



# KY TWO TONE

## HOUSE PROJECT SYNOPSIS



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## Chairman's Message

As chairman of KDS, I see myself as a Global Bangladeshi Entrepreneur, who wants to build great companies, willing to push forward to develop new concepts and engage in multiple aspects of creating, launching and growing the KDS portfolio. Looking back on our past footsteps, I strongly believe that each trial and error, as well as each achievement and triumphs served as a solid cornerstone upon which KDS now stands, and prepared for a greater march forward. In KDS, when undertaking something in determination, nothing is unattainable, which has enabled KDS to achieve the milestone over the last 40 years.

The determination and desire to move forward, to create value and to live a long-term economic development legacy, has always been the driver of KDS's growth and is the main condition for its existence and expansion across a variety of sectors vital to the development of the nation.

We took a leap forward to grow from a Garment Manufacturing company into a diversified group of companies consisting of Steel, Trimming & Packaging, Textiles, ICT, Insurance, Banking, Energy & Minerals under the flagship of KDS, and we now keep a close watch on changing market trends to identify new growth engines to evolve in a sustained manner through structured partnership & planning, as part of our KDS group expansion strategy. KDS has a plan to achieve dynamic growth and regional expansion and are also planning to focus our resources on business of strategic importance in addition to our core businesses.

Driven by the desire to support the development of the rural economy of Bangladesh, the Group is proud to introduce its new venture "KY Two Tone" which will give us a strong competitive edge and help us continue to take a great leap forward.

As chairman of KDS Group, I would like to extend my gratitude to the "young generation" members of KY Two Tone team, for their continuous effort, loyalty and dedication with which they have developed these pragmatic solutions. I am confident that this endeavor of theirs will be able to create new opportunities for us in the market place and be the catalyst for growth required to reach new heights of success.



**AL-HAJJ KHALILUR RAHMAN**

Chairman

# Managing Director's Message

04



**SALIM RAHMAN**  
Managing Director

With the business legacy of almost four decades, KDS has experience in all aspects of business formation, operation, finance and management. For many years we have witnessed consistent growth, achieved a long-term success and faced challenging times.

In the recent economic conditions, we worked hard to navigate both the global economy and the restructuring of our business and we did so with the ever-present priority to preserve the culture and guiding principles of our company. For decades, not only have we reacted to the changing economic conditions, we have also excelled at finding opportunities and advantages in what others have seen as turmoil.

We have always been visionary with deep interest in research and analytics. As a part of our strategic expansion of the existing businesses of KDS we have introduced "KY Two Tone"- A complete rural housing solution where the most advanced building technology has been introduced to build a house by light gauge steel, first ever in Bangladesh. By foreseeing the revolutionary impact of this new method in house building industries in Bangladesh, we had to come up with the most effective solution to provide the necessary convenience to our valued customers. Our key strategic imperative now is to focus in providing complete solutions to the end users rather than only providing raw materials.

KY Two Tone team is committed to our company's core values which are behind our success for all these years. Integrity, honesty, competency, collaboration, creativity and respect – these values have defined KDS since the founding of the Company. Our commitment to these ideals must be unwavering. Our vision is to deliver a customer experience second to none. We shall work continuously to provide our customers with value added services and highest quality products. We pride ourselves on being the customer's first choice, a never ending mission which we pursue with uncompromised ethics and integrity.

I am really optimistic of this new venture as I believe there is no failure, but only experience that makes us stronger.



## Introduction of KDS



KDS is one of the most renowned business and industrial conglomerate of Bangladesh, based mainly in the port city of Chittagong with extensive operations in Dhaka. It has established offices and agencies in India and Hong Kong and are currently expanding into Europe and North America, thereby paving the path into becoming a Bangladeshi based multinational.

The group was founded in 1983, through the establishment of one of the first garments industries of Bangladesh, and over the last 37 years, through innovation, dynamism, untiring effort and dedication, the business in terms of assets and revenues have grown exponentially by sometimes over 500% a year. The fields of business have also extended from being just apparel exports to a whole array of other industries.

KDS values human capital and is therefore committed to attract, groom and nurture talent through industry leading compensations and benefit packages apart from investing on training its potential employees under local as well as foreign trainers. KDS has engaged the internationally renowned organizational development consultants “Ernst & Young” to develop upgraded Human Resource Management practices such as appraisal through the Balance Score Card method, talent mapping through the Boston Matrix etc.

KDS adheres to international compliance requirements closely, and has taken many social initiatives for the betterment of the lives of its workforce going even beyond foreign requirements. KDS is always keen on taking new challenges and initiatives supported by the robust financial appetite it enjoys along with the open support of all major financial institutions in Bangladesh based on their healthy business track record with each of them.

## *Industries KDS is involved in*

06



Apparel



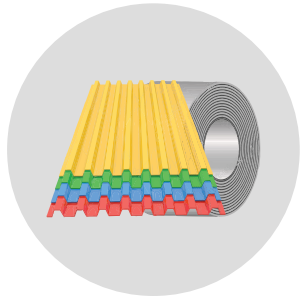
Private Port – Inland Container Depot



Textiles



Apparel Trims & Packaging



Steel



Information & Communication Technologies



IT Training Services



Banking



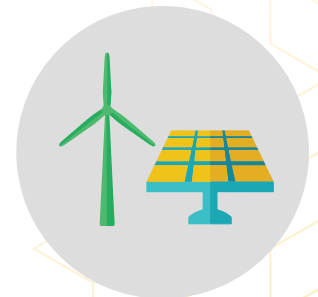
Insurance



Investment Management



Shares and securities trading



Energy and Minerals

**KDS** Group is also extensively involved with a large number of corporate social responsibility and philanthropic initiatives.



