



BASHUNDHARA
Medical City —
&
International hospital

WORLD-CLASS • GREEN • SMART HOSPITAL

ADVANCED HEALTHCARE
FOR BETTER LIFE

BANGLADESH'S FIRST SMART AND GREEN
INTERNATIONAL HOSPITAL, @ BASHUNDHARA R/A

 **BY**
S RAHMAN PROPERTIES



A NEW
STANDARD IN
HEALTHCARE


S' RAHMAN PROPERTIES

PREFACE

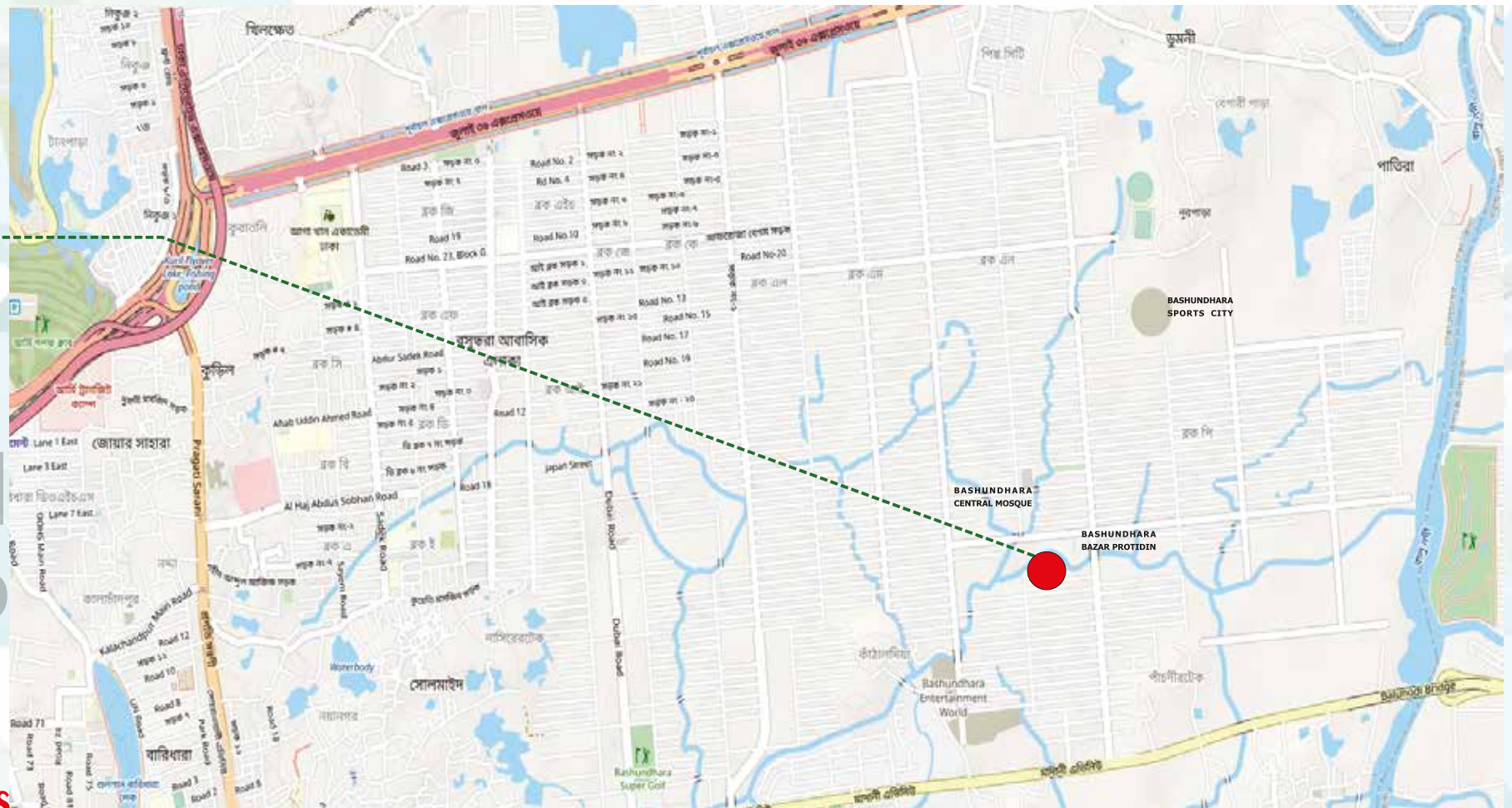
S RAHMAN PROPERTIES is one of the renowned developer firm in Real Estate Industry of Bangladesh. It was established in year 1996 as a developer firm. During these 30years of excellence, S RAHMAN PROPERTIES has steadily consolidated its expertise and has completed many projects in all over Bangladesh.

