

Anondo Bhubon

A New Horizon in Eco-Friendly Urban Living

1. Executive Summary

Anondo Bhubon is an ambitious and visionary residential development project located just east of the River Sitalakhya, in close proximity to Purbachal New Town—Bangladesh's fastest-growing planned township. This eco-conscious project has been meticulously master-planned to redefine urban lifestyle by blending sustainability, smart infrastructure, and community well-being into a harmonious living environment.

Spread across a vast expanse of meticulously planned land, Anondo Bhubon will feature a diversified range of residential blocks—including luxury villas, mid-rise apartments, and condominiums—organized into structured **blocks and sectors**. Each **100-bigha block** is part of a larger **sector of 400 bighas**, with each sector designed with a distinct architectural identity, theme, and lifestyle offerings.

More than just housing, Anondo Bhubon is a **self-sufficient, integrated lifestyle ecosystem** equipped with:

- Wide arterial roads and traffic systems designed for future mobility,
- A fully connected **artificial river and canal system** fed by the River Sitalakhya,
- A large naturalistic **lake and green corridor network**,
- An iconic **3-kilometer forest walkway**,
- Community-focused infrastructure such as parks, meditation zones, swimming facilities, sports stadiums, and community farming plots,
- Dedicated zones for IT parks, commercial hubs, educational and religious institutions, and government services.

This project is located just:

- **30 minutes from Dhaka International Airport,**
- **10 minutes from the MRT-1 Depot Station.**

Whether for a family home, an investment asset, or a wellness retreat, Anondo Bhubon offers a transformative living experience where nature and modernity co-exist in balance.

2. Project Vision & Philosophy

At the heart of Anondo Bhubon lies a powerful philosophy:

“We are not just offering homes — we are offering a **lifestyle rooted in health, harmony, and sustainability.**”

This vision stems from an understanding that modern urban life often compromises on nature, peace, and personal well-being. Anondo Bhubon reimagines urban living by building an environment where:

- **Nature is nurtured**, not displaced,
- **People live in harmony** with their surroundings and each other,
- **Modern amenities** coexist with **environmental stewardship.**

The project emphasizes:

- **Green sustainability** through forestation, natural water systems, renewable-ready infrastructure, and walkable neighborhoods.
- **Social integration** with dedicated community spaces in every block for gatherings, relaxation, and shared activities.
- **Physical and mental wellness**, through provisions for yoga, meditation, open-air gyms, and green walkways.
- **Safe and secure living**, with 24/7 surveillance, gated blocks, and a professionally managed private security service.

Anondo Bhubon is envisioned to become a **model urban township** for Bangladesh—an example of how a community can grow without harming the environment, how infrastructure can be beautiful as well as functional, and how real estate can uplift not just lifestyles but futures.

Section 3: Location Advantage

Strategically placed for urban access and serene living, Anondo Bhubon is located near Purbachal New Town, one of Bangladesh’s most prestigious and fastest-growing planned developments. Positioned on the **east bank of the River Sitalakhya**, it is just far enough from the city to offer peace, yet close enough to remain fully connected.

Key Access Points:

- **30 minutes from Hazrat Shahjalal International Airport**
- **10 minutes from MRT-1 Depot Station**
- **Direct access via the Dhaka Bypass Expressway and Purbachal Expressway**
- Proximity to **major commercial and institutional hubs**, including the Bangladesh Hi-Tech Park, Purbachal Central Business District, and Bashundhara Residential Zone.

Natural Surroundings:

The project is bordered by **natural riverbanks**, wetlands, and open lands, offering clean air, expansive views, and a much-needed escape from the congestion of Dhaka. The island-like setting between waterways offers unmatched visual appeal and ecological diversity, making it ideal for a green urban retreat.

Section 4: Master Plan & Sector Design

Anondo Bhubon is designed as a **sector-based smart community**, where every 100 bighas constitute a **Block**, and every 4 Blocks make up a **Sector**. This modular and scalable design allows for highly structured urban development with diverse character zones.