KY STEEL is one of the first world-class galvanized iron sheets manufacturing company in Bangladesh established in the year 1989. The company holds 18% of the total flat steel market of Bangladesh. Currently, KY Steel has total yearly sales of \$270 million with around, 3000 Employees. The total size of the facility is 2,80,8000 sq. ft. with the production capacity of 200,000 M.T per year. The Major products of KY Steel are CR Coil, GCI Sheets, Color Coated Sheets, CRFH, CRCA manufacturing line. Today, KY Steel has its footprint in all 64 states of the nation and is regarded as one of the highest exporters of flat steel products from Bangladesh; making its presence over 22 countries throughout the globe.



KY Steel's humble past represents much more than a quarter of a century, of steel manufacturing at the company. The company's dynamic ability to operate a sustainable business is demonstrated by its adaptation to all regulatory and economic changes imposed and also by the deployment of cutting edge technologies/automation in all its processes.

**KY TWO TONE** project is a new complete household solution with the latest technology under the concern of KY STEEL.

The companies operating under the arm of KY Steel includes:

- ◆ KY Steel Mills Limited
- ◆ KYCR Coil Industries Limited
- ◆ Steel Accessories Limited
- ◆ KY Life
- ◆ KY Two Tone



# KY STEEL Mills & Process Lines

08



## 1. THE COLD ROLLING MILL

Established in 2001, the plant notably is the only European plant of its kind in the country, supplied by SMS DEMAG Germany, a world leader in this sector. The Complex is 92,480 sft sized having with a pickling line, 6 Hi CVC cold rolling mill, rewinding line with an annual capacity of 120,000 MT/Pa. In 2015, the capacity has been increased by installing second stand by SMS DEMAG Germany. The expected capacity of the mill is now 200,000 Mt/Pa subject to specific product mix.

## 2. COLD ROLLED CLOSED ANNEALED (CRCA)

Introducing for the first time in Bangladesh a 100% Hydrogen based Annealing furnace for the manufacture of soft annealed steel. Annealing at Hydrogen atmosphere Bell Type Annealing by Stein Heurtey, France. Skin passing at 4HI Skin Pass Mill of Flat Product equipment, India - the only dedicated standalone skin pass mill for the sole purpose of skin passing CRCA.







### 3. NOF GALVANIZING MILL

In December 2005, the KY Steel has commissioned its first Non Oxidized Furnace (NOF) type Continuous Galvanizing Line to produce Lead-free Galvanized Sheets of international quality under the name "KYCR NOF" with production capacity of 80,000Mt/Pa. NOF type of Galvanizing is the world's latest technology in Galvanizing in order to keep the environment clean and cope with the emerging market requirements for better & high quality specially lead free galvanized material both in domestic and export market.

### 4. COLOR COATING LINE (CCL)

CCL line commissioned in Oct 2013.

Line supplied by M/s Nippon steel, Japan

Line manufactured by M/s Diado Herr engineering co. ltd, Japan

Line speed: 50 MPM

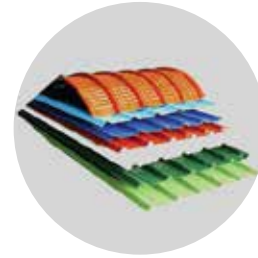
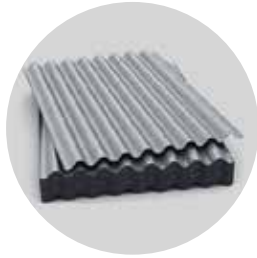
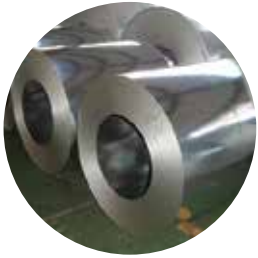
Line capacity: 50,000 MT/PA





## **5. NOF # 2 GALVALUME MILL**

In April 2017, the KY Steel has commissioned its second advance Non Oxidized Furnace (NOF) type Continuous Galvanizing supplied by CMI Group, Belgium. Line is designed to produce two types of products name "KYCR NOF Supreme" & "KYLUME", with a production capacity of 90,000 Mt/Pa. KYLUME is a coated steel sheet product made with the combination of Aluminum and Zinc acting together to resist corrosion and to provide a more durable barrier protection on the roofing surface. It resists rust, cracking and peeling from weather.



