

# Sky Heights

@Bashundhara R/A



Block - L  
House - 622  
Road - 8th Avenue  
& 27 number road  
Bashundhara R/A,  
Dhaka



**DINA PROPERTIES LTD**

*Quality & Commitment*

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# ABOUT US

Dina Properties Limited (DPL) is proud to present Tain Dream House, a testament to our commitment to excellence and customer satisfaction in the realm of residential construction. Nestled in the prestigious Block-L area, Tain Dream House offers luxurious living amidst serene surroundings. This seven-storey marvel stands tall on a katha plot, featuring 7 exclusive apartments/ranging from the ground floor to the 7th floor, with each apartment spanning 1550 sq-feet. Boasting a prime location with easy access to major amenities and transportation routes, Tain Dream House ensures a blend of comfort, convenience, and modern design.

Our dedicated team of architects, engineers, and professionals has meticulously planned every detail to optimize natural light, airflow, and privacy in each apartment. From high-speed lifts to a backup generator, intercom system, and secure utility parking, every aspect of Tain Dream House is designed to enhance your living experience. For further details about Tain Dream House, please refer to this brochure.

For any inquiries, feel free to contact our Marketing Department. We are committed to providing you with the highest level of support and service at all times.

## Quality & Commitment



# Project At A Glance

▶ **Project Name**

Sky Heights

▶ **Project Address**

Block-L, House-622  
Road-8th Avenue &  
27 number road  
Bashundhara R/A, Dhaka

▶ **Land Area**

5 Katha

▶ **Total Apartment**

Single Unit

▶ **Number of Storey**

Ground + 9 Storied

▶ **Apartment Size**

2250 sft.