Our vision is to establish the firm one of the best developer in Bangladesh Real Estate industry by providing Safe and Quality living within a reasonable price.

Recently, we have focussed on healthcare, The development of healthcare infrastructure is a vital step toward building a healthier and more resilient society. Recognizing this responsibility, our real estate firm is proud to undertake the development of **BASHUNDHARA MEDICAL CITY & INTERNATIONAL HOSPITAL @ Block-N**, most prestigious area in Bashundhara R/A.

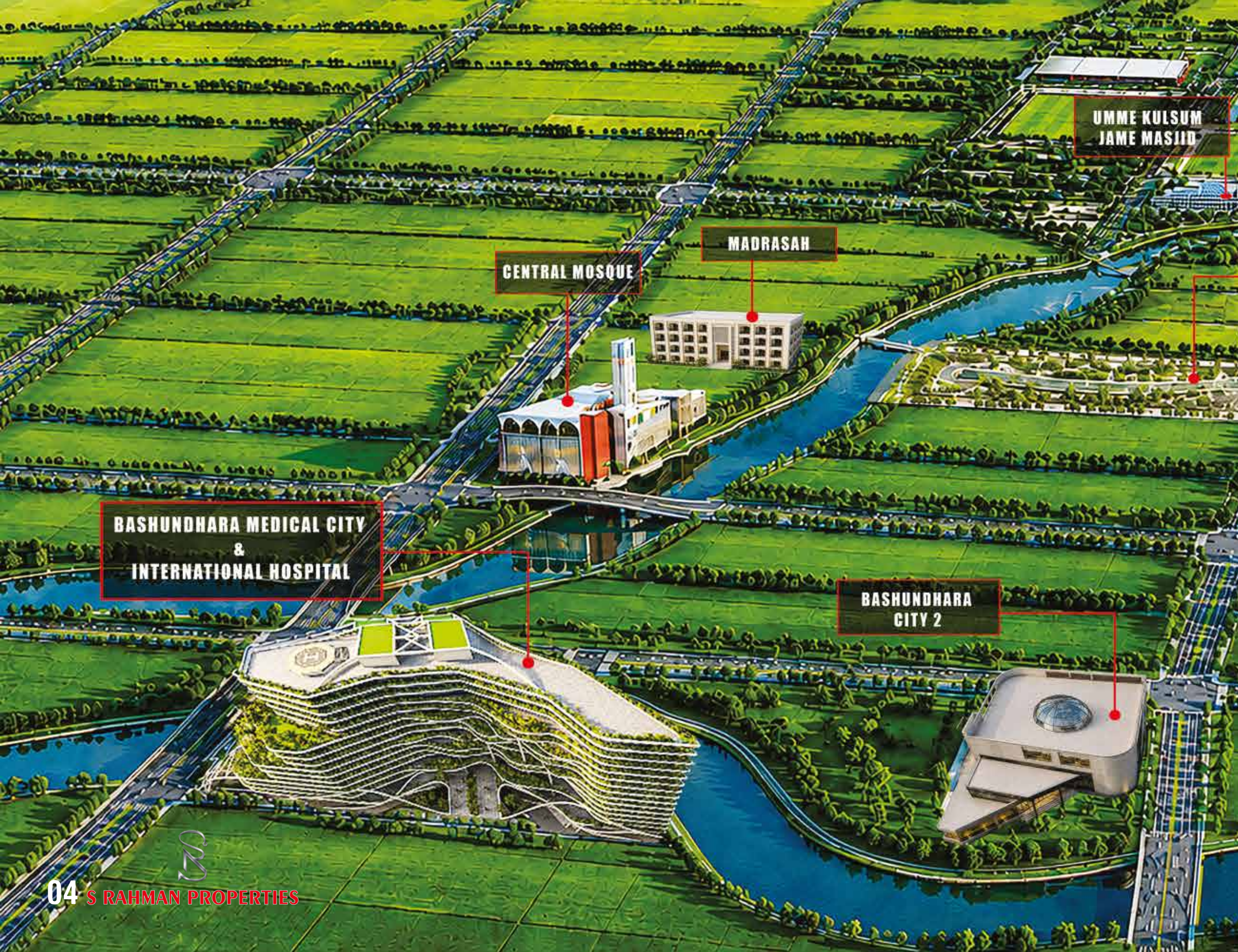
BASHUNDHARA MEDICAL CITY & INTERNATIONAL HOSPITAL would be a 3 basement plus 15th storied building with **1000 beds hospital**. The land area of the hospital is almost 6 bigha (120 katha). The hospital is located on beside of the Bashundhara Bazar Protidin. This location would be the commercial centre of Bashundhara Residential Area, where Bashundhara Bazar Protidin, Bashundhara Central Mosque, Bashundhara Sports centre, Bashundhara School & College, Children play ground etc. are already located.