Sector Composition:

Each sector is purpose-designed with a different lifestyle focus:

1. Luxury Villas Block

- Private plots with landscaped gardens
- Internal driveways and private pools
- Reserved for top-tier executives, expats, and elite homebuyers
- Exclusive clubhouses and lakeside views

2. Mid-Rise Residential Block

- Elegant mid-rise apartments (4–7 stories)
- Designed for urban professionals and families
- Close to schools, healthcare, and shopping centers

3. Condominium Block

- Efficient living for upwardly mobile residents
- Integrated retail and rooftop amenities
- Targeting government, NGO officials, and corporate tenants

Urban Elements:

- **Artificial River** system flows through sectors, connected to the River Sitalakhya
- **Limitless canals** circulate fresh water, forming part of the irrigation, drainage, and visual beautification network
- **Wide arterial roads**, pedestrian promenades, and bicycle lanes
- **Forest walkway (3 km long)** weaves through the site, lined with native trees, solar lighting, and rest decks
- Central **lake** acts as a water reservoir and leisure hub

□ Infrastructure Highlights:

- Each block has its own:
 - **Community park**
 - **Playground**
 - **Mosque, temple, or church**
 - **Mini market**
 - **Waste management and security post**
 - Sectors include:
 - **School, clinic, stadium, and fire station**
 - **Transit terminal**
 - **IT & Cyber Business Park**
 - **Commercial plaza and banking district**
-











Residential Components

Luxury Villas Block

The Luxury Villas Block is the crown jewel of Anondo Bhubon — designed for top-tier executives, returning expatriates, diplomats, and families seeking the finest in eco-conscious living. Each villa:

- Is built on generous plots with private gardens and pools
- Features double-height ceilings, rooftop solar readiness, and energy-efficient architecture
- Offers 4–6 bedrooms with private terraces and smart home technology
- Enjoys exclusive access to a lakeside promenade and private clubhouse

Residents here enjoy maximum privacy, scenic views, and all modern comforts without compromising the surrounding natural harmony.

Mid-Rise Apartments Block

Catering to professionals and growing families, this zone includes 4- to 7-story buildings with:

- 2–4-bedroom units
- Elevators, underground parking, and rooftop gardens
- Smart community integration with nearby schools, clinics, and parks
- Affordable living with luxury finishings

Each building is planned around shared community courtyards and mini parks.

Condominiums Block

Designed for compact, efficient living ideal for young professionals, NGO staff, and government officials. These buildings:

- Rise up to 10 stories with views of lakes or canals
- Offer 1–3 bedroom suites with rooftop lounges and co-working spaces
- Include mixed-use podiums (cafés, grocery, daycare)
- Are well-connected to transit and IT business districts

Green & Blue Infrastructure

Artificial River & Lake

A central artificial river, fed by the River Sitalakhya, flows through Anondo Bhubon, providing:

- Continuous water circulation via engineered slope
- Aesthetic beauty and micro-climate regulation
- Walkways and cycling paths along its banks
- Connectivity to the internal canal system

The central **lake** functions as both a stormwater reservoir and a tranquil gathering space, ringed with open decks, cafés, and yoga gardens.

Canal Network

A crisscross network of canals ensures:

- Rainwater harvesting and flood control
- Eco-beautification of each residential block
- Potential for future water taxis
- Habitat restoration for native aquatic species

Forest Walkway & Green Zones

A 3-kilometer-long **forest walkway** is the soul of Anondo Bhubon. It includes:

- Tree-lined pedestrian trails with fitness zones
- Wooden pavilions for meditation and leisure
- Edible gardens and butterfly sanctuaries
- Signage for nature education

Every block also has green buffers, orchard zones, and herb gardens to support biodiversity and air purification.

