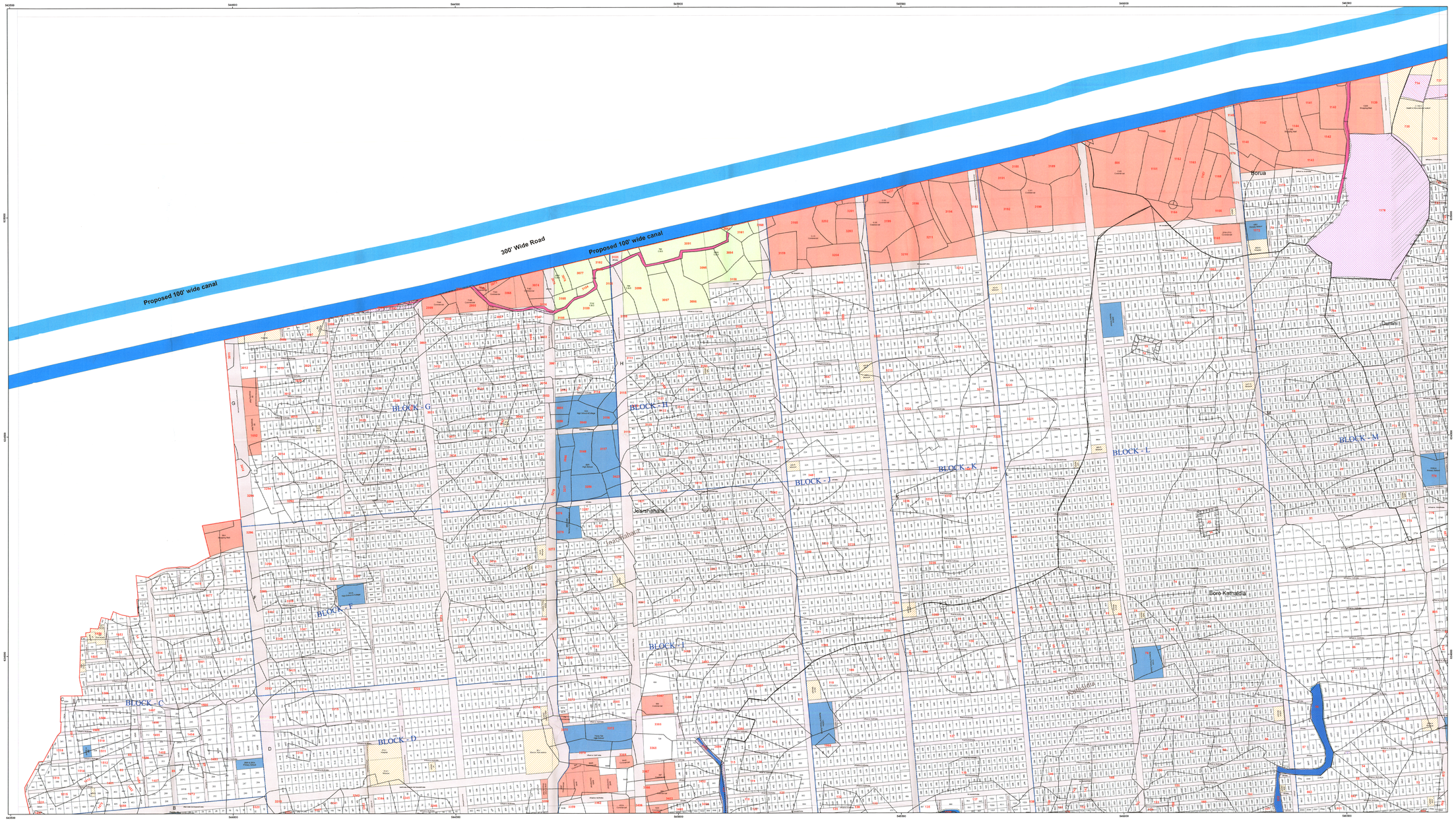
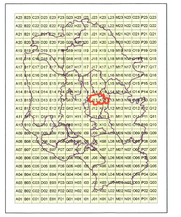
SHEET 1 of 4

Detailed Layout Plan on CS Map of Bashundhara Residential Area (Phase 1 & Phase 2)

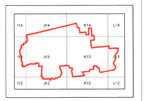
1:1,980 — N — 0 0.0125 0.065 0.13 Kilometers



