





....
LUXURY
ELEVATED

YOU HAVE FOUND ALL THAT YOU EVER DREAMT OF. BUT SOMEWHERE, A PRECIOUS BELONGING DRIFTED AWAY FROM YOU - YOURSELF. HOW ABOUT REDISCOVERING YOURSELF, YOUR FAMILY, YOUR LIFE... IN A WHOLE NEW WORLD, RADICALLY DIFFERENT FROM YOUR ROUTINE LIFE. AT **RUPAYAN** MAXUS, YOU DISCOVER THE EMPEROR WITHIN. COME, TAKE YOUR THRONE; OCCUPY YOUR PALACE.

— — — — —
RUPAYAN
Maxus
— — — — —

....
GLOBAL
LIFESTYLE

....
FUTURE
READY



DHAKA'S MEGA PREMIUM GATED COMMUNITY

IT'S A WORLD BY ITSELF. WHERE YOUR FAMILY'S JOY IS SECURE. WHERE TREES AND FLOWERS BECOME YOUR NEIGHBOURS. SO PEACEFUL, SO PRIVATE. YET, YOU ARE NEVER ALONE. AMIDST A COMMUNITY OF LIKE MINDED PEOPLE. AMIDST CARE AND BONDING, CHEER BECOMES A HABIT. EACH OCCASION BECOMES A FESTIVAL. COME TO **RUPAYAN** CITY UTTARA! OPEN THE GATES TO A WHOLE NEW LIFE!

ENCLOSED FOR 100% SECURITY. | 28% GREENS. 100% WELLNESS. | COMMUNITY BONDING OF LIKE MINDED PEOPLE. | PEACE AND PRIVACY.



MESSAGE FROM AN ICON

L. A. MUKUL, CHAIRMAN, **RUPAYAN** GROUP

REAL ESTATE IS BEYOND NUMERIC MEASURE IN SQUARE FEET, HIGHNESS OF BUILDINGS, LAND-BANK OR LANDMARKS. THESE ARE INCIDENTAL. A SPACE MUST BE THE PERFECT ANCHOR FOR LIFE, RELATIONSHIPS AND EMOTIONS. BUILT NOT JUST WITH CEMENT AND BRICKS BUT WITH THOUGHT, CARE AND IDEAS. WE BELIEVE THAT THE SMALLEST UNIT OF REAL ESTATE SPACE WE CREATE MUST STANDOUT WITH THIS SIGNATURE.

THE GROUP IS A NATIONAL CONGLOMERATE ACROSS THE DOMAINS OF HOUSING, PROPERTY MANAGEMENT, LAND DEVELOPMENT, HOTEL & RESORT, PORT & LOGISTIC SERVICES & MORE. FOUNDED IN THE YEAR 1998, THE FLAGSHIP ENTERPRISE **RUPAYAN** HOUSING ESTATE LTD HAS DEFINED THE SKYLINES OF DHAKA, CHITTAGONG, SYLHET AND COMILLA. AN UNMATCHED GROWTH AND LEADERSHIP IN BANGLADESH'S REAL ESTATE SECTOR RESULTED ORGANICALLY.

OUR KEY ASSETS ARE ITS VALUES. WHEN HONESTY, INTEGRITY & FAIRNESS BECOME A HABIT - TRUST IS NATURAL. WHEN TRUST BECOMES A HABIT - RELATIONSHIPS ACROSS HUMAN RESOURCES, CUSTOMERS, VENDORS ARE EMPOWERED TOWARDS SUCCESS. TOGETHER AT **RUPAYAN** WE ARE COMMITTED TO BUILD THE FINEST HOMES, WORLD-CLASS LIFESTYLES, HAPPIER SOCIETIES AND OUR GREAT NATION - BANGLADESH AT LARGE!

AFTER 25 PLUS LANDMARKS, THOUSANDS OF INHABITANTS AND MILLIONS OF SQUARE FEET OF BUILT UP AREA - I HAVE THE SAME DREAM EVERY DAY. TO FULFILL YOUR DREAMS, **RUPAYAN** CITY UTTARA IS ITS TESTIMONY.

A GATED COMMUNITY THAT SECURES AND COMFORTS YOUR FAMILY. HAPPINESS BEGINS WITH SAFETY. YOU ARE SURROUNDED BY LIKE-MINDED PEOPLE. TRULY, A WORLD OF YOUR OWN. AMIDST A BLANKET OF GREENS AND TREES. YOU BREATHE DEEPER. YOU LIVE BETTER. ATTACHED WITH A COMMUNITY CLUB THAT BRINGS LEISURE HOME. LUXURY WILL NOW BE AN EVERYDAY HABIT. THE SOON TO BE FOUNDED, METRO CONNECTIVITY WILL ENSURE YOU TRAVEL LESS AND HAVE MORE TIME FOR YOURSELF AND YOUR LOVED ONES.

YOU HAVE ALWAYS WANTED THE VERY BEST FOR YOUR FAMILY. AT **RUPAYAN** CITY UTTARA, WE HAVE ENDEAVORED TO BUILD LIFE LIKE NEVER BEFORE IN DHAKA.

I EARNESTLY INVITE YOU TO DISCOVER!



L.A. MUKUL

CHAIRMAN

RUPAYAN GROUP

.....
PIONEERING
SUCCESS

Sourav Ganguly

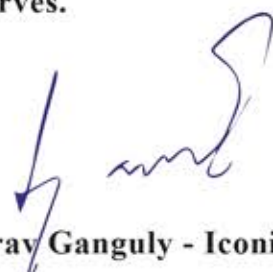
2/6, Biren Ray Road (East)
Kolkata - 700 008

Rupayan Group is taking Dhaka towards the future with its first in-city gated community Rupayan City Uttara.

It would be appropriate to say that Rupayan City Uttara is going to be Dhaka's ultimate real estate venture in terms of vision and scope - encompassing both residential and commercial properties.

I indeed feel proud to be part of what promises to be the harbinger of cutting-edge, more luxurious and more magnificent Dhaka. I am proud to be part of this city's future.

I wish Rupayan City Uttara all the success that it rightfully deserves.



Sourav Ganguly - Iconic Bengali Cricketer

BRAND
AMBASSADOR



BUILDING TOMORROW'S DHAKA TODAY

SADAT HOSSAIN SALIM, ADVISOR, **RUPAYAN** GROUP

DHAKA THE CAPITAL CITY AND COMMERCIAL HUB OF BANGLADESH HAS BECOME A CONCRETE JUNGLE. LIVING IN DHAKA IS BECOMING IMPOSSIBLE WITH EACH PASSING DAY. THE TRAFFIC SNARLS, THE ROADS, THE EVER GROWING POPULATION ARE ALL ADDING UP TO THE WOES OF PEOPLE AT LARGE. IT'S HIGH TIME FOR DHAKA TO EXPAND AND HAVE ORGANIZED INFRASTRUCTURE DEVELOPMENT TO BE AMONGST THE BETTER LIVING CITIES IN THE WORLD.

SADAT HOSSAIN SALIM, THE TRUE VISIONARY ECHOES THE SAME VOICE WITH HIS TRADEMARK SLOGAN, "TAKE DHAKA OUT OF DHAKA". HIS VISION SEEMS TO BE A REALITY NOW WITH THE LAUNCH OF "RUPAYAN CITY UTTARA" THE MOST PRESTIGIOUS TOWNSHIP PROJECT TO BE CONCEIVED EVER BY **RUPAYAN** HOUSING ESTATE LTD. (RHEL) IN UTTARA, DHAKA.

SALIM'S JOURNEY WITH **RUPAYAN** GROUP DATES BACK TO 2006 AS **MANAGING DIRECTOR** OF HOUSING ESTATE LTD. & AS **VICE CHAIRMAN** IN 2010. DURING HIS TENURE HE PIONEERED THE CONCEPT OF TOWNSHIP PROJECT IN BANGLADESH ALONG WITH HONORABLE **CHAIRMAN** OF THE GROUP, **L. A. MUKUL**, WITH THE SUCCESSFUL LAUNCH OF "RUPAYAN TOWN" IN NARAYANGONJ. THE SATELLITE TOWNSHIP PROJECT IN NARAYANGONJ SPEAKS OF HIS VISION AND IDEAS AHEAD OF HIS TIMES AND HAS SET A NEW BENCHMARK. PRESENTLY HEADING AS THE ADVISOR OF THE GROUP, SALIM IS THE MAN BEHIND THE MISSION.

HE HAS BEEN ONE OF THE **BIGGEST DREAMER** AND **GAME CHANGER** IN THE REAL ESTATE INDUSTRY AND THE NUMERO UNO TO CHAMPION THE CAUSE OF 'GATED COMMUNITY'.

SADAT HOSSAIN SALIM, A RENOWNED **MANAGEMENT GURU**, IS THE MOST SOUGHT AFTER NAME IN THE CORPORATE WORLD OF BANGLADESH. HIS BRILLIANCE IN CORPORATE MANAGEMENT, FAR SIGHTEDNESS, INTELLECT AND **VAST EXPERIENCE** OF OVER 35 YEARS HAS SET HIM APART FROM THE REST. HE HAD AN EXCEPTIONAL ACADEMIC CAREER AND A FELLOW OF THE **BRITISH INSTITUTE OF BUSINESS MANAGEMENT**.

HIS ILLUSTRIOUS PROFESSIONAL CAREER FLAGGED OFF WITH **DUNCAN BROTHERS** AND HE HAS BEEN AT THE HELM OF MANY BUSINESS CONGLOMERATES LIKE PARTEX GROUP, BTI, HRC GROUP, ANWAR LANDMARK LTD., TO NAME A FEW.

A VISIONARY PAR EXCELLENCE AND A MULTIFACETED INDIVIDUAL, SALIM DONS MANY A HAT, HE HAS BEEN A HOUSEHOLD NAME IN THE SOCIAL CIRCLE AND HAS SERVED AS THE **PRESIDENT** OF PRESTIGIOUS **DHAKA CLUB** FOR FOUR CONSECUTIVE TERMS. HE IS A PROMINENT ENVIRONMENTALIST AND PRESENTLY HEADING AS THE **CHAIRMAN** OF **NATURE CONSERVATION ALLIANCE OF BANGLADESH**.

AS HE RIGHTLY SAYS THAT "RUPAYAN CITY UTTARA" WILL GIVE AN ALL NEW MEANING AND DIMENSION TO GATED COMMUNITY AND TOWNSHIP IN BANGLADESH REAL ESTATE SECTOR. THE RESIDENTS OF "RUPAYAN CITY UTTARA" WILL GET TO HAVE THE BEST A LIFE HAS TO OFFER THROUGH ITS LUXURY CONDOS, VILLA APARTMENTS, CLUB, BANQUETS, HEALTH & FITNESS CENTERS, PROVISIONAL STORES, SCHOOL, WATER BODIES, MOSQUE, PLAY AREAS, STATE-OF-THE-ART SAFETY AND SECURITY MEASURES AMIDST NATURE WITH A HOST OF FACILITIES AND AMENITIES TO CATCH THE EYE BALLS OF ONE AND ALL.

"LET'S MOVE TO WHERE THE FUTURE IS" - "RUPAYAN CITY UTTARA" IS THE ANSWER TO ALL WHO ASPIRES & DREAMS FOR A UNIQUE LIVING IN THE FUTURE.