▶ **Floor Distribution**

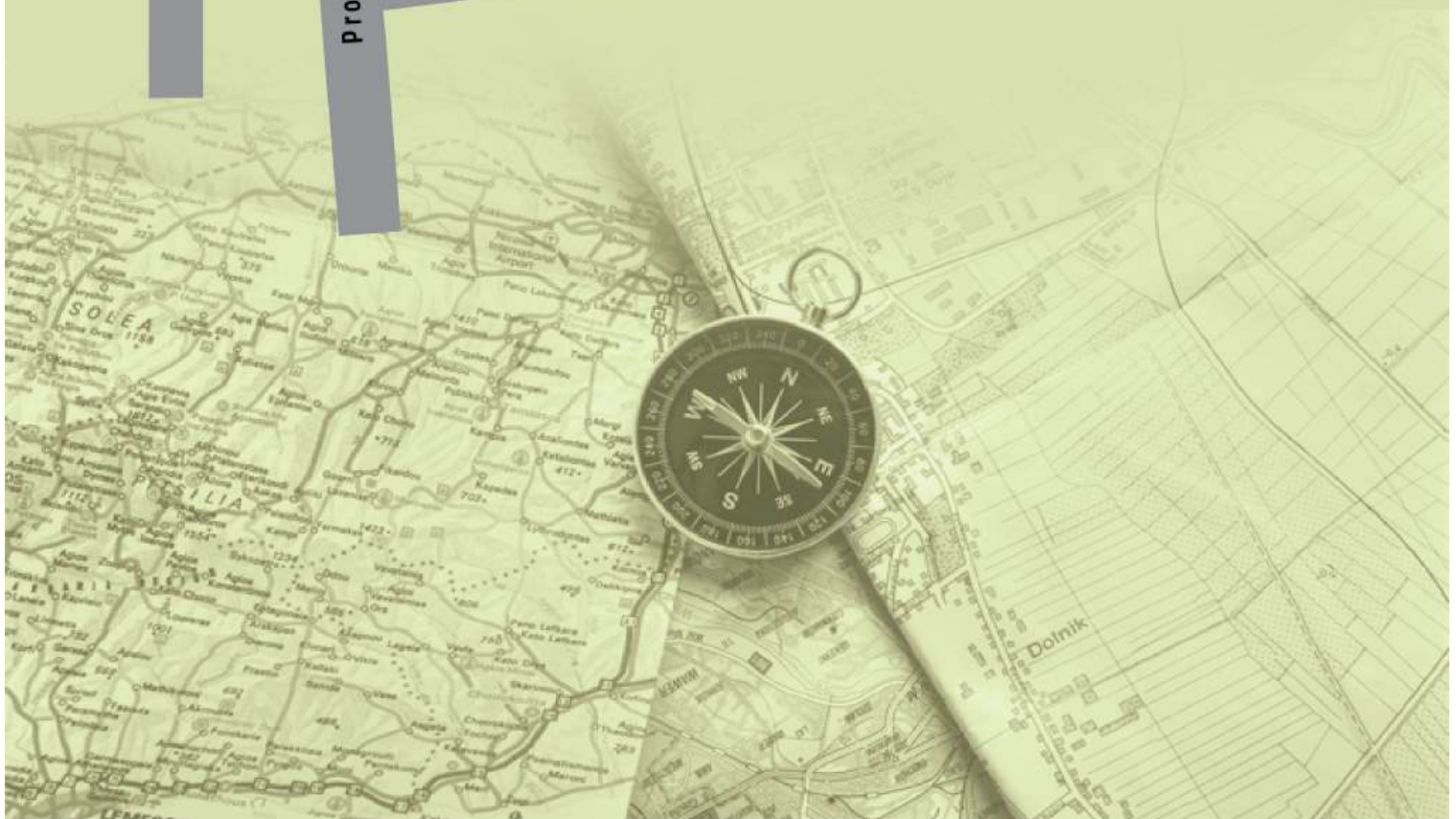
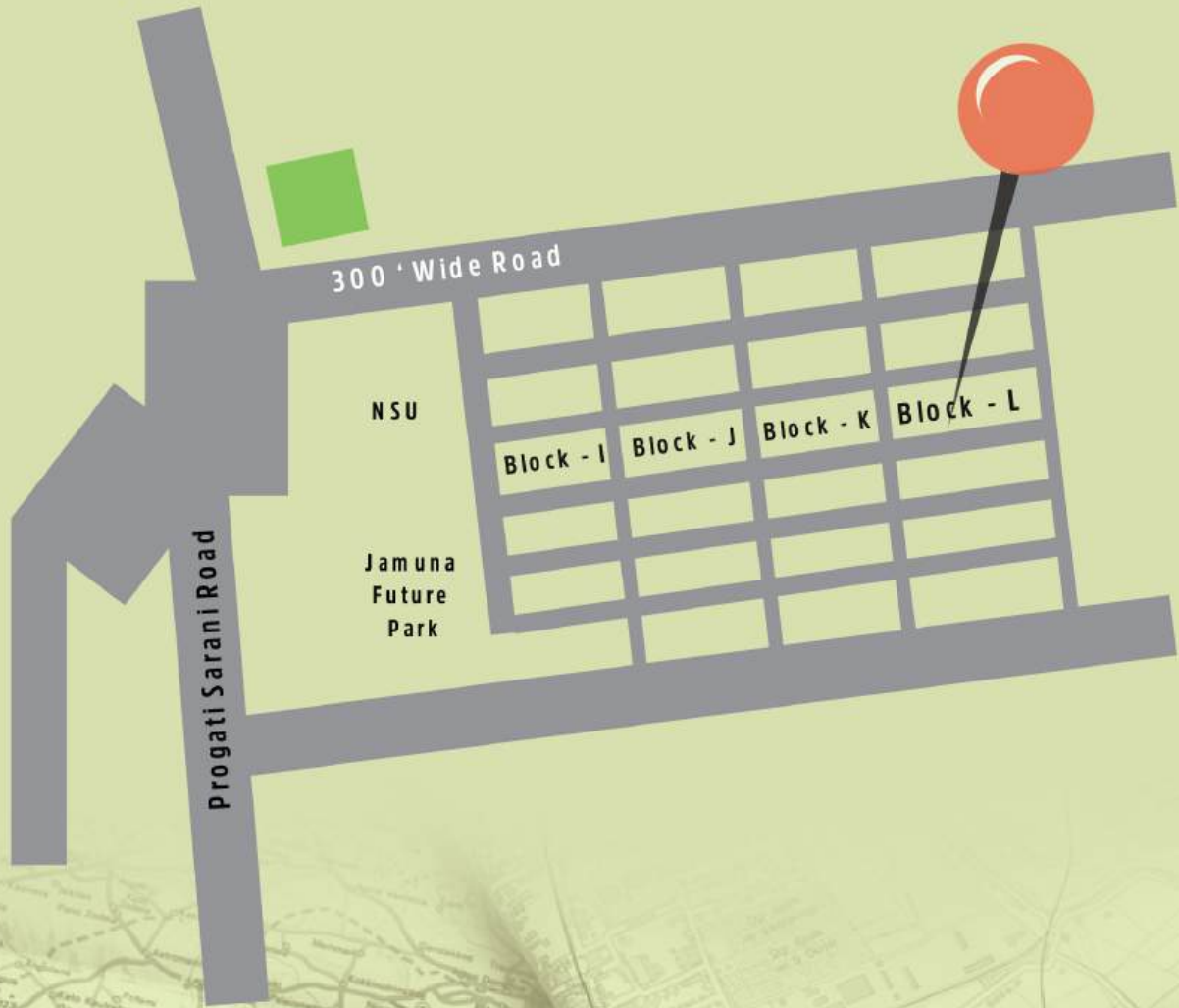
Ground Floor, Car Parking  
Sub station & Generator Room  
Guard Room, Waiting Room  
1st & 6th Floor Apartment.

