

# KITE PRIMA FILIA



KITE PRIMA FILIA  
AT BASHUNDHARA

# KITE PRIMA FILIA



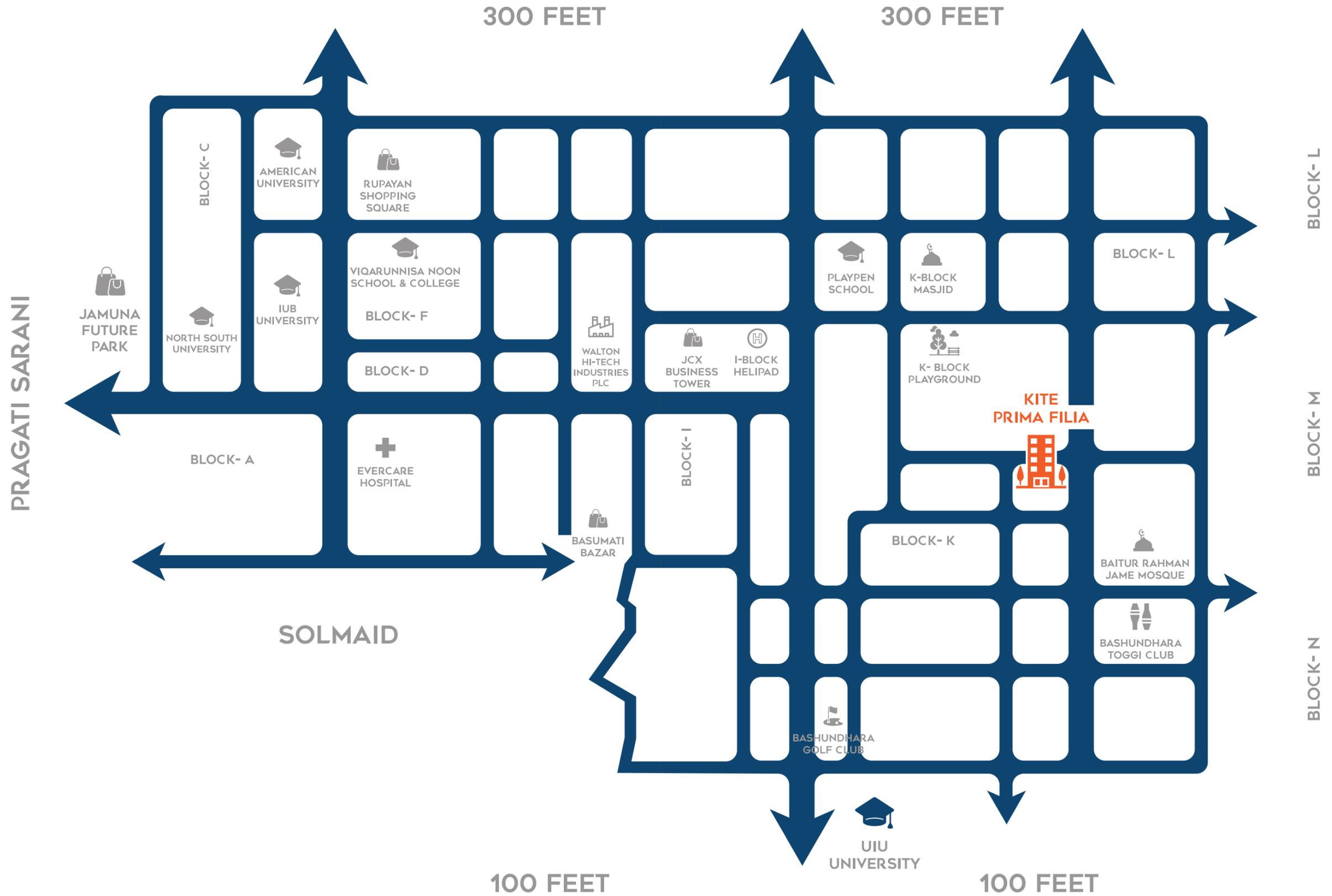
House- 160, Road- 08, Block- F,  
Bashundhara R/A, Dhaka-1229  
Phone: +8801711-040024  
+8801970-057521  
Email: info@kitepropertiesltd.com

[www.kitepropertiesltd.com](http://www.kitepropertiesltd.com)