....
TALE OF A
VISIONARY



BIRD'S EYE VIEW

WHERE DHAKA STOPS

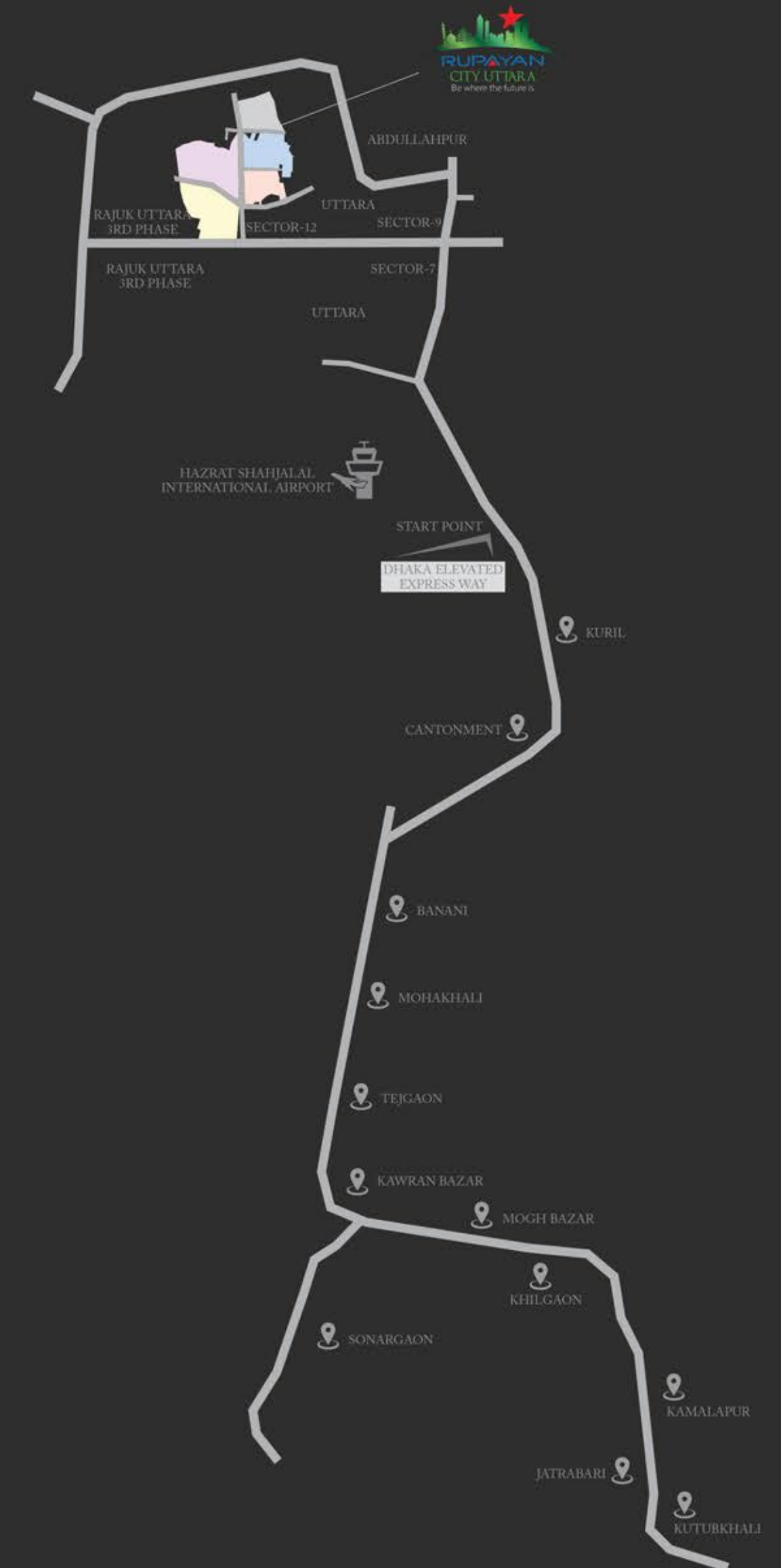
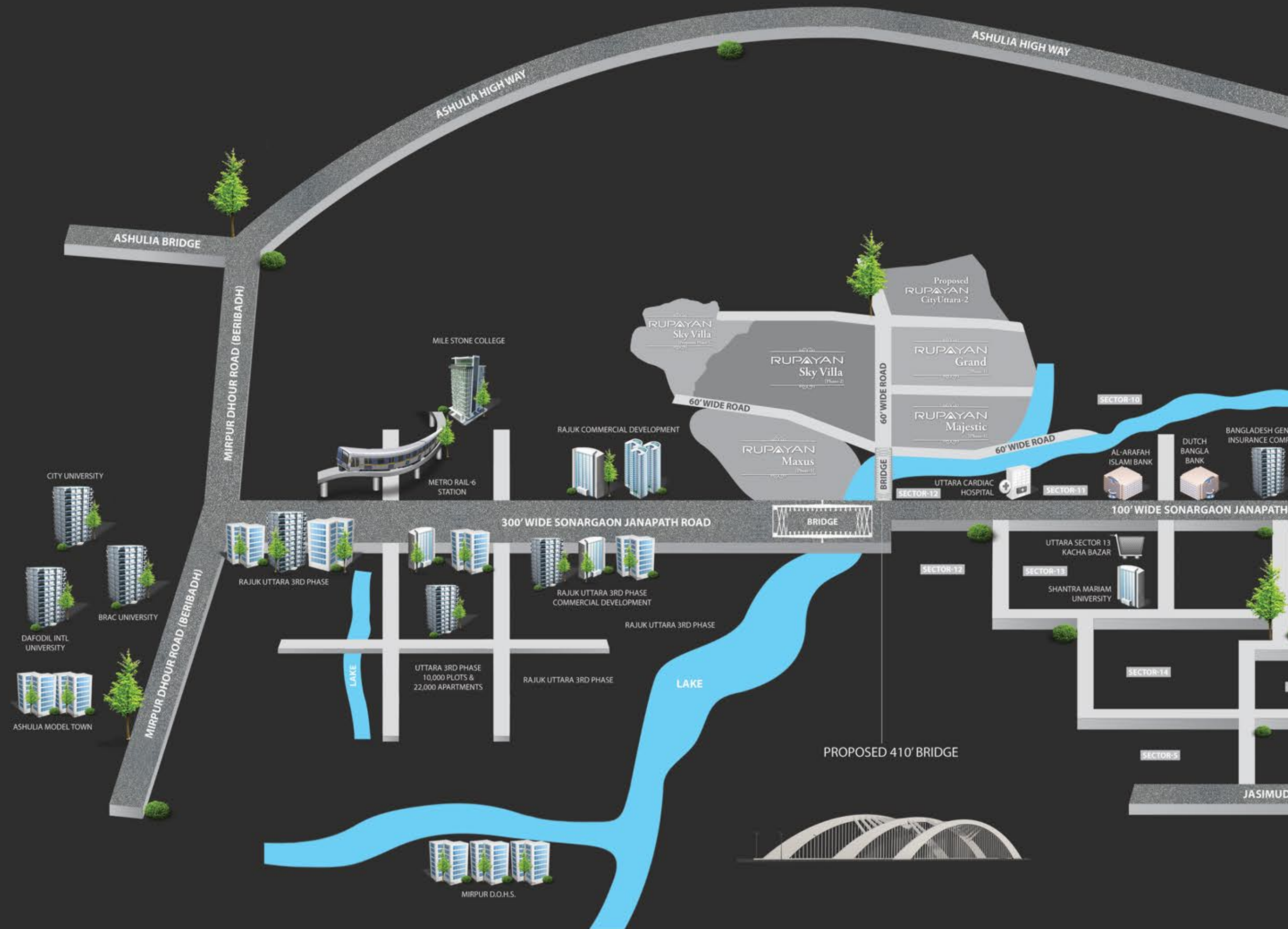


WHERE DHAKA STOPS FOR MORE



RUPAYAN MAXUS AT UTTARA, IS AT VERY CENTRAL BUSINESS AREA OF THE CITY. FROM MARKETS, OFFICES, HOSPITALS, GOVERNMENT OFFICES AND RESIDENCES - IT'S FAR FROM NOWHERE. THE ADDRESS SIMPLY MEANS CONVENIENCE WHETHER ITS BUSINESS OR LEISURE. MORE FOOTFALLS, MORE BUSINESS, MORE PROSPERITY!

NEIGHBOURHOOD | SCHOOL » COLLEGE » HOSPITAL » BANK » SHOPPING MALL



KEY DISTANCES

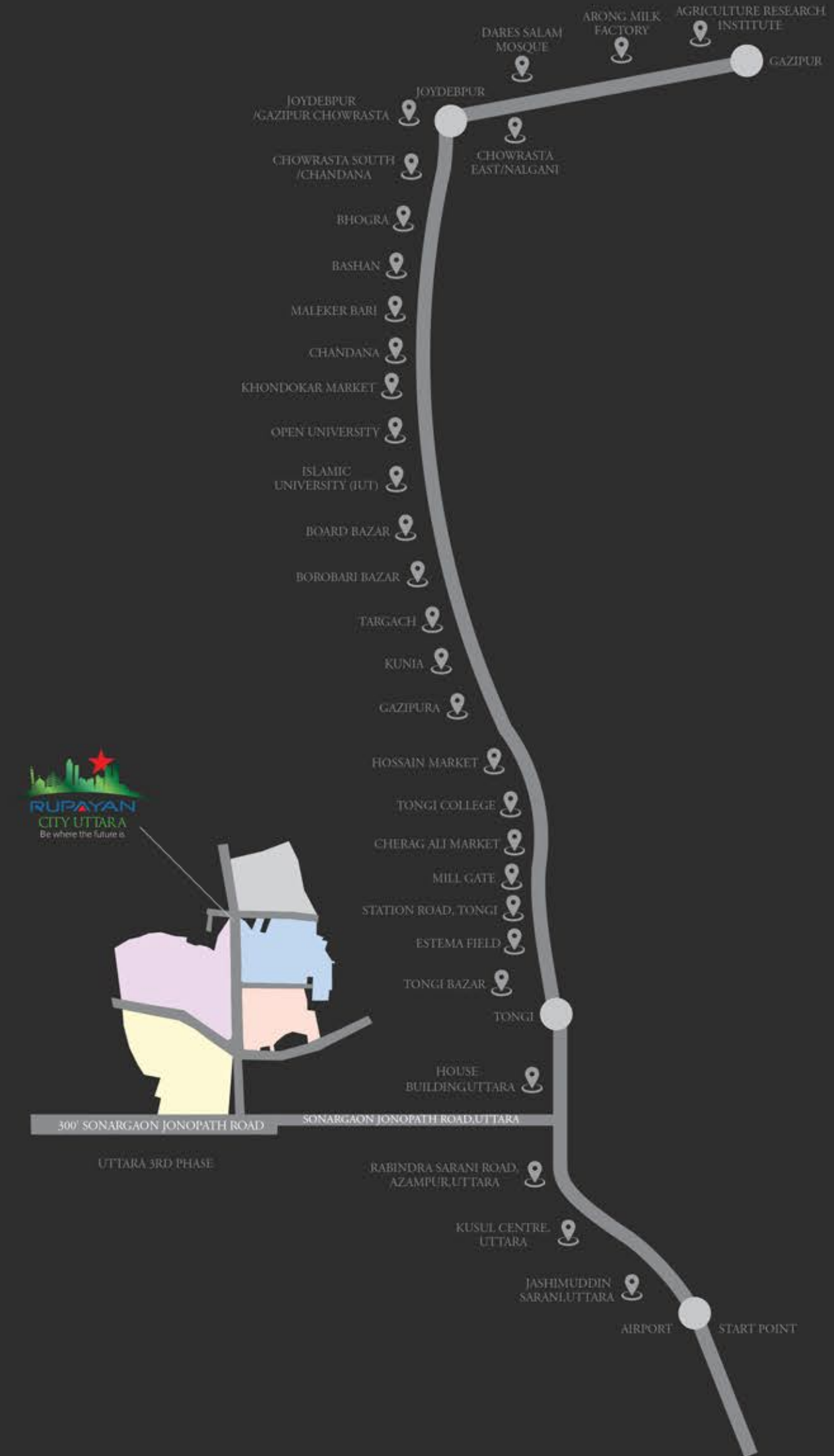
PROPOSED METRO-6 STATION - 0.85 KM ABDULLAHPUR BUS STAND -
HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM UTTARA ADHI

.....
DHAKA ELEVATED EXPRESS WAY ROUTE



KEY DISTANCES

PROPOSED METRO-6 STATION - 0.85 KM ABDULLAHPUR BUS STAND - 2.8 KM MASCOT PLAZA - 1.89 KM
HAZRAT SHAHJALAL INTERNATIONAL AIRPORT - 4.2 KM UTTARA ADHUNIK MEDICAL COLLEGE & HOSPITAL - 1.80 KM



PROPOSED BUS RAPID TRANSIT (BRT) LINE

METRO CONNECTIVITY COMES HOME!

THE PROPOSED METRO STATION AT UTTARA,
IS ONLY 5 MINUTES AWAY.