▶ **Apartment Consists**

3 Bed-Room, 3 Toilet, Living  
Dining, Kitchen 2 Veranda  
Apartment Consists:



# Location Map



# Neighborhood



**American International University**  
(10 min distance)



**North South University**  
(10 min distance)



**Rupayan Shopping Square**  
(5 min distance)



**Evercare Hospital**  
(5 min distance)



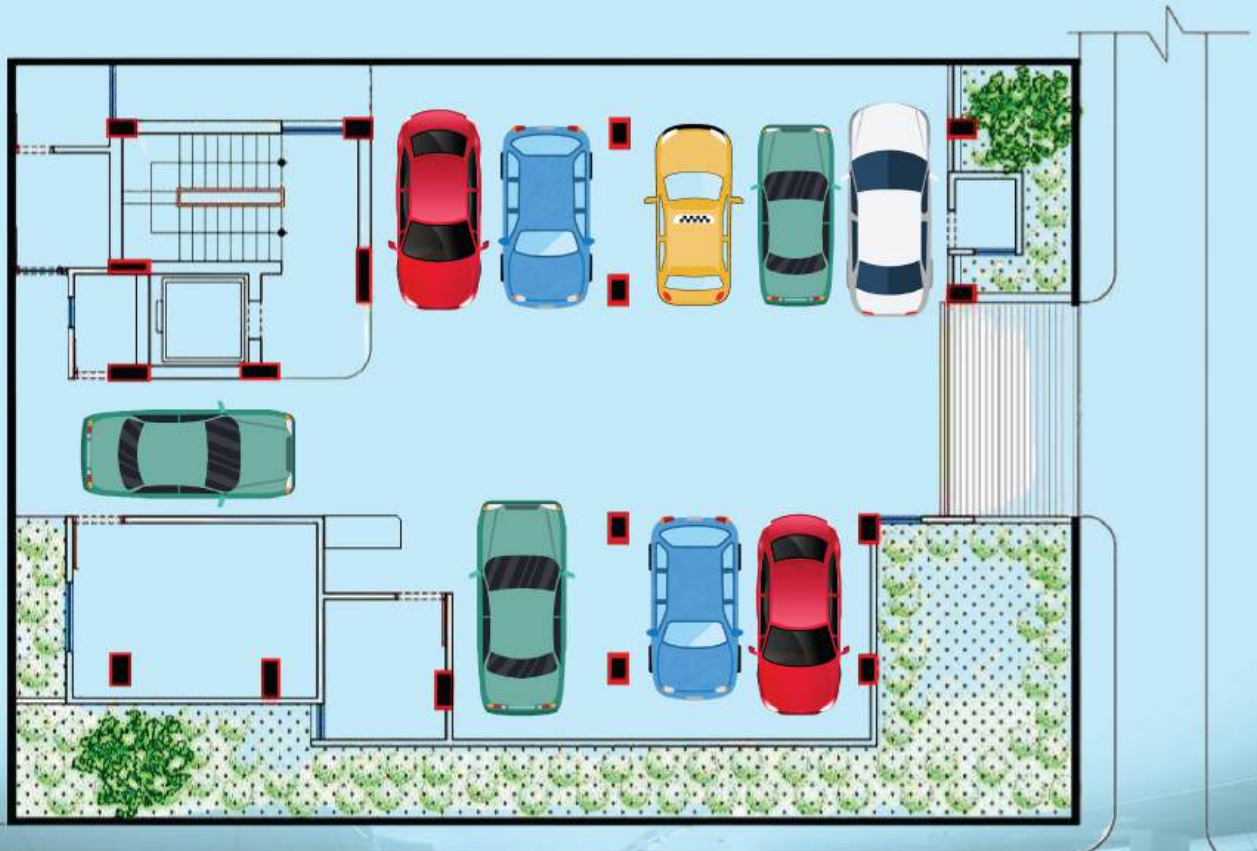
**Hazrat Shahjalal International Airport**  
(10 min distance)



