



# Annual Report

2015-2016



Rajdhani Unnayan Kartripakkha (RAJUK)



**ANNUAL  
REPORT  
2015-2016**



**Rajdhani Unnayan Karttripakkha (RAJUK)**



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# Vision & Mission

## Vision

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*To be an apex planning authority to build a healthy and livable capital city Dhaka.*

## Mission

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*Planning, Development and Development control and manage the growth of Dhaka city.*





**Minister**  
Ministry of Housing and Public Works  
Governments of the People's Republic of Bangladesh

### Message

I am happy to be informed that RAJUK is publishing its Annual Report 2015-2016. An Annual Report is the mirror of performance and documentation of an organization. It is the index of transparency and accountability of an organization as this report assesses the year's operations: makes easier reviewing of activities undertaken throughout the year, compare performance over the year. Annual Report of RAJUK will reveal a complete picture of the organization's mission, vision and activities to the stakeholders of the last fiscal year.

The present government under the dynamic leadership of the Honorable Prime Minister Sheikh Hasina is very much keen to develop the country with a vision. The government has formulated a roadmap of development vision to turn our country into a middle income country by 2021 and developed country by 2041. Considering the primacy of Dhaka, RAJUK is playing the most vital role for the development of Dhaka city and making it a healthy, smart and livable one. Keeping this goal in mind RAJUK has undertaken and finished various projects like Uttara flat project, Gulshan-Banani-Baridhara lake development projects, 100- feet wide canal development project in both sides of Kuril- Purbachal Link Road, construction of road and flyover across the capital including development control through plan permit are aimed to make Dhaka livable and functional. All these efforts are crucial to accelerate the growth of the nation also. Being apex planning organization, RAJUK is involved in the plan making process for Dhaka from strategy level to detailed zoning; Strategic plan for Dhaka to direct its future growth: The Dhaka Structure Plan (2016-2035) preparation is waiting for gazette notification. Preparation of Detailed Area Plan (2016-2035) is at the mid stage to make Dhaka as planned, sustainable, and resilient city. As the future of Dhaka city and its residents are largely depends on RAJUK's activity, RAJUK and its officials have to be more responsible to their duties.

I wish success of RAJUK and welcome the publishing of the Annual Report 2015-2016.

**Engineer Mosharraf Hossain, MP**





Chairman  
Standing Committee on  
Ministry of Housing and Public Works  
Sangsad Bhaban, Dhaka

### Message

I am glad to be informed about RAJUK's publication of Annual Report for the year 2015-2016 and have come to know about its regular publication. RAJUK being a public organization is accountable to the people for its activities and thus needs to maintain transparency to the highest level. The Standing Committee on Ministry of Housing and Public Works is working to achieve this goal.

I am pleased that during the present tenure of our Honorable Prime Minister Sheikh Hasina led democratic and pro-liberation government, RAJUK has undertaken and finished various multidimensional activities. Among which some projects like Hatirjheel has gained huge positive response from people of all parts of the society. I have come to know that some services of RAJUK has been made online based which will ease people's sufferings and at the same time ensure transparency in activities. RAJUK is implementing some projects in different urban sectors like Apartment Development for low and middle income people, Constructing roads/flyover/U-loop to increase mobility etc. Which will ultimately improve the living condition of the city dwellers. Above all, RAJUK is formulating the future plan for Dhaka city: both in Strategic Level (Dhaka Structure Plan, 2016-2035) and Detailed Level (Detailed Area Plan, 2016-2035) which is very crucial to make the capital city a competitive one on global scale. I hope RAJUK will consider all these during plan preparation.

So, in this occasion of annual report publication, I hope RAJUK will continue its effort for a better future for the city and the future generations and improve service provision day by day. I wish every success of them.

Alhaj Md. Dabirul Islam, MP









**Secretary**  
Ministry of Housing and Public Works  
Governments of the People's Republic of Bangladesh

### Message from the Secretary

I am very delighted to hear that RAJUK is going to publish Annual Report for the fiscal year 2015-2016 in due time. It was a part of their 'Annual Performance Agreement (APA)'. The Annual Report represents the current status, goals, strategies, achievements and successes of an organization. It is a great opportunity for RAJUK to review its performance as a whole as well as make comparison of different achievements. This will also help the authority to take future decisions from the analysis of past activities and find areas for further improvement.

I am pleased that the annual report contains RAJUK's present strategies, approach and achievements for the development in its jurisdiction. I believe the annual report will help RAJUK in many ways to face the challenges and it will also help the organization to make Dhaka a healthy city.

With a view to enhancing its capacity and capability for rendering better services to the people, appropriate actions have been taken to redesign and reorganize RAJUK. I wish success for all necessary steps taken by RAJUK to deliver better services to the people. I hope in coming days, RAJUK will be able to meet the growing demands of the citizens. I also hope that transparency and accountability will be ensured in its activities.

I would like to praise and utter my heartfelt thanks to RAJUK for publishing 'The Annual Report 2015-2016' and I hope RAJUK will be able to continue this initiative in future.

**(Md. Shahid Ullah Khandaker)**  
Secretary  
Ministry of Housing and Public Works  
Governments of the People's Republic of Bangladesh





**Chairman**  
Rajdhani Unnayan Kartripakkha (RAJUK)

### Message from Chairman, RAJUK

I am delighted on the occasion of annual report publication of RAJUK for the fiscal year 2015-2016 and glad to be informed about its regular publication to ensure transparency within the organization. The series of annual reports published from the year 2011-2012 to the current one were great help to me as a newly appointed head of this organization. All those reports helped me to have a quick idea about RAJUK.

Being a service oriented government organization, it is very essential for RAJUK to be transparent as well as accountable to the people. Besides, it is important to note that RAJUK is the authority of the capital city. As a result it has more responsibility than any other organizations in terms of coordination and monitoring to guide the planned growth of the city. Besides, citizens need to be informed about its future plan and current activities. This report will open up the opportunity for the stakeholders to be informed and justify performance. This will also help to set target of APA for the next year.

In this occasion, I would like to mention that RAJUK has gained some remarkable achievement in all its functional aspects last year. For example, in case of city planning, RAJUK's strategic plan i.e. Dhaka Structure Plan 2016-2035 is waiting for final government approval and gazette notification. At the same time, next Detailed Area Plan 2016-2035 is on progress to support and guide future development and development control. RAJUK has taken huge and combined action to clear unauthorized occupation in parking areas all over the city. In its development function, RAJUK has completed U-loop construction which was inaugurated by the honorable Prime Minister. Flat construction project in Uttara 3rd phase has gained momentum and we hope to handover the first lot in December this year. Beautification and landscaping in Hatirjheel integrated projects area is on good progress also. To be transparent, a number of RAJUKs function has been made on line based and information has been given in the web portal. Land use clearance of zone-5 has been made on line based. In future, we hope to make all the services online based gradually for the city dwellers.

In this occasion, I would like to thank those who are involved in these tasks and publication of the report to disseminate the past performance information and hope to continue in future.

**M Bazlul Karim Chaudhury**





**Convener**  
Annual Report Publishing Committee  
Rajghani Unnayan Kartripakha (RAJUK)

### **Words on behalf of the Editorial Committee**

It is my pleasure to write the editorial of a very important document of this organization for the second consecutive year. We are able to produce the annual report for the year 2015-2016 in time to fulfill our commitment to the people and keep the continuity as well. Being the member secretary of the annual report publishing committee, I am glad to make the most of my experience here and make further improvement from the previous year. So, I hope this year we have presented a more enriched document. We hope this will help to disseminate information, appraise our performance and ease future decision making.

