



INDEX

ABOUT OUR COMPANY	02
EVERGREEN'92 VILLAGE	03-13
AFFORDABLE HOUSING	15-27
DUPLEX VILLA	29-35
COUNTRY LIFE	37-41
CHAYATOL RESORT, BALIYA PARA	43-51
CHAYATOL RESORT, COX'S BAZAR	53-58
CHAYATOL RESORT, PURBACHOL	59-61
ROSE GARDEN RESORT, BIRULIA	63-73
UPCOMMING & OTHER PROJECTS	75-77
GALLERY	78-79



EVERGREEN'92
Property Development Company Ltd.



EVERGREEN'92
Property Development Company Ltd.

ABOUT OUR COMPANY

EVERGREEN'92 PROPERTY DEVELOPMENT COMPANY LIMITED

In the midst of the daunting challenges posed by the COVID-19 pandemic, Architect **Md. Mizanur Rahman** and **Farhad Mostofa Chowdhury** found inspiration in their deep concern for friends affected by job losses. Their shared vision to make a meaningful impact began to take shape, gaining momentum when joined by the dedicated forces of **Md. Mostofa Monwar Bhuiyan Shawon** and **Md. Nasim Haider**. Together, they laid the foundation for Evergreen'92 Property Development Company Ltd on July 1, 2021.

In response to the shifting landscape, Evergreen'92 emerged as a dynamic force, embarking on ventures in both the housing and tourism sectors. Their unwavering commitment to resilience and innovation formed the cornerstone of a company not merely focused on weathering the challenges of the times but one that aspired to create opportunities for those navigating uncertain waters.

As the company flourished, it drew upon the expertise and unwavering dedication of **Mahidul Munsur Khan**, **Afrina Afroz Khan**, and **Zahidul Alom Zemi**, adding to the rich tapestry of collaboration at Evergreen'92. United by a common vision, this diverse team embarked on a journey not only to develop properties but also to foster a profound sense of community, empowerment, and growth.

Evergreen'92 stands as a resounding testament to the indomitable entrepreneurial spirit, born during a tumultuous era, and thriving through collective determination. The fusion of talent, compassion, and a forward-thinking approach positions Evergreen'92 Property Development Company Ltd as a powerful catalyst for positive change in both the housing and tourism sectors.

EVERGREEN'92 VILLAGE
VILLAGE, BHULTA, GOLAKANDAIL, BALIYAPARA

Evergreen '92 Village, with its active and personal efforts, is creating our lost environment, where the lush greenery will rejuvenate our time, and our fatigue will be erased in the shade of the trees. The morning will naturally start within a Pure environment with the song of birds. Developing a friendly & rooted culture of neighborliness will create a unique combination of the modern and rural environment for us and our future generations.

The excellence of modernity is constantly opening the door of possibility among the people.

Globalization is also influencing the world within reach. Along with the essential needs of the people, their culture, friendship, and aristocracy are acquiring further dimensions. Every person now and then anticipates the development of the surrounding conditions.

The considerable distance between these unbeaten runs is gradually increasing.

Our typical families, our distinct neighborhoods, our social ties, our unique culture, our historical roots, our villages, all these things are far away from us now in the perceptual illusion of running away.

Suddenly we realize that this distance of ours is gradually making us lonely and concentrated. Our mischievous childhood seems to have been clouded by the fence of modernity today. Our new generation today cannot witness those moments. There is no playground, no school in the open Platform. That smiling childhood, just as our children understand its lack, is drawing closer to us today, the roots of our village.

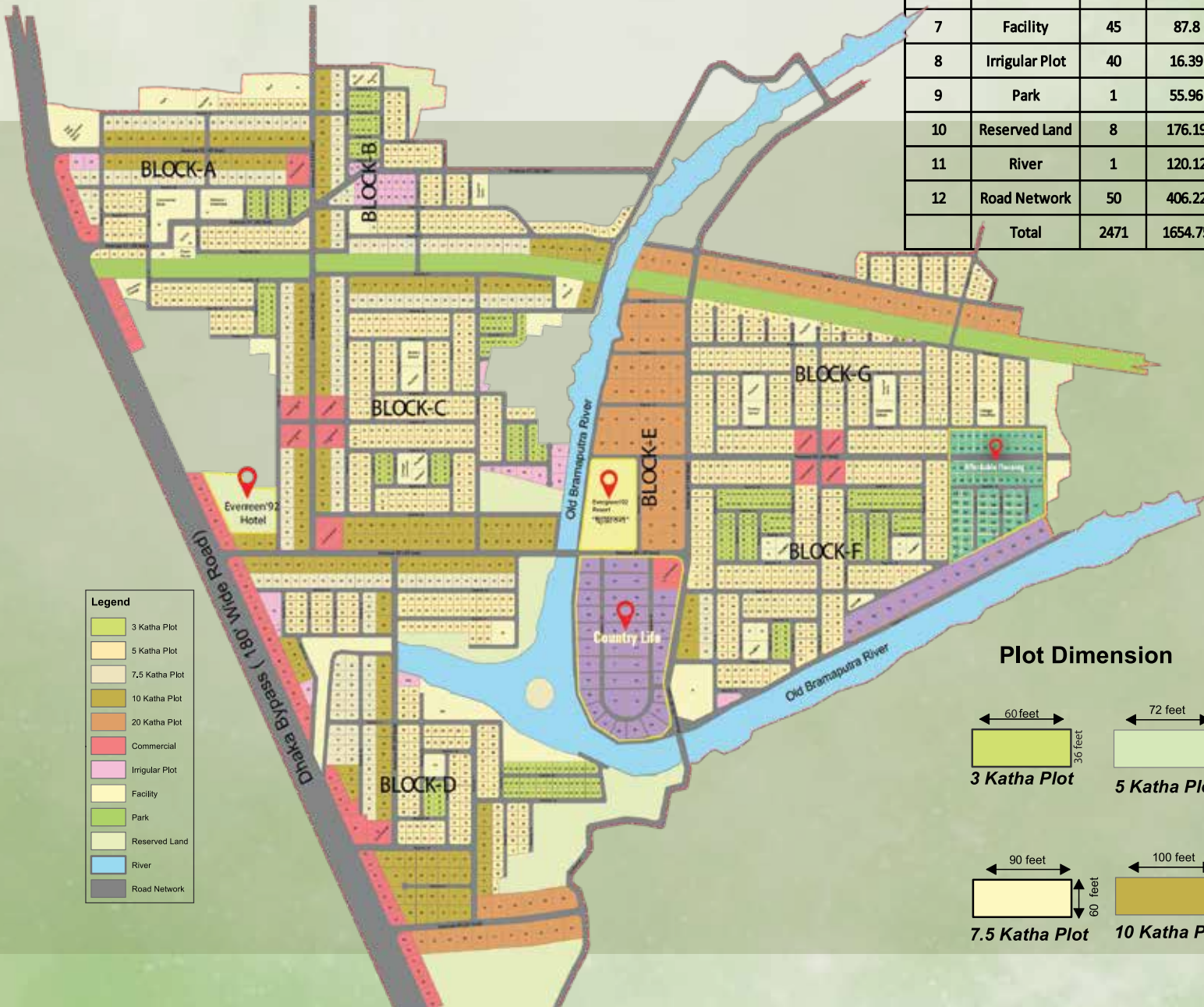
Village

LOCATION MAP



MASTER PLAN

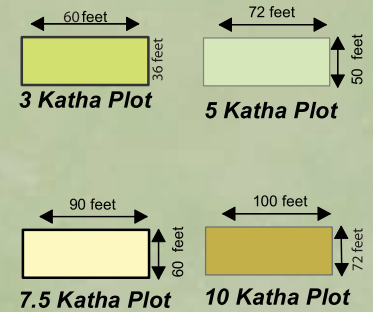
SL NO.	Plot Type	NO.	Area(Bigha)	Area(Acre)
1	3 Katha Plot	362	56.35	18.3
2	5 Katha Plot	1290	331.13	107.51
3	7.5 Katha Plot	220	87.27	28.34
4	10 Katha Plot	248	123.94	40.24
5	20 Katha Plot	139	140.22	45.52
6	Commercial	67	53.15	17.26
7	Facility	45	87.8	28.51
8	Irrigular Plot	40	16.39	5.32
9	Park	1	55.96	18.17
10	Reserved Land	8	176.19	57.21
11	River	1	120.12	39
12	Road Network	50	406.22	131.89
	Total	2471	1654.75	537.26



Legend

	3 Katha Plot
	5 Katha Plot
	7.5 Katha Plot
	10 Katha Plot
	Commercial
	Irrigular Plot
	Facility
	Park
	Reserved Land
	River
	Road Network

Plot Dimension





MODERN VILLAGE



Education



Hospital



Mosque



Internal Roads



Shopping Center



PlayGround



On Street parking



Security System



Resort

MODERN VILLAGE

Evergreen'92 is unique in its diverse and rooted cultivars. In addition to modern living, a model village is being built here. A model installation of our cultural multi-centric home and its environment in a new form and for our future is being built at Evergreen'92 Village.

The sincerity of all of us in this small endeavor is the inspiration of Evergreen'92 Village. The concept village of this project is being arranged with various amusement features. This concept is a restaurant in the village where you can find our local food and service. There are rural sports events. There will also be a variety of cultural events in a special festival.

Here one can also explore the cultural and traditional features such as jamdani, Mithai, Local food, Pitha puli etc in a homely environment.



EDUCATIONAL SYSTEM

A growing body of research suggests that stable, affordable housing may increase children's opportunities for educational success. A supportive and stable home environment can complement the efforts of educators, leading to improved student achievement. Affordable housing may foster the educational success of low-income children by supporting family financial stability, reducing mobility, providing safe, nurturing living environments, and providing a platform for community development.

UNIVERSITY SCHOOL & COLLEGE



PROPER HOSPITAL FACILITY

Hospitals and health systems are acknowledging the health impacts of housing instability and taking steps to improve their patients' housing conditions. These actions stem from recognizing that homelessness, unsafe housing, and unstable housing situations can contribute to poor physical and mental health, while interventions can counteract these effects. Hospitals' diverse responses include providing case management and supportive services, connecting individuals with community resources, identifying and resolving individuals' home safety issues, and providing safe and affordable housing. Housing interventions are part of a wider recognition that addressing the social determinants of health, like housing, income, Employment, education, and food security are necessary components of the journey toward improved population health.



