

SHELTECH *Bellinda*



DWm4
ARCHITECTS

SAPPHIRE
S E R I E S



SHELTECH

Bellinda

PROJECT BRIEF

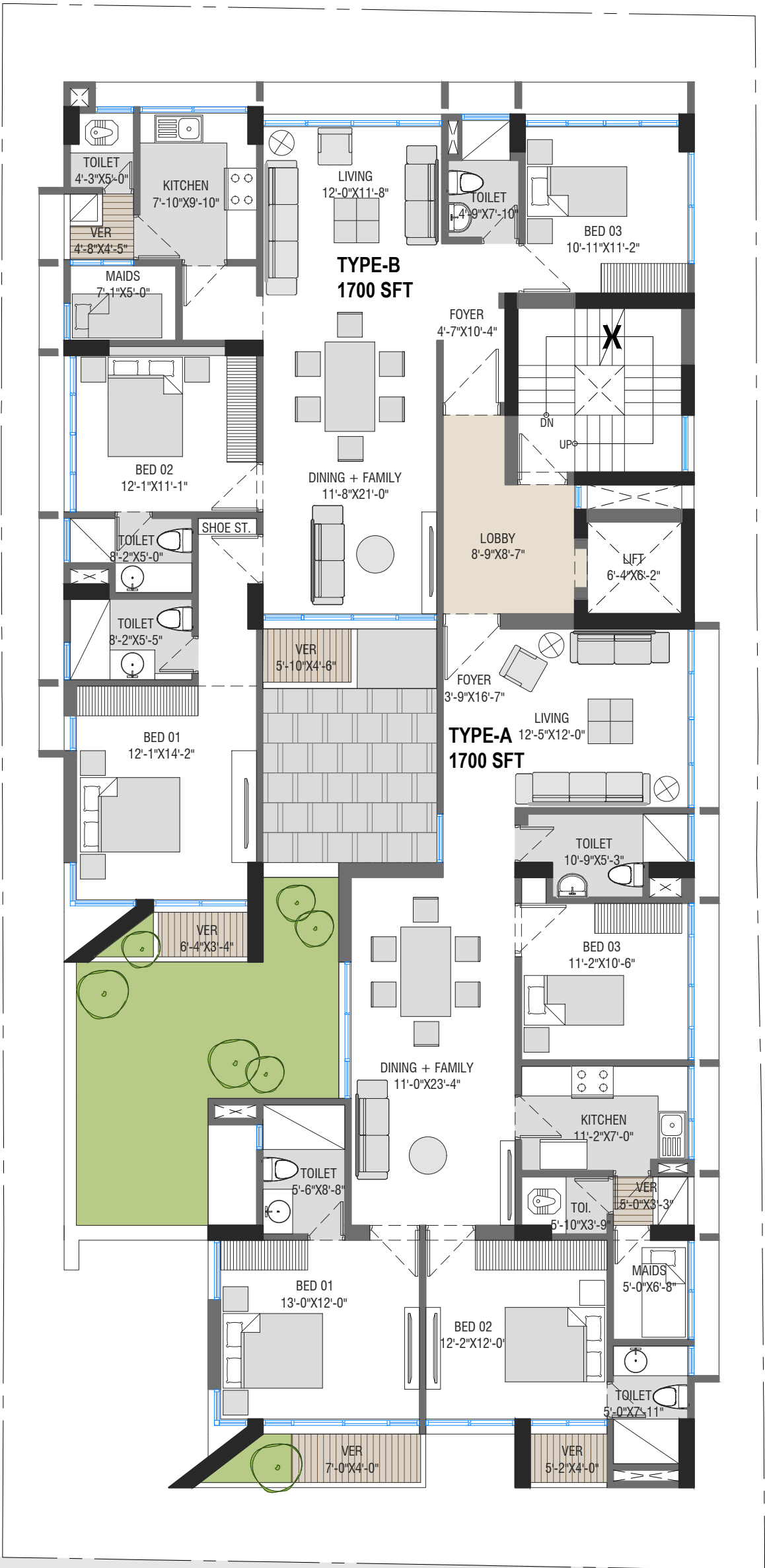
Project Name:	SHELTECH <i>Bellinda</i>
Project Address:	Plot - 79, Road-04, Banani, Dhaka.
Type:	8 (G+Community+7) Storied Residential Building
Land Area:	7.06 Katha.
Road:	30'-0"
Total no. of units:	14 Nos.
No. of parking:	14 Nos.
Unit type:	Type A: 1700 SFT, Type B: 1700 SFT
Unit Per Level:	02 Nos.
No. of lift :	01 Nos.
No. of staircase :	01 Nos.