We are truly grateful to our chairman who set concern, valuable advice and inspiration to us for on time and successful publication of the report. We are also thankful to the honorable Minister, Ministry of Housing and Public Works (MoHPW), government of the People's Republic of Bangladesh and to the Secretary, Ministry of Housing and Public Works, government of the People's Republic of Bangladesh for their valuable suggestions and cooperation. The editorial board and the editors have worked hard to make it a successful publication. All the sections of RAJUK were also very cooperative to prepare and send the information of their part and be the proud member of this achievement.

We hope to go even further in future and any relevant recommendations are always welcome to improve the document in future.

Thank you all.

**Md. Aktar uz Zaman**  
Member (Admin and Finance)  
Member Secretary  
Annual Report Publishing Committee, RAJUK



**Member Secretary**  
Annual Report Publishing Committee  
Rajdhani Unnayan Kartripakkha (RAJUK)

### From the Desk of the Editor

It is my privilege to work on the publication of the annual report of Rajdhani Unnayan Kartripakkha (RAJUK), the leading organization for planning and planned development of the Metropolitan Dhaka for the financial year 2015-16. An annual report is a comprehensive report of an organization's activities about the preceding year. Annual report is intended to give stakeholders and other interested people information about the organization's activities and financial performance.

Like every year RAJUK is publishing Annual report for 2015-16. The report reflects current activities to make Dhaka more livable and environmental friendly and depicted the success achieved during the last 2015-16 fiscal year. The annual report publishing committee is expressing sincere gratitude and thanks to the honorable Minister, Ministry of Housing and Public Works, honorable Secretary, Ministry of Housing and Public Works, honorable Chairman and Members of RAJUK for leading us toward appropriate direction and valuable advice for publication of this report. We would like to express our heartiest thanks to the employees of all the department of RAJUK for their cordial assistance. We would like to extend our thanks to those involved in the implementation of the task.

As RAJUK is the planning authority and responsible for the planned development of the capital city, RAJUK has taken many planning, housing and infrastructure development projects to make the city more livable, functional and environmentally sustainable. Detailed Area Plan (2016-2035), Multi Storied Green Office Building at Mohakhali, Gulshan Apartment Project, Gulshan-Banani-Baridhara Lake Development project, Construction of U-loop (North) at Badda are the ongoing projects of RAJUK in this fiscal year.

We hope that the annual report containing all those information will be an important document for the persons, organizations, development partners and any other stakeholders involved in the planning, development and control of unplanned development as well as to make the capital city more functional and environmental friendly.

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**Md. Ashraf Ali AKhand (Bakul)**  
Town planner (Plan preparation) and Member Secretary  
Annual Report Publishing Committee of RAJUK





**CHAIRMAN  
&  
MEMBERS**  
RAJDHANI UNNAYAN KARTIPAKKHA (RAJUK)



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Chairman



**Md. Abdur Rahman**  
Member, Development  
&  
Member Planning  
(Additional Charge)



**Md. Aktar uz Zaman**  
Member, Admin & Finance



**Md. Asmaul Hossain**  
Member, Development Control  
&  
Member, Estate & Land  
(Additional Charge)



#### **Annual Report Publishing Committee (2015-2016)**

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Md. Abdur Rahman, Member (Development & Planning)  
Md. Asmaul Hossain, Member (Development Control & Estate and Land)
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Susanta Chakma, Director (Administration)  
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- Editors** : Md Ashraf Ali Akhand (Bakul) , Town Planner (Plan Preparation)  
Mahfuja Aktar , Deputy Town Planner (Town Planning)



Md. Aktar uz Zaman Susanta Chakma Md. Abu Kausar Mallik Ashraf Ali Akhand (Bakul) Mahfuja Aktar



## RAJUK AT A GLANCE 2015-2016

**Established**  
in 1956 as Dhaka Improvement Trust (DIT)  
**Renamed in 1987 as**  
Rajdhani Unnyan Kartripakkha (RAJUK)

Jurisdiction : 1528 sq. Km

Population : 1.7 Million

Total Zone : 8 Zones

Chief Executive : Chairman of RAJUK

No. of Members : 5 Members

Total Assets : 16,247.06 crore

Revenue Income : 231.18 crore

Annual Expenditure : 78.02 crore

Surplus : 153.16 crore



## INTRODUCTION

Rajdhani Unnayan Kartripakkh (RAJUK) is a statutory Government Organization, established in 1956 as Dacca Improvement Trust (DIT) by the Town Improvement Act, 1953 (TI Act 1953) with special power for the development, improvement and expansion of the capital city Dhaka, Narayanganj and some other areas in the vicinity of the two towns. It was renamed as Rajdhani Unnayan Kartripakkh (RAJUK) in April, 1987 under the Ministry of Housing and Public Works. A 13 member board of trustees of the then DIT administered the organization toward the development challenges posed by the rapid urbanization of the city.

After establishment of RAJUK in 1987 is an amendment of TI Act, 1953 (amended 1987) with greater jurisdiction area and assignment, major part of Savar, Gazipur and Keraniganj Upazila came under the jurisdiction of RAJUK aiming at planned development of the metropolis. The jurisdiction area of RAJUK was increased to 590 sq miles (1528 square kilometer) from then. RAJUK is headed by a Chairman and 5 members appointed by the government. The Chairman is the Chief Executive Officer of the Organization. All members of the board are full time officials with specific responsibilities within the broad framework of RAJUK. At least one meeting of the board is held in every month chaired by the chairman of RAJUK for major decision making. If needed, special meeting can be arranged at any time. The chairman and five members are empowered to take any decision regarding the city as per the TI Act, 1953 (amended 1991).

RAJUK is responsible for the preparation of plans (strategic/master plan) for the city region and ensure planned development of the city. The first ever master plan for Dhaka was prepared in 1959, the second one in 1995 and the strategic plan for next twenty years is waiting for final approval. This plan guides the development control within RAJUK's jurisdiction area. RAJUK also undertakes many development projects time to time under improvement schemes.



Financially and administratively, the most extensive of these projects are: Banani, Gulshan and Baridhara Residential projects; development of Kawranbazar, Mohakhali and Postogola commercial area; development of Sonargoan hotel area; expansion of Motijheel commercial area; Uttara Model Town; Bijoy Sarani overpass; Kuril Flyover, Hatirjheel integrated development project and construction of several link roads. RAJUK has many ongoing projects as Purbachal New Town Project; Jhimil Residential project; Uttara 3rd Phase; Uttara apartment project; Gulshan-Banani-Baridhaara lake development project etc.

RAJUK is trying to make the capital city Dhaka- a planned, livable and environment friendly city. To fulfill the goal of achieving a planned city, RAJUK has taken initiative to make it livable through solving housing, transportation problems and creation of large scale water based public space/open space like Hatirjheel integrated project. Most of those development works of RAJUK are self-financed. But to achieve those goals of a planned city, RAJUK has to face a number of challenges. In future, RAJUK hopes to achieve its goal through commitment and cooperation from current government and active participation of the conscious citizens.





## **FUNCTIONS OF RAJUK**

**Planning**

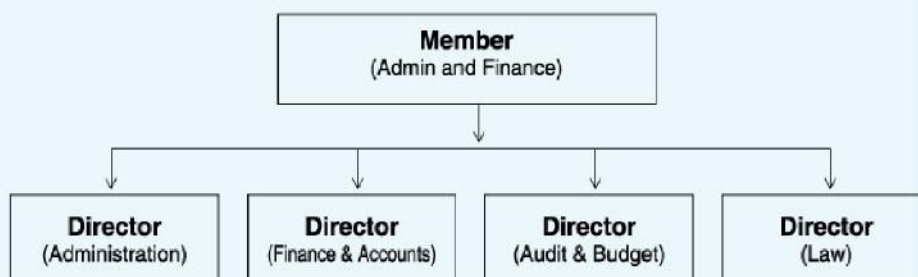
**Development Control**

**Development**



## ADMINISTRATION AND FINANCE

Headed by Member (Admin and Finance)





## Administration and Finance Headed by Member (Admin and Finance)

### Administration Section

#### Introduction

Administrative wing is responsible for overall management and administrative works assigned by the chairman and the Board from time to time. Besides, it looks after the administrative functions of different sections of the organization including sections dealing with establishment.

