

SHELTECH

Kheyatori

GULSHAN LAKE DRIVE ROAD, SHAHJADPUR, GULSHAN, DHAKA



শেলটেক



Since 1988
SHELTECH



Building a better life
for you
in the big city

 *From the desk of*
THE MANAGING DIRECTOR



Dear Patrons,

I hope you enjoyed looking through the brochure of Sheltech Kheyatori and can envision this beautiful project 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 endeavours. Our clients form 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 home of your dreams.

TANVIR AHMED
Managing Director
Sheltech Group

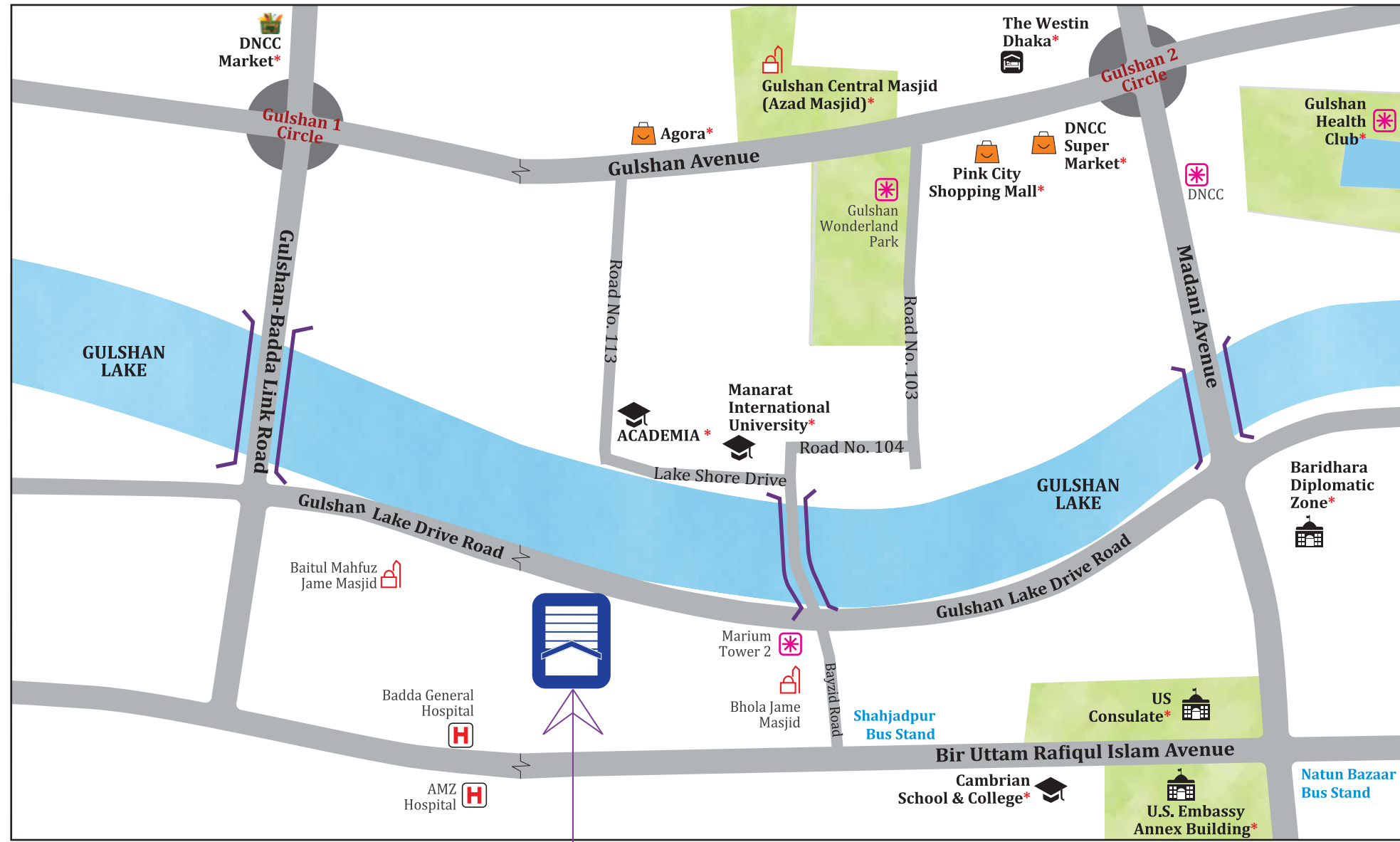


SHELTECH *Kheyatori*

About the Project

Sheltech Kheyatori is Sheltech's brand new lakeside luxury residential project at Gulshan Lake Drive Road, Shahjadpur, Gulshan. The project has a land area of over 12.13 Katha with 24 beautiful apartments of 2096 sft, overlooking the beautiful Gulshan lake. In addition of being near to the important diplomatic zones and offices, popular educational institutions, fine dining and shopping facilities of Gulshan; the speciality of the location of Sheltech Kheyatori lies in the presence of the nearby lake and parks. We invite you to flip through the pages of this brochure and see all that Sheltech Kheyatori has to offer to its future residents. Once you see this beautiful project by yourself, we guarantee that you would definitely desire to make it your new dream home.





