



GRANVILLE

# The Beginning of a New Era



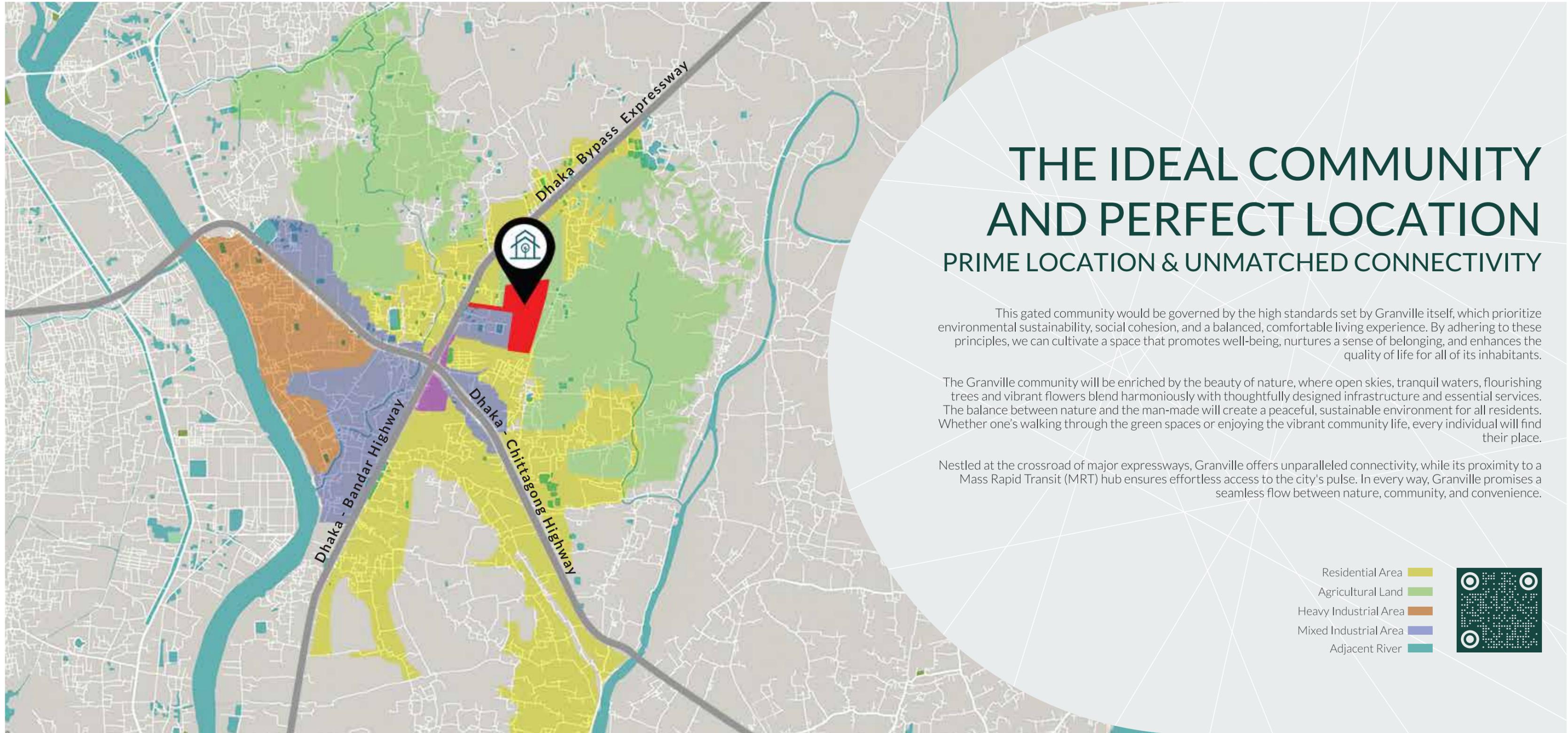
GRANVILLE

## LIVE THE SUSTAINABLE LIFE THAT ECHOES WITH EARTH AND RESONATE WITH NATURE

The essence of GRANVILLE, a venture by TRIO LIVING LIMITED, emerged from the desire for quality housing. This is strategically situated near the Dhaka Bypass, with easy access to key routes such as Dhaka Bypass Expressway, Airport-Kutubkhali Elevated Expressway, proposed MRT line 4 (Metro) and Dhaka-Chottogram Highway.

