



SHELTECH

Siddique's

Serenity



From the desk of
THE MANAGING DIRECTOR



Dear Patrons,

I hope you enjoyed looking through the brochure of Sheltech Siddique's Serenity 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



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Locational Advantages



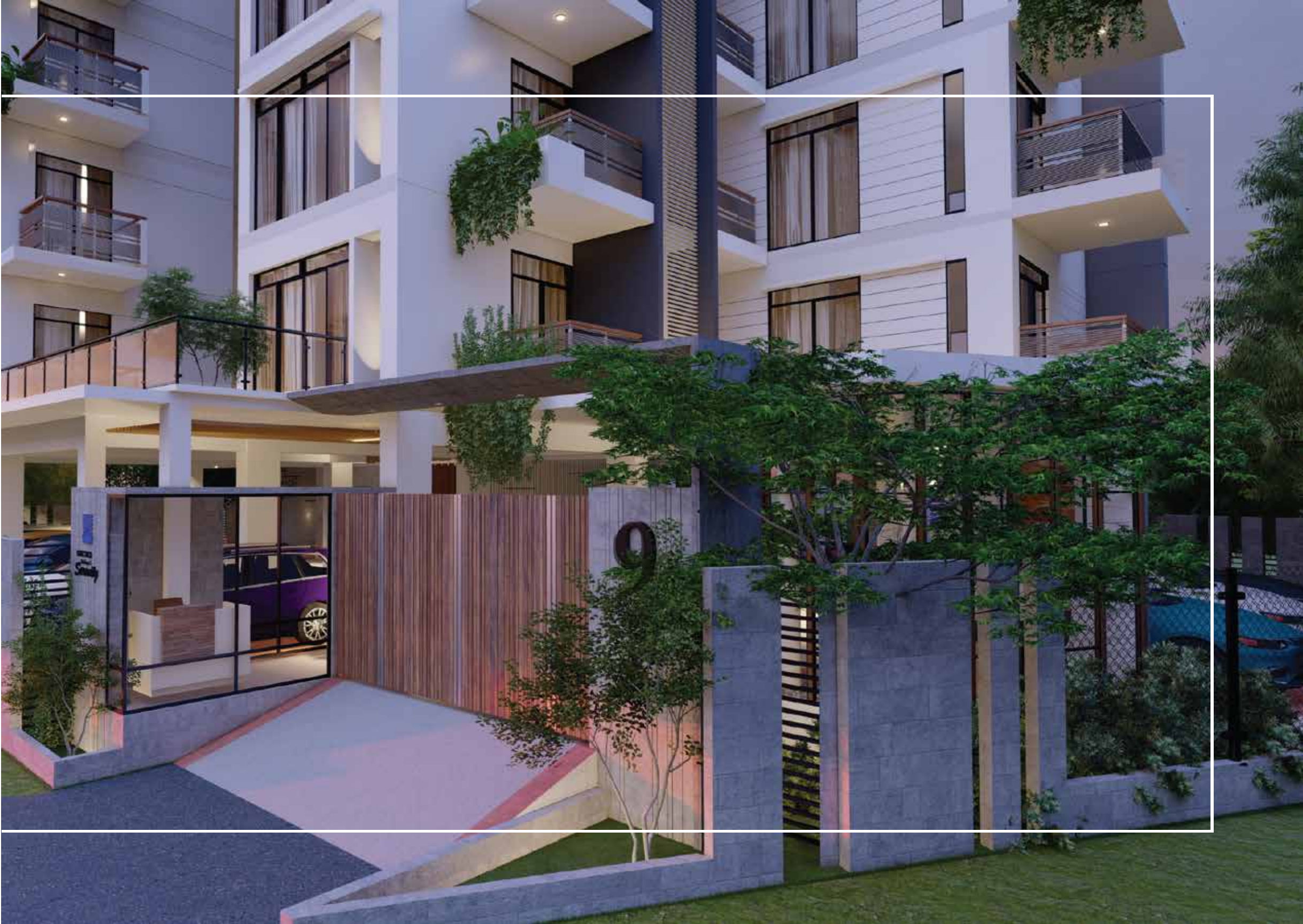
LOCATION MAP
~ Not to scale



SHELTECH
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Enjoy a peaceful living amidst a prestigious neighbourhood of Shyamoli road 1, surrounded by Elegant residential projects by all prominent names in the real estate business at Dhaka. The property is also providing you the opportunity of fulfilling all your needs and desires within the established network of shopping centers, restaurants, banks and other important activities.





