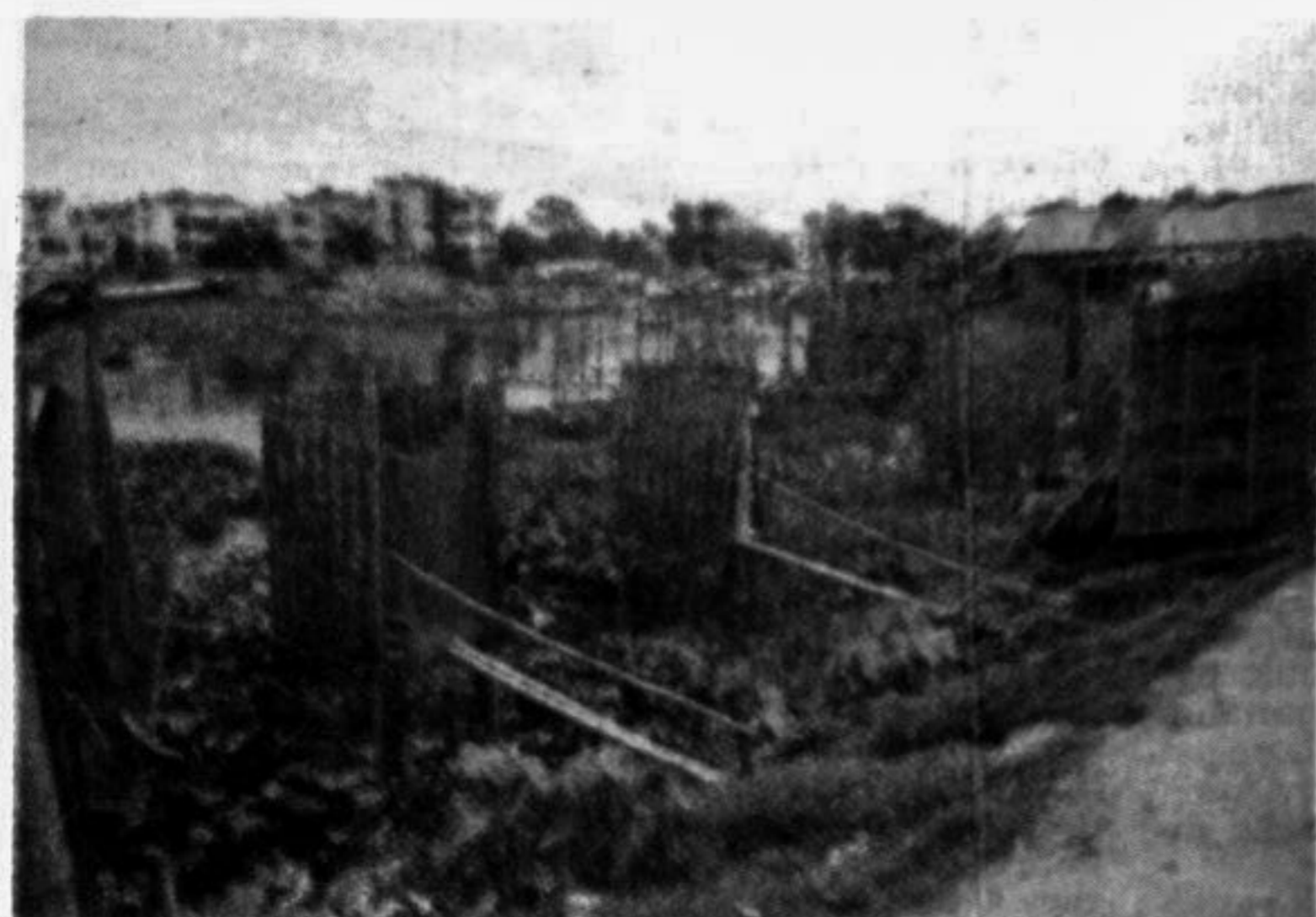
