

SHELTECH
Crimson Palace

BORO MOGBAZAR

শেল্টেক্  *Since 1988* SHELTECH

WHY CHOOSE SHELTECH?



RAJUK
Approved



Maximum Return
on Investment



Safe & Quality
Construction



On Time
Handover



Unencumbered
Land



Occupancy Certified
Building



ISO 9001:2015
Certified



BNBC Code
Compliant Design

message from The Managing Director



Dear Patrons,

I hope you will take pleasure in looking through the brochure of Sheltech Crimson Palace and can envision this beautiful project to be your next dream home. At Sheltech, we operate every day on a minimal but heartfelt promise to build our clients a better urban life. Our team of expert architects, engineers, urban planners and management professionals are handpicked by the management and we continually innovate to bring the most creative and top-notch design solutions to our projects. All our buildings are code-compliant and our quality construction and safety practices have made Sheltech into the brand name that it is today, with the entitlement of being the pioneering real estate to be acknowledged the ISO 9001:2015 accreditation.

We hope that you'll continue to be with us in all our future projects. Our clients from the very heart of our business, and we believe that our most important achievement to date has been earning the trust and self-assurance of clients, like yourself, and being given the opportunity to build the shelter of your dreams.

Tanvir Ahmed

Tanvir Ahmed
Managing Director
Sheltech Group

Features & Overview



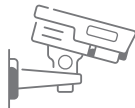
10 Storied
(B+G+9)