SHELTECH

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With 18 beautiful apartments carefully desinged, Sheltech Siddique's Serenity presents you the most functional layouts merged with aesthetics. Not only the project has wonderful features but also it offers you serene views from the windows and balconies. Each unit consists of 3 spacious bedrooms with attached verandahs, a grand formal living connected to the dining space to give you the feeling of openness, and organized kitchen with an additional veranda and toilet.

10 Storied (G+9)	9.45 Katha Land Area
18 Residential Units	18 Nos. Car Parking
01 High end Lift	01 Staircase with Fire Door









Changes may be made for technical reasons and requirement of approval authority.

Type

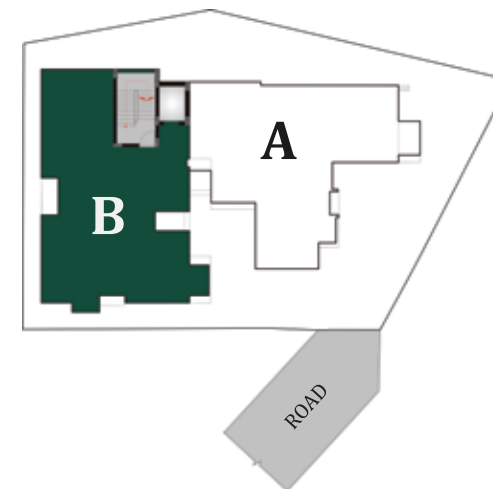
A



N

TYPE A FLOOR PLAN

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



 **N** **TYPE B FLOOR PLAN**

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

Type

B





Roof
Level



PLAN OF ROOF

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

10





 **N** **PLAN OF GROUND FLOOR**

* Indicative drawing only.
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Level

GF

Rooftop Features

One of the most attractive features of this project is its Rooftop. With beautiful landscape filled with refreshing plants, the roof offers you an amazing space to breathe with beautiful views of the city from above. Moreover, as an added bonus, there is BBQ corner to enjoy for the residents.



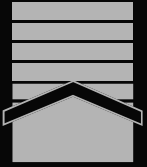


A very inviting living space filled with natural light and air.



Beautifully designed Masterbed with vast openings with amazing views and ventilation.





Features & Specifications



Building Features

- A framed structure as per BNBC.
- 60/72.5 grade deformed bar in all structural members.
- Good quality cement.
- Stone aggregate for all structural components.
- General floor tiles: 24"x24" mirror polish homogeneous 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 (with safety grill sliding inside) and railing for verandah (as per design).
- Lime terracing on roof.

Electrical Features

- Standard switch socket from Schneider/Equivalent.
- One LED bulb in each bed room, dining, kitchen and living. One mirror light in at 3 toilets.
- Provision for AC (Living, M.Bed and Bed-2), Fridge points, washing machine, telephone connection & electric geyser.
- CCTV surveillance at Building entrance area & Drive way.
- Intercom facilities between security & apartments.
- Exhaust fan at all toilets and kitchen.
- 14 nos. generator back-up points for each apartment.
 - 7 nos. light points (3- bed rooms, dinning, living room, common toilet and kitchen).
 - 5 nos. fan points (3-bed rooms, living and dining).
 - 1 nos. three pin for fridge.
 - 1 nos. calling bell.
- TV points at M.Bed, Bed-2 and Living room.
- Internet point at M.Bed and Living room.
- Full generator back-up for building common area, water pumps and lift.

Lift

- International standard lift from Sakura/ Schneider/ Sanei/ Sigma/ Kone/ Equivalent.
- 10 passenger lift: 01 nos.

