



SHELTECH   
*Kanakchapa*

ELEGANT  
**DREAM**  
HOUSE

@ Rayerbazar

SHELTECH   
*Kanakchapa*

“ BEYOND GREAT DESIGN,  
WE UNDERSTAND  
THE IMPORTANCE OF  
BUILDING TRUST AND  
RELATIONSHIPS ”

## FROM THE DESK OF MANAGING DIRECTOR



Dear Patrons,

I hope you enjoyed looking through the brochure of Sheltech Kanakchapa and can envision this newest residential project in Rayerbazar to be your next dream home. At Sheltech, we operate every day on a simple 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 privilege of being the first real estate company to be awarded the ISO 9001: 2015 certification. We hope that you will continue to be with us in all our future endeavors. Our clients are from the very heart of our business, and we believe that our most important achievement to date has been earning the trust and confidence of clients and patrons, like yourself, and being given the opportunity to build the destination of your dreams.

**Tanvir Ahmed**

Managing Director

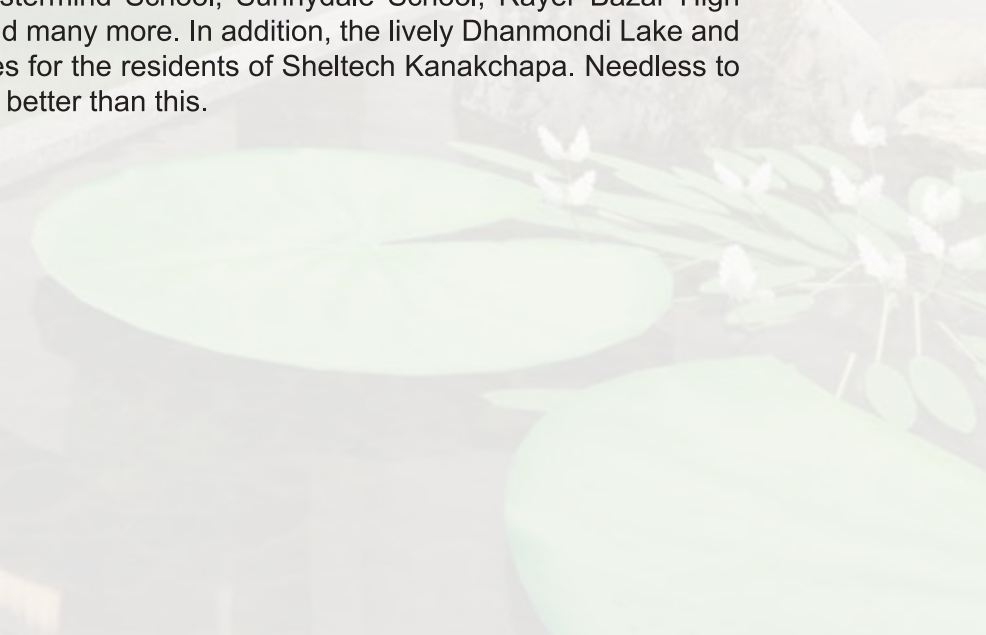
Sheltech Group



## ABOUT THE PROJECT

Sheltech Kanakchapa is designed to ensure the highest standard of living for its residents. The project has a land area of 27.87 Katha and will feature a 14 Storied (B+G+13) residential building with 88 innovatively designed modern apartments 1386 - 1660 sft. (Approximate). Located in a calm neighborhood, Sheltech Kanakchapa offers excellent in-house amenities and a beautiful residential community. The large community space has been designed in a manner so that the residents can enhance their community bonding and also celebrate their joyous occasions. The spacious home setting with all the modern urban features combined with the highest standard of security protocol will surely be a place for a dream living.

The location of Sheltech Kanakchapa is uniquely advantageous. The project is in close proximity to Satmasjid Road and Mirpur Road, which allow the residents with all the urban amenities of the country's most bustling area of Dhanmondi. The residents of the project will enjoy cultural vibrancy, popular restaurants, shopping centers and, of course, high-quality education and medical centers in the Dhanmondi area. The project is also near the proposed MRT Line and Ring Road, which will make the transportation to and from the project very convenient. The project is in close proximity to many renowned and trusted hospitals such as Z. H. Sikder Women's Medical College, Japan Bangladesh Friendship Hospital, IBN Sina Specialized Hospital, Bangladesh Medical College Hospital etc., and educational institutions like Dhanmondi Government Girls' High School, Mastermind School, Sunnysdale School, Rayer Bazar High School, ULAB, Daffodil International University and many more. In addition, the lively Dhanmondi Lake and Rabindra Sarobar will provide recreational facilities for the residents of Sheltech Kanakchapa. Needless to say, as far as investments go, it doesn't get much better than this.