RAJUK  
ENLISTED



# Location Map



Surrounded by abundant greenery and bathed in ample sunshine, this residential project offers a sanctuary of tranquility. The fresh air, serene atmosphere, and the melodic tweets of birds create an environment that nurtures peace of mind, promotes well-being, and fosters a sense of positivity in life as a whole



**BASHUNDHARA**  
CONVENIENCES NEARBY

Evercare Hospital



UIU University  
Playpen School



N-Block Mosque



JCX Business Tower  
Basumati Bazar





KITE PRIMA FILIA

## KEY SPECIFICATIONS



South-facing



Plot- 1233, Road-30, Block- K, Bashundhara R/A,  
Dhaka



Land Area- 05 Katha



2620 sft. (Approximately) Single Unit Apt.



4 Bed Room Apt. with 4 balcony



G+M+9 Residential Building



Number of parking 9 Nos.



# FRONT ELEVATION



- The building's front elevation will include a fashionable mix of paint, glass, grooves, and cladding (per design).
- The building's common area, boundary wall, and perimeter are all covered by CCTV cameras in the security control room.
- A well-designed, safe boundary wall that blends in with the building's exterior.





**Aesthetic Design**

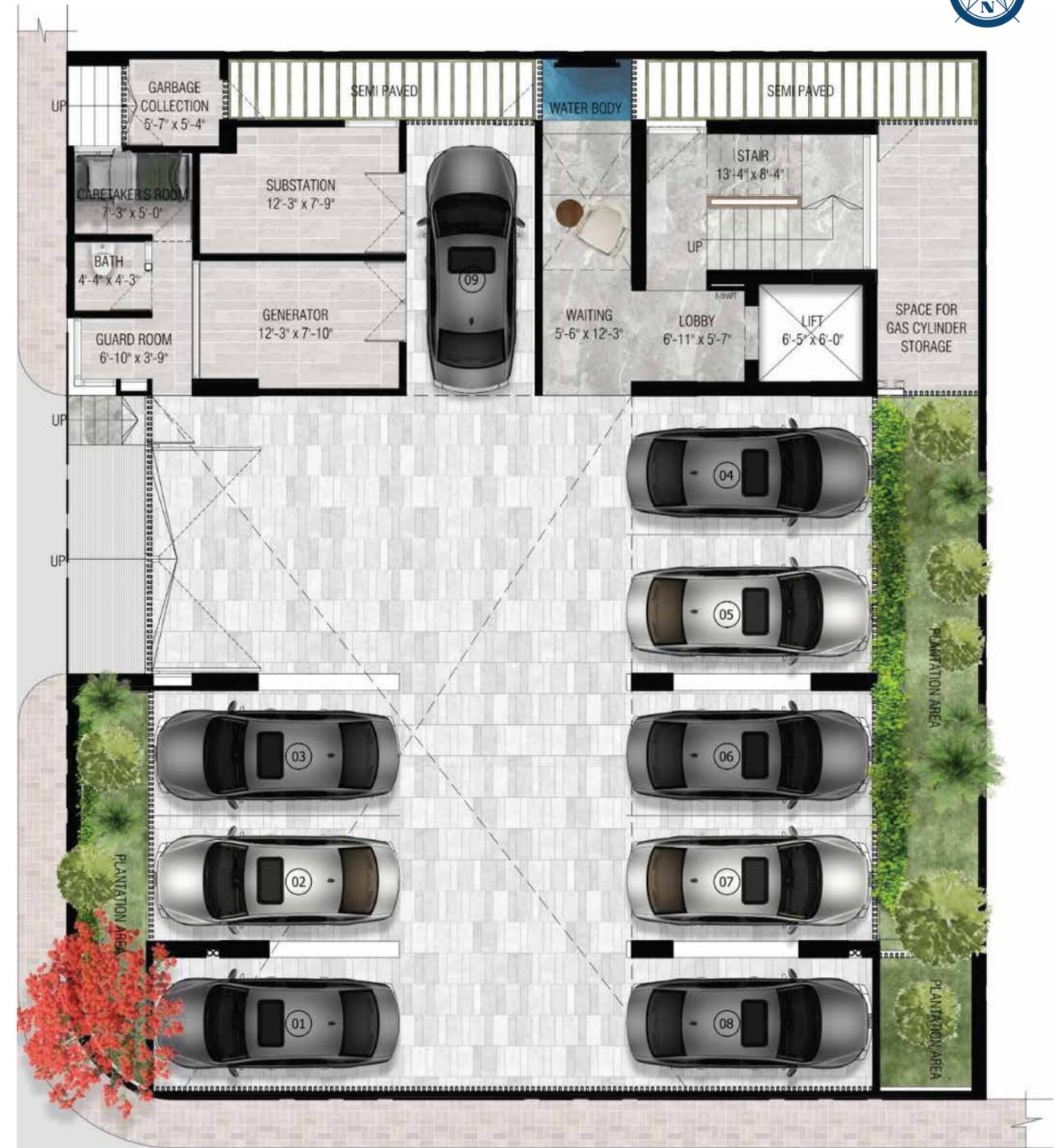


**Wide common Space**



**Near Convenience**

# FLOOR PLAN



## GROUND FLOOR PLAN

- Lighting in the common areas is intended to draw attention to the building's vertical architectural aspects and characteristics.
- On the ground floor, there will be nine parking spots.
- Drivers' waiting area and guard room.
- The corresponding flats will have their own parking spots.
- All flats have an intercom link from the concierge.



## MEZZANINE FLOOR PLAN

- Gym- A wide range of benefits that contribute to overall well-being.
- Balcony- A peaceful outdoor retreat, offering fresh air, natural light, and a perfect space for relaxation or enjoying a scenic view.
- Community spaces- Foster social connection, promote collaboration, and create a sense of belonging, allowing individuals to engage in activities, share ideas, and build stronger, more supportive neighborhoods.



## 1ST FLOOR PLAN

- Spacious Bedrooms are special because they reveal your character and deepest inclinations.
- Adding a touch of luxury to your bathroom is a great way to revitalize yourself every day. The secluded space has contemporary glam with marble walls and fixtures.