MRT LINE: 6 ROUTES & STATIONS

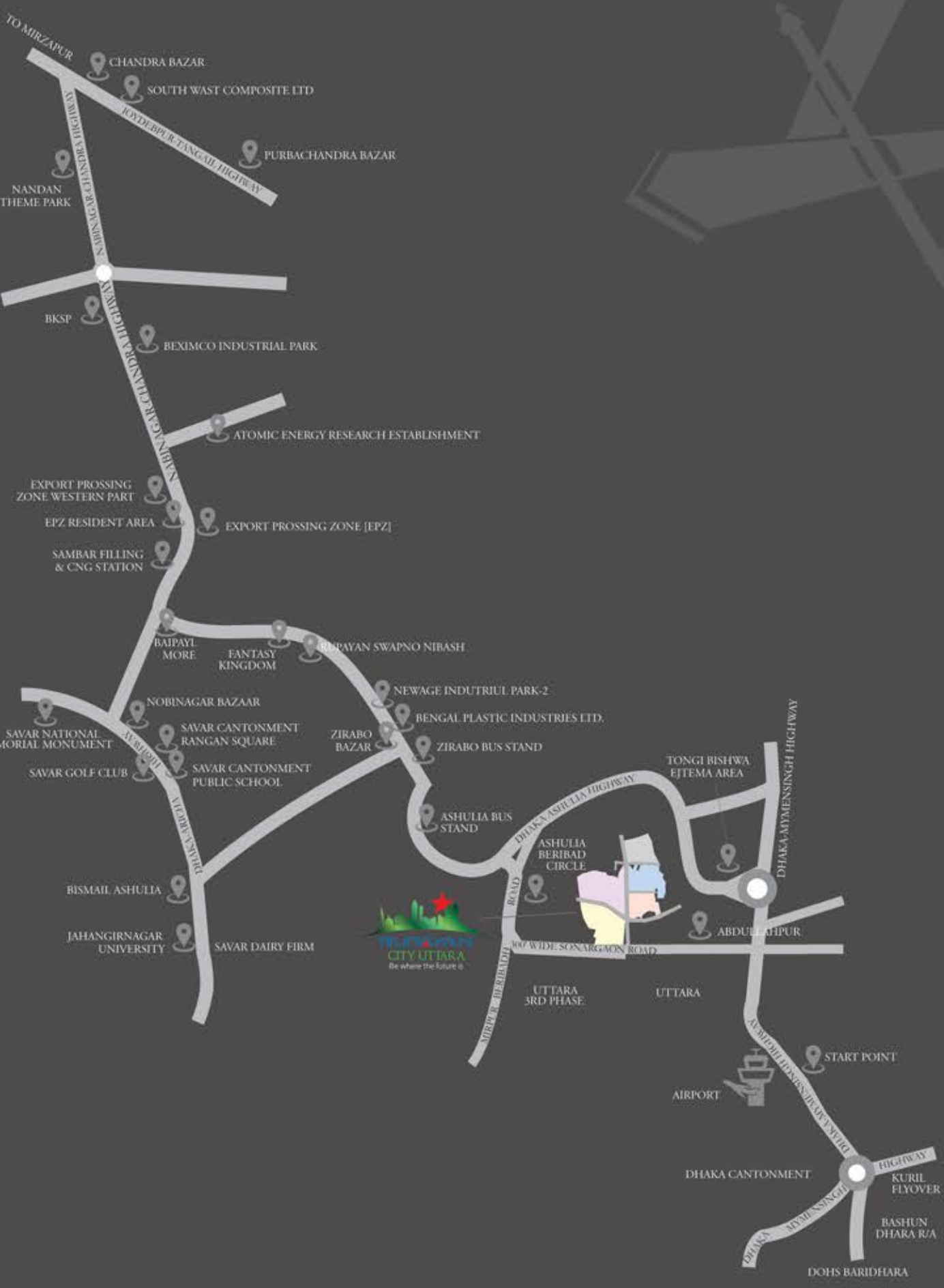
.....
THE WORLD, AT YOUR FEET

METRO CONNECTIVITY COMES HOME!

THE PROPOSED METRO STATION AT UTTARA,
IS ONLY 5 MINUTES AWAY.



MRT LINE: 6 ROUTES & STATIONS



ASHULIA ELEVATED EXPRESS WAY
ROUTE MAP [PROPOSED]



RUPAYAN SKYVILLA
PHASE-5 (PROPOSED)

RUPAYAN SKYVILLA
PHASE-2

FUTURE EXTENSION

RUPAYAN
CITY UTTARA - 2
(PROPOSED)

RUPAYAN GRAND

FUTURE EXTENSION

SECTOR-10

RAJUK UTTARA
3RD PHASE

60'-0" WIDE ROAD

60'-0" WIDE ROAD

60'-0" WIDE ROAD

PROPOSED EXPANSION

LAKE

RUPAYAN MAJESTIC

SECTOR-11

RUPAYAN MAXUS

MRT-6 STATION

RAJUK COMMERCIAL
DEVELOPMENT

RAJUK COMMERCIAL
DEVELOPMENT

SECTOR-12

300'-0" WIDE SONARGAON JANAPATH ROAD

100'-0" WIDE SONARGAON JANAPATH ROAD

RAJUK COMMERCIAL
DEVELOPMENT

RAJUK COMMERCIAL
DEVELOPMENT

MASCOT
PLAZA

MIRPUR BERIBADH ROAD

DHAKA MYMENSINGH ROAD

MASTER PLAN

THE SUMMARY



RUPAYAN
Grand



RUPAYAN
Majestic



RUPAYAN
Sky Villa



RUPAYAN
Maxus

RUPAYAN GRAND PHASE 1

7.92 ACRE LAND AREA
21 APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
540 APARTMENTS
COMMUNITY FACILITIES
01 SCHOOL BUILDING
01 CONVENIENCE SHOP
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN SKY VILLA PHASE 2

9.95 ACRE LAND AREA
08 DUPLEX VILLA APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
260 DUPLEX VILLA APARTMENTS
34 PENTHOUSE APARTMENTS
COMMUNITY FACILITIES
01 SCHOOL BUILDING
01 CORNER SHOP
01 COMMUNITY CLUB
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN SKY VILLA PHASE 5 PROPOSED

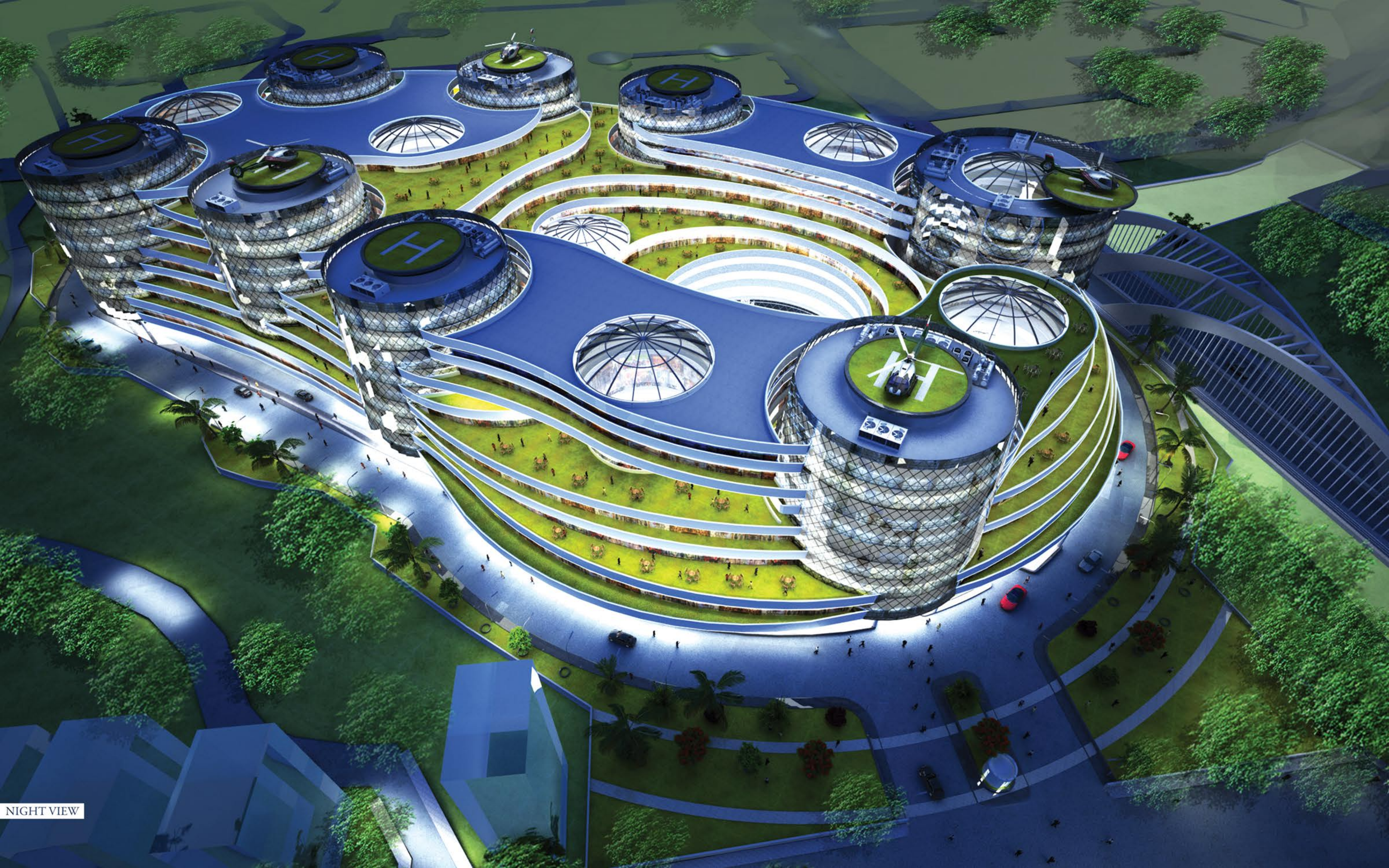
4.18 ACRE LAND AREA
05 DUPLEX VILLA APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT
112 DUPLEX VILLA APARTMENTS
14 PENTHOUSE APARTMENTS
COMMUNITY FACILITIES
01 SCHOOL BUILDING
01 CORNER SHOP
01 MOSQUE
01 ELECTRO-MECHANICAL BUILDING

RUPAYAN MAJESTIC PHASE 4

PART A	PART B
5.13 ACRE LAND AREA	1.17 ACRE LAND AREA
11 APARTMENT BUILDING	03 APARTMENT BUILDING
10 STORIED WITH 01 BASEMENT	10 STORIED WITH 01 BASEMENT
315 APARTMENTS	81 APARTMENTS
COMMUNITY FACILITIES	
01 SCHOOL BUILDING	
01 CONVENIENCE STORE WITH KATCHA BAZAR	
01 MOSQUE	
01 ELECTRO-MECHANICAL BUILDING	

RUPAYAN MAXUS PHASE 3

10 ACRE LAND AREA
09 STORIED WITH 04 BASEMENT
FACILITIES
SHOPPING MALL SPACE
FOOD COURT
CINEPLEX
AMUSEMENT
BEAUTY SALON
OFFICE BUILDING
5-STAR HOTEL BUILDING



NIGHT VIEW

WHERE THEY SHOP



WHERE THEY SHOP MORE



WHEN CUSTOMERS ARE DELIGHTED, THEY SHOP MORE. THE GLAZY, GLASS FACADE COLLECTS THE ATTENTION. THE AESTHETIC DOORS USHER THE VISITORS INTO A WORLD OF WARM SMILES, INVITING DISPLAYS AND AN ALLURING INSPIRATION ALL AROUND. FROM CLOTHING TO PERFUMES TO JEWELLERY, FOOTWEAR, COSMETICS AND MORE. IT IS ALL IN ONE AIR CONDITIONED AMBIENCE. HERE, ONE DOESN'T JUST SHOP, ONE SHOPS IN STYLE.

VIBRANT ATMOSPHERE » SMART DESIGN » ROBUST INFRASTRUCTURE » COMPLETE RETAIL BOUQUET



WHERE THEY DINE



WHERE THEY DINE MORE



WHAT WILL ROUNDS OF SHOPPING DO TO THE VISITORS. IT WILL MAKE THEM HUNGRY! A SPREAD OF THE CHOICEST CUISINES & DELICACIES WILL BE NEEDED TO RECHARGE THEIR ENERGIES. THE FINEST FLAVOURS WILL WORK THEIR CHARM TOGETHER ON THE TASTE BUDS OF DHAKA. ALL THIS FOR DHAKA TO TAKE A BIG BURP & REALIZE, WHENEVER IT'S TIME TO PARTY... THE BEST ONES HAPPEN RIGHT INSIDE THE MOUTH! ONLY AT RUPAYAN MAXUS.

FOOD COURT » MULTICUISINE » SELECTED GLOBAL FLAVOURS



FOOD COURT VIEW

WHERE THEY ENTERTAIN



WHERE THEY ENTERTAIN MORE



A WORLD CLASS MULTIPLEX. ONE OF IT'S KIND. WITH THE RICH EXPERIENCE... SIT BACK AND RELAX IN LUXURY
WITH STATE-OF-THE-ART TECHNOLOGY AND EQUIPMENT TO TRANSFORM ENTERTAINMENT AND YOUR
EVENINGS FOREVER.

UPTO 6 SCREENS » TECHNOLOGY ENABLED » NATURAL TRAFFIC OF VISITORS » SPACIOUS

WHERE THEY APPRECIATE



WHERE THEY APPRECIATE MORE



AN ADDRESS WHERE HOSPITALITY BECOMES A FINE ART. WHERE A HOTEL OVERWHELMS YOU WITH ITS
UNMATCHED ATTENTION TO DETAIL AND ITS SHEER CLASS. AND AN ART GALLERY ELEVATES THE
SENSIBILITIES. EXPERIENCE THE NEW MEANING OF UPPER-CREST LIVING, EVERYDAY.