SHELTECH   
*Kanakchapa*

“ WE BELIEVE THAT  
GOOD DESIGN IS  
ABOUT MORE THAN  
JUST AESTHETICS ”



# SHELTECH *Kanakchapa*

## PROJECT BRIEF

|                    |                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name       | : Sheltech Kanakchapa                                                                                                                                                       |
| Project Address    | : Plot # 189/E, Sultangonj Road, Nimtola, Rayerbazar, Dhaka                                                                                                                 |
| Type               | : 14 Storied (B+G+13) Residential Building                                                                                                                                  |
| Land Area          | : 27.87 Katha (RAJUK 26.76 Katha)                                                                                                                                           |
| Road               | : Existing 30'-0", Proposed 60'-0"                                                                                                                                          |
| Total no. of units | : 88 Nos.                                                                                                                                                                   |
| No. of parking     | : 88 Nos.                                                                                                                                                                   |
| Unit type          | : Residential:<br>TYPE A : 1660 SFT. ; TYPE B : 1417 SFT. ;<br>TYPE C : 1469 SFT. ; TYPE D : 1386 SFT. ;<br>TYPE E : 1480 SFT. ; TYPE F : 1471 SFT. ;<br>TYPE G : 1471 SFT. |
| Units Per Level    | : 07 Nos.                                                                                                                                                                   |
| No. of lift        | : 03 Nos.                                                                                                                                                                   |
| No. of stairs      | : 02 Nos. (Main Star-01, Fire Stair-01)                                                                                                                                     |

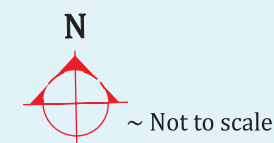




## LOCATION MAP

### Sheltech Kanakchapa

Plot # 189/E, Sultangonj Road, Nimtola,  
Rayerbazar, Dhaka



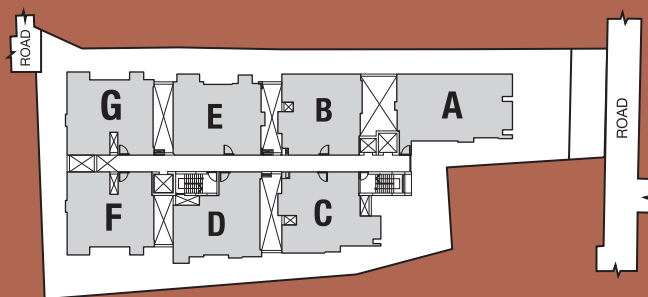
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*Kanakchapa*





“ WE FOCUS  
ON CREATING HOMES  
THAT WILL ENRICH  
THE LIVES OF THE PEOPLE ”

Plan:  
Typical Level (4-14)



N  
KEY PLAN



\* Indicative drawing only change may be made  
for technical reasons and requirement  
of approval authority.

