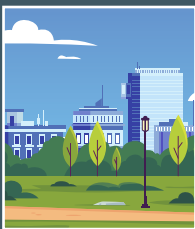




SHELTECH

NEWSLETTER

APRIL, 2025



Dhaka's Struggles: Key Challenges Over the Years

by, TANVIR AHMED



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(Banani & Uttara)



Celebrating SHELTECH DAY: 37 Years of Excellence



ISO Internal Auditing Training @ Sheltech



DHAKA'S STRUGGLES: KEY CHALLENGES OVER THE PAST FEW YEARS

MR. TANVIR AHMED

Managing Director,
Sheltech Group,
Envoy Legacy, and Envoy Textiles Ltd.

Dhaka has repeatedly faced several challenges over the past few years that have caused extreme hardship for the residents. According to the Global Liveability Index 2024, Dhaka ranks 168th out of 173 cities, a drop from 166th in 2023 indicating significant deterioration in the livability of the city (Economist Intelligence Unit, 2024). As the city continues to grow rapidly, city-related challenges have become increasingly difficult to manage, affecting not only the quality of life but also the long-term sustainability of the city.

Air Pollution

Dhaka is grappling with severe air pollution stemming from a multitude of activities, including construction, road development, and waste management. Recently, Dhaka's air quality has reached extreme pollution levels, as evidenced by average AQI of 542 while exceeding the AQI of 300 is considered 'hazardous' posing serious health risks to residents (Prothom Alo, 2025). Exposure to polluted



MR. TANVIR AHMED

air aggravates respiratory diseases such as asthma, and chronic obstructive pulmonary disease, while long-term exposure results in lung cancer, impacts the cognitive development of youth and worsens cardiovascular illnesses among older adults.

Dengue Outbreaks

Bangladesh has a tropical monsoon climate, every year the surge of dengue cases becomes common. In 2024, the health authorities recorded 18,041 dengue cases and 103 fatalities from dengue (Dhaka Tribune, 2024). It is evident from a research journal (Parasites

& Vectors) that the numbers of emerged adult *Aedes aegypti* were higher in the urban than in the suburban and the rural areas. Despite efforts by two Dhaka city corporations to control dengue over the past few years, the number of cases and deaths has risen significantly (The Daily Star, 2024).

Traffic Jam

Dhaka residents almost every day stuck in heavy traffic congestion, wasting time and stamina on the roads. According to a study of Bangladesh Institute of Development Studies, Traffic congestion results in a daily loss of working hours of almost Tk 140 crore, which contributes to a 2.9% decline in GDP (The Daily Star, 2024). Improved transit systems, supported by effective law enforcement, could significantly reduce the number of vehicles on the streets, ultimately leading to a more efficient flow of traffic and a better quality of life for commuters.

Waterlogging

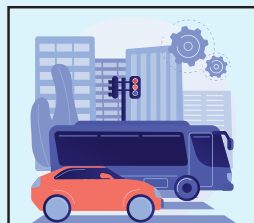
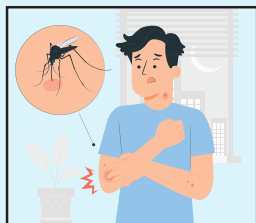
Waterlogging in Dhaka has grown to be a significant urban problem, leading unbearable suffering for the residents during the rainy season. Also, poor drainage systems tend to hamper water flow and cause urban waterlogging. Furthermore, the weak municipal waste management system entails waterlogging in different areas. Dhaka City Corporation collects around sixty to seventy percent of the total waste, but the rest is thrown into the streets, roadsides, canals, and rivers, causing severe

waterlogging in Dhaka City (The Independent, 2021).

Gas Supply Crisis

Dhaka residents have been suffering from low supply of gas in the residential areas. According to the report of PetroBangla, the country's daily gas production capacity is 3,829 MCF, while average daily production and supply are 2,700 MCF (Dhaka Tribune, 2024). Very often, due to the lack of gas supplies during the day, Dhaka residents have to wait until night to cook for their family. Customers are paying full gas bills in pre-paid meters despite inadequate supply in residential area. Industrial production is also hampered due to the low supply of gas affecting the country's economy continuously.

Dhaka is a growing city with different multilayered challenges requiring integral urban planning, better infrastructure, and governance. These will be addressed by long-term approaches and collaborative efforts by the government, civil society, and the private sector to create a more livable and sustainable city for its citizens. To ease the burden on Dhaka, one of the crucial steps is decentralization of economic and administrative functions. Having urban centers around the outskirts of Dhaka can offer the dispersion of population and economic activity more evenly in the region. Additionally, both governmental and non-governmental initiatives must be better coordinated to address the city's ongoing challenges effectively.