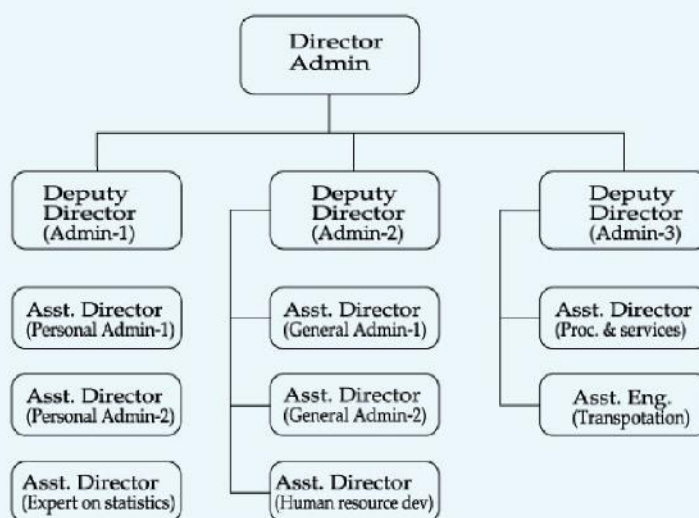
#### Scope of Work

- Appointment, posting, regularization of the new employees.
- To arrange board meeting
- To co-ordinate all activities with honorable prime minister's office, secretariat, national assembly and others national and international organizations.
- To endorse all promotional activities.
- Doing all the activities for internal and external transfer
- To take necessary steps for Punishment
- To arrange monthly co-ordination & others meeting
- To arrange (internal & external) necessary training
- To maintain ACR
- To grant all types of leave
- Pay fixation
- Pension related work
- Processing welfare fund, group insurances, gratuity, GPF etc.
- To maintain gradation list
- To take departmental test/exam. for promotion.





### Organogram of Administration Section:



### Activities

#### Recruitment:

Recruitment of manpower is a fundamental job for administration. All the concerned rules & regulations of RAJUK as well as government have been followed in the process for the selection of the candidates. There was no recruitment in revenue last year.

2015-2016	
1 <sup>st</sup> Class	58
2 <sup>nd</sup> Class	57
3 <sup>rd</sup> Class	20
4 <sup>th</sup> Class	0
<b>Total</b>	<b>135</b>

**Promotion:** Promotion in the job is a natural process of upliftment of the employees. Present administration of RAJUK is more concern about promotion, time scale and to allow other incentives. In the year 2014-2015, officers have enjoyed their promotion. In case of promotion, annual confidential report as well as RAJUK service rulse-2013 is followed.



**Transfer:** Before transfer of an employee, the level of education, training, service performance, experience, length of service etc. are assessed.

**Punishment:** According to RAJUK Service Rules 2013 & Town improvement Act, 1953, the employees of RAJUK for their misconduct have received different types of punishment which are imposed maintaining proper procedure.

**Table : List of activities of Admin section during 2015-2016**

Types of Activities		No. of Employee
Transfer	1 <sup>st</sup> Class	40
	2 <sup>nd</sup> Class	66
	3 <sup>rd</sup> Class	186
	4 <sup>th</sup> Class	21
Promotion	1 <sup>st</sup> Class	19
	2 <sup>nd</sup> Class	6
	3 <sup>rd</sup> Class	14
Punishment	Suspension	5
	Removal	0

**Training:**

Training increases knowledge, skill and attitude of the employees. The present administration has taken the approach to train up officers and staff of RAJUK. RAJUK also has provision for foundation training for its newly appointed employees from the last fiscal year. Office management with other related issues has been introduced for the first time in RAJUK. The mid-term and short term training courses are running by RAJUK personnel with from own fund and the Chairman RAJUK is the chief patron of this training course.



*Inauguration ceremony of Office Management Training organized by RAJUK*



The training unit of RAJUK has an approved year calendar. Financial management, file management & note preparation, legal affairs, office administration, personnel management, development management, orientation course etc. are the main course of the year calendar. The courses are organized by a course management committee. Specialized guest speakers and experienced officers of RAJUK are involved to facilitate the training course.

The main training methods of the courses are lecture, discussion, group work, brain storming, panel discussion, cases study, and practical exercise and study tour. The training unit has course guide lines, which contains all information regarding training like evaluation of facilitator, evaluation of participants and evaluation of courses management. Besides, for all successful participants, there are provision for award and reward. Discipline in all training courses is well maintained.

**Following is a picture of training arrangement in RAJUK last year.**

Local Training (2015-2016): 167 Persons

Class	No. of Employee
1 <sup>st</sup> Class	46
2 <sup>nd</sup> Class	3
3 <sup>rd</sup> Class	131
<b>Total</b>	<b>180</b>

**Overseas Training: (2015-2016)**

Class	Country	Person
1 <sup>st</sup>	France	7
1 <sup>st</sup>	Germany	6
1 <sup>st</sup>	USA	7
1 <sup>st</sup>	Australia	5
1 <sup>st</sup>	Malaysia	10
1 <sup>st</sup>	Singapore	6
1 <sup>st</sup>	Japan	7
<b>Total</b>		<b>48</b>



Training opportunities for the RAJUK officers and employees would certainly enhance the working knowledge and skill and thus act as catalyst in rendering services towards the city dwellers.

### Primary Health Care in RAJUK

Healthcare, primary needs, fast aid and proper guidance for complex diseases are being provided by a physician in a room at the second floor of Anex Building, RAJUK. A full time MBBS doctor works 9.00am- 5.00 pm to ensure better health and competence of nearly 2000 officials and staff of RAJUK.

At present the health care service of RAJUK is more improved than the previous day. Primary health care facilities, basic treatment like hypertension (high blood pressure) control, diabetes and weight measurement, nebulization for asthma patients, emergency medical supply etc are being provided along with regular medical treatments.

At present daily more than 15 patients visit the physician for treatment and consultation. An ambulance is ready for 24 hours as an emergency patient transport. All the officials & staff of RAJUK consult to the physician for the submission of ACR (Annual Confidential Report). But these services are not adequate enough compared to the needs so far. Additional medical supplies, equipments and manpower are necessary for serving the patients more efficiently.



*Patients are waiting for Physician's service*



*Physician in service*



### RAJUK Library

RAJUK is such an organization that deals with the problem of housing & shelter, planning & development, transportation, land-use in association with the multisectoral-investment programme of the other development line agencies within its jurisdiction. Research fellow and the graduate/post-graduate students of planning and other discipline of different sectors use to come to collect information from RAJUK for their research purposes.

As there was no library earlier in RAJUK, it observed a difficult situation for those who need to collect information from RAJUK for different purpose. Keeping this mind as well as to provide information of RAJUK to all the users including the employees of RAJUK, the authority has come forward to establish a library. In this connection Chairman, RAJUK has inaugurated a library on 9th June 2011.

RAJUK and other government organization related rules and regulation including the books of history, geography, literature and periodic and journal are available in the library. The employees of RAJUK are using this library with keen interest.



Photograph: RAJUK officials using RAJUK library

### RAJUK's Organogram and Service Rules-2013

RAJUK's new organogram 2013 has been approved by the ministry of public administration with provision of 1980 man power along with 100 Nos of post, 271 nos of transports, 76 nos of equipments & 1220 nos of office equipment. The pay scale for the same posts have been approved by the finance ministry. The Service Rules, 2013 has been approved also.