INDEX MAP



DAP SHEET INDEX



ADMINISTRATIVE INDEX

Coordinate System: DTM
Projection: Transverse Mercator
Datum: Everest Bangladesh
False Easting: 500,000.000
False Northing: 2,000,000.0000
Central Meridian: 90.0000
Scale Factor: 0.9999
Origin Latitude: Lat. 0.0000
Longitude: Long. 0.0000

REFERENCE BM
No. 6.67 m PWD
Easting: 247151.55 m
Northing: 2636557.13 m
Location: Bashundhara Project
Block – M, TBM-01

Date of Print: January 06,2016

DEVELOPER
East West Property Development (Pvt.) Ltd.
Bashundhara Corporate Office
Plot# 13/A-4, Block# E, Road# 02
Bashundhara Residential Area
Dhaka-1229

Government of the People's Republic of Bangladesh
Ministry of Housing and Public Works
Rajdhani Unnayan Kartipakha (RAJUK)

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DETAILED LANDUSE SCHEDULE

As per table 3 of private residential Land Development Rule,2004 (Ammended in 2016) .

	CATEGORY	Requirment Area in Acre	Proposed Area in Acre	Remarks
A	Education			
1	Nursery & Primary School	43.95	25.87	-18.08
2	Secondary school & College	46.23	36.60	-9.62
3	University		8.20	
	Total:	90.14	70.67	-19.47
B	Health			
1	Small Clinic & Hospital	34.67	31.77	-2.89
	Total:	34.67	31.77	-2.89
C	Community Services (Majesdi Club & Community Centre)			
1	Community Centre		7.25	-35.86
2	Pump House		0.50	+0.50
3	WASA		2.85	+2.85
4	Fire Station		1.50	+1.50
5	Desa(Gas/Electricity		5.83	+5.83
6	Police Station		2.12	+2.12
7	TTNS Gas LINE & TEGI	23.13	0.18	+0.18
8	D.C.C		0.32	+0.32
9	Sewage Treatment Plant		0.50	+0.50
10	T&T		0.83	+0.83
11	S.L.S		0.05	+0.05
12	Post office		0.43	+0.43
	Total:	23.13	32.20	+9.08
D	Commercial			
	Commercial (Corner Shop	34.67	196.25	+161.58
2	Jaliyata/Kitchi bazar			
	Total:	34.67	196.25	+161.58
E	Administrative			
1	Central Business District	23.13	35.52	+12.41
	Total:	23.13	35.52	+12.41
F	Community Service			
1	Religious	23.13	14.87	-32.24
2	Graveyard		2.42	+2.42
	Total:	23.13	17.29	-5.78
G	Recreation			
1	Playground/Play Field	34.67	20.28	-64.39
2	Park / Lake/Wat	34.67	42.17	+7.50
3	Green Space		9.49	+9.49
	Total:	69.34	71.93	+2.59
	Total Area for community Facilities Excluding road.	**298.15**	**475.42**	**+177.27**
H	Road			
1	All Type of residential Road	592.90	683.02	-90.36
2	Road Side Green Space/ Facilities with road	992.53	1138.44	+146.91
I	Net Residential Area			
	1.0 Katha		191.49	
	2.0 Katha		647.38	
	3.0 Katha		847.98	
	4.0 Katha		612.78	
	5.0 Katha		8.43	
	7.0 Katha		55.74	
	7.5 Katha		38.05	
J	Irregular		280.05	
	Total Net Residential Area		2685.36	
	Government Land Water /Khal /Khali		113.40	
2	Amusement/Recreation			
	Total Project Area(I+H)		**3415.20**	

Legend

- Project Boundary
- Block Boundary
- Administrative
- Commercial
- Court of Wards
- Educational
- Hazrat
- Health
- Others Government Land
- Recreational
- Residential
- Road Network
- Utility & Community Services
- Waterbody
- Unpurchased Area
- CS Whole Boundary
- CS Plot line

DEVELOPER	
Town Planner East West Property Development (Pvt.) Ltd.	
Engineer East West Property Development (Pvt.) Ltd.	
Architect East West Property Development (Pvt.) Ltd.	
Chairman East West Property Development (Pvt.) Ltd.	

এই পরিকল্পনা নকশা অনুমোদন (ইআরসি) ও পরিবেশ ছাড়পত্রসহ
অবশেষে প্রদান করা হবে যদি অনুমোদনের প্রক্রিয়াধীন থাকে অথবা অনুমোদিত।

APPROVAL COMMITTEE as per Private Residential Land Development Rule,2004 (Ammended in 2015)		
Chief Town Planner (RAJUK)		
Member of Planning (RAJUK)		
Chairman (RAJUK)		