## Application of KY Steel's products



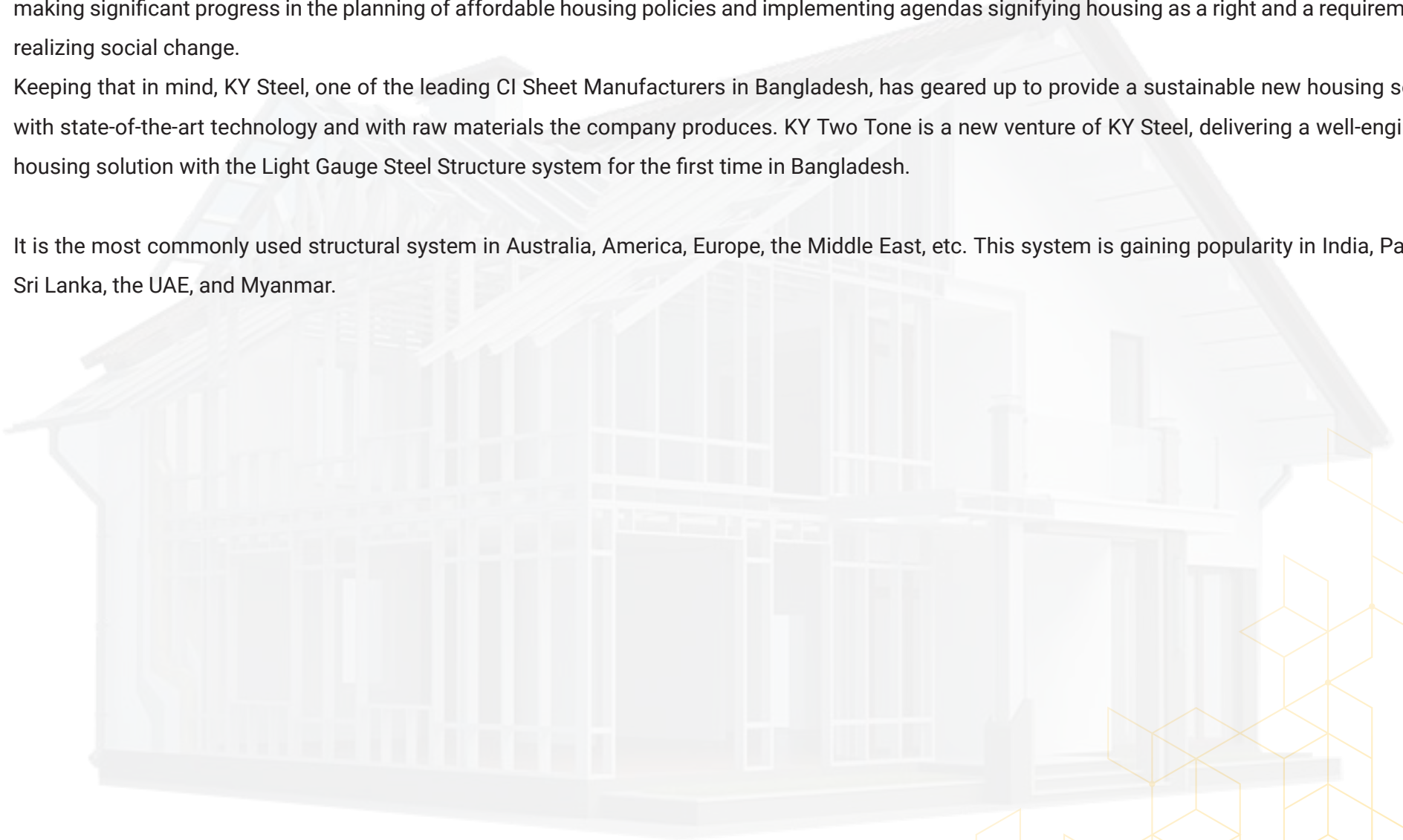


# WELCOME!

Bangladesh, with a growing population and economy, has certainly opened up opportunities in the house-building sector. Our government has been making significant progress in the planning of affordable housing policies and implementing agendas signifying housing as a right and a requirement for realizing social change.

Keeping that in mind, KY Steel, one of the leading CI Sheet Manufacturers in Bangladesh, has geared up to provide a sustainable new housing solution with state-of-the-art technology and with raw materials the company produces. KY Two Tone is a new venture of KY Steel, delivering a well-engineered housing solution with the Light Gauge Steel Structure system for the first time in Bangladesh.

It is the most commonly used structural system in Australia, America, Europe, the Middle East, etc. This system is gaining popularity in India, Pakistan, Sri Lanka, the UAE, and Myanmar.



# KY TWO TONE Features

Two Tone is a new venture of KY Steel to deliver well engineered Houses with the following features -



## Eco Friendly

LGS is 100% recyclable and all production waste is recycled. LGS also requires a fraction of transport and power required from conventional construction.



## Superior Design

Our design team provides superior eco house designs to our clients.



## Thermal Efficiency

The use of insulation within the wall frame and underneath the roofing sheet makes the temperature inside the house more comfortable. Our houses have more heat efficiency than most of the conventional systems which will lower electricity cost.



## Earthquake Resistant

KY Two Tone structures are highly resistant against earthquakes due to their elasticity and low weight.



## High Wind Resistant

KY Two Tone structure is highly resistant against cyclone/wind gusts.



## Rapid Construction

Construction is between 30% -50% faster than conventional construction. With approximately 70% of the construction completed in the factory there is no risk of weather delays.



## Project Management

It will be sold as a "Turn Key Project" under which we will provide the solution from taking an order to hand over the project. Design and Implementation will be done by in house Architects & Engineers.



## Low Maintenance

Low maintenance is one of the main features of our houses to help our clients save money.



## Loan Facility

KY Two Tone and Brac Bank have signed a MOU to offer loan facility for customers throughout the country.