GRANVILLE stands as the only low-density gated community in Bangladesh where nature is the central design element. The development integrates multiple expansive lakes that serve as natural buffer zones between different sectors, enhancing both privacy and aesthetics. These lakes are complemented by vibrant water-based flora and fauna, which form a dynamic and eco-friendly landscapes, enriching the environment and creating a serene, harmonious living space.





# THE IDEAL COMMUNITY AND PERFECT LOCATION

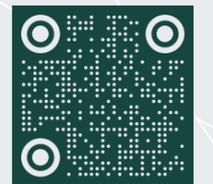
## PRIME LOCATION & UNMATCHED CONNECTIVITY

This gated community would be governed by the high standards set by Granville itself, which prioritize environmental sustainability, social cohesion, and a balanced, comfortable living experience. By adhering to these principles, we can cultivate a space that promotes well-being, nurtures a sense of belonging, and enhances the quality of life for all of its inhabitants.

The Granville community will be enriched by the beauty of nature, where open skies, tranquil waters, flourishing trees and vibrant flowers blend harmoniously with thoughtfully designed infrastructure and essential services. The balance between nature and the man-made will create a peaceful, sustainable environment for all residents. Whether one's walking through the green spaces or enjoying the vibrant community life, every individual will find their place.

Nestled at the crossroad of major expressways, Granville offers unparalleled connectivity, while its proximity to a Mass Rapid Transit (MRT) hub ensures effortless access to the city's pulse. In every way, Granville promises a seamless flow between nature, community, and convenience.

- Residential Area
- Agricultural Land
- Heavy Industrial Area
- Mixed Industrial Area
- Adjacent River

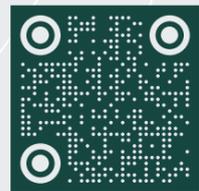




# MASTER PLAN

The guiding principle of this project is "Design with Nature," with a focus on sustainability and harmony with the natural environment. The masterplan emphasizes eco-friendly structures, climate-responsive infrastructure, and wildlife-supportive community standards as its core elements. Priority is given to the integration of natural elements such as water, wind, and sky, ensuring a tranquil and comfortable living experience. Rigorous analysis and thoughtful planning, intelligent use of space, efficient road networks, and strategic zoning have been carefully implemented. The ultimate goal of the masterplan is to foster a cozy, vibrant community, offering residents unobstructed views and scenic vistas that enhance their quality of life.

The GRANVILLE is divided into four sectors (Northville, Southville, Eastville & Westville) and a medical city, namely MediCity.



- MEDICITY 1
- ISLAMIC CENTRE & MOSQUE 2
- RETAIL AREA 3
- WOMEN'S CENTER 4
- RESERVED AREA 5
- CONDOMINIUM 6
- SPORTS COMPLEX 7
- CHILDREN'S PLAY AREA 8
- EDUCATIONAL COMPLEX 9
- PARK & LAKE 10
- GRAVEYARD, RETIREMENT HOME & ORPHANAGE 11

“THE NATURE OF SPACE REFLECTS

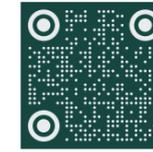
WHAT IT WANTS TO BE.”

**Louis I. Kahn**

(Architect, Urban Planner & Philosopher)

# WESTVILLE

Sector WESTVILLE is thoughtfully designed to feature an Islamic Center with a mosque, set within a peaceful landscape of indigenous plants, a lake, pedestrian walkways, and public spaces. The area is well-connected, bordered by GRANVILLE Avenue, a secondary avenue, and a 60-foot-wide peripheral road, ensuring easy access throughout the community. WESTVILLE aims to be a model of sustainable living, integrating residential, religious, and recreational spaces into a cohesive environment. By prioritizing tranquility and accessibility, this sector promotes both spiritual enrichment and social well-being, fostering a balanced, inclusive community.



