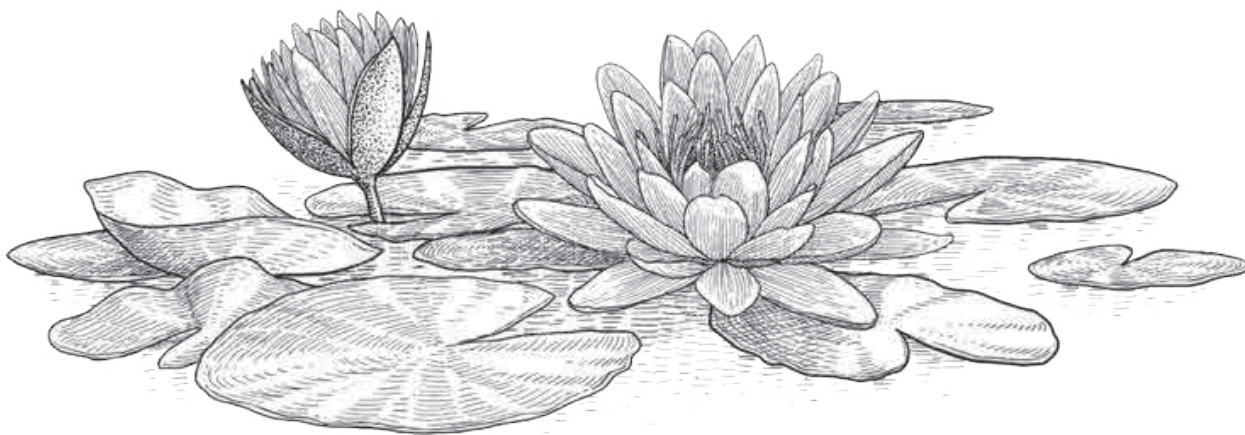




SHELTECH WATER LILY





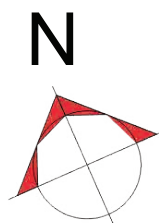
SHELTECH WATER LILY

PROJECT BRIEF

Project Name:	Sheltech WATER LILY
Project Address:	House-157, Doctors Goli, Mogbazar, Dhaka.
Type:	9 storied (B+G+8) residential building
Area of Basic Land:	09.60 katha
Total Area of Land:	09.43 katha (After Land Surrender)
Green Area:	02.17 katha
Road Width (South /Front) :	Existing 16'-6", Required 20'-0"
Total no. of units:	24
No. of parking:	24
Units per level: Level-2 To 9	Type A-1362 Sft. Type B-1362 sft. Type C-1362 Sft.
No. of lift:	02
No. of stairs:	01 with fire door