LOCATION MAP  N
~ Not to scale


SHELTECH Kheyatori
GULSHAN LAKE DRIVE ROAD;
PLOT NO # KA-72/11/B,
SHAHJADPUR, GULSHAN, DHAKA

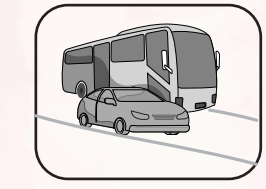
*The most Desirable Address
in the heart of Dhaka, with the ideal setting to embrace a perfect lifestyle.*



Offices, prominent banks & other commercial facilities of **Gulshan Commercial Hub.**



Shopping mall & Convenient stores:
• DCC Market
• Navana shopping mall
• Concord police plaza
• Pink city shopping mall
• Almas super shop
• Hossain market



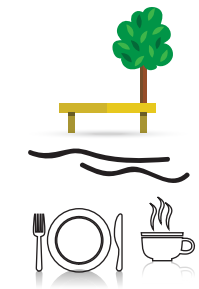
Good Transportation Network ensuring connectivity to all parts of Dhaka.



Educational Institutions:
• Manarat Int. University
• East West University
• BRAC University
• Academia .
• Cambrian School & College.



Access to **Health Centers:**
• Badda General Hospital
• United Hospital
• Z.H. Sikder Women Medical College and Hospital
• AMZ Hospital



• **Gulshan lake ;**
• **Hatirjheel** area offers many leisurely and entertainment activities.
• Various Restaurants around.





SHELTECH *Kheyatori*

An exceptional lake side living experience awaits you...

14

Storied
(B+G+13)

12.13

Katha
Land area

3.16

Katha
Green area

2096

Sft.
area of each apartment

24

Residential
Units

24

Car
Parking

02

High end
Elevators

02

Staircases
with fire doors.

GENERAL INFORMATION





SHELTECH *Kheyatori*



An Exciting & Unique
*Investment
Opportunity*

SHELTECH *Kheyatori*

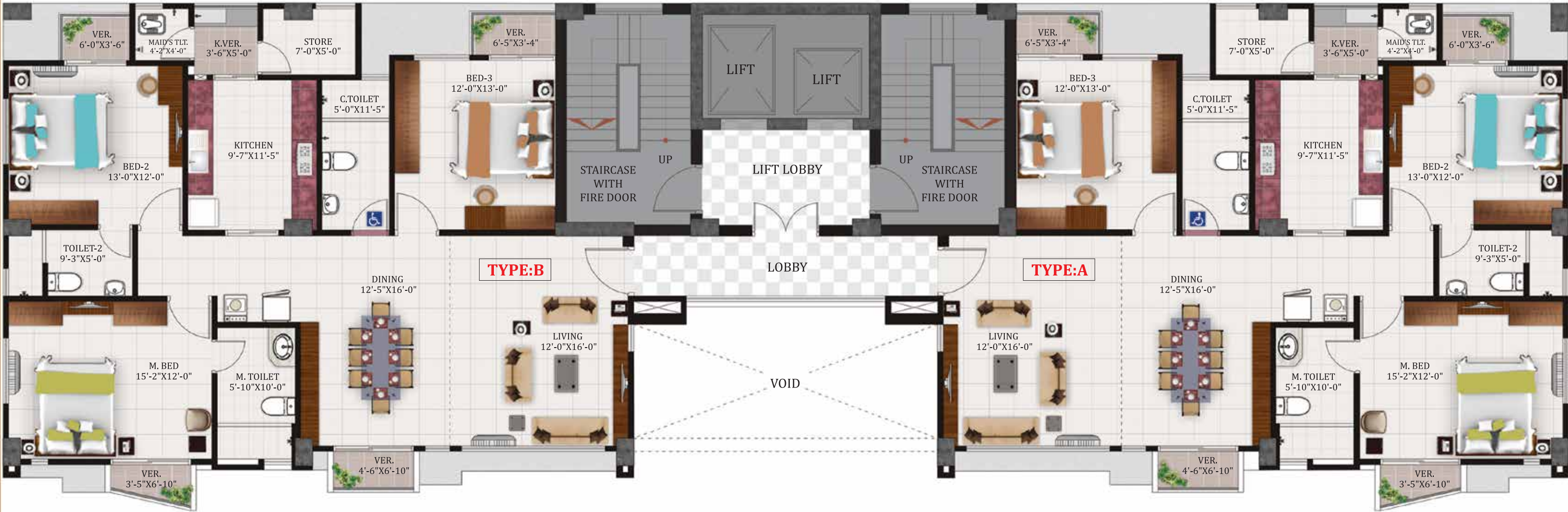
Higher Property Value & High End Social Identity



- Spectacular view of Gulshan lake.
- Meticulously designed building, with ample natural light & airflow.
- Best quality fittings and fixtures.
- Fully code compliant building.
- Complete fire fighting system.
- Accessibility for differently abled people.
- Large community space with separate male & female toilet and kitchenette facilities.
- Equipped Gymnasium/ exercise corner.
- Open terrace with BBQ area.
- Dedicated area for kids' play zone.
- Rooftop with seating arrangements and proper landscaping solutions.
- CCTV & 24/ 7 Security system.
- 80 KVA generator with back up for all important points.