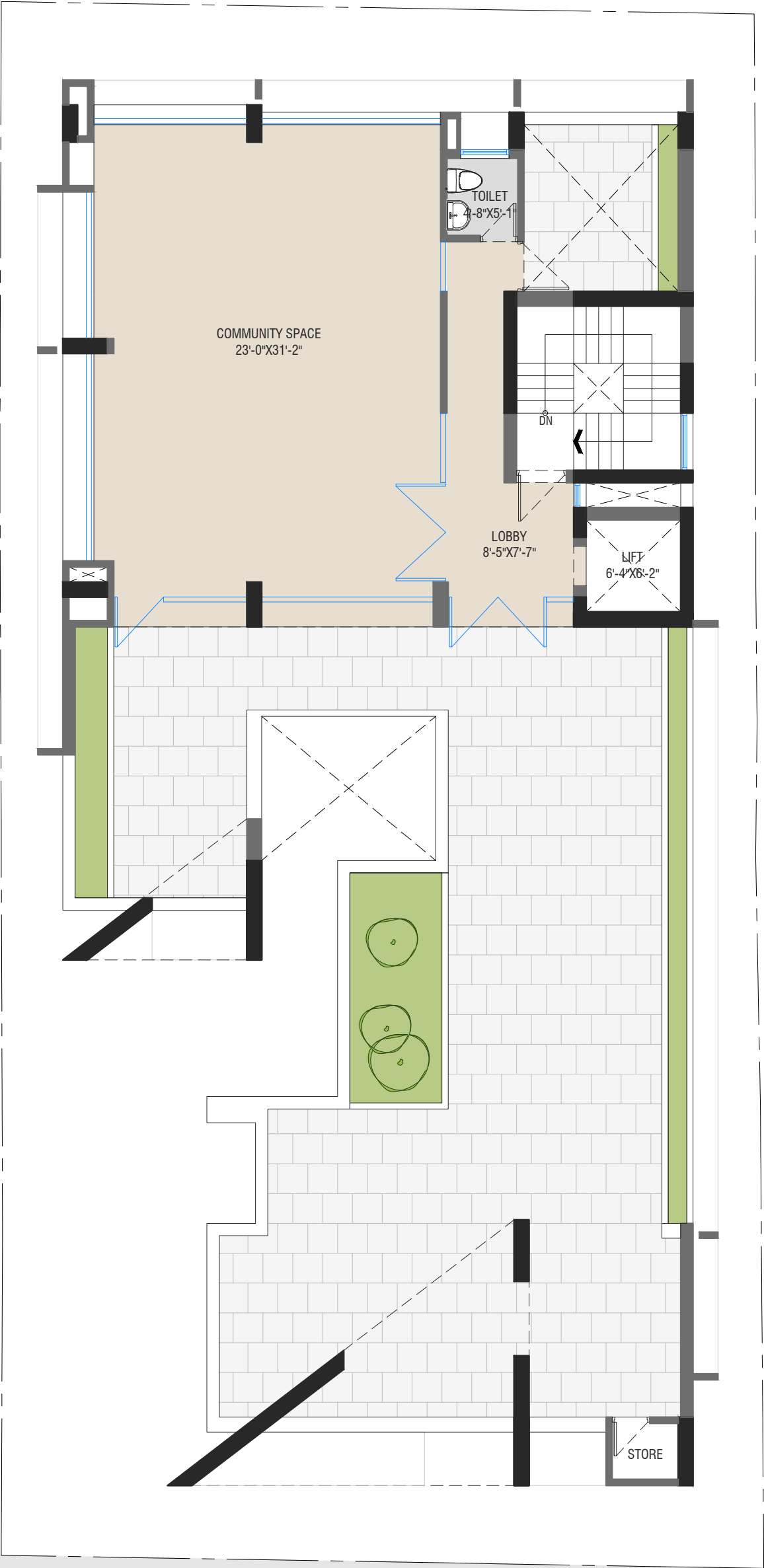
GROUND FLOOR PRESENTATION PLAN
NOT IN SCALE