38.54 Katha
Land Area



1322-1846 SFT
(122.86-171.56 SQM)
87 Apartments



24/7 CCTV
Surveillance



Community
Space



Rooftop
Walking Track



Children
Play Area



Kids
Swimming Pool



Lavish
Green Area



Fitness
Center



Prayer
Space



Generator
Backup



Designed
Rooftop



4 Elevators



Iron Removal
Plant

Welcome Home

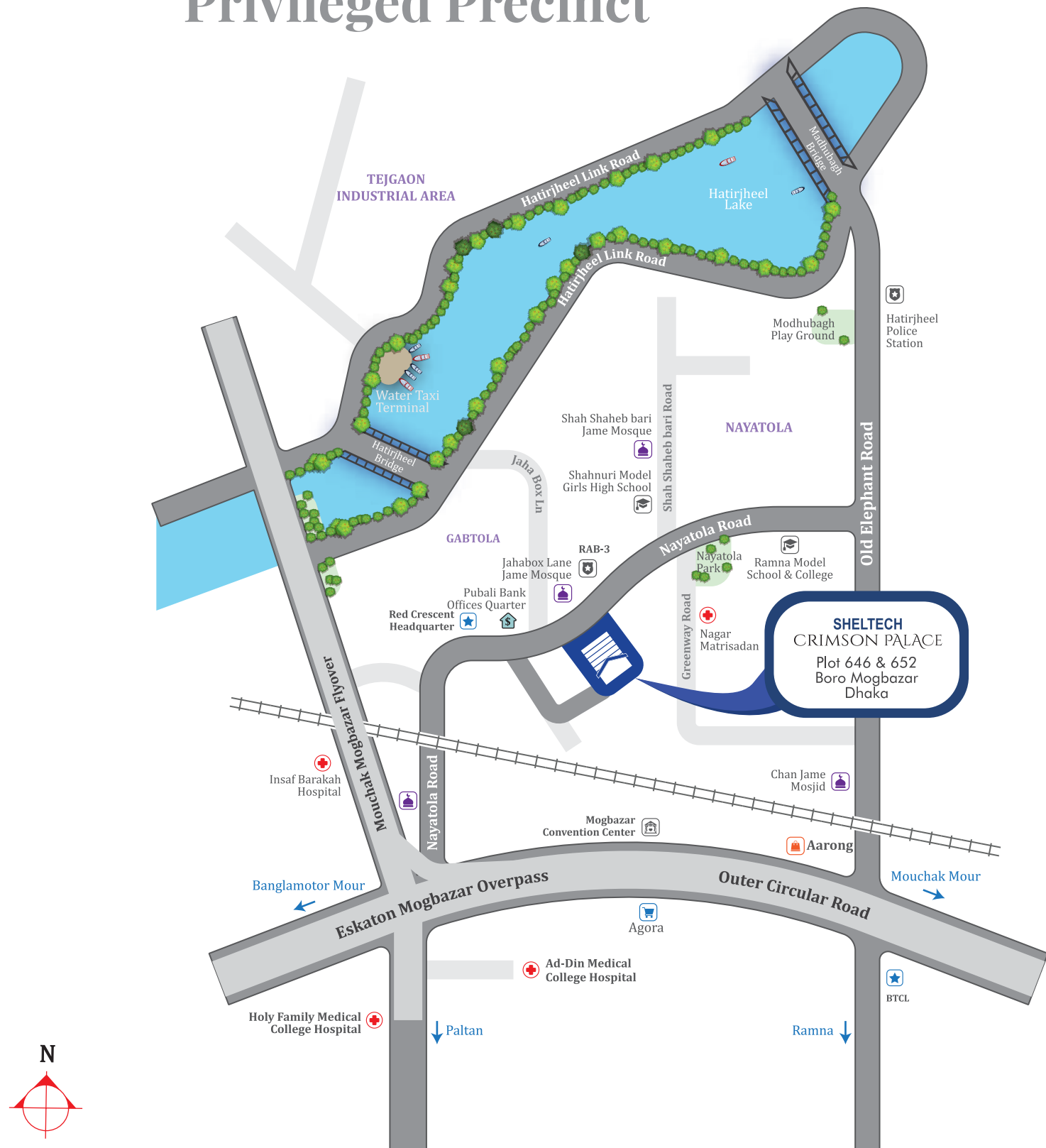
Sheltech Crimson Palace redefines the very concept of "Home" in Urban Dhaka. Sheltech's latest venture, Sheltech Crimson Palace nestled within the vibrant area of Boro Mogbazar with a massive land area of 38.54 Katha, features 10 storied (B+G+9) residential building, offering 87 innovatively designed apartments 1322-1846 SFT (122.86-171.56 SQM)

Our visionary architecture team offers you an exclusive neighborhood with a beautiful and functional home, equipped with all the locational advantages to meet the dynamic needs of urban life. Sheltech Crimson Palace is not just a residence; it is a projection of what urban living should be.



Serene living experience with an unrivaled advantage of location and proximity in the heart of dynamic, ever-evolving Boro Mogbazar. Ideally located near top amenities with easy access to major roads and flyovers.

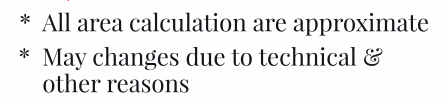
Privileged Precinct





Basement Plan

07 || SHELTECH *Crimson Palace*



The site plan shows a parking lot with 55 numbered stalls. The stalls are arranged in several rows and clusters, separated by driveways. Key features include:

- Stalls:** Numbered 33 through 87, with some stalls (e.g., 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87) containing car icons.
- Driveways:** Labeled "Driveway" in several locations, indicating circulation paths.
- Soil Areas:** Labeled "Soil" in several locations, indicating areas for landscaping or future development.
- Other Features:**
 - Ramp Slope:** A ramp leading to a higher level.
 - Guard Day Room:** A room for security or guard duty.
 - Driver's Waiting:** A designated area for drivers to wait.
 - EME Room & Utility:** A room for Emergency Maintenance and Utility, measuring 41' 9" x 24' 7".

A north arrow is located in the upper right corner, pointing towards the top of the page.

Bespoke Luxury Living at its Finest

A variety of elegant apartments thoughtfully designed
offering a tailored experience perfect for your modern living.



