



THIKANA

INTRODUCTION

Krishibid Properties Limited emerged as a private Limited Company through its formal registration with the register, Joint Stock Companies and Firms in 14 September 2008 to resolve the residential housing problems of agriculturists and other service holders in and outside the capital city Dhaka by using best quality materials. Krishibid Properties Limited is a member of REHAB (1136/2011) and a sister concern of Krishibid Group which is ISO 9001-2015 certified. All the buildings of KPL are designed by well qualified, experienced architects and civil engineers as per ACI and Bangladesh Building Code.





THIKANA

At a Glance

308A, Madrasa Road,
East Kazipara
Mirpur, Dhaka - 1216

Built Over: 17.74 Katha

Number of Floors: B+G+8

Total Apartments: 48

Total Parking: 48

Unit:

A = 1485 sft

B = 1470 sft

C = 1425 sft

D = 1650 sft

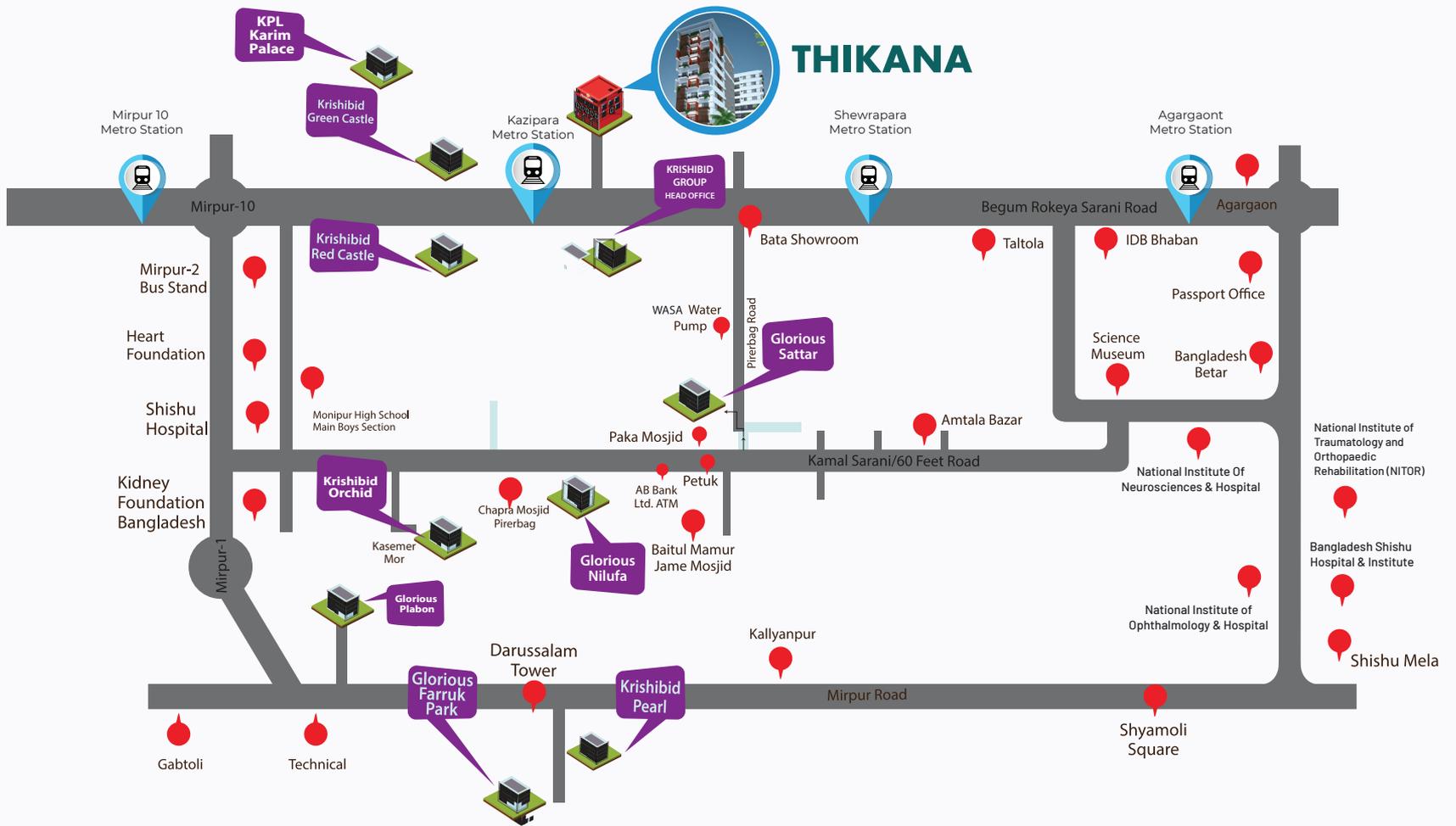
E = 1420 sft

F = 1550 sft

3 Bedroom Apartments



Location Map



Conveniences Nearby

EDUCATIONAL INSTITUTION

- Monipur High School, Mirpur Ideal School and College
- Dhaka Dental College
- Govt. Unani & Ayurvedic Medical College Hospital
- SOS Hermann Gmeiner College Dhaka
- Scholastica Senior Campus

GROCERY

- Krishibid Bazaar Ltd, Kazipara Kacha Bazar
- Consumer Super Shop, Shwapno Super Shop, Agora

HOSPITAL

- National Heart Foundation of Bangladesh
- Kidney Foundation Bangladesh
- Dhaka Dental College And Hospital
- Ahsania Mission Cancer Hospital
- Govt. Unani & Ayurvedic Medical College Hospital
- Al Helal Specialized Hospital
- Aalok Hospital Ltd.

RECREATIONAL SPOT

- Bangladesh Biman Bahini Jadughor
- Bangladesh National Zoo
- Shere Bangla National Stadium