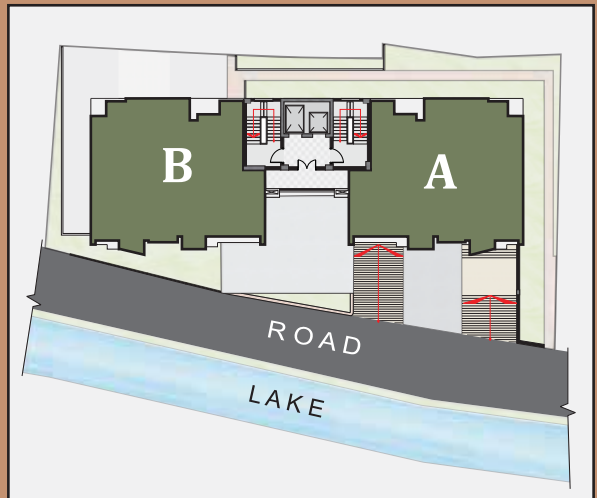
PLAN: TYPICAL
LEVEL

(3RD TO 14TH FLOOR)



GULSHAN LAKE DRIVE ROAD

KEY PLAN



TYPE A:
194.79 SQM.
(2096 SFT.)

TYPE B:
194.79 SQM.
(2096 SFT.)

- LAKE -

N  *Indicative drawing only.
Changes may be made for technical reasons.

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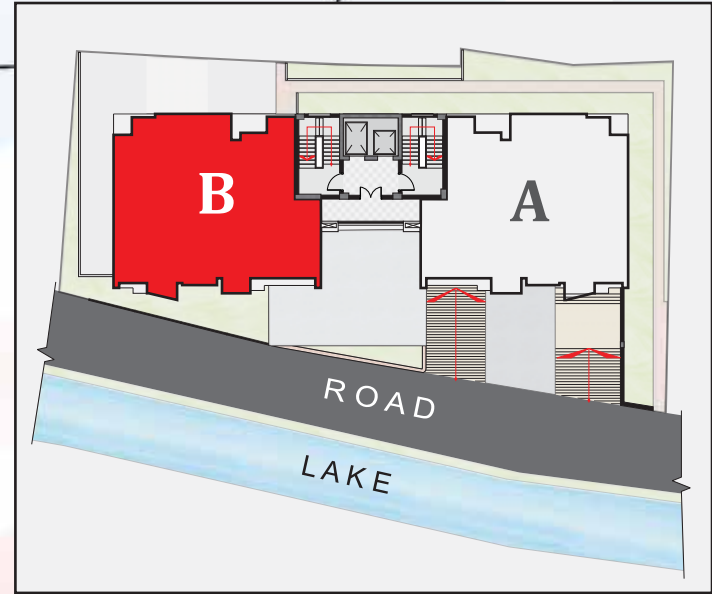
SHELTECH

Kheyatori

LIVING & DINING



N KEY PLAN



SHELTECH *Kheyatori*



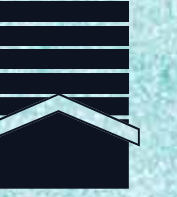
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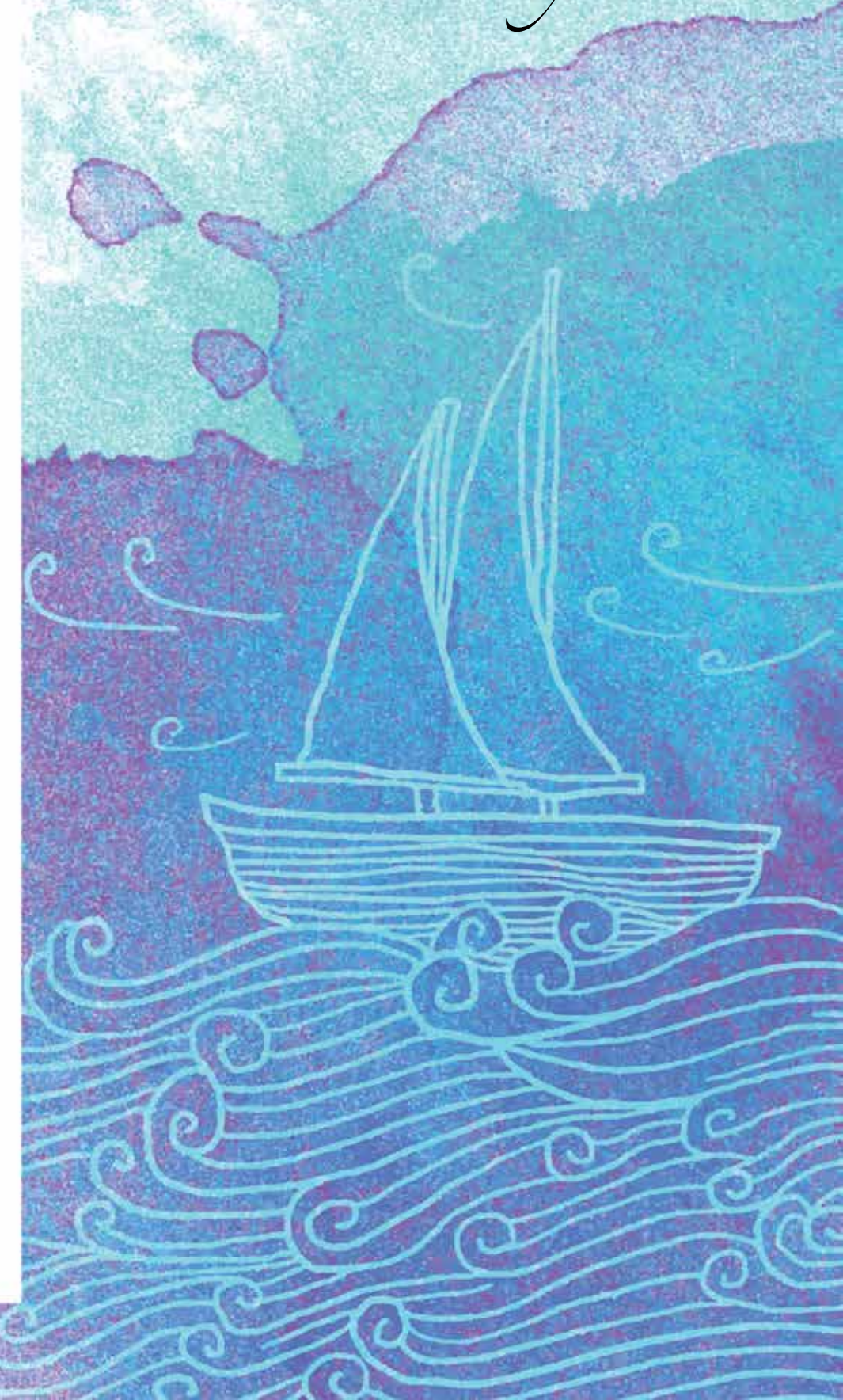
TYPE B : ± 194.79 SQM.(± 2096 SFT.)