SHOPPING AND RESTAURANT

In an increasingly complicated economic reality, restaurants are a stronghold of local communities. The restaurant industry fosters regional job growth, supports local agriculture and keeps your hard-earned money in your community. When you choose to shop or dine at a local business or restaurant, you generate almost four times more economic benefits for your local community. Choose a local restaurant and make memories while supporting your hometown's economic development.

Local restaurants are an impactful gathering place for communities, where relationships form and memories are made. They preserve agriculture and recipes from generation to generation and are the lifeblood of regional food culture. When you choose to dine at a local restaurant, you invest your money right back into the hands of your community and preserve local recipes and agriculture.

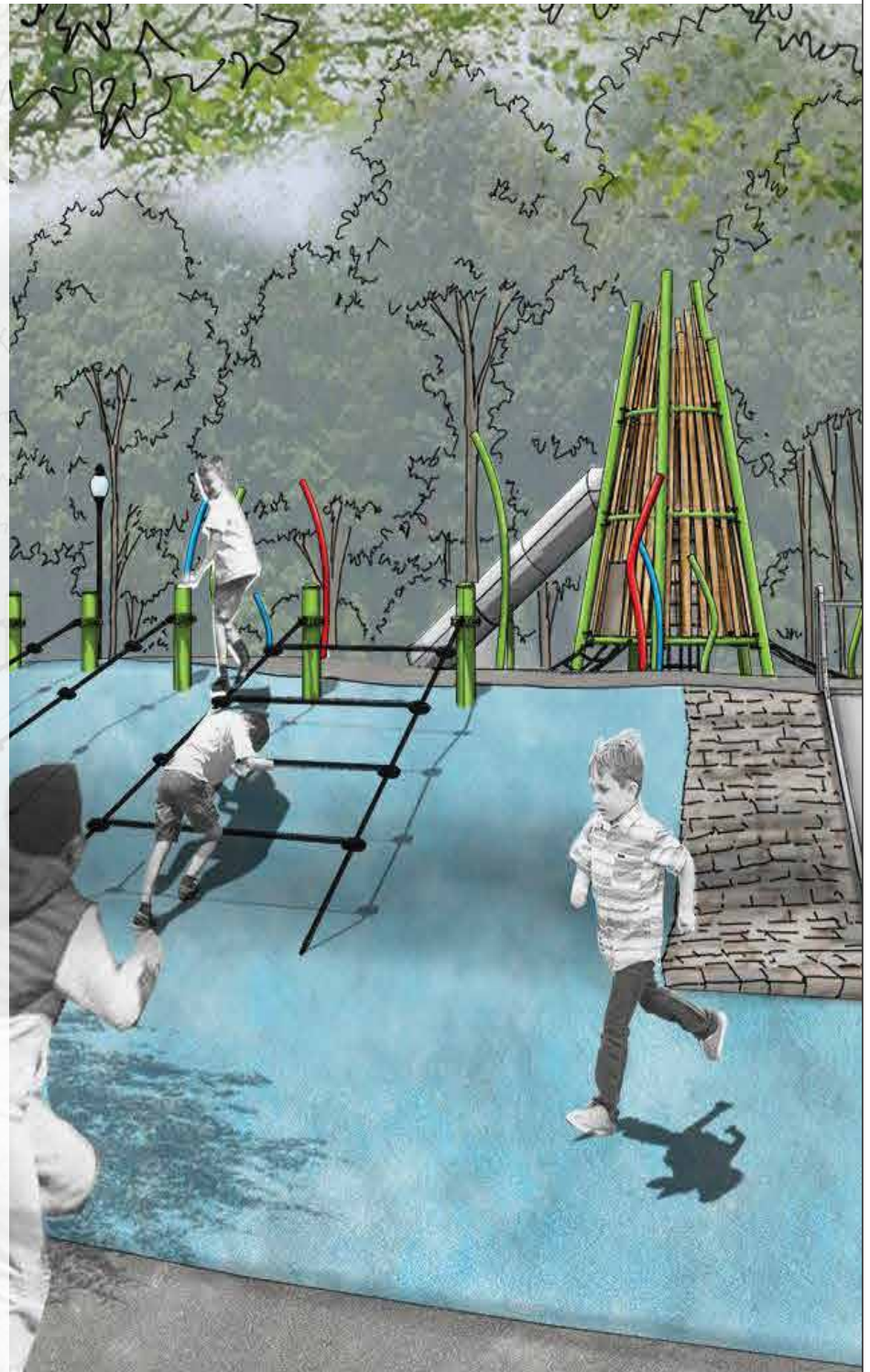


PLAY GROUND

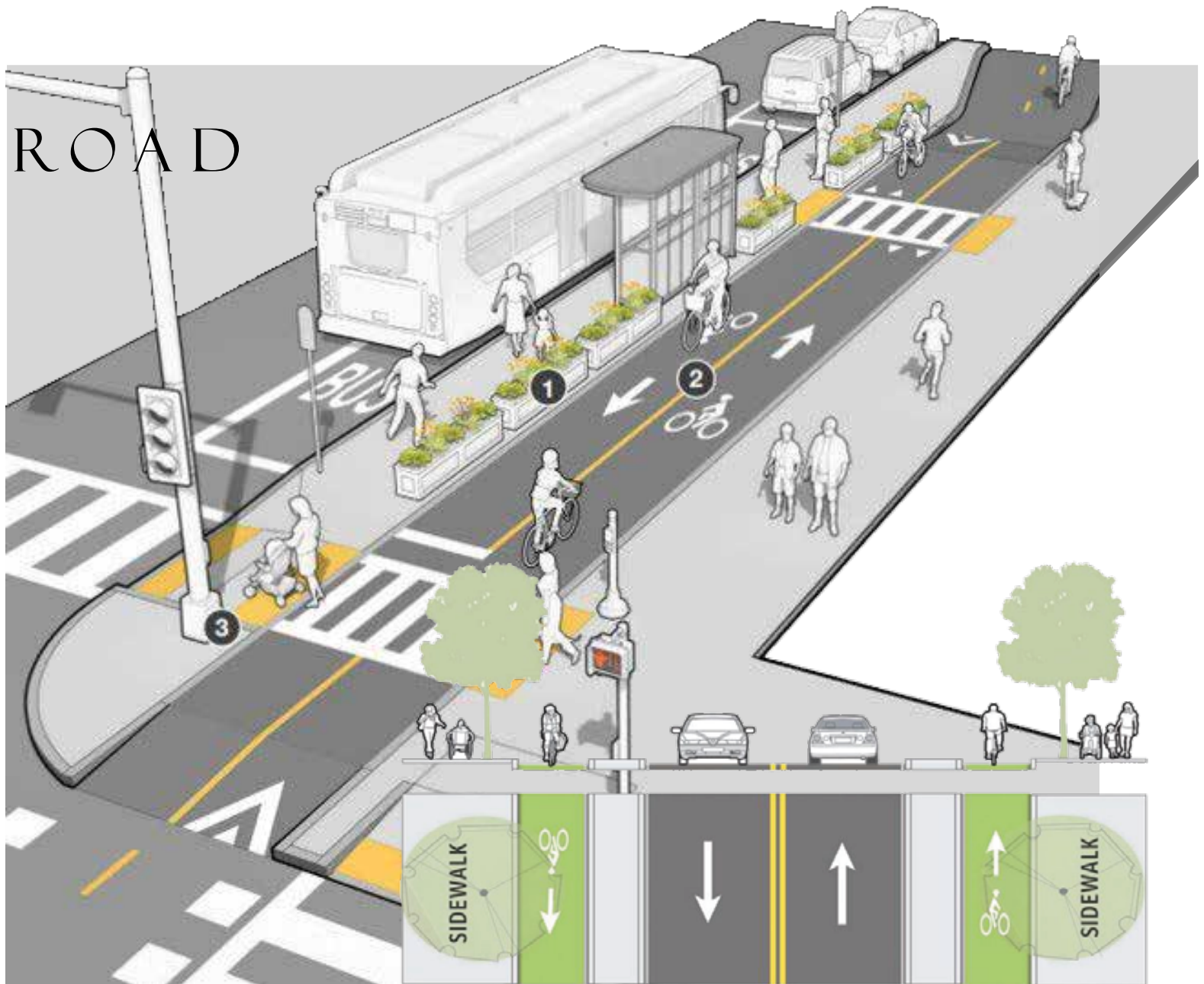
Community playgrounds offer a multitude of benefits that go far beyond aesthetics and give kids something fun to do. They are the heart of a community and an indispensable gathering space that can benefit everyone.

Community playgrounds provide children the opportunity to practice and hone key skills including social, emotional, cognitive, and physical. Children are constantly learning through playing and making new friends, sharing, taking turns, and interacting with other children. This increased interaction with children of all backgrounds and abilities gives kids a more open view of the world and the opportunity to build new relationships. EVERGREEN 92 Village.

Adult fitness equipment adds to the offerings found at community parks and playgrounds making them a great gathering spot to meet up with friends or make new acquaintances. In fact, the National Association of Home Builders reports that residents who lived in areas close to parks and recreation areas engaged more often in social activities.



ROAD



The meeting of one- and two-way streets provides an opportunity to redesign the intersections to be more compact, reducing pedestrian crossing distances and reclaiming public space. Rethink intersection geometry, signal timing, and traffic volumes to formulate a design that clarifies the hierarchy of street users, while enhancing the safety and legibility of the intersection.



