

A PROJECT OF

**RUPAYAN**  
Housing Estate Ltd  
*Living With Pride...*



**MEMBER REHAB**

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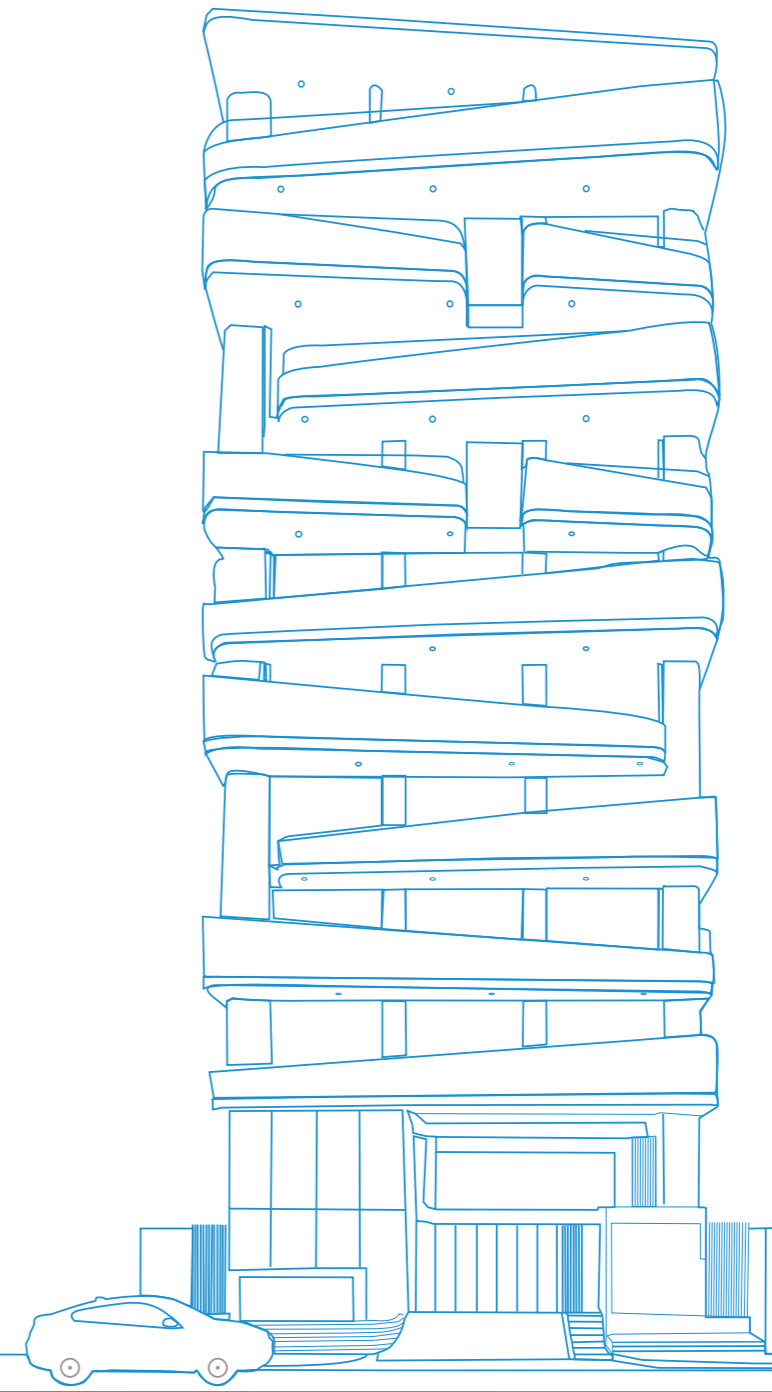
**RUPAYAN**  
**North Breeze**

@ JOLSHIRI ABASHON

*Breathe Green*  
**Live Peacefully**



**Where Every**  
view tells a story  
*of elegance*



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## From The Desk Of the Legendery light



**Liaquat Ali Khan Mukul**

Chairman  
Rupayan Group

It has been a profound honor to lead an organization dedicated to transforming the way people live in Bangladesh. Since our founding in 1998, our vision has extended beyond constructing buildings—we aim to build vibrant communities where life can flourish. Every project we undertake is infused with a commitment to quality, innovation, and the well-being of our residents. We have had the privilege of redefining the skylines of Dhaka, Chittagong, Sylhet, and Comilla, but our true achievement lies in creating spaces that resonate with life and harmony.

