

SHELTECH

Rain Tune



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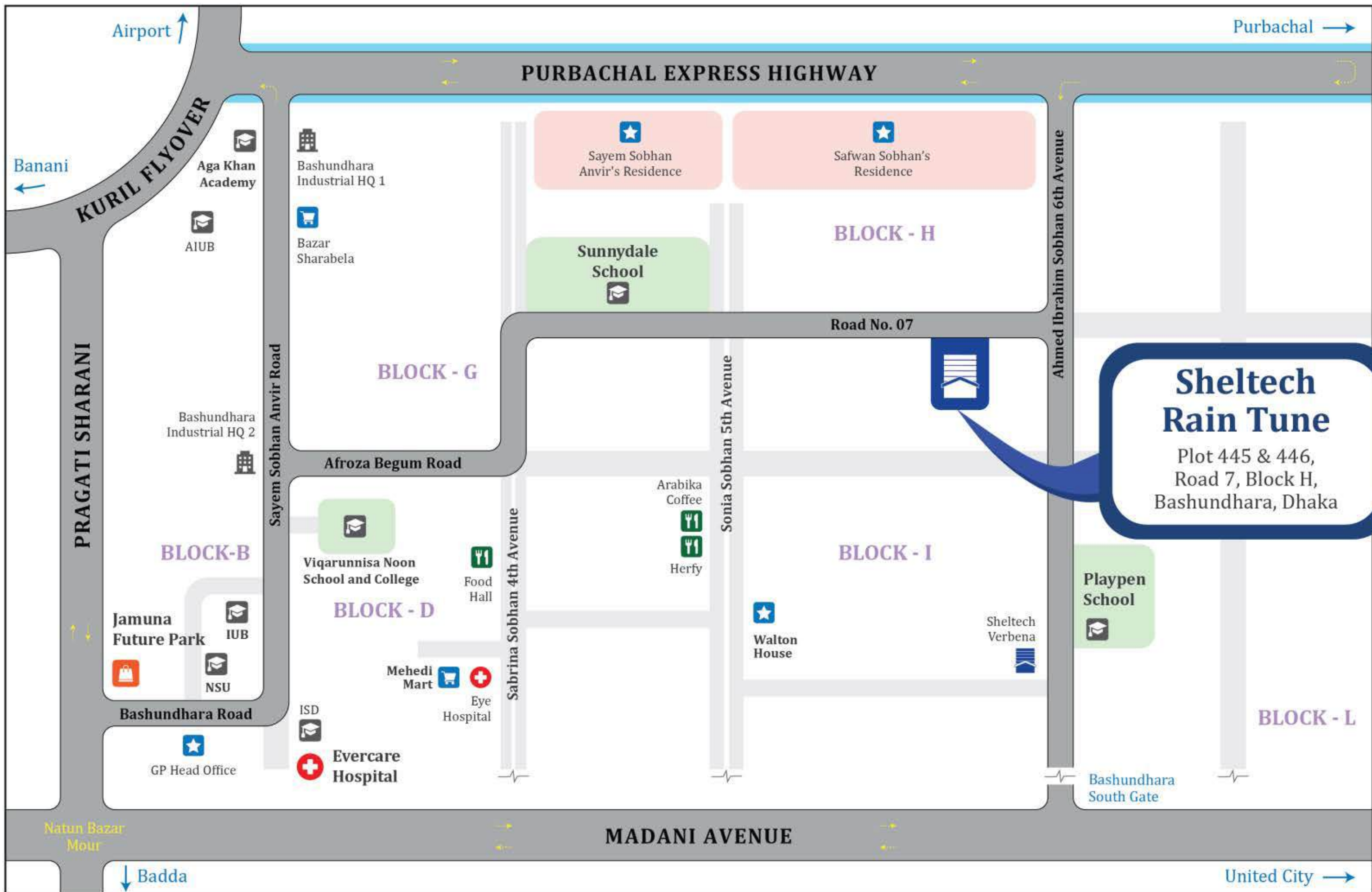
Rain Tune

PROJECT BRIEF

Project Name:	Sheltech <i>Rain Tune</i>
Project Address:	House # 445 & 446, Road # 7, Block # H, Bashndhora R/A, Dhaka.
Type:	(G+08) 09 Storied Residential Building
Land Area:	6.00 katha.
Road:	25'-0" (North)
Total no. of units:	08 Nos.
No. of parking:	08 Nos.
Unit type:	Type A: 2205 SFT,
Unit Per Level:	01 Nos.
No. of lift :	01 Nos.
No. of staircase :	01 Nos.