1. LIVING	12'- 0" X 16'- 0"	9. VER-2	6'-0" X 3'-6"
2.DINING	12'- 5" X 16'- 0"	10. MAID'S TOILET	4'-2" X 4'- 0"
3. VER- 4	4'-6" X 6'- 10"	11. K.VER	3'- 6" X 5'- 0"
4. M.TOILET	5'-10" X 10'- 0"	12. STORE	7'-0" X 5'-0"
5. VER- 1	3'- 5" X 6'- 10"	13. KITCHEN	9'-7" X 11'- 5"
6. M.BED	15'-2" X 12'-0"	14. C.TOILET	5'- 0" X 11'- 5"
7. TOILET-2	9'-3" X 5'-0"	15. BED-3	12'- 0" X 13'- 0"
8. BED-2	13'-0" X 12'-0"	16. VER- 3	6'-5" X 3'- 4"

BEDROOM



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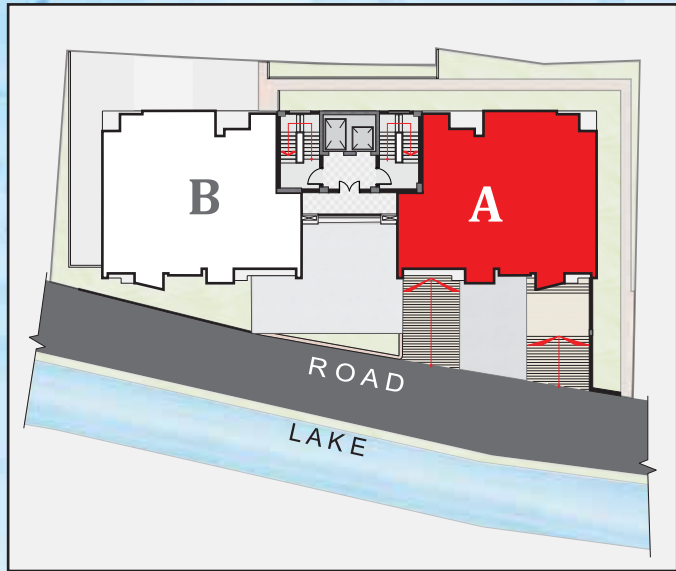
TYPE A



TYPE A : ± 194.79 SQM.(± 2096 SFT.)

1. LIVING	12'- 0" X 16'- 0"	9. VER-2	6'-0" X 3'-6"
2.DINING	12'- 5" X 16'- 0"	10. MAID'S TOILET	4'-2" X 4'- 0"
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KEY PLAN