At Rupayan Housing Estate, we understand that real estate is not just about physical structures; it's about crafting environments that nurture relationships, foster growth, and provide a sanctuary for families. Our developments are designed with meticulous attention to detail, ensuring that each space we create is not only functional but also aesthetically pleasing and thoughtfully integrated with nature. This holistic approach has allowed us to set new benchmarks in the industry, creating lifestyles that our residents cherish. For us, this is more than a business; it is our contribution to building a brighter future for Bangladesh, where every home we create becomes a foundation for thriving communities.

## From The Desk Of The Young Visionary

Saif Ali Khan Atul - The Young Visionary of Real Estate



**Saif Ali Khan Atul**

Vice Chairman  
Rupayan Group

In the evolving landscape of Bangladesh's real estate industry, Saif Ali Khan Atul, the Vice Chairman of Rupayan Group, stands as a symbol of progressive leadership and innovative thinking. With a fresh perspective and an entrepreneurial spirit, he has been instrumental in steering Rupayan Housing Estate Ltd. towards new heights—introducing modern urban living concepts, sustainable development models, and customer-centric approaches that are reshaping the market. His ability to blend tradition with transformation marks him as a rare talent in today's corporate arena.

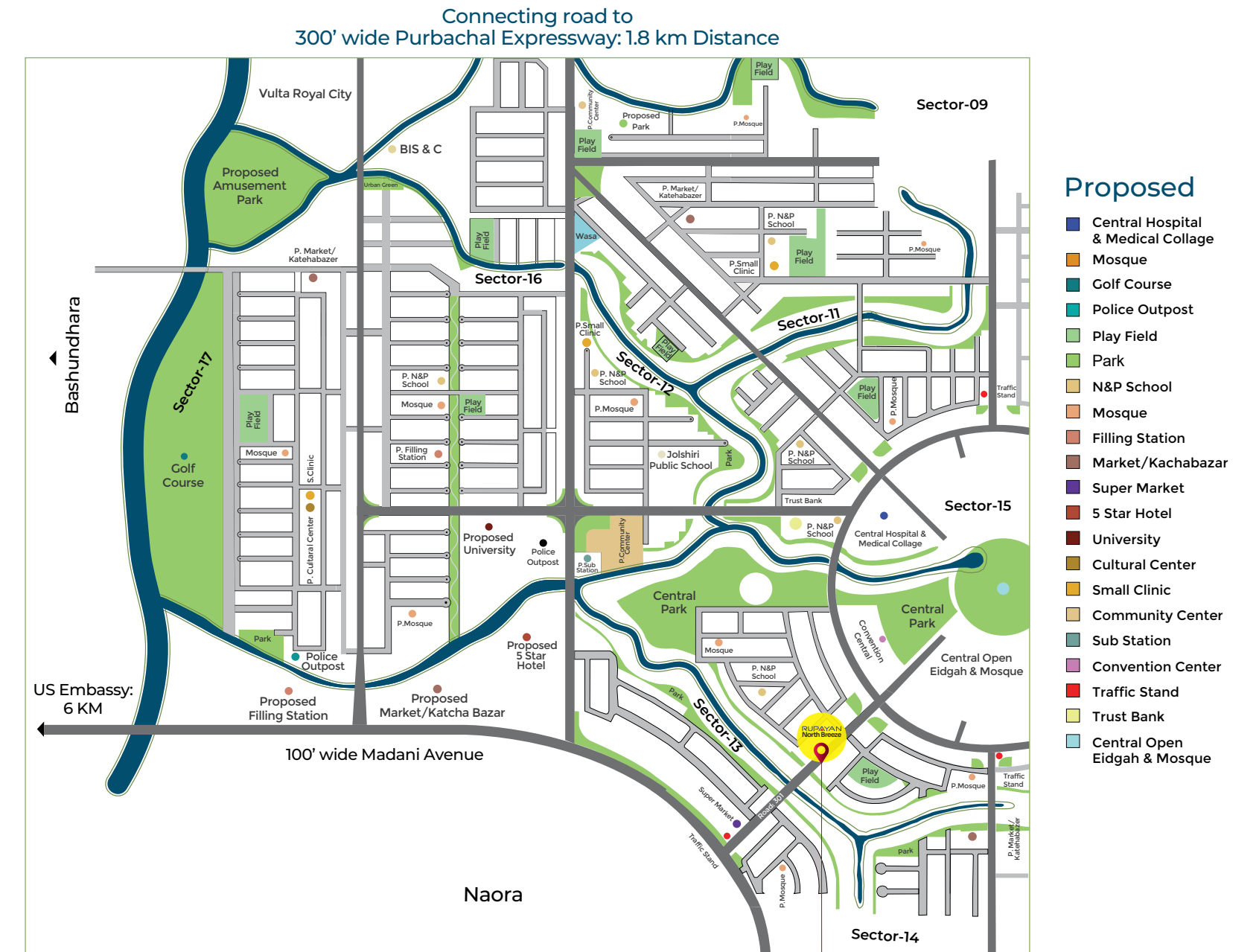
Atul's journey reflects not just ambition, but purpose. His vision goes beyond business—it's about building communities, creating legacies, and empowering the next generation. Under his leadership, Rupayan Housing Estate Ltd. continues to push boundaries, break stereotypes, and set benchmarks in excellence. As a young leader with a global outlook and local commitment, Saif Ali Khan Atul is truly crafting the future of real estate in Bangladesh.