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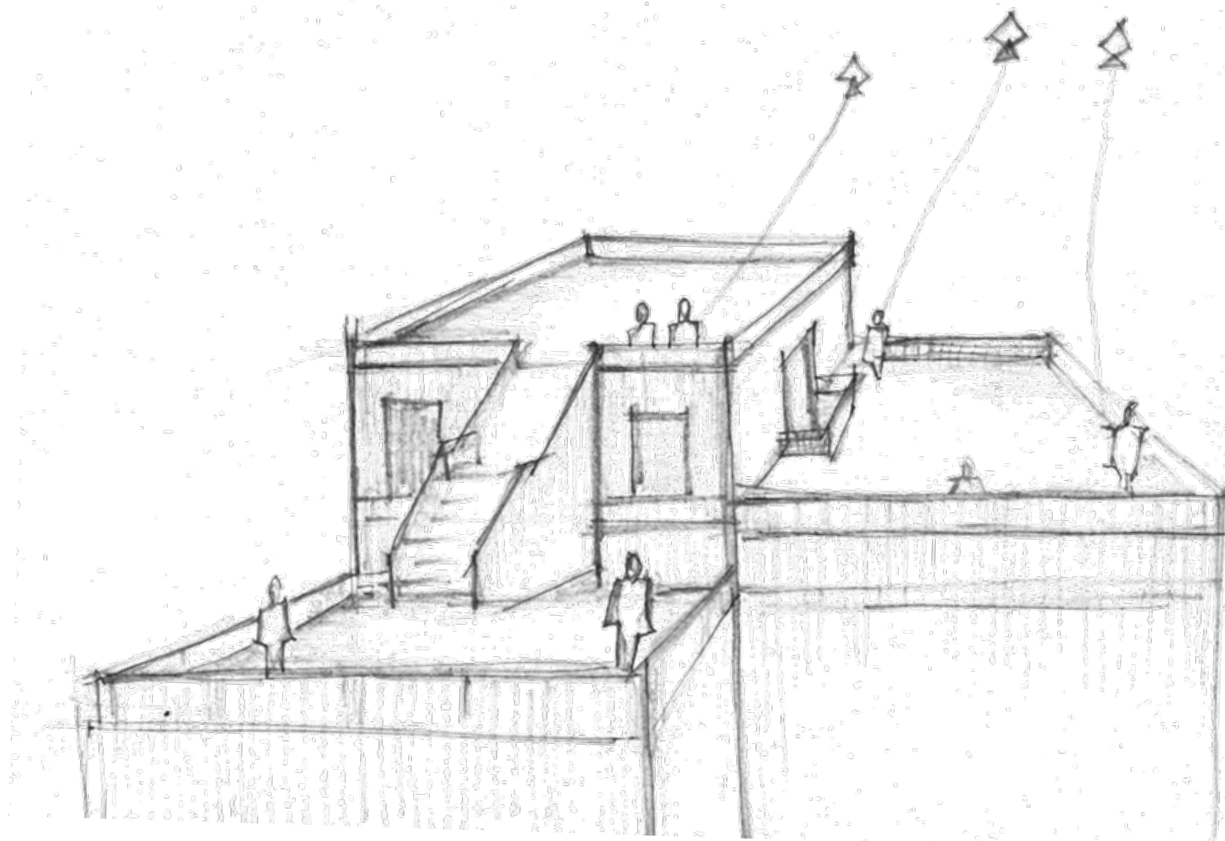


AFFORDABLE HOUSING
EVERGREEN'92 VILLAGE, BALIYAPARA

AFFORDABLE HOUSING

Affordable housing refers to housing units that are affordable by that section of society whose income is below the medium household income.

Though different countries have different definitions for affordable housing but it is largely the same. Affordable housing becomes a key issue especially in developing nations where a majority of the population isn't able to buy house at the market price. So, we are giving that opportunity to those people to make their dream come true by our Affordable housing project.



PROPOSED PROGRAM

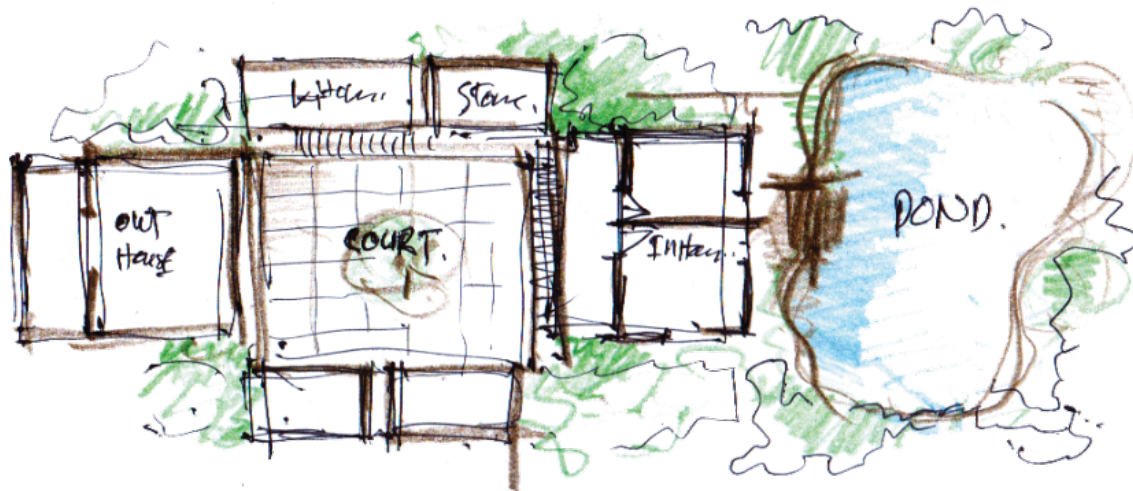
- LIVING UNIT IN TWO TYPE'S 650 SFT & 950 SFT
- PARKING
- COMMUNITY SPACE
- SUPER SHOP
- MOSQUE
- DIGHI
- UTILITY FACILITIES
- PLAYGROUND



CONCEPT & IDEA GENERATION

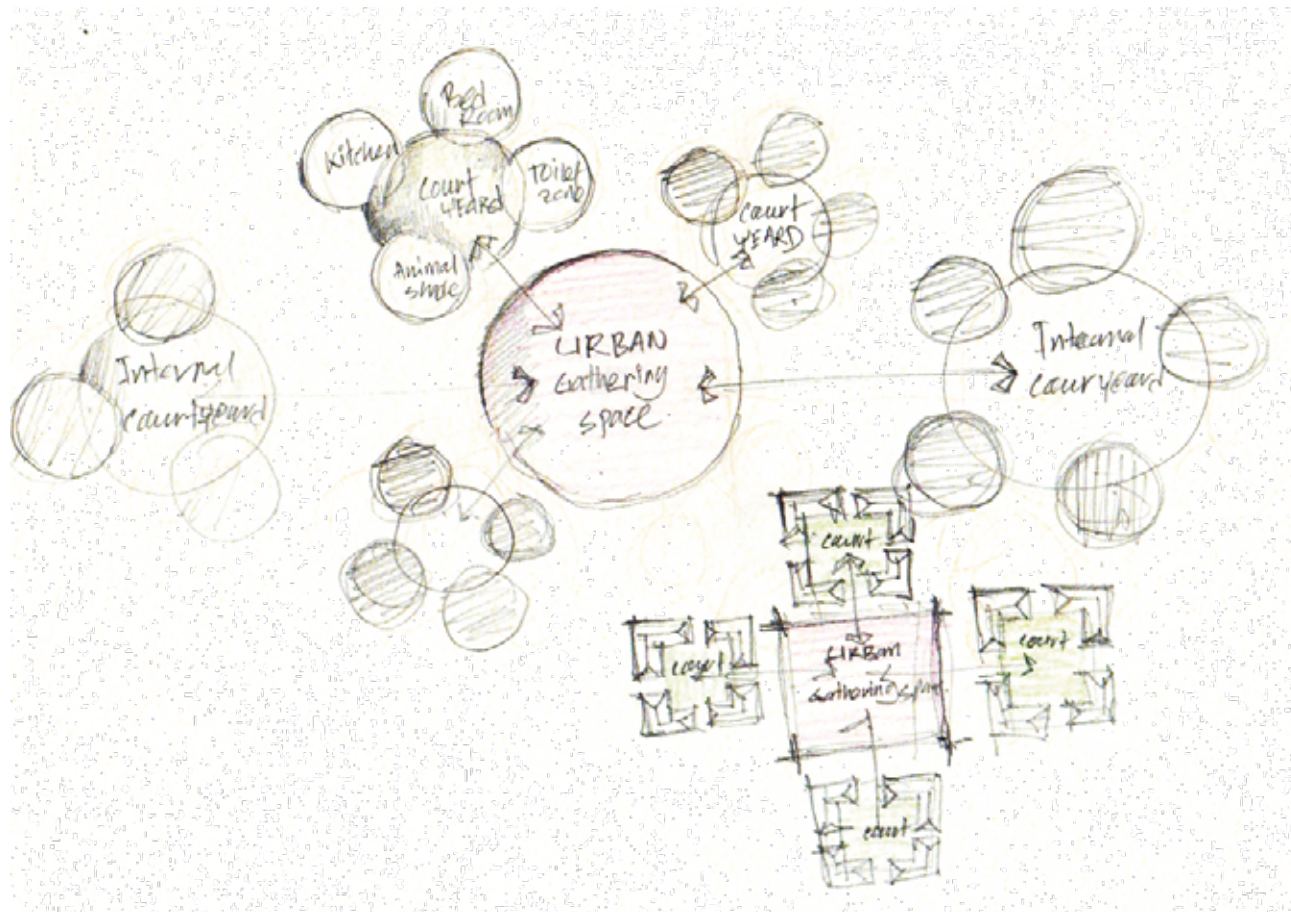
Bangladesh possesses a long history of human settlement. The fertile land, vegetation and warm humid climate inspired people to settle in this region. These settlements are often called as **vernacular architecture** in Bangladesh.

Vernacular architecture refers to the built forms which are built of local materials using available technology in a functional way that devised to meet the needs of common people in their time and place.