*Indicative drawing only.
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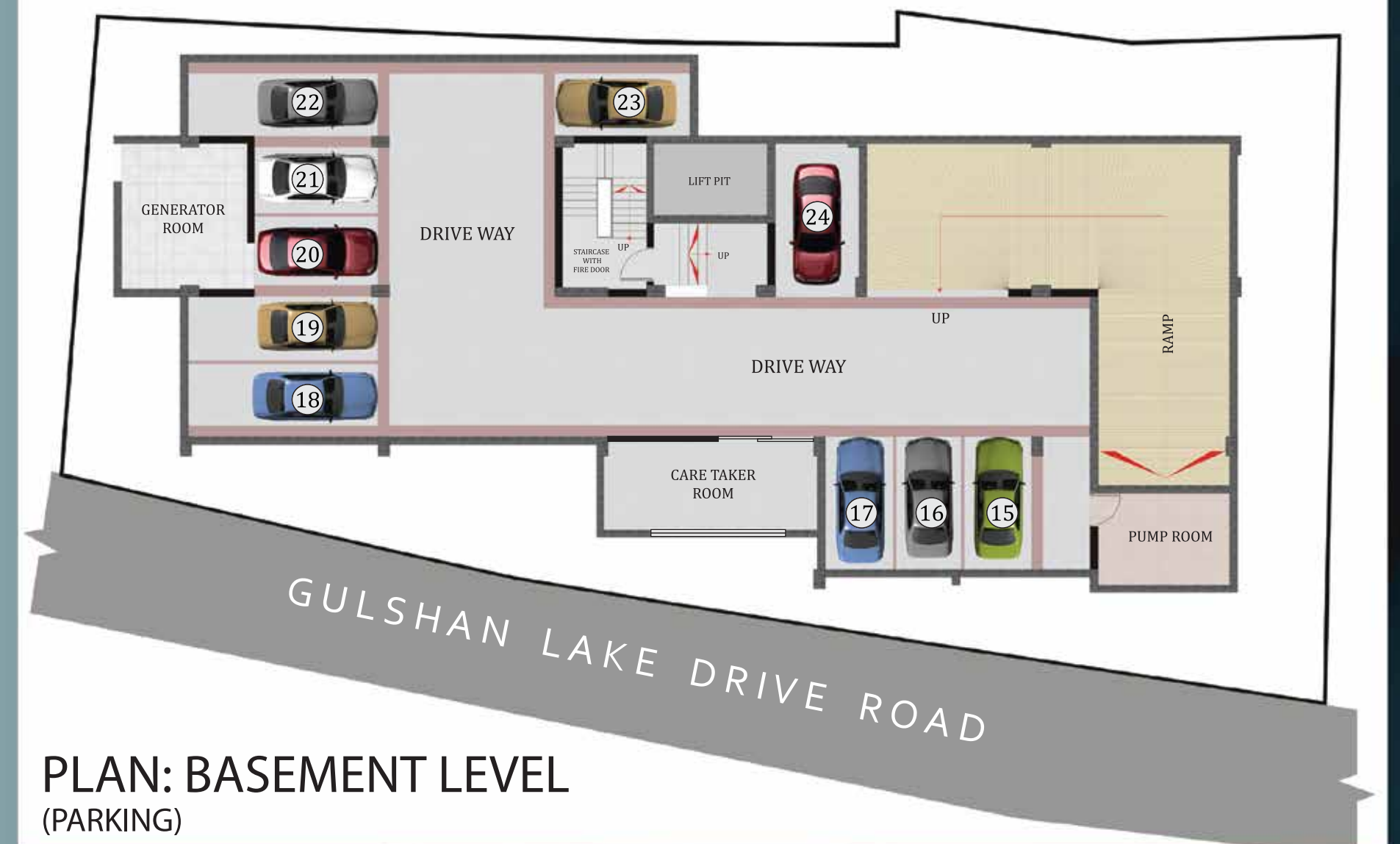
PLAN: GROUND LEVEL
(PARKING)

- Spacious car parking area.
- Water supply line at ground floor for car wash facility.
- Reception and waiting lounge with visitors' toilet.
- Demarcated garbage disposal zone.



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RECEPTION & WAITING



PLAN: BASEMENT LEVEL
(PARKING)



LAKE



*Indicative drawing only.
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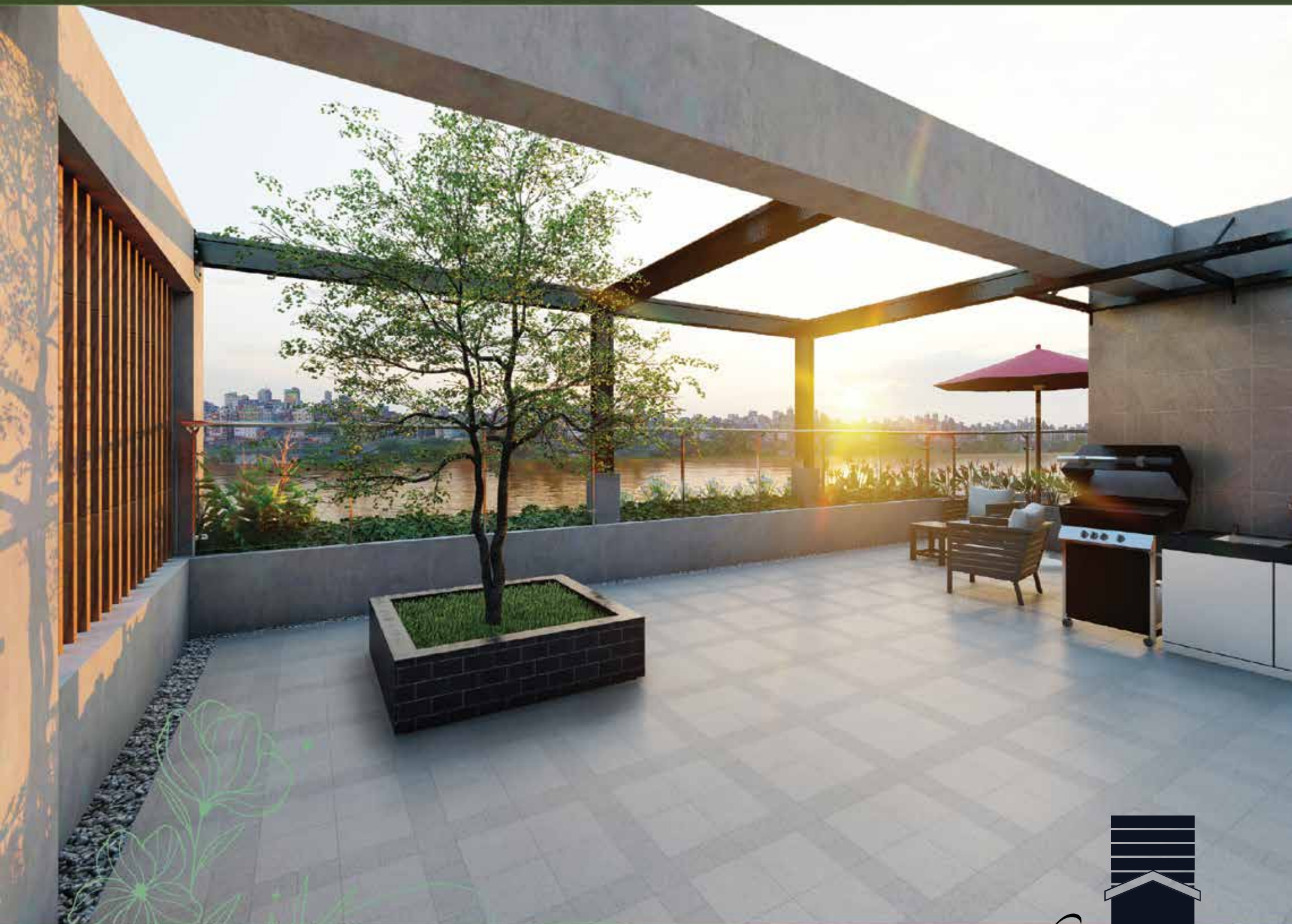