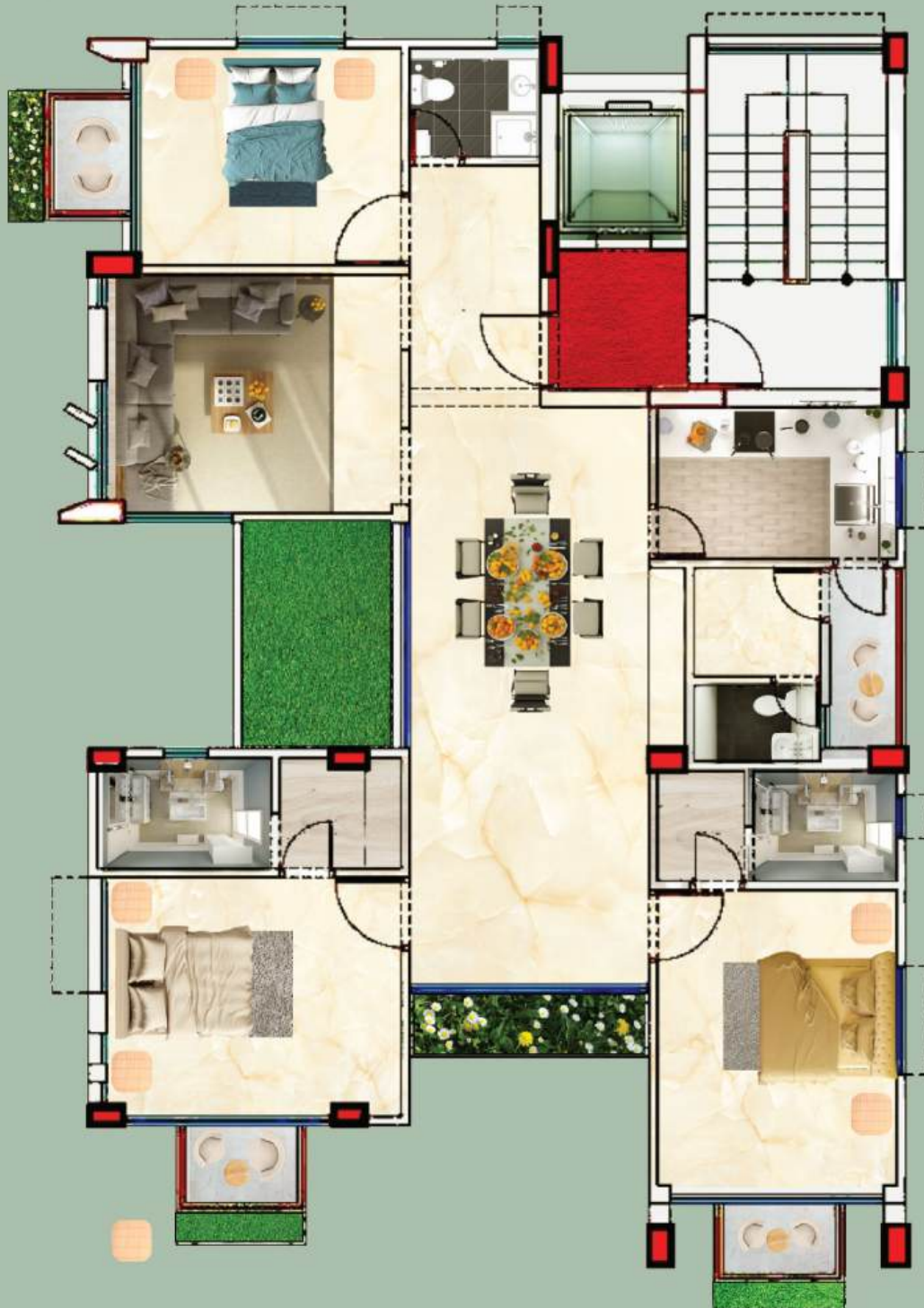
**Jamuna Future Park**  
(10 min distance)