Door

- Main door:
 - Frame: Teak Chamble/Equivalent (6"x 2½ ").
 - Shutter: Imported Malaysian/ Equivalent decorative main entrance.
 - Good quality handle lock.
 - Door accessories: Check viewer, door guard, security lock and magnetic door stopper.
- Internal door:
 - Frame: Teak Chamble/Equivalent (6"x 2½ ").
 - Shutter: Teak Chamble veneered flash door shutter/ Equivalent.
 - Door accessories: Round mortise lock, magnetic door stopper, tower bolt.
- Toilet door:
 - Frame: Teak Chamble / Equivalent (5 " x2 ½").
 - 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.

Others

- Staircase with Fire door.
- Beautifully landscaped rooftop.
- Well-designed reception room.
- Decorative false ceiling at ground floor.
- Provision for dining basin at each apartment.
- Arrangement of cloth drying for each apartment at roof.
- Landscaping at ground floor.
- Demarcated garbage disposal zone.



KITCHEN FEATURES

- Floor tiles: 16"x16" homogenous floor tiles (Sheltech Ceramics/Equivalent).
- Wall Tiles (full height): 10"x16" ceramic wall tiles (Sheltech Ceramics/Equivalent).
- Work top: Concrete platform with granite tiles.
- 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 (Sweethome/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.

TOILET FEATURES

- Master toilet, toilet-2 and common toilet:
 - Ceramic wall tiles (up to 7'-0" height): 10"x16" (Sheltech Ceramics/Equivalent).
 - Floor Tiles: 12"x12" homogenous (Sheltech Ceramics/Equivalent).
 - Toilet accessories (towel rail, soap case, etc): Sattar/ Equivalent.
 - Sanitary ware set (commode, basin, etc): RAK /Equivalent.
 - CP fittings (shower mixer, basin mixer, etc): Sattar/ Equivalent.
- Cabinet basin (RAK/Equivalent) with marble top in master toilet including lower cabinet.
- Pedestal basin (RAK/Equivalent) at toilet -2 and common toilet.
- Mirror with mirror light in 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 in all toilets.
- Disability access at any single toilet (preferably common toilet).
- 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 PVC lowdown (RAK/Equivalent)
 - CP fittings: Sattar/ Equivalent.





***Home** is the place
where one finds the
ultimate **Comfort...***



*At **Sheltech**
Siddique's Serenity,
We aspire to provide the most
comfortable **Home for you**
ensuring utmost safety and
aesthetics....*



SHELTECH
Siddique's
Serenity

অংশ- ২ (ফরম- ৩০২) (বিধি ১৪ রটবা)
ফরম- ৩০২ (বিধি ১৪ রটবা)
রাজধানী উন্নয়ন কর্তৃপক্ষ
উন্নয়ন নিয়ন্ত্রণ শাখা
রাজসড়ক ভবন, ঢাকা-১০০০।
নির্মাণ অনুমোদনপত্র
Occupancy Type: A-2 : Apartment and Flat
তারিখঃ 25 January 2021
স্বাক্ষরক নং- রাজসড়ক/
নির্মাণ অনুমোদন নম্বরঃ 25.39.0000.098.33.755.20

প্রতি
তানবীর আহমেদ, ব্যবসায়িক পরিচালক, শেপটেক (প্রাই) লিঃ
৫৫ লেক স্কয়ার, কল্যাণগঞ্জ, পশ্চিম পাশ্চাত্য, ঢাকা-১২০৫।
অপনার/ আপনাদের 12 Sep 2020 তারিখের আবেদন বিজ্ঞানীয় নিয়ন্ত্রিত অধি/প্রতি ও বর্ধিত শর্তাবলি Building
Construction Act, 1952 (Act No. II of 1953) এর ধারা ৩ অনুযায়ী ১০ (দশ) তলা ইমারত/ প্রকল্প নির্মাণকালে অনুমতি
প্রদান করা হইল।