PLAN: LEVEL 02



COMMUNITY SPACE

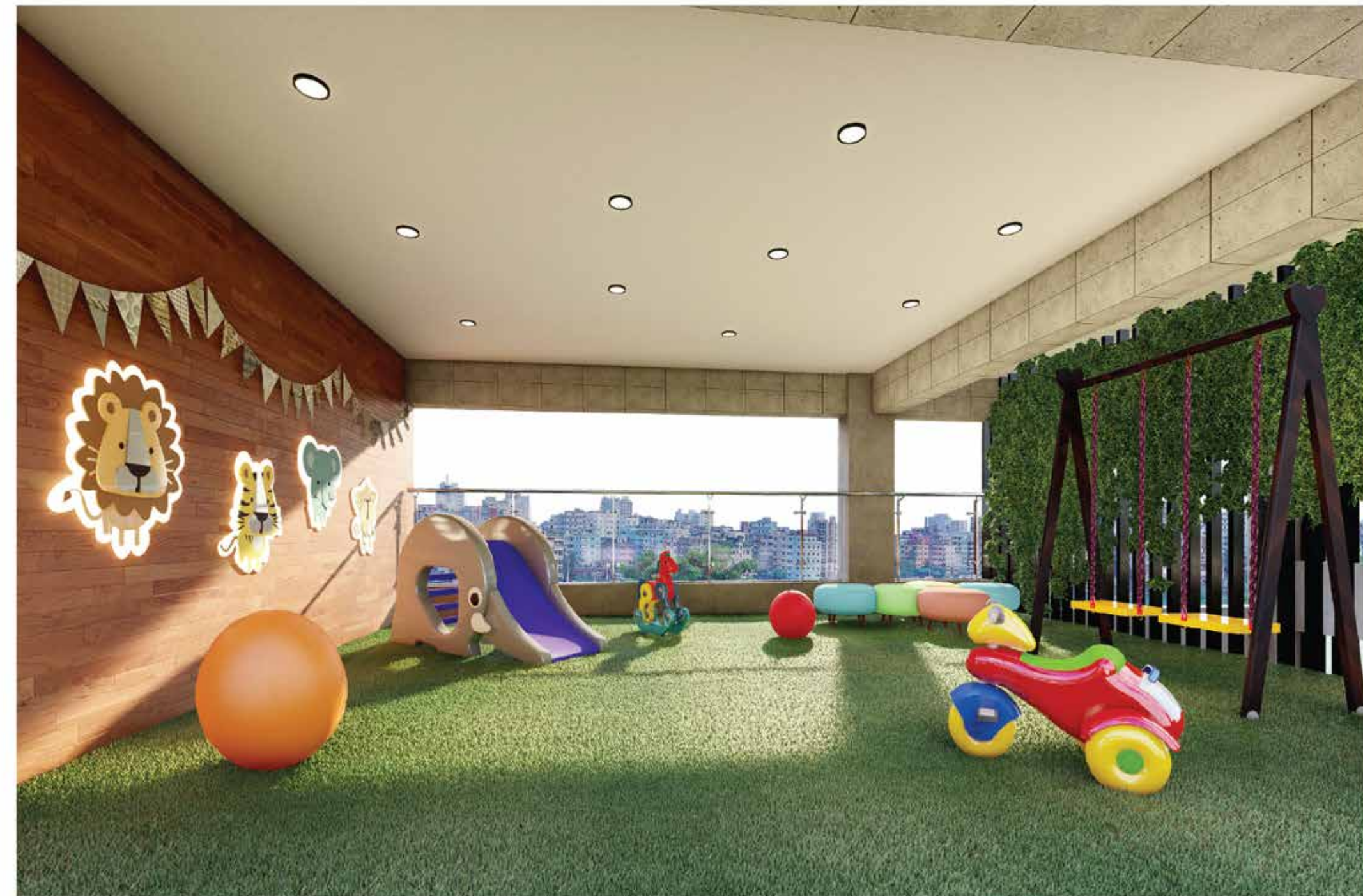
OPEN TERRACE WITH BBQ AREA (at Level 02)