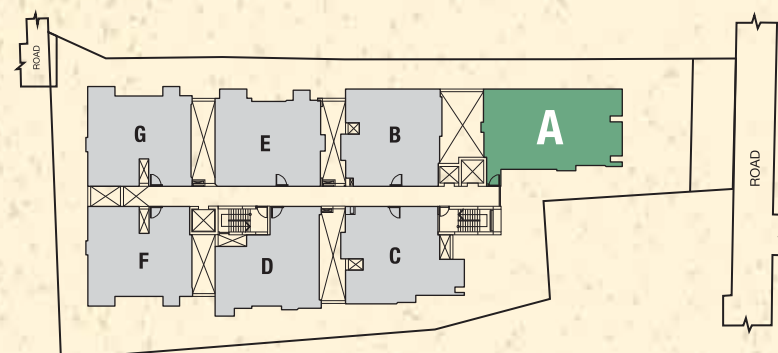
Plan:  
**Level 4 to 14**

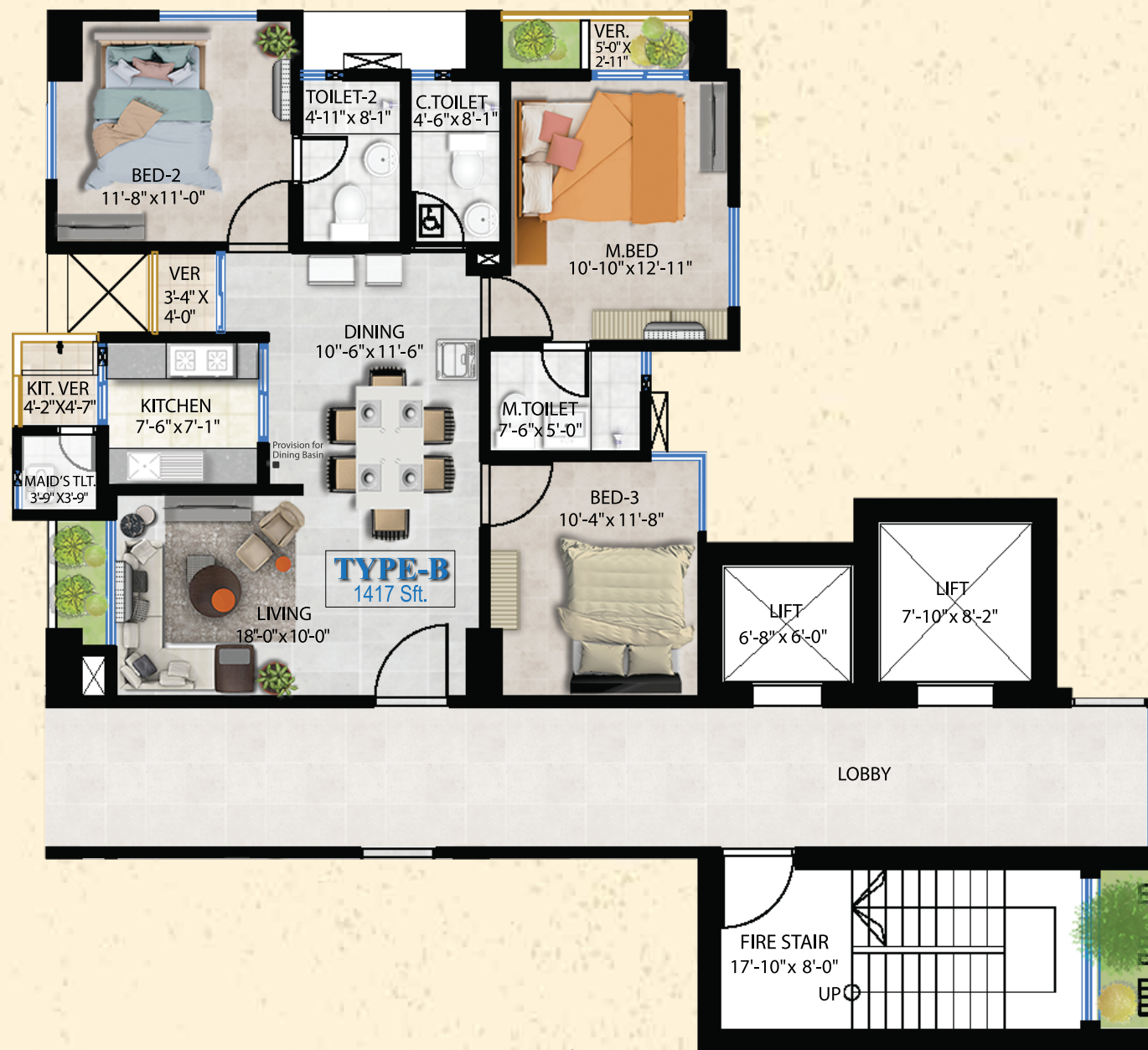
Type: **A**

SIZE : 1660 sft.  
154 sqm.



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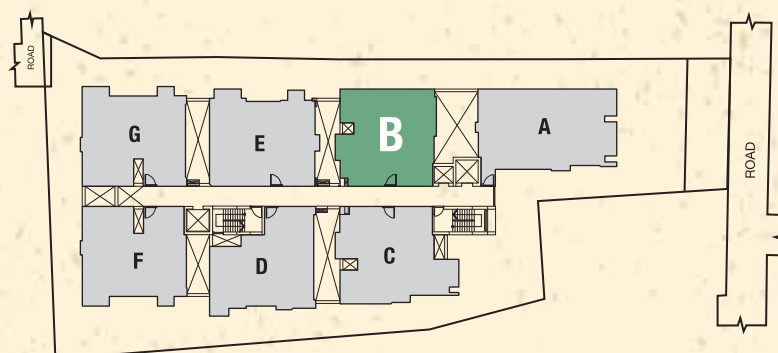




Plan:  
**Level 4 to 14**

Type: **B**

SIZE : 1417 sft.  
131.6 sqm.



