

SHELTECH

Rebecca Mohiuddin



SAPPHIRE
S E R I E S



SHELTECH

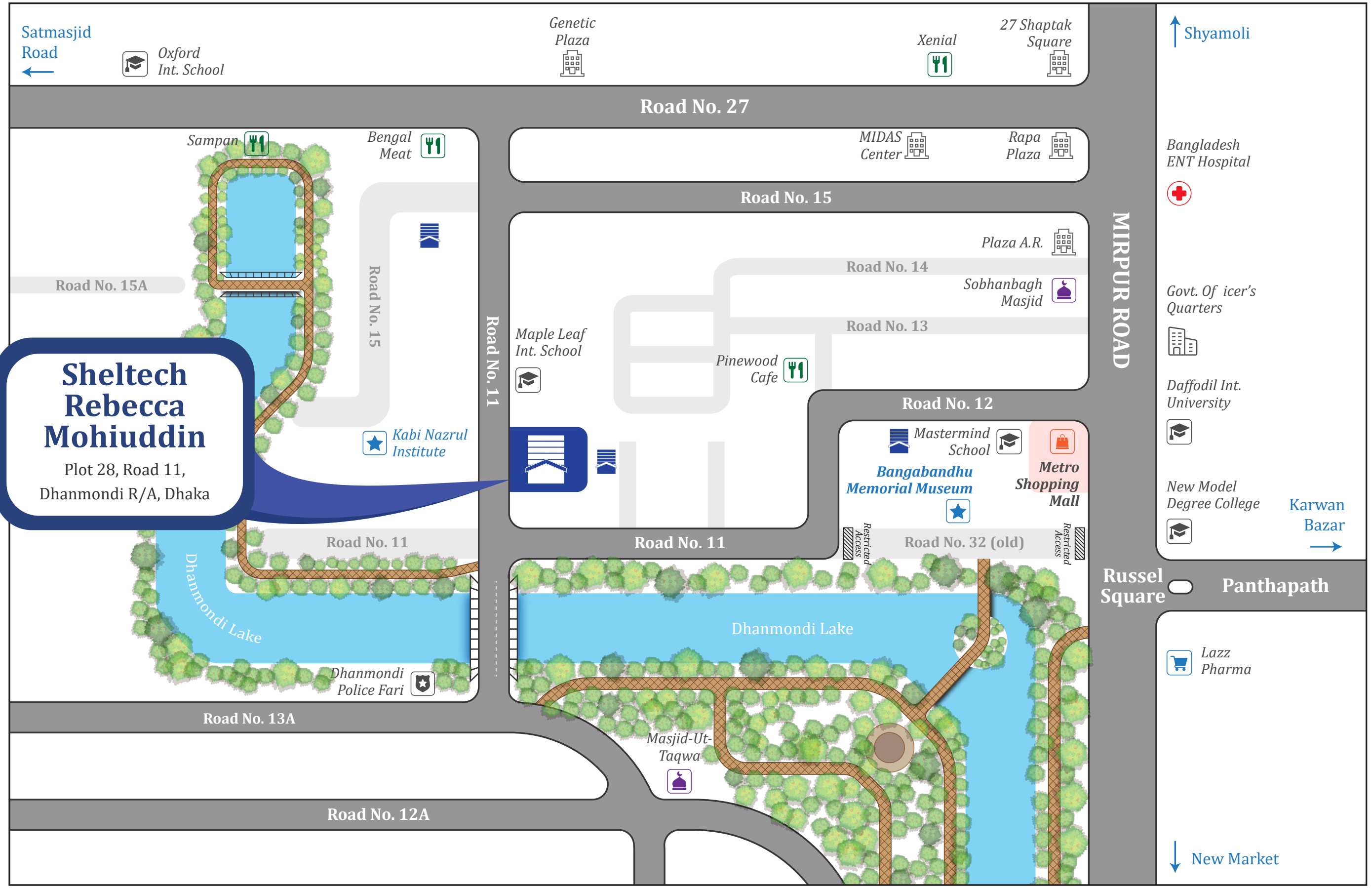
Rebecca Mohiuddin

PROJECT BRIEF

Project Name:	SHELTECH REBECCA MOHIUDDIN
Project Address:	DHANMONDI R/A, HOLDING 28, ROAD 11, DHAKA 1209.
Type:	10 (B2+B1+G+09) Storied Residential Building.
Total no. of units:	18
No. of parking:	35
Units per level (Level-2 to 10):	Type A: 2391 SFT, (Aprox.) Type B: 2391 SFT, (Aprox.)
No. of lift:	02
No. of stairs:	01, with fire door



