

SHELTECH

Astha

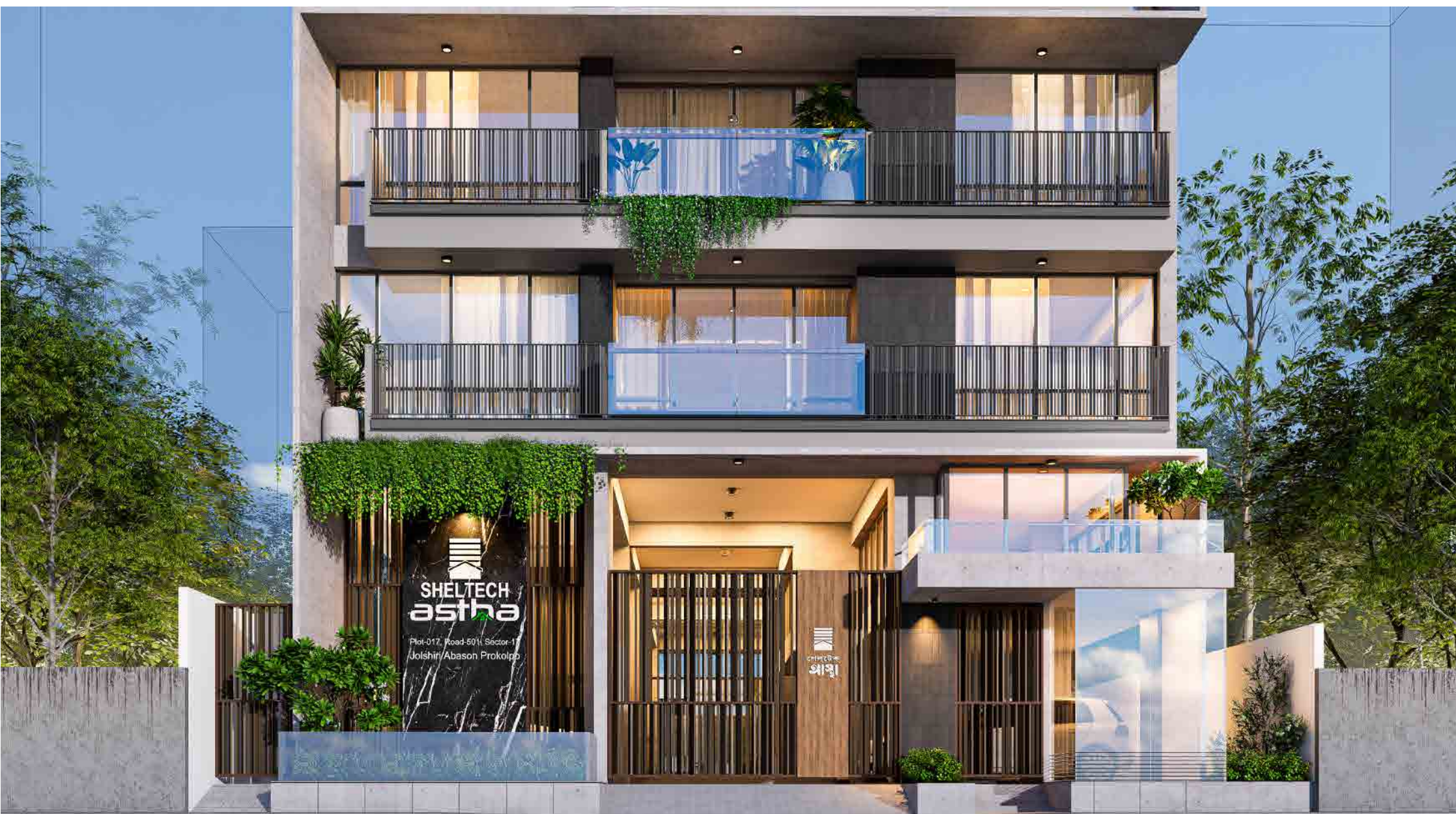


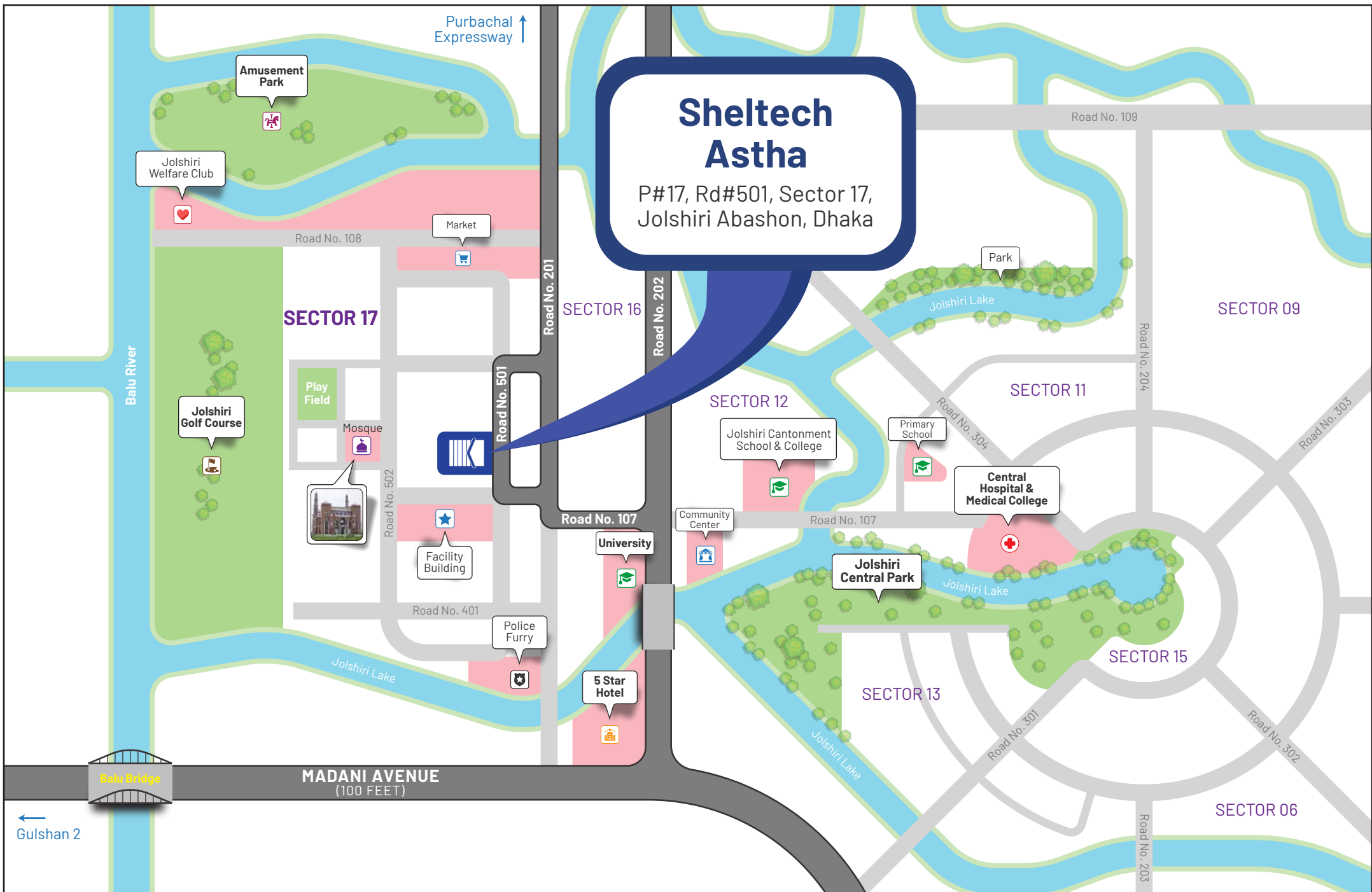
SHELTECH

Astha

PROJECT BRIEF

Project Name:	SHELTECH ASTHA
Project Address:	Plot- 017, ROAD – 501, Sector-17, Jolshiri Abason Prokolpo, Rupgonj,Narayangonj.
Type:	(G+M+8) 09 Storied Residential Building
Land Area:	5.00 Katha.
Road:	25'-0" (East) Existing
No. of Simplex units:	06 Nos.
Unit type:	Type A: 2791 SFT,
No. of Duplex unit:	01 Nos.
Unit type:	Duplex: 5591 SFT,
No. of parking:	08 Nos.
Unit Per Level:	01 Nos.
No. of Lift:	01 Nos.
No. of staircase:	01 Nos.