# Ground Floor Plan



# Typical Floor Plan



✓ 3 Bedroom

✓ 3 Bathroom

✓ 1 Living Room

✓ Modern Kitchen Room

✓ Dining

✓ Garage



# Typical Floor Plan



- ✓ 3 Bedroom
- ✓ 3 Bathroom

- ✓ 1 Living Room
- ✓ Modern Kitchen Room

- ✓ Dining
- ✓ Garage





# Features & Amenities

## **Apartment Building Specifications Foundation :**

- ▶ **Piling :** 3/4" Singles Stone Chips Will Be Used For Piling Work.
- ▶ **R.C.C Work :** Stone Chips Will Be Used In R.C.C Work Such As Foundation, columns, Beams, Pile Caps, And Underground Water Tanks 3/4", As Per Design Proportions.

## **Superstructure :**

- ▶ **R.C.C Structure :** The Structural Design Will Follow A.C.I. Code. B.S.R.M/aks/ Anowar/gps Rods Of 40/60/72.5 Grade Will Be Used. High-quality Construction Materials Such As Rods, Cement, And Sand Will Be Utilized, Ensuring Earthquake Resistance Up To A Magnitude Of 7.5 On The Richter Scale.

## **Roof, Beams, Stairs, etc. :**

- ▶ **R.C.C :** All Areas Including The Roof, Beams, And Stairs Will Be Constructed Using R.C.C. (3/4" Stone Chips, Proportion As Per Design).

## **Stairs:**

- ▶ **Tiles :** Fu-wang/rak Tiles (Size 10"x12") Will Be Used On The Stairs. If These Tiles Are Unavailable At The Time, Equivalent Local Brand Tiles Will Be Used After Mutual Discussion. A Water Tank Will Be Provided Above The Stairwell.
- ▶ **Railing :** The Stairs Will Feature M.S. S.S Hole Box Railing.

## **Boundary Wall :**

- ▶ **Wall Construction :** The Boundary Wall Will Be Built With 5"-brick Walls (With Necessary Foundation And Columns) And Will Be Plastered With Cement Mortar Inside And Outside As Per Design.

## **Building Entrance Gate :**

- ▶ **Gate Construction :** The Entrance Gate Will Be A Sliding Gate Made Of M.S. & S.S Pipe And Square Steel As Per Design.

## **Cement :**

- ▶ **R.C.C Cement :** Holcim Cement / Supercrete Cement Will Be Used In All R.C.C Work, and Fresh Cement (Or Equivalent) Will Be Used In Masonry Walls.

## **Walls:**

- ▶ **Wall Construction :** The Walls Will Be 5" Thick, Made Of Auto Gas-burnt Bricks, Plastered With Cement Mortar. The Ratio Will Be As Per Design.