# *Light Gauge Steel Construction*

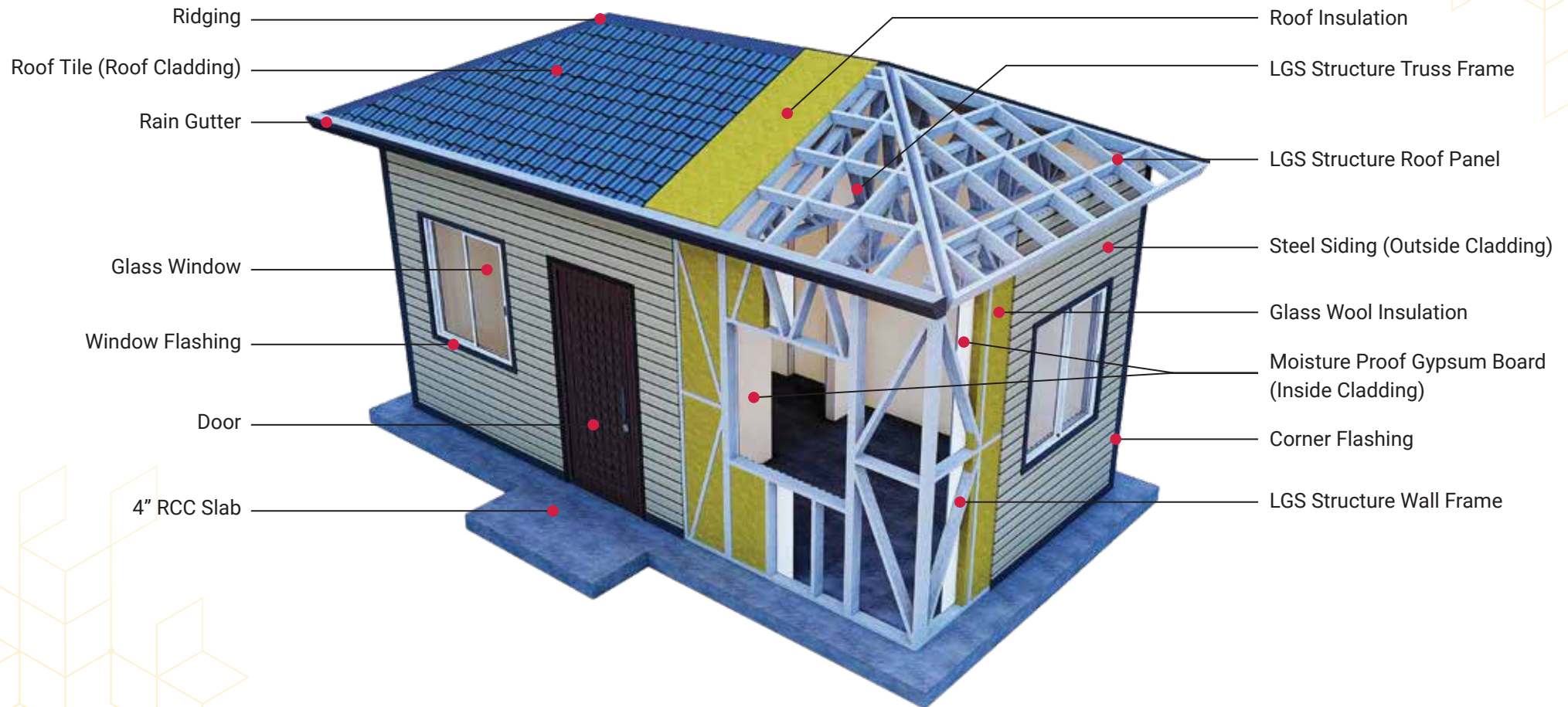
Light Gauge Steel (LGS) frames are constructed from structural-grade cold rolled steel that has been shaped using a state-of-art computerized roll-forming machine with features like built-in notches, dimpling, slots, and service holes. These frames are put together using premium quality metal screws and constructions to create the LGS wall and roof structures of the house.

For corrosion prevention, the steel utilized in LGS forms is covered with a layer of Zinc (Galvanized) or a combination of Zinc and aluminum (Galvalume). The thickness of this coating can be adjusted to suit a variety of environments.





## Structural Detail Of TWO TONE HOUSE



# Eco Lux - Model No: KYT- EL 001

16



Area: 662 sft



Bedroom: 02  
• 10'-0" X 10'-0"  
• 10'-3" X 10'-0"



Living & Dining  
18'-7" X 10'-8"



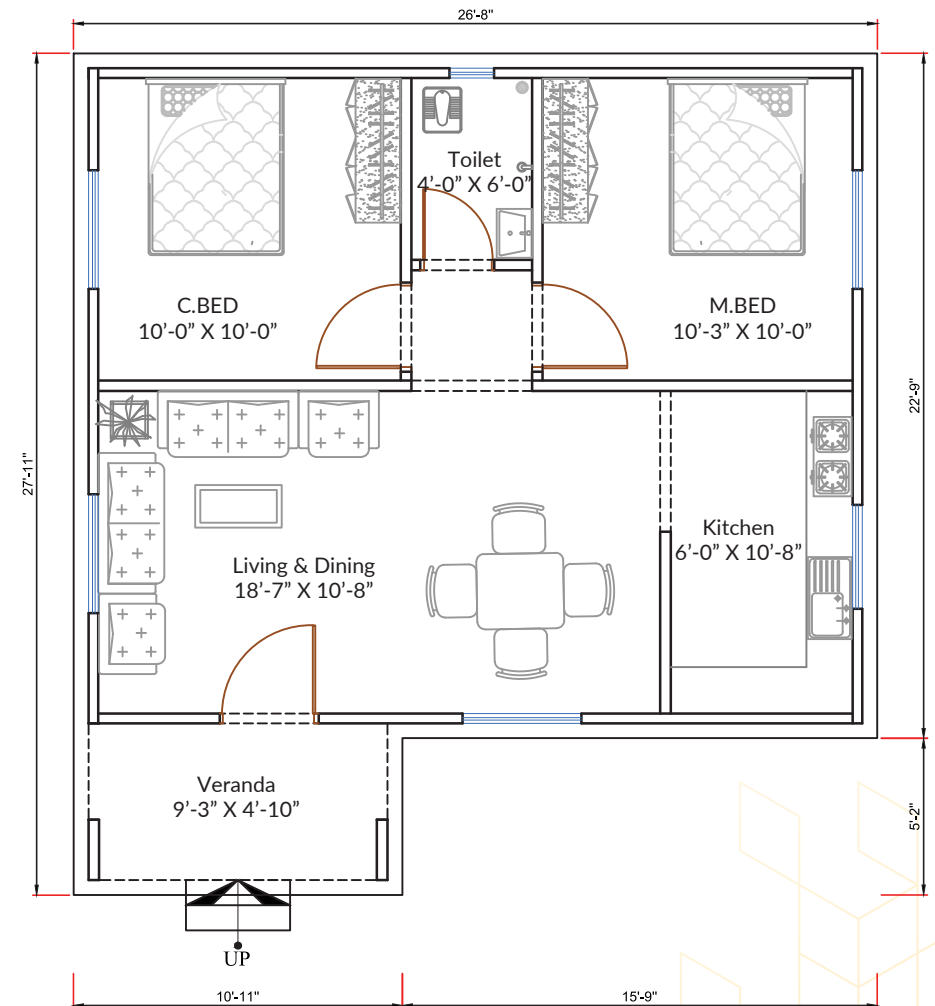
Veranda  
9'-3" X 4'-10"