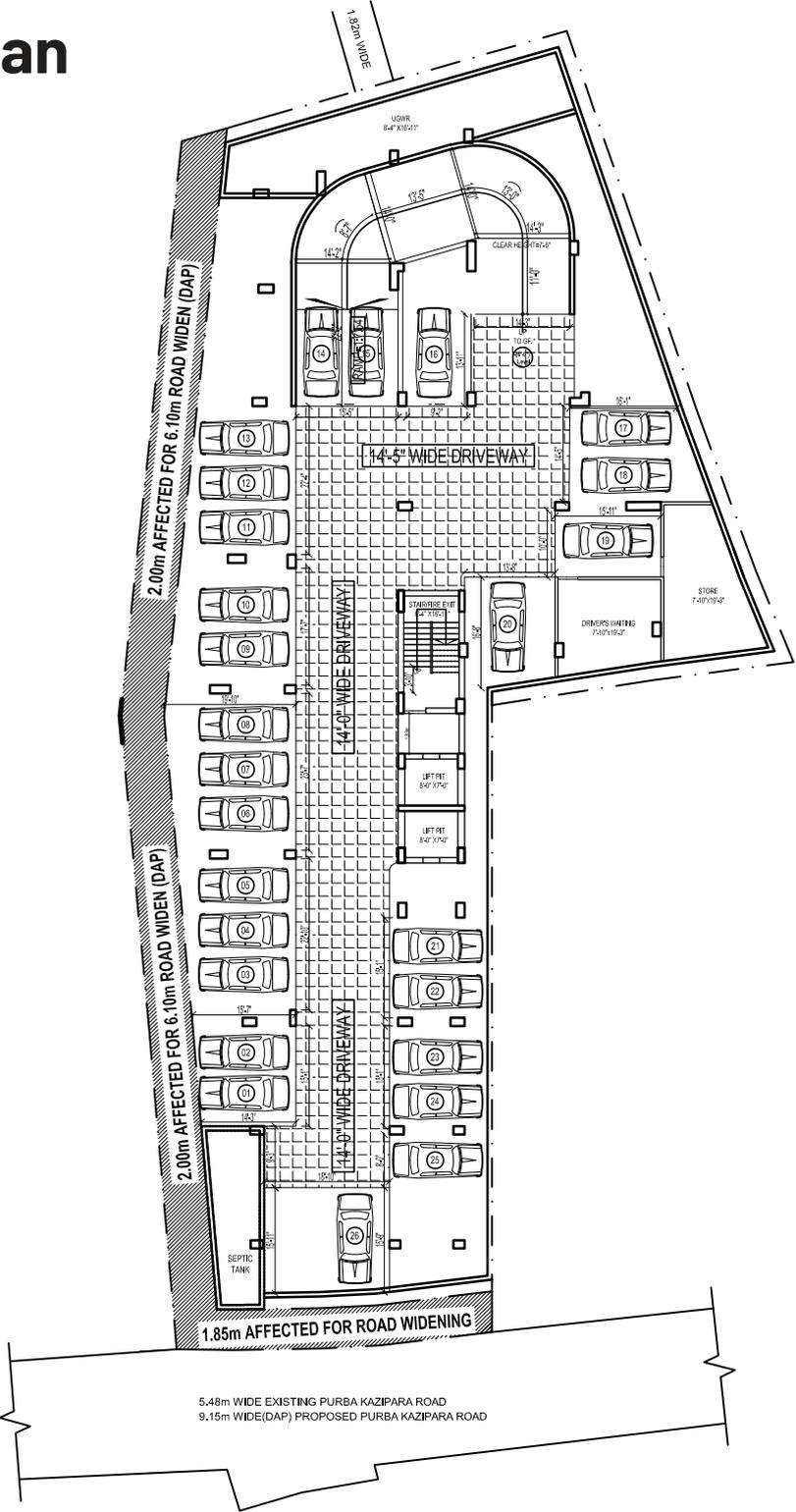




Ground Floor Features

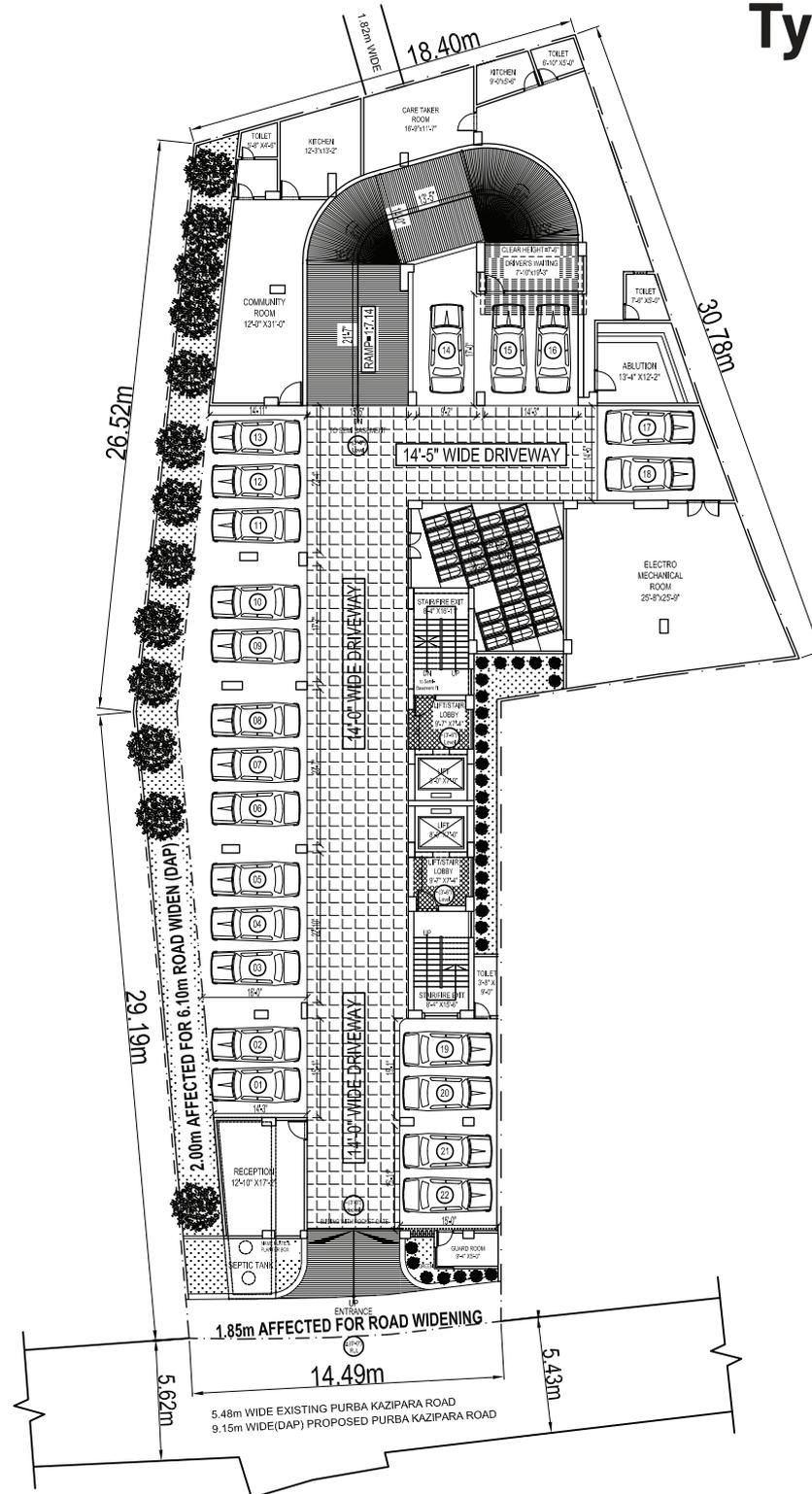
- . Driver's waiting area with washroom facilities
- . Intercom connection from concierge to all apartments
- . 48 Sizeable car parking

Typical Floor Plan



(Basement)

Typical Floor Plan



(Ground Floor)