- As you sip your coffee on the balcony, you will be met with the sunrise of the solstice.
- Let go of your worries in a lofty living space designed to be filled with passionate love and laughter.
- In Dining, Host meals and offer your favorite steamy savories and cold desserts to your mingling guests.



## 2ND, 4TH, 6TH & 8TH FLOOR PLAN

Spacious Bedrooms are special because they reveal your character and deepest inclinations.

Adding a touch of luxury to your bathroom is a great way to revitalize yourself every day. The secluded space has contemporary glam with marble walls and fixtures.

As you sip your coffee on the balcony, you will be met with the sunrise of the solstice.

Let go of your worries in a lofty living space designed to be filled with passionate love and laughter.

In Dining, Host meals and offer your favorite steamy savories and cold desserts to your mingling guests.



## 3RD, 5TH, 7TH & 9TH FLOOR PLAN

Spacious Bedrooms are special because they reveal your character and deepest inclinations.

Adding a touch of luxury to your bathroom is a great way to revitalize yourself every day. The secluded space has contemporary glam with marble walls and fixtures.

As you sip your coffee on the balcony, you will be met with the sunrise of the solstice.

Let go of your worries in a lofty living space designed to be filled with passionate love and laughter.

In Dining, Host meals and offer your favorite steamy savories and cold desserts to your mingling guests.



## ROOF TOP

- A thoughtfully designed landscaped rooftop.
- A BBQ area with a portable BBQ table for easy outdoor cooking and dining.
- Thick lime terracing designed to prevent heat absorption.
- 3'-0" high protective railing or parapet wall around the perimeter.
- Separate laundry drying space with drying lines.



SERENE TOP VIEW

# KITE PRIMA FILIA

## FEATURES & AMENITIES

---

### 1.1 SALIENT FEATURES OF THE BUILDING

- The building will be Residential Building i.e. G+M+9 = 11.
- Each apartment will mainly consist of: Two/Three bedrooms: Master bed, Child bed, Guest bed, One servant Bathroom (if possible); Total Two/Three Bathrooms. Two attached and one common bathroom as per architectural design.
- One Kitchen, one Living, one Dining, two/three Balconies.
- The height of each floor/apartment will be minimum 10 feet.