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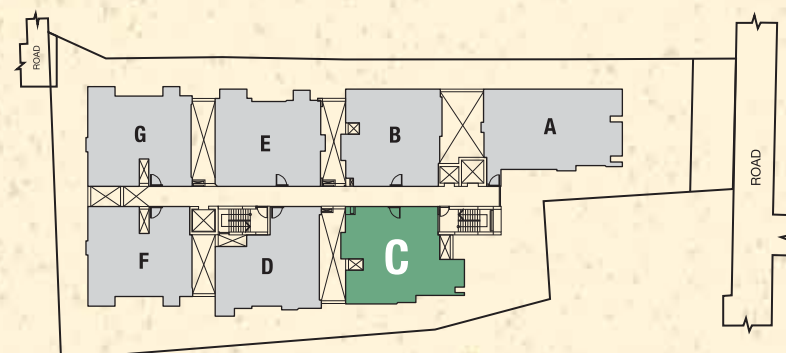
Plan:  
**Level 4 to 14**

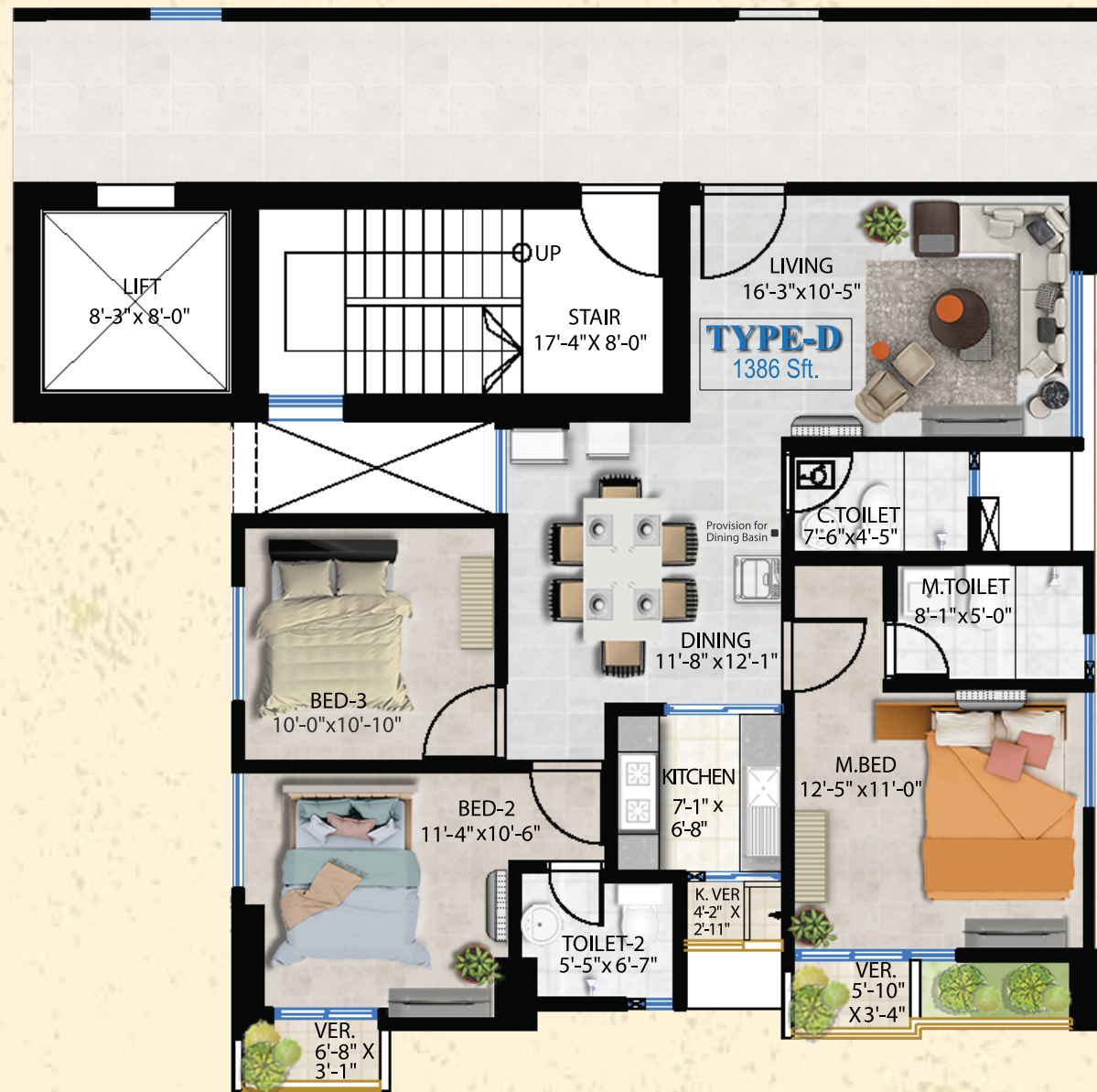
Type: **C**

SIZE : 1469 sft.  
136.5 sqm.



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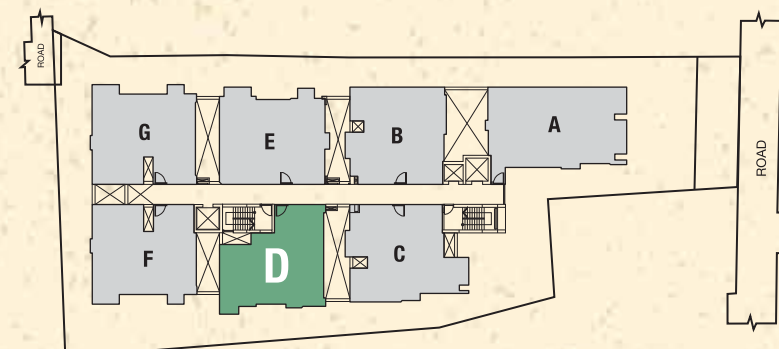
Plan:  
**Level 4 to 14**

Type: **D**

SIZE : 1386 sft.  
