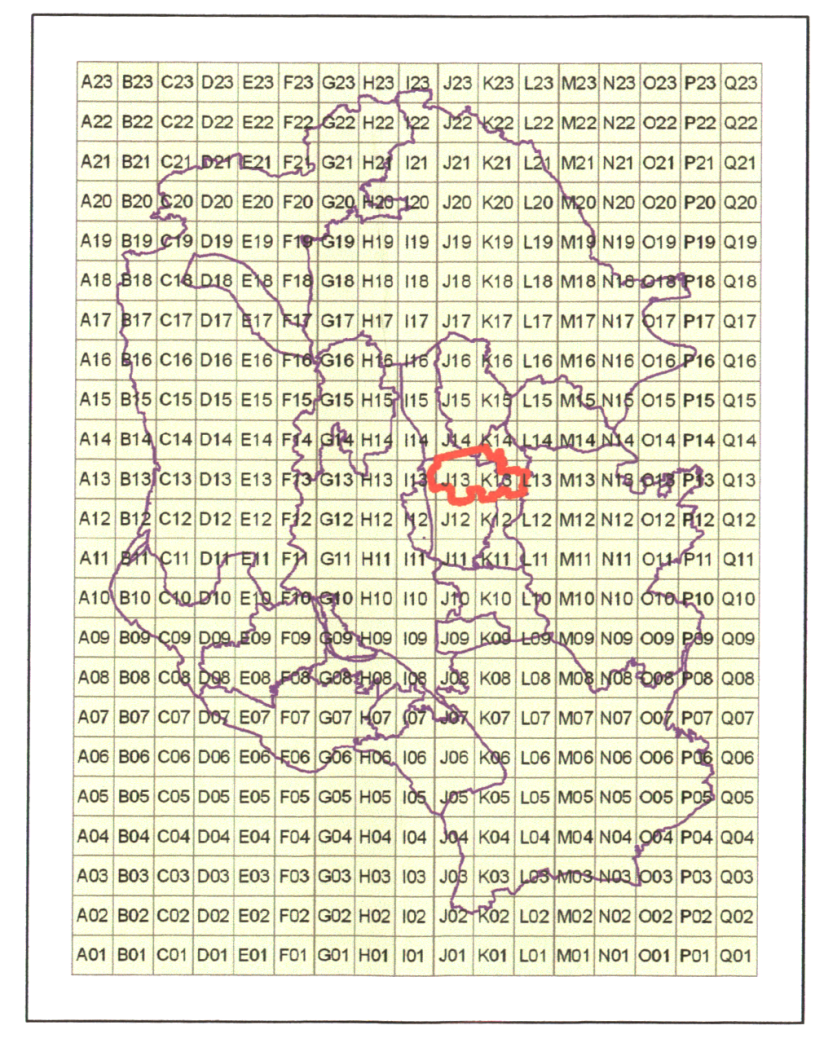
SHEET2 of 4

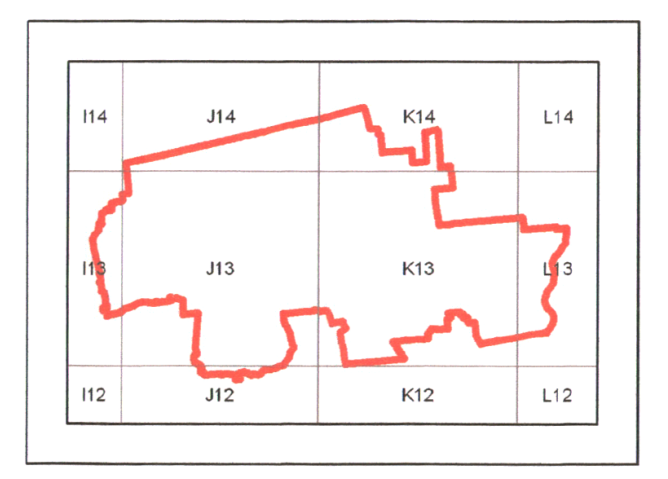
Detailed Layout Plan on CS Map of Bashundhara Residential Area (Phase 1 & Phase 2)