# JOLSHIRI ABASHON FIRST EVER SMART CITY OF BANGLADESH

Jolshiri Abashon is a Smart City under construction in Bangladesh, located at the East of Dhaka in a unique ecological area surrounded by a water network that creates a rare urban oasis.

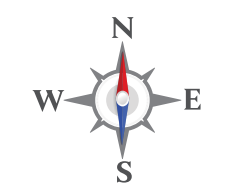
Jolshiri was conceived with the main purpose of reducing the densification of Dhaka, one of the most populated metropolitan cities in the world, by developing a nearby area with a balanced planning approach.

High goals have been set towards achieving national and world recognition for sustainable urban design. Jolshiri will pioneer as a first 'Green city' in Bangladesh and its visionary example will shape the whole housing industry of Dhaka in the future.



Plot 005, Road-301, Sector-13  
Jolshiri Abashon, Dhaka

*The Address*



# At a Glance

**Project Name:**  
Rupayan North Breeze

**Developer:**  
Rupayan Housing Estate Ltd.

**Address:**  
Plot: 005, Road: 301, Sector: 13,  
Jolshiri Abashon, Dhaka.

**Land Area:**  
5 Katha (Approx)

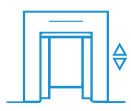
**Building Height:**  
G+M+8

**Building Type:**  
Residential

**Car Parking :**  
8 Nos

**Apartment Size:**  
2850 Sft. (Approx)

# Key Features



Double Height  
Entry



Visitor's Waiting  
Lounge



Community  
Lounge



Rooftop Garden



Open to  
Sky Leisure Zone



Roof top BBQ

# The Art of Refined Living









## Living Room

Every great story starts in the living room

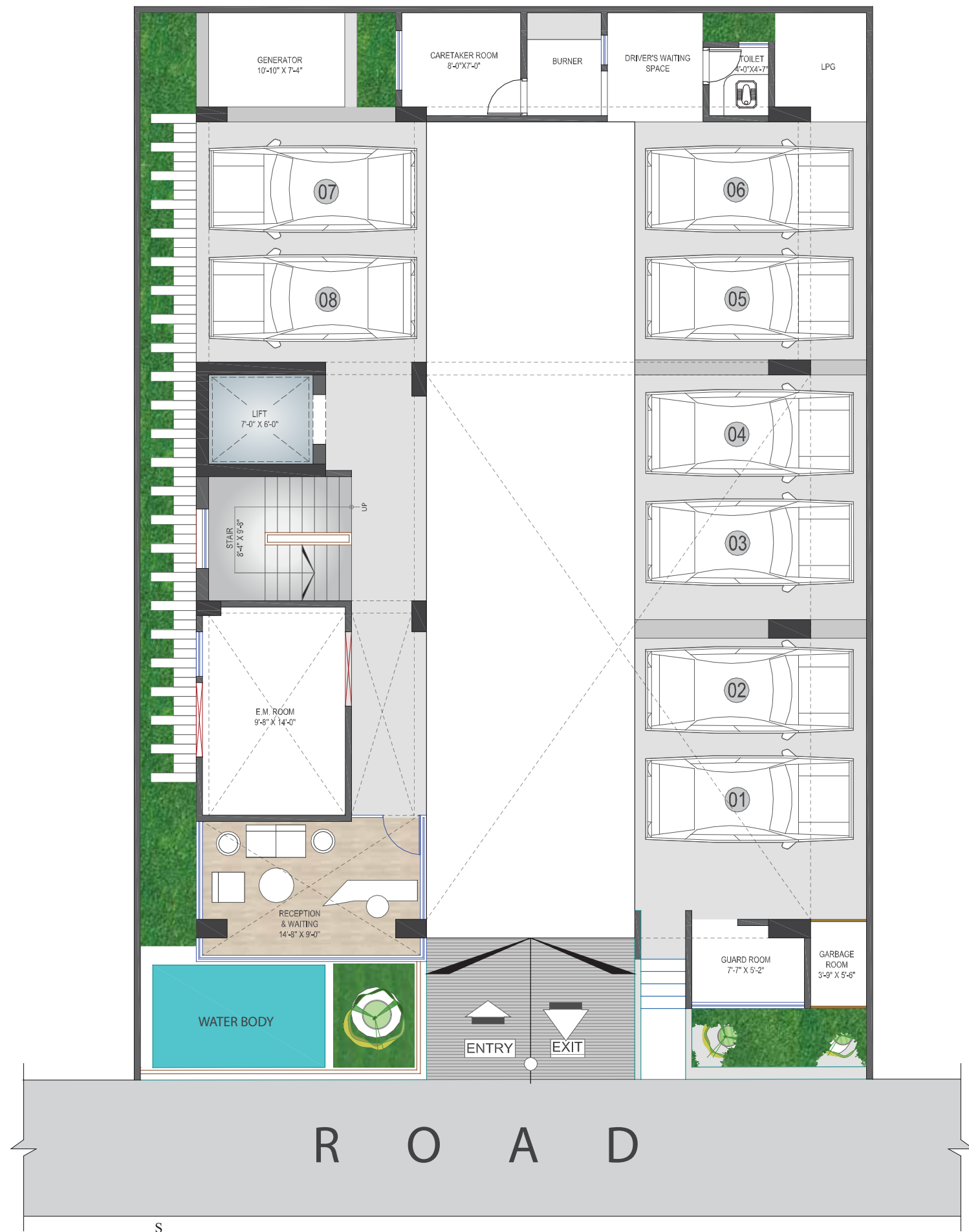


## Bedroom

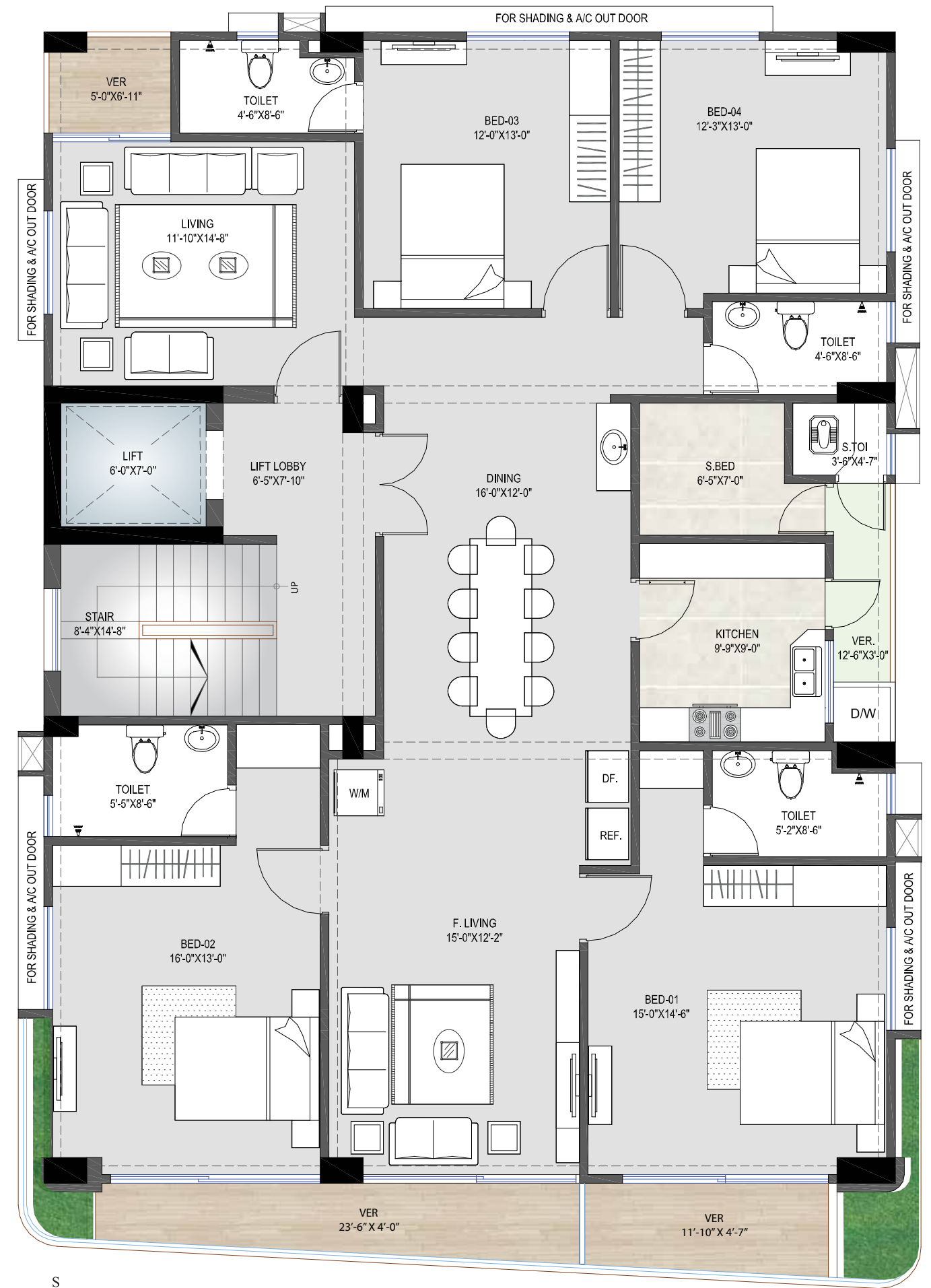
A bedroom that feels like a private retreat