## **Flooring:**

- ▶ **Tiles :** All Floors Will Feature 24"x24" Size Rak/dbl Floor Tiles (Or Equivalent).

## **Windows:**

- ▶ **Window Construction :** All Windows In The Flat Will Be Made Of 5mm Thick Mercury Glass And 4'bronze Sections (As Per Design) With Complete Thai Aluminum Frames. To Protect Against Rainwater, The Windows Will Have Mahogany Lining, And Each Thai Aluminum Sliding Window Will Be Equipped With Mosquito Nets.

### **Grills:**

- ▶ **Grill Construction :** All Window And Balcony Grills Will Be Constructed As Per Design (Square Bar).

### **Doors :**

- ▶ **Main Entrance Door :** The Flat's Main Entrance Door Will Be Made Of 2.5"x6" Thick Polished Teak Wood Frames With 1.5" Thick Chittagong Teak Wood Panels, Complete With High-quality Locks, Security Chains, Check Viewers, And Latches.
- ▶ **Bedroom Doors :** 2.5"x6" Thick Silkrooi Frames With Teak Chamble Panels. Malaysian Flush Doors Will Be Used Along With High-quality Locks And Latches.
- Toilet Doors :** Solid Plastic Doors (Color: White/off-white, Rfl Or Equivalent).
- Kitchen And Balcony Doors :** Flush Doors (Or Equivalent).

### **Bathrooms:**

- ▶ **Main Bathrooms :** Rak Tiles (Size 12"x20") On The Walls And 12"x12" Homogeneous Tiles On The Floor (Matching Colors). Rak Commodes, Basins (Size 16"x20"), And Other High-quality Local Fittings From Brands Like Hi-tech Valley, Nazma, Or Sattar Will Be Used (or Equivalent). Concealed Pipes And Taps Will Be Installed For Hot and Cold Water. High-quality U.P.V.C. Pipes Will Be Used For Sanitary Work.
- ▶ **Servant Bathroom :** Rak Tiles (Size 10"x12") On The Walls And 12"x12" Homogeneous Tiles On The Floor (Matching Colors). Rak Long Pans And Local Fittings From Brands Like Nazma or Sattar Will Be Used (or Equivalent).

### **Kitchen :**

- ▶ **Utility Work :** All Utility Work Will Be Provided As Per Government Regulations.
- ▶ **Concrete Platform :** A Double-burner Gas Line Will Be Installed On A Concrete Platform, With A Stainless Steel Sink (Size 18"x36") And Provisions For An Exhaust Fan. Floor Tiles (24"x24") And Wall Tiles Up To 7 Feet High (10"x16") Will Be Used.

### **Paint :**

- ▶ **Exterior :** Weather Coat Paint Will Be Applied.
- ▶ **Interior Walls :** Plastic Paint Will Be Applied.
- ▶ **Ceilings :** Distemper Paint Will Be Used.
- ▶ **Grills :** Enamel Paint Will Be Applied To The Grills.

### **Lift :**

- ▶ **Elevator :** One High-quality 8 Passenger Lift From Fuji/sigma Or Equivalent Will Be Installed.

### **Electrical:**

- ▶ **Concealed Wiring :** All Electrical Wiring Will Be Concealed.
- ▶ **Ac Provisions :** Provision For Ac Line And Points In The Master Bedroom And Other Rooms.
- ▶ **Switches and Sockets :** M.K. Switches, Sockets, And Other Fittings Will Be Used (Or Equivalent).
- ▶ **Telephone and Cable :** Provisions For Telephone And Cable Lines Will Be Provided In The Master Bedroom And Other Rooms. Plug Points: Plug Points Will Be Provided For Fridge, Electric Geyser, And Iron.
- ▶ **Circuit and Distribution Wiring :** Bym Category Wiring Will Be Used For All Circuits And Distribution.