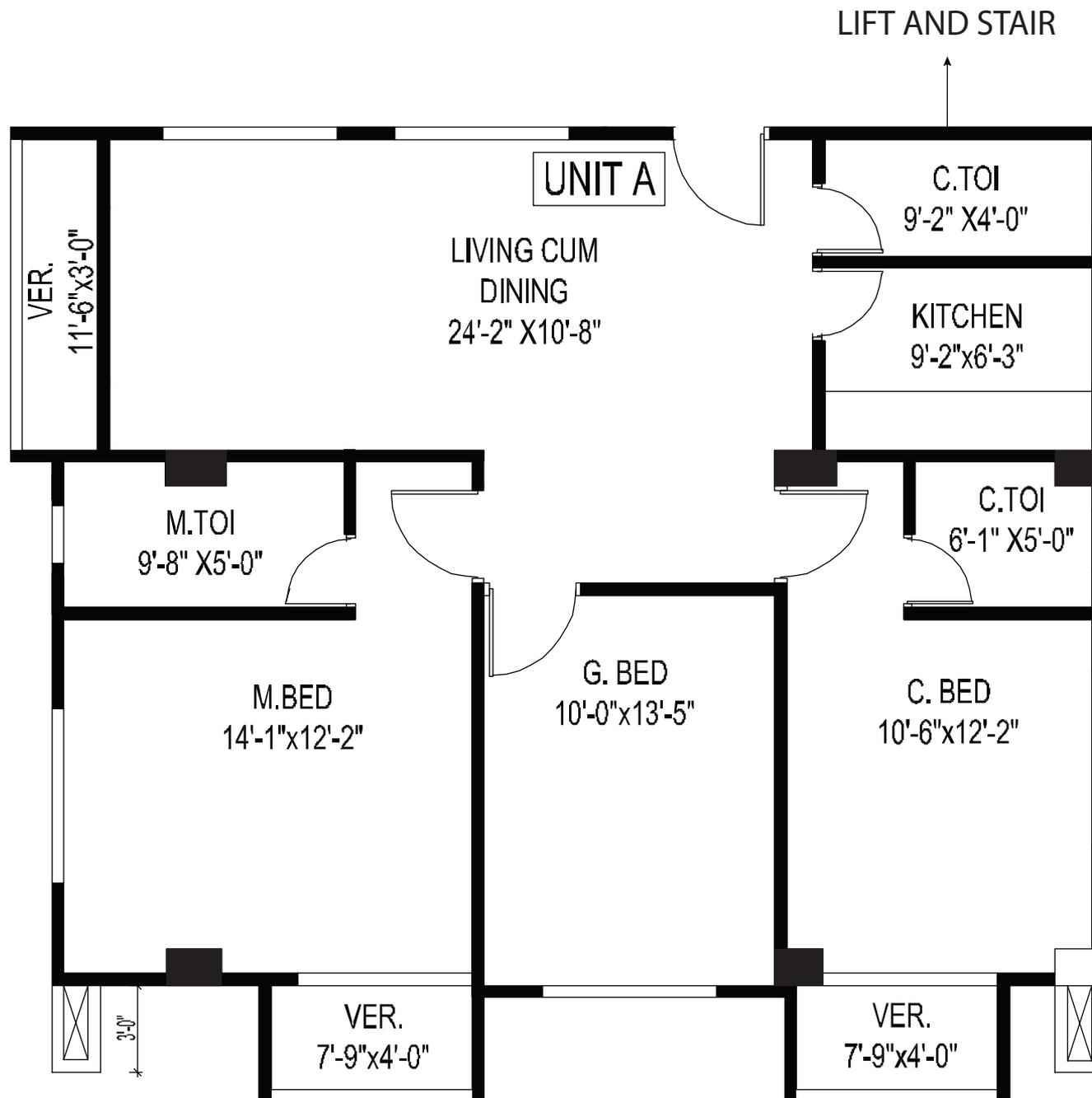




THIKANA
A
S



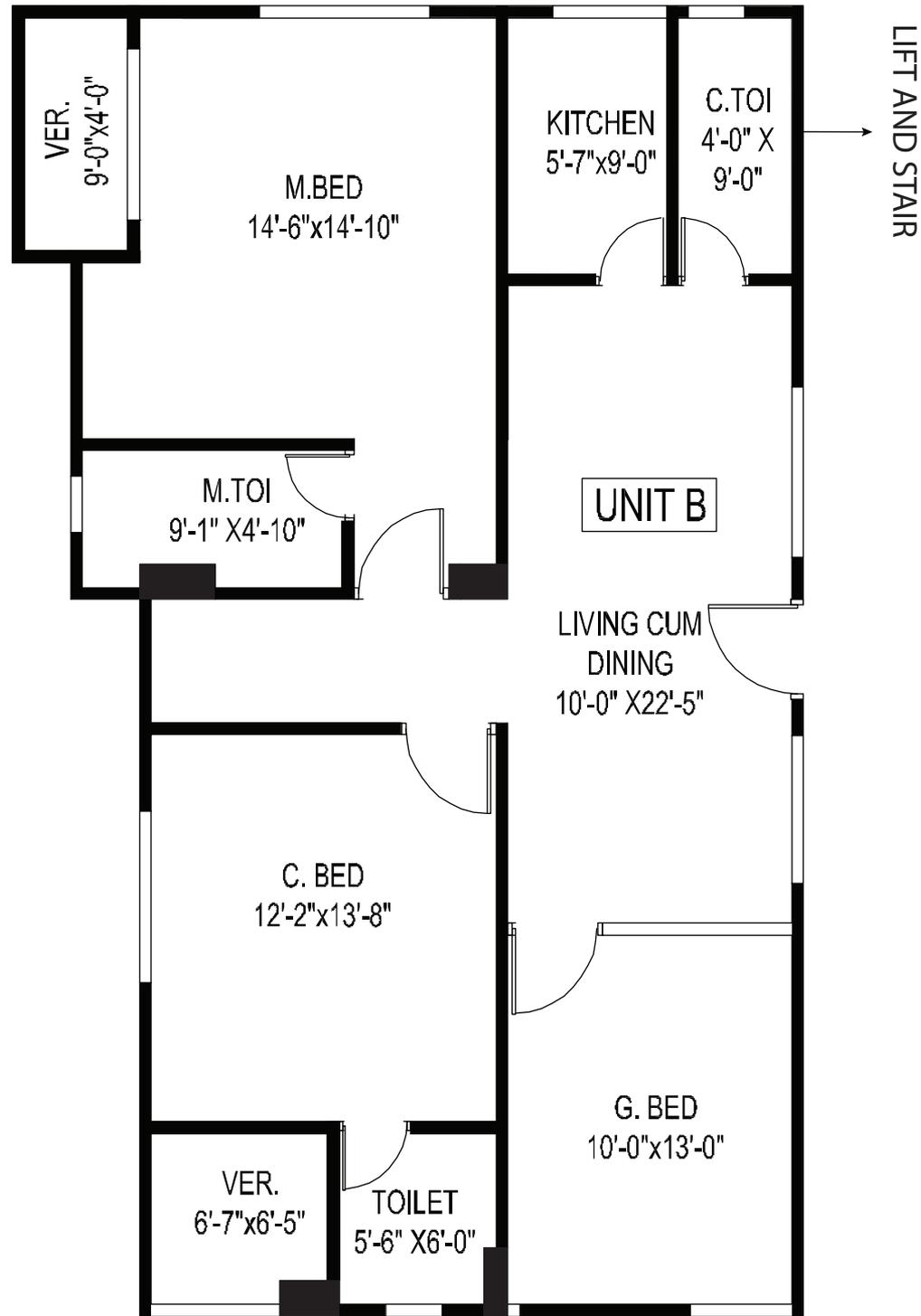
Typical Floor Plan



(Unit A = 1485 SFT)