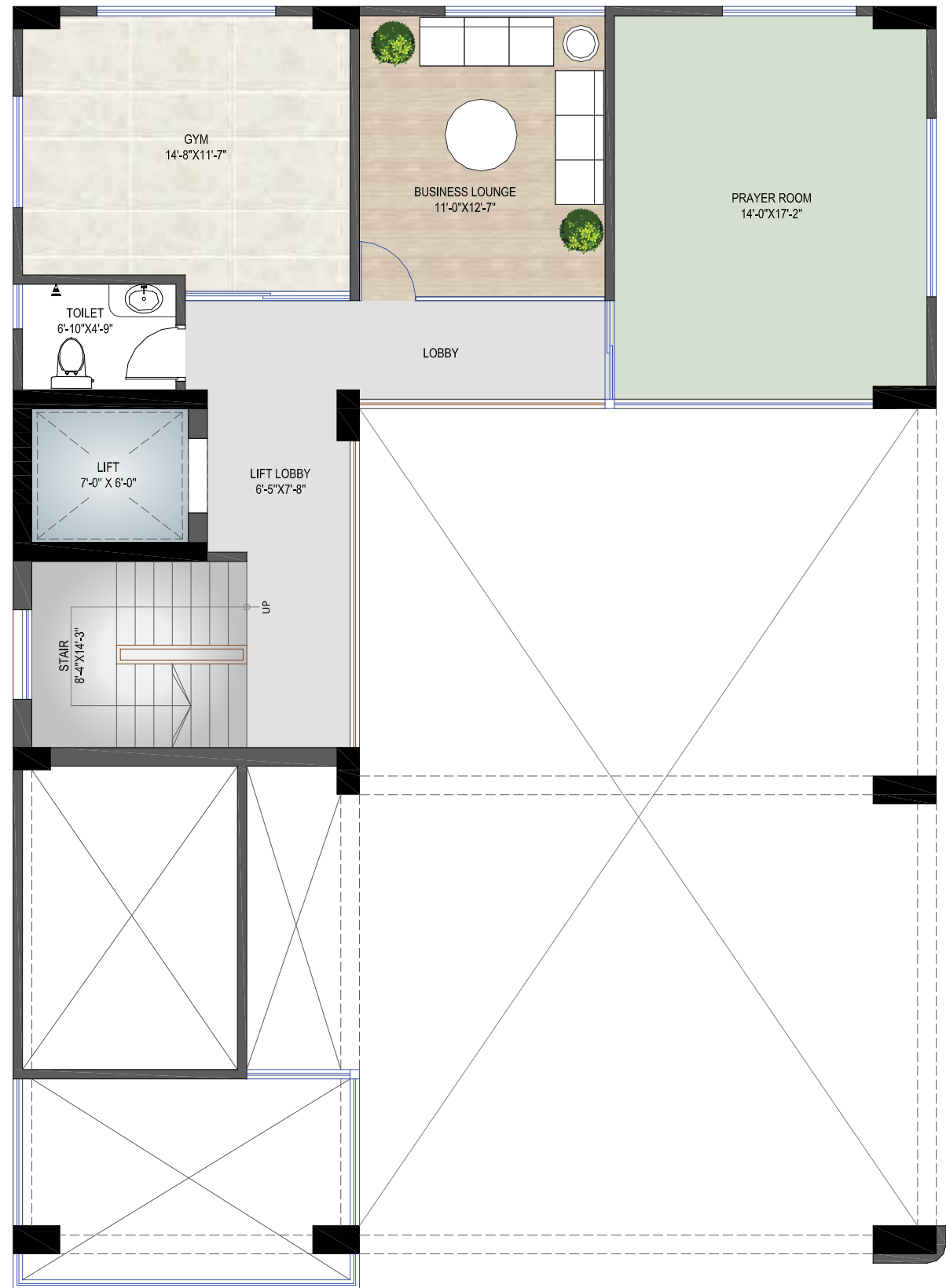
Floor Plan



**GROUND FLOOR PLAN**



**1ST FLOOR PLAN**



 **MEZZANINE FLOOR PLAN**



 **2ND FLOOR PLAN**



 **3RD FLOOR PLAN**



 **4TH FLOOR PLAN**




**5TH FLOOR PLAN**




**6TH FLOOR PLAN**

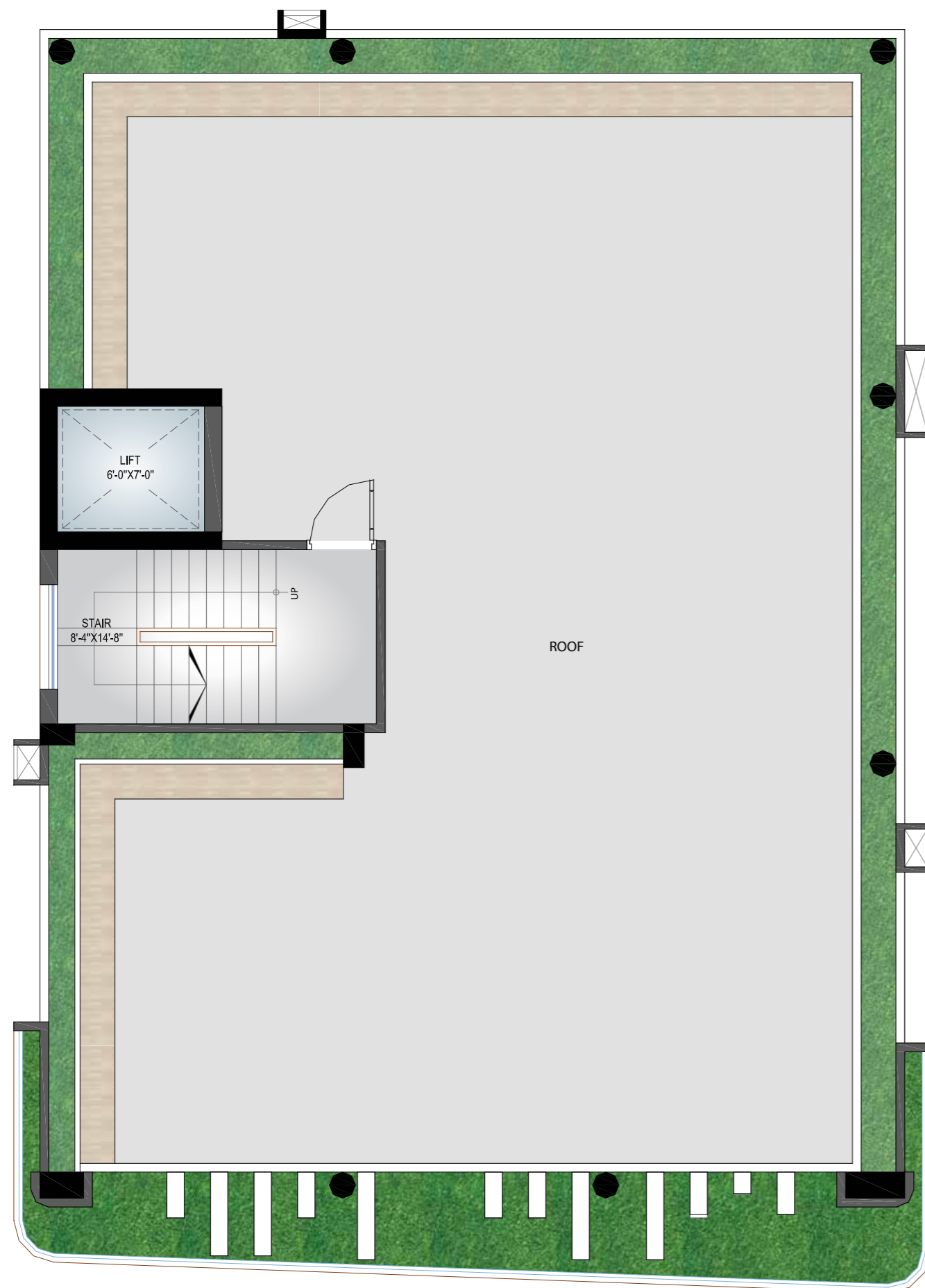


 **7TH FLOOR PLAN**



 **8TH FLOOR PLAN**

# Features & Amenities



**ROOF PLAN**

## Building

### 1. Main Building Entrance:

- Decorative main gate with a polished logo plate (marble/granite/metal) & Lamp post as per architectural design of the elevation & perspective of building.
- Security provisions through guardroom ensuring 24/7 surveillance to control incoming and outgoing persons, vehicles and goods.
- Project name with address and company logo on polished marble/granite or other lucrative materials.
- Personal mail boxes for each apartment
- Comfortable internal driveway with lucrative pavement tiles.
- Modern light solution above the drive way up to reception area to define the grandness of the entrance.
- Reflecting modern landscape with smart water discharge solution.

### 2. Reception Room & Lobby:

- Marble/Granite finished reception desk or as per architectural design.
- Marble in the reception area /lobby. (Imported Tiles 24" X 48"/ 24" X 30" )
- Separate toilet for visitors.
- Seating arrangement with furniture.