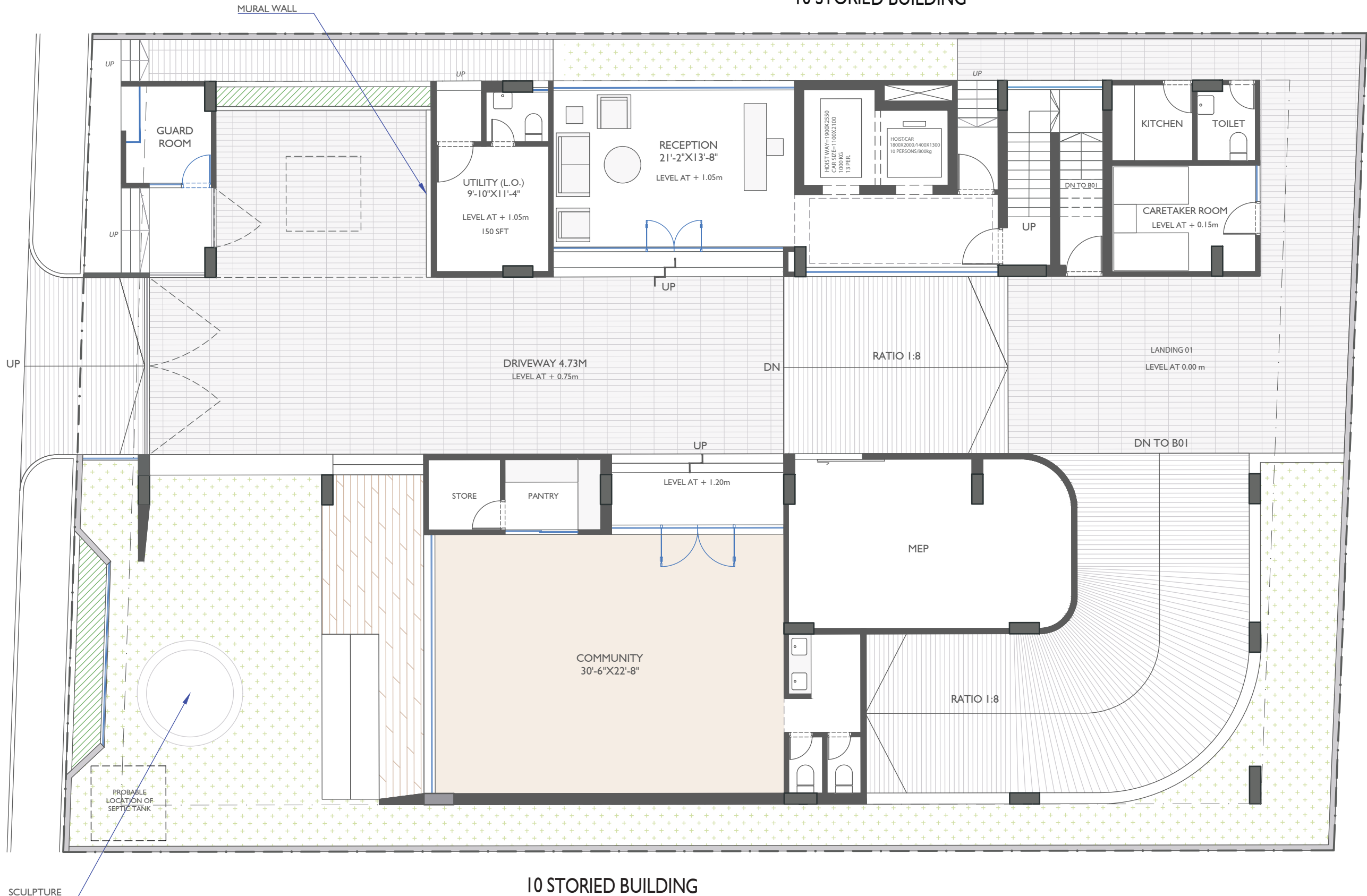




 **LOCATION MAP**
~ Not to scale

15 M ROAD

10 STORIED BUILDING



10 STORIED BUILDING

ARCHITECTURAL PRESENTATION | CONCEPT LAYOUT

CLIENT

শেলটেক  Since 1988

PROJECT TEAM

MOHAMMAD FOYEZ ULLAH

KAZI BASHIR AHMED