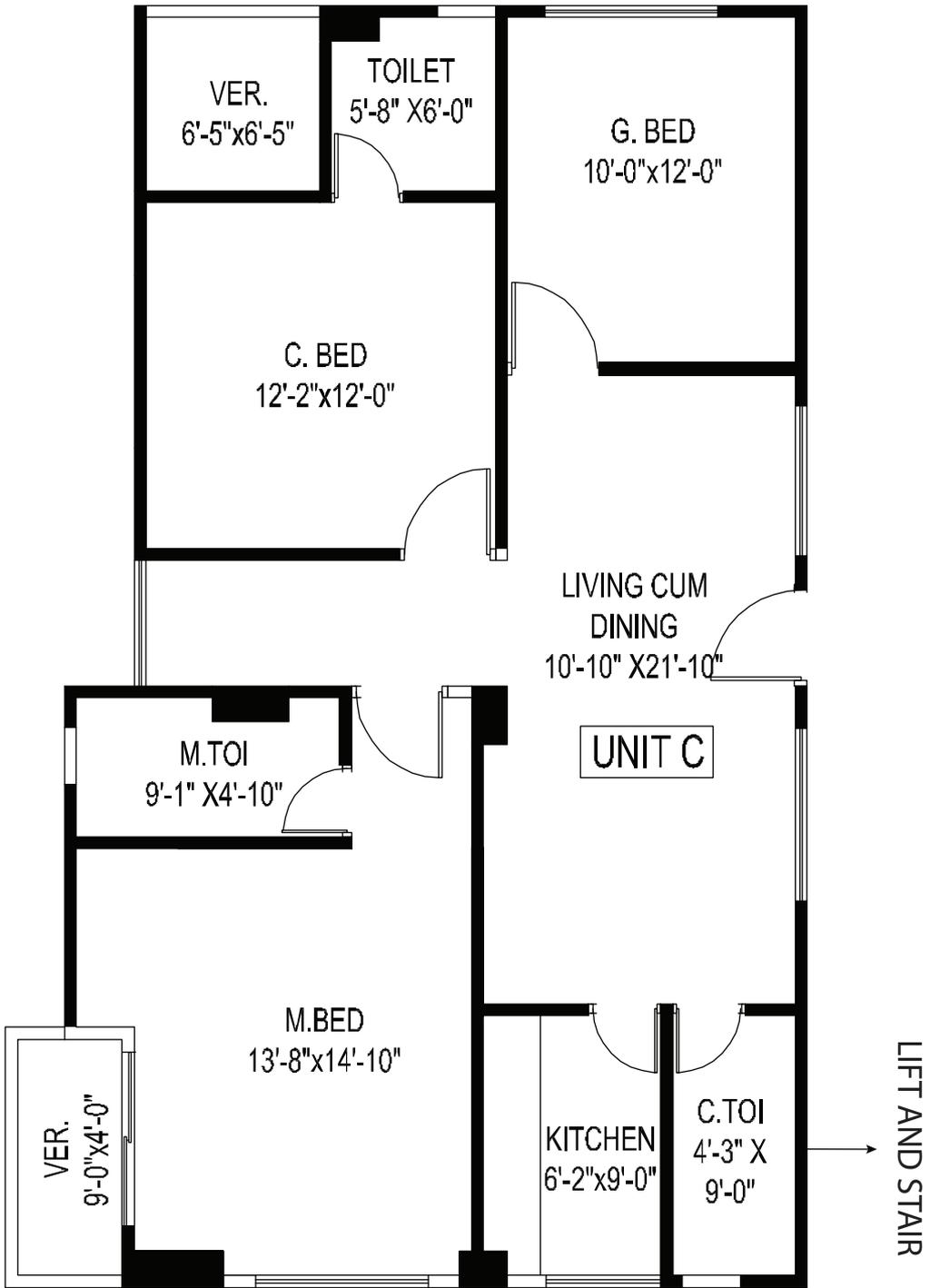
Typical Floor Plan



(Unit B = 1470 SFT)