Ground Floor

- Beautifully designed landscaping solution with lighting.
- Mini swimming pool (as per design).
- Children play area.
- Concierge desk good quality floor finish in reception.
- Lobby with required electrical fittings-fixtures and furniture.
- Pavement tiles (local) in driveway and parking area.
- Small mortuary space with AC provision.
- Water purifier will be provided for driver and support stuff.
- Driver's waiting area (as per design).
- Car wash zone.





SHELTECH
Crimson Palace

Crafted with
Thoughtful
Precision



Philosophy behind the ART



Sheltech Crimson Palace is an artistic expression where you can truly feel “Home” by capturing the essence of modern metro life in Dhaka. This robust community is thoughtfully planned in Boro Mogbazar with due consideration to functionality, aesthetic charm and comfort.

Sheltech Crimson Palace offers exclusive three-bedroom apartments in different sizes to cater to the diverse needs of the future residents regardless of their different family sizes. Each and every apartment is precisely designed with careful attention to natural light, ventilation and privacy that creates a harmonious living experience in the city.

Sheltech Crimson Palace offers you a self-independent community to address the needs of all people in every age bracket. Senior citizens of this gated community can find peace and solace in the prayer room, kids can enjoy their time in the children's play area and swimming pool. Moreover, health-conscious adults can elevate their fitness journey to the next level at the modern gymnasium. It's a place where everyone can flourish and enrich their lives within this framework of the Sheltech Crimson Palace community.

The efficient use of buffer spaces creates a harmonious environment, with dedicated areas for play and community spaces that foster connection and well-being that resonate that this space is truly tailored for modern urban living. You can breathe in the cool breeze of Hatirjheel, enjoy an afternoon walk on the rooftop walking track, sit in the lush rooftop garden and enjoy the city view with a cup of coffee. The spacious front area offers you a peaceful retreat; keep away from the noise of the vibrant city.

Sheltech Crimson Palace is an investment in a holistic enriching lifestyle, quite inevitably tailored for your future with the greatest of care.

Ar. Naheed Farzana
Chief Architect
Sheltech (Pvt.) Ltd.



Floor Plan Level 2



* All area calculation are approximate
* May changes due to technical & other reasons
* Furniture layout is shown only for indication



Experience the comfort of modern living

- Community Hall with Kitchenette facilities
- Prayer Space
- Gym with basic equipments



* Furniture layout is shown only for indication

Floor Plan

Level 3,4,7 & 8



Floor Plan

Level 5,6,9 & 10



Sheltech Crimson Palace chose to create a well-being sanctuary and exquisite environment, providing a sense of peacefulness that is hard to find in the hustle and bustle of the city.





Type A 1846 SFT (171.56 SQM)