Plot Size: **10** Katha

No. of Plots: **47**

Maximum Ground Coverage: **50%**

Allowable Structure Height: **40** Feet

### Adjacent Amenities:

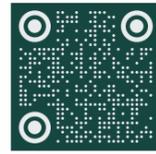
- Islamic Centre & Mosque
- Library
- Lake
- Dedicated Green Area

\* Mandatory **10** feet green set back along road.





ISLAMIC CENTER & MOSQUE



Plot Size: **20** Katha

No. of Plots: **38**

Maximum Ground Coverage: **40%**

Allowable Structure Height: **40** Feet

**Adjacent Amenities:**

Women's Centre

Lake

Dedicated Green Area, Park

\* Mandatory **15** feet green set back along road.



# NORTHVILLE

Sector NORTHVILLE is a distinctive enclave, where the community's exclusive women's centre sits beside a tranquil lake, embraced by pedestrian walkways and a natural landscape of indigenous trees. This peaceful sanctuary is home to native birds and urban fauna, creating a harmonious connection between nature and modern living. At the north of the sector stands the community's only condominium, an iconic example of contemporary design, offering elegant living spaces, exceptional services, and meticulous management. At the northern part of the sector enjoys seamless connectivity to 80 feet wide GRANVILLE Avenue, a secondary Avenue and 60 feet wide peripheral road. A special feature of NORTHVILLE is its 15-foot-wide garden strips along the 25-foot-wide tertiary roads, lush with native fruits and flowers.

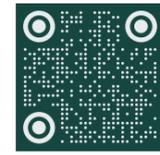


CONDOMINIUM

# SOUTHVILLE

Sector SOUTHVILLE is the most vibrant area of GRANVILLE, featuring a modern retail zone with a variety of shops, a food court, entertainment options, and a gaming hub, providing a dynamic experience for residents. Set beside a serene lake and surrounded by pedestrian walkways and indigenous trees, the sector offers a peaceful atmosphere. The Children's Play Area is located adjacent to the retail zone, ensuring easy access for families.

SOUTHVILLE also caters to the community's social needs, with facilities including a retirement home, an orphanage and a dedicated graveyard only for GRANVILLE community.