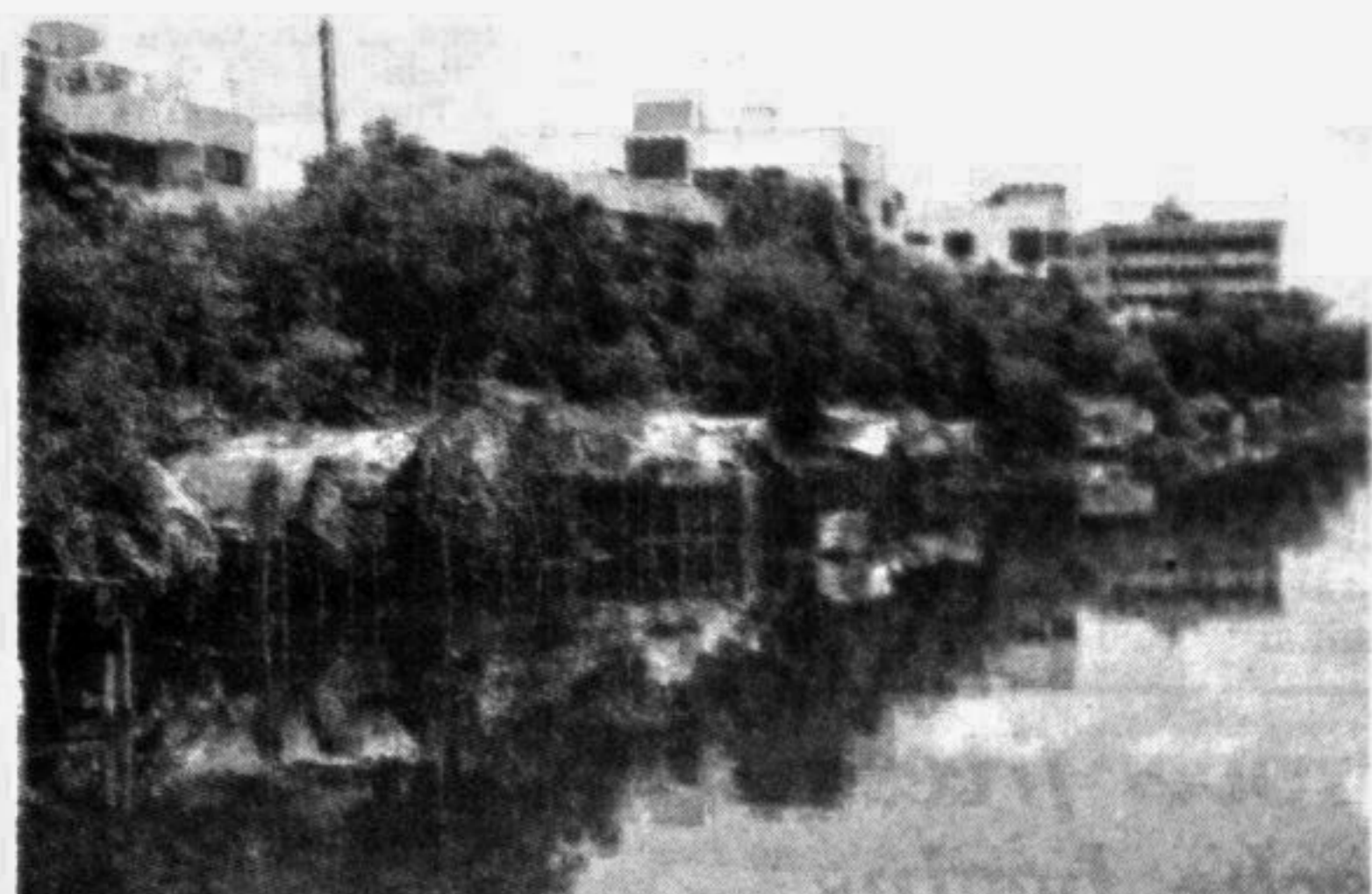