1:1,980

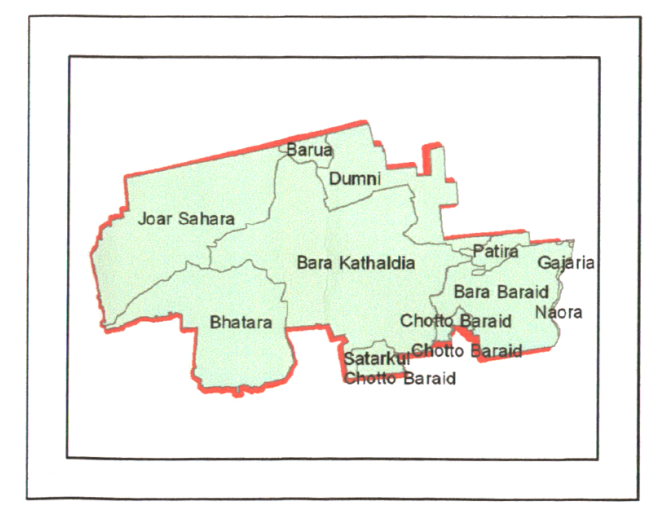
INDEX MAP



DAP SHEET INDEX



ADMINISTRATIVE INDEX



Coordinate System: BTM
Projection: Transverse Mercator
Datum: Everest Bangladesh
False Easting: 500,000.0000
False Northing: -2,000,000.0000
Central Meridian: 90.0000
Scale Factor: 0.9996
Latitude Of Origin: 0.0000
Units: Meter

REFERENCE BM:
ID:
RL: 6.87 m PWD
Easting: 241151.85 m
Northing: 2636557.03 m
Location: Bashundhara Project
Block – M, TBM-01

Date of Print: January 06,2016

EWPD

DEVELOPER
East West Property Development (Pvt.) Ltd.
Bashundhara Corporate Office
Plot# 125/A, Block# A, Road# 02
Bashundhara Residential Area
Dhaka-1229

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

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DETAILED LANDUSE SCHEDULE

As per tofsil-3 of pravate residential Land Development Rule,2004 (Ammended in 2016) .

	CATEGORY	Requirment Area in Acre	Proposed Area in Acre	Remarks
A	Education			
1	Nursery & Primary School	43.91	25.87	-18.04
2	Secondary school & College	46.23	36.40	-9.82
3	University		8.20	
	Total	90.14	70.47	-19.67
B	Heath			
1	Small Clinic & Hospital	34.67	31.77	-2.89
	Total	34.67	31.77	-2.89
C	Community Service (4.Sports Club & Community Centre)			
1	Community Center	23.11	7.25	-15.86
2	Pump House		0.59	+0.59
3	WASA		2.65	+2.65
4	Fire Station		1.39	+1.39
5	Desa/Desco/Electricity		5.63	+5.63
6	Police Station		2.12	+2.12
7	TITAS Gas (DRS & TBS)		0.18	+0.18
8	D.C.C		0.32	+0.32
9	Sewerage Treatment Plant		10.74	+10.74
10	T&T		0.83	+0.83
11	S.L.S		0.05	+0.05
12	Post office		0.43	+0.43
	Total	23.11	32.20	+9.09
D	Commercial			
1	Commercial /Corner Shop /Market/Katcha bazar	34.67	196.25	+161.58
	Total	34.67	196.25	+161.58
E	Administrative			
1	Central Business District	23.11	35.52	+12.41
	Total	23.11	35.52	+12.41
F	Community Service			
1	Religious	23.11	11.87	-11.24
2	Graveyard		5.47	+5.47
	Total	23.11	17.33	-5.78
G	Recreation			
1	Playground/Play Field	34.67	20.28	-14.39
2	Park / Lake/Khal	34.67	62.17	+27.50
3	Green Space		9.43	+9.43
	Total	69.34	91.88	+22.54
	Total Area for community Facilities Excluding road.	**298.15**	**475.42**	+177.27
H	Road			
1	All Type of residential Road	693.38	683.02	-10.36
I	Total Area for community Facilities with road.	991.53	1158.44	+166.91
J	Net Residential Area			
1	10.0 Katha		191.49	
2	3.0 Katha		647.88	
3	4.0 Katha		346.56	
4	5.0 Katha		612.78	
5	7.0 Katha		8.43	
6	7.5 Katha		55.76	
7	Irregular		280.45	
	Total Residential Area		2143.36	
K	Government Land			
1	Halot /Khal/ Khash /Vested/office/orpito/etc		113.40	
	Total Project Area(I+K)		**3415.20**	

Legend

▭	Project Boundary
⬚	Block Boundary
🟩	Administrative
🟥	Commercial
▨	Court of Wards
🟦	Educational
🟥	Halot
▨	Health
▥	Others Government Land
▤	Recreational
☐	Residential
☐	Road Network
▨	Utility & Community Services
🟦	Waterbody
▦	Unpurchased Area
⬚	CS Mouza 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.**	Ahmad akbar Sobhan

ঢাকা পরিবহন সমন্বয় কর্তৃপক্ষ (DTCA)
ও পরিবেশ অধিদপ্তরসহ
অন্যান্য প্রদত্ত শর্ত সমূহ যথাযথভাবে
প্রতিপালন করার শর্তে অনুমোদিত।

APPROVAL COMMITTEE as per Private Residential Land Development Rule,2004 (Ammended in 2015)		
Chief Town Planner (RAJUK)	27/3/23	
Member of Planning (RAJUK)	27/03/23	
Chairman (RAJUK)	27/03/23	