CONCEPT FORMULATION

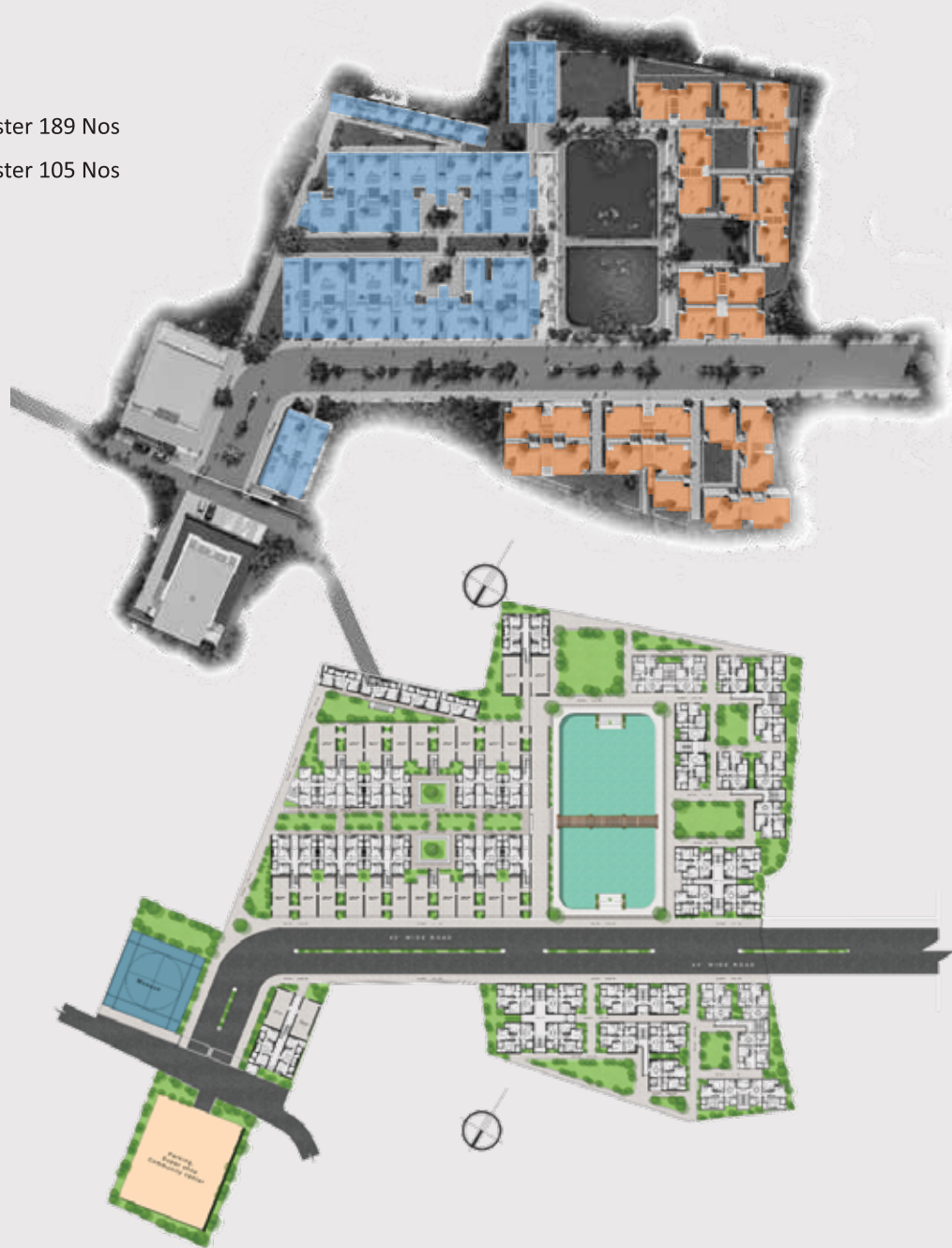
The core concept was generated by this traditional vernacular settlement of Bangladesh. Basic characteristics of this settlements starts with some isolated living unit around a court (**Utahan**) associated with other ancillary functions like rooms for granary, cattle shed, toilets, cooking etc. The periphery of this homesteads are surrounded by various kind of vegetation. This vegetation's are often used for maintaining property demarcation, privacy and source of nutrition.





LIVING UNIT TYPE MARK

- 650 sft Apartment cluster 189 Nos
- 950 sft Apartment cluster 105 Nos



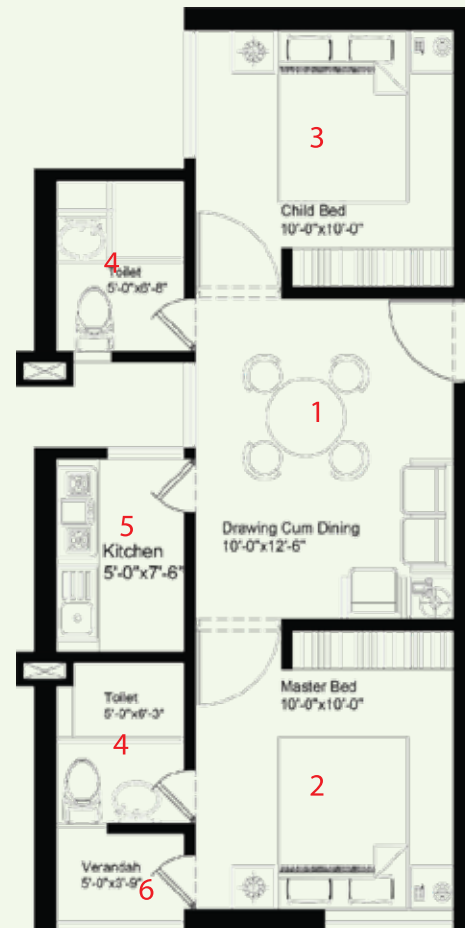


TYPICAL FLOOR PLAN

650 SFT CLUSTER

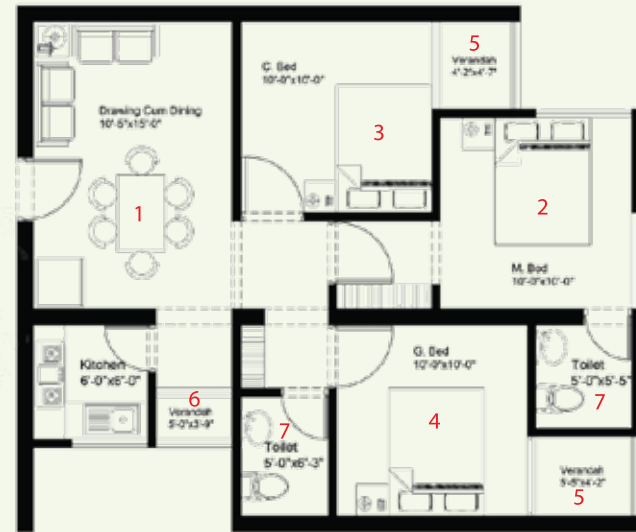


CLUSTER DETAILS



1. DRAWING CUM DINING
2. MASTER BED
3. CHILD BED
4. TOILET
5. KITCHEN
6. VERANDA

CLUSTER DETAILS



1. DRAWING CUM DINING
2. M. BED(MASTER BED)
3. C. BED (CHILD BED)
4. G. BED (GUEST BED)
5. VERANDA
6. KITCHEN VERANDA
7. TOILET



950 SFT CLUSTER



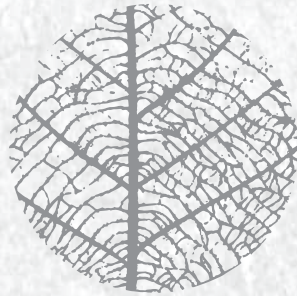


A piece of mind is a peace of land...

Give your next generation a gift for the future to be attached to their roots. No matter where they are, they will have a home to come back even after you are not with them.







EVERGREEN'92
Property Development Company Ltd.

DUPLEX VILLA
EVERGREEN'92 VILLAGE, BALIAPARA



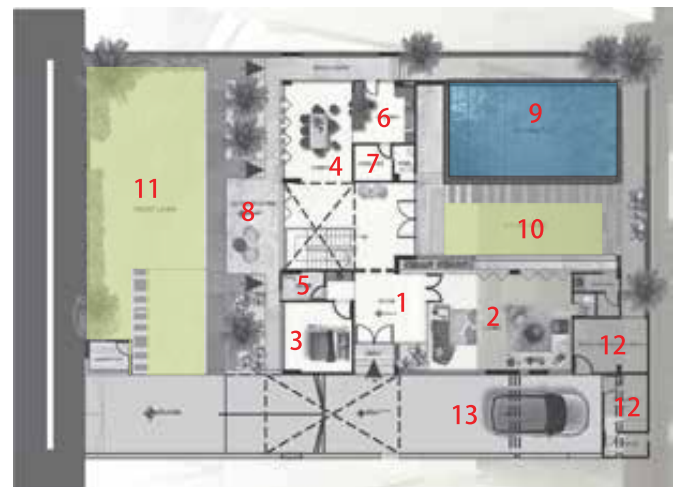


GROUND FLOOR PLAN

1. Foyer
2. Living with Powder Room
3. Guest Bed
4. Dining
5. Common Toilet
6. Kitchen
7. Servant Bed
8. Outdoor Sitting
9. Swimming Pool
10. Courtyard
11. Front Lawn
12. Caretaker & Electro-mechanical Room
13. Parking



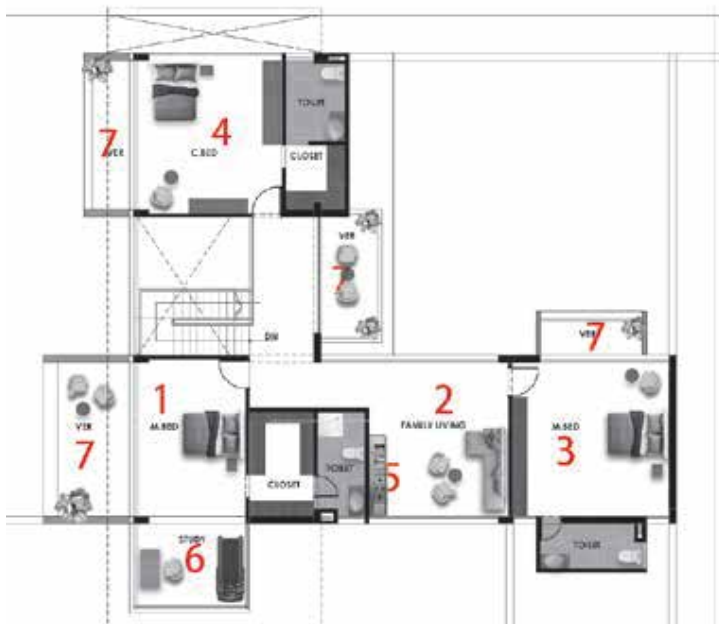
GROUND FLOOR



1. Master Bed
2. Family Living
3. 2nd Bed Room
4. Child Bed
5. Kitchenette
6. Study
7. Veranda



FIRST FLOOR PLAN





FIRST FLOOR PLAN



ROOM



BIRDS EYE VIEW

SIDE VIEW



NIGHT VIEW





EVERGREEN'92
Property Development Company Ltd.



