



Project Land Use Schedule

[As per Tofsil-3 of Private Residential Land Development Rule, 2004 (Amended in 2012, 2015)]

LAND-USE SCHEDULE			
Shornali Abason (1st Phase With Extension)			
Total Project Area	204.32	Acres	
Internal Govt. Held & Govt. Canal (According to RS Map)	9.98	Acres	
Net Project Area	194.34	Acres	
Verified Purchased Land from DC Office	146.455	Acres	
Verified Purchased Land from DC Office (%)	75.36%		
Estimated Population for the Project (Gross Density = 300 Persons/Acre)	69000	Persons	

Sl. No.	Type of Land-Use	Nos.	Total Land (in Acre)	Private Housing Rules	Percentage (%)
1	Community Facilities	4	3.123	3.040	1.53%
1.1	Nursery School & Primary School	4	3.123	3.040	1.53%
1.2	Secondary School & College	3	2.275	2.200	1.60%
1.3	Hospital / Health Clinic	3	2.409	2.400	1.18%
1.4	Convention Hall & Community Center	2	2.349	1.600	1.10%
1.5	Religious Facility (With Eidgah)	3	1.721	1.600	0.84%
1.6	Play Field	3	3.726	2.400	1.82%
1.7	Park	6	4.769	2.400	2.33%
1.8	Market, Kutcha Bazar, Corner Shop	10	5.163	2.400	2.53%
1.9	CBD (Commercial)	1	1.701	1.600	0.83%
1.10	Graveyard	1	0.528	0.528	14.88%
1. Total			38.798	0.528	14.88%
2. Other Community Facilities					
2.1	Internal Canal (Excluding Govt. Canal Area)	---	14.361	7.03%	
2.2	Amusement Park	1	1.416	0.69%	
2.3	Utility Offices (Fire Station, Police Station, Post Office, DECCO, WASA, TITAS etc.)	6	0.492	0.24%	
2.4	Convention Hall & Community Center	1	1.338	0.66%	
2.5	Solid Waste Dumping Site, Secondary Transfer Station (STS)	2	0.452	0.22%	
2.6	Pump House	2	0.107	0.05%	
2. Total			18.165	8.89%	
3. Development					
3.1	Apartment Block	11	14.610	7.15%	
3.2	Residential Plot (10K, 7.5K, 5K, 3K, Irregular)	---	69.200	33.90%	
3.3	Exclusive Villa	7	2.804	1.37%	
3.4	Commercial Plot	12	8.196	4.00%	
3.5	Road Network	---	50.472	24.70%	
3.6	Canal Side Walkway	---	2.088	1.02%	
3. Total			147.463	72.14%	
4.1	Internal Govt. Held and Govt. Canal	---	9.98	4.88%	
Grand Total			204.32	100.00%	

DEVELOPER

Swadesh Properties Limited
Taher Tower, Plot #10 (3rd Floor)
Gulshan Circle # 2, Dhaka-1212

Projected Coordinate System: WGS_1984_UTM_Zone_46N
Projection: Transverse_Mercator
Datum: D_WGS_1984
False_Easting: 500,000.0000
Central_Meridian: 93.00000000
Scale_Factor: 0.99960000
Latitude_Of_Origin: 0.0000
Linear Unit: Meter

Reference BM: ID TBM-4
Project RL: 5.777 m PWD
Easting: 241044.948 m
Northing: 2638828.018 m
Location: Marked on Road 11, Middle in the project.

Legend

- Block Boundary
- Project Boundary
- Bridge
- Layout Landuse
 - CBD
 - Commercial
 - Community facilities
 - Educational
 - Health
 - Other community and utility facilities
 - Recreational
 - Religious facilities
 - Residential
 - Road
 - Walkway
 - Water Body

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

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DEVELOPER	RAJUK
Town Planner Swadesh Properties Limited	Chief Town Planner Rajdhani Unnayan Karttripakkha
Engineer Swadesh Properties Limited	Member (Planning) Rajdhani Unnayan Karttripakkha
Architect Swadesh Properties Limited	Chairman Rajdhani Unnayan Karttripakkha

Managing Director (Shareholder Director)
Swadesh Properties Limited