SHELTECH DAY (MARCH 12, 2025): CELEBRATING 37 YEARS OF EXCELLENCE

Sheltech (Pvt.) Ltd. has reached the 37-year landmark of quality and impeccable service, pioneering the Bangladeshi real estate industry from 1988 and subsequently diversifying into other prominent businesses. On March 12, 2025, a celebration was organized in the corporate headquarters' premises at Dr. Toufiq M. Seraj Lounge to commemorate this remarkable milestone. Mr. Tanvir Ahmed, Managing Director of Sheltech Group were present virtually at the

ceremony, as were the board of directors, advisers, top management and senior officials from the group's different concerns. Top management expressed their gratitude to the members of Sheltech family for making Sheltech group a symbol of trust and reliance for its clients. Its journey of 37



years would not have been possible without the blessings and continuous support of the clients and corporate partners. The ceremony came to an end showcasing a nice and interactive group video and prayer for the wellbieng of the Sheltech Family and to be more prosperous in the future.

CELEBRATING INTERNATIONAL WOMEN'S DAY



*Breaking Barriers, Building Dreams– Celebrating
the Women Who Make Sheltech Stronger!*

On the International Women's Day (March 08, 2025), Sheltech (Pvt.) Ltd. proudly honors the incredible women who play vital roles in it's success. This special occasion was marked by heartfelt stories shared by female employees of Sheltech (Pvt.) Ltd., highlighting their journeys, challenges, and triumphs. Their resilience and dedication continue to inspire us all to push boundaries, break barriers, and create a more inclusive future. At Sheltech, we remain committed to empowering women and fostering a workplace where talent and ambition know no limits.

SHELTECH HANDED OVER TWO RESIDENTIAL PROJECTS AT GANDARIA AND UTTARA

Sheltech proudly handed over its two brand-new residential projects- Sheltech Ali's Gardenia at Dinanath Sen Road, Gandaria, Dhaka and Sheltech Meliora Aziz at Sector 4, Uttara, Dhaka. Both the project handover ceremonies were held at Dr. Toufiq M. Seraj Lounge at Sheltech Corporate Headquarters in Panthapath on February 27, 2025 and March 01, 2025 consecutively.

Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations, and Mr. Shajahan, Chief Operating Officer (COO) of Sheltech (Pvt.) Ltd. along with engineers, architects, and other professionals of Sheltech (Pvt.) Ltd. as well as the apartment owners of the project were present during the ceremonies. Our clients were very happy to be able to move into their dream homes.



Handover Ceremony of Sheltech Ali's Gardenia at Gandaria on February 27, 2025



Handover Ceremony of Sheltech Meliora Aziz at Uttara on March 01, 2025

STRENGTHENING THE QUALITY MANAGEMENT SYSTEM: ISO INTERNAL AUDITING TRAINING AT SHELTECH

Sheltech (Pvt.) Ltd. recently conducted two days long intensive training program on "Internal Auditing Techniques based on ISO 9001:2015" to enhance the company's quality management practices. The training was held on January 5th and 6th, 2025, at the Dr. Toufiq M. Seraj Lounge. The sessions were designed to equip employees with in-depth knowledge of internal auditing principles, ensuring compliance with international standards and fostering continuous improvement within the organization. The sessions also emphasized on reinforcing key learnings and addressing practical applications of auditing techniques. The attendees were evaluated by several individual and group interactive assessments by the trainers. Later on February 19, 2025 a ceremony was arranged to

acknowledge the successful trainees. The program concluded with a Certificate Handover Ceremony where eligible employees were recognized for their successful completion of the training.

Md. Sharif Hossain Bhuiyan, Executive Director (ED), Operations, Mr. Shajahan, Chief Operating Officer (COO) along with divisional heads and other high officials of Sheltech (Pvt.) Ltd. were present during the certificate giving ceremony. Sheltech Management applauded the participants' commitment to upholding Sheltech's high-quality standards. This initiative reflects Sheltech's dedication to fostering a culture of excellence and continuous development in alignment with global best practices since achieving ISO Certification in 2005.