## Law Section

RAJUK has to face a number of litigation regarding various issues such as land acquisition for different projects, plot allocation to individuals and institutions, building plan approval/rejection, issuance of land use clearance, administrative and development works, approval of private housing land development projects etc. Law department of RAJUK is actively working on these suits. During last fiscal year of July, 2015 to June, 2016, a total of 414 suits have been filed against RAJUK among which 376 writ petition in Hon'ble High Court Division of Supreme Court, Bangladesh, 26 Title Suit in District Court, 86 judgments have been given of which verdicts of 78 cases have come in favour of RAJUK. On the other side, a verdict of 8 cases have gone against RAJUK.

A total of 5783 writ, title suits and arbitration cases and 47 contempt of court case are remain pending in the Hon'ble High court and Appellate division of Supreme Court, which sums up to a number of 5830 cases pending until now against RAJUK.

According to the decision of 09/2016th board meeting Case Diary has been initiated in RAJUK. The law department is working under Director (Law) and Law officers. Apart from the panel lawyers of RAJUK, in cases of critical cases involving financial matters, the opinion of learned Attorney General is also sought with the approval of the authority. Law Advisers are also appointed on contractual basis. Moreover, for the preparation of S.F. one Assistant Law Consultant was appointed last year whose contract has been extended. RAJUK is also conducting Mobile Court regularly as well as eviction against illegal constructions.

**List of judgments of suits of RAJUK (2015-2016) are given below:**

Serial	Types of suits	Originated	Verdict for RAJUK	Verdict against RAJUK
1	Writ petitions	376	05	04
2	Title Suits	26	28	02
3	Arbitration	12	49	02

### Legal Expenses of Law Department

To maintain this unit, a total of only Tk.1,00,00,000 (Tk One Crore) has been allotted during this financial year.



## Finance Section

### Key information on finance for the year: 2015-16

Rajdhani Unnayan Kartripakkha a service oriented statutory body under the Ministry of Housing and Public works, Govt. of Bangladesh was created as per provision of the Town Improvement Act of 1953 (as amended up to June 1991). At present it's area of jurisdiction is 1528 sq.km. Rajuk is involved with the task of planning, development and development control for the area of it's jurisdiction.

Until 1994-95, Rajuk had been following single entry cash basis accounting in line with the Government accounting system. To conform it with modern accounting system, after a concerted and strenuous effort, RAJUK has successfully transformed its accounting system into double entry accrual basis in 1995-96. From 2008-2009 RAJUK has been maintaining it's accounts in computerized system through accounting software by using Tally ERP-9. RAJUK maintains two current accounts with Bangladesh Bank viz (i) Revenue Account and (ii) Capital Account; as per provision of the T.I. Act. Moreover RAJUK maintains 17 nos. of foreign currencies and 146 nos. of SND & Current accounts with various government and private bank for collection & payment purpose.

RAJUK earns revenue through its operation as well as investing surplus funds in fixed deposit accounts. In 2015-16 it earned a revenue income of TK. 231.18 crore and incurred an expenditure of TK. 78.02 crore and thereby made a surplus of TK. 153.16 crore which is 17.00 % less than that of the previous year. During the period, earnings in capital account is TK. 249.48 crore against expenditure of TK. 14.48 crore. Surplus in the account stood at TK 235.00 crore. Total surplus in 2015-16 is TK. 388.16 crore. On the other hand it was TK. 396.46 crore. in 2014-15.

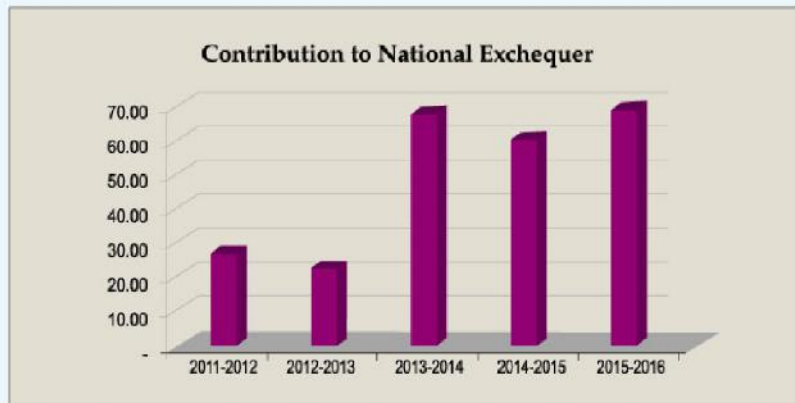
In 2015-16 total value of assets held by RAJUK is Tk. 16247.06 crore, which include capital lease of TK. 11,456.68 crore. of the total assets, fixed assets accounts for .26%, Investment 23.43%, Capital lease 70.52 % and current assets 5.80 %. Capital fund of TK. 15,898.59 crore is 97.86 % of the total fund. Current liability represents only 2.14 % of the total fund.

In 2015-16 RAJUK contributes to national exchequer 66.89 crore taka as corporate tax and Tk. 3.00 crore as non tax revenue. Moreover, it has been contributing in the national economy by implementing different projects of socio-economic importance from its own resource. In addition, RAJUK has the credit of not having any debt service liability to the government or any other financial institutions.



**Manpower of Accounts & Finance Section:** At present, approved man power of RAJUK is 1980. Total Man power of Accounts & Finance section under Director (Finance & Accounts) is only 33 out of 1980. It is only 2% of Total man power. Minimum 10% man power is required for well running the Finance & Accounts section. Which is internationally accepted. The financial activities of RAJUK is day by day increasing. So more professional man power is urgently needed.

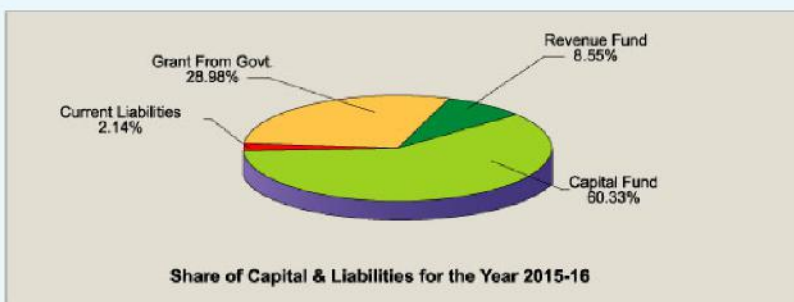
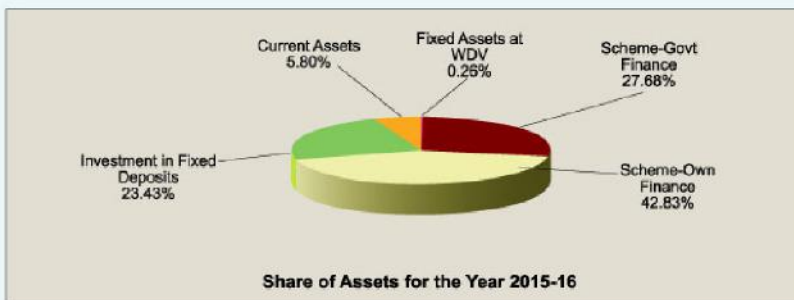
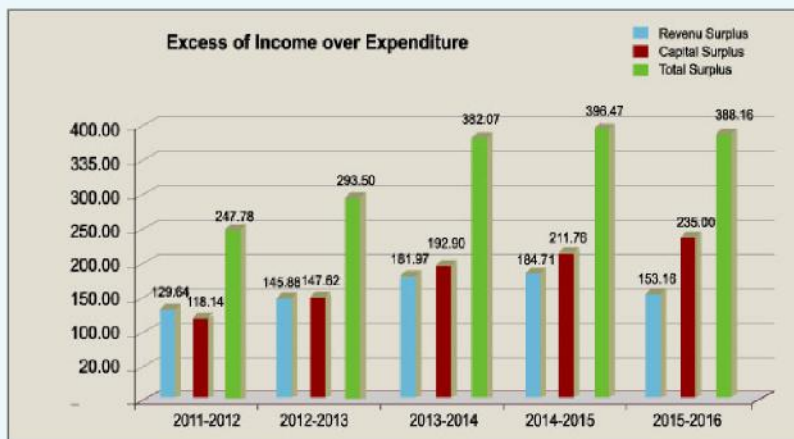
In the year to come, RAJUK is hopeful to be able to discharge its duties and responsibilities to the society and the nation as a whole in a wider way. Main portion of financial statements for the year 2014-2015 and 2015-2016 and most important financial information for the year 2011-12 to 2015-16 showing through bar chart in the next pages.







