STAR MALL

&

RICH CARLTON HOTEL

★★★★★

Shopping · Healthcare
Five-Star Hospitality

COMPANY PROFILE 2026

A Prime Location Near Dhaka International Airport, Uttarkhan



AT A GLANCE

One address for shopping, healthcare and five-star stays

28,400
sq ft total land area

12,000
sq ft floor plate on every level

B2 + 14
two basements and 14 storeys above ground

5 floors
Star Mall: retail, food court and cineplex (1F–5F)

2 floors
Hospital: emergency, diagnostics, surgery and ICU (6F–7F)

280 rooms
Rich Carlton Five-Star Hotel, 7 floors (8F–14F)

THE DEVELOPER

Star City Builders Ltd.

Two decades of experience in construction, real estate and project management, built on three commitments: transparency, quality construction and timely delivery.

- Transparent documentation at every stage
- Disciplined execution and quality build
- A long-term commitment to the community

A MESSAGE FROM OUR CEO

“We are not just building a mall, a hospital and a hotel; we are building a landmark Dhaka can be proud of.”

Every decision, from location to architecture to the hospital and the five-star hotel, has been made with our visitors, patients and guests in mind.



Md. Morsad Ahmad
Chief Executive Officer

LOCATION

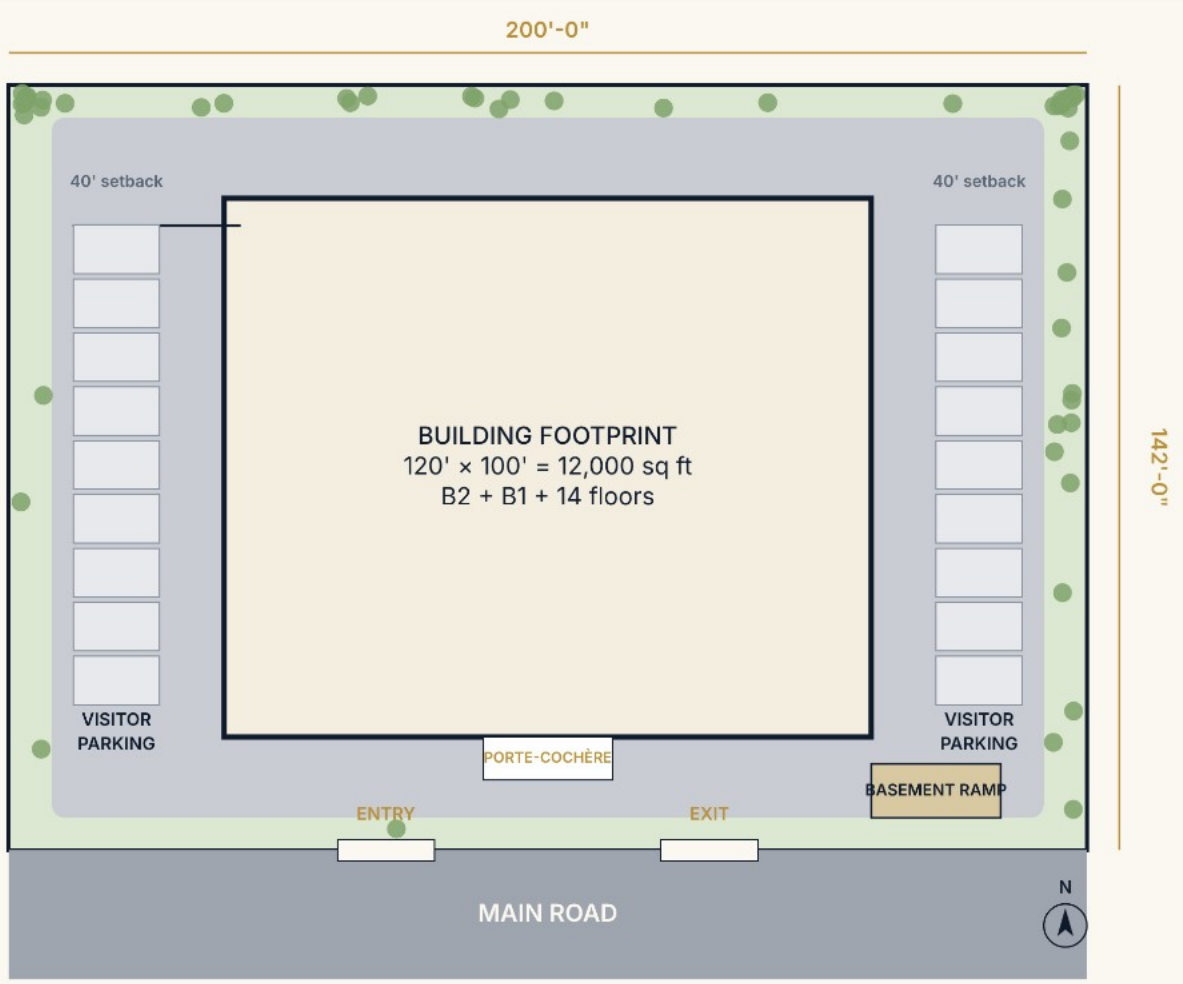
A Prime Location Near Dhaka International Airport, Uttarkhan

A high-visibility site with strong road connectivity, chosen for retail footfall, patient access and hotel guests.