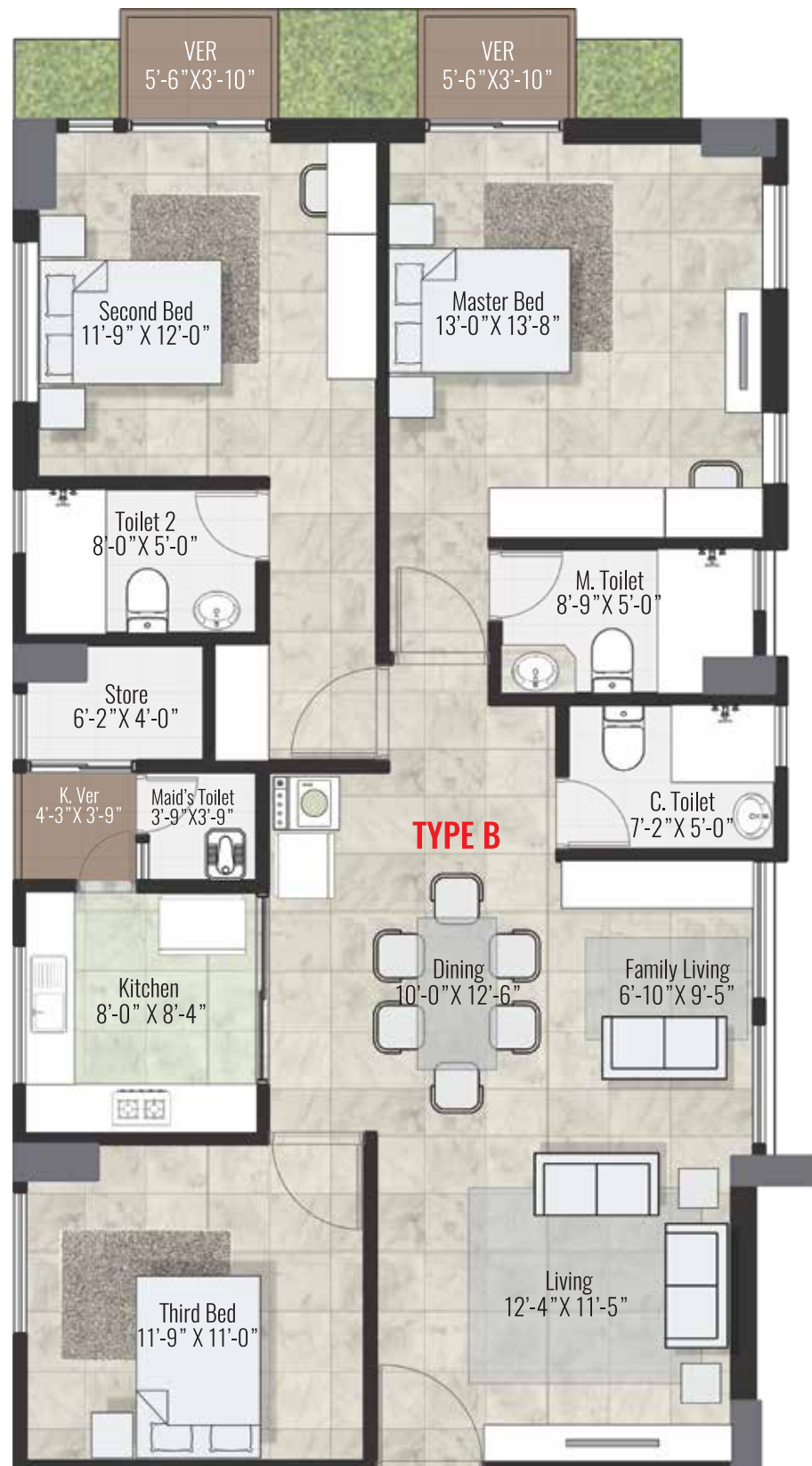


- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication

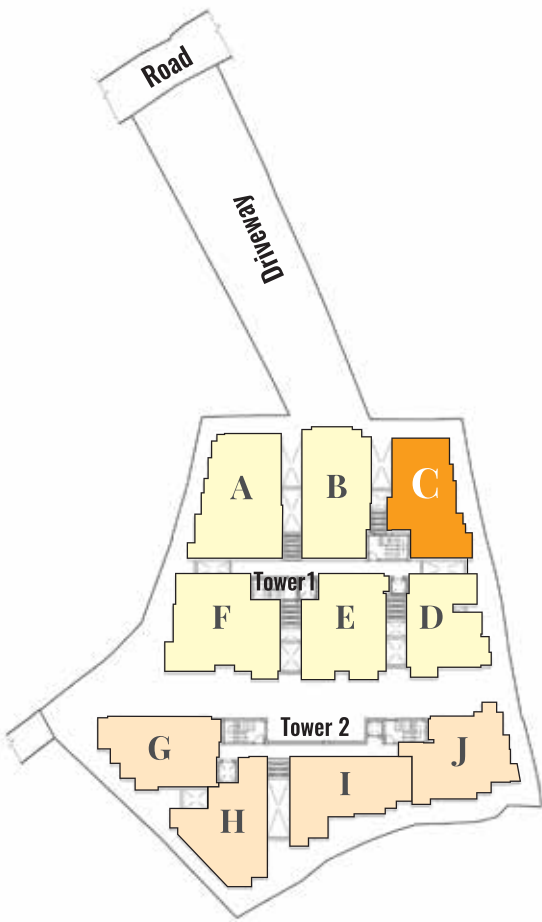
Type B 1625 SFT (151.02 SQM)



- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication



Type C 1423 SFT (132.24 SQM)



* All area calculation are approximate
 * May changes due to technical & other reasons
 * Furniture layout is shown only for indication

Type D 1322 SFT (122.86 SQM)



- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication

Type E 1514 SFT (140.70 SQM)



* All area calculation are approximate
* May changes due to technical & other reasons
* Furniture layout is shown only for indication

Type F

1846 SFT (171.56 SQM)



- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication

Type G 1545 SFT (143.59 SQM)



- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication

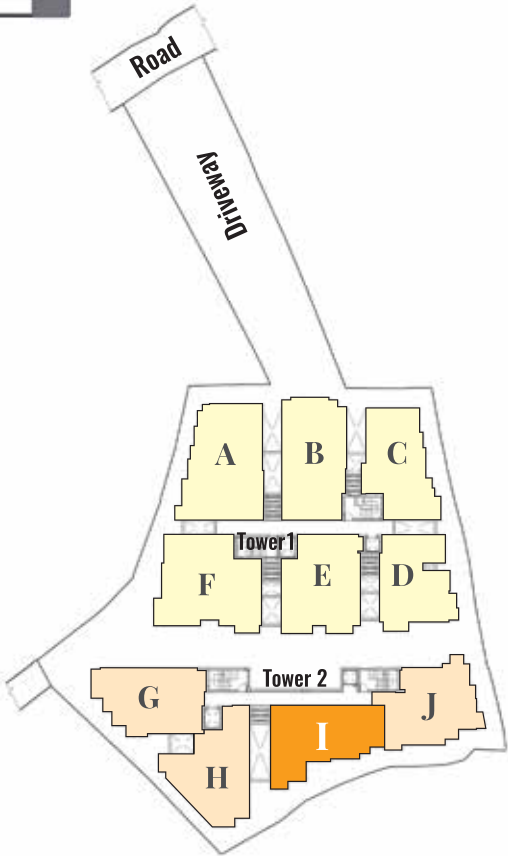


Type H 1545 SFT (143.59 SQM)



* All area calculation are approximate
* May changes due to technical & other reasons
* Furniture layout is shown only for indication

Type I 1545 SFT (143.59 SQM)



- * All area calculation are approximate
- * May changes due to technical & other reasons
- * Furniture layout is shown only for indication

Type J 1545 SFT (143.59 SQM)



* All area calculation are approximate
* May changes due to technical & other reasons
* Furniture layout is shown only for indication



Rooftop

- Well-designed parapet wall of adequate height.
- Rooftop walking track.
- Lime terracing with pavement tiles to protect from heat.
- Cloth drying provision for apartments.
- Central iron removal plant for water treatment.
- Rooftop Garden and sitting arrangement as per architectural design.



* All area calculation are approximate

* May changes due to technical & other reasons



Facilities and Specification

General Features

- A framed structure as per BNBC.
- 5" / 10" thick concrete solid block wall / AAC block / concrete hollow block / first class brick.
- 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"×24" mirror polish floor tiles (Sheltech Ceramics/ Equivalent).
- Plastic paint (Berger/Elite/Asian Paint/Equivalent) for interior walls and ceilings.
- Weather coated paint (Berger/Equivalent) for exterior walls on plastered surface.
- Aluminum sections with clear glass and mosquito proofing net at windows.
- Aluminum sliding glass door for verandah (as per design).
- Provision for dining basin at each apartment.

