



We are happy
to make you happy



A RESEMBLANCE THAT MAKES AN IMPRESSION of HOME

Living in a piece of art is now a reality

bddl Chayaneer is an architectural delight with a stylish exterior and integration of the best new engineering and technology innovations.

The magnificent architecture combined with a flawless workmanship and advance features, spawns and embodiment of class.





About Us

Founded and started functioning, **bddl Properties Limited** became a country leader in addressing the issue of housing for the average earning group. Using 3M (i.e. the resources) **bddl Properties Limited** built multi storied building and sold them at minimum profit to the people who did not have adequate place to live. It means BDDL provide apartments to those people who can easily afford the place where they want to live. About 10.23 million of people are living in Dhaka city. Of which 45% of people are living in rented house. But this people have the ability to purchase a simple and decent space to live. Considering this sequence BDDL planned to build multi storied building and distribute among those social group.

bddl Properties Limited had grown to reflect many contributions of varied talents but initially it was a little more than an exciting idea in the mind of two visionary men M. A. Baten Khan applying the highest standards of excellence in all functional area the company achieve economic scale in all projects. On the basis of this the company has provided apartments more than 5000 families.

The headquarters of **bddl Properties Limited** is located at Dhanmondi in Dhaka, the capital city of Bangladesh. M A Baten Khan the founder and Director, Bithika Yesmin of **bddl Properties Limited** were hands-on entrepreneurial managers who, despite an extensive national and international travel schedule, maintains close contact with Dhanmondi staffs, from executive to bottom level employees. M. A. Baten Khan continued to work 12 hours per day, seven days a week schedule devoted to eliminating the problem of decent living within the country.

About 120 full time staffs are working in different projects under the organization. The parent organization often provides training, technical support, architectural manuals, floor plan, information service and occasionally some financial support. Of great importance to BDDL are the direct media, marketing and sales operation managed from Dhanmondi. The experienced marketing personnel are gradually expanding the market by adopting various flexible strategic plans considering the situation.

With the fast-increasing problem of Bangladesh housing problem has occupied number one problem in the country. Within the small scale of ability, company mission and vision has reached its goal due to the sincere and arduous efforts of all classes of people related to it. This process will be continued.

Project Location Map



Project at A Glance



Plot 21, 21/1, Road: 06, North Adabor, Mohammadpur, Dhaka



2300 sft, 2461 sft



Building Height: G+9



17 kathas



34 nos



Facing: South



04 nos
Passenger lift



Prayer Hall



Kids Play Zone



Community Hall



Rooftop Garden



BBQ Area



CCTV



Gym



Modern Lift

The Key Features....



THE HOME

SHOULD BE THE TREASURE CHEST OF LIVING

There is nothing
more comfortable than
your very own personal space;
here we give you nothing short of excellence.

Every apartment
is extremely spacious and
well planned keeping your needs in mind.

