



Property in Focus: Junction 54 at Uttara
**Inspiration Merged with
Architecture**



Building
homes &
creating
happy memories for

36 | 15

YEARS
IN DHAKA

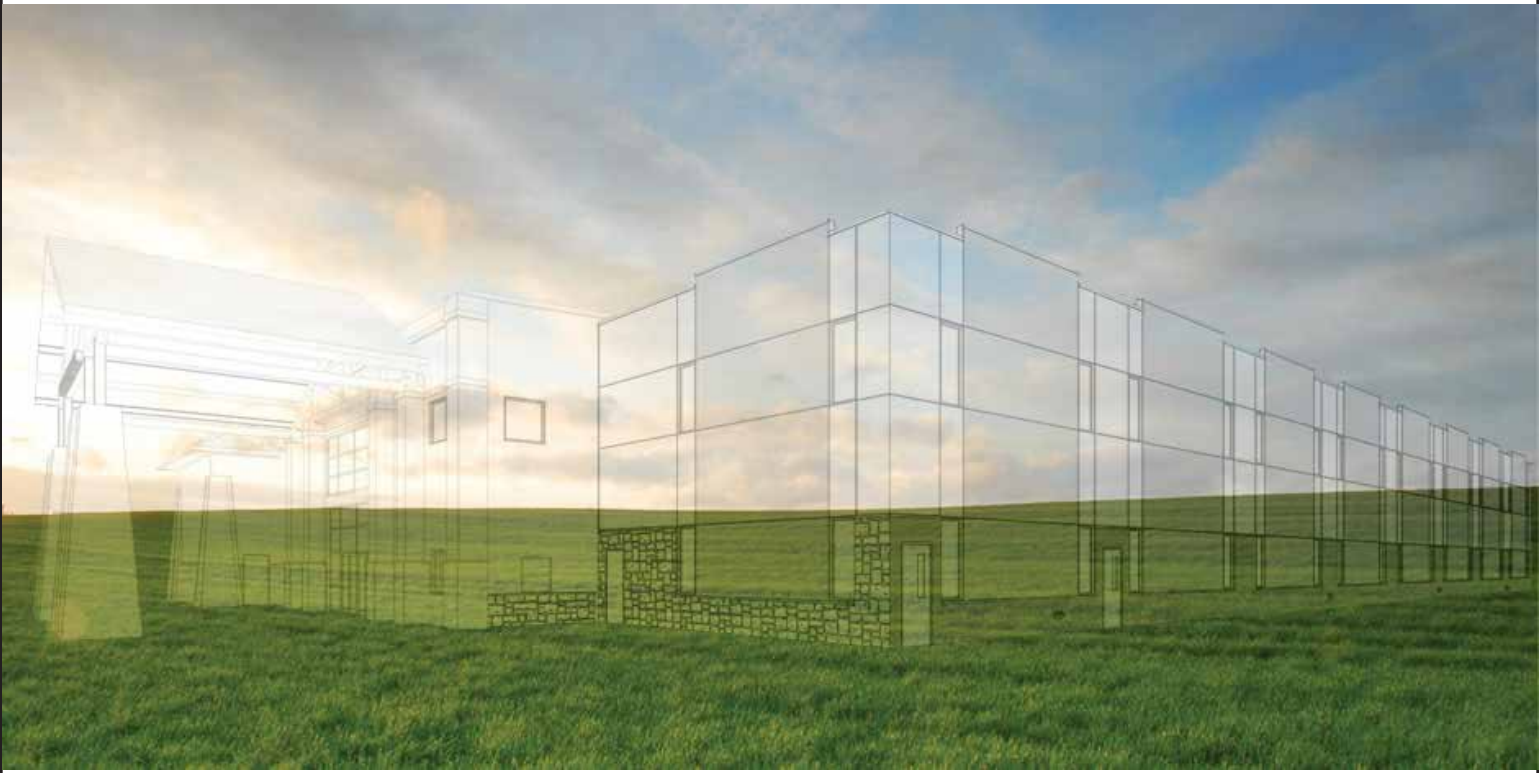
YEARS
IN CHATTOGRAM



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In this month's Issue, we will be highlighting on one of the latest additions to The Premium Collection, Junction 54. Get to know in depth about this majestic beauty located at the nook of Uttara. Know more about our upcoming project, Cosmopolis. The quadruple Tower gated residence will be a sight of exhilaration in Mirpur. In this Issue, we spoke to Engr. Md. Sharifur Rahman, Executive Director, Construction. He averred about the insights and details of construction. Hope you will benefit from this month's drifts. Have a great Read!!!

In Conversation with

Engr. Md. Sharifur Rahman

Executive Director, Construction



Civil Engineers are responsible for designing, improving, operating and maintaining large construction projects. They usually plan and oversee the construction and rebuilding process. In this month's Issue, we are in conversation with Engr. Md. Sharifur Rahman, Executive Director, Construction at bti. Mr. Rahman spoke to us in depth about his Construction Team and work fundamentals.