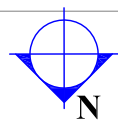






LOCATION MAP

~ Not to scale



PLAN: GROUND LEVEL

EXISTING 25'-0" WIDE ROAD

ENTRY/EXIT

*All dimensions are taken after finished level.
*Changes may be made for technical reasons.

THIS IS A COMPUTER PRODUCED DRAWING
DO NOT AMEND BY HAND

REV.	DESCRIPTION	DATE	CHECKED

(G+8)
9 STORIED RESIDENTIAL
BUILDING

DEVELOPER :

শেলটেক **SHELTECH** Since 1988
SHELTECH TOWER : 60, Sheikh Russel Square, West Panthapath
Dhaka - 1205, Bangladesh, E-mail : sheltech@cltechco.net
Web site www.sheltech-bd.com, Fax:880-2-9143332 Tel:02(914)3333-8 (6Lines)

PROJECT :

SHELTECH RAIN TUNE
PLOT # 445 * 446, ROAD # 7, BLOCK # H,
BASHNDHORA R/A, DHAKA

ARCHITECT **SINTHIA ZAHANGIR**

STRUCTURAL ENGR. :

PLUMBING ENGR. :

ELECTRICAL ENGR. :

DRAWING TITLE :

DRAWN BY : **MAHMUD MORSHID**

DATE : 14.11.23

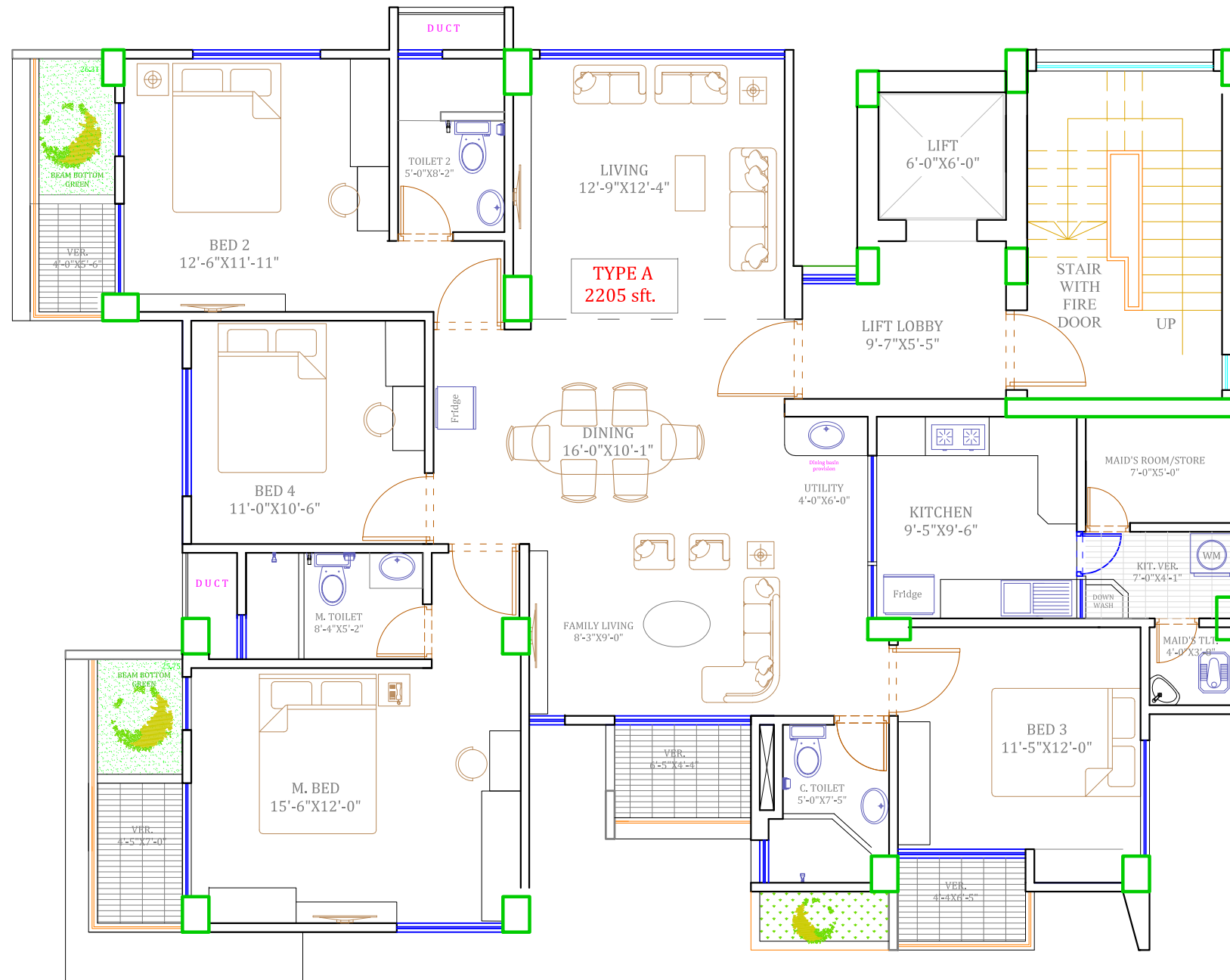
CAD FILE :