Ground FLOOR PLAN

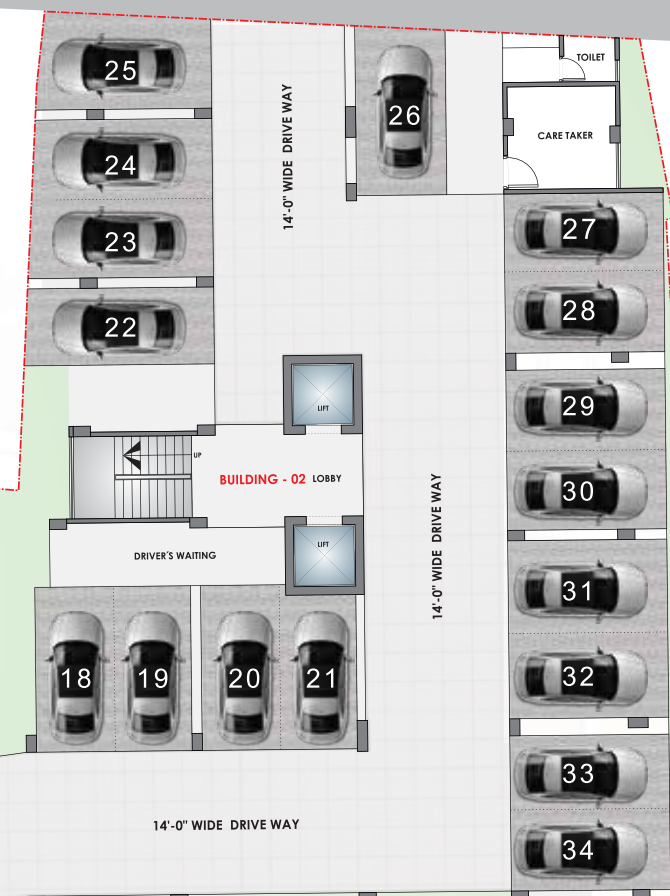


Building - 1

GROUND FLOOR PLAN



20' WIDE ROAD



Building - 2

GROUND FLOOR PLAN



Indulge in the
innacle of living



1st to 9th Floor Plan



Floor Plans

Building- 1

Type: A **2300sft.**

Type: B **1170 sft.**

Type: C **1130 sft.**

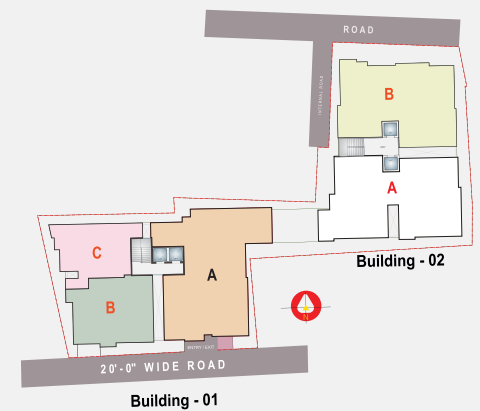


Axonometric
Building - 01
Type A : 2300 sft. **View**

Floor Plan