HOMAYRA ANJUM

DATE

09 JAN 2024

VOLUMEZERO



ARCHITECTS



GROUND FLOOR PLAN

15 M ROAD

10 STORIED BUILDING



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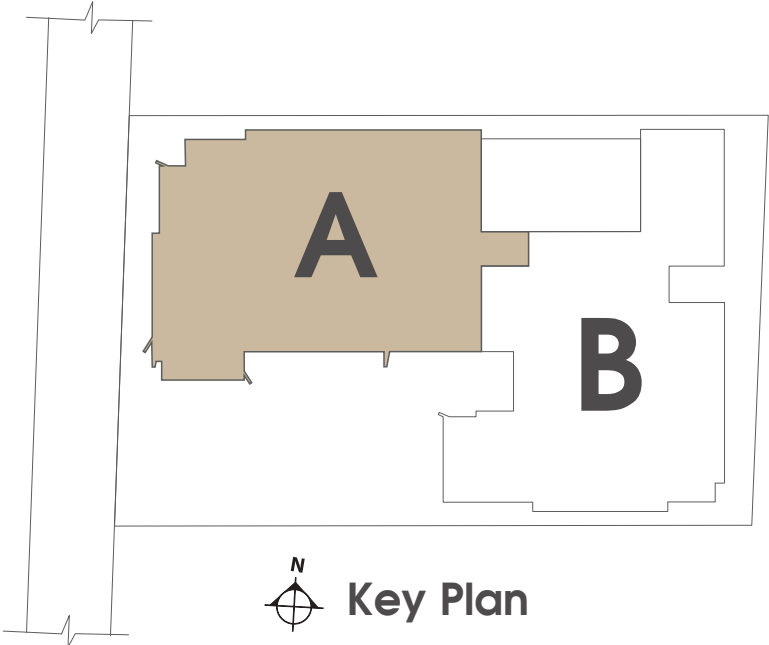
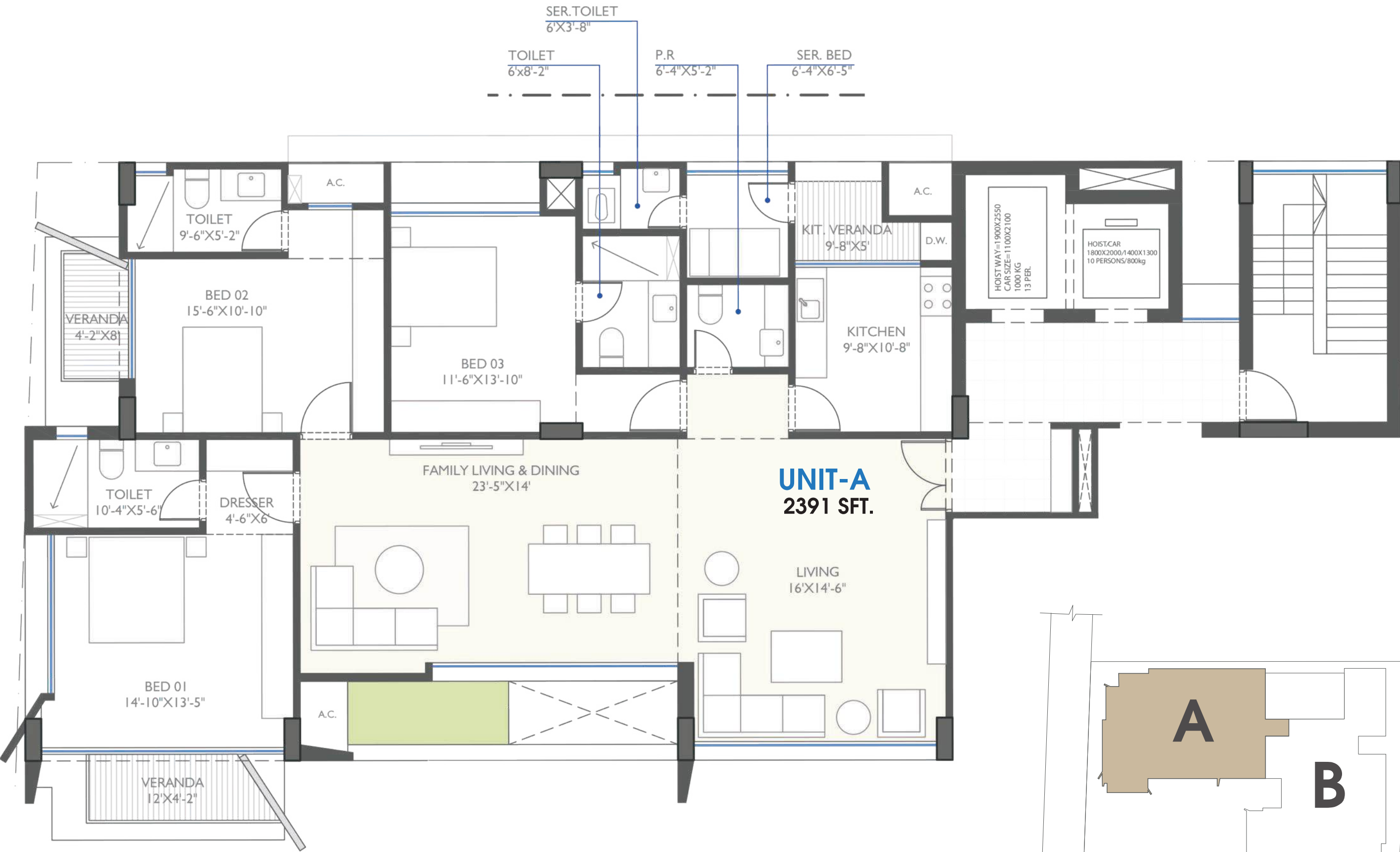