Electrical Features

- Switch, socket, fan dimmer from Schneider or Equivalent.
- SDB of Apartments: Havells/ Equivalent.
- One light fixture in each bed room, each toilet, dining, kitchen and living.
- Provision for AC at master bed, bed-2 & bed-3 / living area.
- Provision for 2 nos. fridge point.
- Provision for one nos. washing machine at each apartment.
- Provision for TV points at master bed and living.
- TV cable wiring both for DTH (Akash) and conventional dish TV system.
- Provision for internet router system at suitable location (wifi system).
- Provision for telephone at living room.
- Provision for electric geyser at master toilet, toilet-2 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

- 15 nos. generator back-up points for each apartment.
 - 6 light points in 3 bedrooms, common toilet, dining and kitchen.
 - 4 fan points in 3 bedrooms and dining.
 - 1 three pin power point in dining area for fridge.
 - 1 TV point at master bed.
 - 1 wifi power point.
 - 1 water purifier.
 - 1 calling bell.
- Lighting in driveway, gate, boundary wall, lift, lobby stair and other common area.
- Generator backup for water pumps and lift.

Elevator

- 4 nos. international standard lift from Sigma/LGs/Schneider/Fuji or Equivalent.
- 13 passenger lift: 02 nos.
- 08 passenger lift: 02 nos.

Fire-Fighting of the Complex

- Fire protection system:
Fire hydrant system & fire extinguisher.
- Fire detection system:
Smoke detection, heat detection, fire alarm, manual call point and fire control panel.
- Means of escape:
Dedicated fire staircase (NCF finished) with fire door

Kitchen

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

Bathroom Features

- Floor tiles: 12" × 24" (Sheltech Ceramics/Equivalent).
- Wall tiles (up to 7'-0" height): 12" x 24" (Sheltech Ceramics/Equivalent).
- Sanitary wares: Charu/Rosa/RAK/Equivalent.
- Marble finished counter in master toilet (subject to space availability).
- Combi set with pedestal basin in toilet-2 and common toilet.
- CP fittings: Sattar/Nazma/Remac/Equivalent.
- Coat hook at master toilet, toilet-2 and common toilet.
- Bath accessories: Sattar/Equivalent.
- Provision of electric geyser at master toilet & toilet-2.
- Mirror with standard frame and mirror light at master toilet, toilet-2 and common toilet.
- Booster pump will be provided for top floor apartments.
- Disability access with grab rail at any single toilet (preferably common toilet).
- RCC false slab/PVC false ceiling at all toilets (if floor to floor height is minimum 10 ft).



- Maid's Toilet:

Wall tiles (up to 7'-0" height): 8"×12" (Sheltech Ceramics/Equivalent).

Floor tiles: 12"×12" (Sheltech Ceramics/Equivalent).

Sanitary ware set: Long pan with lowdown (Charu/Rosa/Equivalent).

CP fittings: Sattar/Equivalent

Door Features

Main Door:

Frame: Teak Chamble/ Chittagong teak / Processed Wood / Equivalent (11" × 2.5") with wooden face molding (one side only).

Shutter: Chittagong teak/ Equivalent decorative main entrance.

Good quality handle lock with built in security lock.

Door accessories: Check viewer, door guard, and magnetic door stopper.

Internal Door:

Frame: Teak Chamble/ Chittagong teak / Processed Wood / Equivalent (6"× 2.5").

Shutter: Teak Chamble veneered flash door shutter/Equivalent.

Door accessories: Round mortise lock, magnetic door stopper, tower bolt.

Toilet Door:

Frame: Teak Chamble/ Processed Wood / Equivalent (5"×2.5").

Shutter: Fabricated Formica/Equivalent.

Door accessories: Round mortise lock, door stopper, tower bolt.

Kitchen Door:

- Aluminum sliding glass door (as per design).

Verandah Door:

- Aluminum sliding glass door.

Maids Toilet (if any):

- PVC door frame and shutter.

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

Security

- CCTV surveillance at building entrance and drive way and all other floor lobby area.
- Intercom facilities between security and apartments.