Building- 1

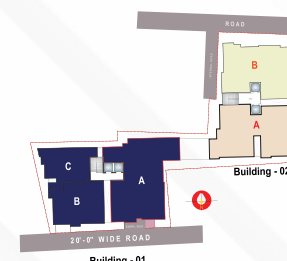
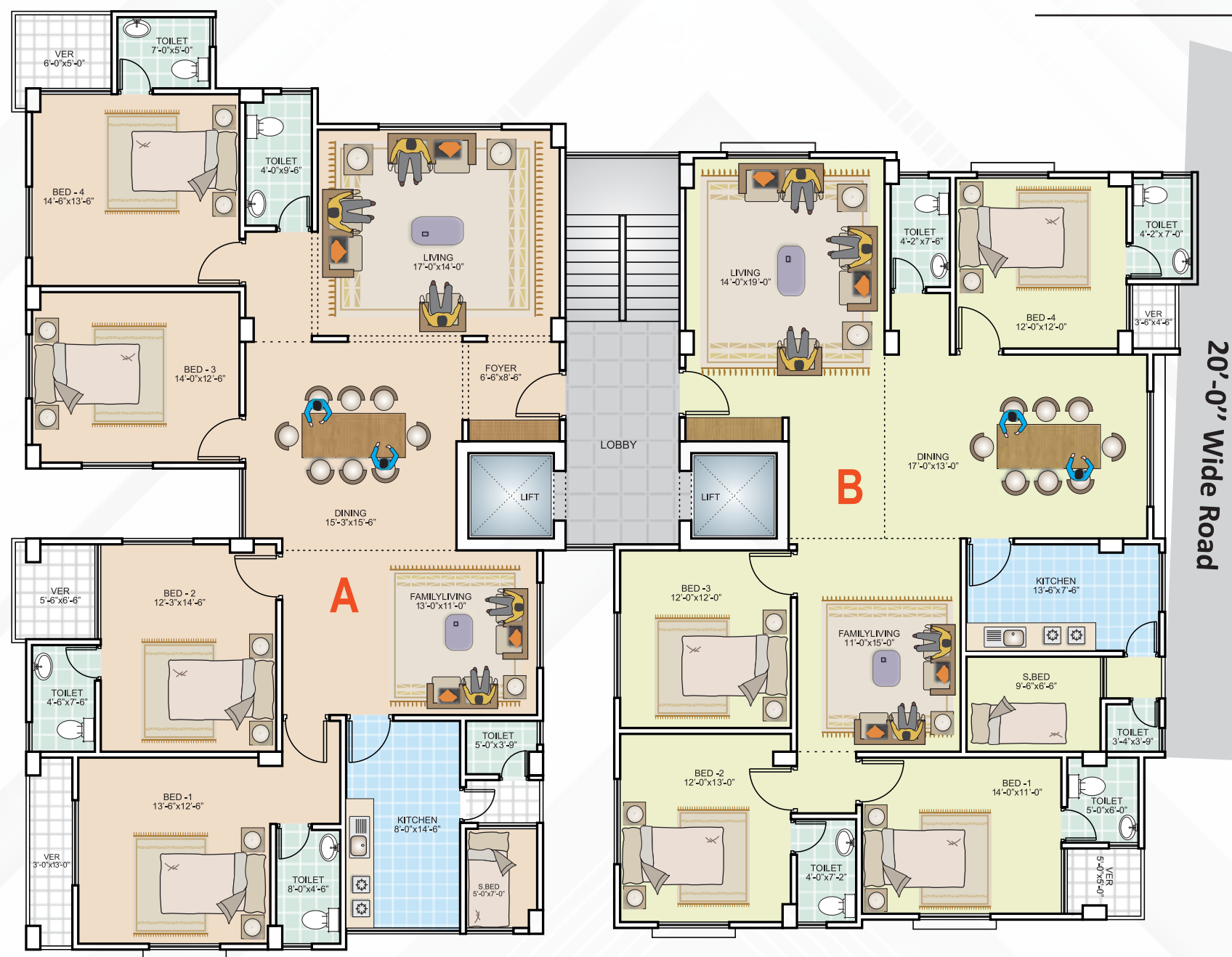
Type: A **2300sft.**



1st to 9th Floor Plan



5th to 8th Floor Plan



Type A	2460 sft.	Type B	2461 sft.
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Floor Plans
Building- 2

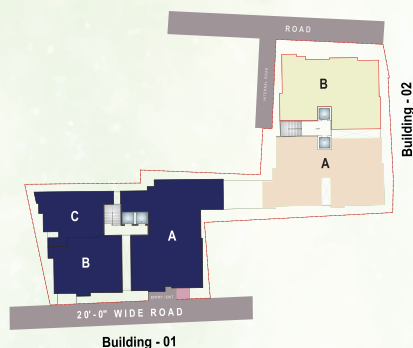


Type: A

Type: B

Axonometric
view

Building - 02
Type A : 2460 sft.
Type B: 2461 sft.