Urban Amenities & Facilities

Parks, Playgrounds & Community Spaces

Every sector is equipped with:

- Central children's parks and playgrounds
- Community gathering areas with open-air theatres
- Amphitheatres, chess gardens, and adult play zones
- Picnic lawns and urban farming lots

Religious & Cultural Spaces

Inclusive spiritual infrastructure includes:

- Mosques in every sector
- Temples and churches where population permits
- Interfaith prayer halls
- Cultural centers for arts, music, and drama

Educational & Healthcare Facilities

To support a self-reliant community:

- Primary schools, daycares, and tutoring centers are integrated
- A central modern hospital and multiple sector-level clinics
- Mobile emergency units and telehealth services

Civic Infrastructure (Police, Fire, Utilities)

- Police outposts and mobile surveillance hubs
 - Fire service stations with water access
 - Underground utility corridors for electricity, gas, water
 - Smart waste segregation and solar lighting
 - EV charging and renewable-ready infrastructure
-

Commercial & Economic Zones

IT & Cyber Business Hub

To attract knowledge-based industries:

- A dedicated zone for IT parks and co-working spaces
- High-speed fiber-optic connectivity
- Incentives for startups, freelancers, and tech companies
- Green-certified office towers

Commercial Markets & Malls

- Sector-level daily markets and shopping centers
- A mega mall with branded retail, cinema, and food courts
- Boutique zones for organic produce and handicrafts
- Friday and night market plazas

Transit & Logistics Facilities

- Internal bus terminals with shuttle loops
 - Bicycle-sharing and e-scooter lanes
 - Logistic hub for e-commerce, storage, and delivery systems
 - MRT-1 connectivity expansion and water taxi terminals (planned)
-

Security & Surveillance

Anondo Bhubon is designed as a **gated smart city** with:

- 24/7 CCTV coverage monitored by AI-based systems
 - Trained, professional in-house security teams
 - Visitor management systems and RFID access in condos
 - Emergency response networks with community alert tools
-

Sustainability & Environmental Design

Sustainability is foundational here:

- 40%–50% land reserved for green, water, and open infrastructure
 - Solar lighting and future solar farms for community grid
 - Wastewater recycling and rain harvesting
 - Materials sourced with low carbon footprint
 - Certification-ready for green township awards
-

Lifestyle, Wellness & Community Living

- Yoga and meditation gardens, wellness centers, spa clinics
 - Swimming pools and hydro-therapy zones
 - Sports fields: Football, Cricket, Tennis, Volleyball
 - Social clubs, senior zones, and reading cafés
 - Community farming, gardening, and artisan workshops
-

Investment & Development Opportunities

Anondo Bhubon is ideal for:

- Residential investors (expats, NRBs, government officers)
- Institutional investors for malls, hospitals, schools
- Strategic partners in IT zones and co-working spaces
- NGOs or CSR-driven foundations for community housing

With planned appreciation from surrounding Purbachal, high demand, and unique green infrastructure, it presents a rare **long-term asset class**.

Legal & Regulatory Compliance

- All development approved by relevant **RAJUK & DoE authorities**
 - Zoning, FAR, EIA & utility permissions in process or cleared
 - Environment and flood resilience studies conducted
 - Land registration and mutation complete
 - Developers and partners vetted under government criteria
-

Project Implementation Timeline

Phase	Timeframe	Scope
Phase 1	Jan 2026 – Dec 2026	Infrastructure (roads, utilities, canals)
Phase 2	Jan 2027 – Dec 2027	Luxury Villas, Forest Walkway, Lake
Phase 3	2028 – 2029	Condos, IT Park, Civic facilities
Phase 4	2030 onward	Schools, hospitals, malls, full smart integration

Conclusion: A New Way of Life

Anondo Bhubon is not just a development — it's a vision. A future where urban life is elevated, where green living is accessible, and where people of all classes can thrive in safety, beauty, and sustainability.

This is more than a home. It's a life philosophy.
Welcome to Anondo Bhubon — where your future begins.