Please give a short overview about your Design Team.

“I have been working with bti for the past 16 years. I have seen the team growing towards excellence in every work aspect. There are approximately 200 members in the construction team in both Dhaka & Chittagong. We have different training programs on a regular basis to improve our work efficiency. We always focus on our work quality. But at the same time, delivering our products on time is a major factor. We are always in pursuit of implementing work methods to ensure product quality and customer satisfaction.”

What factors do you consider before you initiate your work process?

“One of the most essential factors before initiation is the time factor. As everything is a work chain, we have to consider time. We need to know how much time will be required for each of the steps. We need to be aware about the materials being supplied. And during the implementation, consideration of the workforce is very crucial. Only after consideration of all these factors, we are able to achieve our goal, on time hand over of our projects.”

How would you differentiate between bti Construction Team and the other existing real estate developers of the country?

“bti is always researching on how to develop work techniques and make process easier. bti is the first company of its kind to work with Kaizen, Lean. Lean is a methodology that eliminates waste and boosts efficiency and Kaizen means continuous

improvements. Lean Kaizen is an approach that continuously implements needed change and gets rid of superfluous waste. We always ensure the product quality and the quality of the workmanship. Unlike other companies, we always try to deliver our projects on time and create a sense of satisfaction amongst our clients. Because of our work efficiency being very evident, we have been able to create a brand name for ourselves amongst the people.”

Would you please give us a brief overview about the construction

process?

There are several continuous sectors that are involved before we start working. Initially a land is procured; the plans and designs are made and after the approval by RAJUK, the construction team steps in for work preparations. Work preparations include water connection, electrical connections, storage, temporary office, sanitation & plumbing works. After the working drawings are done, we communicate with the other involved departments and see to the necessary factors and ultimately we initiate the work process and make sure that at the end, we can hand over the project successfully on time.

“
Ensuring the quality of the workmanship and the product is one of our prime focuses. We put in our best effort in the timely delivery of our projects to create customer satisfaction. This has helped us build ourselves as a brand amongst the people
”

Any message you would like to give to the young generation of people who would like to have a career in construction?

“People have to develop a leadership quality from their respective positions and not just follow orders. They should always research and find out about new work methods which will make the work process a lot easier. People who choose this option as a career should.

Sun Kissed Rooftop Apartments



The level of your home is an important criterion while choosing the property. The ultimate luxury of any property is a private outdoor space. A terrace, balcony or a rooftop, any kind of outdoor space that can be connected to the indoors is usually a surprise in this chaotic city. Imagine looking out over the beautiful Dhaka skyline from your own private rooftop at any given location.

Rooftop decks can be versatile and have various types of floorings, tiled or wood paneled flooring, but some of the more interesting ones have grass, trees, gardens, atriiums or even swimming pools. A rooftop deck can also be an ideal venue to host a party or just a simple get together of family and friends.

Rooftop Apartment residents have plenty of features to relish over. These apartments usually have adequate natural air circulation provision due to the vast open expanses. The apartments are

commonly composed of living rooms, bedrooms, a fully equipped kitchen, and bathrooms. Essentially it consists of all the common necessary features of a regular household. These properties are set on a large rooftop with outdoor seating, lounges, BBQ facility and mesmerizing view as well and sunrise and sunset picturesque view.

Pros for a home on the top floor of apartments are necessary. You have your preferred privacy on the rooftops. There is no less sound pollution. The air is cleaner. Along with these, there are several more



advantages adding to the list.

- Living in high-rise buildings gives you abundance of natural lighting and ventilation. You would get more natural lighting and fresh air since there are no obstructions to hinder the sunlight and wind reaching your apartment balconies or windows. You will be able to enjoy the naturally lit interiors of your home when staying in high-rise buildings.
- From stunning terrace pools, workout facilities to party areas, most of the high-rise apartment buildings offer exclusive rooftop amenities.

- One of the most obvious advantages for flat roofs is the cost. These roofs are easier and quicker to install so there is less labor over as well. They also have fewer complications in repair or damages, which makes for a lower cost over the roof's lifespan.
- One of the most popular advantages to flat roofs is the increase in outdoor useable space. If your property is on a narrow lot without much of a yard, your roof can become an incredible outdoor lounge space to barbecue or simply relax. It is also the ideal location to set up garden, solar panels to save money on electricity, etc.
- These roofs are fantastic for maintenance as they are safer and easier to inspect on a regular basis. Cleaning, checking sidings, or even patching a hole becomes an effortless process.
- Enjoy amazing panoramic visuals from your cozy nest.
- In the apartments on the top floors, there are no passing communications of heating, sewerage, and water supply networks. Hence, if necessary, you can easily replace them in a cost-effective manner.

The feel of living in a high-rise apartment building is nothing short of magical.



Property in Focus: Junction 54 at Uttara

Inspiration Merged with Architecture

Inspired by the majestic view of the runway and vast expanses, Junction 54 is a sophisticated and luxurious retreat that reflects that magical merging of inspiration and architecture. An addition to bti's Premium Collection, this structure is a masterpiece of design and craftsmanship.