129 sqm.



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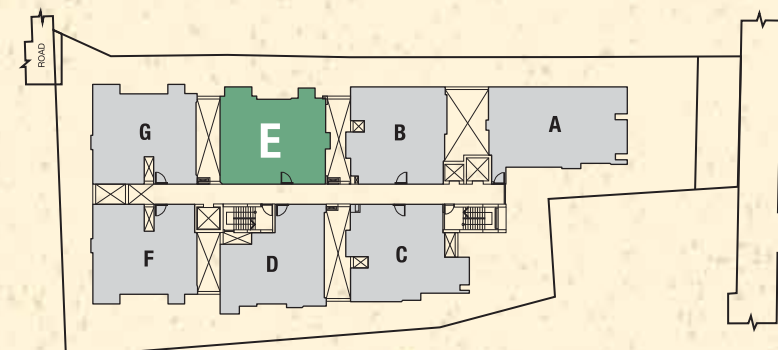
Plan:  
**Level 4 to 14**

Type: **E**

SIZE : 1480 sft.  
137.5 sqm.



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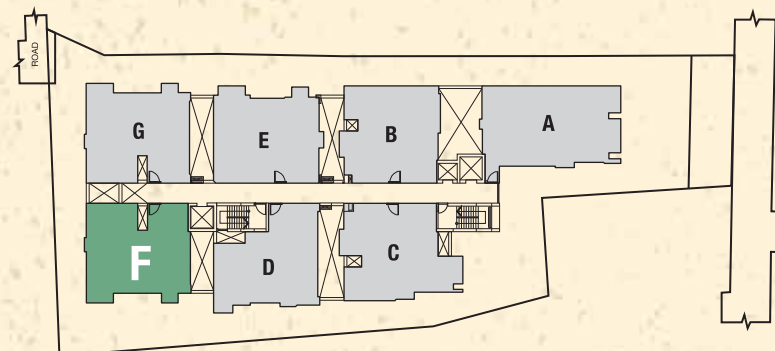
Plan:  
**Level 4 to 14**

Type: **F**

SIZE : 1471 sft.  
136.6 sqm.