GLOBAL CLASS HOTEL » CLASSIC CONTEMPORARY ART GALLERY



HOTEL ATRIUM VIEW

PLAN : BASEMENT, FIRST & SECOND FLOOR



SHOP NO.	SBUA	STORE NO.	SBUA
01	12790 SQFT	01	250 SQFT
02	6175 SQFT	02	250 SQFT
03	4905 SQFT	03	250 SQFT
04	9245 SQFT	04	250 SQFT
05	7805 SQFT	05	250 SQFT
06	6115 SQFT	06	250 SQFT
07	6115 SQFT	07	250 SQFT
08	7805 SQFT	08	250 SQFT
09	10615 SQFT	09	250 SQFT
10	13395 SQFT	10	250 SQFT
11	9520 SQFT	11	250 SQFT
12	7540 SQFT	12	250 SQFT
13	6315 SQFT	13	250 SQFT
14	8790 SQFT	14	250 SQFT
15	15390 SQFT		
16	9440 SQFT		
17	9070 SQFT		
18	9665 SQFT		
19	9665 SQFT		
20	8705 SQFT		
21	8000 SQFT		
22	5055 SQFT		
23	5905 SQFT		
24	10385 SQFT		



PLAN : BASEMENT, THIRD FLOOR



CAR PARKING AREA



PLAN : BASEMENT, FOURTH FLOOR

CAR PARKING AREA



PLAN : GROUND FLOOR



SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
01	596 SQFT	22	918 SQFT	43	609 SQFT
02	824 SQFT	23	1441 SQFT	44	453 SQFT
03	859 SQFT	24	783 SQFT	45	621 SQFT
04	543 SQFT	25	783 SQFT	46	621 SQFT
05	978 SQFT	26	1416 SQFT	47	764 SQFT
06	670 SQFT	27	764 SQFT	48	719 SQFT
07	1176 SQFT	28	621 SQFT	49	950 SQFT
08	813 SQFT	29	621 SQFT	50	700 SQFT
09	853 SQFT	30	453 SQFT	51	610 SQFT
10	305 SQFT	31	609 SQFT	52	918 SQFT
11	617 SQFT	32	918 SQFT	53	609 SQFT
12	617 SQFT	33	609 SQFT	54	609 SQFT
13	272 SQFT	34	918 SQFT	55	918 SQFT
14	747 SQFT	35	764 SQFT	56	453 SQFT
15	617 SQFT	36	621 SQFT	57	621 SQFT
16	649 SQFT	37	621 SQFT	58	621 SQFT
17	517 SQFT	38	453 SQFT	59	764 SQFT
18	592 SQFT	39	918 SQFT	60	609 SQFT
19	592 SQFT	40	609 SQFT	61	918 SQFT
20	517 SQFT	41	2116 SQFT	62	1424 SQFT
21	609 SQFT	42	918 SQFT	63	783 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
64	783 SQFT	80	719 SQFT	96	293 SQFT
65	1441 SQFT	81	782 SQFT	97	600 SQFT
66	470 SQFT	82	599 SQFT	98	512 SQFT
67	823 SQFT	83	257 SQFT	99	481 SQFT
68	1042 SQFT	84	512 SQFT	100	575 SQFT
69	711 SQFT	85	617 SQFT	101	731 SQFT
70	564 SQFT	86	591 SQFT	102	477 SQFT
71	724 SQFT	87	773 SQFT	103	511 SQFT
72	635 SQFT	88	858 SQFT	104	745 SQFT
73	619 SQFT	89	438 SQFT	105	621 SQFT
74	574 SQFT	90	599 SQFT	106	443 SQFT
75	559 SQFT	91	735 SQFT	107	643 SQFT
76	566 SQFT	92	506 SQFT	108	385 SQFT
77	570 SQFT	93	698 SQFT	109	722 SQFT
78	645 SQFT	94	510 SQFT	110	617 SQFT
79	619 SQFT	95	961 SQFT	111	699 SQFT

SHOP NO.	SBUA
112	620 SQFT
113	962 SQFT
114	867 SQFT
115	637 SQFT
116	348 SQFT
117	443 SQFT
118	457 SQFT
119	1265 SQFT
120	1251 SQFT
121	492 SQFT
122	677 SQFT
123	1028 SQFT
124	863 SQFT
125	871 SQFT
126	464 SQFT
127	1168 SQFT
ATM Booth	1187 SQFT





MALL ENTRY VIEW

PLAN : FIRST FLOOR



SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
91	203 SQFT	106	307 SQFT	121	423 SQFT	136	311 SQFT
92	311 SQFT	107	302 SQFT	122	423 SQFT	137	311 SQFT
93	288 SQFT	108	301 SQFT	123	71 SQFT	138	311 SQFT
94	247 SQFT	109	300 SQFT	124	249 SQFT	139	311 SQFT
95	71 SQFT	110	303 SQFT	125	379 SQFT	140	203 SQFT
96	423 SQFT	111	308 SQFT	126	379 SQFT	141	93 SQFT
97	423 SQFT	112	316 SQFT	127	247 SQFT	142	226 SQFT
98	384 SQFT	113	326 SQFT	128	71 SQFT	143	226 SQFT
99	414 SQFT	114	339 SQFT	129	288 SQFT	144	94 SQFT
100	391 SQFT	115	339 SQFT	130	311 SQFT	145	71 SQFT
101	371 SQFT	116	354 SQFT	131	311 SQFT	146	249 SQFT
102	353 SQFT	117	372 SQFT	132	311 SQFT	147	382 SQFT
103	338 SQFT	118	363 SQFT	133	311 SQFT	148	382 SQFT
104	325 SQFT	119	477 SQFT	134	288 SQFT	149	247 SQFT
105	315 SQFT	120	494 SQFT	135	205 SQFT	150	71 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
151	288 SQFT	166	94 SQFT	181	155 SQFT	196	137 SQFT
152	311 SQFT	167	423 SQFT	182	154 SQFT	197	139 SQFT
153	311 SQFT	168	423 SQFT	183	98 SQFT	198	138 SQFT
154	311 SQFT	169	365 SQFT	184	311 SQFT	199	133 SQFT
155	311 SQFT	170	154 SQFT	185	311 SQFT	200	125 SQFT
156	288 SQFT	171	154 SQFT	186	306 SQFT	201	113 SQFT
157	205 SQFT	172	209 SQFT	187	336 SQFT	202	98 SQFT
158	311 SQFT	173	209 SQFT	188	234 SQFT	203	166 SQFT
159	311 SQFT	174	137 SQFT	189	252 SQFT	204	154 SQFT
160	311 SQFT	175	192 SQFT	190	156 SQFT	205	154 SQFT
161	311 SQFT	176	194 SQFT	191	156 SQFT	206	154 SQFT
162	204 SQFT	177	238 SQFT	192	136 SQFT	207	154 SQFT
163	93 SQFT	178	311 SQFT	193	136 SQFT	208	154 SQFT
164	226 SQFT	179	311 SQFT	194	124 SQFT	209	154 SQFT
165	226 SQFT	180	155 SQFT	195	132 SQFT	210	154 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
1	598 SQFT	16	154 SQFT	31	309 SQFT	46	240 SQFT	61	311 SQFT
2	587 SQFT	17	308 SQFT	32	146 SQFT	47	599 SQFT	62	311 SQFT
3	122 SQFT	18	104 SQFT	33	309 SQFT	48	226 SQFT	63	379 SQFT
4	141 SQFT	19	427 SQFT	34	214 SQFT	49	301 SQFT	64	379 SQFT
5	308 SQFT	20	154 SQFT	35	339 SQFT	50	71 SQFT	65	690 SQFT
6	332 SQFT	21	210 SQFT	36	154 SQFT	51	250 SQFT	66	437 SQFT
7	309 SQFT	22	624 SQFT	37	309 SQFT	52	288 SQFT	67	247 SQFT
8	206 SQFT	23	214 SQFT	38	154 SQFT	53	311 SQFT	68	71 SQFT
9	308 SQFT	24	214 SQFT	39	309 SQFT	54	205 SQFT	69	311 SQFT
10	281 SQFT	25	345 SQFT	40	134 SQFT	55	311 SQFT	70	288 SQFT
11	309 SQFT	26	154 SQFT	41	309 SQFT	56	92 SQFT	71	311 SQFT
12	154 SQFT	27	210 SQFT	42	309 SQFT	57	226 SQFT	72	203 SQFT
13	309 SQFT	28	154 SQFT	43	488 SQFT	58	226 SQFT	73	94 SQFT
14	154 SQFT	29	308 SQFT	44	855 SQFT	59	311 SQFT	74	92 SQFT
15	311 SQFT	30	269 SQFT	45	477 SQFT	60	311 SQFT	75	205 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA
211	154 SQFT	226	460 SQFT
212	154 SQFT	227	591 SQFT
213	154 SQFT	228	617 SQFT
214	1266 SQFT	229	565 SQFT
215	253 SQFT	230	129 SQFT
216	308 SQFT	231	653 SQFT
217	309 SQFT	232	599 SQFT
218	309 SQFT	233	315 SQFT
219	306 SQFT	234	144 SQFT
220	261 SQFT	235	756 SQFT
221	111 SQFT	236	323 SQFT
222	111 SQFT	237	195 SQFT
223	285 SQFT	238	600 SQFT
224	309 SQFT	239	512 SQFT
225	130 SQFT	240	719 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA
241	619 SQFT	256	742 SQFT
242	645 SQFT	257	935 SQFT
243	570 SQFT	258	1117 SQFT
244	566 SQFT	259	1147 SQFT
245	559 SQFT	260	882 SQFT
246	574 SQFT	261	882 SQFT
247	619 SQFT	262	948 SQFT
248	635 SQFT	263	811 SQFT
249	719 SQFT	264	595 SQFT
250	120 SQFT	265	308 SQFT
251	159 SQFT	266	371 SQFT
252	593 SQFT	267	458 SQFT
253	405 SQFT	268	611 SQFT
254	1343 SQFT	269	795 SQFT
255	1343 SQFT	270	555 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA
271	555 SQFT	286	620 SQFT
272	682 SQFT	287	443 SQFT
273	334 SQFT	288	428 SQFT
274	324 SQFT	289	682 SQFT
275	618 SQFT	290	581 SQFT
276	267 SQFT	291	406 SQFT
277	594 SQFT	292	492 SQFT
278	472 SQFT	293	171 SQFT
279	628 SQFT	294	591 SQFT
280	458 SQFT	295	315 SQFT
281	617 SQFT	296	436 SQFT
282	617 SQFT	297	508 SQFT
283	480 SQFT	298	575 SQFT
284	278 SQFT	299	482 SQFT
285	474 SQFT		

PLAN : SECOND FLOOR



SHOP NO.	SBUA
91	94 SQFT
92	311 SQFT
93	204 SQFT
94	311 SQFT
95	288 SQFT
96	247 SQFT
97	71 SQFT
98	93 SQFT
99	205 SQFT
100	311 SQFT
101	288 SQFT
102	311 SQFT

SHOP NO.	SBUA
103	71 SQFT
104	249 SQFT
105	226 SQFT
106	226 SQFT
107	311 SQFT
108	311 SQFT
109	311 SQFT
110	311 SQFT
111	382 SQFT
112	382 SQFT
113	94 SQFT
114	311 SQFT

SHOP NO.	SBUA
115	204 SQFT
116	311 SQFT
117	288 SQFT
118	247 SQFT
119	71 SQFT
120	359 SQFT
121	329 SQFT
122	301 SQFT
123	277 SQFT
124	255 SQFT
125	237 SQFT
126	222 SQFT

SHOP NO.	SBUA
127	210 SQFT
128	203 SQFT
129	221 SQFT
130	221 SQFT
131	198 SQFT
132	199 SQFT
133	206 SQFT
134	216 SQFT
135	230 SQFT
136	247 SQFT
137	267 SQFT
138	308 SQFT

SHOP NO.	SBUA
139	370 SQFT
140	947 SQFT
141	379 SQFT
142	184 SQFT
143	184 SQFT
144	154 SQFT
145	154 SQFT
146	246 SQFT
147	294 SQFT
148	154 SQFT
149	154 SQFT
150	165 SQFT

SHOP NO.	SBUA
151	165 SQFT
152	311 SQFT
153	311 SQFT
154	154 SQFT
155	98 SQFT
156	294 SQFT
157	342 SQFT
158	253 SQFT
159	308 SQFT
160	342 SQFT
161	337 SQFT
162	309 SQFT

SHOP NO.	SBUA
163	309 SQFT
164	312 SQFT
165	293 SQFT
166	306 SQFT
167	261 SQFT
168	356 SQFT
169	324 SQFT
170	421 SQFT
171	400 SQFT
172	130 SQFT
173	555 SQFT
174	139 SQFT