BASHUNDHARA MEDICAL CITY & INTERNATIONAL HOSPITAL



LOCATION MAP





**UMME KULSUM
JAME MASJID**

MADRASAH

CENTRAL MOSQUE

**BASHUNDHARA MEDICAL CITY
&
INTERNATIONAL HOSPITAL**

**BASHUNDHARA
CITY 2**



SPORTS CITY

KINGS ARENA

COMMUNITY PARK

**BASHUNDHARA
PUBLIC SCHOOL & COLLEGE**

**INTERNATIONAL
CRICKET STADIUM**

SPORTS CITY

PROJECT OBJECTIVES:

- Making this hospital as a pathway and avenue to take Bangladesh healthcare system to the next level. Significant reduction of Medical Tourism by our citizens.
- Establishing a truly Super Specialty hospital in Bangladesh which would be a Smart hospital with advanced IT, networking systems, digital platform.
- To fill the gaps in our healthcare clinical services delivery both in medicine & sophisticated, surgical treatment.
- Establishing a hospital with world class Architecture, interior decoration which would be a "Green hospital" with natural healing environment.



Green Hospital

Sustainable, Eco-friendly, ensuring a healthy environment surrounded by greenery



Smart Hospital

Modern healthcare driven by digital technology and smart systems



Advanced technology

Robotic surgery, AI, Automation



International standards

JCI (Joint Commission International) Standard



Patient-oriented care

Patient safety and comfort are top priorities.



All health services under one roof

Treatment, Diagnostic, Surgery
Rehabilitation & many more.



HOSPITAL RECEPTION



CENTRAL COURTYARD & OPD



PROJECT JUSTIFICATIONS:

- There are few **JCI (Joint Commission International)**, USA accredited hospital in Bangladesh.
- There is lack of environment friendly "**Green hospital**" in Bangladesh.
- Bangladesh lacking a technologically advanced **Smart hospital**.
- A full body applied checkup systems.
- Inadequate ICU, CCU, NICU, PICU services. This project would have a total of **115 beds** ICU, CCU, NICU, PICU beds.
- Inadequate Dialysis centres or facilities. This project would have **30 beds Dialysis** centre.
- Advanced **Chemotherapy centre** for treating all types of cancer or oncology (medical treatment).
- In our diagnostic sector, a fully functional Advanced **Genetic and Molecular Laboratory** (DNA/RNA strand of chromosome to be analysed for diagnosing cancer, drugs response, other diseases) is required. This project would address that as well.
- Advanced Medical **Infertility centre** with all surgical facilities, which is lacking.
- This hospital would have an International standard large **Physiotherapy center** which is lacking.
- Radiology therapy, that is world class "**Zero Pain Centre**".
- Project would have **advanced surgical care** like advanced Brain & neurosurgery, Cardiothoracic surgery, Bariatric surgery, Joint replacement, Plastic and reconstructive surgery, Palliative surgery, Open heart surgery, Orthopaedic & spine surgery etc.

PROJECT SUMMARY:

- A 1000 beds hospital.
- Total of 26 operation theatres.
- 25 regular clinical services department & 11 specialized healthcare centres.
- A total of 115 ICU, CCU, NICU & PICU beds with 2 separate ICUs. Laparoscopic & robotic surgical facility.