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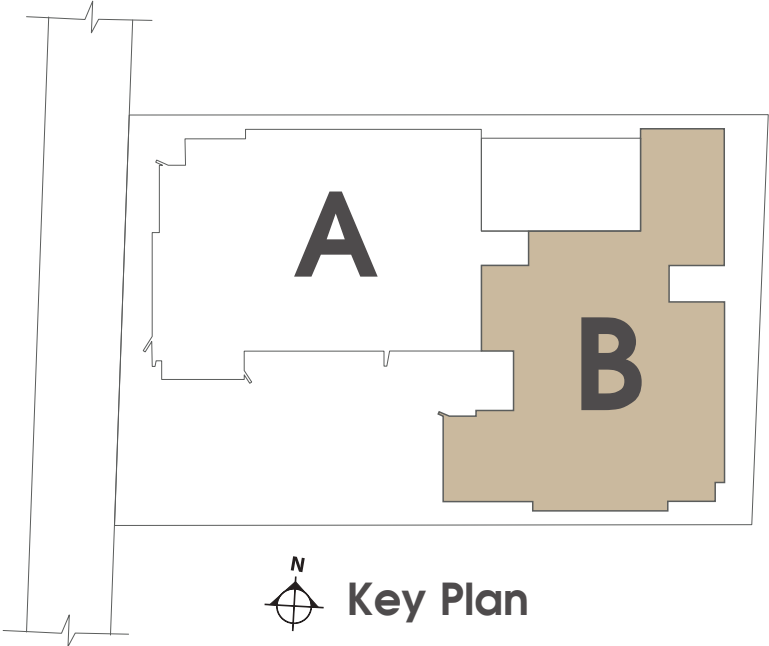
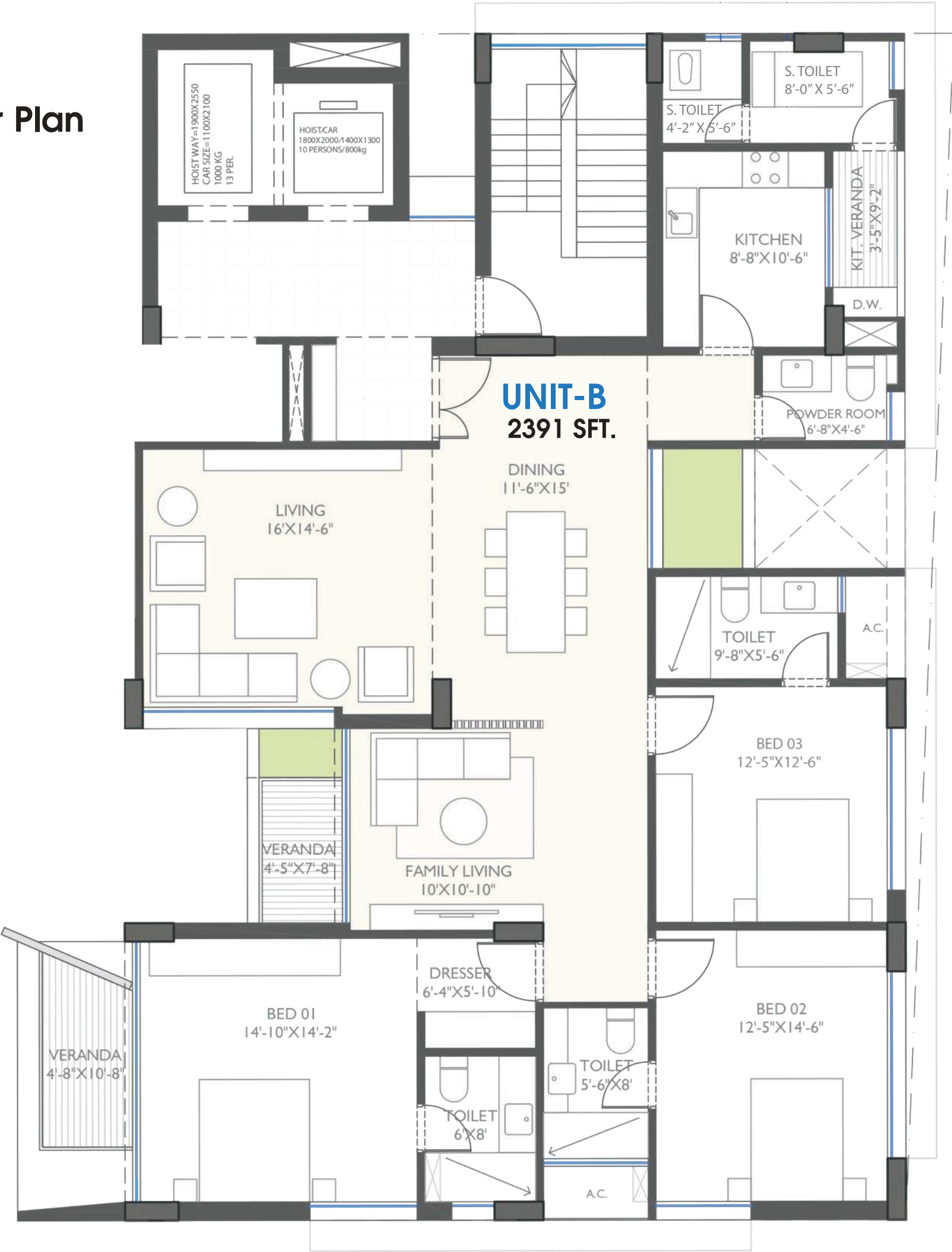