Dhaka International Airport → Uttarkhan (7 km) → Mega City Purbachal → 100-Foot Road

- High-density catchment area
- Easy access from major roads
- Growing residential and commercial demand





SITE PLAN

A landmark set in open space

Land use	sq ft
Total land	**28,400**
Building footprint	12,000
Open space, drive and landscape	16,400

Plot approx. 200′ × 142′ with separate entry and exit from the main road, a porte-cochère drop-off for hotel guests and a ramp to two basement levels.

INDICATIVE PLAN · SUBJECT TO APPROVED DRAWINGS

BUILDING STACK

Sixteen levels, one destination

Every level shares the same 12,000 sq ft plate, so lifts, stairs and services run straight from basement to roof.

- Rich Carlton Hotel · 8F–14F
- Hospital · 6F–7F
- Food court & cineplex · 5F
- Star Mall retail · 1F–4F
- Parking · B1–B2

14F	Hotel suites
13F	Hotel rooms & suites
12F	Hotel rooms & suites
11F	Hotel rooms
10F	Hotel rooms
9F	Hotel rooms
8F	Hotel rooms
7F	Hospital · OT, ICU, ward & cabins
6F	Hospital · emergency, OPD & diagnostics
5F	Food court 6,000 sq ft · Cineplex 4,000 sq ft
4F	Brand showrooms
3F	Retail shops + bank
2F	Retail shops
1F	Retail shops · main entrance
B1	Parking
B2	Parking · services