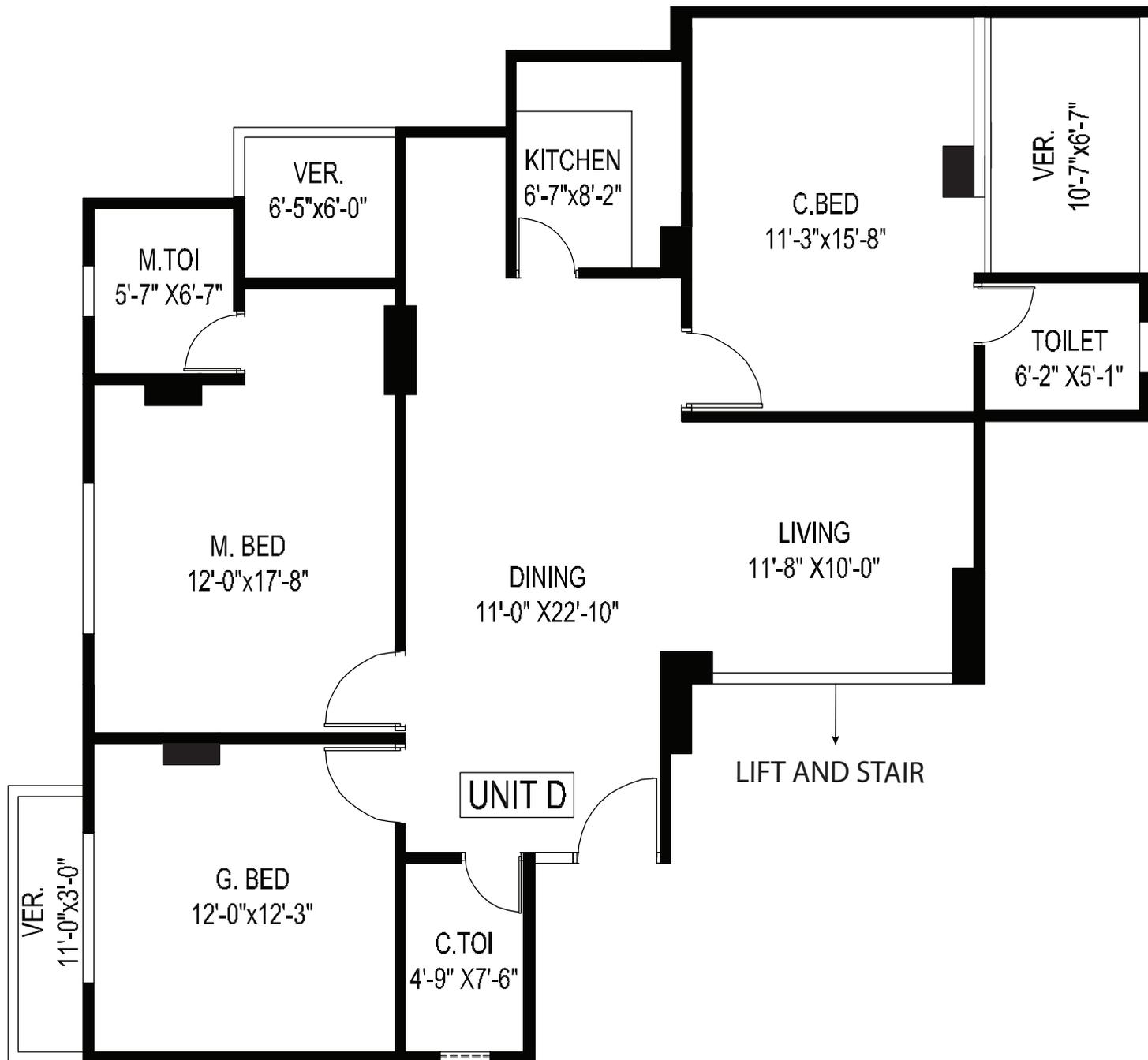
Typical Floor Plan



(Unit C = 1425 SFT)



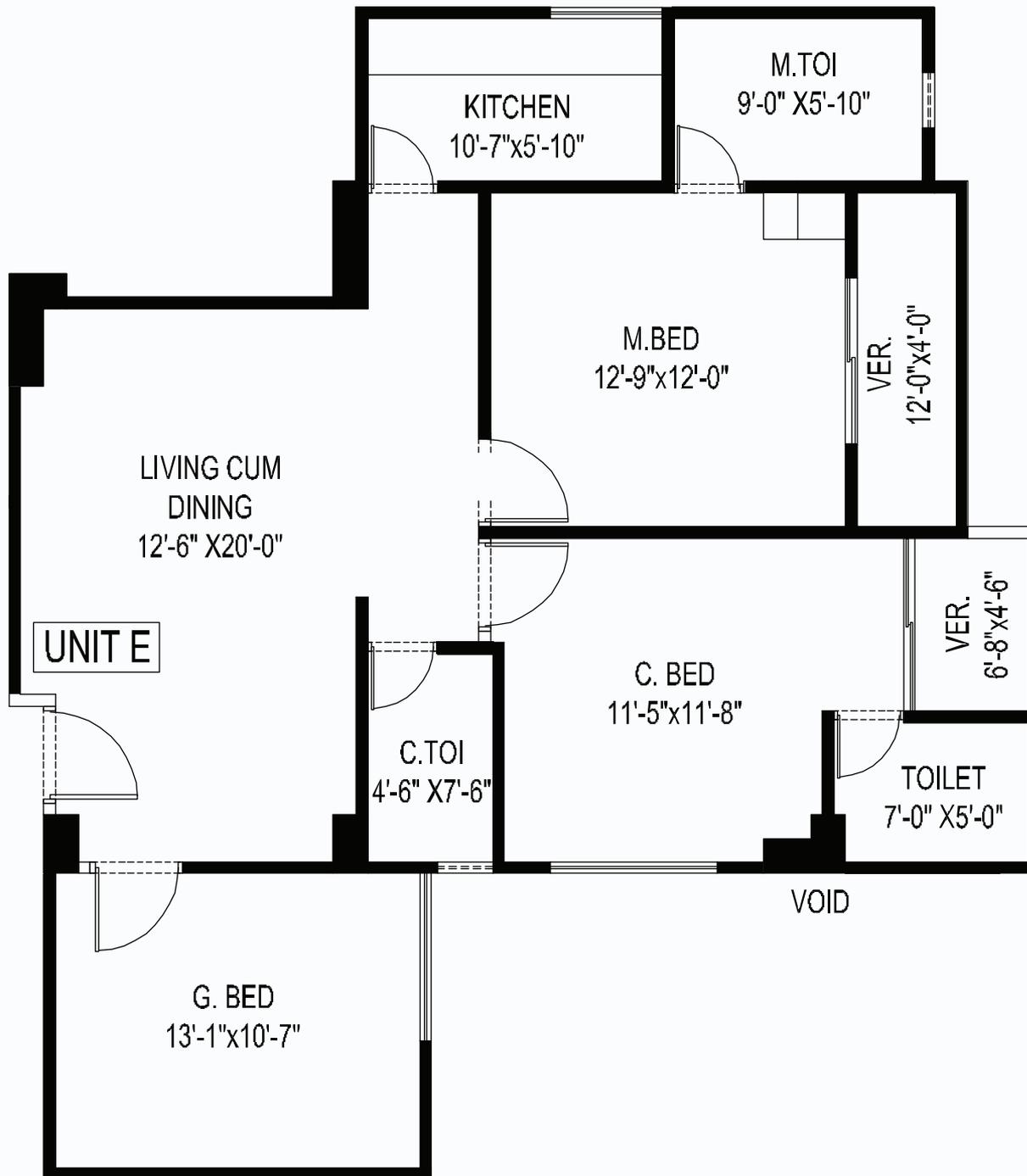
Typical Floor Plan



(Unit D = 1650 SFT)