Toilet  
4'-0" X 6'-0"



Kitchen  
6'-0" X 10'-8"



Floor Plan 662 sft

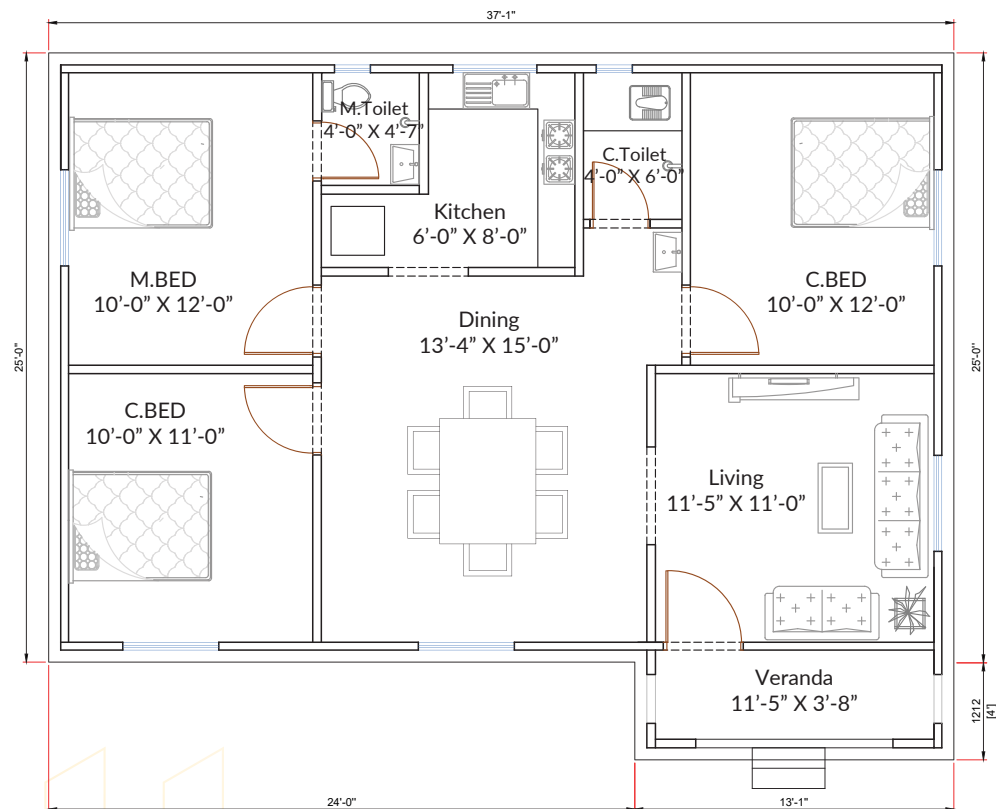
## CONSTRUCTION MATERIAL

Exterior: Steel Siding

Structure: LGS Structure

Interior: Moisture Proof Gypsum Board

Roof: KY Roof Tile



Floor Plan 978 sft



## CONSTRUCTION MATERIAL

Exterior: Steel Siding

Structure: LGS Structure

Interior: Moisture Proof Gypsum Board

Roof: KY Roof Tile



Area: 978 sft



Bedroom: 03

- 10'-0" X 12'-0"
- 10'-0" X 12'-0"
- 10'-0" X 11'-0"

Kitchen  
6'-0" X 8'-0"Veranda  
11'-5" X 3'-8"

Toilet: 02

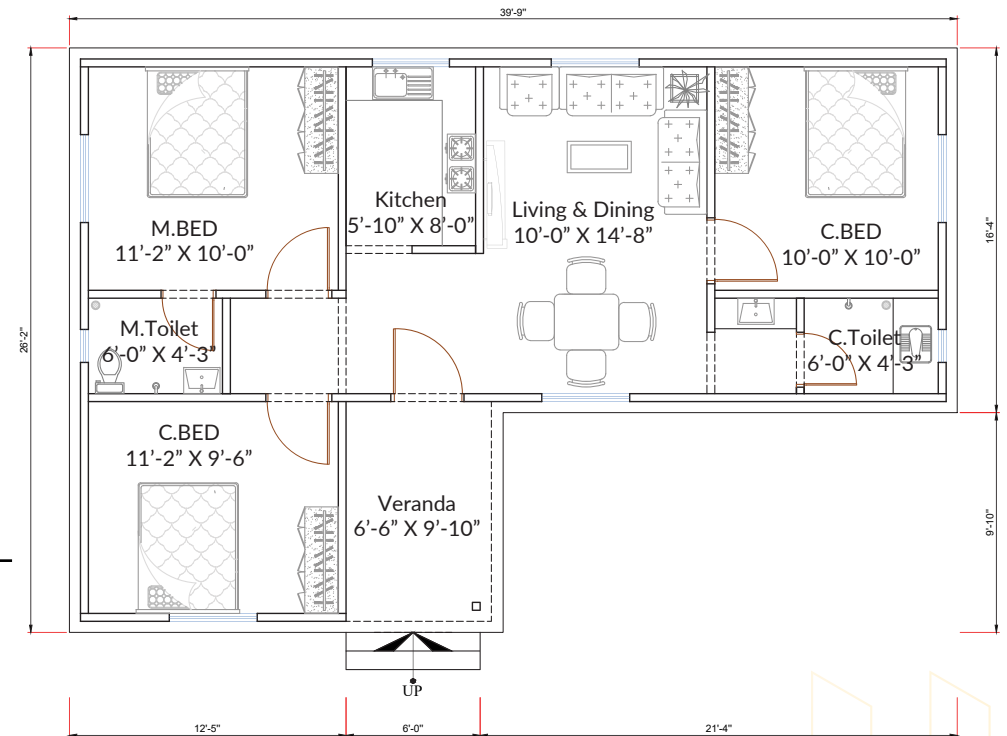
- 4'-0" X 6'-0"
- 4'-0" X 4'-7"