Contact & Developer Profile

Developer:

Ulukhola Sustainable Township Consortium

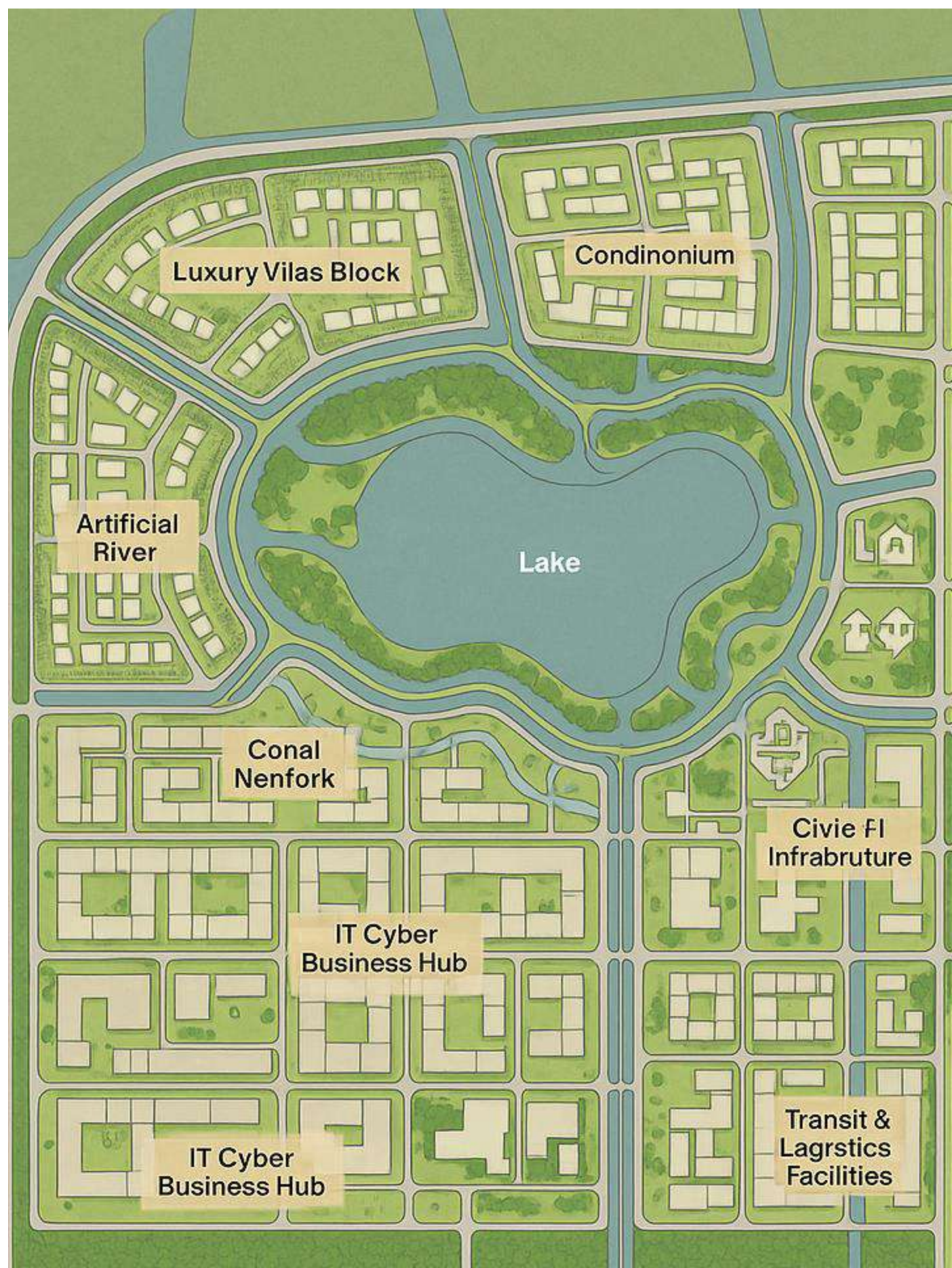
An initiative by experts in real estate, agriculture, wellness & community planning.