SHOP NO.	SBUA
175	591 SQFT
176	617 SQFT
177	565 SQFT
178	129 SQFT
179	653 SQFT
180	599 SQFT
181	315 SQFT
182	719 SQFT
183	619 SQFT
184	645 SQFT
185	570 SQFT
186	566 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
1	127 SQFT	16	154 SQFT	31	439 SQFT	46	226 SQFT	61	226 SQFT
2	659 SQFT	17	308 SQFT	32	71 SQFT	47	247 SQFT	62	226 SQFT
3	196 SQFT	18	169 SQFT	33	249 SQFT	48	71 SQFT	63	311 SQFT
4	321 SQFT	19	311 SQFT	34	288 SQFT	49	311 SQFT	64	311 SQFT
5	154 SQFT	20	71 SQFT	35	311 SQFT	50	288 SQFT	65	311 SQFT
6	309 SQFT	21	311 SQFT	36	205 SQFT	51	311 SQFT	66	311 SQFT
7	154 SQFT	22	214 SQFT	37	311 SQFT	52	203 SQFT	67	382 SQFT
8	309 SQFT	23	339 SQFT	38	92 SQFT	53	94 SQFT	68	382 SQFT
9	308 SQFT	24	214 SQFT	39	379 SQFT	54	93 SQFT	69	94 SQFT
10	104 SQFT	25	309 SQFT	40	379 SQFT	55	205 SQFT	70	311 SQFT
11	210 SQFT	26	214 SQFT	41	311 SQFT	56	311 SQFT	71	204 SQFT
12	214 SQFT	27	309 SQFT	42	311 SQFT	57	288 SQFT	72	311 SQFT
13	214 SQFT	28	86 SQFT	43	311 SQFT	58	311 SQFT	73	288 SQFT
14	154 SQFT	29	308 SQFT	44	311 SQFT	59	71 SQFT	74	247 SQFT
15	210 SQFT	30	309 SQFT	45	226 SQFT	60	249 SQFT	75	71 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA
187	559 SQFT	202	587 SQFT
188	574 SQFT	203	523 SQFT
189	619 SQFT	204	524 SQFT
190	635 SQFT	205	397 SQFT
191	719 SQFT	206	796 SQFT
192	120 SQFT	207	616 SQFT
193	159 SQFT	208	555 SQFT
194	593 SQFT	209	617 SQFT
195	405 SQFT	210	690 SQFT
196	1343 SQFT	211	267 SQFT
197	1343 SQFT	212	594 SQFT
198	505 SQFT	213	618 SQFT
199	841 SQFT	214	334 SQFT
200	963 SQFT	215	334 SQFT
201	920 SQFT	216	472 SQFT

SHOP NO.	SBUA
217	458 SQFT
218	628 SQFT
219	617 SQFT
220	585 SQFT
221	386 SQFT
222	322 SQFT
223	502 SQFT
224	386 SQFT
225	373 SQFT
226	513 SQFT
227	370 SQFT
228	728 SQFT
229	591 SQFT
230	315 SQFT
231	436 SQFT

SHOP NO.	SBUA
232	508 SQFT
233	482 SQFT
234	575 SQFT
235	144 SQFT
236	195 SQFT
237	756 SQFT
238	600 SQFT
239	323 SQFT
240	512 SQFT
241	1285 SQFT
242	1031 SQFT
243	423 SQFT
244	423 SQFT
245	423 SQFT
246	423 SQFT

SHOP NO.	SBUA
247	1063 SQFT
248	240 SQFT
249	599 SQFT
250	226 SQFT
251	301 SQFT
252	378 SQFT
253	410 SQFT
254	423 SQFT
255	423 SQFT
256	136 SQFT
257	136 SQFT
258	110 SQFT
259	159 SQFT
260	184 SQFT
261	222 SQFT

SHOP NO.	SBUA
262	223 SQFT
263	251 SQFT
264	131 SQFT
265	147 SQFT
266	212 SQFT
267	276 SQFT
268	192 SQFT
269	204 SQFT
270	178 SQFT
271	141 SQFT



ESCALATOR VIEW

PLAN : THIRD FLOOR



SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
1	341 SQFT	16	166 SQFT	31	451 SQFT	46	227 SQFT
2	311 SQFT	17	210 SQFT	32	342 SQFT	47	245 SQFT
3	311 SQFT	18	214 SQFT	33	378 SQFT	48	259 SQFT
4	508 SQFT	19	214 SQFT	34	408 SQFT	49	269 SQFT
5	410 SQFT	20	210 SQFT	35	408 SQFT	50	279 SQFT
6	378 SQFT	21	308 SQFT	36	391 SQFT	51	311 SQFT
7	342 SQFT	22	216 SQFT	37	311 SQFT	52	274 SQFT
8	378 SQFT	23	166 SQFT	38	466 SQFT	53	311 SQFT
9	311 SQFT	24	311 SQFT	39	311 SQFT	54	266 SQFT
10	155 SQFT	25	361 SQFT	40	311 SQFT	55	311 SQFT
11	265 SQFT	26	155 SQFT	41	311 SQFT	56	239 SQFT
12	155 SQFT	27	311 SQFT	42	311 SQFT	57	311 SQFT
13	311 SQFT	28	238 SQFT	43	311 SQFT	58	220 SQFT
14	308 SQFT	29	155 SQFT	44	326 SQFT	59	263 SQFT
15	166 SQFT	30	311 SQFT	45	206 SQFT	60	272 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
61	242 SQFT	76	311 SQFT	91	331 SQFT	106	376 SQFT
62	257 SQFT	77	311 SQFT	92	120 SQFT	107	155 SQFT
63	331 SQFT	78	466 SQFT	93	130 SQFT	108	165 SQFT
64	336 SQFT	79	275 SQFT	94	252 SQFT	109	217 SQFT
65	452 SQFT	80	406 SQFT	95	207 SQFT	110	217 SQFT
66	311 SQFT	81	406 SQFT	96	282 SQFT	111	217 SQFT
67	311 SQFT	82	432 SQFT	97	282 SQFT	112	217 SQFT
68	311 SQFT	83	383 SQFT	98	376 SQFT	113	217 SQFT
69	311 SQFT	84	301 SQFT	99	376 SQFT	114	217 SQFT
70	311 SQFT	85	270 SQFT	100	376 SQFT	115	311 SQFT
71	311 SQFT	86	275 SQFT	101	376 SQFT	116	311 SQFT
72	311 SQFT	87	314 SQFT	102	376 SQFT	117	311 SQFT
73	311 SQFT	88	403 SQFT	103	376 SQFT	118	311 SQFT
74	311 SQFT	89	462 SQFT	104	155 SQFT	119	217 SQFT
75	311 SQFT	90	854 SQFT	105	376 SQFT	120	217 SQFT

	SBUA
MUSIC HALL	20355 SQFT
FITNESS CENTRE	19370 SQFT

CINEPLEX NO.	SBUA
1	15250 SQFT
2	18455 SQFT
3	16035 SQFT
4	16035 SQFT

FOOD COURT NO.	SBUA
1	5070 SQFT
2	10435 SQFT
3	10275 SQFT



PLAN : FOURTH FLOOR



SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
1	284 SQFT	18	264 SQFT	35	410 SQFT
2	311 SQFT	19	183 SQFT	36	410 SQFT
3	311 SQFT	20	211 SQFT	37	378 SQFT
4	474 SQFT	21	144 SQFT	38	311 SQFT
5	410 SQFT	22	310 SQFT	39	311 SQFT
6	378 SQFT	23	214 SQFT	40	311 SQFT
7	342 SQFT	24	339 SQFT	41	311 SQFT
8	378 SQFT	25	311 SQFT	42	311 SQFT
9	253 SQFT	26	155 SQFT	43	245 SQFT
10	311 SQFT	27	311 SQFT	44	290 SQFT
11	241 SQFT	28	197 SQFT	45	290 SQFT
12	155 SQFT	29	155 SQFT	46	290 SQFT
13	311 SQFT	30	311 SQFT	47	290 SQFT
14	320 SQFT	31	131 SQFT	48	290 SQFT
15	106 SQFT	32	311 SQFT	49	290 SQFT
16	304 SQFT	33	342 SQFT	50	299 SQFT
17	247 SQFT	34	378 SQFT	51	245 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
52	245 SQFT	69	335 SQFT	86	410 SQFT
53	299 SQFT	70	328 SQFT	87	169 SQFT
54	290 SQFT	71	318 SQFT	88	149 SQFT
55	290 SQFT	72	289 SQFT	89	189 SQFT
56	290 SQFT	73	299 SQFT	90	185 SQFT
57	290 SQFT	74	376 SQFT	91	185 SQFT
58	290 SQFT	75	375 SQFT	92	185 SQFT
59	290 SQFT	76	376 SQFT	93	185 SQFT
60	299 SQFT	77	376 SQFT	94	185 SQFT
61	245 SQFT	78	376 SQFT	95	185 SQFT
62	100 SQFT	79	376 SQFT	96	185 SQFT
63	406 SQFT	80	376 SQFT	97	187 SQFT
64	413 SQFT	81	376 SQFT	98	186 SQFT
65	174 SQFT	82	376 SQFT	99	183 SQFT
66	336 SQFT	83	376 SQFT	100	179 SQFT
67	339 SQFT	84	378 SQFT	101	175 SQFT
68	339 SQFT	85	410 SQFT	102	230 SQFT

SHOP NO.	SBUA	SHOP NO.	SBUA	SHOP NO.	SBUA
103	166 SQFT	120	153 SQFT	137	282 SQFT
104	264 SQFT	121	153 SQFT	138	282 SQFT
105	238 SQFT	122	262 SQFT	139	282 SQFT
106	217 SQFT	123	147 SQFT	140	282 SQFT
107	166 SQFT	124	207 SQFT	141	282 SQFT
108	163 SQFT	125	213 SQFT	142	282 SQFT
109	159 SQFT	126	220 SQFT	143	282SQFT
110	156 SQFT	127	219 SQFT	144	282 SQFT
111	153 SQFT	128	213 SQFT	145	282 SQFT
112	153 SQFT	129	182 SQFT	146	322 SQFT
113	153 SQFT	130	148 SQFT	147	282 SQFT
114	153 SQFT	131	152 SQFT	148	282 SQFT
115	153 SQFT	132	191 SQFT	149	282 SQFT
116	153 SQFT	133	210 SQFT	150	322 SQFT
117	153 SQFT	134	347 SQFT	151	221 SQFT
118	153 SQFT	135	282 SQFT		
119	153 SQFT	136	282 SQFT		

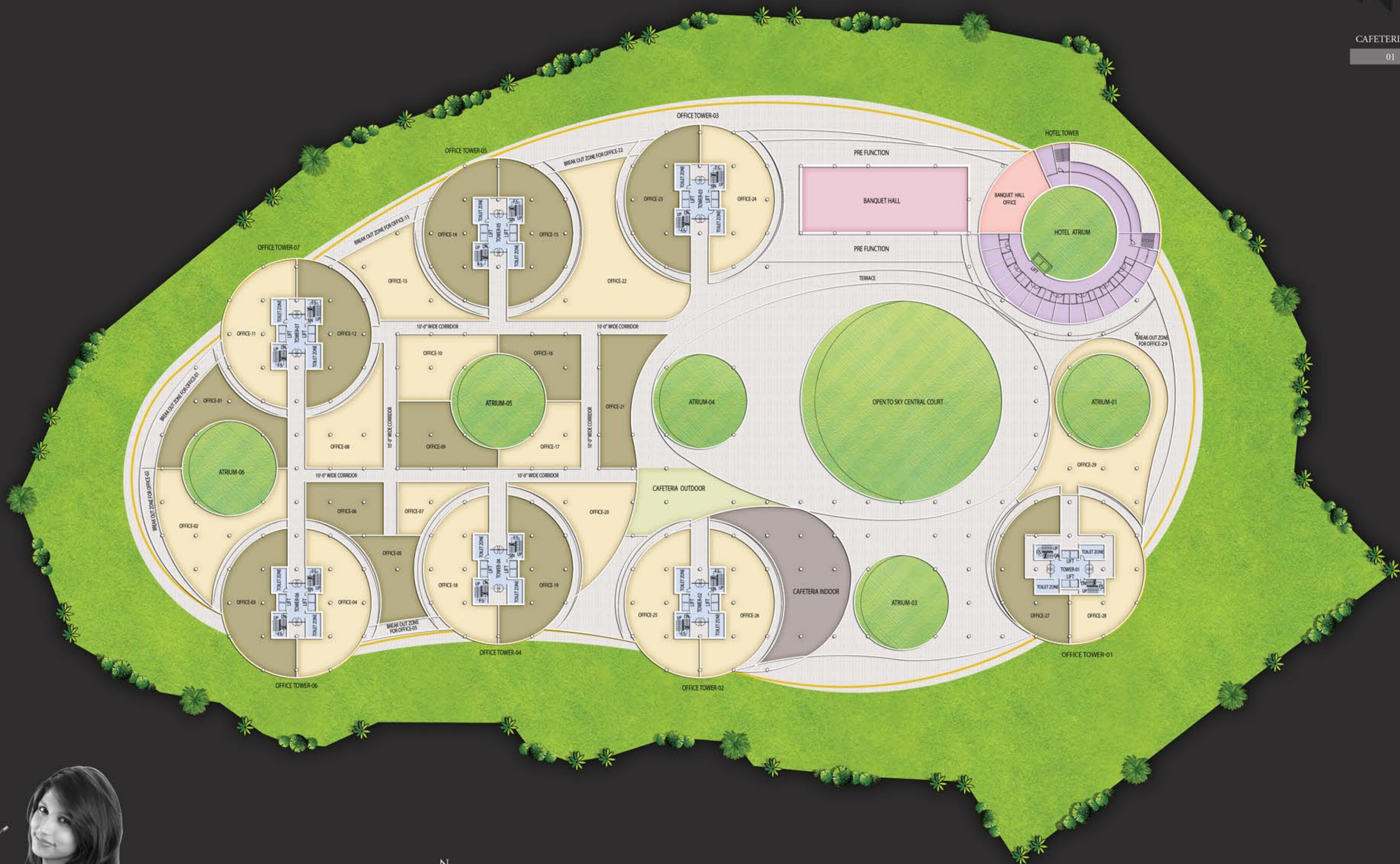
CINEPLEX NO.	SBUA	FOOD COURT NO.	SBUA
1	12150 SQFT	1	6270 SQFT
2	14700 SQFT	2	10700 SQFT
3	14810 SQFT	3	12265 SQFT
4	14810 SQFT	4	7540 SQFT