প্রস্তাবিত অধি/ প্রতি এর অবস্থান ও পরিমাপঃ
(ক) সিটি কর্পোরেশন/পৌরসভা/ গ্রাম/মহল্লাঃ City Corporation (খ) সি.এস/আর.এস দাখ নম্বরঃ 323/810, 810
(গ) মোজা ও স্থানীয় নামঃ Mohammadpur R/A, Mohammadpur (ঘ) ব্লক নংঃ Shyamoli
(ঙ) প্লট নংঃ 28
(চ) রাস্তার নামঃ Road no. 01, 9 Shyamoli Bagh, Dhaka
(ছ) অধি/প্রতি-এ বিদ্যমান বাড়ি/কাঠামোর বিবরণঃ Three storied residential building which will demolished and approved the proposed design
(জ) বাহ্যিক মাপসহ অধি/প্রতির পরিমাপঃ 631.5 Sqm

শর্তাবলিঃ
ক. অনুমোদনকৃত নকশা অনুযায়ী নির্মাণকাজ সম্পাদন করিতে হইবে। যদি নির্মাণ অনুমোদনপত্রের নিয়ম লঙ্ঘন করিয়া কোন কাজ সম্পাদিত করা
হয়, তাহা হইলে সংশ্লিষ্ট সকলের বিরুদ্ধে কর্তৃপক্ষ আইনগত ব্যবস্থা গ্রহণ করিতে পারিবে।
খ. ইমারত নির্মাণ বিধি অনুযায়ী নির্মাণকাজ শুরুর পূর্বে এবং নির্মাণ কাজের চিহ্নিতর পৌরসভার পর নির্ধারিত ফরম অনুযায়ী নির্মাণ
নিয়মিত কর্তৃপক্ষকে অবহিত করিতে হইবে।
গ. কর্তৃপক্ষ কর্তৃক স্বা নিয়মে Occupancy Certificate প্রদান না করা পর্যন্ত নির্মিত ইমারত/প্রকল্প
ঘ. ইমারত নির্মাণের অন্য প্রদত্ত অনুমোদন প্রস্তাবিত অধি/ প্রতির কোন আইনগত অধিকার, স্থল বা মালিকানা
ঙ. নকশায় বর্ণিত অধি/প্রতির দখলী স্বত্ব লুপ্ত হইলে কোন বিবাদ থাকিলে অথবা অন্য অনুমতিপত্রের উল্লিখিত শর্তাবলি
আবেদনকারীর প্রদত্ত বিবরণসমূহ অসত্য হইলে অথবা কোন প্রয়োজনীয় তথ্যাদি গোপন রাখা হইলে অথবা যে উক্ত
সেওয়া হইয়াছে সেই উদ্দেশ্যে ভিন্ন অন্য কোন উদ্দেশ্যে ব্যবহার করা হইলে Building Construction Act, 1952 (Act No. II of 1953)
চ. বর্তমান অনুমোদন
ইহাঙ্গ সমস্তসীমা
ছ. এই অনুমোদন সর্ব
সম্পত্তি প্রকল্প দখল
জ. ভূগর্ভস্থ তলা বেধ
পৃষ্ঠবর্তী অরণ্যায়
ক. কাঠামো নকশা প্র
এ. যে কোন নির্মাণক
(নির্মাণ, উন্নয়ন, স



তারিখঃ 25 January 2021

অনুমোদিত
১. সংশ্লিষ্ট ইমারত পরিদর্শকের কপি
২। আবেদনকারীর কপি
৩। অফিস কপি

মাকিদ এহসান
অধ্যক্ষ/উচ্চ অফিসার
ও
সদস্য-সচিব
ইমারত নির্মাণ কমিটি জোন - ০৩
সাব জোন - ০৯
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।



CHECK BEFORE
YOU INVEST
IN REAL ESTATE



“ Sometimes, the Key to
Happiness is
finding the Key to the
Right Home...”



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.

T. M. Seraj



16550

শেলটেক  *Since 1988* **SHELTECH**

 www.sheltech-bd.com

 www.facebook.com/sheltechprivatelimited/

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PRICE FLUCTUATION.