### **General Amenities :**

- ▶ **Parking and Roof Tiles :** High-quality parking tiles will be installed in the car parking area and on the rooftop.
- ▶ **Security Grills :** Security grills will be installed on the ground floor.
- ▶ **Intercom :** Intercom lines will be provided for communication.
- ▶ **Generator :** A high-quality 80KV Parkinges (China) company automatic generator will be installed with soundproofing, to operate the lift, water pump, and provide lighting and fan operation during power outages.
- ▶ **Electric Substation :** An electric substation will be installed.
- ▶ **Water Pumps :** Two high-capacity water pumps from Gazi/RFL (or equivalent) will be installed.
- ▶ **Separate Electric Meter :** Separate electric/Desa meters will be provided.
- ▶ **Earthing Power :** Earthing power provisions will be made.
- ▶ **Community Room :** A community room with an attached bathroom will be provided.
- ▶ **Cables :** B.R.B/BBS/Paradise company cables will be used.
- ▶ **Utility Connection :** Gas, water, and electric utility connections will be provided as per government regulations.

# Structure & General Engineering

**Structural Design Parameters :** The Structural Design Is Based On American Concrete Institute (Aci) And American Standard Of Testing Materials (Astm) Codes, Ensuring International Standards Of Safety And Durability.

**Sub-soil Investigation :** Comprehensive Analysis Of Sub-soil Conditions Using The Latest Testing Equipment And Laboratory Techniques To Ensure A Solid Foundation.

**Rcc Foundation :** Reinforced Cement Concrete (Rcc) Foundation Is Designed Based On Detailed Soil Test Reports, Ensuring Stability And Longevity.

**Professional Supervision :** The Foundation And Superstructure Designs Are Supervised By A Team Of Professional Structural Engineers. Each Section Undergoes Thorough Inspection And Testing, Particularly For Steel Reinforcement, To Ensure Compliance With The Design Standards.

**Earthquake Resistance :** The Structure Is Engineered To Withstand Earthquakes Up To A Magnitude Of 7.5 On The Richter Scale, Providing Enhanced Safety For Residents.

**Brick Flat Soling :** A Single Layer Of Brick Flat Soling Is Laid In The Foundation And Other Areas As Required, Using First-class Bricks With True Level Alignment, Ensuring Durability. Gaps Are Filled With Coarse Sand For Added Stability.

**10" Brick Work :** First-class Brick Work Is Used In Cement Mortar (1:5 Ratio) Up To The Plinth Level. Portland Cement And Sand Are Utilized, With Joints Racked Out To Ensure Structural Integrity.

**5" Brick Work :** The Superstructure Walls Are Constructed Using 125mm Thick First-class, Machine-made Bricks In Cement Sand Mortar (1:4 Ratio) With Waterproof Treatment. Only Top-grade Cement Brands Such As Supercrete, Seven Horse, Fresh, And Bashundhara Are Used.

**Rcc Work :** Reinforced Cement Concrete (Rcc) Work Includes The Use Of Top-quality Portland Cement Brands, Sylhet Sand, And Stone Chips For Pile, Pile Cap, Beam, Column, And Other Structural Elements. The Mix Proportions Are Meticulously Calculated To Meet Design Requirements.

**Cc Work :** Concrete Cement (Cc) Work Is Carried Out Using A 1:2:4 Mix Of Portland Cement, A Combination Of Local And Sylhet Sand, And First-class Jhama Brick Chips. This Mix Is Used For Various Structural Elements, Including Coping, Slabs, Cornices, Railings, And Staircases.

**Plaster Work :** Plastering Is Done With A Thickness Of 12mm To 20mm, Using Portland Cement In A 1:4 Or 1:5 Ratio With Medium Sand. Only Top-quality Cement Brands Are Used To Ensure A Smooth And Durable Finish.

**Reinforcement :** High-grade Steel (60/72 Grade) From Reputed Brands Like Brsm And Rohim Is Used For Rcc Work, As Per The Structural Design Specifications.

**Shuttering Work :** Steel Shuttering Is Used For Columns, While Wooden Shuttering Is Employed For Beams, Slabs, And Other Structural Elements To Ensure Precision And Quality In Construction.