Living  
11'-5" X 11'-0"Dining  
13'-4" X 15'-0"



# Eco Lux - Model No: KYT- EL 003

18



Floor Plan 840 sft



Area: 840 sft



Bedroom: 03  
 • 11'-2" X 10'-0"  
 • 10'-0" X 10'-0"  
 • 11'-2" X 9'-6"



Living & Dining  
 10'-0" X 14'-8"



Veranda  
 6'-6" X 9'-10"



Toilet: 02  
 • 6'-0" X 4'-3"  
 • 6'-0" X 4'-3"



Kitchen  
 5'-10" X 8'-0"

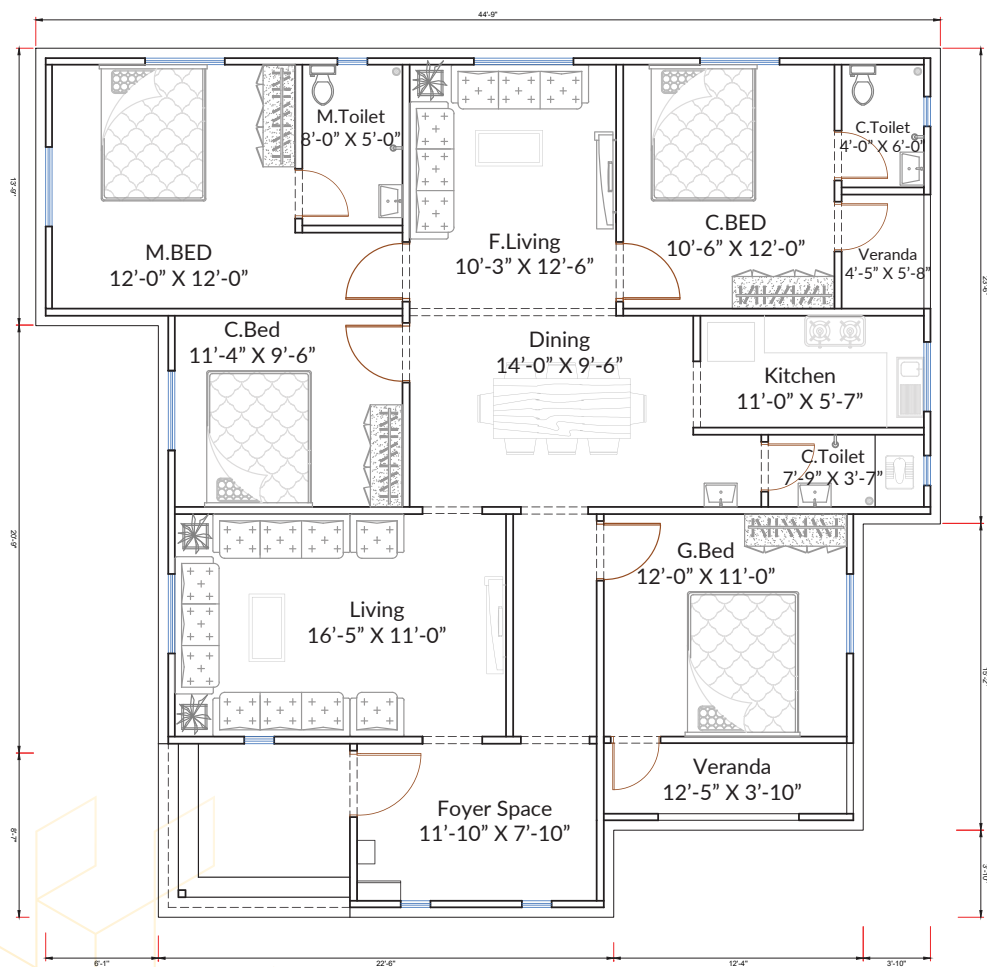
## CONSTRUCTION MATERIAL

Exterior: Steel Siding

Structure: LGS Structure

Interior: Moisture Proof Gypsum Board

Roof: KY Roof Tile



Floor Plan 1620 sft

**CONSTRUCTION MATERIAL**

Exterior: Steel Siding

Structure: LGS Structure

Interior: Moisture Proof Gypsum Board

Roof: KY Roof Tile



Area: 1620 sft



Bedroom: 04

- 12'-0" X 12'-0"
- 10'-6" X 12'-0"
- 11'-4" X 9'-6"
- 12'-0" X 11'-0"