THE EVOLUTION OF THE GULSHAN BARIDHARA INDUS VALLEY INVESTMENTS UNDER THE OWNERSHIP OF RAJUK

A REAL STORY



Present Condition



Indus Valley Investments (Pte) Ltd., a 100% foreign owned company, have entered into an Agreement with Rajuk for the development of 220 acres of land known as the Gulshan, Banani, Baridhara Lake Development Project. Agreements between the parties have been signed and registered and all fees and payments made. As a condition of the Agreement, Indus Valley Investments have obtained from Rajuk all necessary approvals of plans for the development which includes commercial and public amenity projects. The design of the entire project has been completed by international Architects Pacific Projects Group of Australia, Takamatsu & Lahyani Architects Associates of Japan, AMC Architects of Singapore in association with local architectural consultants Abashan Upadeshta Ltd. and Bengal Design & Development Centre of Dhaka.

On completion of all requirements of the Agreement, the possession of the property was handed over to Indus Valley Investments. Indus Valley Investments has awarded to AL Technologies a turnkey contract for the design and development of the entire Lake Project. This will include the construction of six (6) water purification and recycling plants and the reclamation of land which is only 30% of the total land area. Stabilising the Lake banks is accomplished by utilising innovative Geo-membrane technology.

It should be noted that apart from the commercial buildings such as Residential Apartments, Hotels and Office Blocks, Indus Valley Investments will also be constructing the following for the benefit of the community.

- a) A 500-bed Hospital with Medical College & Diagnostic Centre which will be managed by an American Hospital Group.
- b) A Cultural Complex with three (3) Auditoriums with requisite pre-function area and an Open Air Theatre.
- c) Children's Amusement Park.
- d) A Hostel for 100 professional women, employed in the city.
- e) A school of International standard.

From a commercial viewpoint, Indus Valley is investing in infrastructure to the value of US\$ 50 million for the development and purification of the Lake which include the reclamation of the land. On an investment of US\$ 50 million, which is equivalent to

INDUS VALLEY INVESTMENTS IS FULLY COMMITTED TO A WONDERFUL PROJECT AND ASSURES THE PEOPLE OF THE AREA THAT IT IS SENSITIVE TO THE ENVIRONMENT.

Environmental Management & Engineering

AL Technologies are honoured to be involved with Indus Valley Investments (Pte) Ltd., in the prestigious Gulshan Lake Development Project as turnkey civil and environmental engineering organisation. We have been involved in the initial studies and turnkey engineering of the lake development works.

The lake development works will do the following:

- Stabilise the bank of the lakes
- Clean up debris that has accumulated on the bottom of the lakes
- Regulate the inflow of environmentally degrading pollutants
- Incorporate around six lake water treatment plants in and around the lake to continue cleaning up the lake waters; these plants will be incorporated as beautiful water features that will provide a unique character to the development areas and enhance the aesthetic quality of Gulshan, Banani area.
- The treatment plants have been carefully designed to blend inconspicuously into the surroundings, and indeed some components are to serve the dual functions of practical engineering with aesthetics, waterfalls, cascades, are only some of the features which will provide beauty, whilst at the same time doing a specific function of Oxygenation of the cleaned lake water. The lake water will be able to sustain fish stocks once the oxygen level is restored and the B.O.D. (Biological Oxygen Demand) levels are brought under control to acceptable levels through these treatment plants.
- This will demonstrate very clearly, that the process of environmental degradation which is happening at an unprecedented and alarming rate all over Dhaka city, can be dealt with using sound principles of environmental management, advanced and proven technologies and private sector ingenuity and financing.
- Indeed this can become an effective role model for environmental management initiative by private sector, and other issues in Bangladesh and other developing countries.
- The study and turnkey engineering has taken into consideration the current drainage situation in Dhaka city; the contribution of the various lakes and Khals of Dhaka in maintaining flood drainage; the level of pollution in the various lakes such as Dhanmondi lake, Crescent lake, Ramna lake, Gulshan lake; the technical and financial feasibility of restoring them to their original conditions; the current and future land use plans by Rajuk and other agencies.

The long term benefits are summarised as follows:

- Restore Gulshan lake to clean water level that can be used for recreation, fish stocking and integrates with adequate drainage.
- By arresting further environmental degradation of Gulshan, prevent the situation that has happened to Dhanmondi Lake. This will also enable the quality of life for the current residents of Gulshan area to be maintained and enhanced.
- Outflow from Gulshan lake, which eventually reaches Balu and other rivers, will become clean, preventing degradation of river water quality. Then the river water can be tapped for drinking water purposes.
- By cleaning up the lake water the pollution of ground water by infiltration is reduced, thereby arresting the ground water quality degrading. Dhaka mainly depends on ground water supply for drinking and therefore, it is absolutely essential to achieve this objective not only in Gulshan lake, but also in other water bodies that have become highly polluted.
- The development of the lake banks allow the possibility to create recreational, residential, commercial and public facilities while enhancing the environmental and life quality.
- Most importantly, the project demonstrates the manner in which private sector ingenuity and initiative can be coupled with government co-operation to provide essential facilities to the public in a manner that government funds are not strained. This will enable government to utilise scarce government resources for other immediate purposes such as poverty alleviation, rural development etc.



GULSHAN LAKE DEVELOPMENT-1