Founder's legacy

Late Dr. Toufiq M. Seraj

(1956 - 2019)

Dr. Toufiq M. Seraj, the Founder and Managing Director of Sheltech and its associated companies, was a true visionary and pioneer of real estate in Bangladesh. His passion for providing beautiful, quality homes to the residents of Dhaka led to the development of over 3700 apartments across the city, making Sheltech synonymous with excellence in the industry.

As a former president of REHAB and BIP, and a respected faculty member at BUET, Dr. Seraj's contributions extended beyond real estate. His expertise in urban planning and numerous publications enriched Bangladesh's development landscape.

We honor his legacy by continuing his pursuit of integrity and innovation, ensuring that Sheltech remains beacon of excellence in the real estate industry.



নির্মাণ অনুমোদন পত্র
ফরম ৩০২ (বিধি ১৪ স্ট্রাক)
স্মারক নং: D-0010476-09-24
স্মারক নং: 25.39.0000.122.33.00294.24.0232
প্রদান এর তারিখ: 23 September 2024

A-3. Flats or apartments

ক. আবুপেকি টাইপ
A Residential

খ. অনুমোদন পত্র

১৫. অনুমোদিত
A.J.M. Ziaul Hoq
১৫৫ ৪ ৬৫২ Boro Moghbazar, Ramna, Dhaka
১০ June ২০২৪ তারিখের অবদান
১০ জুন ২০২৪

Plot- 646 & 652 Boro Mughal
অপনয়/অপনয়ের 30 June 2024 তারিখের
of 1953) এর অধীনে অনুষ্ঠিত 1 বৈদেশিক সহ 10 অঙ্গ

এস এম নম্বর: 151, 152
অতিরিক্ত আর এস এম নম্বর: 1577, 1578
এম এস এম নম্বর: 3415, 3432
গ্রুট এগ্রিভ (বাকি): 2,574.73
অক্ষাংশ: ২৩°৩০'০০" উত্তর
দ্রাঘিমাংশ: ৯০°০০'০০" পূর্ব

গ. প্রস্তাবিত
আবাসনিক নম্বর: 1584
মৌজা: Bara Magbazar
খানা: Ramna
পিতা মঃ
ওয়ার্ড: DNCC Ward-35
জেলা নং: Nayatola Road
জাকার নাম: Nayatola Road
ব্লক নং:
সেক্টর নং:

ক নং :
সক্টর নং :
ঘ. প্রটের মালিকানা সংক্রান্ত তথ্যাদি
দপ্তর নং : 2224
নিবন্ধনের তারিখ : 09/07/2018
মালিকদ্বারক নাম : Joint
মালিক সংখ্যা : 10

অন্যান্য মালিক : (1) A.J.M Ziaul Hoq, NID-2696653252313 DOB-24/12/1959, (2) Md Abdur Rahman NID-3705969735, DOB-16/03/1979, (3) Fatema Haque, NID-2820867956, DOB-28/09/1969
মালিকানা তারিখ : 09/07/2018
মালিকানা উদ্দেশ্য : Purchase
মালিকানা উদ্দেশ্য :

मार्तव्यता :