### 1.2 Building Entrance:

- Secured decorative entrance for apartments and parking area with adequate lighting.
- Closed circuit camera in Entry, Exit and Ground floor lift lobby.
- Comfortable internal driveway in the car parking area.
- Car parking mark with lucrative number markings.
- Mailboxes, To-Let provision shall be placed at the appropriate position.
- Boundary walls all around with necessary security protections to prevent unauthorized entrance. The boundary wall will be painted.
- The Project Name and logo of the developer will be displayed on the front of the building complex. The Project name will be decided by the land owner and the Developer's discussion.
- Aesthetic and attractive garden will place in front of the building complex.

### 1.3 Reception and Lobby:

- Decorative drop ceiling, spot light with light fittings (as per architectural design).
- One wall mounted fan for reception desk.
- Lucrative reception lobby, ground floor (car parking) with esthetic Architectural view, ventilation and air circulation.

### 1.4 Lift:

- International standard imported One brand new Hyundai/Sigma of 08 (Eight) person's capacity weighting shall be installed in the building (as per architectural design). Lift entrance in Ground floor will have stainless steel mirror finish wide Taper Jamb with Transom Panel at the top and other floor narrow type.
  - Speed: 1 meter per second.
  - Stoppage (as per design) stations.
  - Drive System: ACVVVF, Variable voltage, Variable Frequency.
- Adequate lighting, Fast & reliable service on all floors.

### 1.5 Generator and Sub Station:

- Generator Set: Brand new Perkins/Fujian or similar Power. Sound proof/canopy water cooled diesel engine system (auto start) of KVA (As per load calculation) capacity is to be installed in the Ground floor.
- At the time of power failure, Generator shall be capable for operating lift, water pump, provide electricity to common spaces, stair lights, house hold 4 Lights and 3 fan for each flat.
- Transformer: Sound less, IEC, BSTI & BUET certified, KVA (As per load calculation)
- Sub-station Set: With all necessary equipment/accessories will be installed on the Ground floor. (If needed as per load calculation/Govt. rules)

- LT panel : ABB (Italy)
- PFI Panel : EPCOS (Germany)
- Cable : BRB/BBS

### 1.6 Lift lobbies & Staircases:

- Spacious lift lobby in each floor.
- Stairs shall be covered with high quality homogeneous tiles 10"x24" (RAK or Equivalent).
- High quality Tiles (RAK) in all lift door wall & lobbies 12"x24" (As per Architectural design).
- Designed SS stair railings.
- Provision for adequate daylight & ventilation in the staircases.
- Proper lighting in all lift lobbies & staircases.

### 1.7 Cable TV Provision:

- Provision for connection of satellite dish antenna with multi-channel capacity from the commercial cable TV operator to suitable points in living rooms shall be provided. All such lines shall be concealed inside floor and wall.

### 1.8 Water pumps:

- Uplifting pump -1 Nos. (Pedrollo/Marquis/RFL/GAZI), Suction (Jet) Pump - 1 (Pedrollo/Marquis /RFL/GAZI).

### 1.9 Rooftop:

- Protective parapet wall, Garden area and Sitting Area will be designed on roof.
- Cloth Drying stand will be available on roof.
- RCC overhead water tank for water storage. Rooftop service -Water distribution line, drain line and solar system.

### **1.10 Telephone Line:**

- Concealed telephone line in each apartment to suitable points in living room shall be provided.

### **1.11 Calling Bell:**

- Concealed calling bell line in each apartment.

### **1.12 Intercom:**

- To connect each apartment to the reception desk.
- Good quality and international standard.
- Concealed wiring with high quality cables (BRB/BBS Paradise or similar).

## **OTHER FEATURES & AMENITIES OF THE APARTMENT:**

### **2.1 Doors:**

- The main entrance door will be made of solid Segun wood with Handle Lock, Door chain, Check Viewer and Apartment number in brass / crafted for each apartment and with French polish.
- All internal doors will be strong and durable flush doors with Round Lock and with French polish.
- All door frames will be made of seasoned Mahogany wood.
- Verandah doors and frame will be made of water resistance Formica.
- Bathroom's door and frame will be good quality water proof plastic door.

### **2.2 Windows:**

- Aluminum sliding windows (Section: ALCO /MAX or similar) as per architectural design of the building.
- 5 mm thickness Nasir glass in the windows.
- 4" aluminum sections with mosquito net.
- Safety grills in all windows.