PROJECT	CLIENT	ARCHITECTURAL DESIGN	ARCHITECT'S SIGNATURE	ENGINEER/CONSULTANTS SIGNATURE	COPYRIGHT	NOTES	CAD BY	CHECKED BY	REVISIONS	DRAWING TITLE
SHELTECH BELLINDA PLOT 79 ROAD 04 BANANI DHAKA	SHELTECH	DWm4 level 1, house 321, road 22, new dohs, mohakhali, dhaka 1206	MAMNOON M. CHOWDHURY (C-031) MAHMUDUL ANWAR RIYAAD (R-081) SHAOKI SHAMIM (S-143) ASSISTANT ARCHITECT'S NAME	STRUCTURAL CONSULTANT ELECTRICAL CONSULTANT PLUMBING CONSULTANT	DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT / CONSULTANT / FIRM. WHETHER THE PROJECT WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSION TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND WITH APPROPRIATE PROFESSIONAL FEE TO THE ARCHITECT. [Article 7, Condition for engagement of Architects, Section 3, I&B Rules & Regulations]	THIS NOTE IS VALID FOR DRAWINGS RELATED TO THIS PROJECT. 1. PLEASE DO NOT SCALE FROM THIS DRAWING. 2. CONTRACTORS AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE. 3. THE CONTRACTOR MUST NOTIFY THE CONSULTANT ABOUT ANY DISCREPANCIES/ DIFFERENCES CONTAINED IN THE DRAWING (IN RELATION TO OTHER DRAWINGS) BEFORE BEGINNING WORK. CLIENT'S APPROVAL	SUBMISSION ISSUED FOR DATE CLIENT CONSULTANT BID/TENDER MOBILIZATION CONSTRUCTION		SL. DESCRIPTION DATE	GROUND FLOOR PRESENTATION PLAN
										SCALE SHEET NO AS SHOWN A-05



1ST FLOOR PRESENTATION PLAN AT +19'-0" LEVEL
NOT IN SCALE

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										SCALE SHEET NO AS SHOWN A-15