FACILITIES

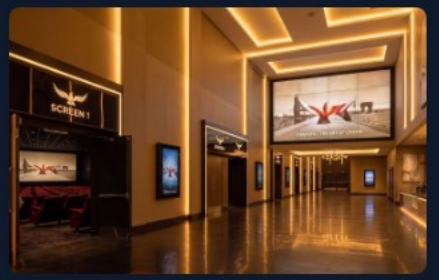
Everything under one roof



Shopping mall



Food court



Cineplex, 6 screens



Operation theatre



ICU & emergency



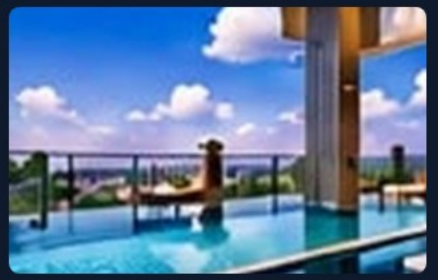
Hotel rooms



Grand ballroom



Fine dining



Swimming pool



2-level parking

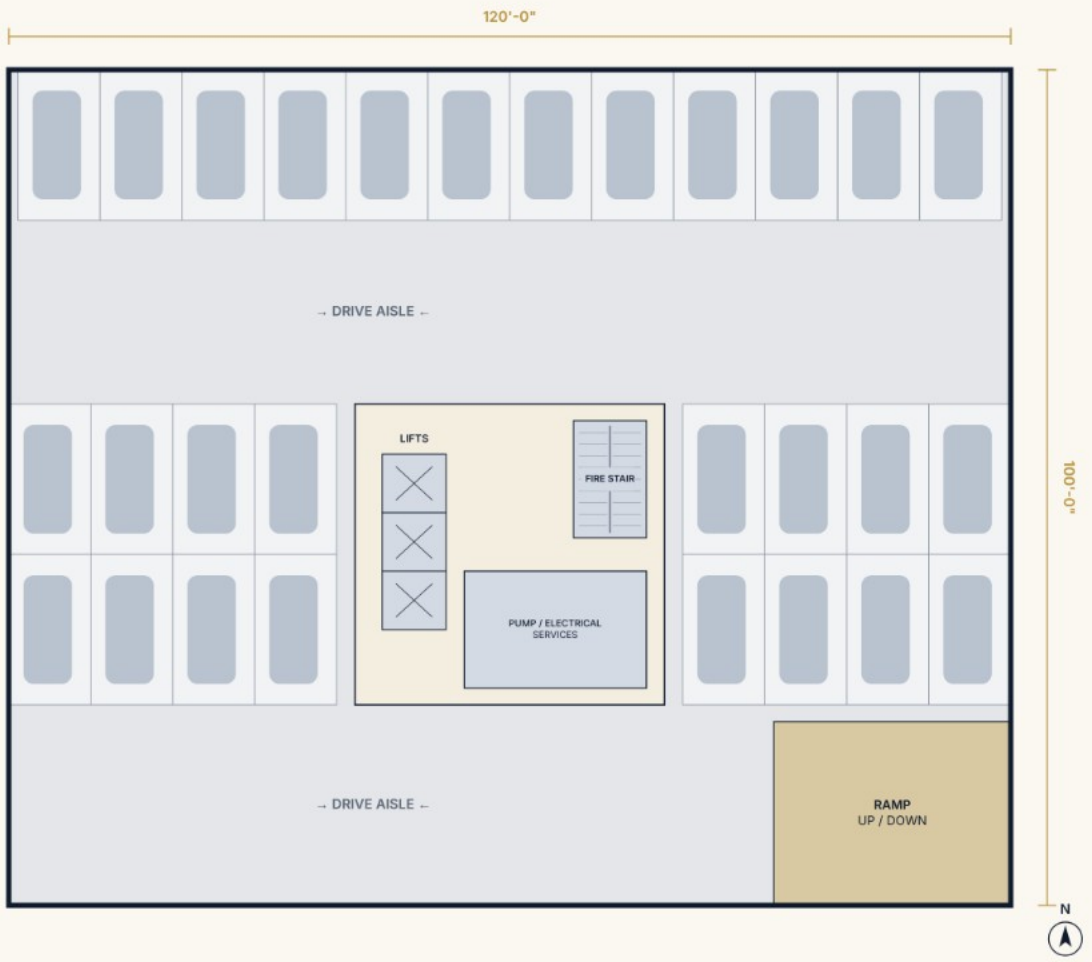


STAR MALL · 1F–5F

Shop, eat and entertain

Five podium floors of fashion, lifestyle and specialty retail, crowned by a dining and cinema floor that keeps the building busy from morning to midnight.

Floor	Use
5F	Food court (6,000 sq ft) + cineplex (4,000 sq ft, 6 screens)
4F	Brand showrooms: 2 × 1,500 and 2 × 1,000 sq ft
3F	Retail shops + bank (approx. 2,000 sq ft)
2F	Retail shops, 100 sq ft modules
1F	Retail shops + main entrance and lobby