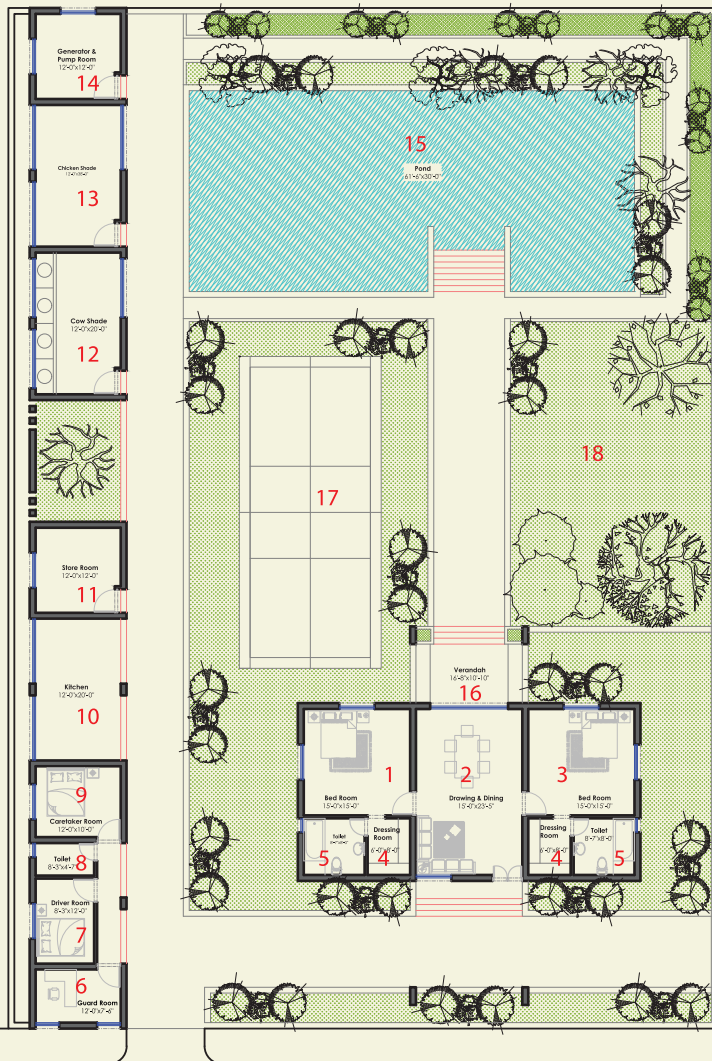
COUNTRY LIFE
EVERGREEN '92 VILLAGE

COUNTRY LIFE

Country life is a place where you can find peace of mind. A place where you can feel the village vibe in town.

“Evergreen’92 Country Life” is a perfect place to escape the hustle and bustle of city life and enjoy a peaceful retreat in the countryside. It’s an ideal place to relax, unwind, and rejuvenate your mind, body, and soul.





1. BED ROOM-1
2. DRAWING AND DINING
3. BED ROOM-2
4. DRESSING ROOM
5. TOILET
6. GUARD ROOM
7. DRIVER ROOM
8. SERVENT TOILET ROOM
9. CARETAKER ROOM
10. KITCHEN
11. STORE ROOM
12. COW SHADE
13. KITCHEN SHADE
14. GENERATOR AND PUMP ROOM
15. POND
16. VERANDA
17. BADMINTON COURT
18. BBQ AREA

ROAD

COUNTRY LIFE FLOOR PLAN



BIRDS EYE VIEW







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CHAYATOL RESORT
B A L I Y A P A R A



শ্রাবণ '৯২
চায়তল
রিসোর্ট

Evergreen'92 Chayatol Baliyapara:

- Floor = 12 Storied
- Build Area = 98640 sft
- Room Quantity = 150 unit
- Per Floor Size = 8220 sft
- Land Area = 1.5 Bigha (21600 sft)
- Per Share Construction area = 25 sft
- Per Share Land Area = 5.5 sft
- Per Room Size= 515 sft

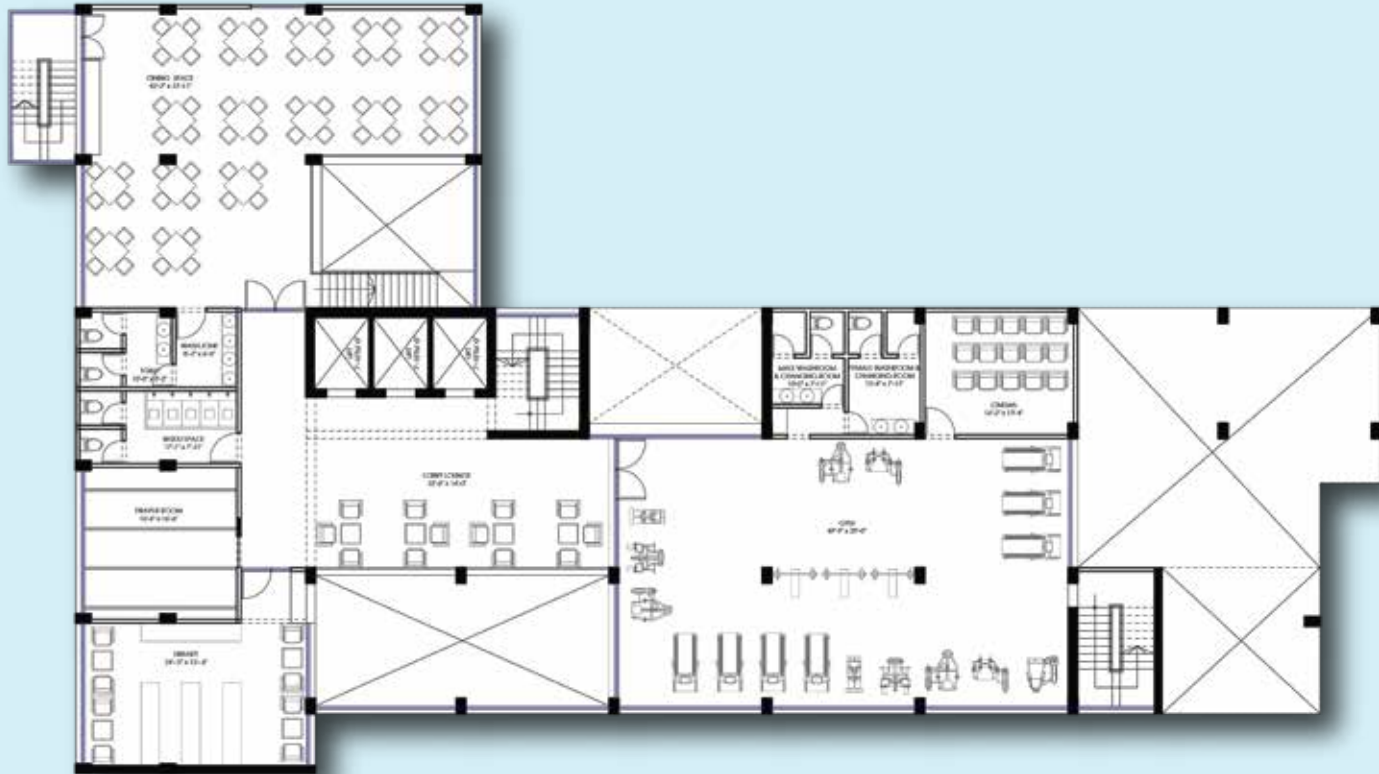


GROUND FLOOR PLAN

1. RECEPTION
2. LOUNGE
3. BAR
4. PANTRY
5. LOUNDRY ROOM
6. KITCHEN

7. ROW STORE
8. TOILET
9. INDOOR DINNING
10. JUICE BAR
11. MALE & FEMALE WASHROOM
12. OUTDOOR LOUNGE

13. EMERGENCY PATIENTS ROOM
14. GOURD ROOM
15. GARDEN



1. LOBBY LOUNGE
2. LIBRARY
3. PRAYER ROOM
4. WASH ZONE
5. TOILET
6. DINNING SPACE

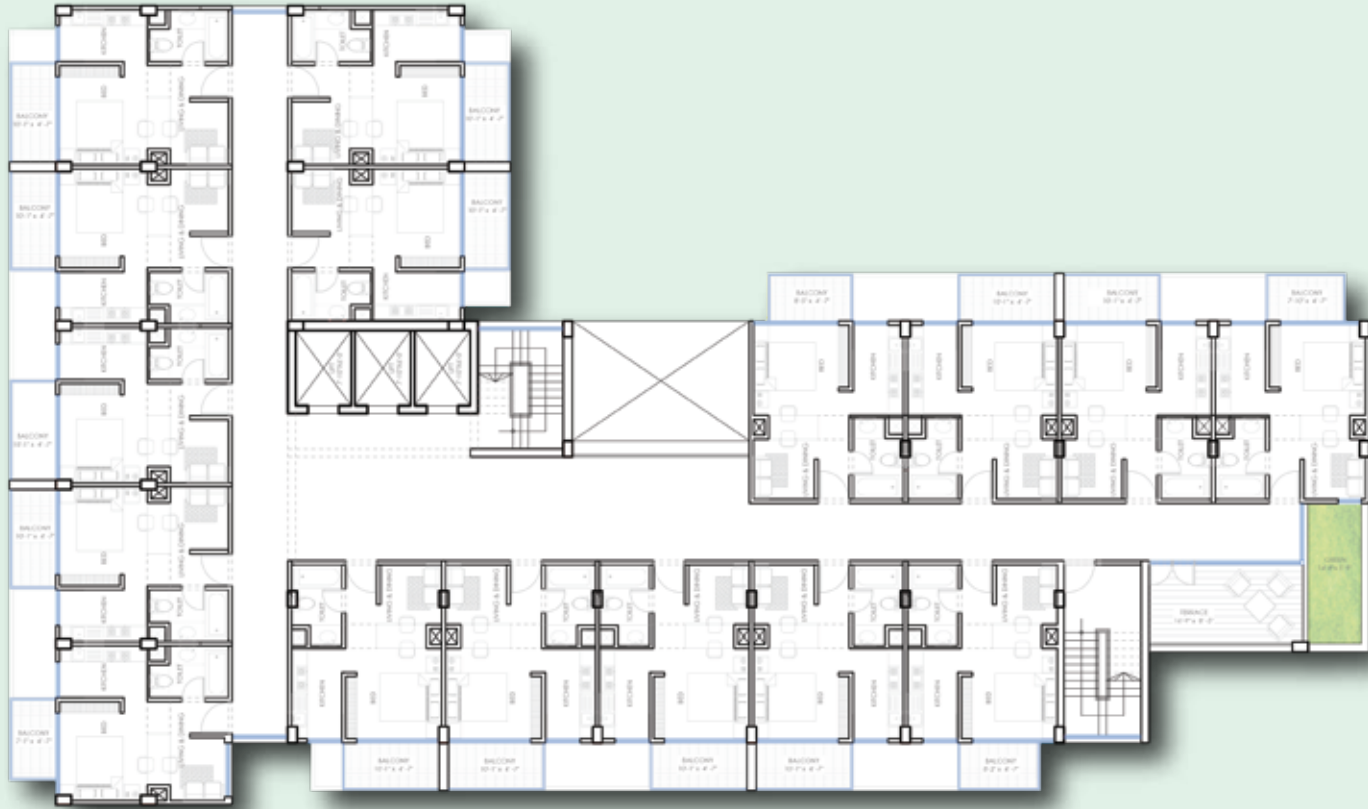
7. GYM
8. MALE & FEMALE WASHROOM
9. INDOOR DINNING
10. CINEMA