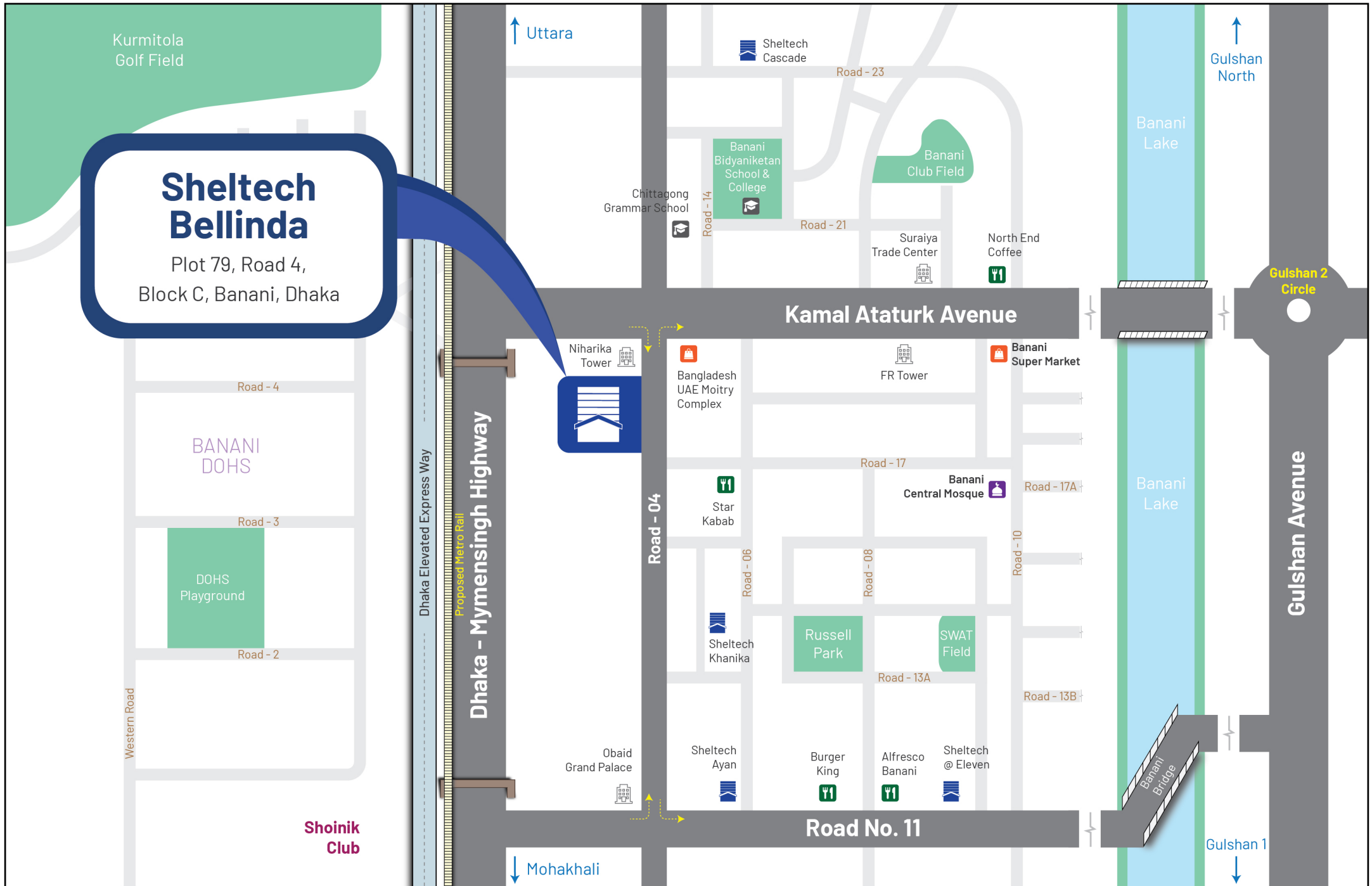


ROOF PRESENTATION PLAN
NOT IN SCALE

PROJECT	CLIENT	ARCHITECTURAL DESIGN	ARCHITECT'S SIGNATURE	ENGINEER/CONSULTANTS SIGNATURE	COPYRIGHT	NOTES	CAD BY	CHECKED BY	REVISIONS	DRAWING TITLE	
SHELTECH BELLINDA PLOT 79 ROAD 04 BANANI DHAKA	SHELTECH	DWm4 level 1, house 321, road 22, new dohs, mohakhali, dhaka 1206	MAMNOON M. CHOWDHURY (C-031) MAHMUDUL ANWAR RIYAAD (R-081) SHAOKI SHAMIM (S-143) ASSISTANT ARCHITECT'S NAME	STRUCTURAL CONSULTANT	DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT / CONSULTANT FIRM. WHETHER THE PROJECT WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSION TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND WITH APPROPRIATE PROFESSIONAL FEE TO THE ARCHITECT. [Article-7, Condition for engagement of Architects, Section-3, IAB Rules & Regulations]	THIS NOTE IS VALID FOR DRAWINGS RELATED TO THIS PROJECT. 1. PLEASE DO NOT SCALE FROM THIS DRAWING. 2. CONTRACTORS AND SUB-CONTRACTORS ARE TO VERIFY ALL DIMENSIONS ON SITE. 3. THE CONTRACTOR MUST NOTIFY THE CONSULTANT ABOUT ANY DISCREPANCIES/ DIFFERENCES CONTAINED IN THE DRAWING (IN RELATION TO OTHER DRAWINGS) BEFORE BEGINNING WORK.					ROOF FLOOR PRESENTATION PLAN
				ELECTRICAL CONSULTANT							
				PLUMBING CONSULTANT							
					CLIENT'S APPROVAL					SCALE	SHEET NO
										AS SHOWN	A-20

Sheltech Bellinda

Plot 79, Road 4,
Block C, Banani, Dhaka



LOCATION MAP

~ Not to scale

FEATURES & AMENITIES

SAPPHIRE
S E R I E S

GENERAL BUILDING FEATURES

- A framed structure as per BNBC.
- 5" thick concrete solid block wall / AAC block / first class brick / concrete hollow block (internal wall).
- Stone aggregate to be used for all structural components.
- 60/72.5 grade deformed bar to be used in all structural members.
- Good quality cement to be used.
- General floor tiles: 24"x48" 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.
- Lift lobby area marble finished at ground floor & tiles finished at other floors. (Sheltech Ceramics /Equivalent).
- Verandah railing (as per design).
- EDF (local) with 5 mm thick clear glass and mosquito proofing net at windows.
- Aluminum sliding glass door for verandah with MS sliding grill (as per design).
- Dining basin in each apartment with wall tiles and accessories (as per design)

POWER FEATURES

- Standard switch socket & fan dimmer from Schneider/ Equivalent.
- SDB of Apartments: Havells/Equivalent.
- One light fixture in each bed room, each toilet, dining, kitchen, living & family Living.
- Provision for AC at master bed, bed-2, bed-3, dining & living area.
- Provision for 2 nos. fridge point.
- Provision for 1 nos. dish washer point.
- Provision for one nos. washing machine at each apartment.
- Provision for TV points at master bed, bed-2, bed-3 & living area.
- TV cable wiring for DTH (Akash) and conventional dish TV system.
- Motion sensor light at foyer, family living & living (as per gesign).
- Provision for internet router system at suitable location (wifi).
- Provision for internet at master bed, bed-2, bed-3 and living area.
- Provision for telephone at master bed and living (Parallel).
- Provision for electric geyser at master toilet, toilet-2, common toilet and kitchen sink.
- Exhaust fan at all toilets and kitchen.