*Employees with Certificate at the Ceremony with
Sheltech Management, High Officials, and Trainer*

GROUND BREAKING OF 03 RESIDENTIAL PROJECTS

Sheltech proudly organized three groundbreaking ceremonies in March for its latest residential projects: **Sheltech Meraj**, **Sheltech Sea Crest**, and **Sheltech Crimson Palace**. The ceremonies for Sheltech Meraj and Sheltech Sea Crest at Jolshiri Abashon were held on March 8, 2025, while the ceremony for Sheltech Crimson Palace at Boro Maghbazar took place on March 10, 2025.



Ground Breaking of Sheltech Meraj



Ground Breaking of Sheltech Sea Crest



Ground Breaking of Sheltech Crimson Palace

Each event was hosted at the respective project premises, attended by Sheltech management, senior officials, architects, engineers as well as respected landowners of the projects. The two projects at Jolshiri Abashon will feature nine-story buildings (G+Mezzanine+8) on 5 katha lands, each offering eight single-unit apartments. Meanwhile, Sheltech Crimson Palace will be a 10-story (B+G+9) residential complex with two towers and a total of 87 units. These groundbreaking ceremonies mark another milestone in Sheltech's journey of building safe, modern, and sustainable living spaces.

These projects reflect Sheltech's continued commitment to delivering high-quality residential spaces in prime locations of Dhaka. Sales are currently ongoing for all three projects. Call our sales hotline at **16550** to learn more!

SHELTECH CONTRIBUTED TO THE DEVELOPMENT OF CENTRAL MOSQUE AT JOLSHIRI ABASHON

Sheltech proudly supports the development of the Central Mosque at Jolshiri Abashon, Dhaka. In a moment of honor, Major General Md Main Ullah Chowdhury (Retd.), Director of Development & Administration of Sheltech Engineering Ltd., handed over a contribution cheque to the Managing Director of Jolshiri Abashon. This initiative reflects Sheltech's commitment to community development beyond real estate. The Central Mosque will serve as a significant place for worship and gatherings, enriching the spiritual and cultural life of the area. Sheltech remains dedicated to meaningful contributions that enhance community well-being, reinforcing its role as a responsible corporate entity striving for a better future.



*Major General Md Main Ullah Chowdhury (Retd.)
Handing over the Contribution Cheque*

GIFT VOUCHERS FOR READERS



BUY 1 GET 1 FREE

Breakfast Buffet

AT TERRA BISTRO IN PLATINUM GRAND

Here's how to grab this deal:



- **Cut** this voucher out
- **Hand** it to our friendly **server** at Terra Bistro.
- Relish your culinary adventure!

⌚ Breakfast Time - 6:00 AM - 10:30 AM

📍 Platinum Grand, H 52, R 11, Block-F, Banani, Dhaka-1213

Prior Reservation Required - ☎ 01922110976

*Terms & Conditions apply **Subject to availability
*** Offer ends: April 30th 2025



BUY 1 GET 1 FREE

Breakfast Buffet

BREAKFAST BUFFET FOR 2
AT TERRA BISTRO IN PLATINUM RESIDENCE

Here's how to grab this deal:

- **Cut** this voucher out
- **Hand** it to our friendly **server** at Terra Bistro.
- Relish your culinary adventure!


⌚ Breakfast Time - 6:00 AM - 10:30 AM

📍 Platinum Residence, H 42, R 20/C, Shahjalal Ave, Sector 4, Uttara, Dhaka 1230

Prior Reservation Required - ☎ 01922110975

*Terms & Conditions apply **Subject to availability
*** Offer ends: April 30th 2025



BUY 1 GET 1 FREE

Lunch & Dinner Buffet

LUNCH / DINNER BUFFET FOR 2 PERSONS
AT TERRA BISTRO IN PLATINUM RESIDENCE

Here's how to grab this deal:



- **Cut** this voucher out
- **Hand** it to our friendly **server** at Terra Bistro.
- Relish your culinary adventure!

● **Lunch:** 12:30 PM - 04:00 PM / **Dinner:** 06:30 PM - 10:30 PM

📍 Platinum Residence, H 42, R 20/C, Shahjalal Ave, Sector 4, Uttara, Dhaka 1230

Prior Reservation Required - ☎ 01922110975

*Terms & Conditions apply **Subject to availability
*** Offer ends: April 30th 2025

☎ 16550

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 YouTube /SheltechPvtLtd
 www.sheltech-bd.com

শেলটেক SHELTECH Since 1988

Corporate Office:
 Sheltech Tower, 60 Sheikh Russel Square, West Panthapath, Dhaka-1205
Chattogram Office:
 Rubiya Heights (2nd Floor), House 7/A/1, Road 3, Zakir Hossain Road
 South Khulshi, Chattogram-4225