Who wouldn't want to enjoy such a magnificent view from their nest? If you do, then, Junction 54 is the perfect place. Located in Sector 3, Uttara, Junction 54 is right across from the vast open fields and airport runway! Here, you can enjoy the picturesque view without the chaos. Uttara is a very secured tight knit neighborhood with all necessary services, like health care, shopping malls, banks, schools and restaurants. Public transport access is readily available on every nook.

This new apartment, intricately designed, with attention to details, modern colors, designer lighting and high quality accessories is definitely an elegant beauty. Our design philosophy integrates art and functional design with structural strength. In Junction 54, we have introduced sheer fair face structural walls for a better response to seismic gravity load. In short, we hope that you will be safe here in case of earthquakes with zero possibility of soft storey.

Masterful design and modern luxury are uniquely embodied in Junction 54. Every detail was carefully selected and quality crafted. The open floor plan encompasses four spacious bedrooms with plenty of room for study, sleep and

storage. There are two different types of apartment; one is typical 4 bedroom apartment. And the other is a larger, more spacious 3 bedroom unit. The beautifully landscaped rooftop with an azure water body with green specks enhances the majestic view. The BBQ space is allocated on the top floor where you can enjoy the ambience with yum delicacies. Perfect for anyone, this home is ideally positioned to enjoy beautiful view and the ambience.

The infrastructure of this apartment screams "luxury." It's common for luxury apartments to have high-end structural features like large windows, high ceilings and significant square footage. The bedrooms will most likely be a large size, with a stunning master bathroom and a kitchen any chef would love to cook in. And these are the exact features that Junction 54 has to offer you.

Prime location, high-end interiors such as granite countertops, professional-quality kitchen amenities and customized closets and cabinets and hotel-like amenities such as concierge services are often staples of a luxury building. And at Junction 54, you are accessed to all these state-of-the-art amenities.

Customer Testimonial



“ I never thought buying a home would be so effortless. bti has made the procedure very easy. I can say bti truly makes home ownership a joyful experience ”

Md. Nazmul Hasan Reza Chowdhury and Family
Chayabithi, Uttarkhan Mazar Road, Dhaka

Upcoming Project: Cosmopolis at Mirpur DOHS Road

Your Desired Downtown Gated Community Residence

Cosmopolis is one of the most recent additions of The Classic Collection. It is located at DOHS Road, Shagufta, Pallabi, Mirpur. Mirpur is an unparalleled retreat of beauty. Enter Cosmopolis and experience the ultimate pinnacle of refinement and grace. The uninterrupted elegant Dhaka skyline will surround your nest, Cosmopolis. Step away from your home discover the finest restaurants and other necessary services. Experience the cosmopolitan city from the premises of your comfort zone.

Here, you can savor your home and enjoy the state-of-the art amenities that are bound to make your life effortless. It is a gated community residence. The aesthetical outlook with functional solvency is merged together to provide you with the comforts of a relaxing home along with recreational activity features such as outdoor play zone for children, swimming pool, community hall, prayer hall facilities, landscaped rooftop, etc.

From the spacious bedrooms of the apartments to the swimming pool, each and everything is made in a stunning arrangement. Comfortable living area in each apartment is the essence of these residences to have an enjoyable family time.

Verandahs are made to give an air circulation to the apartment galleries, to enjoy a cup of tea with friends or have a beautiful view of the city. Green pathways on the surroundings provides a calm effect to enjoy walking and playing with children. Nearby commercial areas are

meant to provide all the commercial facilities to the people which cannot be given inside the apartment's premises. Rooms are well ventilated with adequate lighting.

At Cosmopolis, you can enjoy a quiet evening with the beautiful sunsets and mesmerizing view. Whether with family or friends, or even alone, you can experience the features present at your hand's reach in your very own residence. It has all the features and amenities that one could ask for. Who wouldn't want to relax in a serene ambience?





MoU signing between bti & EBL

On 12th September 2019, a MoU (Memorandum of Understanding) signing ceremony was held between bti & Eastern Bank Limited (EBL) at EBL's corporate head office in Gulshan 2. From now on, EBL will be providing home loans to bti customers at a discounted interest rate & processing fee. The MoU was signed by Mr. Md. Mahmudul Kabir, ED Marketing, bti and Mr. M. Khorshed Anowar, Head of Retail & SME Banking, EBL. Managing director of bti Mr. F.R. Khan graced the ceremony with his presence.



MoU signing between bti & MTBL

On 3rd August 2019, building technology & ideas limited has signed a MoU with Mutual Trust Bank Limited (MTBL) at their corporate head office in Gulshan 1. The MoU was signed by Mr. Md Mahmudul Kabir, Executive Director-Marketing, bti and Mr. Syed Rafiqul Haq, DMD & Chief Business Officer, MTBL. Other high ranking officials from both bti & MTBL were also present in the program.

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