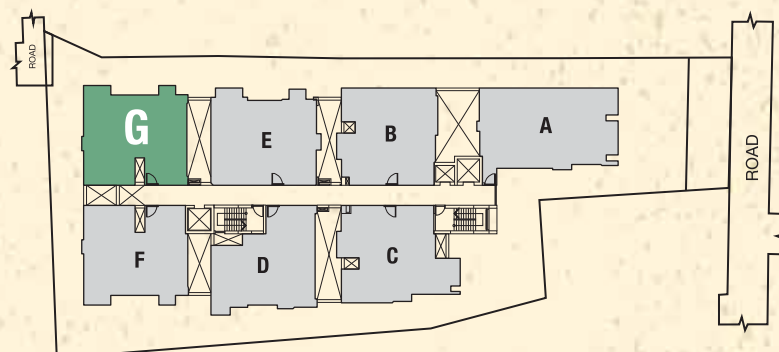
\* Indicative drawing only change may be made  
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Plan:  
**Level 4 to 14**

Type: **G**

SIZE : 1471 sft.  
136.6 sqm.



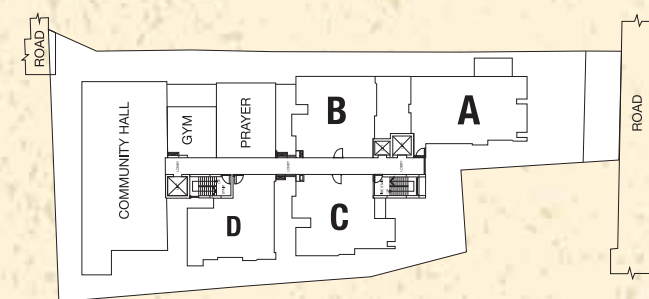
\* Indicative drawing only change may be made for technical reasons and requirement of approval authority.



Plan:  
**Roof Level**



\* Indicative drawing only change may be made  
for technical reasons and requirement  
of approval authority.



ROAD

ROAD



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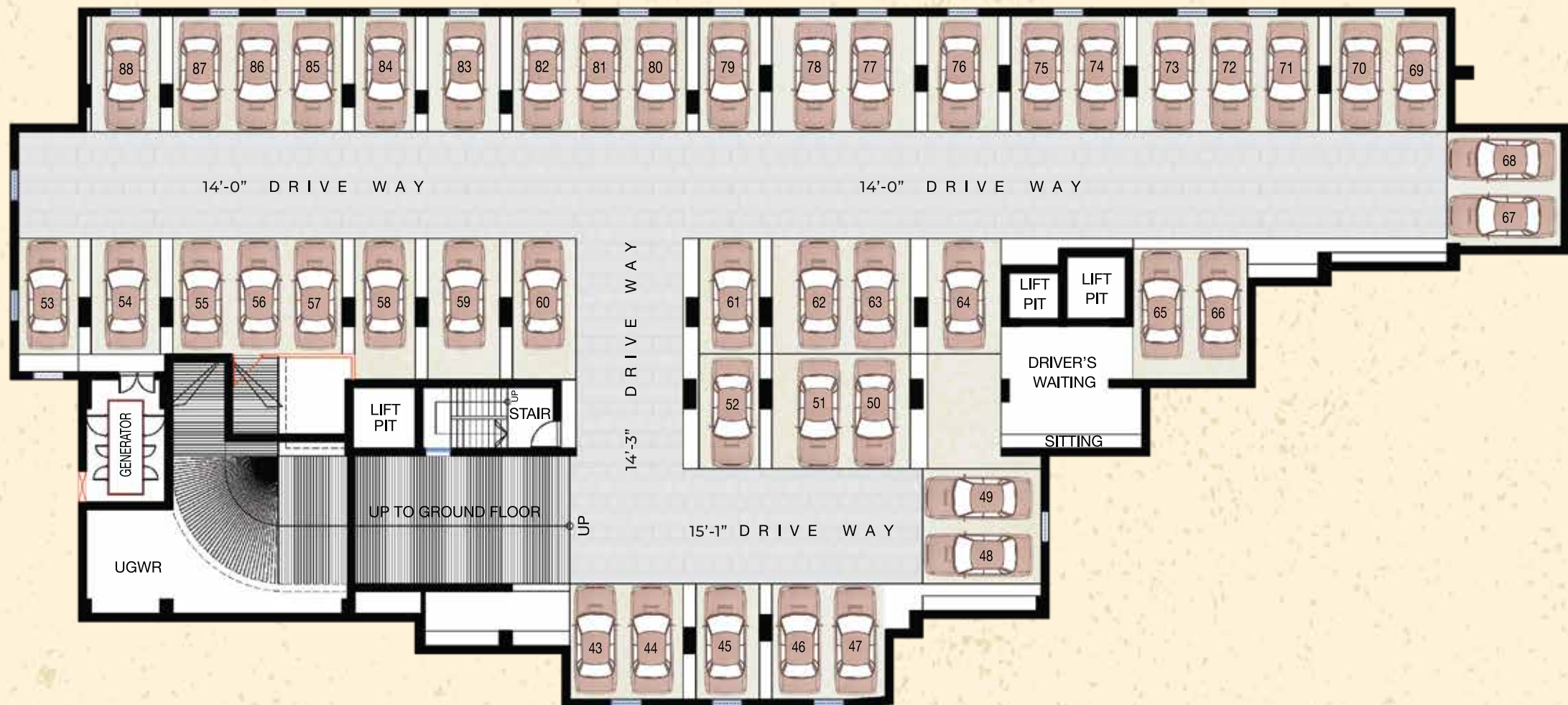
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*Kanakchapa*