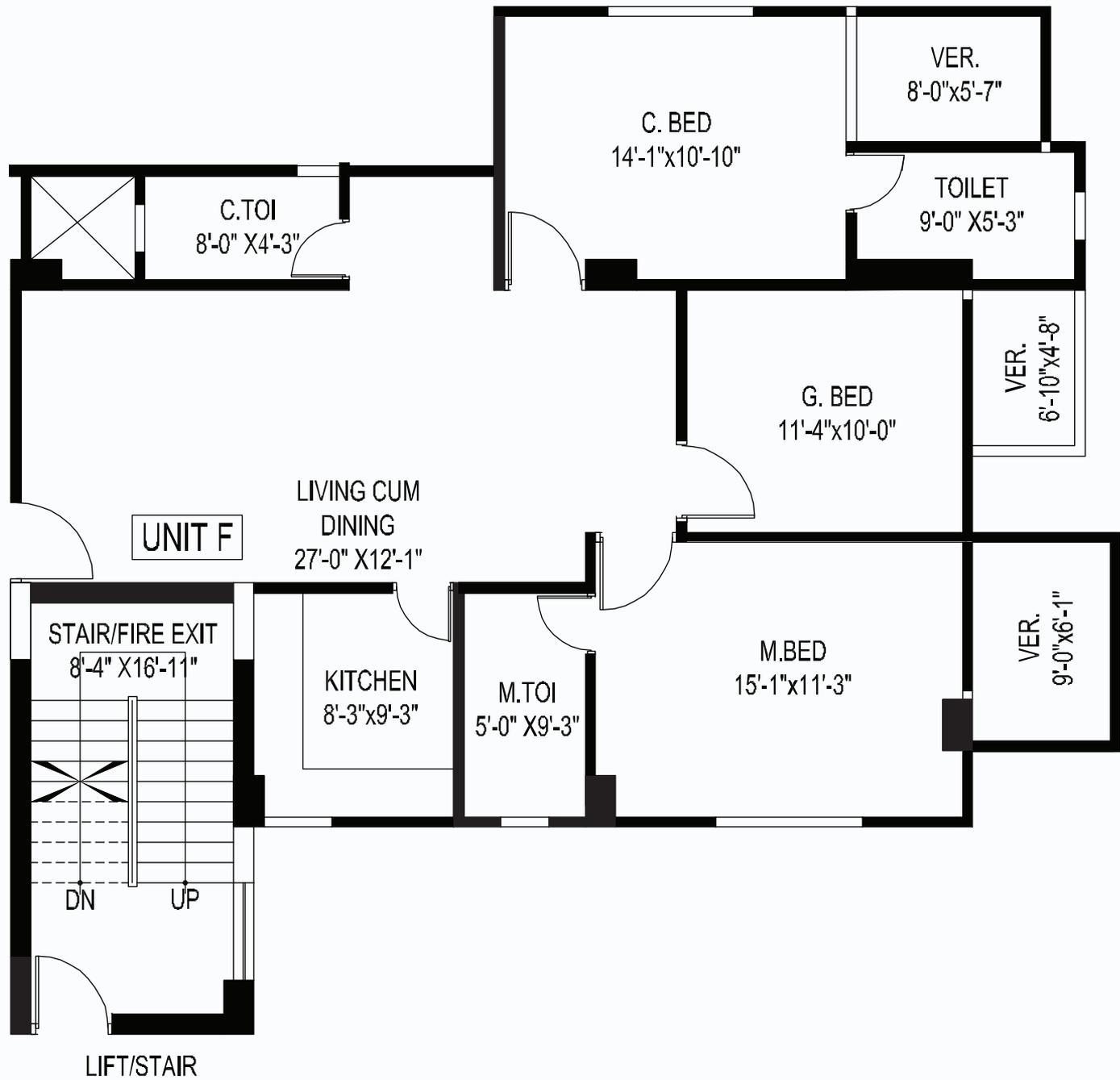


Typical Floor Plan



(Unit E = 1420 SFT)

Typical Floor Plan



(Unit F = 1550 SFT)





FEATURES & AMENITIES

GENERAL AMENITIES FEATURES

- The entire building's architectural and structural design will be completed by a professional team of renowned and skilled architects, designers, and engineers, who will also supervise the construction.
- Modern methods will be used to assess soil composition and bearing capacity, and the structural design will be based on these findings.
- Experienced and qualified structural, civil, and electrical engineers will supervise every stage of construction to ensure quality.
- All modern machinery—such as mixers, vibrators, welding machines, mechanical rollers, rod cutters, and binders—will be used, and skilled construction workers will be employed.
- BUET or equivalent authorities will ensure the quality of rods, cement and concrete used in construction through necessary testing.
- We will guarantee the structure's earthquake resistance (minimum 7.5 on the Richter scale), cyclone resistance, and lightning protection. If necessary, BUET or other reputable engineers may verify the earthquake resistance.
- The building's design and construction will comply with ACI, ASTM and BNBC codes. The main building will have an RCC foundation and structure.
- The ground level will be determined, considering the flood level, road level and surrounding buildings. There will be two wide staircases as per the approved plan

ENTRANCE & PARKING

- The front elevation will be designed according to the client's preference.
- There will be a visually appealing and secure entrance for both apartments and parking, including decorative lamps and safety measures.
- A spacious internal driveway will be provided for car movement, and parking area pillars will be protected with MS angle bars.
- High-quality parking tiles will be used, with proper car parking markings.
- A strong boundary wall will ensure security, preventing unauthorized entry. Each apartment will have iron hooks on boundary pillars for sacrificial animals, and sufficient lighting will be provided.
- The main gate will be made of stainless steel or artistically designed iron.
- The developer's logo, project name, and address will be attractively displayed on the boundary wall as per the architect's design.
- CCTV provisions will be made at the entrance, guard room, every floor's common area, and rooftop. Two water lines will be provided for cleaning cars and the parking area.
- The building's name will be finalized by the client.



RECEPTION LOBBY

- The reception area floor will feature high-quality (homogeneous) 12"x12" laser-cut floor tiles (RAK/Great Wall or equivalent).
- Adequate lighting, fans, and CCTV provision will be included.

LIFT FEATURES

- Two international-standard lifts (SRH/Sunny/Sakura or equivalent) with 8-person capacity and one year of after-sales service.
- The lifts are equipped with auto sensor devices, and they feature elegantly designed doors and cabins made of stainless steel with mirror fittings.
- Sufficient lighting, fans, emergency lights, alarm bells, intercom, and mirrors.
- Required capacity and high speed (1.5 meters/second).

LIFT LOBBY & STAIRS

- Spacious lift lobbies on every floor.
- High-quality (homogeneous) 12"x12" laser-cut floor tiles in all lift lobbies and staircases (RAK/Great Wall or equivalent).
- Stairs will have sturdy and aesthetically designed railings with handrails.

ELECTRICAL SUBSTATION

- A branded electrical substation (Betelco/ARK Power/Green Power or equivalent).
- DESCO-compliant 220/440 volt electrical connections.
- Transformer, protective devices, separate main cables, and auto circuit breakers.

GENERATOR

- International-standard auto-start generator (Ricardo/Cummins or equivalent).
- During power outages, lifts, common area lights, and each apartment's five lights and three fans will remain operational. Water reservoirs, pumps, and safety tanks
- There will be sufficient underground and overhead water reservoirs to ensure an adequate water supply.
- Safety tanks and sewage lines will be constructed for future needs.
- The water supply system will include Italian-made pumps (Pedrollo/Pentax or equivalent) equipped with an automatic lifting system.
- Two pumps with necessary capacity.



TELEPHONE, DISH, AND BROADBAND LINES

- Each apartment will have one provision for a concealed telephone line.
- Master bedrooms and living rooms will have concealed dish line cable connections.
- High-quality PABX phones (Panasonic or equivalent) will connect each apartment with the reception and guard post.
- Each apartment will have concealed broadband line cable connections.
- All cables will be of high capacity.

FIRE SAFETY

- Fire extinguishers will be installed on every floor at convenient locations.
- Hose plates and necessary fire buckets will be provided for water supply.
- Fire alarm system on every floor.

MAIN AND INTERNAL DOORS

- Main door shutters and frames will be made of Chittagong teak or equivalent.
- Handle locks and door chain locks will be used.
- Door magnifiers will be installed to provide an outside view from inside.
- Good quality calling bell switches.
- The internal doors will be strong, durable, and made of French-polished veneered flush materials.
- Internal door frames will be made of mahogany or equivalent.
- Bathroom doors will have laminated garjan veneered flush doors on one side.

OWNERS' ASSOCIATION/COMMUNITY ROOM

- A community room will be provided on the rooftop, ground floor, or basement.
- High-quality (homogeneous) glossy 12"x12" laser-cut floor tiles (RAK/Great Wall or equivalent).
- Provision for AC, necessary lights, and fans.
- Separate gas line (if permitted) and toilet facilities.
- A prayer room for 25–30 people on the ground floor.