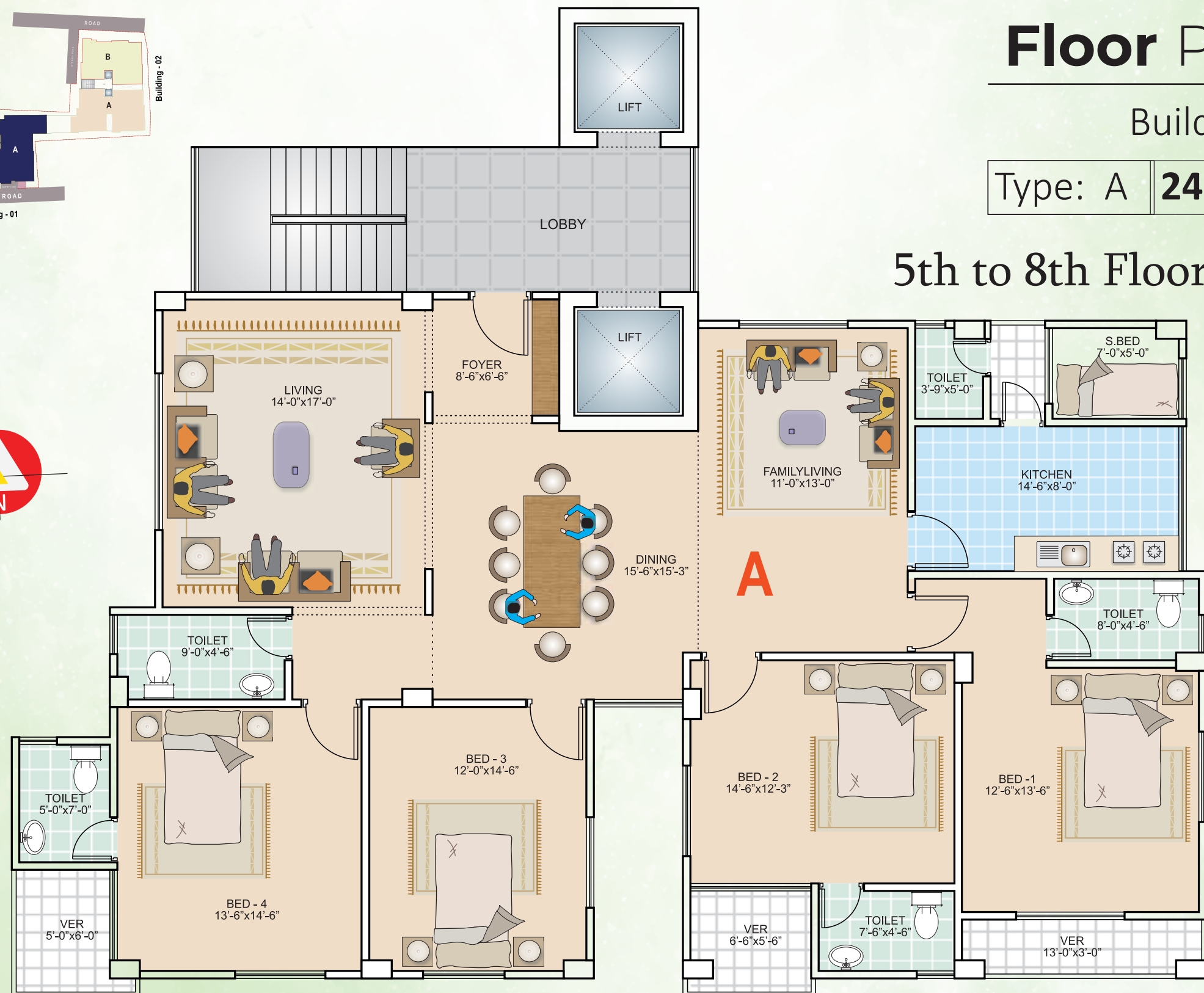
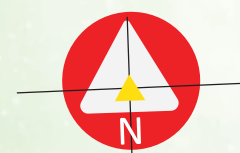


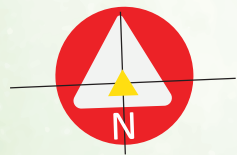
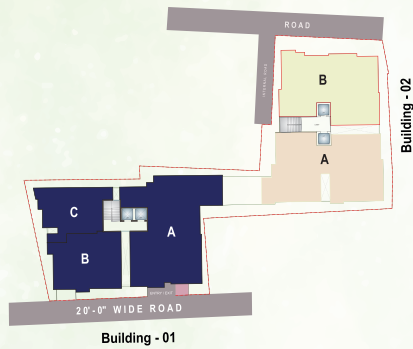
Floor Plan

Building- 2

Type: A | **2460 sft.**

5th to 8th Floor Plan





5th to 8th Floor Plan

Floor Plan

Building- 2

Type: B **2461 sft.**

9th Floor Plan



Floor Plans

Building- 2

Type A	1293sft.	Type B	1168 sft.	Type C	1230 sft.	Type B	1230 sft.
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FEATURES & AMENITIES

BUILDING ENTRANCE:

- Secured decorative MS gate with lamp as per elevation & perspective of the building.
- Attractive apartment logos.
- Comfortable internal driveway.
- Guard post.
- cctv in main entrance

RECEPTION LOBBY:

- Reception desk with Intercom set.
- Tiled floor in reception area.
- Intercom connection from every apartment to reception.
- Security guard room and driver's waiting room with toilet.