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KIDS' PLAY ZONE
(at Level 02)





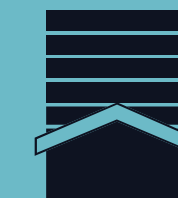
PLAN: ROOF LEVEL



*Indicative drawing only.
Changes may be made for technical reasons.

- Beautiful landscape with ample greeneries.
- Elegant non skid tiled floor.
- Well designed seating arrangements to enjoy fresh air & spectacular views around.
- Area for Cloth drying stands.
- Separate area for solar panels.

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FEATURES & SPECIFICATIONS

- A framed structure as per BNBC.
- 5” thick brick walls.
- First class brick used in the wall.
- 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 glass door for verandah (as per design).
- As-cast finishing at basement floor.
- Lime terracing on roof.

FIRE FIGHTING

- **Fire protection system:**
Fire hydrant system, fire door, fire extinguisher, sprinkler (at basement), PA system, emergency light, fire rated glass.
- **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.

ELECTRICAL FEATURES

- Standard switch socket from Schneider/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 and living area.
- Provision for two nos. fridge.
- Provision for one nos. washing machine at each apartment.
- Provision for TV points/dish connection at master bed, bed-2 and living.
- Provision for internet at master bed and living area.
- Provision for telephone for master bed and living (Parallel).
- Provision for Electric geyser at master toilet, toilet-2 and kitchen sink.
- Exhaust fan at all toilets and kitchen.
- 17 nos. generator back-up points for each apartment.
- 9 nos.light points (3- bed rooms, dinning, living, master toilet, toilet-2, common toilet and kitchen).
- 5 nos. fan points (3-bed rooms, dining and living).
- 1nos. three pin for fridge and 1nos. two pin for TV at Living room.
- 1 nos.calling bell.
- Full generator back-up for building common area and building community.
- Generator backup for water pumps and lift.
- Intercom facilities between security and apartments.

DOOR

- **Main door:**
Frame: TeakChamble/Equivalent (11”x2½”).
Shutter:Chittagong Teak/ Equivalent decorative main entrance.
Good quality handle lock.
Door accessories: Check viewer, door guard, security lock and magnetic door stopper.
- **Internal door:**
Frame: TeakChamble/Equivalent (6”x2½”).
Shutter: Teak Chamble veneered flash door shutter/Equivalent.
Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- **Toilet door:**
Frame: Teak Chamble frame (5”x2½”).
Shutter:Laminated flash door shutter/Equivalent.
Door accessories: Round mortise lock, door stopper, tower bolt.
- **Kitchen door:**
Aluminum top sliding glass door for kitchen.
- **Verandah door:**
Aluminum bottom sliding glass door.
- **Maids toilet:**
PVC door and shutter.
- Standard quality accessories for all doors.

CCTV SURVEILLANCE

- Building entrance
- Driveway

LIFT

- International standard lift (02 nos.)
- 13 passenger lift : 01 nos.
- 10 passenger lift : 01nos.



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BATHROOM FEATURES



Master toilet, toilet-2 and common toilet:

- Wall tiles (up to 7'-0" height): 12"x24" ceramic wall tiles (Sheltech Ceramics/ Equivalent).
- Floor tiles: 12"x24" homogenous floor tiles (Sheltech Ceramics/ Equivalent).
- Sanitary ware set (commode, basin, etc): RAK/Equivalent.
- Toilet accessories (towel rail, soap case, etc): Haibali/ Equivalent.
- CP fittings (shower mixer, basin mixer, etc): Haibali/Equivalent.
- Cabinet basin (RAK/ Equivalent) with marble top in master toilet and toilet -2 (subject to space availability) including lower cabinet.
- Pedestal basin (RAK/Equivalent) at common toilet.
- Mirror with mirror light at all toilets.
- Hot & cold water line (provision of electric geyser) at master toilet and toilet-2.
- False ceiling on all toilets (No RCC false slab).
- Exhaust fan provision at all toilets.
- Disability access at any single toilet (preferably common toilet).

Maid's toilet:

- Wall tiles (up to to 7'-0" height): 8"x12" (Sheltech Ceramics/ Equivalent).
- Floor tiles: 12"x12" ((Sheltech Ceramics/ Equivalent).
- Sanitary ware set: Oriental pan with PVC lowdown (RAK/Equivalent).
- CP fitting: Sattar/ Equivalent.