### **2.3 Wall:**

- Good quality 1st class brick.
- Smooth plastered finished walls.
- External and internal wall thickness will be 5".

### **2.4 Floor & Veranda:**

- All floors including verandas shall be provided/covered with good quality homogeneous tiles of size 32"x32" (RAK/AKIJ/STAR/GREAT WALL/ Fresh or Equivalent).

### **2.5 Painting & Polishing:**

- Plastic paint (Berger/Asian Paints) in all internal walls and ceilings in soft colors.
- Exterior wall will be weather coated (Berger/Asian Paints).
- Quality enamel paint (Berger/Asian Paints) on grills, another metallic surface.
- French polished doorframes and shutters.

### **2.6 Electrical:**

- Individual electric meter & connection for each apartment.
- Individual electrical distribution box/SDB with main circuit breaker and other required circuit breakers in each line (Legrand original).
- All electrical wires inside the floors, walls and ceilings will be BRB/BBS/Paradise or equivalent Cable
- All electric wirings in all apartments/building will be concealed.
- Adequate number (As per Architectural Design) of power points and fan hooks for ceiling fans in each room. Two lights and One fan provision for each bed room, living and dining room. Provision for Fridge power connection in dining room. Provision for Air Condition connection in 3 bed room. One computer power point in Child Bed. Water heater points in 3 baths. One light point and one exhaust fan provision in Kitchen. Kitchen hood provision & Oven Power point in Kitchen. One light point in each toilet. One light point in veranda. Three pin power point provision with every switch board.
- Original MK steel box for electrical switches, plug points and other fittings.
- Good quality electrical piano type switches.
- Generator power supply for three lights and two fan for each apartment.
- Mandatory power supply will be available from emergency generator on stair case, lobby, lift, entrance, water pump and car park area.

### **2.7 Bath Rooms:**

- Good quality tiles 12"x24" (RAK or equivalent) on wall up to full height of wall and matching non- slippery tiles on the floor.
- Counter top basin in Pedestal basin in all bathrooms.
- RAK 3/4 Commode in all bathroom.
- Concealed hot and normal water lines in two bathrooms from the Geysers with power point.
- Large be-fitting mirrors in master bathroom with overhead lamps.
- Good quality chrome plated fittings.
- Storage space over toilets.
- Porcelain soap cases, towel rails, shower curtain rail in all bathrooms.

### **2.8 Sanitary Fittings:**

- Outer Wiring UPVC Pipe and Fittings as per required (Example: pipe 1.5", 2", 4", 6", 8"), Brand Name: National Polymer/A1.
- Internal bathroom kitchen and others wiring CPVC pipe, Brand Name: National Polymer.
- Fittings as per required.

### **2.9 Kitchen:**

- Impressively designed worktop.
- Kitchen Hood provision with power line.
- Provision for Double burner gas outlet. (Connection Depends on Govt. approval)
- Seven feet height good quality wall tiles 12"x24" (RAK or equivalent).
- Matching floor tiles 16"x16" (RAK or equivalent).
- One good quality stainless steel sink. (Single bowl & Single tray).
- Concealed normal water pipelines in kitchen room of each apartment.

### 2.10 Utility Lines:

- Electricity supply will be individual connection with meter.
- Water supply will have common meter connection for the project.

### 2.11 Prices of the Items:

- The prices of the items mentioned above shall be strictly maintained/adhered to by the developer and quality, color, design of the above items and other items to the satisfaction of the Landowner. However, if the Landowner wants the Items of higher quality/higher prices than those mentioned above, the Developer will buy these items to the choice of the landowner.

In This case, the Landowner will pay the balance amount of money at the time of actual purchase.

### 3.0 GENERAL AMENITIES OF THE APARTMENT COMPLEX:

- Car parking in protected ground floor with comfortable driveways.
- Electricity supply approx. 220V'-440V from DESCO source with separate main cable and LT panel and distribution board.
- Water supply connection from WASA sufficient as per total calculated consumption.
- Underground water reservoir with one main lifting pump and one Suction (Jet) pump.
- Sewerage system planned for long term requirement.
- Gas pipeline connection form TITAS distribution system as per total calculated consumption, adequate safety measures will be incorporated. (according to Govt. approval).