LOCATION MAP

~ Not to scale

[illegible]

THIS IS A COMPUTER PRODUCED DRAWING
DO NOT AMEND BY HAND

DO NOT AMEND BY HAND

REV.	DESCRIPTION	DATE	CHECKED
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**(G+M+8) 09 STORIED
RESIDENTIAL BUILDING**

DEVELOPER

শোভাটেক
SHELTECH Since 1988

SHELTECH TOWER: 60 Sheikh Russel Square (New

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 Web site: www.shellect-bd.com, Fax: 880-2-0143332, Tel: (02)9143333-8 (6 Lines)

PROJECT

SHELTECH ASTHA

AT PLOT - 017, ROAD - 501, SECTOR - 17,

JOLSHIRI ABASON PROKOL

RUPGONJ, NARAYANGONJ.

ARCHITECT : NAHEED FARZANA

MD. OBIDUR RAHMAN

STRUCTURAL ENGR

PLUMBING ENGR.

ELECTRICAL ENGR.

DRAWING TITLE

PLAN : GROUND LEVEL

DRAWN BY : SAHIDA PARVIN

DATE : 23.09.2024

CAD FILE :

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SHEET NO. : A-01

NORTH SIGN



SHELTECH ASTHA

09 STORIED (G+M+8) RESIDENTIAL BUILDING
@ PLOT-017, ROAD-501, SECTOR-17, JOLSHIRI ABASHAN

GENERAL FEATURES

- A framed structure as per BNBC.
- 5" thick concrete solid block /AAC block/concrete hollow block.
- Stone aggregate used for all structural components.
- 60/72.5 grade deformed bar used in all structural members.
- Good quality cement used.
- General floor tiles: 24"x24" mirror polish floor tiles (Sheltech Ceramics / Equivalent).
- Plastic paint (Berger/Equivalent) for interior walls and ceilings.
- Weather coat paint (Berger/Equivalent) for exterior walls on plastered surface.
- Verandah with railing and inside sliding MS grill (as per design).
- EDF (local) with 5 mm thick clear glass and mosquito proofing net at windows (as per design).
- Aluminum sliding glass door for verandah (as per design).
- Hand wash zone in each apartment with wall tiles and accessories.

ELECTRICAL FEATURES

- Switch, socket, fan dimmer from Schneider/Equivalent.
- SDB of Apartments: Havells/ Equivalent.
- One light fixture in each bedroom, each toilet, dining, kitchen and living & F. Living.
- One motion sensor light at main door entry/foyer.
- Provision for AC at master bed, bed-2, bed-3, bed-4 and living area.
- Provision for 2 nos. fridge point.
- Provision for 1 no. dish washer point.
- Provision for one no. washing machine at each apartment.
- Provision for TV points at master bed, bed-2, bed-3, bed-4 and living area.
- TV cable wiring both for DTH (Akash) and conventional dish TV system.
- Provision for one internet router system at suitable location (Wifi).
- Provision for broadband internet at master bed and living.
- Provision for telephone at master bed and living (Parallel).
- Provision for electric geyser at master toilet, toilet-2, toilet-3 and kitchen sink.
- 2 nos. 3-pin power point beside kitchen work top.
- Exhaust fan at all toilets and kitchen except maid toilet.

EMERGENCY POWER

- **30 nos. generator back-up points for each apartment.**
 - 16 nos. light points in 4 bedroom, toilet-1, toilet-2, toilet-3, common toilet, dining, living, family living, kitchen, hand wash area, kitchen verandah, maids bed, maids toilet.
 - 8 nos. fan points in 4 bedroom, living (2 nos.), dining & family living.
 - 1 no. 3 pin power point for fridge.
 - 2 no. TV point.
 - 1 no. Wifi power connection.
 - 1 no. water purifier point.
 - 1 no. calling bell.
- Full generator back-up for building common area.
- Generator backup for water pumps and lift.

SECURITY

- CCTV (night vision) surveillance at building entrance, drive way, reception, guard post, lift, ground floor building periphery & roof top.
- Intercom facilities between security and apartments.

ELEVATOR

- International standard lift from Schneider/LGS/Sigma (china motor) or Equivalent.
- 10 passenger lift: 01 no.

FIRE-FIGHTING OF THE COMPLEX

- Fire extinguisher will be provided.
- Fire rated door at stair case.