SPECIALIZED SURGICAL FACILITIES:

- Bariatric surgery
- Cardiothoracic surgery
- Open heart surgery
- Oncology & Palliative surgery
- Neuro & brain surgery
- Orthopaedic, spine, joint replacement surgery.
- Plastic & reconstructive surgery
- Urology
- Hepato-biliary
- Paediatric surgery

SPECIALIZED HEALTHCARE CENTRE:

Medical treatment related centres -

- Advanced Genetic & Molecular laboratory (Diagnostic)
- Foreign type whole body checkup centre
- Advanced physiotherapy & Zero Pain centre
- Dialysis centre (30 beds)
- Advanced Chemotherapy centre for treating Cancers (30 beds)
- ICU, CCU, NICU & PICU centre (115beds)

Surgical treatment related centres -

- International standard Infertility & IVF (In Vitro Fertilization Centre) – (10 beds)
- Advanced skin care, aesthetic & laser surgical centre

Other specialized services centres –

- Natural healing centre
- Meditation centre
- Mental Rehabilitation centre







ICU
Intensive Care Unit



CCU
Coronary Care Unit



NICU
Neonatal Intensive Care Unit



PICU
Pediatric Intensive Care Unit



CARDIOLOGY DEPARTMENT



DOCTOR'S ROOM



CHECKUP ROOM



CARDIAC CARE UNIT

WHOLE BODY CHECKUP



DIALYSIS UNIT



OPERATION THEATER



POST OPERATIVE UNIT





MALE WARD



FEMALE WARD



SINGLE CABIN



VIP CABIN

ARCHITECTURAL SPECIALTY & GREEN HOSPITAL:

- **Green Architecture:** Landscaped greenery and trees surrounding every floor from the second floor to the top.
 - **Indoor Greenery:** Trees and planted green spaces integrated at suitable locations throughout the hospital.
 - **Iconic Building Form:** A distinctive triangular-shaped building creating a unique architectural identity.
 - **Signature Front Façade:** An exceptionally designed front elevation with a modern and welcoming entrance.
 - **Waterfront Landscape:** A landscaped lake in front of the hospital enhances the healing environment and overall visual character.
 - **Terraces & Sky Gardens:** Landscaped terraces with sky-gardens and comfortable outdoor relaxation spaces.
 - **Recreational Areas:** Dedicated children's playgrounds and family-friendly spaces within the terrace areas.
 - **Hospitality & Business Facilities:** Restaurants and a business centre integrated into selected terrace and communal areas.
 - **Rooftop Facilities:** Rooftop facilities include a restaurant, helipad, conference centre, and landscaped gathering spaces.
- Healing Environment: Architecture integrates nature, daylight, greenery, and open spaces to create a modern Green & Healing Hospital.





HOSPITAL TOURISM & BUSINESS CENTRE



CHILDREN PLAY AREA



LAKE SIDE VIEW

3RD BRIDGE

BED DISTRIBUTION:

Total beds – 1000

- Medicine & allied departments – 375
- Surgery & allied departments – 365
- Gynaecology & allied departments – 250
- VIP & VVIP cabins – 10

OPERATION THEATER DISTRIBUTION:

- General & gastro – intestinal surgery-3
- Cath lab (Open heart surgery) - 2
- Neuro & brain surgery-2
- Orthopaedic, joints & spine surgery-2
- Eye surgery-2
- ENT surgery-2
- Gynecological surgery-2
- Obstetrical surgery & procedure-2
- Cardiothoracic surgery-1
- Bariatric surgery-1
- Plastic & reconstructive surgery-1
- Hepato-biliary surgery-1
- Gynecological oncology surgery-1
- Urological surgery-1
- Oncological surgery-1
- Pediatric surgery-1
- Medical infertility surgery-1

REGULAR MEDICINE DEPARTMENTS:

(other than specialized medical centers like ICU, Dialysis, Chemotherapy):

- Neurology
- Chest Medicine & Asthma
- Gastroenterology
- Hepatology
- Dermatology
- Rheumatology
- Endocrine & Diabetes
- Paediatrics
- Psychiatry

SURGERY DEPARTMENTS:

- General surgery
- Bariatric surgery
- Neuro & brain surgery
- Orthopaedic, joint & spine surgery
- Cardio-thoracic surgery
- Plastic & reconstructive surgery
- Eye surgery
- ENT surgery
- Gastro-intestinal surgery
- Hepato-biliary surgery
- Paediatric surgery
- Oncology & palliative surgery

OTHER CLINICAL SERVICES:

- Screening for special endemic diseases
- Ambulances services in & around Dhaka
- Central pharmacy
- Dental checkup & surgeries
- Emergency services with minor Operation theatre
- Vaccination centre

NON CLINICAL SERVICES FACILITIES:

- Sky lobby & business centre
- Cultural desk
- Travel advice
- VISA support
- Roof top restaurant
- Children play ground
- Sky garden
- Research & training centres
- Gift shop



PROJECT PHASES:

Phase 0 (Year 0 – 1):