TYPICAL FLOOR PLAN

Typical Floor Plan

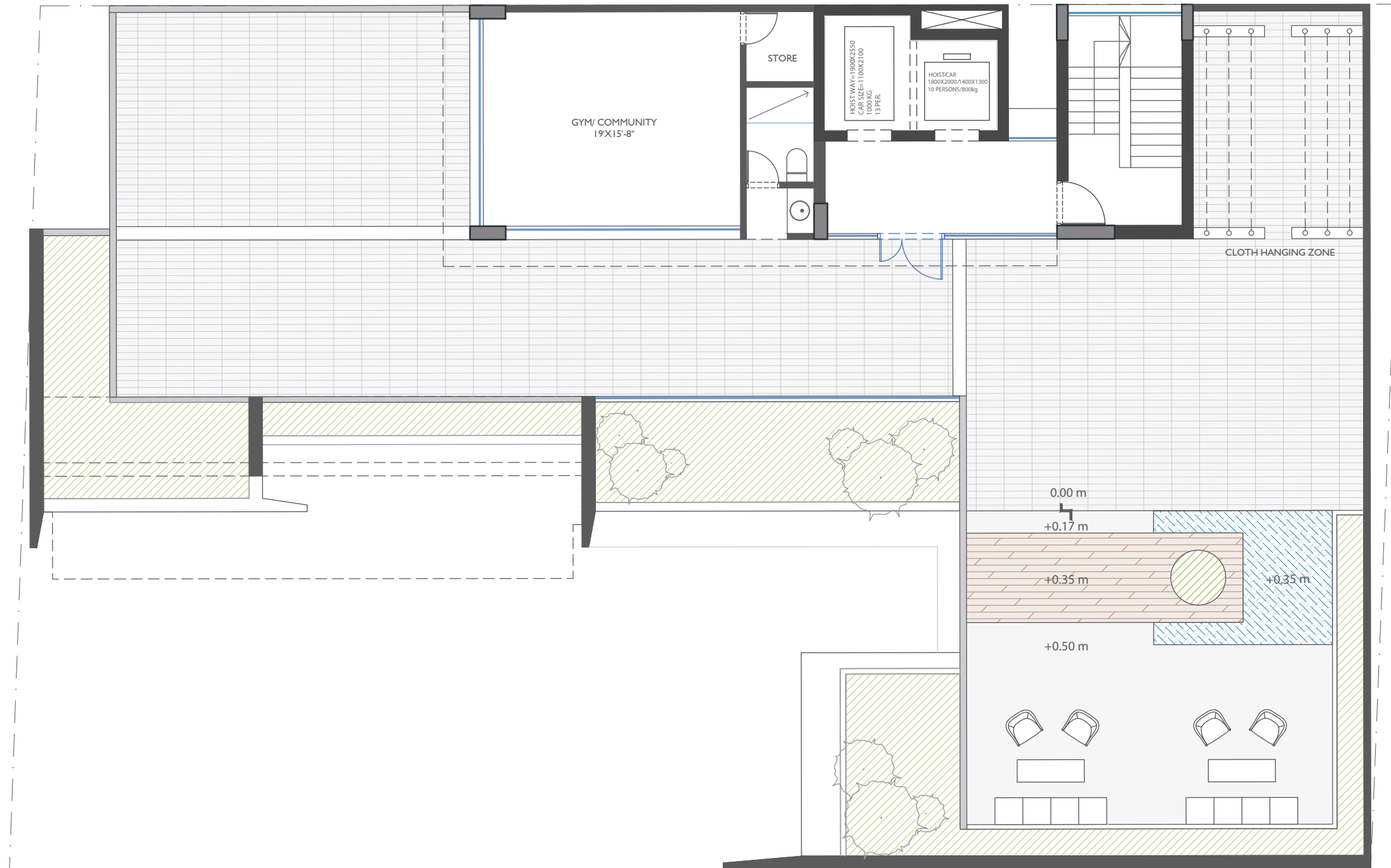


Typical Floor Plan



15 M ROAD

10 STORIED BUILDING



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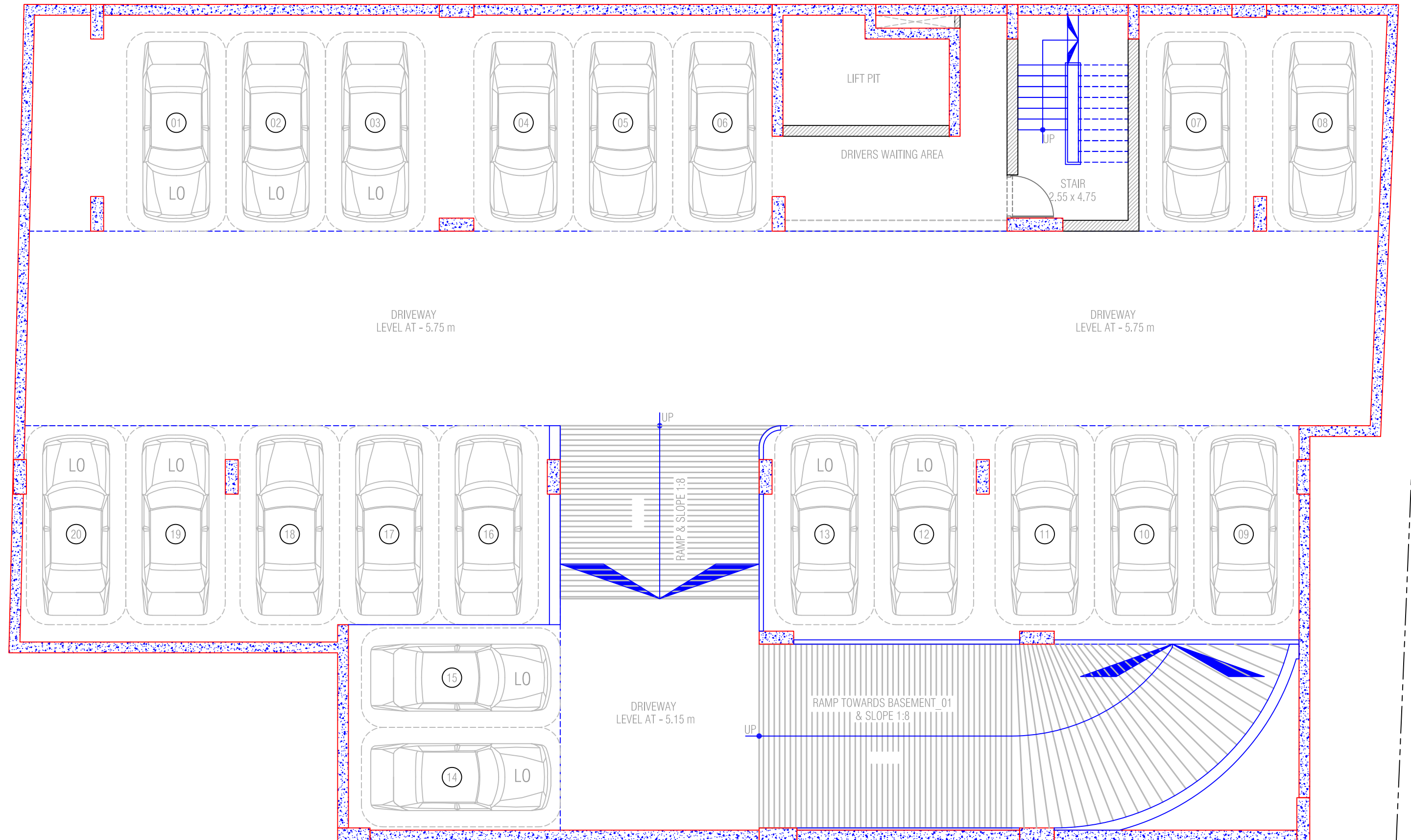
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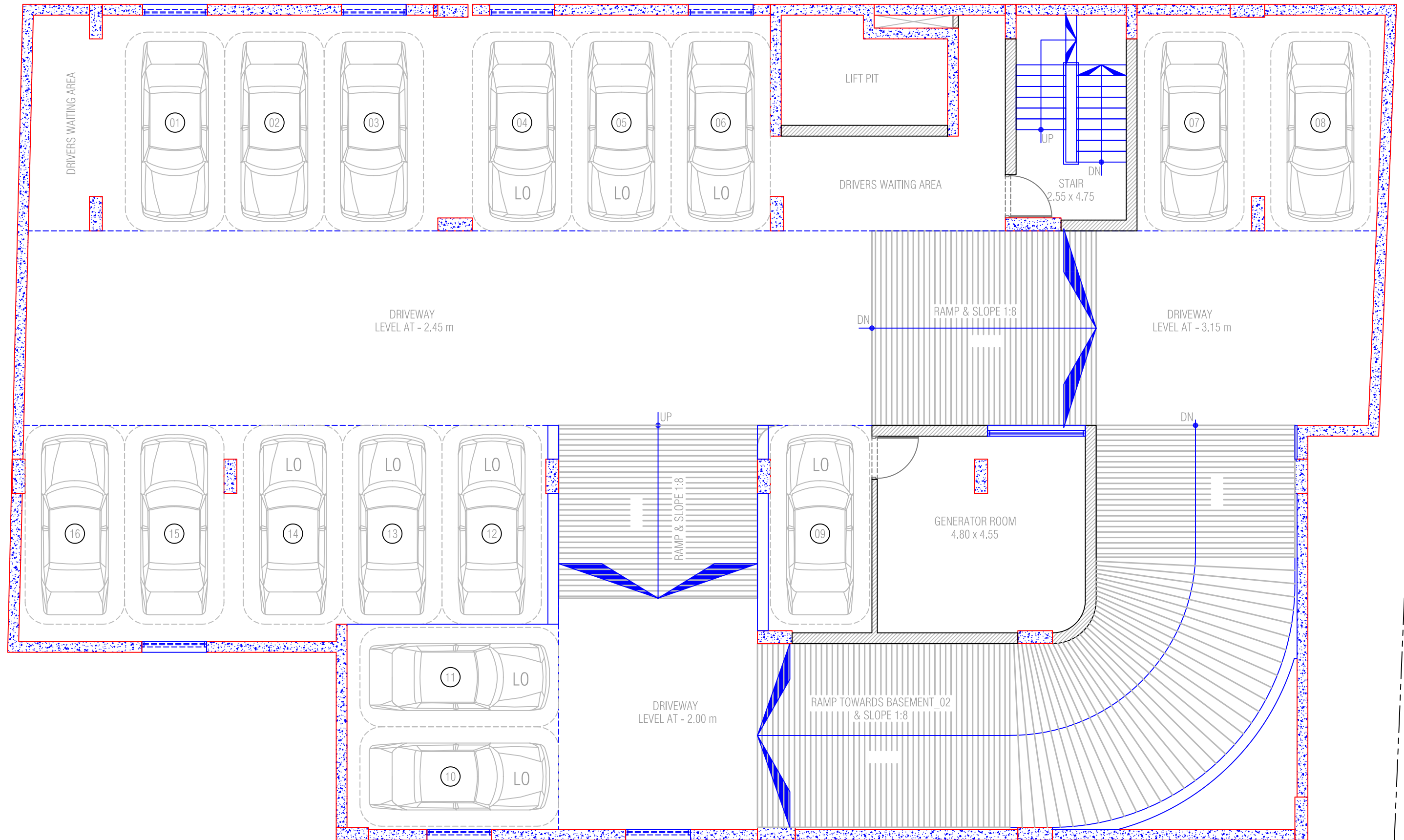


ARCHITECTS



ROOF PLAN





 **BASEMENT_01 FLOOR PLAN**
SCALE - 1 : 100



Sheltech Rebecca Mohiuddin
10 STORIED (B2+B1+G+9) RESIDENTIAL BUILDING
@ Plot-28, Road-11, Dhanmondi R/A, Dhaka

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-luxury silk/Equivalent) for interior walls and ceilings.
- Weather coated paint (Berger/equivalent) for exterior walls on plastered surface.
- Verandah railing (as per design)
- EDF 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.
- Central water purifier system

POWER FEATURES

- Standard switch socket and fan dimmer from MK modular/ MK Singapore/ Art DNA/ 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, family living & living area.
- Provision for 3 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 & family living.
- TV cable wiring for DTH (Akash) and conventional dish TV system.
- Motion sensor light at foyer, family living & living.
- Provision for 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, toilet-3, powder room and kitchen sink.
- Exhaust fan at all toilets and kitchen except maid’s toilet.