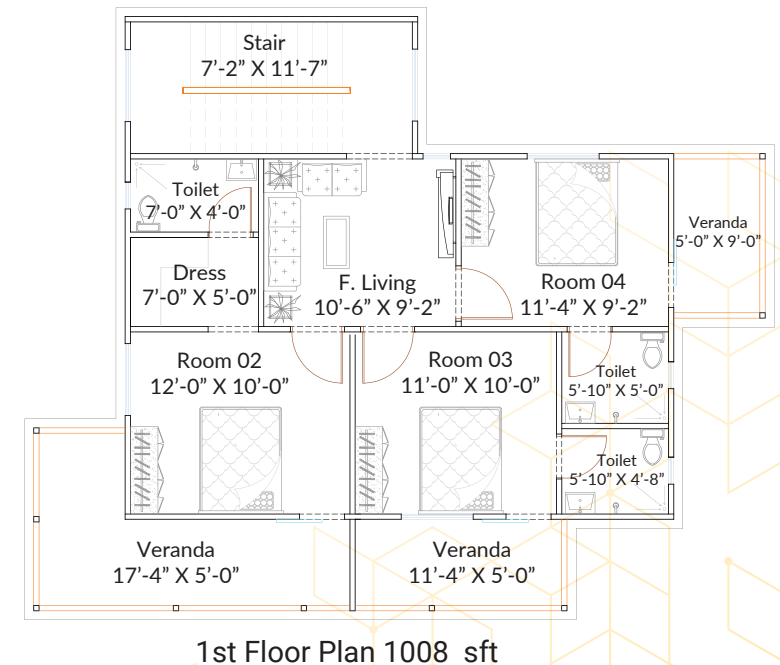
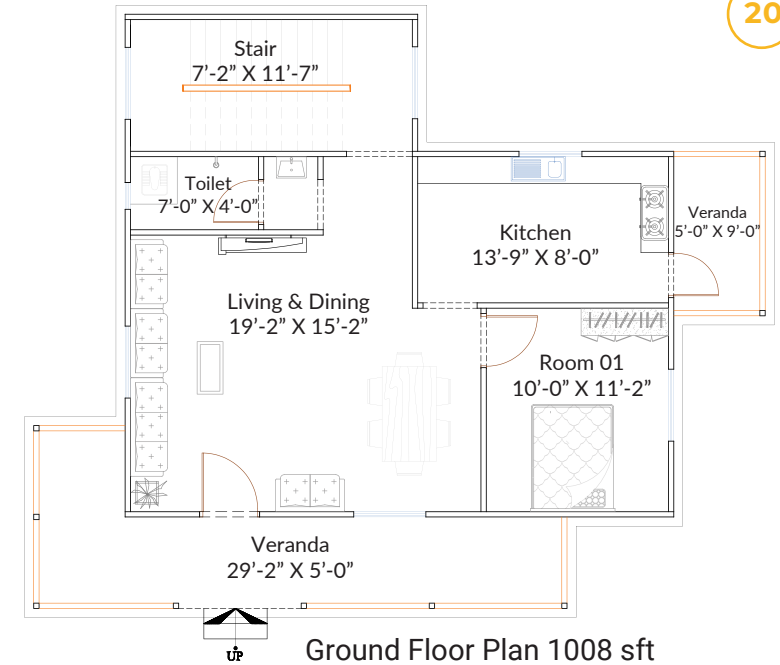
Living: 02

- 16'-5" X 11'-0"
- 10'-3" X 12'-6"

Foyer Space  
11'-10" X 7'-10"Dining  
14'-0" X 9'-6"Veranda: 02  
• 12'-5" X 3'-10"  
• 4'-5" X 5'-8"Toilet: 03  
• 8'-0" X 5'-0"  
• 4'-0" X 6'-0"  
• 7'-9" X 3'-7"Kitchen  
11'-0" X 5'-7"

# Eco Lux - Model No: KYT- EL 005

20



## CONSTRUCTION MATERIAL

Exterior: Steel Siding

Interior: Moisture Proof Gypsum Board

Structure: LGS Structure

Roof: RCC Deck Slab

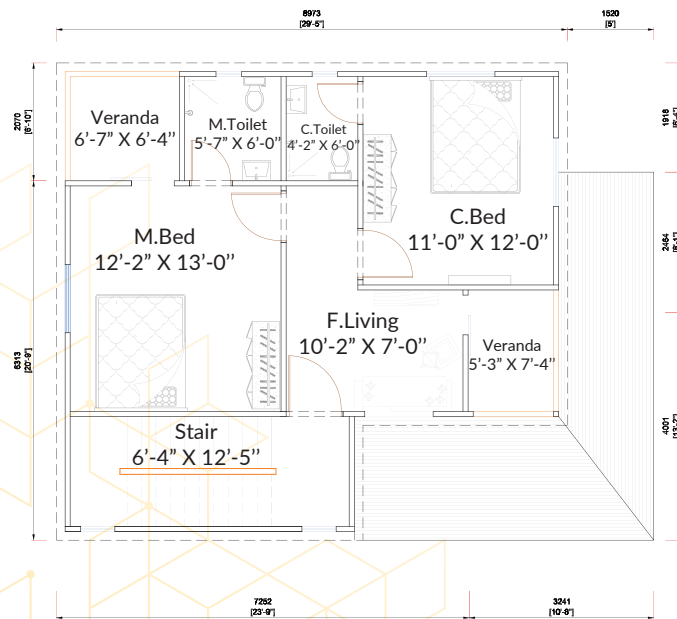
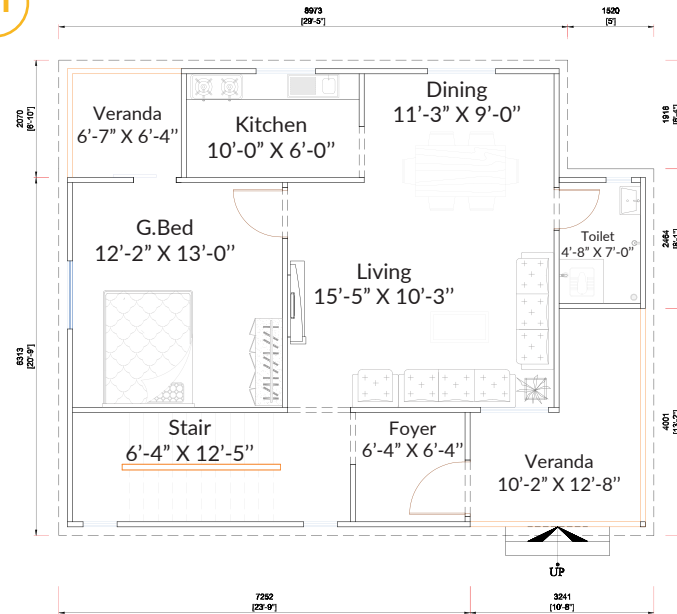
### Ground Floor