ক. অনুমানমূলক নথ্য অনুযায়ী নির্দেশকার সম্পাদন করিতে হইবে। যদি নির্দেশ কারি
হয় অথবা ইহারে সংশ্লিষ্ট সকলের বিরুদ্ধে কঠোর আইনগত ব্যবস্থা গ্রহণ করিত গরিব।
নিম্ন বিধি অনুযায়ী নির্দেশকার শুভর পূর্বে এবং নির্দেশ কারকের সিদ্ধান্তের পর নির্ধারিত সময়
সংক্রান্ত প্রমাণ উপস্থাপন করিতে হইবে। Certificate প্রদান না করা পর্যন্ত নির্ধারিত সময়/প্রাক্কল্পের ব্যবস্থা শুরু করা হইবে না।
অনুমোদিত আবেদনের ক্ষেত্রে নিম্নলিখিত শর্ত সমূহ প্রযোজ্য হবে।
১. আবেদনকারীর নাম ও ঠিকানা স্পষ্টভাবে উল্লেখ করা হইবে।
২. আবেদনকারীর বর্তমান অবস্থা ও আবেদনের কারণ উল্লেখ করা হইবে।
৩. আবেদনকারীর আর্থিক স্থিতি ও আবেদনের ফলাফল উল্লেখ করা হইবে।
৪. আবেদনকারীর অন্যান্য তথ্য উল্লেখ করা হইবে।
৫. আবেদনকারীর স্বাক্ষর ও মোহর উল্লেখ করা হইবে।
৬. আবেদনকারীর পরিচয়পত্র উল্লেখ করা হইবে।
৭. আবেদনকারীর জন্ম তারিখ উল্লেখ করা হইবে।
৮. আবেদনকারীর শিক্ষা প্রতিষ্ঠান উল্লেখ করা হইবে।
৯. আবেদনকারীর পেশা উল্লেখ করা হইবে।
১০. আবেদনকারীর বর্তমান বাসিন্দা উল্লেখ করা হইবে।
১১. আবেদনকারীর বর্তমান যোগাযোগের মাধ্যম উল্লেখ করা হইবে।
১২. আবেদনকারীর বর্তমান কর্মসূচি উল্লেখ করা হইবে।
১৩. আবেদনকারীর বর্তমান আয়ের উৎস উল্লেখ করা হইবে।
১৪. আবেদনকারীর বর্তমান খরচের বিবরণ উল্লেখ করা হইবে।
১৫. আবেদনকারীর বর্তমান ঋণের বিবরণ উল্লেখ করা হইবে।
১৬. আবেদনকারীর বর্তমান সম্পদের বিবরণ উল্লেখ করা হইবে।
১৭. আবেদনকারীর বর্তমান আয়ের বিবরণ উল্লেখ করা হইবে।
১৮. আবেদনকারীর বর্তমান খরচের বিবরণ উল্লেখ করা হইবে।
১৯. আবেদনকারীর বর্তমান ঋণের বিবরণ উল্লেখ করা হইবে।
২০. আবেদনকারীর বর্তমান সম্পদের বিবরণ উল্লেখ করা হইবে।

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স্বাক্ষর নোটিসমূহ

৬. অনুমোদন বোর্ড সদস্য

To get the
RAJUK approval of
SHELTECH *Crimson Palace*



১. কর্তৃপক্ষ কর্তৃক নির্দেশনা মোতাবেক ইমারতের সীতাব্যক্তি ক্রমাঙ্কিত ০১ থেকে ১০ পর্যন্ত করে ব্লক গোপন করা হবে।
২. জুনিয়র বাচ্চের ছাত্র/পরিচালনা অনুষ্ঠানদায়ক এর শর্তসমূহ কঠোরভাবে প্রতিপালন করা হবে।
৩. জুনিয়র মহিলাদের সর্বোচ্চ তিন জনের উপস্থিতি প্রমাণিত হবে, কারণ পরবর্তী জাল-জালিয়াতি করলে এ তিন জনকে
বাসে গণ্য হবে।
অন্যান্যকর্তৃক একটি বৈজ্ঞানিকভাবে ১০(দশ) জনের উপস্থিতি ইমারতের ছাত্র/পরিচালনা মো-জাউত নকশা নির্দিষ্ট
কর্তৃপক্ষ কর্তৃক।

५. आचार्य



অনুসূচি:
 ১. সারিষ্ট ইত্যাদ পড়িওর্ক কপি
 ২. জাওকনকটিওর্ক কপি
 ৩. অতিওর্ক কপি

মোঃ হাসানুজ্জামান
অতিরিক্ত অতিরিক্ত
সদস্য
Sub Zone - 01 (Za)
২৩ September



Sheltech Tower, 60 Sheikh Russel Square
West Panthapath, Dhaka-1205