 Head Office: Ulukhola, near Purbachal New Town

 Email: info@anondobhubon.com

 Phone: +880-1XXXXXXXXXX

 Website: www.anondobhubon.com



Luxury Vilas Block

Condiononium

Artificial
River

Lake

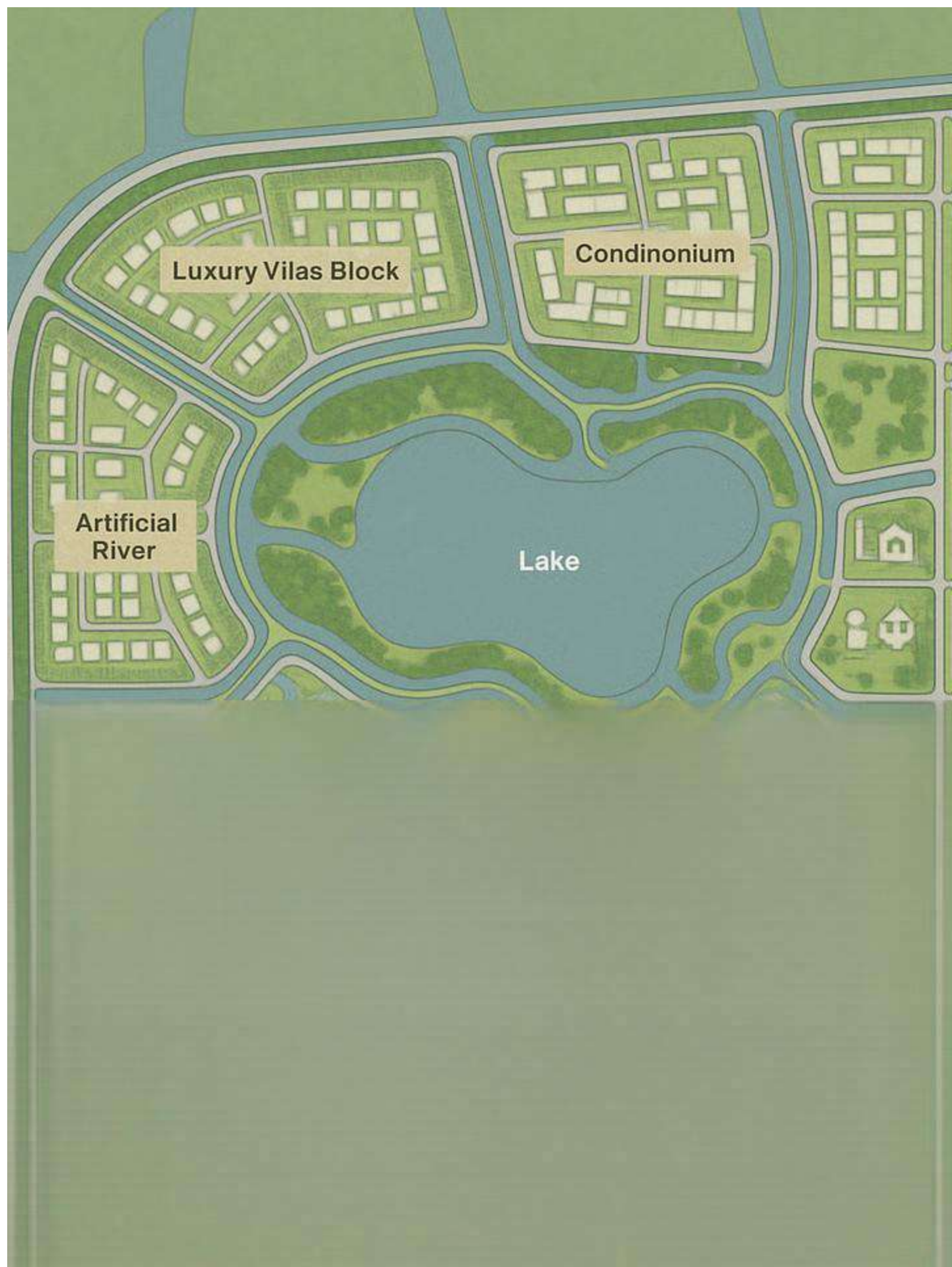