Plot Size: **3** Katha

No. of Plots: **96**

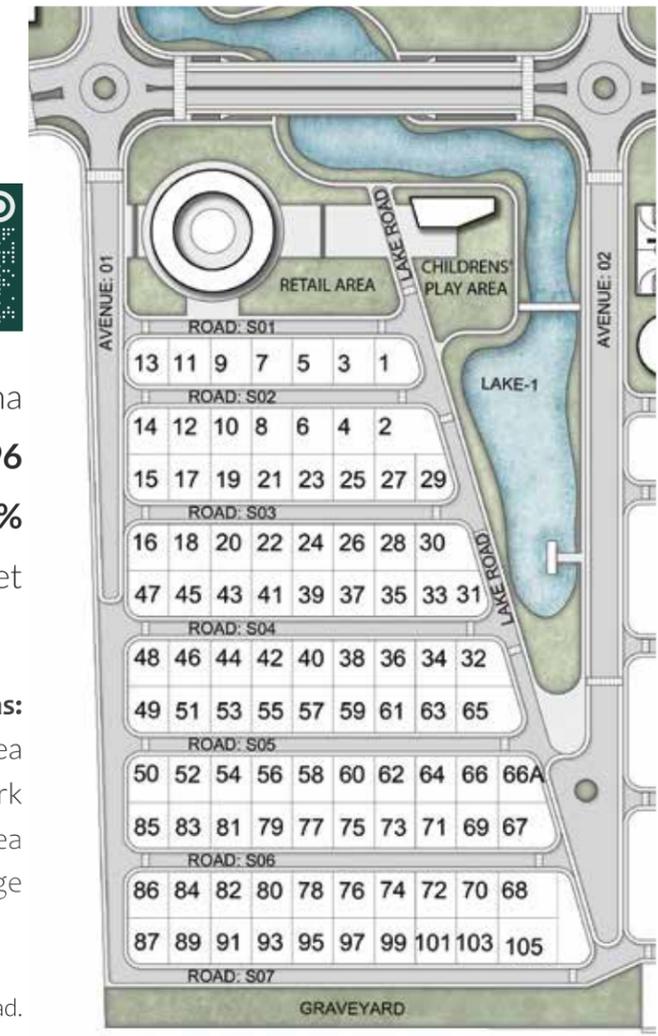
Maximum Ground Coverage: **60%**

Allowable Structure Height: **40** Feet

**Adjacent Areas:**

- Retail Area
- Lake & Park
- Childrens' Play Area
- Graveyard, Retirement Home & Orphanage

\* Mandatory **3** feet green set back along road.

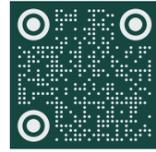




RETAIL AREA



GRAVEYARD



Plot Size: **5** Katha  
 No. of Plots: **70**  
 Maximum Ground Coverage: **50%**  
 Allowable Structure Height: 40 Feet

**Adjacent Amenities:**  
 Sports Complex, Cricket Ground & Gymnasium  
 Educational Complex  
 Lake  
 Dedicated Green Area

\* Mandatory **5** feet green set back along road.



# EASTVILLE

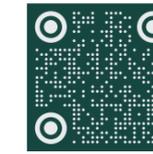
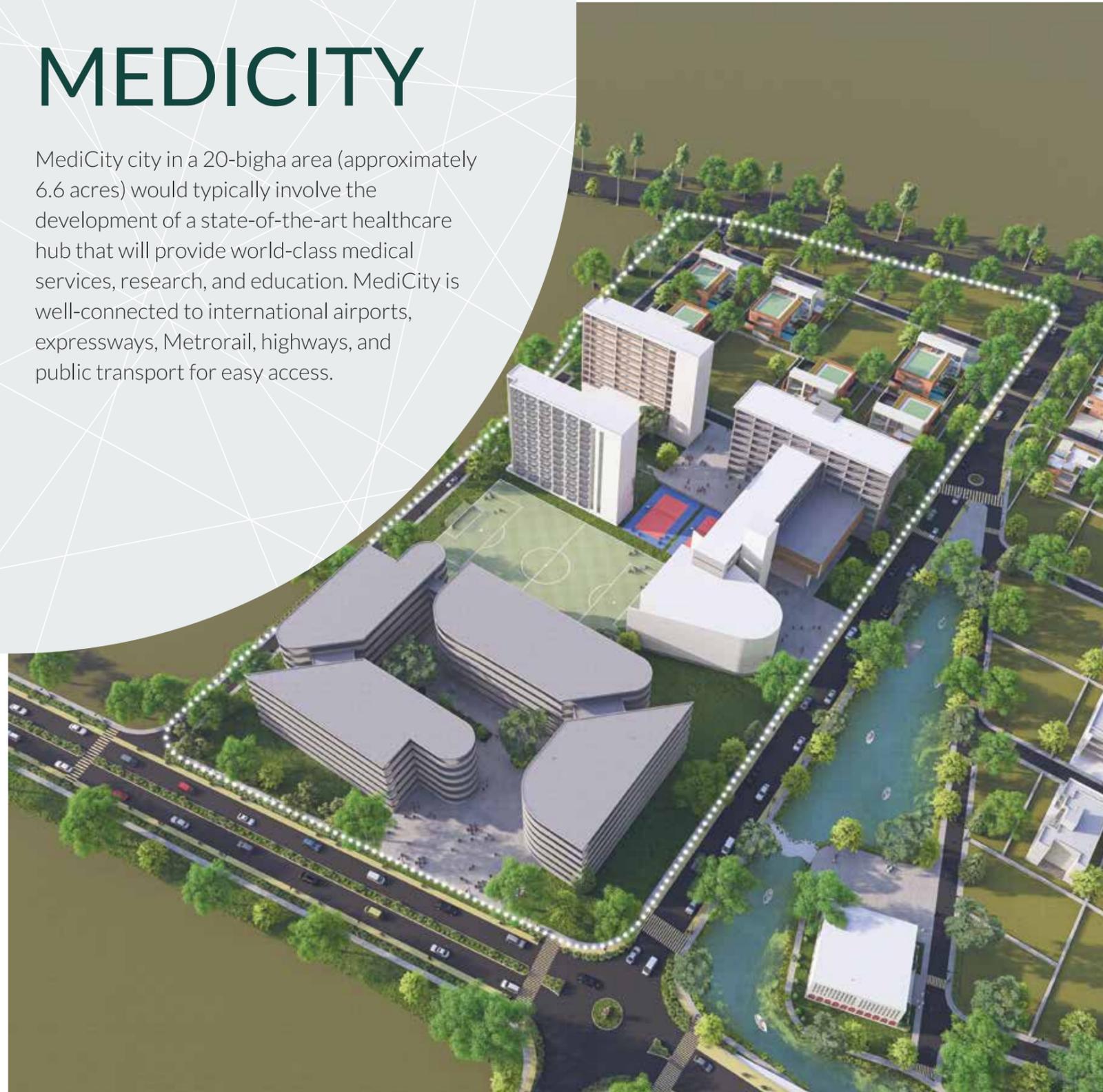
Sector EASTVILLE is the educational hub of GRANVILLE, featuring an educational complex of international standards that will provide world-class learning facilities for students of all ages. This sector also boasts a comprehensive GRANVILLE sports complex, complete with a cricket academy, an indoor swimming pool for men, women and children, a basketball court, gymnasium and football ground, offering residents ample opportunities for recreation and physical activity. EASTVILLE is well-connected, with a 60-foot-wide local road providing easy access to the eastern side of the community. Through its integration of education, sports, and residential spaces, EASTVILLE is designed to foster both intellectual and physical development, making it an essential part of GRANVILLE's community.

