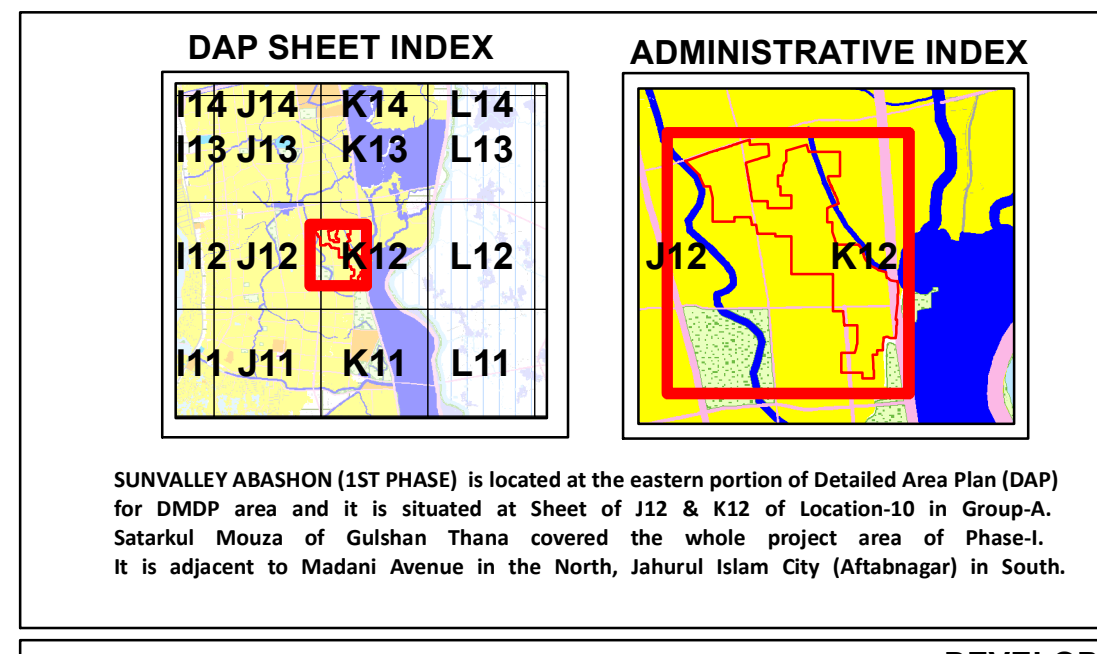
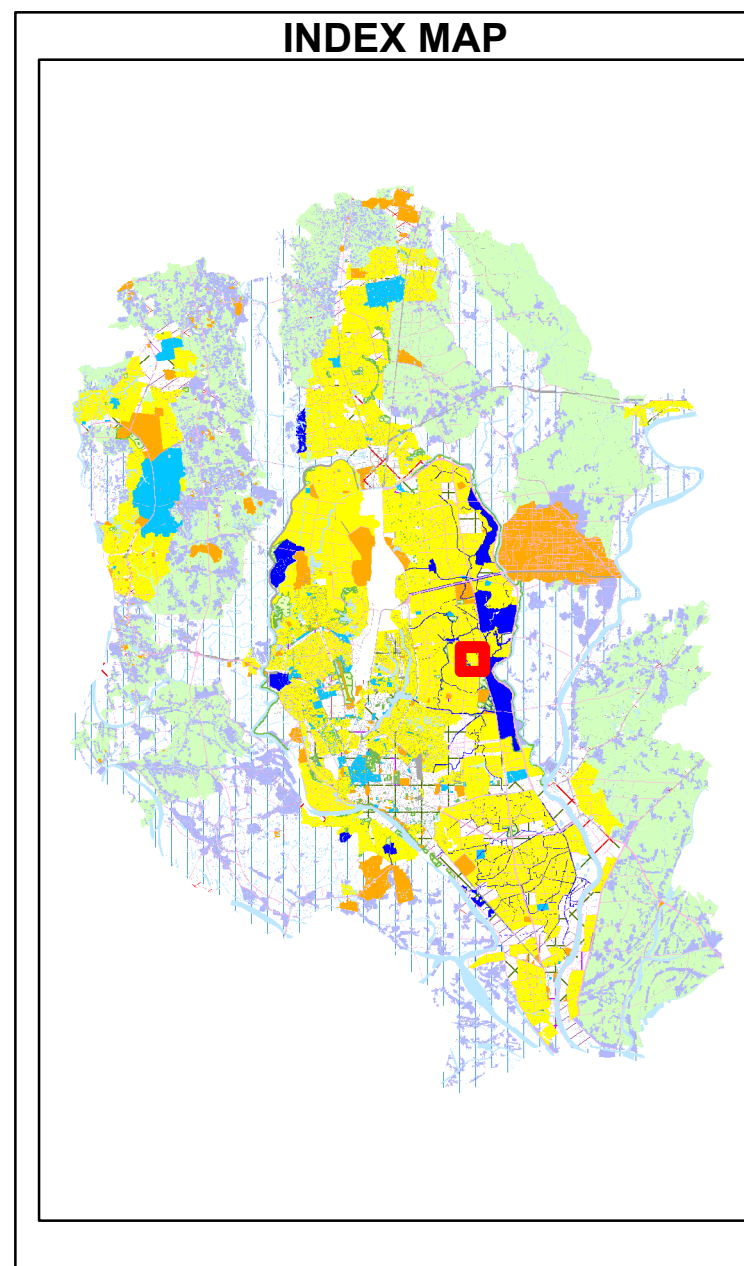