GUARD & DRIVERS' REST ROOM

- High-quality (homogeneous) glossy 12"x12" laser-cut floor tiles.
- Necessary lights and fans.
- Separate toilet facilities.

PAINT & POLISH

- Plastic paint on internal walls, distemper on ceilings, and weather coat on exteriors (Berger/Elite/Aqua/Asian or equivalent).
- Enamel paint for metallic items.



FLOORING & VERANDA

- High-quality (homogeneous) glossy 24"x24" laser-cut floor tiles in all rooms and verandas.
- Matching skirting tiles.
- Decorative grills (as per design) for safety in verandas.
- Sufficient electrical outlets in verandas.

BATHROOMS & FITTINGS

- Properly sloped floors for water drainage.
- Glossy homogeneous 12"x12" laser-cut floor tiles on floors and 10"x16" tiles up to the false ceiling on walls.
- The master and secondary bathrooms will include commodes and sanitaryware (RAK or equivalent), while the other bathrooms will feature long pans, low-down toilets, and showers.
- All bathrooms will have mirrors with shelves, soap cases, toilet paper holders, towel rails, etc.
- Top-quality CP fittings (Chattar/Nazma/Sharif or equivalent).
- Provisions for a geyser are in the master bathroom of each apartment.
- Selected four apartments will have geyser provisions with automizers in two bathrooms.
- Three-pin electrical sockets in one bathroom per apartment.

KITCHEN

- Attractive design platform with tiled surface (RAK/Great Wall or equivalent).
- A central gas line with a double burner connection in each kitchen (if permitted).
- Glossy homogeneous 12"x12" laser-cut floor tiles and 10"x16" wall tiles up to the ceiling.
- Good quality local stainless steel double/single tray sink.
- a tiled washing corner in the veranda.
- Necessary shelves and exhaust fan provision.
- At least one three-pin socket for oven/cooker.

DINING ROOM

- Adequate lighting and electrical connections.
- Necessary fan points.
- At least two three-pin sockets for fridge/deep freezer.
- One outlet for oven, iron, or blender.

WINDOWS

- Decorative grills (as per design) with square bars.
- Sliding glass with the required thickness
- Sunshade or similar protection for windows.



ELECTRICAL EQUIPMENT

- Good quality MK-type switches, plug points, sockets, and other fittings.
- Best quality PVC concealed pipes and electrical wires (RR/BBS/Paradise or equivalent).
- Separate wiring and connections for each apartment.
- Earthing connection for each apartment's power line.
- Separate SDB and circuit breakers.
- AC provision in the master bedroom of each apartment.
- Selected four apartments will have AC provision in two bedrooms.
- One connection in each room for computer/laptop/TV.
- Call the bell in each apartment.
- Earthing connection.

UTILITY LINES

- Separate electrical meters and connections for each apartment.
- Double burner gas connection with separate risers for each apartment (if permitted).
- A double-burner gas connection is on the ground floor.
- Water supply and sewage connections via a common meter.
- Separate water valves for each apartment for maintenance.

ROOFTOP FEATURES

- Sufficiently high protective walls.
- Thermal, water, and damp-proofing treatment.
- Proper slope for water drainage.
- Water taps with concealed lines at designated spots.
- Clothes drying area and secured common space.
- Adequate lighting.
- Lightning protection system from roof to ground.
- Space for rooftop gardening.

GENERAL BUILDING FEATURES

- Secured car parking, entry, and exit in the basement and ground floor.
- Two bathrooms and a dining area with three pedestal basins (RAK or equivalent) with mirrors and shelves.
- There is provision for a washing machine at a convenient location in each apartment.
- Well-lit front façade, rooftop, and common spaces.

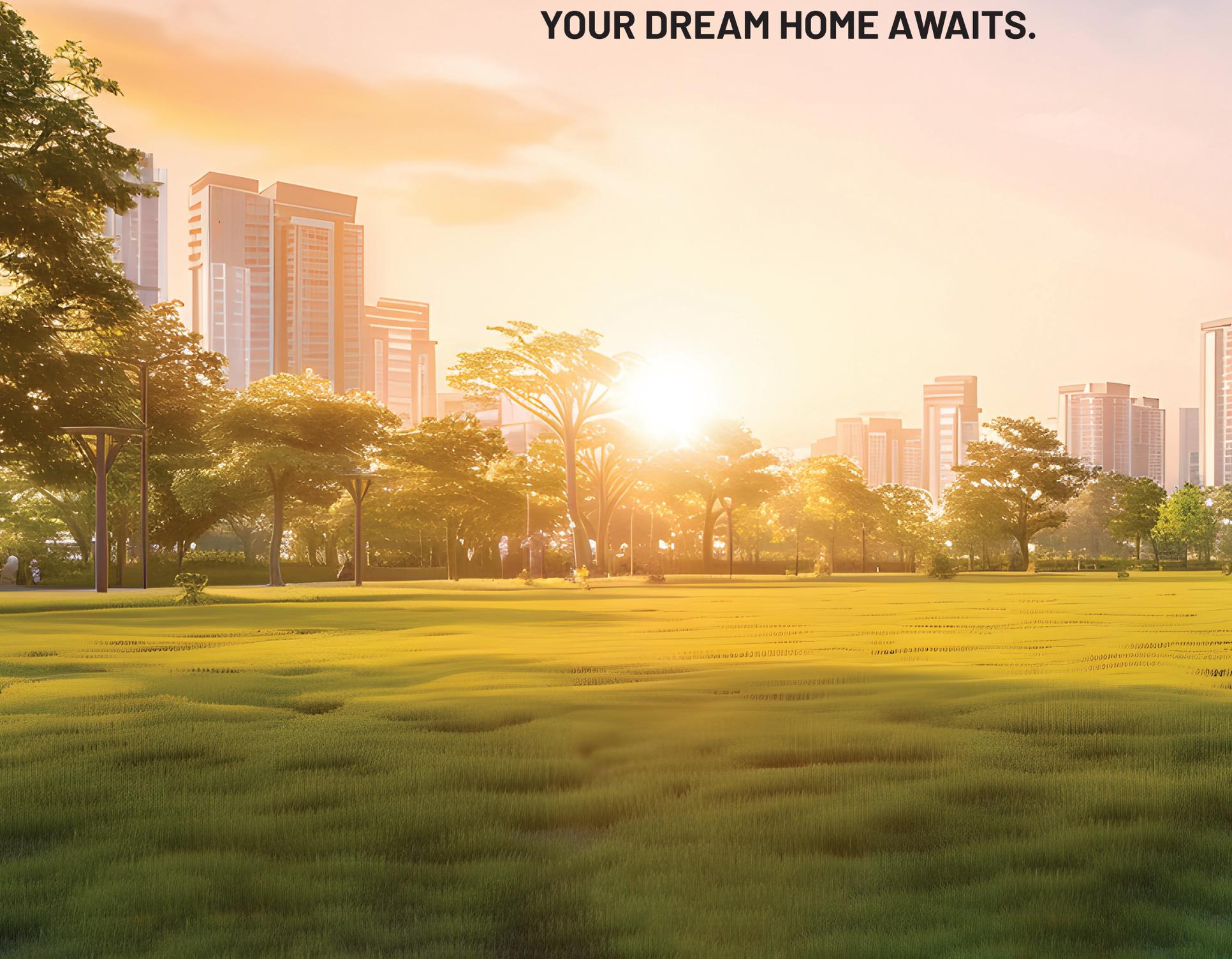
MAJOR MATERIALS & CONSTRUCTION FACILITIES

- High-quality steel (Rahim Steel/Anwar Ispat/KSRM or equivalent).
- 60/72.5 grade deformed steel bars for foundation, footing, columns, and girders.
- Top-grade stone chips for foundation and substructure; first-class picket brick chips elsewhere.
- First-class bricks/blocks for all walls.
- Sylhet sand for all castings and quality local sand for masonry and plaster.
- International standard cement (Crown/Anwar/Shah/Fresh/Premier or equivalent).