UPPER VIEW

PLAN : FIFTH FLOOR



CAFETERIA NO.	SBUA
01	11570 SQFT

OFFICE NO.	SBUA
01	5285 SQFT
02	7030 SQFT
03	5405 SQFT
04	5405 SQFT
05	3550 SQFT
06	3015 SQFT
07	2060 SQFT
08	4545 SQFT
09	3980 SQFT
10	3980 SQFT
11	5405 SQFT
12	5405 SQFT
13	5680 SQFT
14	5405 SQFT
15	5405 SQFT
16	3035 SQFT
17	3035 SQFT
18	5405 SQFT
19	5405 SQFT
20	4650 SQFT
21	1835 SQFT
22	10145 SQFT
23	5405 SQFT
24	5405 SQFT
25	5405 SQFT
26	5405 SQFT
27	4630 SQFT
28	4630 SQFT
29	10360 SQFT



PLAN : SIXTH FLOOR



OFFICE NO.	SBUA
01	4885 SQFT
02	6770 SQFT
03	5260 SQFT
04	5260 SQFT
05	3245 SQFT
06	2935 SQFT
07	2005 SQFT
08	4425 SQFT
09	3870 SQFT
10	3870 SQFT
11	5260 SQFT
12	5260 SQFT
13	5335 SQFT
14	5260 SQFT
15	5260 SQFT
16	5890 SQFT
17	5500 SQFT
18	5260 SQFT
19	5260 SQFT
20	3345 SQFT
21	4855 SQFT
22	5260 SQFT
23	5260 SQFT
24	4350 SQFT
25	4350 SQFT
26	11480 SQFT
27	8570 SQFT
28	4995 SQFT
29	4995 SQFT



PLAN : SEVENTH FLOOR



OFFICE NO.	SBUA
01	3350 SQFT
02	4720 SQFT
03	5540 SQFT
04	5540 SQFT
05	5505 SQFT
06	4650 SQFT
07	5540 SQFT
08	5540 SQFT
09	3925 SQFT
10	5540 SQFT
11	5540 SQFT
12	750 SQFT
13	4075 SQFT
14	2435 SQFT
15	5560 SQFT
16	5540 SQFT
17	5540 SQFT
18	4685 SQFT
19	4685 SQFT
20	3815 SQFT
21	4230 SQFT
22	4860 SQFT
23	4900 SQFT
24	4530 SQFT
25	4530 SQFT
26	11200 SQFT
27	7110 SQFT
28	5015 SQFT
29	5015 SQFT



PLAN : EIGHTH FLOOR



OFFICE NO.	SBUA
01	5550 SQFT
02	5550 SQFT
03	5550 SQFT
04	5550 SQFT
05	5550 SQFT
06	5550 SQFT
07	5360 SQFT
08	5360 SQFT
09	5410 SQFT
10	5410 SQFT
11	5410 SQFT
12	5410 SQFT
13	5490 SQFT
14	5490 SQFT





LOBBY VIEW

SHOP, SUPERSHOP FEATURES

FLOOR FLOORS TO BE FINISHED IN MIRROR POLISH TILES. (SIZE 24"X24")(RHEL STANDARD)

ROLLING SHUTTER GOOD QUALITY STEEL ROLLING SHUTTER WILL BE PROVIDED.

FALSE CEILING FALSE CEILING WILL BE PROVIDED FOR COMMON SPACE & CORRIDOR.

AIR CONDITION CENTRAL AIR CONDITIONED SYSTEM PROVIDED.

TOILET TOILET FACILITY.

OFFICE FEATURES

PAINTING SMOOTH FINISH AND SOFT COLORED PLASTIC PAINT ON ALL WALLS AND CEILING. WEATHER COAT / MASTER COAT WILL BE PROVIDED IN EXTERNAL WALLS. BATHROOM CEILING WILL BE PAINTED WITH ENAMEL PAINTS MATCHED WITH THE BATHROOM TILES.

MAIN DOOR DOUBLE SHUTTER SWING DOOR (FROSTED GLASS) WILL BE PROVIDED & ROLLING SHUTTER WILL BE PROVIDED.

WINDOW SLIDING WINDOWS WITH 5MM THICKNESS TINTED / CLEAR GLASS COMPLETE WITH MOHAIR LINING AND RAIN WATER BARRIER IN 4" ALUMINIUM SECTIONS WITH LOCKING SYSTEM.

CURTAIN GLASS CURTAIN GLASS WILL BE PROVIDED. (AS SPECIFIED DRAWING AREA)

DISH CONNECTION CABLE PROVISION FOR SATELLITE DISH / TV ANTENNA SYSTEM.

TELEPHONE CONNECTION PROVISION FOR TELEPHONE CONNECTION POINTS. (AS PER DESIGN)

INTERNET CONNECTION PROVISION FOR INTERNET CABLE LINE.

INTERCOM INTERCOM SYSTEM WITH CONNECTION TO CONCIERGE DESK.

BATHROOM FEATURES

DOOR FRAME WILL BE TEAK CHAMBLE WOOD AND SHUTTER WITH INNER SIDE LACQUERED VENEERED FLUSH DOOR / SOLID DOOR.

SANITARY WARES IMPORTED SANITARY WARES OF INTERNATIONALLY REPUTED MANUFACTURERS.

BATHROOM FITTING LUCRATIVE BATHROOM FITTINGS.

WALL FOREIGN CERAMIC GLAZED WALL TILES UP TO 7" HEIGHT (CHINA). (AS PER R.H.E.L. STANDARD)

FLOOR FOREIGN FLOOR TILES (CHINA). (AS PER R.H.E.L. STANDARD)

EXHAUST FAN EXHAUST FAN IN ALL BATHROOMS.

KITCHEN FEATURES

DOOR FRAME WILL BE TEAK CHAMBLE WOOD AND SHUTTER WITH INNER SIDE LACQUERED VENEERED FLUSH DOOR / SOLID DOOR.

PLATFORM IMPRESSIVELY DESIGNED PLATFORM WITH GRANITE WORKTOP

WALL FOREIGN CERAMIC GLAZED WALL TILES (CHINA). (AS PER R.H.E.L. STANDARD)

FLOOR FOREIGN FLOOR TILES (CHINA). (AS PER R.H.E.L. STANDARD)

SINK ONE STAINLESS COUNTER-TOP STEEL SINK WITH MIXTURE.



INTERIOR VIEW

- EXHAUST FAN** EXHAUST FAN WILL BE PROVIDED.
- SHOPPING MALL FEATURES**
- FLOOR** FLOORS TO BE FINISHED IN MIRROR POLISH TILES. (SIZE 24"X24") (RHEL STANDARD)
- ROLLING SHUTTER** GOOD QUALITY STEEL ROLLING SHUTTER WILL BE PROVIDED.
- FALSE CEILING** FALSE CEILING WILL BE PROVIDED FOR COMMON SPACE & CORRIDOR.
- AIR CONDITION** CENTRAL AIR CONDITIONING SYSTEM PROVIDED.
- ESCALATOR** ESCALATOR LIFT PROVIDED. (AS PER DESIGN)
- CENTRAL P A SYSTEM** CENTRAL PUBLIC ADDRESS SYSTEM FOR ANNOUNCEMENT.
- FOOD COURT / RESTAURANT** FOOD COURT SPECIFIED AREA PROVIDED FOR SNACKS & LUNCH.
- TOILET** TOILET FACILITY.
- GENERAL AMENITIES OF OFFICE**
- BUILDING ENTRANCE** THE MAIN ENTRANCE OF THE BUILDING COMPLEMENTED BY A SECURED DECORATIVE GATE WITH LAMPOST AND THE **RUPAYAN** MAXUS LOGO INTRODUCES ONE TO RARE GRANDEUR. SPACIOUS DRIVEWAY WITH SECURITY PROVISION FOR CONTROL OF INCOMING AND OUTGOING PERSONS, VEHICLES, GOODS ETC.
- RECEPTION LOBBY** MAIN LOBBY AND RECEPTION AREA IN SECURED PREMISES WITH MARBLE CONCIERGE DESK. INDIVIDUAL MAIL BOXES FOR EACH OFFICE.
- STAIR LIFT LOBBY** LIFT, STAIR LOBBY TO BE FINISHED WITH MIRROR POLISH TILES (24"X24") & LIFT WALL WILL BE FINISHED WITH FOREIGN CERAMIC TILES (12"X24"). STAIRS TO BE FINISHED WITH NOSING TILES.
- CAR PARKING** RESERVED CAR PARKING IN COVERED & PROTECTED GROUND FLOOR FOR COMFORTABLE DRIVEWAY. SEPARATE DRIVERS' WAITING ROOM.
- LIFT** INTERNATIONAL STANDARD PASSENGER LIFTS FROM REPUTED INTERNATIONAL MANUFACTURERS. LIFTS TO HAVE ADEQUATE LIGHTING, WELL FINISHED DOORS AND CABIN, EMERGENCY ALARM AND INTERCOM LINE.
- GENERATOR** INTERNATIONAL STANDARD STAND-BY GENERATOR OF REQUIRED CAPACITY FOR OPERATING THE LIFTS, WATER PUMPS, LIGHTING IN COMMON AREAS AND STAIRS, 1(ONE) LIGHT POINTS IN EACH SHOP & 5(FIVE) LIGHTS AND 5(FIVE) FAN POINTS IN EACH OFFICE IN CASE OF POWER FAILURE. AUTO MAINS FAILURE AUTO TRANSFER SWITCH (ATS) IN GENERATOR FOR INSTANTANEOUS SWITCH-OVER TO GENERATE POWER IN CASE OF POWER FAILURE.
- MAIN STAIRCASE** THE STAIRCASE WILL HAVE SPACIOUS LOBBY WITH CONSIDERATION FOR EASY TO CLIMB STEPS AND ADEQUATE LIGHTING. STAIR HAND RAIL MADE OF SS PIPE WITH SPECIALLY DESIGNED SS RAILING.
- WATER RESERVOIR / WATER PUMPS** LARGE UNDERGROUND WATER RESERVOIR AND ROOF TOP WATER TANK TO HOLD SUFFICIENT QUANTITY OF WATER. 2 (TWO) NUMBER OF PUMPS FOR LIFTING WATER FROM UNDERGROUND RESERVOIR TO ROOF TOP TANK.
- GARDEN** EXCLUSIVE & SPLENDID GARDEN IN GROUND FLOOR WITH DECORATIVE LIGHTING.
- ROOF TOPS** AN AVERAGE OF MINIMUM 4" THICK LIME TERRACING WILL BE DONE ON ROOF APPLYING SPECIAL TREATMENT FOR BETTER THERMAL INSULATION. PROPER SLOPE WILL BE MAINTAINED TO PROTECT THE ROOF FROM DAMPNESS.



ELECTRICITY SUPPLY ELECTRICITY SUPPLY FROM DPDC SOURCE WITH REQUIRED CAPACITY SUBSTATION. (AS PER DESIGN)

WATER SUPPLY WATER SUPPLY CONNECTIONS FROM WASA SOURCE SUFFICIENT AS PER TOTAL CALCULATED CONSUMPTION.