1ST FLOOR PLAN



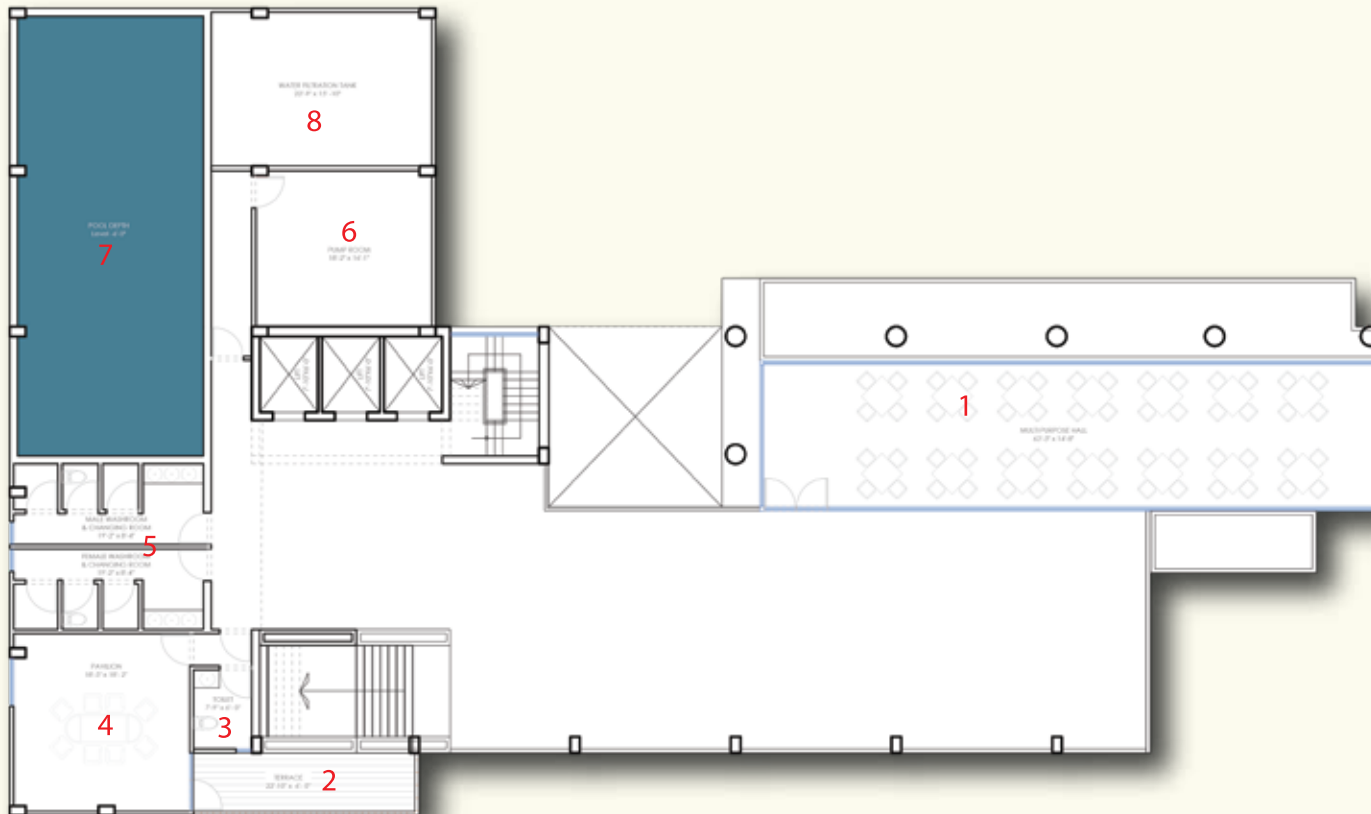
1. BED ROOM
2. LIVING & DINING ROOM
3. TOILET
4. KITCHEN
5. BELCONY
6. TERRACE

2ND, 4TH, 6TH, 8TH, 10TH FLOOR PLAN



1. BED ROOM
2. LIVING & DINING ROOM
3. TOILET
4. KITCHEN
5. BELCONY
6. TERRACE

3RD, 5TH, 7TH, 9TH, 11TH FLOOR PLAN



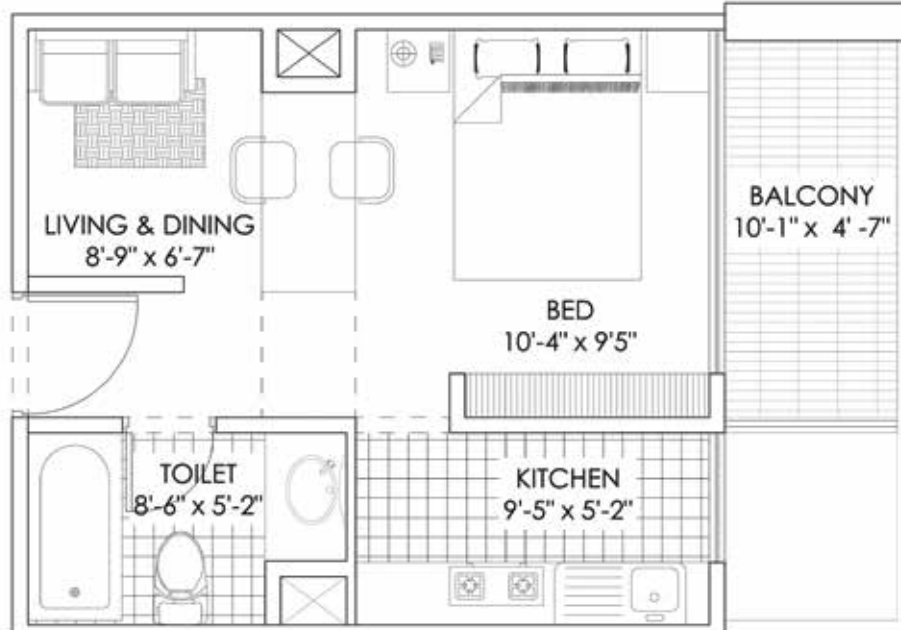
1. Multi- Purpose Hall
2. Terrace
3. Toilet
4. Pavilion
5. Male & female washroom
6. Pump room
7. Pool Depth
8. Water filtration tank

CHAYATOL ROOF PLAN



1. 1 Bed Room
2. 1 Belcny
3. 1 Kitchen
4. 1 Toilet
5. Living Room & Dining

CHAYATOL SUITE



CHAYATOL SUITE ROOM PLAN





EVERGREEN'92
Property Development Company Ltd.



CHAYATOL RESORT
INANI, COX'S BAZAR

Cox's Bazar–Teknaf Marine Drive is an 80-kilometre-long road from Cox's Bazar to Teknaf along the Bay of Bengal and it is the world's longest marine drive.

This road was first planned to be constructed in 1989. In 1993, the then government finalized the 48 km long marine drive project for construction. On 28 June 2022 Executive Committee of the National Economic Council (ECNEC) approved the widening project of the road.

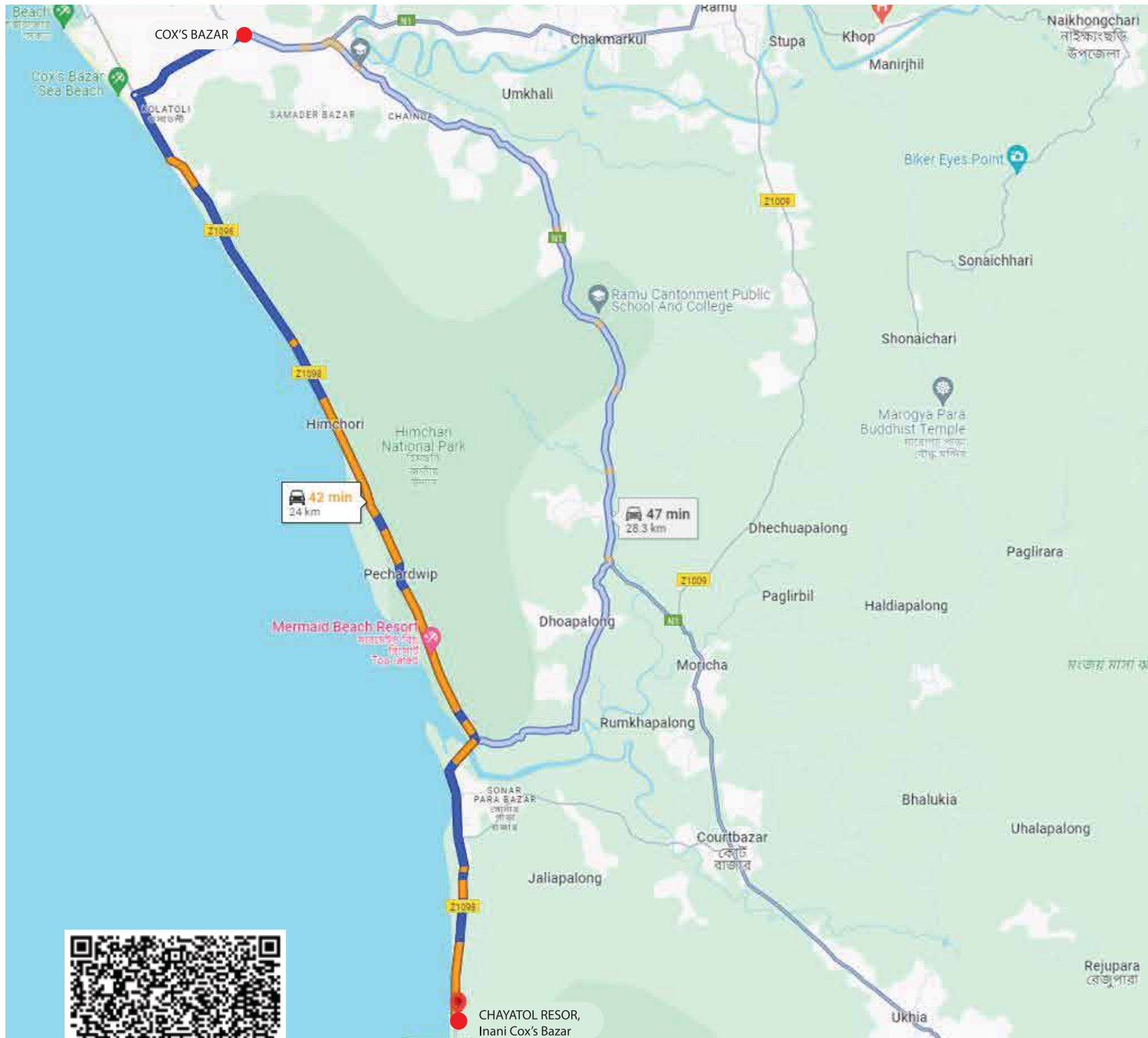
On 26 June 2018, the road was declared as preserved tourist zone by the Ministry of Civil Aviation and Tourism. Since 2020, a bus operated by Caravan Services has been providing regular transport services for tourists on this road.