# EDUCATION & SPORTS AREA



# MEDICITY

MediCity city in a 20-bigha area (approximately 6.6 acres) would typically involve the development of a state-of-the-art healthcare hub that will provide world-class medical services, research, and education. MediCity is well-connected to international airports, expressways, Metrorail, highways, and public transport for easy access.



Plot Size: **20** Katha

No. of Plots: **12**

Maximum Ground Coverage: **50%**

Allowable Structure Height: **60** Feet

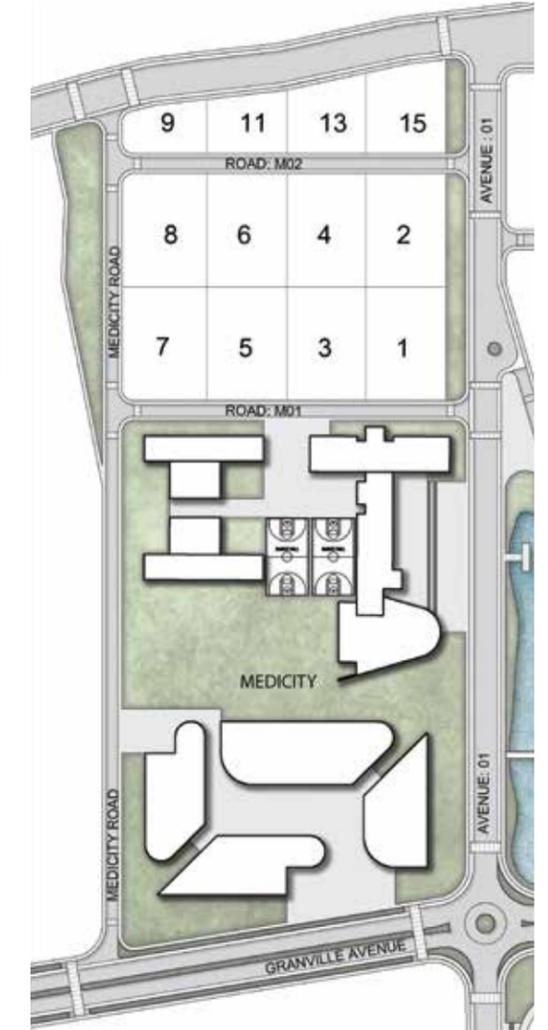
Dedicated MediCity Road

### Adjacent Amenities:

Lake

Community Green Space, Park

\* Mandatory **10** feet green set back along road.