SEWERAGE SYSTEM SEWERAGE SYSTEM PLANNED FOR LONG TERM REQUIREMENTS.

STRUCTURAL AND ENGINEERING FEATURES

STRUCTURAL DESIGN PARAMETERS BASED ON CODES OF AMERICAN CONCRETE INSTITUTE(ACI), AMERICAN STANDARDS OF TESTING MATERIAL (ASTM) AND BANGLADESH NATIONAL BUILDING CODE (BNBC-93).

STRUCTURAL ELEMENTS DESIGNED AND DETAILED TO WITHSTAND WIND AND EARTHQUAKE FORCES AS RECOMMENDED IN BNBC FOR DIFFERENT AREAS AND ZONES.

SUB-SOIL INVESTIGATION AND TESTING FOR SOIL PARAMETERS DONE THROUGH EXPERIENCED AND REPUTED FIRM AND ANALYZED BY QUALIFIED GEOTECHNICAL ENGINEERS.

STRUCTURAL DESIGNS DONE BY PROFESSIONAL STRUCTURAL DESIGNERS AND COMPREHENSIVELY CROSS CHECKED BY OUR IN HOUSE STRUCTURAL CONSULTANT.

CONSTRUCTION WORKS ALWAYS DONE WITH OUR OWN HIGHLY EXPERIENCED ENGINEERS AND GROUP OF WELL EXPERIENCED TECHNICAL TEAM.

THE QUALITY CONTROL OF MATERIALS AND CONSTRUCTION TECHNIQUES INDEPENDENTLY CHECKED BY QUALITY CONTROL DEPARTMENT OF OUR COMPANY.

SYSTEMATIC TESTING FOR QUALITY OF MATERIALS FROM BUET.

MAJOR STRUCTURAL MATERIALS

CEMENT PORTLAND COMPOSITE CEMENT (PCC) OR ORDINARY PORTLAND CEMENT (OPC) FROM ANY REPUTED MANUFACTURER.

STEEL 60 GRADE DEFORMED STEEL FROM WELL RECOGNIZED STEEL MANUFACTURER.

AGGREGATES STONE CHIPS IN R.C.C WORK (AS PER DESIGN SPECIFICATION).

BRICKS 1ST CLASS BRICKS.

SAND 2.25-2.5 MM COARSE SAND FOR CONCRETE. 1.2-1.5 MM MEDIUM SAND

ALL STRUCTURAL MATERIALS INCLUDING STEEL, CEMENT, BRICKS, SYLHET SAND & OTHER AGGREGATES ETC. OF THE HIGHEST STANDARD AND SCREENED FOR QUALITY INCLUDING LABORATORY TESTING.

DIRECT SUPERVISION AT EVERY STAGE OF CONSTRUCTION BY TEAM OF EXPERIENCED AND QUALIFIED CIVIL ENGINEERS TO ENSURE HIGHEST QUALITY WORKMANSHIP.

ELECTRICAL

SUB-STATION OF REQUIRED CAPACITY, FOREIGN ELECTRICAL SWITCHES, CIRCUIT BREAKERS, PLUG POINTS & OTHER FITTINGS FIXTURES (MODULAR TYPE)

CONCEALED ELECTRICAL WIRING (BRB/CITIZEN/EASTERN CABLES/PARADISE CABLES)

ALL POWER OUTLETS WITH EARTHING CONNECTION.

PROVISION OF AIR CONDITIONER.



SIDE VIEW

EMERGENCY POWER IN LIFTS, LOBBY, INTERCOM SERVICE, WATER PUMPS, CAR PARKING, SECURITY ROOM & MAIN GATE.

STANDARD LIGHT FIXTURES IN STAIR AND LOBBY.

PLUMBING

ALL PIPES CONCEALED IN DUCTS.

WATER SUPPLY LINES WITH SUPERIOR QUALITY GI PIPES OR IMPORTED PPR PIPES.

SEWERAGE LINES WITH UPVC PIPES AND UPVC FITTINGS OF LOCAL ORIGIN.

RAIN WATER AND WASTE WATER LINES ARE PVC PIPES.

BEST QUALITY WATER PUMPS. (PEDRELLO / SAER)

SECURITY FEATURES (ALL BUILDINGS)

CCTV MONITORING INSTALLED ALL AROUND THE COMPLEX.

MONITORING ROOM TO CONTROL ALL INCOMING AND OUTGOING PERSONS, VEHICLES & GOODS.

BUILDING UTILITY SERVICES

WATER TREATMENT PLANT 24 HOURS UNINTERRUPTED SUPPLY OF CLEAN WATER WHICH HAS BEEN PROCESSED THROUGH WATER TREATMENT PLANT IN ACCORDANCE WITH THE WORLD HEALTH ORGANIZATION (WHO) STANDARDS. HOT AND COLD WATER TO BE SUPPLIED THROUGH UPVC PIPES.

WATER RECYCLING THERE WILL BE A SEWAGE TREATMENT PLANT FOR TREATMENT OF SEWAGE & SULLAGE WASTE. THE PLANT SHALL COMPRISE OF PRELIMINARY, SECONDARY (CHEMICAL & BIOLOGICAL) AND TERTIARY TREATMENT UNITS.

THE STP TREATED WATER SHALL BE REUSED IN FLUSHING (WC), LANDSCAPING AND ROAD WASHING PURPOSE AS MAXIMUM AS POSSIBLE AND THOSE BY MAKING THE BUILDING ZERO SEWAGE DISCHARGE BUILDING.

WATER HARVESTING RAIN WATER DRAINAGE SYSTEM FROM THE ROOF TERRACE TO BE DISCHARGED TO HARVESTING TANK THEREAFTER THE SAME STORAGE WATER SHALL BE RE-USED FOR GARDENING PURPOSE. SURFACE RAIN WATER AT GROUND LEVEL AND VARIOUS LEVELS OF THE BUILDING, INCLUDING BALCONY DRAINS, PLANTER DRAINS AND FOUNTAIN DRAINS TO BE DISCHARGED TO THE LOCAL AUTHORITY STORM WATER DRAINAGE SYSTEM.

FIRE FIGHTING ADEQUATE FIRE FIGHTING EQUIPMENT AND FIRE ALARM SYSTEM WILL BE INSTALLED TO PROTECT AGAINST THE HAZARDS OF FIRE. FIRE DETECTION AND FIRE FIGHTING SYSTEMS WILL BE INSTALLED AS PER THE GUIDELINES OF THE FIRE AND EMERGENCY SERVICES.

FIRE ALARM SYSTEM WITH HEAT AND SMOKE DETECTORS INSTALLED AT EVERY LEVEL ALONG WITH EVERY COMMON AREA.

WATER HOSE REELS CONVENIENTLY PLACED AT EVERY FLOOR WITH CONNECTION TO THE MAIN WATER LINE TO ENSURE THE AVAILABILITY OF WATER ALL TIMES.

FIRE EXTINGUISHER AT EVERY FLOOR.

FREE PASSAGE LEADING TO EMERGENCY EXIT STAIRCASE WITH PROTECTED DOORS.

OPTIONAL FEATURES

VARIOUS INTERIOR DESIGNING, ADDITIONAL FITTINGS AND FIXTURES AS PER CHOICE OF BUYER MAY BE ARRANGED AT OWN COST BASIS AFTER THE APPROVAL OF THE COMPANY.

WHERE LIFE PROSPERS



WHERE LIFE PROSPERS MORE



WITH A TARGET TO BRING AN ESSENCE OF CHANGE IN WHAT WE DO AND TOUCHING LIVES WITH THIS MAGIC
- TOOK THE MISSION TO BE MORE VIBRANT, STRONGER & FRESHER. WE IDEATED NEW IDEAS AT -
RUPAYAN MAXUS - CLASSICAL YET MODERN, ETHNIC YET SMART AND SUAVE, TRENDY ENOUGH TO CREATE A
POSITIVE INFLUENCE UPON EVERY PERSON'S LIFE.

17 YEARS OF CREDENTIALS » ADMIRER LANDMARKS » TRUSTED BY CITIZENS ACROSS BANGLADESH
» OFFICES ACROSS THE WORLD

THE SKYLINE OF EXCELLENCE

RUPAYAN
GROUP
Committed to touch your imagination



RUPAYAN Art View **RUPAYAN** Housing Estate Ltd **RUPAYAN** Land Development Ltd **RATUL** Properties Ltd **RUPAYAN** Holdings **RAMBO** Fabrics **RUPAYAN** Port & Logistic Services Ltd **RUPAYAN** Trade International Ltd **RUPAYAN** Power Ltd

RUPAYAN Hotels & Resorts Ltd **RUPAYAN** Construction Ltd **RUPAYAN** Welfare Trust **RUPAYAN** Trust (CSR) **RUPAYAN** Dredging Ltd **RUPAYAN** Design & Interior Service **RATUL** Media & Communication Ltd (DESH RADIO) **RUPAYAN** University **RUPAYAN** Footwear & Fashion Ltd **RUPAYAN** LP Gas & Petroleum Ltd

RUPAYAN

Housing Estate Ltd

Email : rhcl@rupyangroup.com

RUPAYAN HOUSING ESTATE LTD. IS NOT ONLY A NAME IN THE REAL ESTATE ARENA. BUT AN IDEA AND DREAM OF THOUSANDS...LIKE YOU AND MILLIONS OF OTHER PROSPECTS AT HOME AND ABROAD. FOR MANY YEARS **RUPAYAN** HOUSING ESTATE LTD. HAS BEEN SERVING THE PEOPLE OF BANGLADESH BY CONSTRUCTING QUALITY APARTMENTS AND COMMERCIAL PROJECTS. **RUPAYAN** HOUSING ESTATE LTD. IS DEDICATED TO BUILD TRUST & A VERY CLOSE RELATIONSHIP WITH ITS CLIENT BASE. ONE CAN EASILY RELY ON **RUPAYAN** HOUSING ESTATE LTD. FOR ITS QUALITY AND COMMITMENT. UNLIKE OTHER REAL ESTATE COMPANIES **RUPAYAN** HOUSING ESTATE LTD. HAS VERY STRONG FINANCIAL SUPPORT & EXPERTISE, WHICH GIVES YOU THE MIGHTY BUILDINGS, YOUR "DREAM HOME" AND "BUSINESS SPACE" IN THE MOST ATTRACTIVE LOCATIONS OF DHAKA METROPOLITAN CITY, PORT CITY CHITTAGONG, SYLHET, COMILLA AND OTHER PARTS OF THE COUNTRY. CONSTRUCTING HIGH-RISE BUILDINGS, RESIDENTIAL APARTMENTS, TOWNSHIPS, COMPLEXES, COMMERCIAL FACADES AND MANY MORE.

RUPAYAN

Land Development Ltd

Email : rldl@rupyangroup.com

RUPAYAN LAND DEVELOPMENT LTD. (RLDL) STARTED ITS JOURNEY ON 15 JULY 2009 WITH THE VISION TO EXCEL IN LAND DEVELOPMENT BUSINESS AND TO ESTABLISH RLDL AS A BRAND NAME AT HOME AND ABROAD BY ENSURING EVEN GROWTH OF THE COMPANY AND PROVIDING MAXIMUM SECURITY TO THE CUSTOMERS. IT PRODUCES PRODUCTS FOR ALL TYPES OF CLIENTS FROM LOW EARNING TO HIGH PROFILE PEOPLE WITH A VIEW TO INCREASING SALES FOLLOWING THE PRINCIPLE OF 'MINIMUM INVESTMENT : MAXIMUM PROFIT' FOR THE CLIENTS. BEING PERSISTENT TO ITS GOALS AND OBJECTIVES, THE COMPANY IS NOW OFFERING AS MANY AS 15 PROJECTS THROUGHOUT THE COUNTRY. THE ONGOING PROJECTS INCLUDE : **RUPAYAN** SHOPNO NIBASH & **RUPAYAN** ABASHON -I AT JAMGORAH, AHSULIA; **RUPAYAN** VALLEY-I AT DEMRA, DHAKA; **RUPAYAN** GARDEN AT SAVAR, DHAKA; **RUPAYAN** MOHANOGOR AT SYLHET; **RUPAYAN** MAYNAMATI NOGOR AT COMILLA; AND BEACH VIEW AT INANI, COX'S BAZAR. THE UPCOMING PROJECTS ARE **RUPAYAN** KEYAIN AT SIRAJDIKHAN, MUNSHIGANJ; **RUPAYAN** PURBACHAL AT KALIGANJ, GAZIPUR; **RUPAYAN** PITOLGANJ AT RUPGONJ, NARAYANGONJ; **RUPAYAN** KUAKATA AT KOLAPARA, PATUAKHALI; **RUPAYAN** 3 CHEPOTKHALI AT INANI, COX'S BAZAR **RUPAYAN** NUNERTEK AT SONARGAON, NARAYANGONJ AND **RUPAYAN** BERAID, AT BADDA, DHAKA.