### Rajdhani Unnayan Kartripakkha (RAJUK)





## BALANCE SHEET

AS AT 30TH JUNE 2016

PARTICULARS	2015-2016	2014-2015
<b>ASSETS:</b>		
<b>FIXED ASSETS(WDV)</b>	<b>418,915,087.94</b>	<b>389,808,767.02</b>
Fixed Assets at Cost	862,880,881.69	808,169,951.69
Lesss: Accumulated Depreciation	(443,965,793.75)	(418,361,184.67)
<b>INVESTMENT IN FIXED DEPOSITS</b>	<b>38,059,885,000.00</b>	<b>34,263,999,000.00</b>
<b>CAPITAL LEASES:</b>		
<b>Schemes- Own Finance</b>	<b>114,566,792,441.24</b>	<b>77,821,466,682.11</b>
Schemes- Own Finance	69,591,371,110.64	52,811,986,198.68
Schemes-Govt. Finance	44,975,421,330.60	25,009,480,483.43
<b>CURRENT ASSETS:</b>		
<b>Advances</b>	<b>9,424,983,241.76</b>	<b>9,031,499,715.86</b>
Advances	1,672,852,779.14	1,618,789,799.34
Bank Balance	1,940,618,252.98	2,266,467,272.48
Bills Receivable From Others	2,958,110,924.24	2,923,220,129.20
Rent Receivable	8,220,037.13	19,044,471.43
I T Deducted at Source & AIT	2,845,181,248.27	2,203,978,043.41
<b>TOTAL ASSETS</b>	<b>162,470,575,770.94</b>	<b>121,506,774,164.99</b>
<b>LIABILITIES:</b>		
<b>CAPITAL ACCOUNT:</b>	<b>158,985,940,280.66</b>	<b>118,192,136,006.68</b>
Capital Fund	98,015,255,400.57	78,182,435,786.05
Revenue Fund	13,891,311,689.54	12,359,704,562.08
Grant from Govt.	47,079,373,190.55	27,649,995,658.55
<b>CURRENT LIABILITIES:</b>		
<b>Bills Payable to Others</b>	<b>3,484,635,490.28</b>	<b>3,314,638,158.31</b>
Bills Payable to Others	88,292,785.18	85,143,362.58
Collection of VAT Against Fees	27,728,832.40	-
Earnest Money	1,714,178,155.90	1,772,257,351.87
Income Tax Payable	1,705,089.92	2,160,778.92
Liability for Stale Cheques	18,020,521.06	18,070,521.06
Provident Fund	191,198,241.00	177,241,806.20
Security Deposit	1,434,415,542.21	1,248,893,493.46
Value Added Tax Payable	4,002,415.24	5,270,741.24
Others Fund & Liabilities	2,171,922.37	1,450,895.98
Contractors / Suppliers Bill Payable	2,921,985.00	4,149,207.00
<b>TOTAL LIABILITIES</b>	<b>162,470,575,770.94</b>	<b>121,506,774,164.99</b>



## Income & Expenditure Statement Revenue Fund

For the year ended 2015-16

Incomes:	2015-16	2014-15
Application Form Sale	3,904,820.00	8,621,675.00
Conversion Fees	72,011,000.00	160,425,149.00
Documentation Fees	61,150,498.00	48,154,476.00
Electricity Charges Received	1,796,618.00	1,413,349.00
Encashment of Performance Guarantee(PG)	-	62,500.00
Eviction Charge Realized	76,000.00	14,800.00
Excess Mobile/ Telephone Bill Deduct From Salary	5,424.00	-
Fine for Unauthorized Construction	148,608,571.00	165,652,764.00
Gas Charges Deduction	1,950,750.00	1,420,400.00
Ground Rent / Service Charges	6,687,263.00	9,892,276.00
Heavy Vehicle Hire Charge	582,500.00	-
House Rent Deduct	478,227.00	2,394,144.00
Income From Hatirjheel	1,209,600.00	-
Interest Income	716,616,865.01	734,452,668.67
Misc. Income	40,746,145.84	23,815,949.85
Mutation Fees	41,545,486.00	40,848,158.00
Overhead Income	137,657,156.86	207,388,273.03
Plan/Land Use/ NOC Fees	76,919,268.00	75,078,641.33
Power of Attorney Fees	16,110,518.00	13,779,757.00
Project Approval Fees	29,771,483.00	-
Rental Income	21,765,511.08	4,262,167.20
Royalty on Earth/sand	57,680.00	9,230.00
Tender Schedule Sale	2,595,700.00	3,466,574.00
Transfer Fees	928,840,107.00	880,030,861.00
Vehicle Rent Deduct From Salary	527,006.00	567,556.00
Water Bill Deduct	169,940.00	170,420.00
<b>Total Income</b>	<b>2,311,784,137.79</b>	<b>2,381,921,789.08</b>



Expenses:	2015-16	2014-15
Advertisement & Publicity	6,725,299.00	9,602,062.00
Arbitration Case Exp. Against Closed Projects	-	777,885.35
Audit Fees	126,000.00	-
Bangla New Year Festival Allowance	3,000,672.00	-
Bank Charges & VAT	100,119.30	79,169.48
Books & Periodicals	144,290.00	97,913.00
Consultancy Fees	415,000.00	243,300.00
Contribution to CPF	186,367.00	227,485.00
Depreciation	25,604,609.08	25,469,371.91
Design Approval & Clearance Exp.	1,593,000.00	759,000.00
Donation & Subscription	105,000.00	80,000.00
Earn Leave Pay (Officer)	518,970.00	-
Earn Leave Pay (Staff)	31,854.00	-
Electricity Bill	8,979,931.63	7,793,706.84
Entertainment	1,262,087.00	1,324,183.00
Eviction Charges	2,886,744.00	2,210,800.00
Excise Duty	1,730,250.00	1,306,641.00
Festival Allowance (Officer)	19,339,192.00	8,250,532.00
Festival Allowance (Staff)	14,097,897.00	6,694,525.00
Fuel & Lubricant	11,366,987.00	10,479,066.00
Gas Bill	527,643.78	1,111,364.00
Gratuity	6,879,898.00	-
Group Insurance Premium	273,600.00	243,840.00
Honourium	2,985,700.00	2,498,446.00
Interest Expenses-GPF	21,768,915.15	18,361,754.89
Internet, LAN, Wan & Maint.	709,150.00	949,000.00
Land Dev. Tax	27,683,276.00	3,317,234.00
Leave Left Over	1,235,645.25	221,880.00
Legal Expenses	8,221,663.00	6,827,435.00
Lighting for Festival	515,148.00	696,884.00
Manpower Recruitment Exp.	550,624.00	733,054.00
Misc. Exp.	268,877.00	191,664.20
Non Tax Revenue	30,000,000.00	20,000,000.00
Overtime	5,742,407.00	5,811,902.00
Pension Expenses	21,424,270.78	17,305,328.55
Printing & Stationary	6,837,533.00	6,009,920.00
RAJUK Wealth Guarding Expenses	11,992,839.00	8,996,809.00
Repairing & Maint.	67,830,811.00	48,035,115.00
Salary & Allowances	255,429,148.85	167,060,054.50