FEATURES

- 13 storied Hotel (250 Room)
- Villa 1850 sft, 1000 sft, 400 sft
- Banquet Hall
- Restaurant
- Seminar Hall
- Pool & Health Club
- Swimming Pool
- Dormitory (Staff, Driver)
- Mosque
- Sunset Lawn
- Open Lounge
- Coconut Court
- Bar
- Local Handicraft Shop
- Parking Facility
- Utility







ছায়াতলে
রিসোর্ট
ইনানী, কক্সবাজার

LIFE IS LIKE THE OCEAN, IT GOES UP AND
DOWN. LET'S FEEL IT'S EVERY MOMENT.





EVERGREEN'92
Property Development Company Ltd.



CHAYATOL RESORT
P U R B A C H A L





Facilities :

- Room Accommodation
- Food
- BBQ
- Day Long Package
- Event Management
- Sports Facilities

Location -

Plot 8, Road 301/K, Sector 17, Purbachal New Town, Dhaka, Bangladesh



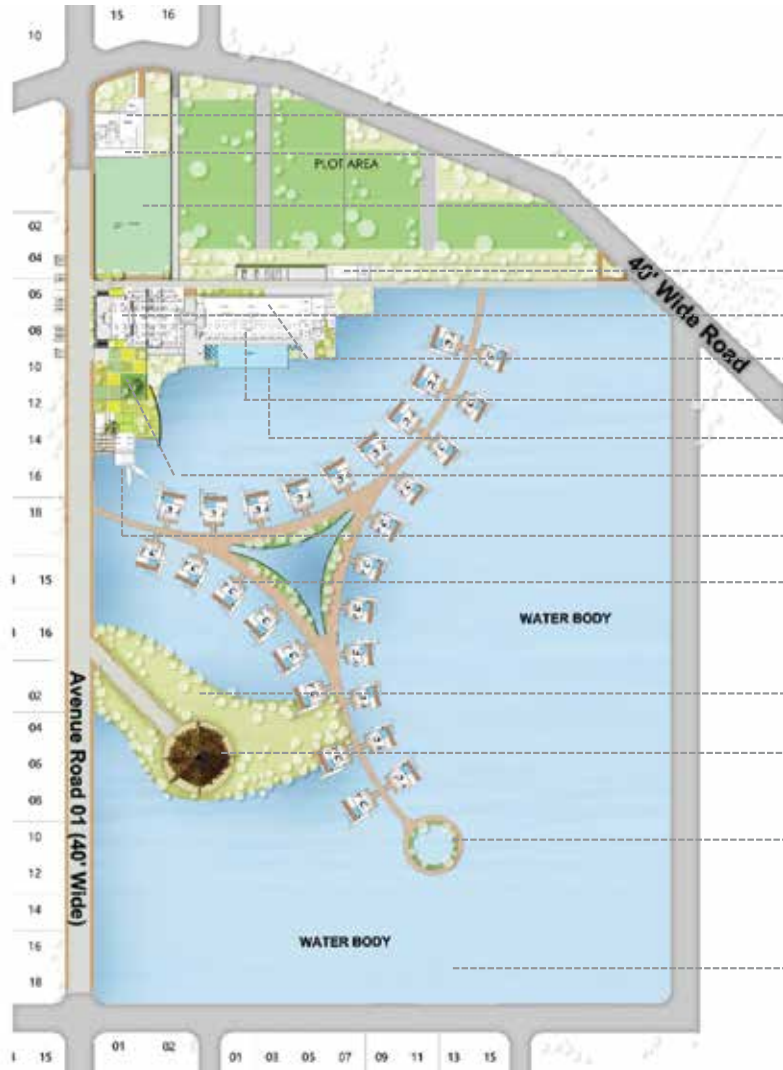
EVERGREEN'92
Property Development Company Ltd.



ROSE GARDEN RESORT
B I R U L I A

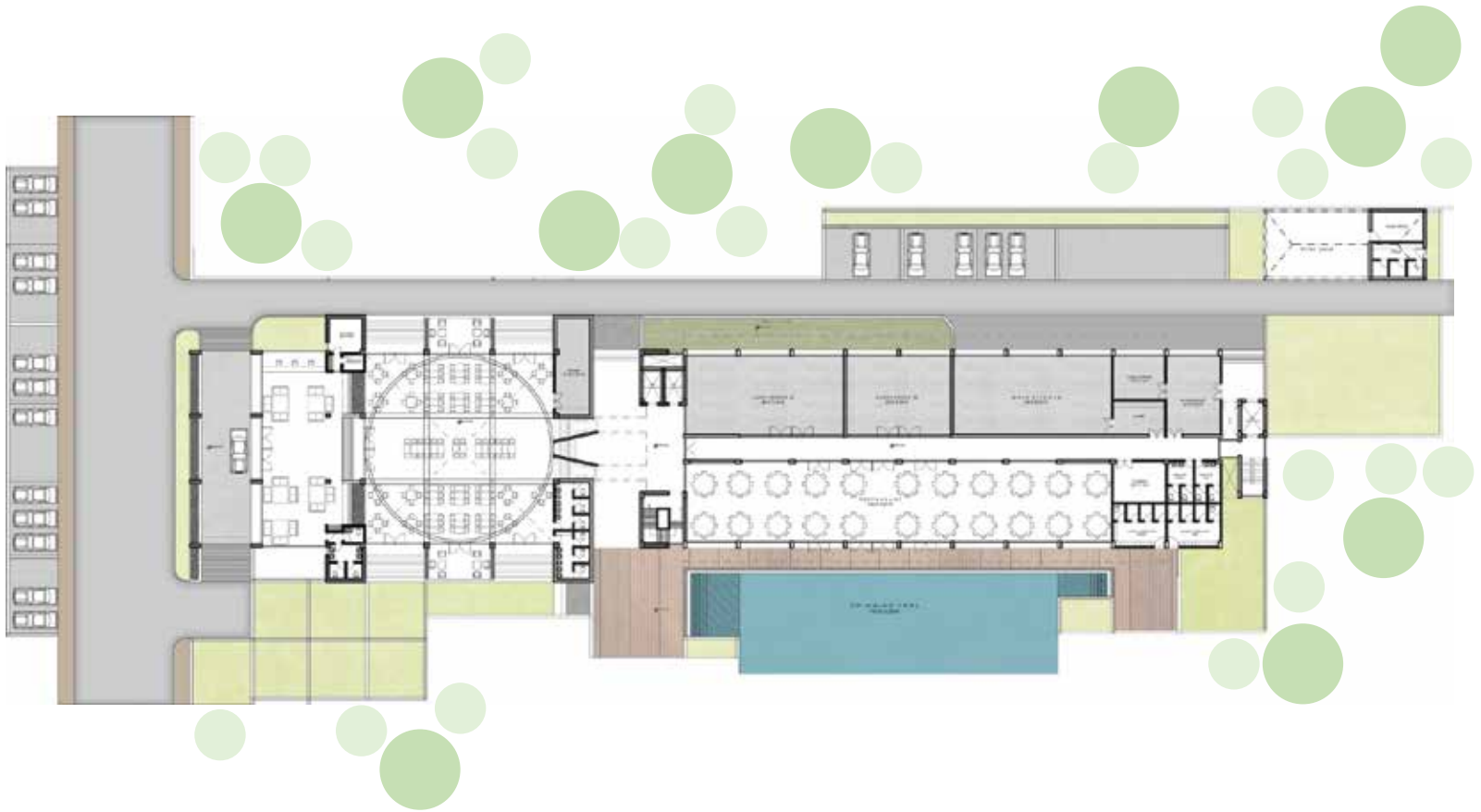
Residence And Resorts Limited
PIPULIA, BAGNIBARI, BIRULIA, SAVAR, DHAKA



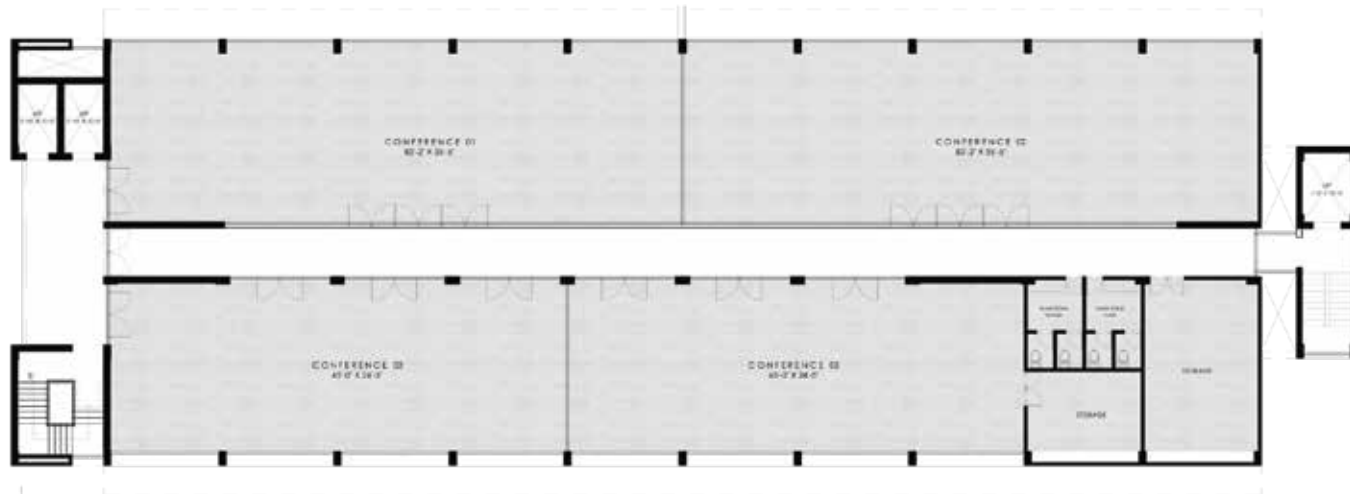


- Staff Dormitory
- Gallery
- Play field
- Pitha Ghor
- Lounge, Restaurant
- Conference rooms
- Pool side restaurant
- Swimming pool
- Multipurpose space
- Ghat
- Cottage
- Bird sanctuary
- Watch Tower
- Orchard
- Cruising water body