RUPAYAN

Hotels & Resorts Ltd.

RUPAYAN HOTELS & RESORTS LTD. IS AN INITIATIVE OF THE GROUP IN THE DIRECTION OF FACILITATING BOTH INTERNAL & FOREIGN TOURISTS AS WELL AS CORPORATE INMATES TO MAKE THEIR STAY IN THIS BEAUTIFUL LAND MEMORABLE. PLANNED AT COX'S BAZAR. **RUPAYAN** HOTELS AND RESORTS AIMS TO ARRANGE FOR LODGING PROVIDING TOURISM STAY AND MID-DESTINATION STOPOVERS WITH WORLD-CLASS ACCOMMODATION AND REFRESHMENT SERVICES.

RATUL

Properties Ltd

Email : rpl@rupyangroup.com

TYPE OF BUSINESS: REAL ESTATE TRADING (READY/UNDER CONSTRUCTION FLATS, OFFICE SPACE & PLOTS SALE AND BUY). **RATUL** PROPERTIES LTD. IS ONE OF THE FLAGSHIP SISTER CONCERNS OF **RUPAYAN** GROUP. **RATUL** PROPERTIES LTD. HAS ITS OWN IDENTITY & BUSINESS MODEL. **RATUL** PROPERTIES LTD'S MAIN CONSIDERATION IS TO MINIMIZE THEIR CUSTOMER HASSLES AND GIVE THEM MAXIMUM SUPPORT REGARDING READY FLATS, PLOTS & COMMERCIAL SPACE ETC. **RATUL** PROPERTIES LTD. HAS BEEN THE PIONEER IN THE SECONDARY PROPERTY PENETRATING MARKETS, MAKING PROPERTY TO BE BOUGHT AND SOLD INSTANTLY WITH CONVENIENT PRICE, GIVING AFFORDABILITY WITH A NEW DIMENSION. IT HOPES TO SATISFY ITS CUSTOMERS WITH BETTER QUALITY LIVING ENVIRONMENT IN FRIENDLY LOCATIONS.

RUPAYAN

Port & Logistic Services Ltd

Email : r.port@rupyangroup.com

RUPAYAN GROUP IS DEVELOPING THE FIRST CONTAINER HANDLING RIVER PORT IN BANGLADESH. **RUPAYAN** WILL BE THE FORE RUNNER IN PRIVATE SECTOR TO START THE PORT. THE PORT WILL CONNECT THE SEA PORTS OF THE COUNTRY WITH THE MAIN INDUSTRIAL HUB AROUND THE CAPITAL CITY DHAKA ELIMINATING THE DEPENDENCY ON THE ROAD & RAIL. THE PORT IS BEING DEVELOPED WITH THE TECHNICAL ASSISTANCE FROM SEA PORT INNOVATION OF DENMARK. THE PORT IS UNDER CONSTRUCTION ON A LAND OF 30 ACRES AREA ON THE BANK OF RIVER SHITALAKHYA, TWO KILOMETERS FROM DHAKA-CHITTAGONG HIGH WAY. IN SPITE OF HAVING SUBSTANTIAL WATER WAYS CONNECTING THE COUNTRY'S MAIN ECONOMIC ZONE WITH THE TWO SEA PORTS, BANGLADESH TILL DATE HAS NO INLAND RIVER PORTS OR BASIC INFRASTRUCTURE TO HANDLE CONTAINERIZED TRANSPORTATION OF GOODS THROUGH INLAND WATER WAYS AND AS A RESULT THE COUNTRY'S EXPORT/IMPORT TRADE IS DEPRIVED FROM THE MOST ECONOMIC AND ECO-FRIENDLY MODE OF INLAND TRANSPORTATION, DIRECTLY AFFECTING THE VIABLE PRICING OF GOODS, CONSIDERING THE FACT THE CHAIRMAN OF **RUPAYAN** GROUP, L. A. MUKUL, HAS DECIDED TO DIVERSIFY HIS BUSINESS & EMBARK UPON TO DEVELOP THE FIRST INLAND CONTAINER TERMINAL (LCT) IN THE PRIVATE SECTOR. THE CAPACITY OF THE PORT WILL BE 390000 TEUS PER YEAR WHICH WILL BE REACHED IN PHASES. IT WILL HAVE FULL IN-HOUSE CUSTOMS FACILITY. THE CUSTOMER WILL ENJOY ALL MODERN FACILITIES IN THE PORT AND PROMPT SERVICE FOR IMPORT & EXPORT OF GOODS TO AND FROM BANGLADESH. ALL PHYSICAL STRUCTURES LIKE JETTY, CONTAINER YARD, CFS, ADMIN BUILDING ETC ARE UNDER CONSTRUCTION AND THE MANAGEMENT IS WORKING HARD TO BRING THE PORT IN TO OPERATION BY MID OF 2016.

RUPAYAN Centre

(3rd, 4th, 5th, 6th, 7th, 9th, 13th, 14th, 17th, 18th & 21st Floor) 72, Mohakhali C/A, Dhaka - 1212

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NOT JUST ARCHITECTURE, ELEVATION OF DHAKA



AR. MUSTAPHA KHALID PALASH
PRINCIPAL ARCHITECT

MUSTAPHA KHALID PALASH IS ONE OF THE MOST ILLUSTRIOUS NAMES IN THE REALM OF CONTEMPORARY ARCHITECTURE OF BANGLADESH. HE AND HIS TEAM HAS PLACED THE MEGA CITY DHAKA TO A DIFFERENT HEIGHT BY CREATING AESTHETIC, SUSTAINABLE AND FUNCTIONAL ARCHITECTURAL MASTERPIECES ONE AFTER ANOTHER FOR LAST ONE AND HALF DECADE. HE STARTED HIS CAREER AS PRACTICING ARCHITECT AND LATER HE JOINED DEPARTMENT OF ARCHITECTURE, BUET AS A FACULTY. HE FOUNDED HIS OWN OFFICE VISTAARA ARCHITECTS IN 1998 ALONG WITH HIS WIFE AR. SHAHZIA ISLAM AND AR. MD. FOYEZ ULLAH. THROUGH THE SUCCESS OF UNIQUE TRADE CENTRE (UTC), DHAKA, PALASH AND HIS TEAM NEED NOT TO LOOK BACK. AMONG THE ARCHITECTURAL MASTERPIECES, GRAMEENPHONE CORPORATE HEAD QUARTER, BASHUNDHARA CITY, THE WESTIN DHAKA HOTEL, PEOPLES INSURANCE BHABAN, LAB AID CARDIAC HOSPITAL, BANGLA LINK HEAD OFFICE, ROBI HEAD QUARTER, SIAAM TOWER, SPL WESTERN TOWER, ABDUL MONEM BUSINESS DISTRICT, DELVISTAA BUILDING ARE NOTEWORTHY. HE BELIEVES IN 'BEAUTY IS TRUTH, TRUTH BEAUTY' IN ALL FACETS OF HIS INGENUITY AND IS BEING CONSIDERED AS A LEADING STIRRING FIGURE IN THE ARCHITECTURE REALM OF BANGLADESH.



AR. REZAUR RAHMAN
COORDINATION ARCHITECT

ABOUT RUPAYAN MAXUS

WHEN A HUGE MASS TO BE CREATED LIKE 'RUPAYAN MAXUS' WITH 33,00,000 SQUARE FEET IN THE HEART OF THE METROPOLITAN CITY LIKE UTTARA, DHAKA ON 10 ACRES LAND DESIRED TO BE A CURVILINEAR FORM INSTEAD OF A RIGID RECTILINEAR MASS, IT IS AN INTROVERT DESIGN CONSIST OF SO MANY INTERESTING MULTIPLE HIGH ATRIUMS AS THE BREATHING SPACE COMPLIMENTED WITH A HUGE CIRCULAR AMPHITHEATER AT THE CENTRE OF THIS MIXED USE COMMERCIAL COMPLEX INCLUDING SHOPPING AREAS, OFFICES, 5 STAR HOTEL, AMUSEMENT PARK AND CINEPLEX ETC. A PERIPHERAL WIDE ROAD AROUND THE BUILDING PROVIDES THE MAXIMUM SCOPE OF ACCESSIBILITY TO DIFFERENT POINTS FOR ITS DIFFERENT USER GROUPS. FURTHER THIS ROAD CREATES A BUFFER BETWEEN THIS ESTABLISHMENT AND THE RESIDENTIAL BLOCKS. MAIN FLOW OF THE INCOMING USERS ARE FIRSTLY GETTING A PREPARATION SPACE OF CIRCULAR ATRIUM BEFORE THEY APPEAR IN THE OPEN TO SKY CENTRAL FORUM.

FROM THIS CENTRAL ATRIUM ALL BRANCHES OF CIRCULATION WAYS ARE SPREAD UP RADIALLY TO THE WHOLE SHOPPING AREA WITH A MAIN STREAM FROM EAST TO WEST END. OTHER SIX SECONDARY ATRIUMS ARE LOCATED IN THE REQUIRED DISTANCE AT THE JUNCTION POINTS OF THE CIRCULATION TO ENHANCE THE NATURAL LIGHT, OPENNESS AND USED FOR VERTICAL CIRCULATION. 10 STORIED 8 GLASS TOWERS ARE PLACED INTO THE LEAF SHAPE LAYERS OF THE MALL. THESE CURVILINEAR CONTOURED LAYERS ARE CREATING GREEN OPEN TERRACES ACT AS SYMBIOTIC ORGAN.

STATE-OF-THE-ART STRUCTURAL ENGINEERING

IT GIVES ME IMMENSE PLEASURE TO SAY FEW WORDS ON THE DEVELOPMENT OF TOWN SHIP PROJECT NEAR RAJUK UTTARA 3RD PHASE & ADJACENT TO SECTOR-12 AT UTTARA, DHAKA UNDERTAKEN BY RUPAYAN HOUSING ESTATE LTD, DHAKA.

THE PROJECT HAS BEEN PLANNED AND DESIGNED BY A GROUP OF WELL EXPERIENCED ARCHITECTS WHICH REFLECTS THE TRADITION AND SOCIO-CULTURAL HISTORY OF THE PEOPLE OF THIS PART OF THE SUB-CONTINENT. THE DESIGN IS UNIQUE IN TERMS OF FINANCIAL LIMITATION, AESTHETIC GOAL AND PHYSICAL AND PSYCHOLOGICAL NEEDS OF THE PEOPLE WHO WOULD BE LIVING IN THE HOUSING. DUE CONSIDERATION HAS BEEN GIVEN IN THE ARCHITECTURAL DESIGN TO FIT IN THE MOST EFFICIENT STRUCTURAL SYSTEM FOR THE BUILDINGS.

THE FOUNDATION AND SUPERSTRUCTURE FOR THE BUILDINGS OF THE HOUSING COMPLEX HAVE BEEN DESIGNED FOLLOWING CODES AND STANDARDS AS APPLICABLE, SPECIALLY THE BANGLADESH NATIONAL BUILDING CODE (BNBC) CONSIDERING NECESSARY DESIGN PARAMETERS INCLUDING EARTHQUAKE FACTORS PARTICULARLY FOR THE PROJECT AREA. AND THUS THE MOST SAFE AND SOUND STRUCTURAL DESIGN HAS BEEN WORKED OUT FOR THE PROJECT.

I FEEL HONORED FOR BEING ASSOCIATED WITH THE PROJECT. I BELIEVE THE PROJECT WOULD DEFINITELY BE PUTTING UP A POSITIVE STEP TOWARDS SOLVING THE ACUTE HOUSING PROBLEM IN THE METROPOLITAN CITY OF DHAKA. AND I WISH RUPAYAN CITY UTTARA, A GRAND SUCCESS FOR THE PROJECT. MAY ALLAH ALMIGHTY HELP US ALL FOR "A DREAM COMES TRUE" FOR THE PROJECT.



AR. RAKIBUL HASAN
DEVELOPMENT ARCHITECT



PROF. DR. M. SHAMIM Z. BOSUNIA
STRUCTURAL ADVISOR,
RUPAYAN HOUSING ESTATE LTD.



BIRD'S EYE VIEW

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SYLHET OFFICE	ROSE VIEW COMPLEX (1ST FLOOR), MAIN ROAD, SHAHJALAL UPASHAHAR, SYLHET, TEL : +88-0821-721559, CELL : +88-01841-413155, FAX : 0821-716753
BASHUNDHARA CITY SALE CENTER	GROUND FLOOR, BASHUNDHARA CITY SHOPPING CENTER, PANTHAPATH, DHAKA. CELL : +88-01733-385797
KARNAPHULI GARDEN CITY SALE CENTER	GROUND FLOOR, KARNAPHULI GARDEN CITY SHOPPING COMPLEX, SHANTINAGAR, DHAKA. CELL : +88-01733-385796
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HOTLINE

MEMBER REHAB

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