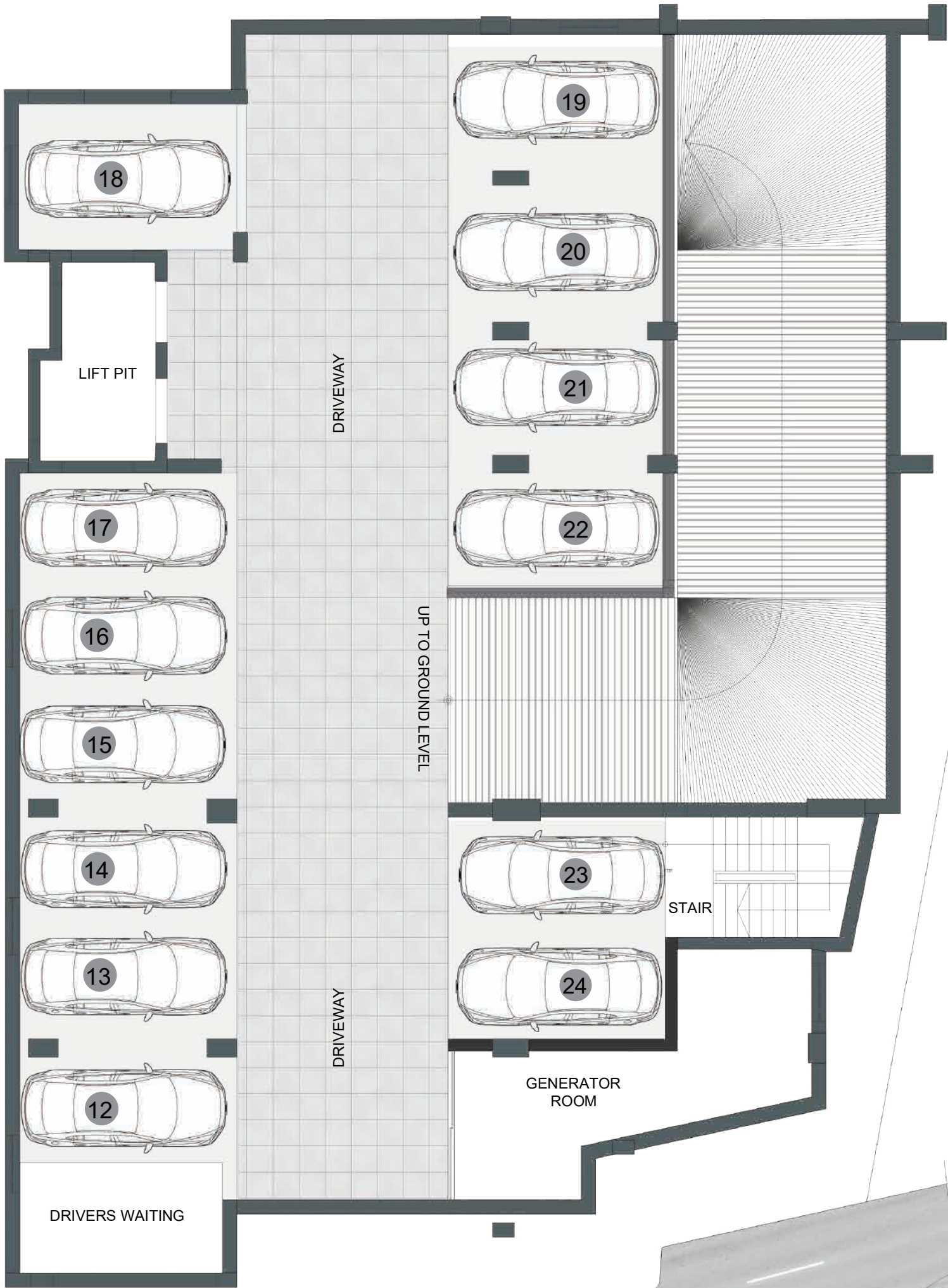
SHELTECH WATER LILY



PLAN: GROUND LEVEL

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

SHELTECH WATER LILY



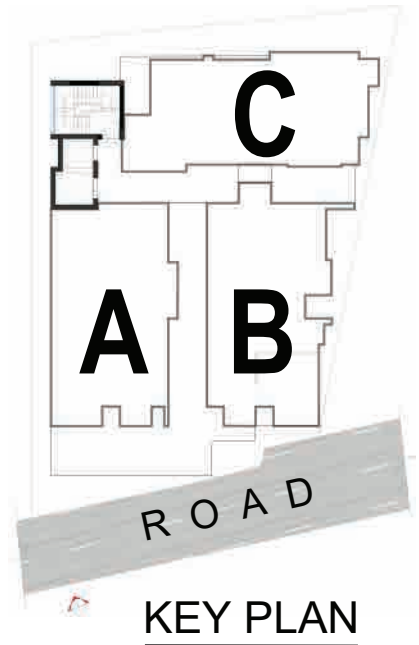
PLAN: BASEMENT LEVEL

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

SHELTECH WATER LILY



Type A-1362 Sft.
Type B-1362 Sft.
Type C-1362 Sft.



KEY PLAN



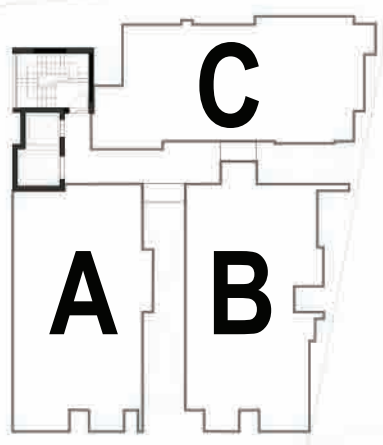
PLAN: LEVEL - 02

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

SHELTECH
WATER LILY



Type A-1362 Sft.
Type B-1362 Sft.
Type C-1362 Sft.