**Application For Allotment :** Interested Buyers Must Submit An Application Form Along With Earnest Money. Dina Properties Limited Reserves The Right To Accept Or Reject Any Application Without Providing A Reason.

**Allotment Process :** Upon Acceptance Of The Application And Receipt Of Booking Money, An Allotment Letter And Payment Schedule Will Be Issued. Allotments Are Made On A First-come, First-served Basis.

**Sale Deed :** Once The First Down Payment (30% Of The Total Apartment Price) Is Received, A Sale Agreement Will Be Signed Between The Parties To Safeguard Mutual Interests.

# Terms & Conditions

## **Payment :**

If An Applicant Is Able To Pay The Total Flat Value Upfront, They Are Eligible For A Special Discount On The Total Price. Payments To Dina Properties Limited Should Be Made Via Cross Cheque, Pay Order, Or Demand Draft From A Bank. Cash Payments Are Not Accepted. The Balance Amount Must Be Paid According To The Agreed Payment Schedule Detailed In The Contract.

## **Installments :**

Installment Payments, Including The Cost Of Car Parking Space And Any Other Applicable Charges, Must Be Made On The Due Dates Specified. The Total Value Of The Apartment, As Mutually Agreed, Should Be Paid In Installments According To The Payment Schedule Provided.

## **Legal Costs :**

The Allottee(S) Will Be Responsible For All Registration Costs, Stamp Duty Fees, Taxes, Vat, And Other Miscellaneous Expenses Incurred During The Registration Of The Flat And The Proportionate Land. The Allottee(S) Will Be Notified Of These Charges When They Become Due.

## **Service and Utility Costs :**

Utility Connection Fees And Other Charges, Including Security Deposits With Desa/desco, Wasa, And Titas Gas, Will Be Borne By The Allottee(S). Dina Properties Limited Will Make These Payments On Behalf Of The Allottee(S), Who Will Then Reimburse The Costs Proportionately As These Expenses Are Not Included In The Flat Price.

## **Bank Loan :**

Dina Properties Limited May Assist In Arranging Financing Facilities For Up To 70% Of The Apartment's Cost, Subject To The Availability Of Loan Funds From Financial Institutions And The Eligibility Of The Applicant. The Arranged Loan Will Be Repayable Over A Maximum Period Of 15 Years.

## **Time Schedule :**

The Construction Of The Apartment Is Expected To Be Completed Within 24 Months From The Date Of Signing The Agreement, Though This Timeline May Vary Depending On The Specific Project. The Schedule May Be Extended Due To Unforeseen Circumstances, Such As Natural Disasters, Changes In Government Policies, Or Other Factors Beyond The Control Of Dina Properties Limited. In Extreme Cases, If The Project Is Abandoned, The Timeline Will Be Adjusted Accordingly.

## **Changes In Specifications :**

Any Necessary Or Unavoidable Changes To The Apartment's Design, Layout, Or Specifications May Be Made By The Developer In The Overall Mutual Interest. Allottee(S) Are Expected To Accept These Changes Without Objection.

## **Possession :**

The Allottee(S) Must Clear All Payments Related To The Apartment, Including The Total Price, Additional Charges, And Dues Related To The Transfer Of Their Share Of The Land, Before Taking Possession. Registration Costs, As Well As Any Legal And Miscellaneous Expenses, Must Also Be Settled Before Possession Is Granted.

## **Management :**

Residents Are Encouraged To Establish A Registered Co-operative Society To Manage Common Services, General Affairs, And Their Shared Interests.

*Silver  
Elegance*



Block : I, House : 922, Road : 13  
North face, Bashundhara R/A,  
Dhaka.

*Sky  
Heights*



Block - L, House - 622 Road - 8th  
Avenue & 27 number road  
Bashundhara R/A, Dhaka

*Tain  
Dream  
House*



Block - L, House - 3553 Road - 73  
South Face, Bashundhara R/A,  
Dhaka

*WATER  
EDGE*



Block - K, House - 636 Road - 13  
Bashundhara R/A,  
Dhaka

**DPL**  
**DINA PROPERTIES LTD**  
*Quality & Commitment*

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