DOORS:

- Imported solid decorative main entrance door with brass plated apartment number, chain, check viewer and safety lock.
- Bathroom doors of durable PVC with matching color.
- Veneer partex door including mortise lock with French polish for internal door & kitchen.

WINDOW/GRILL:

- Rain water barrier in 4" aluminum section.
- Aluminum sliding with 5mm thickness tinted/ clear glass.
- Standard safety grills in all windows with matching enamel paint.
- Provision of Mosquito net shutter in all external windows and external sliding doors.

VERANDAH:

- Comfortable sufficient size verandahs are strategically located to enjoy outside view of the surroundings.

FLOOR:

- Good quality RAK / Fu-Wang/CBC or equivalent homogenous tiles in all rooms, verandahs except toilet & kitchen.

WALLS AND PARTITIONS:

- Internal and external wall of 5" thick machine made/ first class bricks.
- Wall surfaces of smooth finished plaster.
- Plastic paint in all internal walls and ceiling of soft colors.

LIFT:

- Two Superior quality lifts from reputed manufacturers of Korea, Thailand or any European country to serve every floor.
- Lifts will have adequate lighting, well finished doors and cabin, emergency alarm and Intercom.

GENERATOR:

- Manufacturer of European countries, Korea, Thailand or equivalent generator of required capacity for operating the lifts, water pumps, lighting in common areas, stairs and two light points & two fan points in each apartment in case of power failure.

ELECTRICAL FEATURES:

- Best quality wires (Eastern, B.R.B or equivalent)
- Imported MK switches and sockets.
- Separate electric distribution box for each apartment.
- All 3 pin power outlets with earth connection.
- Telephone sockets in master bed and living room.
- Good quality and standard concealed intercom system.
- Concealed Internet and satellite TV cable in the living and master bed room.
- Provision for air-conditioner in two points for each apartment (Master Bed & Living Room).
- Electric point provision for washing machine in each apartment (Utility Space).

KITCHEN FEATURES:

- Double burner gas point with tiles topped platforms.
- One high polish stainless steel sink with mixture.
- Exhaust fan at kitchen in each apartment.

BATHROOM FEATURES:

- RAK or equivalent sanitary fixtures in all bathrooms.
- RAK/ Fu-Wang/ Matching glazed tiles in floor and wall for master and other baths except servant's toilet (ordinary tiles).
- Best quality chrome plated fittings with manufacturer's warranty.
- Hot water provision in master bath.
- Mirror in bathrooms with overhead lamps.
- Showerheads, towel rail, soap and tissue paper holder.
- Provision of one basin point at dining space.
- 4 units original PEDROLLO/CR/ equivalent.

ENGINEERING FEATURES:

- Total Foundation and superstructure design and supervision by a team of reputed and professional Structural Engineers.
- Structural design parameters based on American Concrete Institute (ACI) and American Standards for Testing Materials (ASTM) codes and Bangladesh National Building Codes (BNBC).
- Structural analysis for design carried out by EXACT method that utilizes the latest computer software.
- Heavy reinforced cement concrete foundation.
- Systematic structural combination of steel reinforced frame and shear wall core.
- All structural materials including steel, cement, bricks, Sylhet sand and others aggregates of highest standard screened for quality including laboratory testing.
- Floor slabs all reinforced cement concrete.
- Sub-soil investigation and soil composition comprehensively analyzed by the latest testing equipment and laboratory techniques.
- Comprehensive section by section checking and testing of all steel reinforcement by professional design and supervising Engineers.
- Structure Designed to withstand Earthquakes of prevalent intensity.
- Systematic testing of concrete and steel reinforcement at every stage from quality control Laboratories(BUET).
- Direct supervision at every stage of construction by a team of experienced and qualified Civil Engineers to ensure highest quality of workmanship.