Space Standards for Urban Community Services in Acres (Hectares) by Population Size of SUNVALLEY ABASON (1ST PHASE) as per Table 3 of Private Residential Land Development Rule, 2004 (amended in 2012 and 2013) (Refer to Rule 9(1) & Rule 10(2))

Group	Project Area	Net Land (A)	Net Project Area	Estimated Population
1	129.82	2.07	127.75	4000
2	127.75	Acres	Acres	= 51.899 Hectares = 336.45 Bigha

Sr. No.	Name of the Community Services	Services per 1000 Population	Services Allotted (Estimated)	Services Allotted (As per Rule)	Comparative Ratio (A/B)	Percentage in Layout Plan
1	Nursery and Primary School*	0.028	1.70	1.81	0.111	1.42%
2	Secondary School and College*	0.040	1.79	4.26	2.472	3.33%
3	Small Clinic and Hospital*	0.030	1.34	3.02	1.679	2.36%
4	Welfare Association and Community Center*	0.020	0.89	0.89	-0.002	0.70%
5	Corner Shop/Market/Katcha Bazar*	0.040	1.34	3.02	7.469	6.90%
6	Central Business District (CBD)*	0.020	0.89	2.93	2.038	2.29%
7	Religious Service	0.020	0.89	0.93	0.039	0.73%
8	Playground/Play Field/Play Lot	0.020	1.34	1.53	0.189	1.20%
9	Park/Lake	0.020	1.34	2.81	1.099	1.89%
10	All Types of Residential Roads**	0.600	26.83	34.50	7.673	27.01%
11	Police Station, Fire Service, DESCO, BTCL, WASA, STP, SWD, STDS, WTP	1.111	1.11	1.000	0.87%	
12	TOTAL SPACE FOR COMMUNITY SERVICES (Minimum)	0.858	38.36	61.19	22.732	47.82%
13	NET RESIDENTIAL AREA (maximum)	1.999	89.38	66.65	-22.732	52.17%
14	GROSS RESIDENTIAL AREA (12 + 13)	2.857	127.74	127.74	0.000	100.00%

\* Land for such services may be sold by the developer as per rules.



**Legend**

- PROJECT BOUNDARY
- BLOCK BOUNDARY
- Pro. Govt. ROAD
- BRIDGE
- PATHWAY
- Khas
- ADMINISTRATIVE
- AMUSEMENT / RECREATIONAL
- COMMERCIAL
- COMMUNITY (RELIGIOUS) SERVICES
- COMMUNITY (UTILITY) SERVICES
- EDUCATIONAL
- HEALTH SERVICE
- RESIDENTIAL
- ROAD
- WATERBODY
- DAP LANDUSE
- Proposed Road Network
- Water Retention Area

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

Formation Level = 20'-0"  
 Top of Existing Road Crown  
 Contour grid = 80' X 80'  
 Contour Interval = 1'-0" (0.3048 m)

REFERENCE BM:  
 ID: A-BM-18  
 RL: 10.478 m PWD  
 Easting: 558747.40 m  
 Northing: 636417.04 m  
 Location: Near Merul Bridge

PROJECT RL:  
 7.50 m PWD

Date of Print:  
 1/14/2021

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

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**DEVELOPER**  
 Swadesh Properties Limited  
 Tahir Tower, Plot # 10 (3rd Floor),  
 Gushan Circle # 2, Dhaka-1212

DEVELOPER			RAJUK			APPROVAL COMMITTEE [As per rules 16 of Sub-rules 2 (Ga)]		
Town Planner Swadesh Properties Limited	Engineer Swadesh Properties Limited	Architect Swadesh Properties Limited	Chief Town Planner Rajdhani Unnayan Karttripakkha (RAJUK)	Member (Planning) Rajdhani Unnayan Karttripakkha (RAJUK)	Chairman Rajdhani Unnayan Karttripakkha (RAJUK)	Chairman Rajdhani Unnayan Karttripakkha (RAJUK)	Member (Planning) Rajdhani Unnayan Karttripakkha (RAJUK)	Chairman Rajdhani Unnayan Karttripakkha (RAJUK)