If any of the above-mentioned materials are unavailable in the market, equivalent alternatives will be used.



**WHERE COMFORT MEETS CLASS
YOUR DREAM HOME AWAITS.**



TERMS & CONDITIONS

Applicant(s) must abide by the terms and conditions as contained in the application form.

Application:

The preferred Flat(s) shall be allocated on "First come, First serve" basis depending on the availability of flats and on payment of booking money through a prescribed form supplied by the company.

Applicant(s) has to provide the following while submitting the application:

- a. Two copies of passport size photographs.
- b. Two copies passport size photographs of nominee(s) duly attested.
- c. Booking money.

When an application is accepted, a copy of the application form having payment schedule as agreed upon will be provided to the applicant(s). Company will authorize and file the prescribed form only after receiving the full booking money.

Mode of Payment:

Preference shall be given to the Purchaser(s) willing to make one time full payment.

- a. Initial Deposit: Thirty percent (30%) of the cost of the booked flat has to be paid along with the application.

b. Installment: In the case of installment, the rest of amount after the payment of booking money has to be paid on the decided installment scheme and the schedule as mentioned in the application form. All payments are to be made by A/C Payee Bank draft and/or MICR cheque/pay order om Banks within Dhaka Metropolitan City areas in favor of Krishibid Properties Limited. No cash transaction will be allowed. Non-Resident Bangladeshi (NRB) Purchaser(s) may remit the payment by A/C payee DD or TT through proper and lawful channel. Remitted currency conversation into taka will be done as per Bangladesh Bank exchange rate of the encashment date.

Cancellation of Booking:

Purchaser(s) must strictly adhere to the payment schedule in paying the installment. Failing to pay within 10 days of the due date will entail the delay fine as per the company policy. In case of default of payment of installment for three consecutive months by purchaser(s), the company reserves the rights to cancel the allotment of the defaulting Purchaser(s). And the paid amount will be returned to him/her/them after selling the apartment and deducting 10% services charges of the total amount paid by the Purchaser(s).

This repay system goes same as in case of any Purchaser(s) decide to cancel the flat(s) voluntarily after booking or in the middle of installments.

Utility Cost:

Purchaser(s) will have to bear the costs of connections for utility (Water, Gas and Electricity) & Solar Panel according to the company policy. Purchaser(s) will also bear the costs of car parking based on the company's policy. Purchaser(s) shall pay taxes, VAT, security deposit, costs/fees payable for gas, water supply, sewerage, electricity connections and all other maintenance costs for his/her/their apartment/office/shop.

Optional/Additional Cost:

Purchaser(s) has to take written permission before carrying out any modification work. If it becomes inevitable to revise and re-determine the prices of flat space and/or optional fitting due to excessive increase of price of construction materials, government charges etc., purchaser (s) shall bear the additional cost determined by company authority. Optional works could be done if they are technically feasible (not contradictory with structural and architectural design). And for that purpose, purchaser(s) has to pay the cost in advance for the additional/or optional work.

TERMS & CONDITIONS

Registration Cost:

All the processes regarding registration and mutation will be completed by the company within 90 working days from the date of full payment. Purchaser(s) shall bear all the costs regarding registration and mutation as per the rate fixed by the company at the time of registration and mutation. Purchaser(s) shall also pay company's registration and mutation service charges, VAT, documentation charges and other miscellaneous expenses likely to be incurred in connection to registration and mutation.

Hand Over of Possession:

The flat(s) and car parking space will be handed over to the Purchaser(s) on receipt of all payments and based on estimated time. For any unintentional delay in handing over, due to the circumstances beyond the control of Krishibid Properties Limited., e.g. natural calamities, political turmoil, disturbances, hartals, strikes, changes in the fiscal policy of the state, non-availability of construction materials, nonpayment of allments in due time by the Purchaser(s) and any other force majeure, Purchaser(s) shall not be entitled to claim any compensation.

Ownership Transfer:

Without prior consent of the company, Purchaser(s) shall not be allowed to make transfer, convey, mortgage, or in any other way encumber the flat(s) allotted to him/her/them unless all payments are made and possession is handed over. In case of changing the ownership of Flat(s) before registration of that Apartment, a transfer fee of Tk 2,00,000 (Taka Two Lac only) will be applicable which has to be paid by the Purchaser(s) to Krishibid Properties Ltd. along with the application of transfer. In other case of changing the Flat(s) ownership even after handing over of the possession, Purchaser(s) must obtain prior written permission of Krishibid Properties Limited to sell the flat(s).

Company's Right:

Company has the right to accept or reject any application(s) or applicant(s) without assigning any reason thereof. Price of the flat will be determined according to the company's policy. All prices shall have to be re-adjusted proportionately for any deviation (more/less) from the booked size. Company reserves the right to amend, change and expand the company proposed layout plan due to unavoidable circumstances. In such cases, internal and outer shapes, sizes, etc. of the flat(s) may be slightly/moderately changed as well. The actual floor area of the flat(s) may vary on final measurement after final approval of the competent authority. In that case, the price will be re-adjusted with the pre-fixed purchase price of the flat(s) and no complaints from both the company and the Purchaser(s)

would be entertained. Company reserves the right to change/modify/alter the layout plan for the greater interest of the project. In such cases, attempts will be made to re-allocate a flat to the Purchaser(s) keeping in view of the size and location of the previous apartment.

For any grounds, if the company has to terminate the project or certain portion of it, complete money as per record will be return to the Purchaser(s) within the quickest possible time. In such cases, Purchaser(s) shall not be entitled to get any compensation.

Loan Facilities:

The company may help the buyer(s) to get "Bank Loan" on usual terms and conditions from any registered Banks and Financial Institutes.

Project Management:

All services will be managed by the efficient management members of KPL.



KRISHIBID
PROPERTIES

KRISHIBID GROUP
Real Estate

801, Begum Rokeya Sarani, Kazipara, Mirpur, Dhaka-1216, Bangladesh
Phone: +88-01700729314, E-mail: kgre@krishibidgroup.com
Web: www.kplbd.com, Facebook: Krishibid Group Real Estate