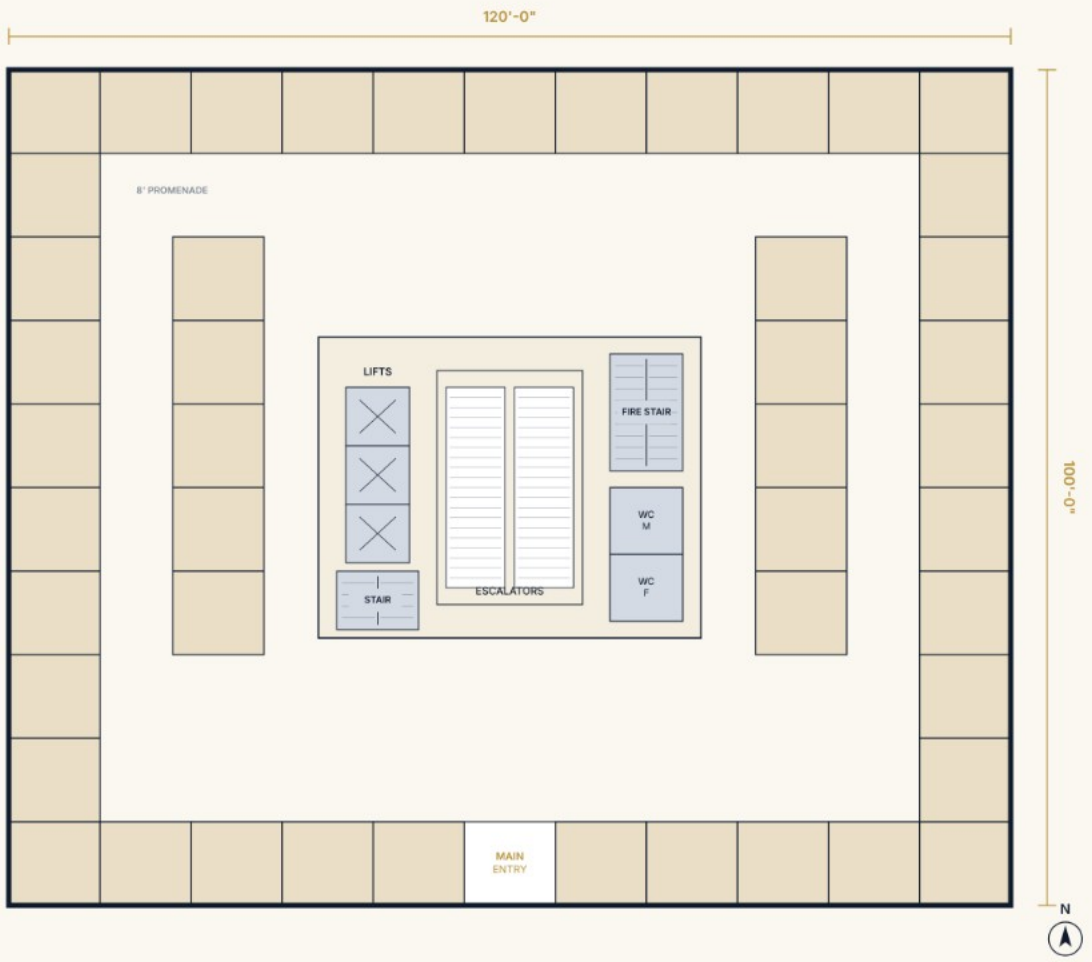
FLOOR PLAN · B1 & B2

Secure underground parking

Levels	**2 (B1, B2)**
Area per level	**12,000 sq ft**
Car bays per level	**approx. 28**
Access	**Ramp + 3 lifts + fire stair**

Pump room and electrical services sit beside the core; parking serves shoppers, hotel guests and staff.

INDICATIVE PLAN · SUBJECT TO APPROVED DRAWINGS



FLOOR PLAN · 1F

Ground-level retail and main entrance

Floor area	**12,000 sq ft**
Shop module	**100 sq ft (10′ × 10′)**
Shops per floor	**approx. 47**
Vertical transport	**2 escalators, 3 lifts**

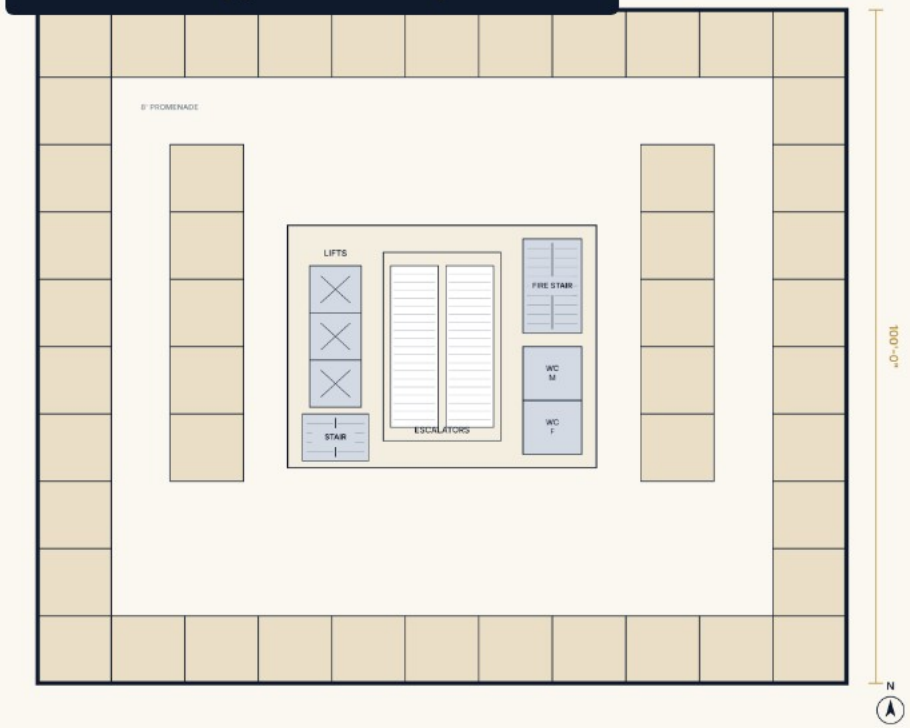
An 8′ promenade loops past every shopfront; modules can be joined for larger tenants.