EMERGENCY POWER

- **26 nos. generator back-up points for each apartment.**
 - 10 nos light points in (3 bedrooms, dining, living, master toilet, toilet-2, toilet-3, powder room & kitchen).
 - 5 nos fan points (3 bedrooms, dining and living).
 - 3 nos AC points (master bed, bed-2, bed-3).
 - 3 nos 3 pin power point for fridge.
 - 2 nos TV point at master bed & living.
 - 1 nos wifi power point.
 - 1 nos water purifier.
 - 1 nos 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 and basement including Main gate, reception, rooftop.
- Intercom facilities between security and apartments.

ELEVATOR

- 1 nos. 13 passenger lift (Stretcher accommodation).
- 1 nos. 8 passenger lift.
- International standard lift Mitsubishi (Thailand)/ Fujitec (China)/ Thyssenkrupp (korea).

FIRE-FIGHTING OF THE COMPLEX

- **Fire protection system:**
 - Fire hydrant system, sprinkler system (basement car parking area), fire door, fire extinguisher, PA system, emergency light.
- **Fire detection system:**
 - Smoke detection, heat detection, fire alarm, manual call point and fire control panel.
- **Means of escape:**
 - 12”x24” tiles finishing stair with fire door.

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 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/DADA/TOTO/Equivalent) except maid’s toilet.
- Standard quality CP fittings: GROHE/ Equivalent.
- Standard quality accessories: GROHE/ Equivalent.
- Cabinet basin with marble top in all toilet (M. Toilet, Toilet-2, Toilet-3 & powder room).
- Shower curtain (glass) in master toilet, toilet-2, toilet-3
- Robe hook provision at master toilet, toilet-2, toilet-3 & Powder Room
- Booster pump for apartments of top floor.
- Disability access with grab rail at any single toilet.
- Large Mirror with standard frame and mirror light at master toilet, toilet-2 and toilet-3 & P.room.
- Hot & cold water line (provision of electric geyser) at master toilet, toilet-2, toilet-3 & P.room.
- RCC false slab in toilets (if floor to floor height is minimum 10’-0”)
- Exhaust fan at all toilets except maid’s toilet.
- **Maid’s toilet:**
 - Wall tiles (up to 7’-0” height): 8”x12”(Sheltech Ceramics/RAK/Equivalent).
 - Floor tiles: 12”x12” (Sheltech Ceramics/RAK/Equivalent).
 - Sanitary ware set: Long pan with lowdown (RAK/Equivalent).
 - CP fittings: Sattar/Equivalent.

DOOR FEATURES

- **Main door:**
 - Frame: Burma teak (11” x 2.5”) with face molding (lobby side only).
 - Shutter: Burma teak decorative main entrance.
 - Good quality smart handle lock with security lock.
 - Video doorbell for each apartment.
 - Door accessories: Door chain, Apt no, Two tower bolt, door knocker, door guard, and magnetic door stopper.
- **Internal door:**
 - Frame: Chittagong teak (6”x 2.5”) with face molding (one side).
 - 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: Chittagong teak (7”x2.5”)
 - Shutter: Laminated flash door shutter (outer side Burma teak texture and inner side Burma teak formica laminated.
 - Door accessories: Round mortise lock (Yele), door stopper, tower bolt.
- **Kitchen door:**
 - Frame: Chittagong teak (6”x 2.5”) with face molding (one side).
 - Shutter: Burma teak veneered flash door shutter (Star/Akij/Partex/Equivalent).
- **Verandah door:**
 - Aluminum sliding shutter/Formica laminated door shutter/equivalent for verandah (depending on design). .
- **Maids bed & toilet (if any):**
 - 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:**
 - Beautifully designed landscaping solution with lighting.
 - Concierge desk, Marble floor finish in reception with required electrical fittings & fixtures.
 - Reception lounge with sofa for visitors.
 - AC for Reception & community space.
 - Pavement tiles at driveway and parking area.
 - Decorative false ceiling at ground floor.
 - Access control system with card scanners in entry lobbies in ground & lower floor.
 - Common water purifier at ground floor.
 - Charging solution for EV.
- **Basement :**
 - Pavement tiles at driveway and parking area (as per design)
 - Drivers waiting.
- **Rooftop:**
 - Well-designed rooftop with landscape, sittings arrangement and lighting.
 - Community Space/ Gym equipped with basic exercising instruments and AC.
 - Lime terracing to protect from heat.
 - Tiles over lime terracing (as per design).
 - Cloth drying stand for apartments at rooftop.