Conal
Nenfork

Civie FI
Infrabrutture

IT Cyber
Business Hub

IT Cyber
Business Hub

Transit &
Lagrstics
Facilities

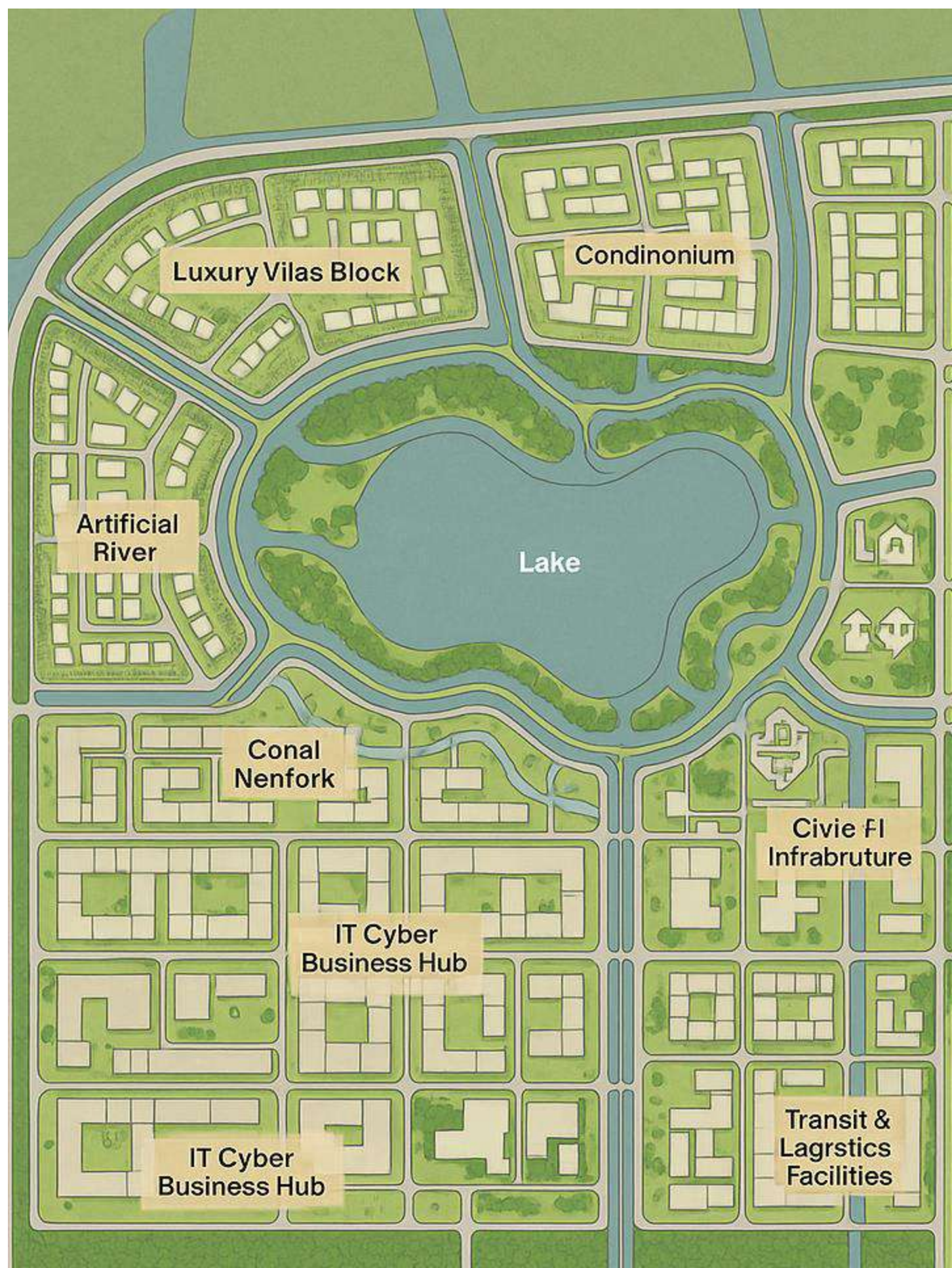


Luxury Vilas Block

Condiononium

Artificial
River

Lake



Luxury Vilas Block