FEATURES & AMENITIES



TERMS & CONDITIONS

APPLICATION:

All interested buyers will need to apply for allotment on a prescribed application form (supplied by the company) duly signed by the applicant along with the Earnest Money.

Allotment will be made on first come first serve basis. Allotment of apartment is made and confirmed only upon receipt of the Earnest Money. The company reserves the right to accept or reject an application without assigning any reason thereof.

PAYMENT:

The purchaser will make the payment as per payment schedule. All payment should be made by A/C payee cheque or bank draft or pay order or cash in favour of **bddl Properties Ltd.** Payments from overseas in US Dollars will be calculated at the prevailing official conversion rate to Bangladesh Taka on the date of payment.

SIGNING OF THE DEED OF AGREEMENT:

After confirmation of allotment, the buyer has to sign the deed of agreement within 21(Twenty One) days from the date of making the payment of Earnest Money.

POSSESSION:

The possession of the apartment will be handed over to the purchaser after completion of the construction works & receiving total installments and other charges from the allottee. Until and unless the dues are paid, possession of the apartment will not be handed over to the allottee.

DELAY IN PAYMENT:

The allottee undertakes to pay delay charges at the rate of 1% per 10 days on the amount of payment delayed beyond the due date. If the payment delayed for 45 days, the company shall have the right to cancel the allotment without any notice to the allottee. In such case buyers deposited amount will be refunded after sale out the same apartment to a new buyer and also an amount of Tk. 3,00,000 (Three Lac) only will be deducted from the buyer's deposited amount for incidental charge.

bddl PROPERTIES RIGHT:

The company reserves the right to make changes in both architectural and structural design of the project, changes can be made in specifications overall interest of the complex.

ALLOTMENT TRANSFER & CHANGE:

Until making the full payment, installments and other charges, the buyer shall have no right to transfer the allotment to third party except the buyer's wife/husband or children without written approval of the company. In this respect, transfer charge 7% at the total value will be applicable in both (Successor & Third Party) cases. If any purchaser/buyer want to change the allotted position than the purchaser must pay TK. 3,00,000/= (Three Lac) in favour of the company for new allocation in this respect.

REGISTRATION:

The company will register a deed of sale in favour of the buyer after receiving the price in full. The purchaser/buyer shall bear all costs relating to stamp papers and all taxes (such as Registration Fee, Gain Tax, Stamp Duties, VAT etc.), registration of deed of sale on valuation of the space with proportionate share of land. Power of Attorney (if any), legal costs or any other charges imposed by the government in connection with transference of the apartment will be borne by the allottee and all the registration formalities should be operated by the legal department of **bddl Properties Ltd.**

INCIDENTAL COST:

Connection charges/expenses relating to gas, water, sewerage and electric connection etc. are not included with the price of apartments. The purchaser will also make this payment in favor of the company. In case of abnormal increase in the prices of the construction materials in the market (more than 10%), the developer may charge the price escalation for the apartment. (As per standard deed of agreement between developer & purchaser)

FORCE MAJEURE:

In the event of natural calamity, civil war, strike, war or any Act of God beyond the control of the company then the company shall not be held liable for any result, delay or abandoning the project.

OWNER'S ASSOCIATION:

Maintenance of all common services and facilities after completion of the project will be done by respective owner's co-operative society, which will be formed in due time. Each apartment owner will deposit Tk. 50,000/-(Thirty Thousand) only to the company for the reserve fund of the society before taking possession of space. Income of reserve fund shall be used of maintenance and repair of common facilities of the project. Monthly establishment expenses including electric charge for lift, each apartment owner shall pay lighting the common area, pumps, proportionately as fixed by the society.



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