SCALE :

SHEET NO. :

NORTH SIGN





PLAN: LEVEL 5,7 & 9

EXISTING 25'-0" WIDE ROAD

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SCALE :

SHEET NO. :

NORTH SIGN



SPECIFICATIONS

GENERAL FEATURES

- A framed structure as per BNBC.
- 5” thick concrete solid block /first class brick wall/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).
- Aluminum sections with clear glass and mosquito proofing net at windows (as per design).
- Aluminum sliding glass door for verandah (as per design).
- Provision for dining basin in each apartment.

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.
- One motion sensor light at main door entry/foyer.
- Provision for AC at master bed, bed-2, bed-3 and 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 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 telephone at master bed and living (Parallel).
- 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

- **17 nos. generator back-up points for each apartment.**
 - 7 nos. light points in 3 bedroom, common toilet, dining, living and kitchen.
 - 5 nos. fan points in 3 bedroom, living & dining.
 - 1 no. 3 pin power point for fridge.
 - 1 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 surveillance at building entrance and drive way.
- Intercom facilities between security and apartments.

ELEVATOR

- International standard lift from Sigma/Schneider/Xizi Surapid or Equivalent.
- 08 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 (Titas/LPG reticulation system, subjected to availability from government).
- Single bowl single tray stainless steel sink (Sweet Home/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/Stella/Charu/Equivalent).
- Marble finished counter (Rosa/Stella/Charu/Equivalent) in master toilet.
- Combi set with pedestal basin (Rosa/Stella/Charu/Equivalent) in Toilet-2 and Common toilet.
- CP fittings: Haibali/Equivalent.
- Bath accessories: Haibali/Equivalent.
- Coat hook at master toilet, toilet-2 and common toilet.
- Provision for hot & cold water line at master toilet and 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 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”).
- **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: Oriental pan with lowdown (Rosa/Charu/Stella/Equivalent).
 - CP fittings: Sattar/Equivalent.

DOOR FEATURES

- **Main door:**
 - Frame: Teak Chamble/Equivalent (11” x 2.5”).
 - Shutter: Chittagong teak/ Equivalent decorative main entrance.
 - Good quality handles lock with built in security lock.
 - Door accessories: Check viewer, door guard, and magnetic door stopper.
 - Door frame bit (one side).
- **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”x2.5”)
 - Shutter: Formica laminated /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 (as per design).
- **Maids toilet (if any):**
 - PVC door frame and shutter/equivalent.

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

OTHERS

- **Ground Floor:**
 - Beautifully designed landscaping solution.
 - Concierge desk good quality floor finish in reception area with required electrical fittings & fixtures.
 - Pavement tiles in driveway and parking area.
 - Common water purifier at ground floor for building staffs.
- **Rooftop:**
 - Well-designed parapet wall of adequate height.
 - Lime terracing with pavement tiles to protect from heat.
 - Cloth drying provision.
 - Sitting arrangement with landscape & gardening (as per design).

Note: This specification is published before Architectural drawing finalization.