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Plan:  
**Basement**  
**46** Nos. Parking



\* Indicative drawing only change may be made for technical reasons and requirement of approval authority.

“HOME IS, I SUPPOSE  
JUST A CHILD'S IDEA. A HOUSE  
AT NIGHT, AND A LAMP IN THE HOUSE.  
A PLACE TO FEEL SAFE”



## GENERAL FEATURES

- A framed structure as per BNBC.
- 5" thick first class brick wall/as-cast wall/concrete hollow block/concrete solid 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" homogeneous/mirror polish floor tiles (Sheltech Ceramics/Equivalent).
- Plastic paint (Berger/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 door shutter for verandah (as per design).
- Dining basin provision at dining area.

## ELECTRICAL FEATURES

- Standard switch socket from Schneider or Equivalent.
- SDB of Apartments: Havells/ Equivalent.
- Provision for AC at master bed, bed-2 and living area.
- Provision for 2 nos fridge point
- Provision for one no. washing machine point at each apartment.
- Provision for TV points at master bed, bed-2 and living.
- Provision for internet router system at a suitable location.
- Provision for telephone at master bed and living (Parallel).

## EMERGENCY POWER

- **15 nos. generator back-up points for each apartment.**
  - o 4 nos light points in 3 bedrooms & dining.
  - o 4 nos fan points in 3 bedrooms & dining.
  - o 2 nos light point in common toilet and kitchen.
  - o 1 no. 3 pin power point in dining area for fridge
  - o 1 no. calling bell.
  - o 1 no. Tv point.
  - o 1 no. wifi point.
  - o 1 no. water purifier.
- Full generator back-up for building common area.
- Generator backup for water pumps and lift.



## SECURITY

- CCTV surveillance at building entrance, ground floor drive way and basement drive way.
- Intercom facilities between reception desk/security box and each apartment.

## ELEVATOR

- Three nos. International Standard lift from Sakura/Fuji/Schneider or Equivalent.
- 2 nos. 13 passengers lift.
- 1 no. 10 passengers lift.

## FIRE-FIGHTING OF THE COMPLEX

- **Fire protection system:**
  - o Fire hydrant system,
  - o Fire door,
  - o Fire extinguisher,
  - o PA system,
  - o Emergency light.
- **Fire detection system:**
  - o Smoke detection,
  - o Heat detection,
  - o Fire alarm,
  - o Manual call point &
  - o Fire control panel.
- **Means of escape:**
  - o NCF finishing stair with fire door.