KITCHEN

- Floor tiles: 24"x24" homogenous floor tiles (Sheltech Ceramics/Equivalent).
- Wall Tiles: 12"x24" ceramic wall tiles (Sheltech Ceramics/Equivalent).
- Work top: Concrete platform with granite.
- Double burner gas point with provision for gas connection (LPG reticulation system).
- Single bowl single tray stainless steel sink (Haibali/Equivalent).
- Provision for hot & cold water line at kitchen sink (shared from other toilet).
- Provision for water purifier at suitable location.
- Sink mixer: Haibali/Equivalent.
- Provision for kitchen hood.
- Exhaust fan.

BATHROOM FEATURES

- Wall tiles (up to 7'-0" height): 12"x24" (Sheltech Ceramics/Equivalent).
- Floor tiles: 12"x24" (Sheltech Ceramics/Equivalent).
- Sanitary wares in toilets (Rosa/Charu/RAK/Equivalent).
- Marble finished counter basin (Rosa/Charu/RAK/Equivalent) in master toilet, toilet-2, toilet-3 and dining handwash.
- Combi set with pedestal basin (Rosa/Charu/RAK/Equivalent) in Common toilet.
- CP fittings: Haibali/Equivalent.
- Bath accessories: Haibali/Equivalent.
- Coat hook at master toilet, toilet-2, toilet-3 and common toilet.
- Provision for hot & cold water line at master toilet, toilet-2 and toilet-3.
- Mirror with standard frame and mirror light at master toilet, toilet-2, toilet-3 and common toilet.
- Booster pump will be provided for top floor apartment.
- Disability access with grab rail at any single toilet (preferably common toilet).
- RCC false slab on toilets (if floor to floor height is minimum 10'-0").
- Exhaust fan at all toilets except maid's toilet.
- **Maid's toilet:**
 - Wall tiles (up to 7'-0" height): 8"x12"(Sheltech Ceramics/Equivalent).
 - Floor tiles: 12"x12" (Sheltech Ceramics/Equivalent).
 - Sanitary ware set: Long pan with lowdown (RAK/Rosa/Charu/Equivalent).
 - CP fittings: Sattar/Equivalent.

DOOR FEATURES

- **Main door:**
 - Frame: Teak Chamble (11" x 2.5") with face molding (lobby side only).
 - Shutter: Chittagong teak decorative main entrance.
 - Good quality handle lock with security lock.
 - Door accessories: Door chain, Apt no, two tower bolt, door knocker, door guard, and magnetic door stopper.
- **Internal door:**
 - Frame: Teak chamble/Equivalent (6"x 2.5").
 - Shutter: Teak chamble veneered flush door shutter/Equivalent.
 - Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- **Toilet door:**
 - Frame: Teak chamble/Equivalent (5"x 2.5").
 - Shutter: Fabricated formica laminated flush door/Equivalent.
 - Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- **Kitchen door (as per design):**
 - Frame: Teak chamble/Equivalent (5"x 2.5").
 - Shutter: Teak chamble veneered flush door shutter with vision pane/Equivalent.
 - Or Aluminum sliding glass door.
- **Verandah, kitchen verandah, utility (as per design) door:**
 - Aluminum sliding glass door.
- **Maids bed & store:**
 - Frame: Teak chamble/Equivalent (6"x 2.5").
 - Shutter: Teak chamble veneered flush door shutter/Equivalent.
- **Maids toilet:**
 - PVC door frame and shutter/equivalent.
- **Cat doors:**
 - Teak chamble veneered panel board as per design.

(***Note:** In case of concrete block (hollow/solid), door frame size may be changed.*)

OTHERS

- **Ground Floor:**
 - Beautifully designed landscaping solution.
 - Lounge area with 24"x 24" mirror polish floor tiles (Sheltech Cramics/ Equivalent) & required electrical fittings & fixtures.
 - Local pavement tiles in driveway and parking area.
 - Common water purifier at ground floor for building staffs.
- **Mezzanine floor:**
 - Community area with 24"x24" mirror polish floor tiles (Sheltech Ceramics / Equivalent). .
- **Rooftop:**
 - Well-designed parapet wall of adequate height.
 - Lime terracing with pavement tiles (local) to protect from heat.
 - Cloth drying provision.
 - Beautifully designed landscaping solution.