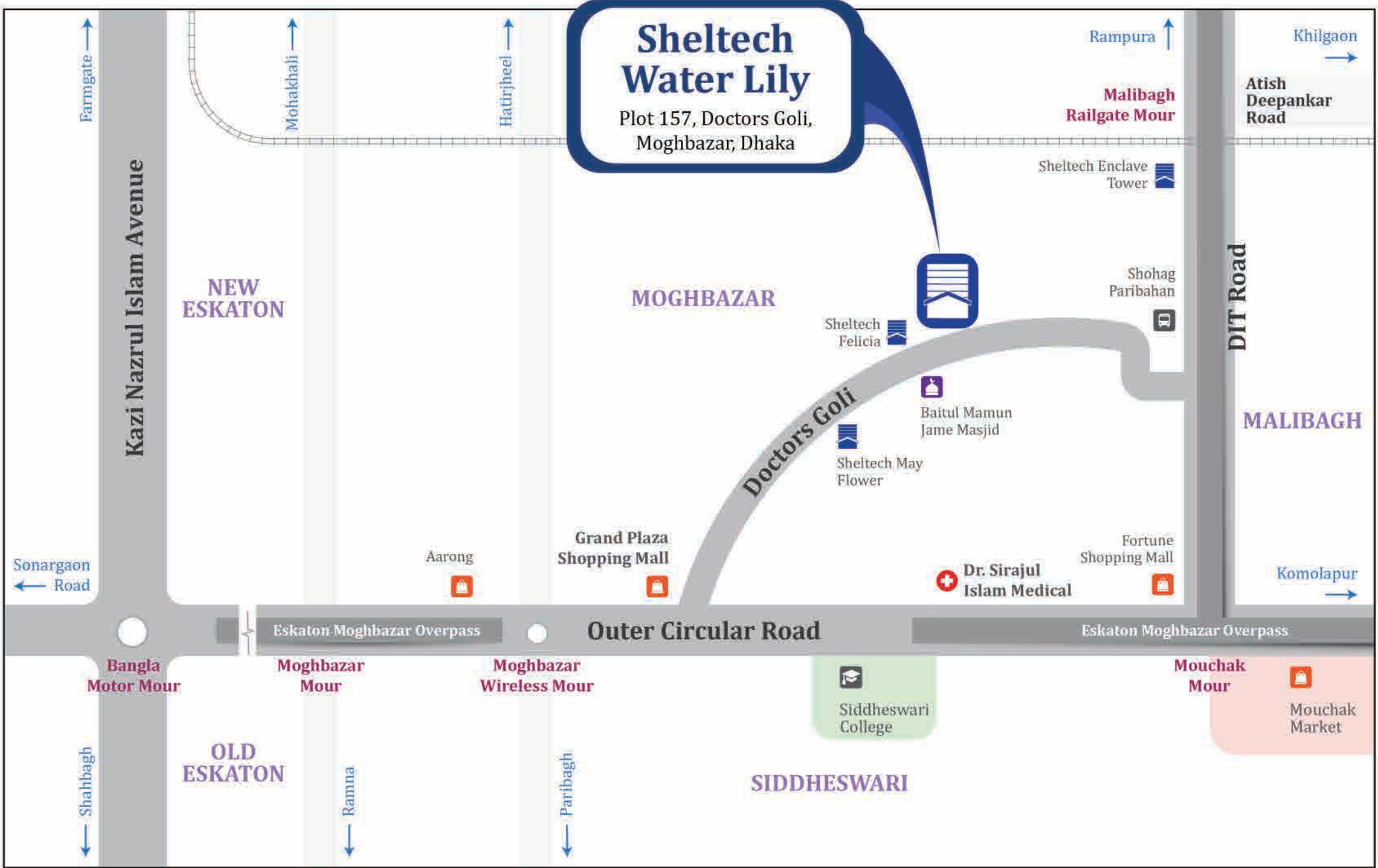
R O A D

KEY PLAN



PLAN: TYPICAL LEVEL

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



LOCATION MAP
~ Not to scale





SHELTECH WATER LILY

09 STORIED (B+G+8) RESIDENTIAL BUILDING
@ PLOT-157, DOCTOR GOLI,
MAGHBAZAR, DHAKA.



GENERAL BUILDING FEATURES

- A framed structure as per BNBC.
- 5" thick first class brick wall/concrete hollow block/concrete solid block.
- Stone aggregate used for all structural components.
- 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 coated paint (Berger/equivalent) for exterior walls on plastered surface.
- Aluminum sections with 5 mm thick clear glass and mosquito proofing net at windows.
- Aluminum sliding glass door for verandah (as per design)
- Dining basin provision at dining area.

POWER FEATURES

- Switch socket from Schneider or Equivalent.
- SDB of Apartments: EG-2/ 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.
- Provision for 2 nos fridge point
- Provision for one nos. washing machine at each apartment.
- Provision for TV points at master bed, bed-2 and living.
- Provision for internet router system at suitable location.
- Provision for telephone at master bed and living (Parallel).

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 (Charu/ROSA/RAK/Equivalent) except maid's toilet.
- CP fittings: Haibali/Equivalent.
- Bath accessories: Haibali/Sattar/Equivalent.
- Cabinet basin (Charu/ROSA/RAK/Equivalent) with marble top in master toilet and toilet-2, subject to space availability.
- Pedestal basin (Charu/ROSA/RAK/Equivalent) in common toilet (as per design).
- Down wash in kitchen verandah with tiles finishing.
- Disability access at any single toilet (preferably common toilet).
- Mirror with mirror light at master toilet, toilet-2 and common toilet.
- Provision for hot & cold water line (provision of electric geyser) at master toilet and toilet-2.
- False ceiling at all toilets (RCC false slab).
- **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 (RAK/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.
 - Good quality security lock.