EMERGENCY POWER

- **21 nos. generator back-up points for each apartment.**
 - 10 nos light points in (3 bedrooms, dining, family living, living, master toilet, toilet-2, common toilet & kitchen).
 - 6 nos fan points (3 bedrooms, living, family living & dining).
 - 1 no. 3 pin power point for fridge.
 - 1 no. TV point at master bed.
 - 1 no. wifi router power point.
 - 1 no. water purifier.
 - 1 no. calling bell.
- Full generator back-up for building common area and community space.
- Generator backup for water pumps and lift.

SECURITY

- CCTV surveillance at ground floor entrance & drive way and lobby & staircase of every floor.
- Intercom facilities between security and apartments.

ELEVATOR

- International standard lift (Thyssenkrupp /Equivalent).
- 1 no. 10 passenger lift.

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 (full height): 12"x24" ceramic wall tiles (Sheltech Ceramics /Equivalent).
- Work top: Concrete platform with granite works.
- 2 nos. 3-pin power point beside kitchen work top.
- Double burner gas point with provision for gas connection (Titas/LPG reticulation system, subjected to availability from government).
- Standard quality double bowl single tray stainless steel sink (Teka/Haibali/Equivalent).
- Provision for water purifier at suitable location.
- Provision for dish washer.
- Provision for kitchen hood.
- Provision for hot & cold water lines for kitchen sink (shared from other toilet).
- Exhaust fan.

TOILET FEATURES

- Standard quality wall tiles (up to 7'-0" height): 12"x24" (Sheltech Ceramics/Equivalent).
- Standard quality floor tiles: 24"x24" (Sheltech Ceramics/Equivalent).
- Standard quality sanitary wares in toilets (COTTO /Equivalent) except maid's toilet.
- Standard quality CP fittings: GROHE/ Equivalent.
- Standard quality accessories: GROHE/ Equivalent.
- Counter top basin with marble platform in M. toilet & toilet-2.
- Combi set with pedestal basin (COTTO/ Equivalent) in common toilet.
- Robe hook provision at master toilet, toilet-2 & common toilet.
- Booster pump for apartments of top floor only.
- Disability access with grab rail at any single toilet.
- Large mirror with standard frame and mirror light at master toilet, toilet-2 & common toilet.
- Hot & cold water line (provision of electric geyser) at master toilet, toilet-2 & common toilet.
- RCC false slab in toilets (if floor to floor height is minimum 10'-0").
- Exhaust fan at all toilets.
- **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 (CHARU/Equivalent).
 - CP fittings: Sattar/Equivalent.

DOOR FEATURES

- **Main door:**
 - Frame: Chittagong teak (11" x 2.5") with face molding (lobby side only).
 - Shutter: Chittagong teak decorative main entrance.
 - Good quality smart 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 (6"x 2.5").
 - Shutter: Burma teak veneered flash door shutter (Star/Akij/Partex/Equivalent).
 - Door accessories: Round mortise lock (Yele), magnetic door stopper, tower bolt.
- **Toilet door:**
 - Frame: Teak Chamble (7"x2.5")
 - Shutter: Laminated flash door shutter/Equivalent
 - Door accessories: Round mortise lock (Yele), door stopper, tower bolt.
- **Kitchen door:**
 - Frame: Teak Chamble (6"x 2.5").
 - Shutter: Burma teak veneered flash door shutter (Star/Akij/Partex/Equivalent).
- **Verandah door:**
 - Aluminum sliding shutter.
- **Maids toilet :**
 - Frame: Teak Chamble (5"x2.5")
 - Shutter: Laminated flash door shutter.
- **Cat doors:**
 - Teak veneered panel board as per design.

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

OTHERS

- **Ground Floor (as per design)**

- Beautifully designed landscaping solution with lighting.
- Pavement tiles (local) at driveway and parking area.
- Common water purifier for building staffs.
- Gurd post.

- **Mezzanine floor:**

- Community area with 24"x24" mirror polish floor tiles (Sheltech Ceramics / Equivalent)
- Toilet and handwash facility.
- Caretaker room, toilet, cooking space.

- **Rooftop and others (as per design)**

- Well-designed rooftop with landscape, sittings arrangement and lighting.
- Cloth drying stand for apartments at rooftop.
- Tiles over lime terracing (as per design).

Note: This specification is prepared without final design/layout & perspective of the building.