- Required electrical fittings and fixtures (Lights, fans etc.).

### 3. Lift Lobby & Stair:

- Lift lobby will be finished with mirror polish tiles (24"x48") and lift walls to be finished with or tiles tiles 12"x24" / 12"x32" as per Architectural design.
- Homogeneous nosing stair tiles (10"x48") in all staircases.
- Main Stair and Fire Stair railing with combination of Wooden handrail and S.S/Ms post or as per architectural design.

### 4. Lift:

- 01 (One) Number International standard lifts having required capacity of passengers /TK / Shanghai Mitsubishi / Hundai or equivalent.
- AC-VVVF drive system.
- Well-furnished and attractive doors & cabin
- Reliable service to resident with stoppage in all floors.

- Emergency alarm provision.

### 5. Generator:

- 01 Nos. International Standard Stand by Generator of Brand new Perkins Cummins/EQV International standard stand-by generator of required capacity for operating building full electrical support Auto mains failure auto transfer switch (ATS) in generator for instantaneous switch-over to generate power in case of power failure

### 6. Standard Substation:

- An electrical sub-station will be installed in ground floor to provide adequate power load to each apartment BREB approved.

### 7. Under Ground Water Reservoir with Pump:

- Large underground water reservoir and roof top water tank to hold sufficient quantity of water. 01 nos for operation & 01 nos for standby shall be provided for buildings (Pedrollo or equivalent).

### 8. PABX & Telephone:

- Elaborate intercom system in each apartment to communicate with the reception desk, guard post & other apartments.
- All wiring will be concealed for each apartment.
- Each apartment shall have independent one telephone line (Panasonic/IKE/ Gaoxenki) provision in Master bed room & Living room.

### 9. Ground Floor Facilities:

- Reticulated LPG gas system with apartment meters.
- Driver's waiting area, common mailbox, electro-mechanical space
- Double height reception.

### 10. Mezzanine Floor:

- Community lounge & Prayer space with Modern Lighting & others facility
- Provision for a meeting room or visitor's lounge as per the architect's design.
- Stylish lighting to create an elegant ambiance.

### 11. Rooftop:

- Water and heatproof rooftop with effective drainage systems.

- Designated areas for: Cloth drying, Green landscaping.

- Non-slippery, weather resistant tiles throughout.

### 12. Car Park and Driveway:

- Driveway paved with high-quality local granito paver tiles for durability and aesthetics.
- MS/SS column guards for vehicle safety.
- Parking spots with clear markings.
- Approach ramp covered with elegantly designed paving tiles (Local Granito).