INDICATIVE PLAN · SUBJECT TO APPROVED DRAWINGS

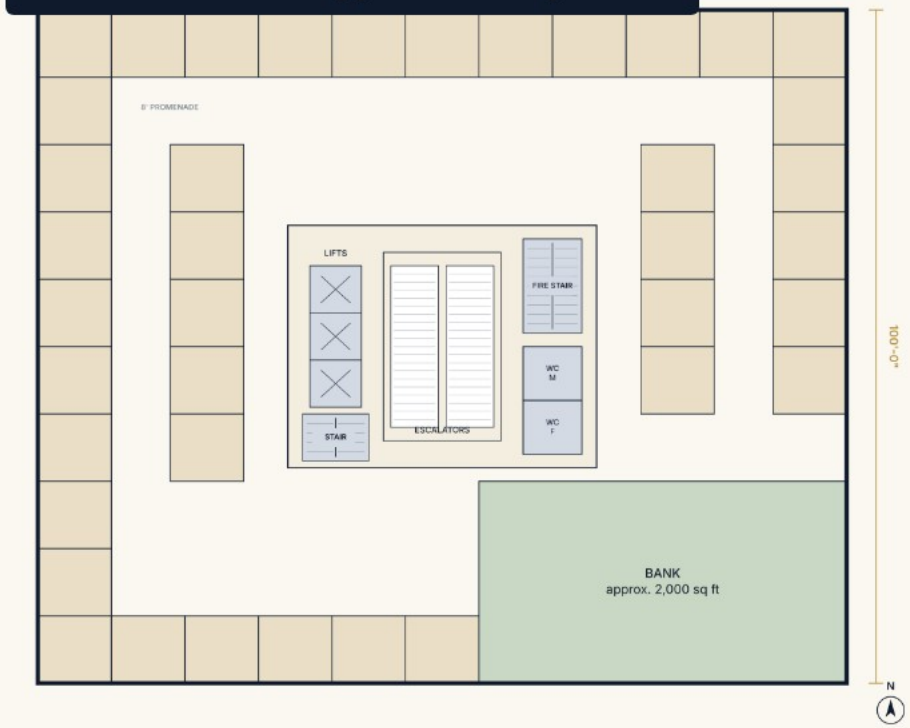
FLOOR PLANS · 2F & 3F

Retail floors, with a bank on 3F

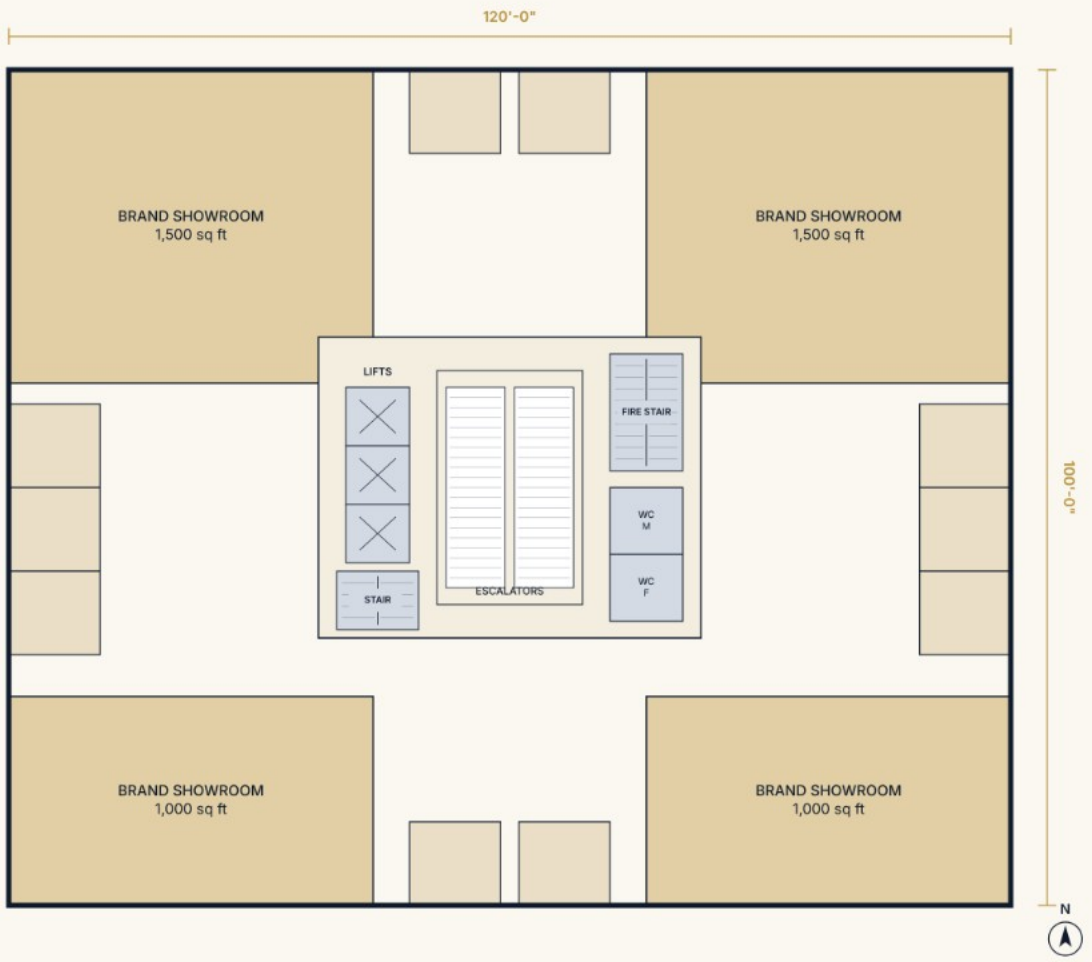
2F · Retail · approx. 48 shops



3F · Retail + bank · approx. 39 shops



INDICATIVE PLANS · SUBJECT TO APPROVED DRAWINGS



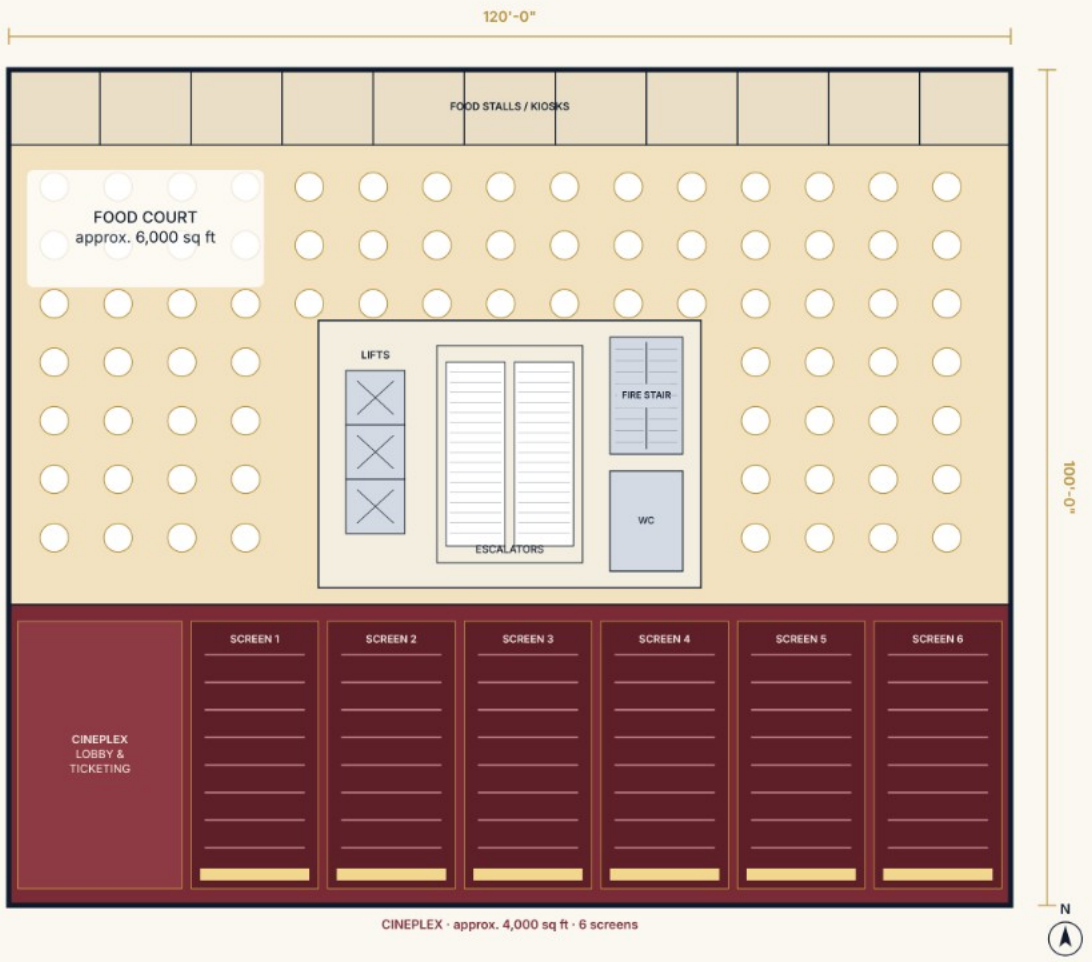
FLOOR PLAN · 4F

Flagship brand showrooms

Large showrooms	**2 × 1,500 sq ft**
Medium showrooms	**2 × 1,000 sq ft**
Small shops	**100 sq ft modules**
Ideal tenants	**Fashion, electronics**

Corner showrooms get two façades of glazing and direct sight lines from the escalators.

INDICATIVE PLAN · SUBJECT TO APPROVED DRAWINGS



FLOOR PLAN · 5F

Food court and cineplex

Food court	**approx. 6,000 sq ft**
Food stalls	**Multi-cuisine kiosks**
Cineplex	**approx. 4,000 sq ft**
Screens	**6 boutique halls**

Shared seating faces the escalators; the cinema lobby and ticketing sit at the rear.

INDICATIVE PLAN · SUBJECT TO APPROVED DRAWINGS

SHOP OWNERSHIP · 1F–5F

Own a shop at Star Mall



10′ × 10′ shop · glass front · display shelves · LED lighting · cash counter

SHOP PRICE · 100 SQ FT

30,00,000

BDT per shop

Shop size	100 sq ft (10′ × 10′)
Booking money	BDT 10,00,000
One-time full payment	10% discount
Price after 10% discount	BDT 27,00,000

Shops, brand showrooms, bank, food court and other commercial uses on floors 1 to 5 (12,000 sq ft per floor).