Expenses:	2015-16	2014-15
Scheme Expenses-Revenue Fund	167,235,023.00	121,839,209.00
Telephone, Telegraph & Postage	1,019,152.51	1,173,900.25
Training Expenses	23,301,131.00	18,736,976.16
Traveling Exp.	179,680.00	95,266.00
Uniform & Liveries	-	424,400.00
Vehicle Rent (Monitoring Team, Eviction & Sp. Work)	8,924,500.00	4,000,000.00
WASA Bill	4,909,956.00	4,005,299.00
Welfare & Recreational Expenses	5,516,149.00	54,650.00
Zonal Office Rent	-	740,234.90
<b>Total Expenses</b>	<b>780,177,010.33</b>	<b>534,837,261.03</b>
<b>Excess of Income over Expenditure :</b>	<b>1,531,607,127.46</b>	<b>1,847,084,528.05</b>
<b>Total</b>	<b>2,311,784,137.79</b>	<b>2,381,921,789.08</b>





## Income & Expenditure Statement Capital Fund

For the year ended 2015-16

Incomes:	2015-16	2014-15
Application Form Sale	2,352.00	-
Forfeited Income	18,505,563.00	19,841,986.75
Gain for FC Rate Fluctuation	376,845.19	2,595,658.61
Hire Charge	597,000.00	662,500.00
Interest Income	2,273,138,884.20	2,283,575,719.67
Misc. Income	196,321,884.30	446,683.95
Penalty for Delay of Work	3,691,993.00	20,933,266.00
Royalty on Earth/sand	2,149,213.00	2,020,465.00
<b>Total Income</b>	<b>2,494,783,734.69</b>	<b>2,330,076,279.98</b>
Expenses:	2015-16	2014-15
Bank Charges & VAT	711,437.64	120,492.73
Bank Charges(EM Refund PO)	1,360.00	600.00
Excise Duty	4,244,950.00	2,893,240.00
Loss for FC Rate Fluctuation	2,167,937.11	2,104,668.64
Overhead Charge	137,657,156.86	207,388,273.03
<b>Total Expenses</b>	<b>144,782,841.61</b>	<b>212,507,274.40</b>
<b>Excess of Income over Expenditure :</b>	<b>2,350,000,893.08</b>	<b>2,117,569,005.58</b>
<b>Total</b>	<b>2,494,783,734.69</b>	<b>2,330,076,279.98</b>



**List of Scheme Executed by RAJUK  
From Very Begaining to 30 June 2016**

Scheme Executed by RAJUK from own Finance

Sl.	Particulars	Opeing Balance	Addition	Closing Balance
<b>A</b>	<b>Apartment Project</b>	<b>3,646,817,173.34</b>	<b>12,229,334,387.75</b>	<b>15,876,151,561.09</b>
	Apartment Building Project at Own Land	504,137,259.00	85,465,534.00	589,602,793.00
	Uttara Apartment Project	3,142,679,914.34	12,143,868,853.75	15,286,548,768.09
<b>B</b>	<b>Commercial Area</b>	<b>571,724,887.94</b>	<b>-</b>	<b>571,724,887.94</b>
	200 Acre Land Development	549,887,384.94	-	549,887,384.94
	Bangla Motor Baponon Area	21,837,503.00	-	21,837,503.00
<b>C</b>	<b>Industrial Zone</b>	<b>471,905,537.77</b>	<b>-</b>	<b>471,905,537.77</b>
	Narayangonj Industrial Area	3,820,084.00	-	3,820,084.00
	Postogola Industrial Area	4,689,252.00	-	4,689,252.00
	Shampur Kodomtoli I/A (Dhaka - N. Gonj)	369,431,817.77	-	369,431,817.77
	Tongi Industrial Area	93,964,384.00	-	93,964,384.00
<b>D</b>	<b>Management Information System</b>	<b>18,684,455.10</b>	<b>-</b>	<b>18,684,455.10</b>
	Management Information System-MIS	18,684,455.10	-	18,684,455.10
<b>E</b>	<b>Market for 100 Shops</b>	<b>443,620.00</b>	<b>-</b>	<b>443,620.00</b>
	Market for 100 Shops	343,527.00	-	343,527.00
	Steemer Ghat	100,093.00	-	100,093.00
<b>F</b>	<b>Others-OF</b>	<b>434,863,651.00</b>	<b>2,831,141.00</b>	<b>437,694,792.00</b>
	Multi Storied Car Parking	363,733,414.00	1,944,406.00	365,677,820.00
	2000 Acre	27,327.00	-	27,327.00
	50 Acre Land Development - N.Gonj	21,814.00	-	21,814.00
	Advance for Land to D C Office	21,948,962.00	-	21,948,962.00
	Area Development	9,951,855.00	-	9,951,855.00
	Control & Proceeding for Dhaka	339,032.00	-	339,032.00
	Development in Savar Area	2,872,300.00	-	2,872,300.00
	Development of Park and Play Ground	5,144,167.00	-	5,144,167.00
	Development Between Zohura Market to Airport Road	1,394,359.00	-	1,394,359.00
	Flyover From Shantinagar to Dhaka-Mawa Road	28,741,388.00	886,735.00	29,628,123.00
	Regional Office Building	689,033.00	-	689,033.00
<b>G</b>	<b>Rehabilitation Zone</b>	<b>481,530,704.15</b>	<b>3,674,397.00</b>	<b>485,205,101.15</b>
	Badda	291,735,198.45	3,674,397.00	295,409,595.45
	Gandaria	2,820,511.00	-	2,820,511.00
	Joarshahara	76,254,093.75	-	76,254,093.75
	Malibag	919,956.00	-	919,956.00
	5000 Displaced Family (Combind)	109,800,944.95	-	109,800,944.95
<b>H</b>	<b>Residential Area</b>	<b>44,092,111,968.61</b>	<b>4,543,544,986.21</b>	<b>48,635,656,954.82</b>
	1000 Acre Land Development	1,077,170,004.08	-	1,077,170,004.08
	Jhilmil	2,738,594,051.10	116,034,363.77	2,854,628,414.87



### List of Scheme Executed by RAJUK From Very Beginning to 30 June 2016

Scheme Executed by RAJUK from own Finance

Sl.	Particulars	Opeing Balance	Addition	Closing Balance
	Kamrangirchar Satelite Town Project	1,722,700.00	-	1,722,700.00
	Purbachal New Town Project	22,344,339,417.50	2,976,755,376.55	25,321,094,794.05
	Uttara 3rd Phase	13,630,590,301.53	1,447,108,665.89	15,077,698,967.42
	500 Acre Land Development(Gulshan Model Town)	268,363,986.70	-	268,363,986.70
	Nam Vila / Village	1,115,136,324.48	-	1,115,136,324.48
	Thikana	6,556,666.00	-	6,556,666.00
	Uttara Model Town	2,909,638,517.22	3,646,580.00	2,913,285,097.22
<b>I</b>	<b>Roads</b>	<b>2,924,229,877.34</b>	<b>-</b>	<b>2,924,229,877.34</b>
	Airport to Shera Bangla Nagar Link Road	17,417,481.00	-	17,417,481.00
	Airport to Sonargoan Road Construction	2,057,562.00	-	2,057,562.00
	Airport to Zohura Market Road	28,486,517.00	-	28,486,517.00
	Bijoy Sharani	1,235,654,479.00	-	1,235,654,479.00
	Develoment of Central Road Under the Scheme of DCFP	3,400,395.00	-	3,400,395.00
	Dhaka to Narayangonj Road Construction	33,129,683.00	-	33,129,683.00
	Green Road to Mipur Road-OF	10,660,913.69	-	10,660,913.69
	Gulshan Badda Progoti Sharani Link Road-OF	15,799,925.00	-	15,799,925.00
	Hatirjheel Dev. Project-OF	307,375,492.00	-	307,375,492.00
	Indiar Road to Panthapath Road Connection	24,535.00	-	24,535.00
	Janapath ( Saidabad to Kamlapur)	353,385,567.00	-	353,385,567.00
	Lane, Bi-Lane of Rajuk Area	5,270,000.00	-	5,270,000.00
	Malibag to Janapath	7,458,453.00	-	7,458,453.00
	North South Road	4,498,082.00	-	4,498,082.00
	Purbachal Link Road-Individual Budget	812,555,096.00	-	812,555,096.00
	Road Construction of Sonargoan	384,105.00	-	384,105.00
	Saidabad to Mirpur Road Construction	200,000.00	-	200,000.00
	Sonargoan Hotel to Mchakhali Rail Crossing Bypass	659,133.00	-	659,133.00
	Sonargoan Road to Green Road-OF	3,849,520.00	-	3,849,520.00
	Sonargoan to Airport Road	3,189,124.65	-	3,189,124.65
	Starget to Notordem College	48,029,034.00	-	48,029,034.00
	Tongi Diversion Road	30,744,780.00	-	30,744,780.00
<b>J</b>	<b>Structure Plan Master Plan &amp; Detailed Area Plan</b>	<b>169,674,323.43</b>	<b>-</b>	<b>169,674,323.43</b>
	Detailed Area Plan for Dhaka (DAP)	136,329,508.43	-	136,329,508.43
	Structure Plan for Dhaka City	25,295,177.00	-	25,295,177.00
	Survey & Others	259,935.00	-	259,935.00
	Zonal Plan	7,789,703.00	-	7,789,703.00
	<b>Total (A+B+C+D+E+F+G+I+J)</b>	<b>52,811,986,198.68</b>	<b>16,779,384,911.96</b>	<b>69,591,371,110.64</b>