- Technical planning
- Designing (Architectural, Structural, Electrical, MEP, HVAC & others)
- All Approval
- Civil construction
- MEP, HVAC works
- Interior Decoration
- Medical equipment, human resources installation

Phase 1: Diagnostic centre with few clinical services (Year 1 – 3)

- Diagnostic centre
- Pharmacy
- Dentistry
- Vaccination centre
- Aesthetic & laser skin care
- Dialysis centre
- Physiotherapy
- Infertility consultation centre

Phase 2: Completed hospital (Year 3 – 6):

- Emergency
- All department indoors & all cabins
- All operation theatres including Cath lab & Infertility
- Natural healing, Meditation, Mental Rehabilitation
- Chemotherapy centre, ICU/CCU/NICU/PICU
- Ambulance services
- Restaurant

QUALITY ASSURANCE ASPECT (INTERNATIONAL STANDARD HOSPITAL):

Quality assurance (human resources)-

- Appointing NRB (Nonresidential Bangladeshi) specialist & nonspecialist doctors working in UK, Australia other countries in this hospital.
- Provision for work of foreign experts or consultants.
- Majority clinical centre management officials or coordinators foreign nationals.
- A great number of non-technical/nonclinical management

officials would be foreign national.

- Periodic practical capacity building.
- Application of KPI (Key Performance Indicators) for all departments, services, team.

QUALITY ASSURANCE, TECHNOLOGY & SYSTEMS:

- Probable technical partnership with foreign specific clinical services centres of various hospitals.
- High tech, state of art medical equipment's.
- Advanced IT & networking systems.
- SOP (standard operating process) for all clinical services delivery.

PROJECT VALUE & SHARE PRICE:

- Total project value (roughly): 1250.40 crore.
- Total number of shares: 2084.
- Each share price: BDT 60 lakh.

FACILITIES OF PURCHASING SHARES:

- Per share 414.17 square feet space.
- Per share 0.083 decimal of land.
- Annual share of profit as per number of shares purchased.
- Investors can get profit against number of shares purchased on monthly basis.

MODE OF PAYMENT OF SHARE PURCHASE:

For a single share (BDT 60 lac) -

- Booking money = BDT 15 lakh .
- During registration = BDT 15 lakh .
- So, realization of payment BDT 30 lakh before registration.
- Remaining amount = 42 separate installments.

For multiple shares (BDT 60 lac each) –

- Anyone can purchase any numbers of shares 3 or 6 or 10 or 15 or 20 or more,

DISCOUNT IN TREATMENT & DIAGNOSTIC TESTS SHAREHOLDERS WOULD GET:

Number of share purchased	Discount in treatment for shareholder (%)	Discount in treatment for family members of shareholder (%)
1-5 share	20	10
6-10 share	25	15
11-15 share	30	20
16-20 share	40	30
21 & above	50	40

FUTURE VALUE/SCOPES OF PURCHASING SHARES:

- Share price increase during late construction phase.
- Share price increase after start of first phase (diagnostic centre).
- Individual share price = 2 – 2.5 crore after completion of the project (starting of full hospital operation) Respect.
- Scopes for services to humanity.
- High level of expected return on investment (ROI).

EXPECTED RETURN ON INVESTMENT (ROI):

Phase 01: Diagnostic centre Year 2 & 3

Share	Annual (BDT)	Monthly (BDT)
Year 02		
1 share	2,04,886	17,074
5 share	10,24,428	85,369
10 share	20,48,857	1,70,738
Year 03		
1 share	2,53,952	21,163
5 share	12,69,759	1,05,813
10 share	25,39,518	2,11,626

Phase 02: Complete hospital Year 4 & 5

Share	Annual (BDT)	Monthly (BDT)
Year 04		
1 share	31,05,567	2,58,797
5 share	1,55,27,835	12,93,986
10 share	3,10,55,669	25,87,972
Year 05		
1 share	36,55,947	3,04,579
5 share	1,82,74,736	15,22,895
10 share	3,65,49,471	30,45,789

Phase 03: Diagnostic center & Complete hospital Year 6 & 7

Share	Annual (BDT)	Monthly (BDT)
Year 06		
1 share	42,90,912	3,57,576
5 share	2,14,54,558	17,87,880
10 share	4,29,09,116	35,75,760
Year 07		
1 share	47,73,307	3,97,776
5 share	2,38,66,536	19,88,878
10 share	4,77,33,072	39,77,756

CAUSES OF LOWER RETURN PER SHARE IN PHASE 1:

- (Diagnostic centre) In phase 1, limited source of income like - Diagnostic tests, diagnostic tests of Physiotherapy patients income from Aesthetic skin care, income from Dialysis center, & income from Medical Infertility patient diagnostic tests.
- Daily number of patients would be limited.
- In the financial analysis of Phase 1: very conservative figure is used, so that it is sure to be realized.
- All outdoor consultants would be full time, highly paid expert of this project. So, there would be huge expenses in technical people salary.
- We also put higher salary which isn't usually given in Bangladesh for Managerial staffs to ensure international standard.