MASTER PLAN



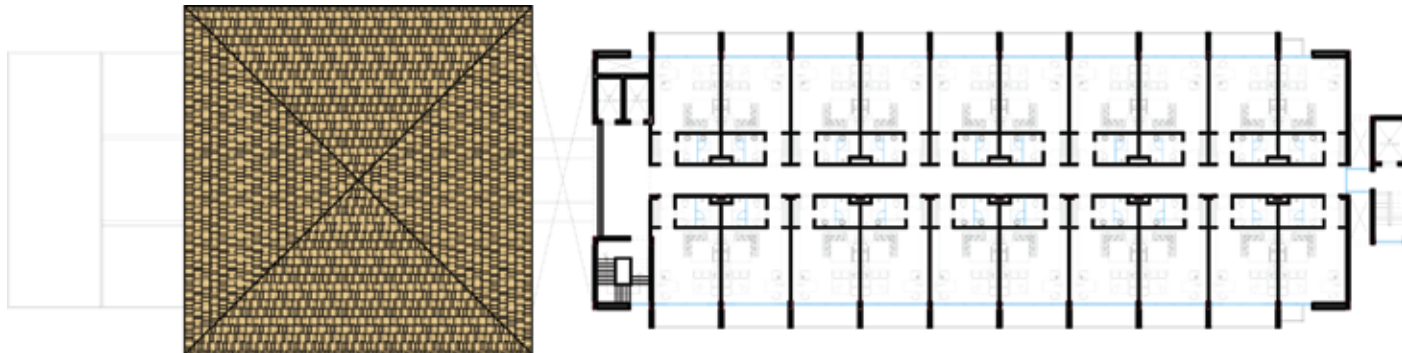
⊕ GROUND FLOOR PLAN



⊙ FIRST FLOOR PLAN

CONFERENCE ROOMS



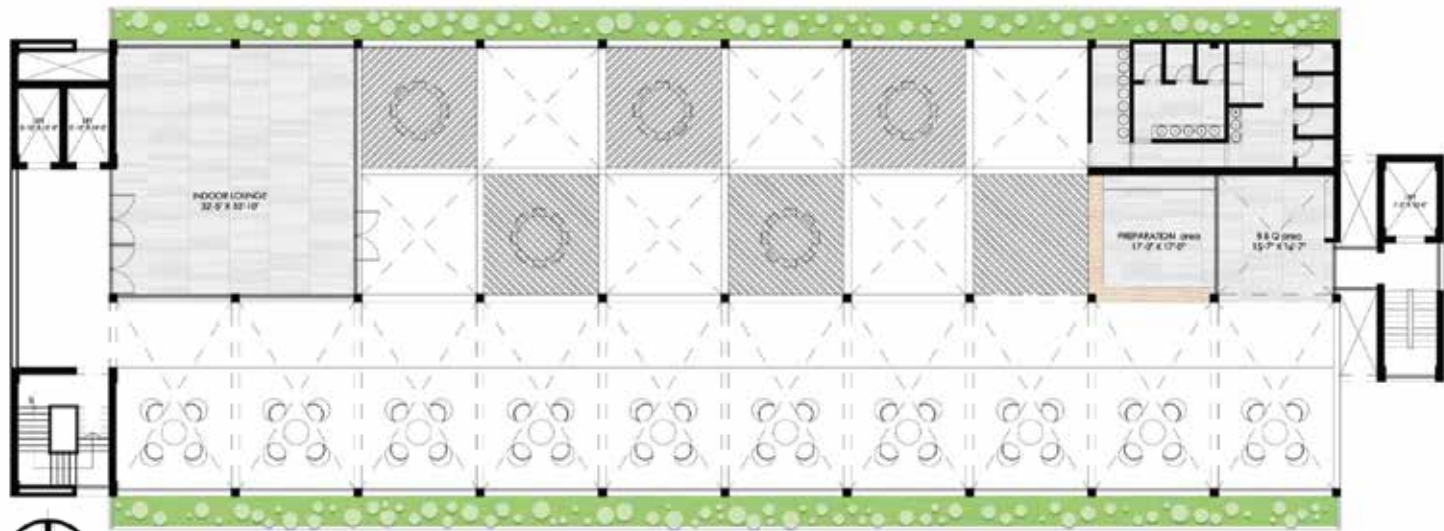


⊙ SECOND FLOOR PLAN

- PREMIUM SUITES

- 520 SFT
- Hi-tech Fittings and fixtures
- Comfy Lightings
- Posh Color combination
- Luxurious furniture





ROOF PLAN





RESORT FACILITIES

CONFERENCE ROOM

GYM & SPA

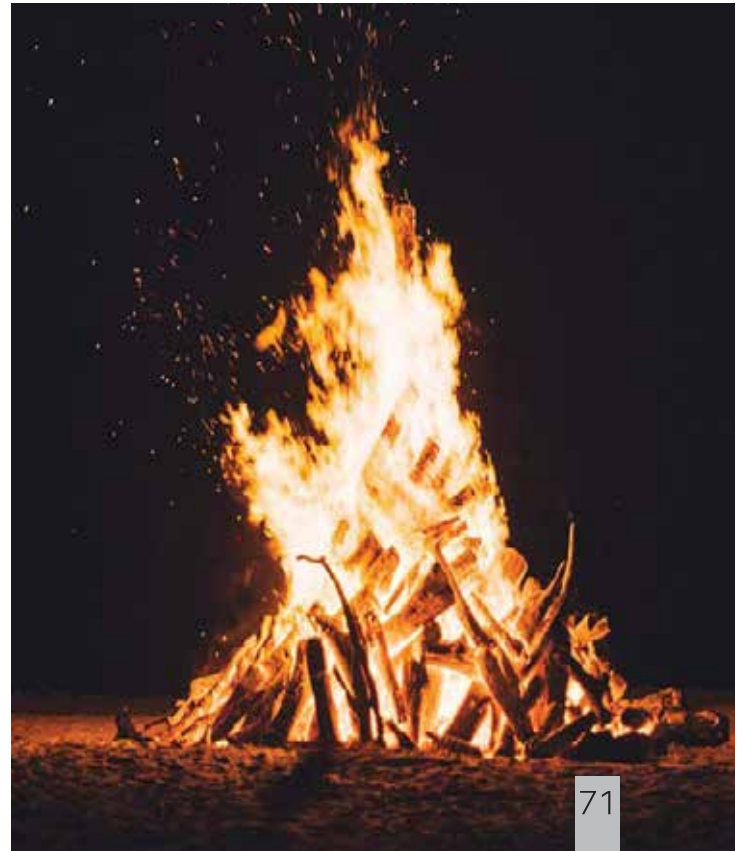
KIDS ZONE

CAMPFIRE

OUTDOOR PLAY GROUND

RESTAURANT

BBQ ZONE





Room Feature & Amenities

- King Size Bed
- Bedroom
- Living & dining space
- Single Sofa
- Reading Table & LED light
- Kitchenette
- Curtain
- Balcony
- Modern fittings & fixtures
- Coffee Table
- Bedside Table Lamp
- Supreme Class Closet
- Refrigerator
- 42" Smart TV
- AC
- Latest IT Facility
- High Speed Wi-Fi
- Intercom
- Hair Dryer
- Toilet
- Hot & Cold-water supply



WIDE MULTIPURPOSE SPACE



SPACIOUS PLAYGROUND, GALLERY



EVERGREEN'92
Property Development Company Ltd.

UPCOMMING & OTHER
PROJECTS



EVERGREEN'92 HOTEL



Start the day with a cup of tea, looking at the blue sky and breathing the fresh air while you hear the chirping of birds.

UPCOMING PROJECT



CONDOMINIUM

76

“BIG DREAMS SMALL ADDRESS”

STUDIO LIVINGS
SMART FEATURES

EVERGREEN' 92 NEST
SMART STUDIO APARTMENTS



EVERGREEN'92 *Clothing*

MENS- T SHIRT, POLO SHIRT, BOXER,
JOGGERS, DENIM OUTFIT, OXFORD
SHIRT.

WOMEN'S- OXFORD SHIRT, JACKET,
TROUSERS, HOODIES, SWEATSHIRT,
THERMAL
T-SHIRT, POLO SHIRT, KNIT WOVEN,
TOP BOTTOM, NIGHTWEAR, PLAZZO

BABY BOY- T-SHIRT, POLO SHIRT,
PANT, ROMPER
BABY GIRL- T-SHIRT, POLO SHIRT,
SKIRT





EACH ACHIEVEMENT WAS A CHAPTER OF HARD WORK AND PERSEVERANCE. AS THE NIGHT UNFOLDED, WE REALIZED THAT TRIUMPH IS NOT JUST ABOUT THE DESTINATION BUT THE JOURNEY WE'VE TRAVELED TOGETHER. HERE'S TO THE TEAM, THE CHALLENGES CONQUERED, AND THE VICTORIES THAT BIND US.

- CELEBRATION OF SUCCESS
- TEAM TRIUMPHS



OFFICE PROGRAM
BOSHONTO UTSHOB



REAL ESTATE FAIR
PLACE: ISHTI KUTUM, UTTARA



REAL ESTATE FAIR
PLACE: ICCB, BASUNDHORA



EVERGREEN'92
Property Development Company Ltd.

EVERGREEN'92

Village



EVERGREEN'92
Country Life

শ্যামল
রিজোর্ট
শ্যামল '৯২



EVERGREEN'92 HOTEL

Rose Garden
RESORTS



EVERGREEN'92
Clothing