Condiononium

Artificial
River

Lake

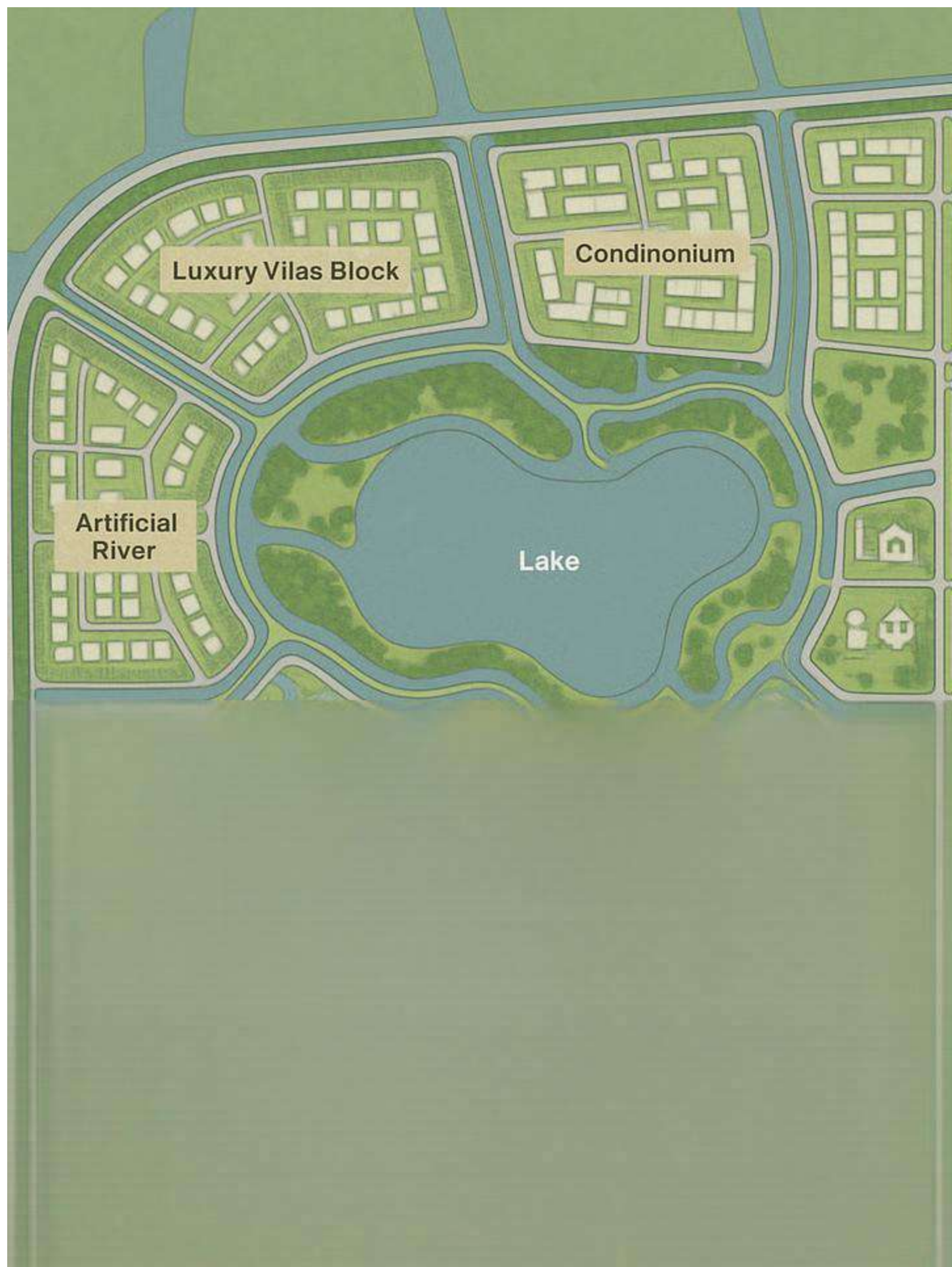
Conal
Nenfork

Civie FI
Infrabrutture

IT Cyber
Business Hub

IT Cyber
Business Hub

Transit &
Lagrstics
Facilities

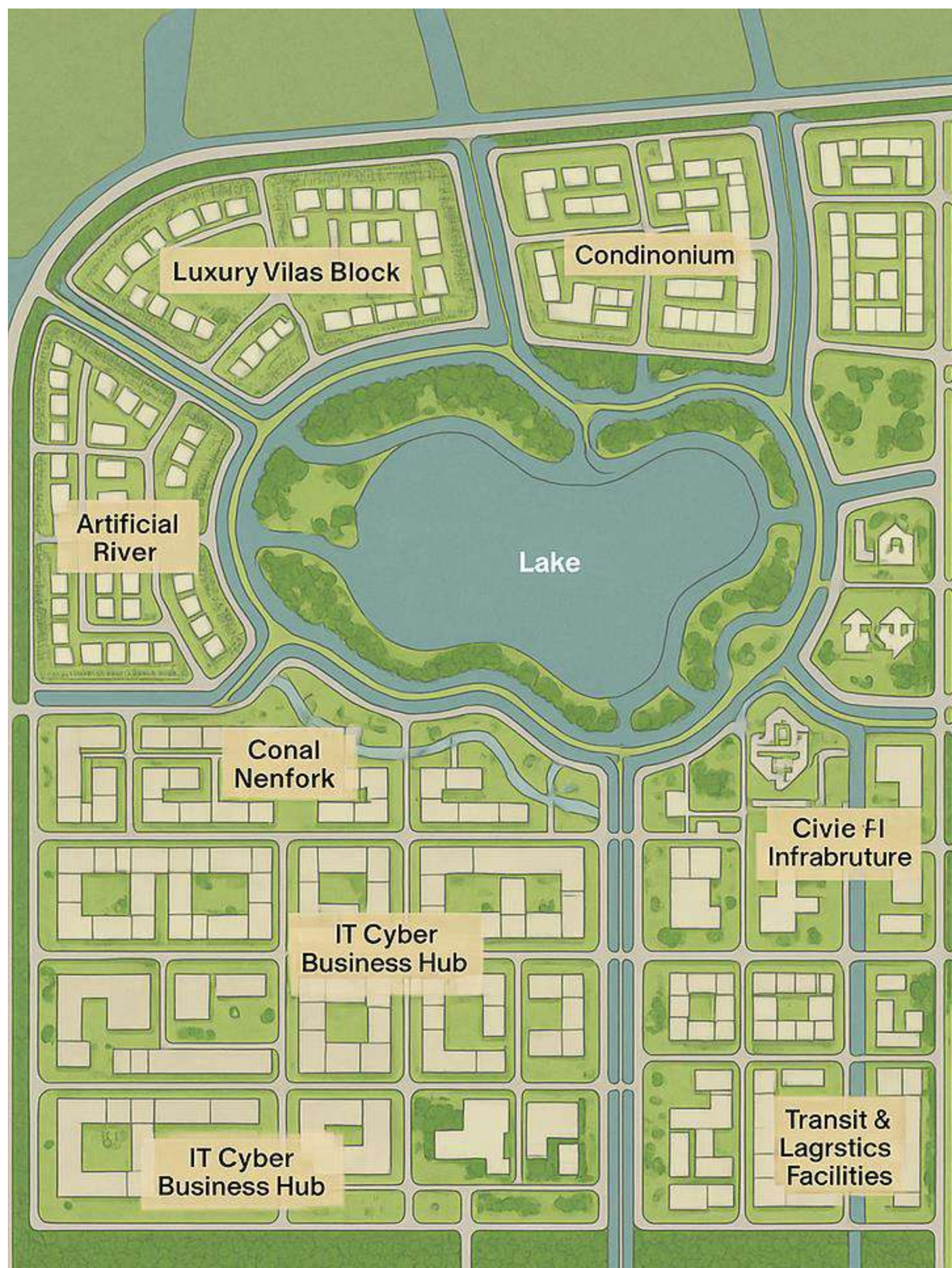


Luxury Vilas Block

Condiononium

Artificial
River

Lake



Luxury Vilas Block

Condiononium

Artificial
River

Lake

Conal
Nenfork

Civie FI
Infrabrutture

IT Cyber
Business Hub

IT Cyber
Business Hub

Transit &
Lagrstics
Facilities