HOSPITAL · 6F–7F

World-class healthcare inside the building

24,000
sq ft on two floors (12,000 each)

29
inpatient beds

2 OT
+ 8-bed ICU / CCU

10
doctor chambers

- Advanced operation theatres
- 24/7 emergency
- Modern medical equipment
- Premium patient cabins
- ICU & CCU
- Specialist doctors
- Diagnostics & pathology
- Nursing & patient care



Hospital block, 6F–7F



Operation theatre



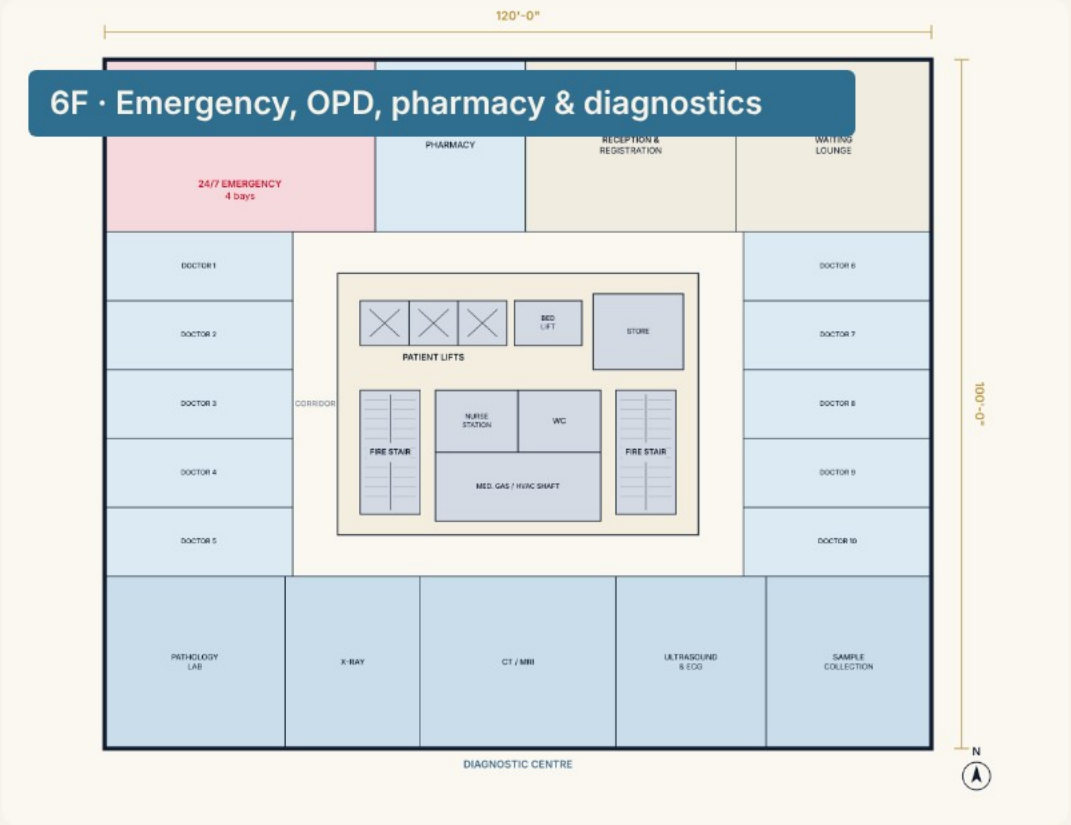
ICU

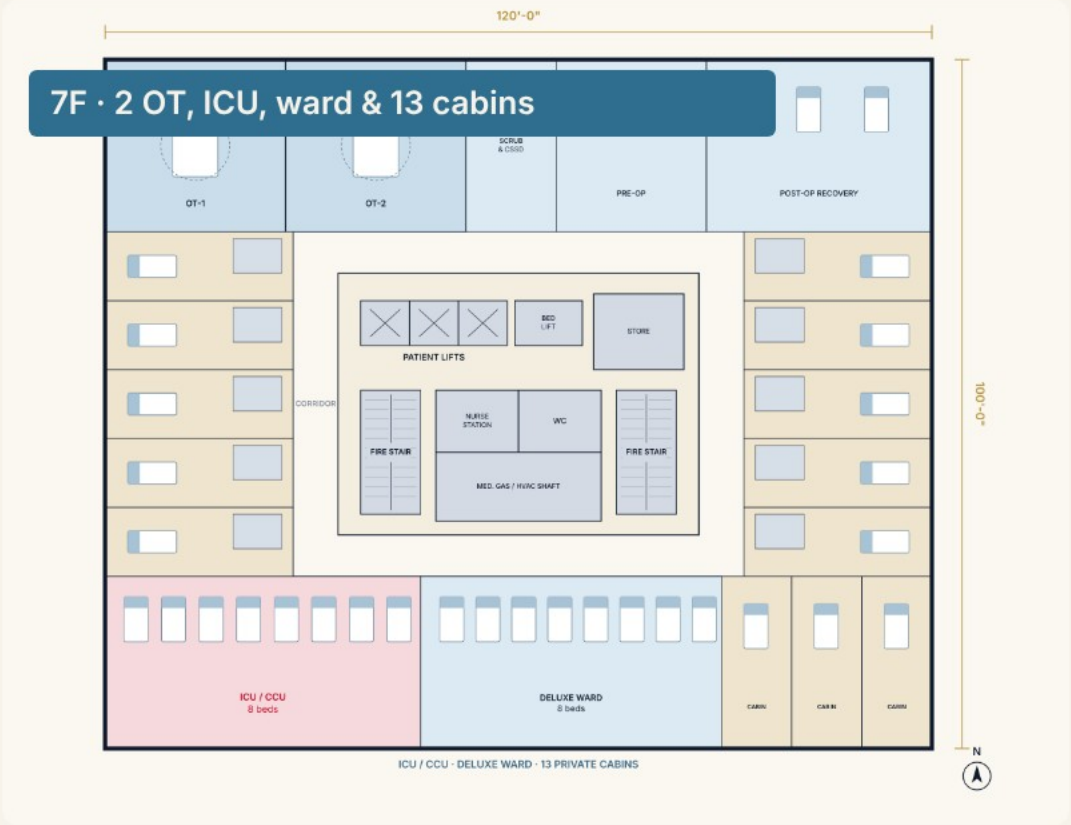

Deluxe ward


Executive cabin

FLOOR PLANS · 6F & 7F

Outpatient care below, surgery and ICU above





INDICATIVE PLANS · SUBJECT TO APPROVED DRAWINGS

RICH CARLTON FIVE-STAR HOTEL · 8F–14F

Five-star hospitality above the city

Seven floors of rooms and suites with city views, plus a grand ballroom, conference hall, fine dining, rooftop lounge, fitness centre, pool and valet parking.

7
hotel floors

40
rooms per floor

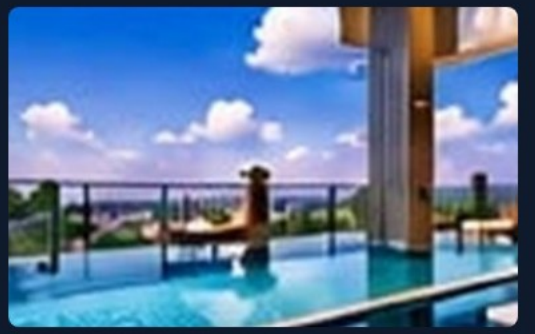
200–500
sq ft room sizes

280
rooms in total


Grand lobby


Grand ballroom


Fine dining


Swimming pool

ROOM MIX · 8F–14F, EVERY FLOOR

40 rooms on every hotel floor

Room type	Size (sq ft)	Rooms per floor	Area (sq ft)	7 floors
Standard Room	200	20	4,000	140
Grand Deluxe Room	300	10	3,000	70
Suite Room	400	5	2,000	35
Presidential Suite	500	5	2,500	35
Hotel service area	—	—	500	—
Total		**40**	**12,000**	**280**



Share of the 12,000 sq ft floor by room type

Lifts, corridors and common areas are set in the final architectural design.

ROOM TYPES

Four categories, from standard to presidential



Standard Room 200 sq ft · 10′ × 20′



Grand Deluxe Room 300 sq ft



Suite Room 400 sq ft



Presidential Suite 500 sq ft · 25′ × 20′

Concept interiors · King bed, smart TV, Wi-Fi, central AC and premium bathroom in every category

