ANONDO BHUBON

A Dream to Build a Better Way of Living

A Complete, Green and Sustainable Integrated Township for Generations

More Than a Township. A Vision for a Better Tomorrow.

The Dream That Inspired Anondo Bhubon

Every meaningful development begins with a dream.

Some dreams arise from personal ambition. Others are inspired by a deeper desire to create something meaningful for people, society and future generations.

Anondo Bhubon was born from my dream to create a better way of living for the people of Bangladesh.

Throughout my professional and business life, I have had opportunities to travel to different countries and observe how their cities, communities and institutions have developed.

My visits to the United States, Japan, Australia, Singapore, Malaysia, the United Arab Emirates and other countries gave me valuable insights into modern urban planning, infrastructure development, environmental management and community living.

A particularly memorable experience was my stay in Singapore in 2015.

I was deeply impressed by how residential communities, business districts, commercial centres, educational institutions, transportation systems, recreational facilities and extensive greenery could coexist within a thoughtfully planned urban environment.

What inspired me most was not merely the modern architecture or impressive infrastructure.

It was the philosophy behind the planning.

A city should be designed around people—their needs, aspirations, dignity and well-being.

That experience strengthened a belief that had been developing in my mind for many years.

If other countries could establish such modern, organized and environmentally responsible communities, why should Bangladesh not aspire to the same standard?

Why should our people not enjoy clean surroundings, green spaces, modern infrastructure, convenient services and opportunities for employment and enterprise within their own communities?

These questions gradually developed into a vision.

And that vision became Anondo Bhubon.

Rethinking the Meaning of Urban Development

Bangladesh has made remarkable progress in economic development, infrastructure, education, technology and entrepreneurship.

Yet rapid and often unplanned urbanization continues to create serious challenges.

Traffic congestion, environmental pollution, disappearing green spaces, inadequate playgrounds, insufficient community facilities and increasing pressure on essential services have affected the quality of urban life.

In many residential developments, housing has expanded without adequate consideration for employment opportunities, schools, healthcare, recreation or the long-term needs of the community.

Families frequently travel considerable distances between their homes, workplaces and essential services. Children have limited opportunities for outdoor activities, while natural waterways and green environments are increasingly threatened.

These realities convinced me that simply constructing more houses or developing additional residential plots could never provide a complete solution.

We must move beyond conventional real estate development and rethink how communities are planned, developed and sustained.

A truly successful township must offer more than a place to live.

It must create an environment where people can work, learn, establish businesses, generate employment, enjoy recreation, build relationships and lead healthy, productive and fulfilling lives.

Above all, it must preserve the natural environment for future generations.

The Birth of a Complete Integrated Township

With this philosophy, we began envisioning Anondo Bhubon as a comprehensive, green and economically vibrant integrated township near Purbachal.

This extensive township is planned to bring together diverse residential communities, modern commercial centres, technology-based industries, educational institutions, healthcare facilities, sports and recreation, transportation networks and environmental infrastructure.

Anondo Bhubon is not conceived merely as a housing project.

It is envisioned as a complete township—an integrated community where life, enterprise, technology and nature coexist in harmony.

Our ambition is to create a place where people can fulfil most of their everyday needs without unnecessary travel outside their community.

A place where children grow up in healthy surroundings, young professionals pursue meaningful careers, entrepreneurs establish successful businesses, families enjoy community life and senior citizens live with dignity and comfort.

A place where economic progress strengthens the community without compromising environmental sustainability.

This is the foundation of Anondo Bhubon.

Residential Communities for Every Aspiration

We believe a successful township must accommodate people with different aspirations, professional backgrounds and economic circumstances.

That is why our residential master plan includes five distinct categories:

Premium Plus, Premium, Executive, General and Economy.

These communities are planned to provide organized residential environments appropriate to different lifestyles while remaining connected to the wider township.

Our plan allocates five principal residential sectors, dedicated villa communities and modern condominiums.

Within this allocation, **a good quantity of land is designated for small and large villa developments**, offering distinctive residential environments for families seeking privacy, space and refined living.

Another good chunk of land is **allocated to a condominium district**, envisioned with modern high-rise residential buildings, landscaped open spaces, community facilities and convenient commercial amenities.

Every residential sector is planned with provisions for schools, playgrounds, neighborhood commercial facilities, internal roads, community gathering spaces and greenery.