For the above causes, the operational expenses would be much higher than other comparable hospitals in Bangladesh. So, over all ROI would be very modest as source of income would be limited.

CAUSES OF HIGH RETURN PER SHARE IN PHASE 2 (COMPLETED HOSPITAL):

- In this phase there would be many significant sources of incomes. Like -
- 26 operation theatres,
- 1000 beds of which 115 ICU, CCU, NICU, PICU beds
- 220 cabins (rent, drug sale, other)
- 455 beds (rent, drug sales, other)
- Chemotherapy centre
- Infertility centre OT
- Huge amount diagnostic tests per day
- Huge income from Radiology & Medical Imaging (X Ray, Ultrasound, CT scan, MRI, BMD, Mammograms etc.).
- Despite high salary expenses for both technical (Specialist Doctor), non-technical person (clinical Coordinators, Managers), income would always outpace expenses to a large margin.
- For example, if only 2/3 Operation is conducted per OT, there would be around 60 – 70 OT per day, which is roughly equal to 70 lac TK. So, 365 days (in a year) that income would be well over 250 crore/year. In reality it would be more.
- Annual income from diagnostic centre would be well over 200 crore annually after completion of hospital.
- Total income from all 115 ICU, CCU, NICU, PICU beds annually would be over 100 crore, even conservative estimate.
- Even pretty conservative estimate (Bed occupancy of 65% - 70% at best in all indoors & cabin) gave an income of 131 crore in first year after completion of full hospital.
- Financial analysis for Phase 2 suggests, even with higher salary for everyone/every position total annual expense for first year after completion of this entire project would not cross BDT 280 crore.
- Financial analysis gave total annual profit over BDT 620 crore for the first year after completion of this super specialized hospital.
- So, even we divide this huge annual profit of BDT 621 crore with total number of shares 2084, the amount of profit per share per year stands at more than 31 lac BDT.

BASHUNDHARA MEDICAL CITY & INTERNATIONAL HOSPITAL



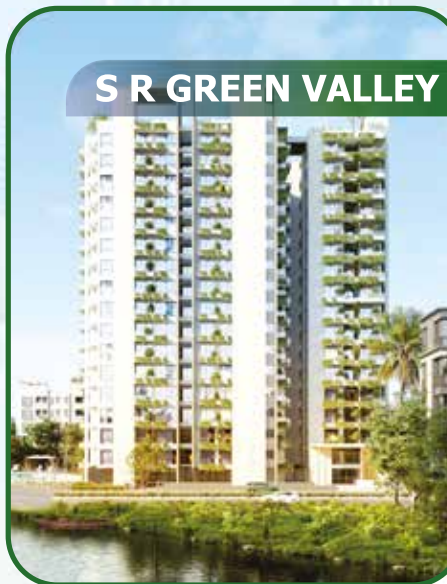
S RAHMAN TRADE CENTER



S R GARDEN VALLEY



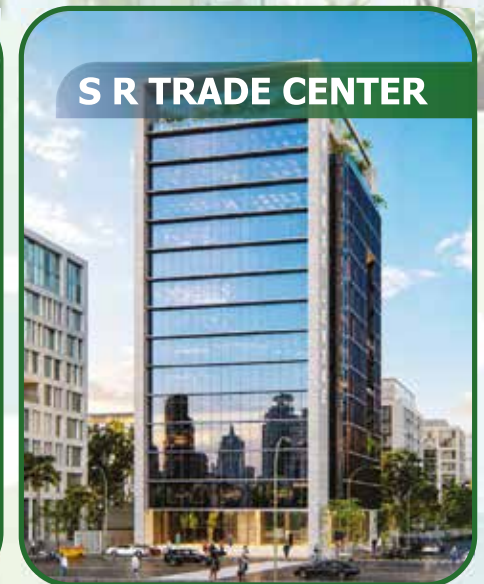
S R GREEN VALLEY



S R DREAM TOWER



S R TRADE CENTER



SOME OF OUR ONGOING PROJECTS



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