### List of Scheme Executed by RAJUK From Very Begaining to 30 June 2016

List of Scheme Executed by RAJUK through Govt. Finance

Sl.	Particulars	Opeing Balance	Addition	Closing Balance
<b>K</b>	<b>Major Road</b>	<b>4,443,468,101.32</b>	125.00	<b>4,443,468,226.32</b>
	Madani Avenue Extension to East	4,188,932,280.10	125.00	4,188,932,405.10
	Airport to Shera Bangla Nagar Link Road-GF	5,281,958.69	-	5,281,958.69
	Doyagonj to Jurain Connecting Road-GF	16,613,888.56	-	16,613,888.56
	Green Road to Mipur Road-GF	139,422,911.48	-	139,422,911.48
	Sonargoan Road to Green Road-GF	52,474,544.22	-	52,474,544.22
	Uttar Badda to Joarshahara(PS)	40,742,518.27	-	40,742,518.27
<b>L</b>	<b>Others-GF</b>	<b>20,566,012,382.11</b>	19,965,940,722.17	<b>40,531,953,104.28</b>
	Canel From Kuril to Balu River	-	17,762,293,600.00	17,762,293,600.00
	Gulshan Banani Baridhara Lake Development-GF	1,205,100,515.38	624,650,000.00	1,829,750,515.38
	Hatirjheel Development Project-GF	19,051,255,755.44	1,578,338,190.17	20,629,593,945.61
	Urban Rgillance Project	-	658,932.00	658,932.00
	Uttara Lake Dev.Project-GF	118,800,000.00	-	118,800,000.00
	Development of N.Gonj Town(I/E)-GF	51,323,283.89	-	51,323,283.89
	Dev. of Shirnertak to Mirpur Mazar	40,856,204.22	-	40,856,204.22
	Flood Control Barage	30,021,351.38	-	30,021,351.38
	Progoti Sharani	24,460,005.00	-	24,460,005.00
	Rampura Bridge	44,195,266.80	-	44,195,266.80
	<b>Total (K+L)</b>	<b>25,009,480,483.43</b>	19,965,940,847.17	<b>44,975,421,330.60</b>
	<b>Grand Total (A+B+C+D+E+F+G+I+J+K+L)</b>	<b>77,821,466,682.11</b>	36,745,325,759.13	<b>114,566,792,441.24</b>



## Audit & Budget Section:

Audit section is the vital part of an organization. Audit & Budget department plays important role to ensure transparency and accountability.

Audit & Budget department of RAJUK of directly is maintained by the member (Admin & Finance) of Rajdhani Unnayan Kartipakkha (RAJUK). Audit & Budget department is directly control by a director. The main duty of this section is to settle audit objections. Audit section collects audit information and checks overall activities of various sections of RAJUK. To insure the settlement of this works audit section has to discuss with ministry Audit Directorate and Audit Department. The national Parliamentary Committee of Government accounts is based on the collection of reply (with evidence) from the section concerned.

### Four types of activities are performing by the audit section of RAJUK.

- Audit on different types of works of RAJUK by the Government Audit Team (Public Works).
- Audit on financial Accounts by external auditor (Chartered Accounts firm). Internal Audit
- Internal Audit (Department of Audit & Budget of RAJUK).
- Audit on internal Audit (Department by the Ministry of Housing and Public Works).

### Audit on different types of work of RAJUK by the Government Audit Team (Public Works):

Government Audit team are performing on total works of all the departments of RAJUK. That team are performing based on financial work. From the year 1974-75 to 2013-14 the Government Audit Team raised 1626 audit objections, 597 audit objections are already settled. Rest of audit objections trying to settle by the different types of meeting.

#### a. General objections:

The settlement of general objections depends on bi-lateral discussion between RAJUK and audit department of Public Works by the reply of the audit objections with relevant evidence. At present total 216 general audit objections of RAJUK are unsettled which are raised from the financial year of 1974-75 to 2013-14. Recently accumulated unsettled general objections have been placed to the Public Works audit department for settlement.



**b. Advance objections:**

Public works audit department settles the advance objections of the recommendation of Housing and Public Works Ministry. These activities are accomplished through tri-lateral meeting between the audit department of Ministry of Housing and Public Works, audit department and RAJUK.

**c. Draft objection (Objection including in the report of comptroller and audit or general):**

Draft objections are settled in the standing committee of finance of Parliament on the recommendation of Housing and Public Works Ministry and Public Work audit department. Now total 27 draft objections are unsettled. Among them 100 objections are placed to the Government Standing Committee of Finance of the 10<sup>th</sup> parliament.

**Audit on financial Accounts by external auditor (Chartered Accounts firm):**

According to statutory requirement of RAJUK a year end audit report of its income and expenditure is sent to the Government. According to the section 144 & 150 of T.I. Act. Necessary measure is taken according to the external auditor remarks. External Auditor is appointed with appropriate approval of the Ministry of Housing and Public Works.

**Internal Audit (Department of Audit of RAJUK):**

To ensure financial discipline in ongoing development works. As well as all Sorts of activities of RAJUK internal audit has been imposing accordingly. A remarkable result achieved by this time. The decision about internal audit has been taken at 4/2009 the general board meeting of RAJUK.

**Audit on Internal Audit (Department of Audit of the Ministry of Housing and Public Works):**

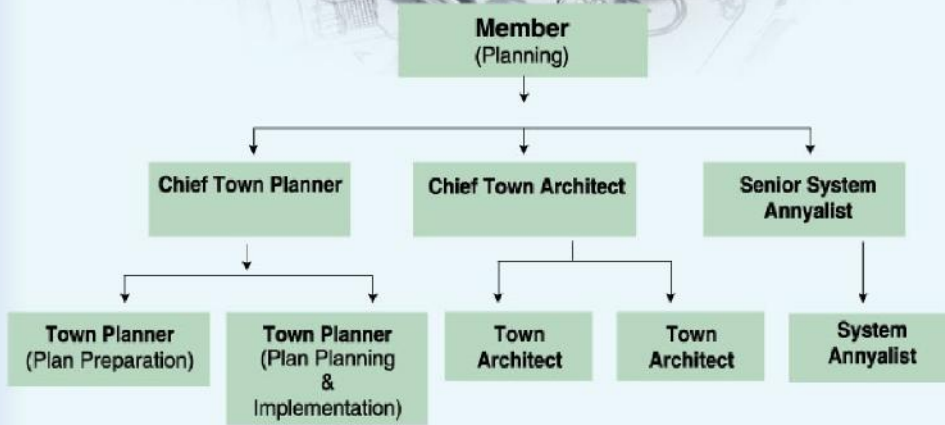
Under the Ministry of Housing and Public Works internal audit team raise audit objection in various fiscal year. By the bi-lateral meeting between Ministry and RAJUK settle audit objections that was held on 31 December, 2015. On the other hand, Ministry audit team raised 50 audit objections for the financial year of 2008-2015.