Elementary schools are incorporated at block level, while high schools and colleges with substantial playground facilities are provided for within the residential sectors.

Our philosophy is that thoughtful planning, environmental quality, safety and access to essential services should not be privileges reserved exclusively for the wealthiest residents.

A well-planned community should offer dignity, opportunity and quality of life to people from different walks of life.

Nature at the Heart of Our Township

Environmental sustainability is not an additional feature of Anondo Bhubon. It is our foremost development priority.

We believe modern development must respect nature, preserve ecological resources and contribute to a healthier environment.

One of our most meaningful environmental ambitions is the proposed revival of the historic **Old Brahmaputra River**, with the objective of reconnecting its watercourse to the Shitalakshya River, subject to appropriate hydrological studies, environmental assessments and regulatory approvals.

The master plan allocates approximately **125 bighas for the river corridor**, together with two big **lakes** and other planned water features.

This initiative represents more than the creation of an attractive waterfront.

It reflects our commitment to restoring natural heritage, improving ecological connectivity and preserving environmental resources for future generations.

Equally important is our concept of **Forest Walkways**.

With approximately **50 bighas specifically allocated to forest walkways**, we envision a network of green corridors distributed across different parts of the township.

These green networks will complement parks, landscaped roads, neighborhood gardens and open spaces, connecting residential communities, business districts and recreational destinations.

They are intended to support biodiversity, provide shaded pedestrian environments, improve the local microclimate and contribute to healthier surroundings.

Our objective is simple:

Wherever people live, work or travel within Anondo Bhubon, they should feel connected to nature.

We want greenery and water to become defining features of everyday township life—not isolated attractions.

Creating Opportunities, Not Merely Properties

A truly sustainable township must also be economically productive.

People need opportunities not only to live comfortably but also to work, develop skills, establish enterprises and create employment for others.

For this reason, Anondo Bhubon incorporates a substantial commercial, technology and industrial development programme.

The master plan allocates approximately **791 bighas** to commercial, digital and industrial activities.

This includes a **296-bigha general commercial district**, **230-bigha Anondo Digital Valley**, **55-bigha Mega Commercial Centre** and **210-bigha industrial zone**.

Together, these districts are intended to create a diversified economic foundation for the township.

Anondo Digital Valley is envisioned as a dedicated environment for freelancers, software developers, technology entrepreneurs, startups and established digital businesses.

It will offer opportunities for flexible office accommodation, shared business facilities, modern digital connectivity and professional support services.

Technology-focused education and training will help prepare young professionals for emerging opportunities in the global digital economy.

Our ambition is to create an environment where a young freelancer can begin with a single workstation, establish a small enterprise, expand into a professional office and eventually build a successful technology company.

The broader industrial district is intended to accommodate suitable activities in electronics, networking equipment, semiconductor design, digital hardware and other environmentally compatible technology-based industries.

We want Anondo Bhubon to become a place where opportunities are created, not merely where properties are sold.

A New Landmark for Commerce and Community Life

Modern commercial development should contribute to the economic, cultural and social identity of a township.

Our vision includes a landmark **55-bigha Mega Commercial Centre**, designed to become a major destination for shopping, business, entertainment, recreation and public gathering.

The proposed development concept includes an **ICONIC building footprint**, complemented by landscaped parks, pedestrian promenades, attractive water features and public open spaces.

Inspired by successful international urban landmarks, we aspire to create a destination with a distinctive architectural identity that reflects the character and aspirations of Bangladesh.

We envision a place that serves the residents of Anondo Bhubon while attracting visitors, businesses and families from Dhaka and beyond.

Our ambition is to create not simply a shopping centre, but a recognizable destination where commerce, architecture, nature and community life come together.

Education, Healthcare and Human Development

We believe a complete township must provide the foundations for lifelong learning, good health and human development.

Education will be integrated throughout Anondo Bhubon's residential communities, with elementary schools at block level and provisions for high schools and colleges within residential sectors.

In addition, the master plan includes an international **school-and-college campus** and a **university site**.

The broader educational vision includes technology-focused training and professional development to support the township's growing digital and commercial economy.

Healthcare is equally important.

Two hospitals are intended to provide accessible medical services to township residents and surrounding communities.

Our ambition is to create an environment where children can receive education, young people can develop professional skills, families can access healthcare and senior citizens can enjoy greater security and peace of mind.