- 01 Bedroom
- 01 Toilet
- 01 Kitchen
- 01 Living & Dining
- 02 Veranda

### 1st Floor

- 03 Bedroom
- 01 Family Living Room
- 03 Toilet
- 03 Veranda
- 01 Dressing Room





#### CONSTRUCTION MATERIAL

Exterior: Steel Siding

Interior: Moisture Proof Gypsum Board

Structure: LGS Structure

Roof: RCC Deck Slab

#### Ground Floor

- 01 Bedroom
- 01 Toilet
- 01 Kitchen
- 01 Living & 01 Dining
- 02 Veranda

#### 1st Floor

- 02 Bedroom
- 01 Family Living Room
- 02 Toilet
- 02 Veranda

# Eco Lux - Model No: KYT- EL 007

22



Area: 970 sft



Bedroom: 03

- 10'-0" X 12'-0"
- 10'-0" X 12'-0"
- 10'-0" X 10'-0"



Living

20'-4" X 10'-0"



Veranda

15'-4" X 4'-0"



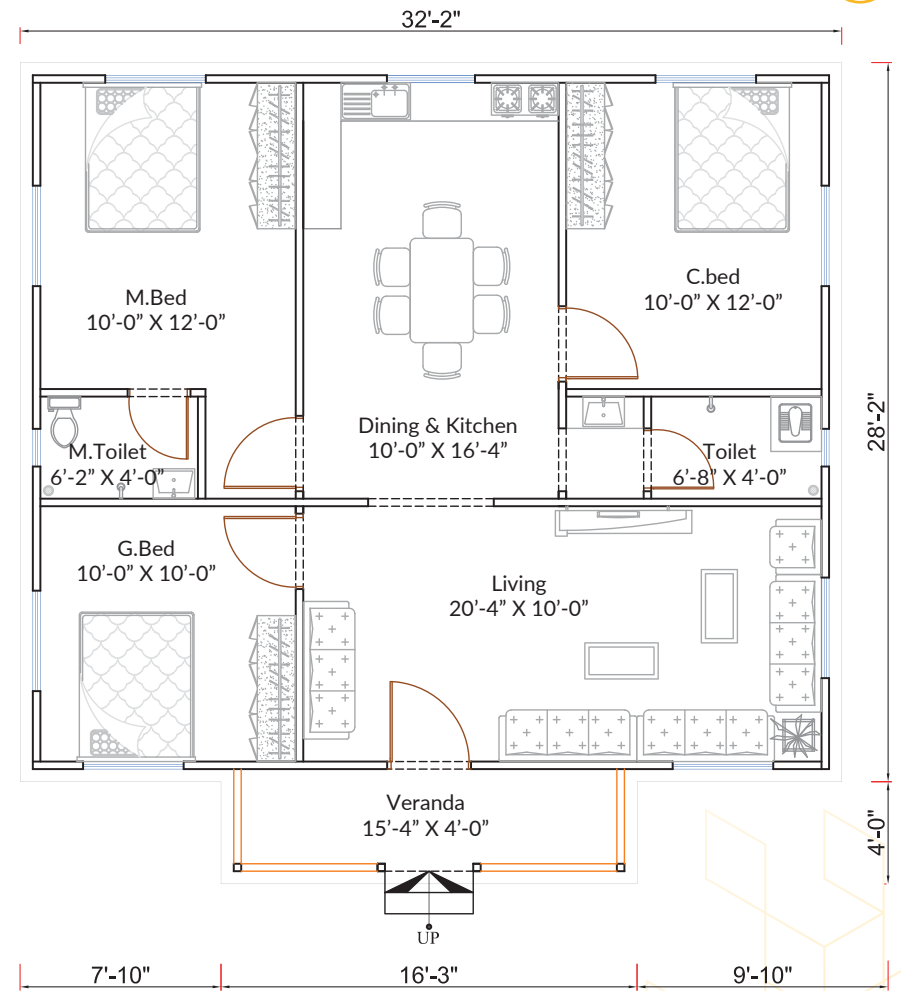
Toilet: 02

- 6'-2" X 4'-0"
- 6'-8" X 4'-0"



Dining & Kitchen

10'-0" X 16'-4"



Floor Plan 970 sft

## CONSTRUCTION MATERIAL

Exterior: Steel Siding

Structure: LGS Structure

Interior: Moisture Proof Gypsum Board

Roof: KY Roof Tile









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