### 1. Doors:

- Solid Ctg. teak wood frame and decorative solid wood main entrance door (Ctg. Tech) Shutter with:
  - Check viewer
  - Door handle lock with good quality (Lock-EZ/Yale/Hafele) security lock.
  - Good quality calling bell switch.
  - Apartment number plate.
  - All internal door frames teak chamble/ Mehgoni shutters made of Flash door with French polish.
  - All toilet doors Frame take chamble/ Mehgoni & Shutter Formica flash door with polish.

### 2. Windows:

- 4" aluminum section and related others hardware materials as per architectural design of the building.
- 6 mm thick clear glass with mohair lining.
- Grills with 12mm square bar or as per architectural design in all outer Windows.
- Mosquito net will provide in all windows & sliding doors.

### 3. Main Floor:

- Mirror polished floor tiles 32" X 32" / 24" X 48" with 4" Skirting.

### 4. Painting & Polishing:

- Smooth finish and soft colored plastic paint on all inside walls and ceiling. Weather coat/ will be provided in external walls. Bathroom ceiling will be enamel paints matched with the bathroom tiles.

- M.S. railing, M. S. pipe, window grill will be painted with enamel paint.

### 5. Bathroom Features:

- Sanitary wares: Sanitary wares will be provided from reputed manufacturers (Cotto BD/HUIDA or Equivalent).
- Bathroom fittings & Fixtures: Bathroom fittings & fixtures from Cotto/Grohe or equivalents.
- Water line: Hot and cold water line Provision in all bathrooms.
- Wall: Ceramic glazed wall tiles up to 7' height. (12" X 24"- Imported))
- Floor: Ceramic floor tiles matching with wall tiles (Imported).
- Exhaust Fan: Exhaust fan will be provided.
- Geyser provisions

### 6. Kitchen Features:

- Impressively designed platform with granite slab with molding worktop.
- Gas/LPG connection with double burner outlet.
- Imported stainless steel counter top sink (double bowl) with sink mixture.
- Exhaust fan provided. (RHEL standard).
- Kitchen cabinet provisions
- Wall Tiles Imported (12"x 24"), Floor Tiles Matched with wall tiles.

### 7. Walls:

- Constructed with first-class auto bricks (5" & 10" thickness).
- Chemical treatment for damp and salt resistance during Plaster.

### 8. Electrical:

- Sub-station of required capacity comprising foreign electrical Switches, circuit breakers, plug points & other fitting fixtures (Ligand/ Hager/Art Dana or equivalent)
- Independent electric meter & electrical distribution box facilitating auto main circuit breaker in each apartment.
- Concealed electrical wiring (BRB/R/BBS/SQ/Poly cables or equivalent).
- All power outlets with earthing connection.
- Emergency power in lift, lobby, intercom service, water pump, car parking, security room & main gate.

- Standard light fixture in stair and lobby.
- Provision of AC, Geyser, internet and TV POINTS for each Apartment.
- 04 Ac Provision per flat, Ac Frame by RHEL Standard.

### 9. Satellite Dish Cable:

- Provision for connection of satellite dish antenna with multi-channel capacity from commercial cable TV operator in Master Bed & Living room.
- All wiring will be concealed for each Apartment.

### 10. Internet Facility:

- Provision for internet facility.

### 11. 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-2020).

- Structural elements designed and detailed or 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 Geo-technical engineers.
- Structural designs done by professional structural designers and comprehensively cross checked by our in house structural consultant.

### 12. Major Structural Material:

- Cement: Portland composite cement 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 machine made auto bricks.
- Sand: 2.25~2.5 FM coarse sand for concrete. 1.2~1.5 FM 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.

### 13. Water and Sewerage System:

- Water Pump Pedrollo - Italy / Equivalent Deep Tubewell will be pedrollo (subject to WASA permission)

### 1. Gas Supply/LPG:

- LPG System Shall be provided.

### 2. Fire Fighting System:

- Modern firefighting system including extinguishers on each floor.

### 3. Intelligent Security Services:

- Intelligent and modern security including 24 hours CCTV surveillance system shall be provided.

### 4. Optional Features:

- Additional options for interior, fittings & fixture can be arranged as per buyer's requirement on cost basis with proper approval of planning and design department of RHEL.

(Note: The Developer preserves the right to change any features & amenities as per the necessity of the architectural design.

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### DISCLAIMER

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