MEDICITY

MEDICITY



# MEDICITY



“EVERY BUILDING MUST HAVE ITS OWN SOUL.”

Louis I. Kahn  
(Architect, Urban Planner & Philosopher)

BUILDING TYPE: A 1  
SINGLE FAMILY RESIDENCE

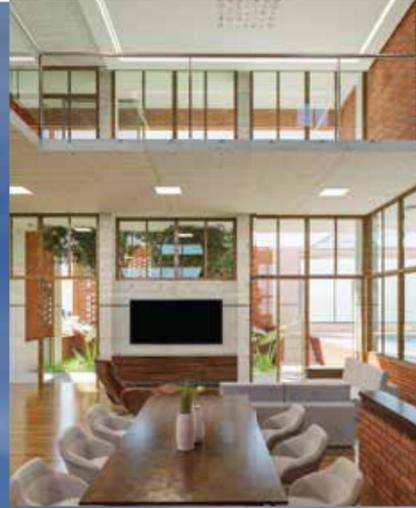
\*for 3 katha plot or above.





BUILDING TYPE: A 2  
SINGLE FAMILY RESIDENCE  
\*for 5 katha plot or above.

BUILDING TYPE: A 3  
SINGLE FAMILY RESIDENCE  
\*for 10 katha plot or above.