A Township That Celebrates Sports and Healthy Living

Sports, recreation and physical well-being are essential components of a healthy and balanced life.

We believe children should have opportunities to play, young people should be encouraged to develop sporting talent and citizens of every age should enjoy active lifestyles.

For this reason, Anondo Bhubon incorporates playgrounds and recreational spaces throughout its residential blocks and sectors.

Beyond neighbourhood recreation, the revised master plan allocates **70 bighas for two major sports complexes**.

Our long-term vision includes international-standard cricket and football facilities, sports training centres and a range of indoor and outdoor sporting amenities, subject to detailed feasibility and design.

We aspire to create a township where sports are not merely occasional entertainment, but an integral part of community life.

A healthy community is the foundation of a prosperous society.

Connectivity and Infrastructure for a Modern Township

The development of a complete township requires reliable, coordinated and future-oriented infrastructure.

Anondo Bhubon's transportation strategy incorporates three principal avenues, arterial roads and internal neighbourhood streets.

The master plan allocates approximately **255.56 bighas for the principal avenues**, complemented by a wider road hierarchy that includes planned 120-foot, 80-foot and 60-foot corridors.

Two bus terminals, with a combined allocation of **12 bighas**, are intended to support organized public transportation.

Our infrastructure vision also includes dependable electricity, water supply, drainage, wastewater management, waste management, telecommunications, digital connectivity and community safety systems.

Appropriate helipad facilities are envisioned within suitable commercial and industrial locations, subject to regulatory and aviation approvals.

We believe that the quality of a township is determined not only by the appearance of its buildings but also by the reliability of the systems that support everyday life.

Building with Trust and Responsibility

The development of a township of this magnitude is a long-term responsibility.

It requires careful planning, disciplined implementation, substantial investment, professional management and cooperation among many institutions and stakeholders.

We recognize that such a vision cannot be realized overnight.

It must be implemented progressively, with each development phase contributing to the larger master plan.

At Anondo Real Estate Group, we believe that:

Trust, integrity, sincerity, dedication and accountability are not merely corporate values. They are our capital.

Every commitment we make creates a responsibility.

Every family that chooses Anondo places its confidence in us.

Every investment represents someone's expectations, savings and aspirations.

We must honour that trust through responsible planning, accurate communication, quality development and continuous service.

For us, success cannot be measured solely by the number of plots sold, buildings constructed or commercial transactions completed.

True success will be reflected in the quality of life we help create, the employment opportunities we generate, the environment we preserve and the confidence people place in our institution.

The Meaning of Anondo

The name **Anondo** means joy.

But to me, its meaning goes beyond happiness or personal satisfaction.

It represents the deeper fulfilment that comes from doing something meaningful for people, society and the country.

It is the satisfaction of seeing families build their homes.

The pride of watching young people establish successful careers and businesses.

The happiness of seeing children play in green surroundings.

The fulfilment of knowing that our work contributes to a healthier environment and a better future.

This is the spirit behind Anondo Bhubon.

We are not simply developing land.

We are working to create opportunities, strengthen communities, protect nature and build something of lasting value.

A Legacy for Future Generations

My aspiration is that Anondo Bhubon will eventually become a model of integrated, environmentally sustainable township development in Bangladesh.

A township that demonstrates how residential communities, economic activities, technology, education, recreation and nature can coexist within one thoughtfully planned environment.

A township that inspires confidence in responsible private-sector development.

A township where future generations will feel pride in the community they inherit.

I understand that this is an ambitious vision.

But meaningful progress has always required the courage to imagine something better and the determination to work toward it.

The journey will require time, patience, investment, professional excellence and unwavering commitment.

Yet I believe that a dream pursued with honesty, sincerity and dedication can create something far greater than its original purpose.

It can become a lasting contribution to society.

Our Promise

Anondo Bhubon exists because it is my dream to build a green, sustainable lifestyle for our people.

A lifestyle where nature and modern development coexist.

Where families find security, comfort and belonging.

Where businesses create opportunities and employment.

Where education develops talent and technology opens new possibilities.

Where children have room to play, communities have places to gather and people of every generation can enjoy life with dignity.

And where development today does not compromise the well-being of tomorrow.

We are not merely developing a township.

We are creating a legacy of green, sustainable living, economic opportunity and community well-being for generations to come.

ANONDO BHUBON

A Complete Township for Life, Enterprise and Future Generations

Where Nature, Opportunity and Modern Living Come Together.