HOTEL ROOM PURCHASE PRICES

Own a room at Rich Carlton

Standard Room

200 sq ft

80,00,000

BDT · 80 lakh

Grand Deluxe Room

300 sq ft

1,20,00,000

BDT · 1.20 crore

Suite Room

400 sq ft

1,60,00,000

BDT · 1.60 crore

Presidential Suite

500 sq ft

2,00,00,000

BDT · 2 crore

Priced at **BDT 40,000 per sq ft**, in proportion to room size. Final sale price, ownership, operation and income-sharing terms are set out in the agreement.

DELIVERY & TERMS

Handover in three and a half years

DELIVERY TIME

3.5 years

Construction and handover, with up to 6 more months only if work is held up by:

- Natural disaster
- Political unrest or hartal
- National emergency
- Disruption in building-material supply
- Government restrictions or other unavoidable events

GOVERNMENT FEES & REGISTRATION

At the execution and registration of the saf-kabala deed, the buyer bears all government costs:

- Government taxes and VAT (if applicable)
- Registration fee and stamp duty
- Local government tax
- All other government fees and related costs

The buyer pays all government costs of registration and transfer of ownership.

Any extra time is considered under the terms of the agreement.

LEGAL & TRUST

Approvals and documents

Document	Where to see it
RAJUK Planning Permit	starmallbd.com · Legal & Trust
Digital Topographical Survey Report	starmallbd.com · Legal & Trust
Company registration (RJSC)	Head office, on request
Land ownership / lease documents	Head office, on request

Marketing images are concepts; construction follows the plans approved by the relevant authorities.

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&

RICH CARLTON HOTEL

★★★★★

A Vision Today, A Legacy Tomorrow

CONTACT

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