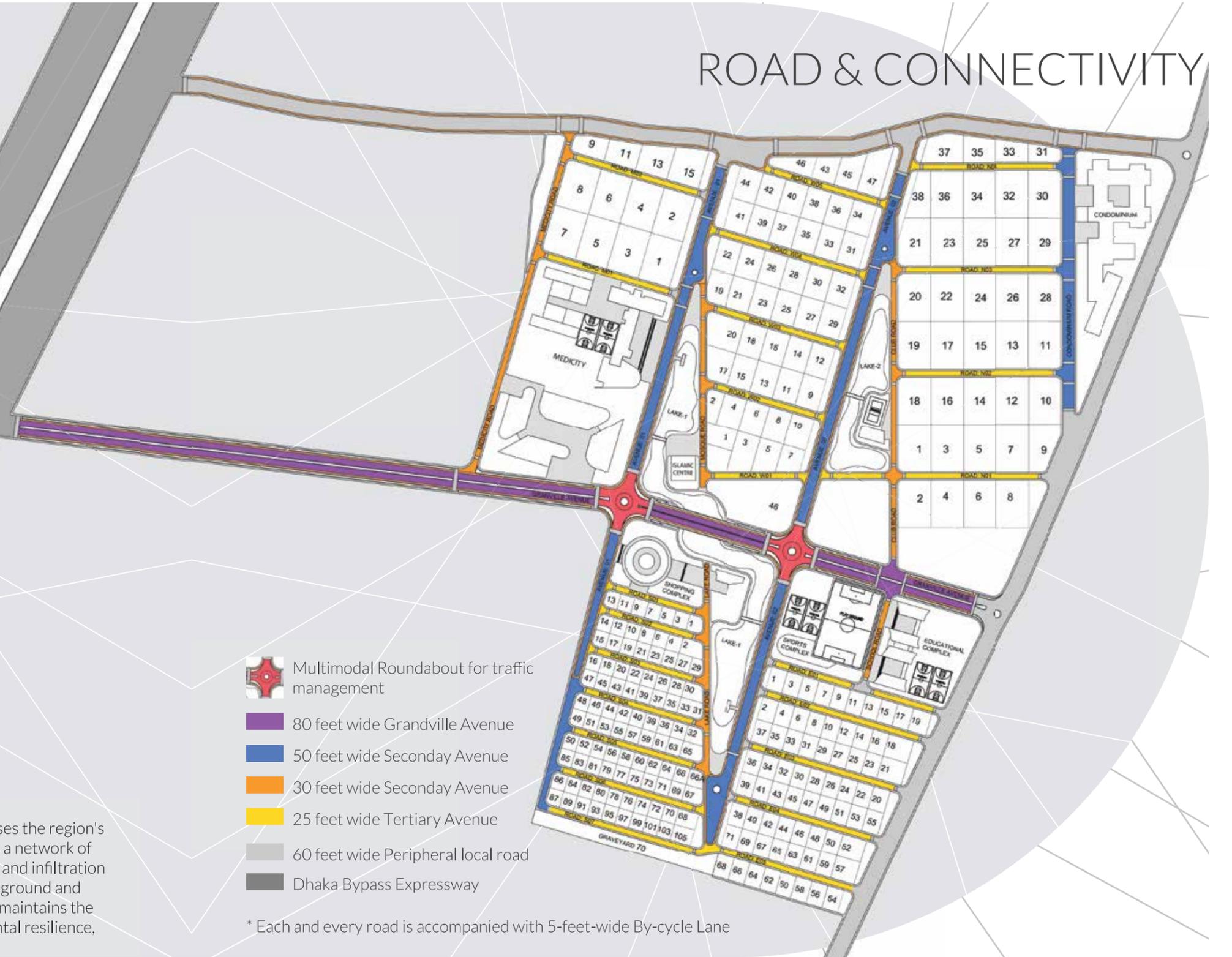


BUILDING TYPE: A 4  
SINGLE FAMILY RESIDENCE  
\*for 20 katha plot or above.



# SUSTAINABLE STORMWATER MANAGEMENT

# ROAD & CONNECTIVITY

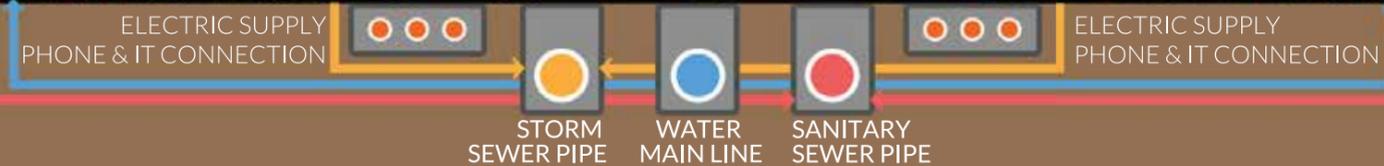


-  Multimodal Roundabout for traffic management
-  80 feet wide Grandville Avenue
-  50 feet wide Secondary Avenue
-  30 feet wide Secondary Avenue
-  25 feet wide Tertiary Avenue
-  60 feet wide Peripheral local road
-  Dhaka Bypass Expressway

\* Each and every road is accompanied with 5-feet-wide By-cycle Lane

The goal of the GRANVILLE masterplan is to implement a sustainable storm water management system that addresses the region's flood-prone terrain and hot-humid climate. Given the area's susceptibility to flooding, the masterplan incorporates a network of engineered water bodies designed to capture and store storm water. These water features will function as retention and infiltration basins, utilizing permeable surfaces to store water in a "spongy" manner, allowing for gradual absorption into the ground and reducing surface runoff. This approach not only mitigates flood risks but also enhances groundwater recharge and maintains the hydrological balance. By integrating advanced storm water management techniques, Granville ensures environmental resilience, supporting sustainable urban development within the community.

## SECURITY FEATURES



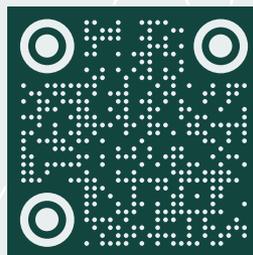
## EXCLUSIVE FEATURES

- Flood and earthquake protection
- International standard firefighting facilities
- Central Security Control System for whole housing area
- Delivering energy efficiency in housing plots
- Advanced and Intelligent Traffic Management
- International standard road layout and transport solution
- Modern Underground installation of facilities (Gas, electricity, water, IT)
- Dust and noise reduction in development phases and built housing areas
- European standard centralized waste management service
- Shared garden green space maintained by GRANVILLE
- High quality urban design infrastructure standards
- Granville Retirement Home, Orphanage and Graveyard



## GRANVILLE

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