 - Door accessories: Check viewer, door guard, and magnetic door stopper.
- **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: Laminated flush door shutter.
 - Door accessories: Round mortise lock, door stopper, tower bolt.
- **Kitchen door:**
 - Aluminum sliding glass door.
- **Verandah door:**
 - Aluminum sliding glass door.
- **Maids toilet (if any):**
 - PVC door frame and shutter.

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

OTHERS

- **Ground Floor:**

- Beautifully designed landscaping solution with water body/fountain and lighting.
- Concierge desk good quality floor finished in reception area.
- Pavement tiles in driveway and parking area at ground floor.
- Guard day room and toilet facilities.
- Society room
- Driver's waiting area.
- Demarcated garbage disposal zone.

- **Basement Floor:**

- Pavement tiles in driveway and parking area.
- Driver's waiting area.

- **Rooftop:**

- Well-designed parapet wall of adequate height.
- Lime terracing with pavement tiles to protect from heat.
- BBQ area
- Cloth drying provision for each apartment.
- Green area with gardening. (as per design)

EMERGENCY POWER

- 17 nos. generator back-up points for each apartment.
 - 9 nos light points in 3 bedrooms, dining, living, master toilet, toilet-2, common toilet and kitchen.
 - 5 nos fan points in 3 bedrooms, dining and living.
 - 1 nos TV point
 - 1 nos 3 pin power point for fridge
 - 1 nos. 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

- Two nos International Standard lift from Hyundai/Sigma
- 1 no 10 passenger lift.
- 1 no 08 passenger lift.

FIRE-FIGHTING OF THE COMPLEX

- Fire extinguisher will be provided.
- Fire rated 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.
- 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).
- Hot & cold water lines for kitchen sink, shared from others toilet. (Provision for electric geyser).
- Down wash in kitchen verandah with tiles finishing.
- Provision for water purifier at suitable location.
- Sink mixer: Haibali/Equivalent.
- Provision for kitchen hood.
- Exhaust fan.