## KITCHEN

- Floor tiles: 12"x12" homogenous floor tiles (Sheltech Ceramics/Equivalent).
- Wall Tiles (full height): 12"x24" ceramic wall tiles (Sheltech Ceramics/Equivalent).
- Work top: Concrete platform with granite finishing.
- Double burner gas point with provision for gas connection (Titas/LPG reticulation system, subjected to availability from government).
- Standard quality single bowl single tray stainless steel sink (Sweet Home/Equivalent).
- Down wash in kitchen verandah with tiles finishing.
- 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"x12" (Sheltech Ceramics/Equivalent).
- Wall tiles (up to 7'-0" height): 12"x24" (Sheltech Ceramics/Equivalent).
- Sanitary wares in toilets (Charu/Equivalent) except maid's toilet.
- Cabinet basin (Charu/Equivalent) with marble top in master toilet (subject to space availability)
- Pedestal basin (Charu/Equivalent) in toilet-2 and common toilet.
- CP fittings and toilet accessories: Sattar/Equivalent.
- Disability access at any single toilet (preferably common toilet) with grab rail.
- Mirror with mirror light at master toilet, toilet-2 and common toilet.
- Hot & cold water line (provision of electric geyser) at master toilet and toilet-2.
- RCC false slab on toilets ( if floor height is 10ft ).
- Robe hook at all 3 toilets ( M.toilets, toilet-2 & common toilet )
- Booster pump for top floor apartments.
- Exhaust fan at all toilets, except maid toilet.
- **Maid's toilet:**
  - o Wall tiles (up to 7'-0" height): 8"x12" (Sheltech Ceramics/Equivalent).
  - o Floor tiles: 12"x12" (Sheltech Ceramics/Equivalent).
  - o Sanitary ware set: Pan with lowdown (RAK/Equivalent).
  - o CP fittings: Sattar/Equivalent.

## DOOR FEATURES

- **Main door:**
  - o Frame: Teak Chamble/Equivalent (11" x 2.5") with face molding ( one side only ).
  - o Shutter: Imported (Malaysian)/ Equivalent decorative main entrance.
  - o Good quality handles lock with builtin security lock.
  - o Door accessories: Check viewer, door guard, and magnetic door stopper.
- **Internal door:**
  - o Frame: Teak Chamble/Equivalent (6"x 2.5").
  - o Shutter: Veneered flash door shutter/Equivalent.
  - o Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- **Toilet door:**
  - o Frame: Teak Chamble/Equivalent (5"x2.5")
  - o Shutter: Formica laminated flash/Equivalent.
  - o Door accessories: Round mortise lock, door stopper, tower bolt.
- **Kitchen door:**
  - o Aluminum sliding glass door for kitchen.
- **Verandah door:**
  - o Aluminum sliding shutter/Formica laminated door shutter/equivalent for verandah (depending on design).
- **Maids toilet (if any):**
  - o Door of solid PVC/equivalent door shutter and PVC frame/equivalent.

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



## OTHERS

- **Ground and Basement Floor:**

- o Beautifully designed landscaping solution with lighting.
- o Concierge desk good quality floor finish in reception and lobby with required electrical fittings & fixtures.
- o Pavement tiles at driveway and NCF at parking area (Ground floor and Basement)
- o Children play ground at ground floor.
- o Drivers waiting areas at ground floor and basement area.
- o Demarcated garbage disposal zone.
- o Water supply line at ground floor for car wash facility.
- o Common water purifier at ground floor.

- **Level 2:**

- o Community room with kitchenette and toilets.
- o Gymnasium
- o Prayer room.

- **Rooftop:**

- o Aesthetically pleasant rooftop with landscape, sittings arrangement and proper lighting.
- o Outdoor tiles finishing above lime terracing with proper water protection solution.
- o Jogging track.
- o Arrangement of cloth drying for each apartment at rooftop.
- o Swimming pool with change room and shower facility.
- o BBQ zone.



শুরু করা যাচ্ছে না।  
 র না।  
 আ বরাহ হইলে অবশ্য  
 ন্যে নকশার অন্যতম  
 1952 (Act No. 19)  
 কোর্সে শুরু করা  
 রকার যে ০১ সমস্যা  
 ি।  
 বে।  
 ১১ মাস।

IN REMEMBRANCE OF  
**DR. TOUFIQ M. SERAJ**  
[1956 - 2019]



Dr. Toufiq M. Seraj was the Founder and Managing Director of Sheltech and its associated companies. He was a visionary and a pioneer of real estate in Bangladesh and played a leading role in shaping the real estate industry to be where it is today. His vision to provide beautiful and quality homes for the resident of Dhaka led Sheltech to develop over 3700 apartments all over the city, transforming Sheltech into a symbol of excellence in the real estate industry of Bangladesh.

Dr. Seraj was a past president of Real Estate and Housing Association of Bangladesh (REHAB) and Bangladesh Institute of Planners (BIP), and played a major role in developing the Detailed Area Plan of Dhaka. He was a former faculty member of BUET, and has a wide range of publications including books on urban planning, housing and real estate in Bangladesh.

A handwritten signature in black ink, reading "Tm Seraj".



☎ 16550



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2023

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