### 4.0 STRUCTURAL AND GENERAL ENGINEERING FEATURES:

- Digital surveying of plots including attached roads will be done under the direct supervision of the engineer appointed by the developer company.
- Based on the size of the land obtained in the digital surveying, the building with the maximum area will be designed within the rules prescribed by RAJUK.
- Total foundation and superstructure design and supervision by professional engineers.
- Sub-soil investigation and soil composition will be comprehensively analyzed. Proper soil testing ensures the safety of the building. Therefore, for the purpose of proper soil test, a certain number of burrowing will be done at the designated place of the plot under the direct supervision of the engineer appointed by the company as per the rules prescribed by the structural engineer.
- Structural design parameters will be based on Bangladesh National Building code (BNBC), American Concrete Institute (ACI) and American Standards of Testing Materials (ASTM) Codes.
- Structural analysis for design will utilize the latest methodology. According to the new BNBC code, Bangladesh is divided into 4 zones on basis of earthquake, due to design of maximum earthquake resistant building, considering the appropriate co-efficient as where the plot is located and use the concrete with a minimum capacity of 3000 psi. Also considering the use of earthquake resistant ductile rods for the construction of maximum earthquake resistant buildings, the building will be designed by an experienced structural engineer with a focus on seismic detailing as well as all kinds of important things.

- The wind speed will be 210 km/h during the design of the building and the classification and other parameters of the building during the calculation of the air pressure will be in accordance with the new BNBC code.

- Footing with foundation mat / base / in situ pile of the building will be done as per requirement (according to soil test).

- Rod lapping used in foundation, columns, beams, slabs and other structural items for the construction of earthquake resistant buildings will be provided in accordance with the Bangladesh National Building Code:

For 25 mm  $\Phi$  Rod = 41 inch.

For 22 mm  $\Phi$  Rod = 36 inch.

For 20 mm  $\Phi$  Rod = 33 inch.

For 16 mm  $\Phi$  Rod = 26 inch.

For 12 mm  $\Phi$  Rod = 20 inch.

For 10 mm  $\Phi$  Rod = 16 inch.

For 08 mm  $\Phi$  Rod = 13 inch.

- There will be 5" brick wall inside and outside of the building. The standard quality bricks and design ratio of sand and cement mixture used in brick masonry. The highest standard and screened sand used in plaster. The ratio will be 1: 5 in Masonry work, 1: 5 in wall plaster and 1: 4 in ceiling plaster.

- Casting will be done in three steps to prevent segregation of concrete during column construction. The first step is to cast a minimum 12inch height kicker, the first half of the rest of the column will be cast in the second step after three days and the column of the next lift will be cast in the third step after three days.

- Lime concrete terracing will construct on roof.

- All concrete and bricks structures shall be fully water cured as per standard specifications. Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.

- Construction site equipment employed includes vibro-hammers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, material handling equipment, levelling instruments, theodolite etc.

### 5.0 MAJOR STRUCTURAL MATERIALS:

- Steel: 60/72 grade deformed mild steel bar will be used for structure work and 40 grade deformed mild steel bar will be used for lintel, shelves, sunshade work.
- Portland cement: Seven Rings/Lafarge/Bashundhara/Bengal/Premier/Crown or equivalent cement.

### 5.1 Aggregates:

- High strength Stone chips will be used in piles, foundations, Roof, columns, Beams, lift cores, stairs, underground water reservoir tanks and columns,
- Brick chips which will be broken and produced directly in site will be used in grade lintel, slab, decorated slab and other RCC works. as per structural design.

### 5.2 Brick:

- Local best quality 1st class.

**5.3 Sand:**

- 2.5 FM coarse sand for casting.
- 1.5 FM medium sand (good quality) for plastering/brick work.

**6.0 Water Reservoirs:**

- In order to maintain high standard of hygiene, the internal walls and floors of all water reservoirs (Underground and overhead) will be finished (Net Finishing). Water reservoirs will be of concrete structures.

**7.0 APARTMENT COMPLEX MANAGEMENT:**

- A managing committee will be formed at the time of project handover with the approval of all apartment owners and landowners. This committee will make all decisions related to the management of all aspects of the building. Funds for association fees and general services and general utility expenses will be determined by this committee. The land owners and The developing company will provide a constitution for the steering committee to operate.

**THANK YOU**



**KITE PROPERTIES LIMITED**

**ONGOING PROJECT**



**UPCOMING PROJECT**