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KITCHEN FEATURES

- 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 including lower cabinet.
- Double burner gas point with provision for gas connection (Titas/LPGreticulation system subjected to availability from government).
- Standard quality single bowl single tray stainless steel sink (Tekka/Equivalent).
- Provision for kitchen hood.
- Hot & cold water line for kitchen sink (provision of electric geyser).
- Down wash in kitchen verandah with tiles finishing.
- Exhaust fan provision.



অংশ- ২ (ফরম- ৩০২) (বিধি ১৪ হুটব্য)
ফরম- ৩০২ (বিধি ১৪ হুটব্য)
রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা
রাজউক ভবন, ঢাকা-১০০০।
নির্মাণ অনুমোদনপত্র

Occupancy Type: A-2 : Apartment and Flat

স্মারক নং- রাজউক/ নির্মাণ অনুমোদন নম্বরঃ 25.39.0000.106.33.168.19 তারিখঃ 28 July 2019

প্রতি
শেলটেক (গ্রাঃ) লিঃ
৫৫ বেক সার্কাস কর্তাবাগান, পশ্চিম পাড়পথ, ঢাকা-১২০৫
অপনার/ আপনাদের 11 Jul 2019 তারিখের আবেদন বিবেচনার নিম্নলিখিত জমি/প্লট ও বর্ধিত শর্তাধীনে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা ৩ অনুযায়ী 14 তলা ইমারত/ প্রকল্প নির্মাণকল্পে অনুমতি প্রদান করা হইল।

প্রস্তাবিত জমি/ প্লট এর অবস্থান ও পরিমাপঃ
(ক) সিটি কর্পোরেশন/পৌরসভা/ গ্রাম/মহল্লাঃ City Corporation (খ) সি এস/জার.এস সাপ নম্বরঃ 1060/1144
(গ) মৌজা ও বানার নামঃ Bhatara, Gulshan (ঘ) ব্লক নংঃ
(ঙ) সিট নংঃ (চ) ওয়ার্ড নংঃ 18
(ছ) সেট্টার নংঃ (জ) রাস্তার নামঃ Gulshan Lake Drive Road
(ঝ) বার্ষিক মাপসহ জমি/প্লটের পরিমাপঃ 903. 35 sqm.Sqm (ঞ) জমি/প্লট-এ বিদ্যমান বাড়ি/কাঠামোর বিবরণঃ

শর্তাবলীঃ
ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম সাগুন করিয়া কোন নির্মাণ কাজ করা হয়, তাহা হইলে সংশ্লিষ্ট সকলের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।
খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ শুরুর পূর্বে এবং নির্মাণ কাজের প্রথমতঃ শেড়ানোর পর নির্ধারিত ফরম এর মাধ্যমে সার্কাস/পৌরসভা/গ্রাম/মহল্লা কর্তৃপক্ষকে অবহিত করিতে হইবে।
গ. কর্তৃপক্ষ কর্তৃক যথা নিয়মে Occupancy Certificate প্রদান না করা পর্যন্ত নির্মিত ইমারত/প্রকল্পে ব্যক্তিগত শুল্ক জমা বাইবে না।
ঘ. ইমারত নির্মাণের জন্য প্রদত্ত অনুমোদন প্রস্তাবিত জমি বা প্লটের কোন আইনগত অধিকার, দখল বা মালিকানা প্রদান করে না।
ঙ. নকশায় বর্ণিত জমি/প্লটের দখলী/স্বত্বভাষী কোন নির্মাণ/খসিকো অথবা অর অনুমতিপত্রের উল্লিখিত শর্তসমূহ আবেদনকারীর প্রথম বিবেচনাসহ অন্ততঃ হইলে অথবা কোন প্রয়োজনীয় তথ্যাদি যোগান রাখা হইলে অর দেওয়া হইয়াছে সেই উদ্দেশ্যে জিন্ন অর কোন উদ্দেশ্যে ব্যবহার করা হইলে Building Construction Act, 1952 (Act No. II of 1953) এর ধারা- ১৯ অনুযায়ী অনুমোদন বাতিল বলিয়া গণ্য হইবে।
চ. বর্তমান অনুমোদন হইলে সম্মানীয়
ছ. এই অনুমোদন সম্পত্তি হকুম দখ
জ. ভূগর্ভস্থ তলা বে পার্শ্ববর্তী আয়তন
ঝ. কাঠামো নকশা
ঞ. যে কোন নির্মাণ (নির্মাণ, উন্নয়ন,
ঝিদি কমিটি কর্তৃক

তারিখঃ 28 July 2019

অনুলিপিঃ
১। আবেদনকারীর কপি
২। অফিস কপি



মাকিস এইসান
অথরাইজড অফিসার
ও
সদস্য-সচিব
ইমারত নির্মাণ কমিটি কোন - ০৪ সাব কোন - ০২
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

Toufiq M. Seraj



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.



Why Choose Sheltech?

- ✓ Maximum Return on Investment.
- ✓ In-House Legal and Design Team.
- ✓ RAJUK Approved, BNBC Code Compliant Design.
- ✓ Safe and Quality Construction.
- ✓ On-Time Handover.
- ✓ After Handover Service.
- ✓ ISO 9001:2015 Certification.



www.sheltech-bd.com

www.facebook.com/sheltechprivatelimited/

www.instagram.com/sheltechprivatelimited/

16550

2021

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