Audit & Budget department helps to keep the organizational soundness.



# PLANNING

Headed by Member (Planning)





## Planning

### Headed by Member (Planning)

#### Introduction

Planning is the core function of Rajdhani Unnayan Kartipakkha (RAJUK) (The Capital Development Authority) to guide the future growth of this capital city region of 1528 sq. kilometer. The first ever Master Plan of Dhaka City was prepared under the provision of Town Improvement Act, 1953 in 1959. Under this act Dhaka improvement Trust (DIT) was formed in 1956. It was renamed Rajdhani Unnayan Kartipakkha (RAJUK) in 1987 keeping up with the changed circumstances.

After the War of Liberation in 1971, realizing the growing importance of the city and the mounting population pressure, the need to prepare a new plan was urgently felt. Then in 1987, the area of Dhaka city extended to 590 square miles and a plan named Dhaka Metropolitan Development Plan (1995-2015) was prepared a few years later in 1995.

In 1992, Dhaka Metropolitan Development Plan (DMDP) project was launched under joint funding by the United Nations Development Program (UNDP) and the Government of Bangladesh. The UN Center for Human Settlement (UNCHS) acted as the executive agency for the overall project. The Rajdhani Unnayan Kartipakkha (RAJUK) was the implementing agency for DMDP and responsible for providing national counterpart staff for preparing the metropolitan plan. One of the important objectives of the project was the installation of sustainable capabilities in RAJUK to prepare and implement such plans and improving capacity of the organization. The project cell was established as plan preparation department- a prestigious unit of RAJUK. A Detailed Area Plan (DAP) was prepared and gazetted in 2010 under DMDP.

Planning function is now conducted by two sections named as i) Plan Preparation and ii) Town Planning and Implementation section: both under a Chief Town Planner.

#### Plan Preparation Section

##### Scope of work

- Preparation of strategic plan and detailed area plan for greater Dhaka City.
- Review and up gradation of those plans prepared for the mega-City.
- Identifying the problems related to urbanization and urban development.
- To arrange trainings, seminars and workshops related to urban planning. Its other activities are related to evaluation of reports, submission of proposals or recommendations associated with urban problems.
- Supervision of review activities and updating of plans.



### Plan Preparation for Greater Dhaka City

In the plan preparation stage, the proposal for land management, housing and other social and physical infrastructure are included as urban issues. For the implementation of those plans and proposals there were recommendations of taking short, medium and long term plans within a reasonable timeframe.

The area under planning includes from northern part of Gazipur city corporation in the north, Dhaleshwari River in the south, Bangshi and Dhaleshwari Rivers on the west and part of Sonargaon thana including parts of Sitalakhya and Meghan Rivers in the east. In addition to the North and South Dhaka City Corporation Area, plan area covers Narayanganj city corporation Tarabo and Savar Purashava. Besides, Savar Export Processing Zone (EPZ), Keraniganj, Zinjira, Rugganj and Kaliganj thanas are also covered in the area.

From a planning perspective, specific land use provision like residential, commercial, industrial, recreational (park, playground lake), institutional (school, college, university, cultural organization) and other community facilities have been demarcated following standard planning regulations in the current Detailed Area Plan (DAP). The DAP also considered safety and critical environmental issues like drainage, flood-flow, geological fault lines etc., It addressed the issue of traffic congestion, filling up of natural water bodies, including shortage of other urban facilities considered the multi-sectoral investment program (MSIP).

Though a structural plan had been prepared earlier (1995) but the absence of a detailed area plan led to unplanned growth of the city. Environmental degradation from untreated domestic and industrial effluents reached at alarming rate in Dhaka Metropolitan Area. It poses a hazardous threat to public health, ecosystem, services and economic growth of the city. People living in Dhaka city are suffering from a number of urban problems like water logging, traffic congestion, lack of open spaces and playground etc, Filling up of natural water bodies, conversion of agricultural land to residential use in designated flood flow zones are a common phenomena in the city.

Considering all the problems mentioned earlier as well as prospects of Dhaka City, DAP was formulated. As the current plan (DMDP and DAP) will expire in 2015, a new strategic plan for the year 2016-2035 has been prepared and soon will be finalized.



## Dhaka Structure Plan (2016-2035)

### Background

RAJUK has prepared Draft Dhaka Structure Plan for the period of 2016-2035. RAJUK started preparation of Dhaka Structure Plan for the period of 2016-2035 which is now at final stage and waiting for gazette notification in the ministry.

This plan was prepared under Regional Development Planning (RDP) Project within City Region Development Project (CRDP, Package No. CRDP/RAJUK//S-01, Loan No. BAN-2695) funded by the Asian Development Bank (ADB). The Rajdhani Unnayan Kartripakkha (RAJUK) is the implementing agency on behalf of the Government of Bangladesh (GoB). This effort is supported by a team of international and national consultants. The project was launched in December, 2012.

### Objective

The main objective of the RDP project is to review the existing DMDP (1995-2015) and prepare an updated strategic plan for Dhaka Metropolitan Region for the period of 2016-2035 considering the shifting of underlying philosophies of spatial planning, current situation and future vision of the Dhaka Metropolitan Region (DMR). Other components of the RDP project are conducting feasibility study for a new satellite city, and capacity building of the RAJUK professionals etc.

The plan was supposed to give development direction to the city for the next 20 years (2016-2035). The revision of the Structure Plan is intended to produce updated strategies keeping in view of the changed circumstances the Metropolitan Region has gone through since 1995. More importantly, it is envisioned that realistic and feasible alternatives for development be drawn for well-coordinated execution of proposed strategies and plans. Also, it intends to build in-house capacity for preparation and implementation of policies, plans and projects. The Structure Plan is a policy document that sets the ground or serves as the guideline for subsequent local level plans.



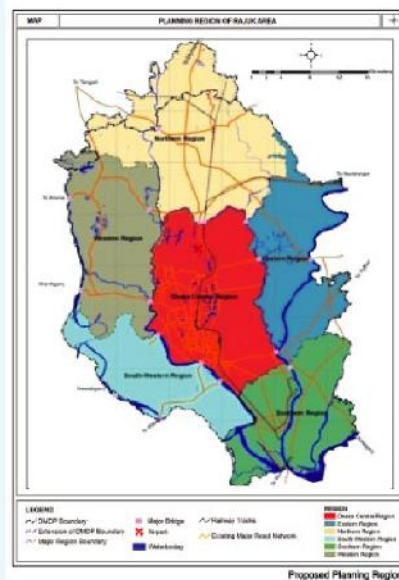
### Structure Plan Area Coverage: The Dhaka Metropolitan Region (DMR)

Total area coverage is 1624 sq.km extended to North - Gazipur City Corporation; South - Dhaleshwari River; West - Bangshi & Dhaleshwari Rivers and East - Shitalakkhaya & Meghna Rivers. Area covers entire 2015-2016 area, including four City Corporations, Four Pouroshava and seventy two Union Parishad of Dhaka, Narayanganj and Gazipur Districts. The plan proposes to establish this term to refer to this total geographic extent for any planning and development purpose relating to this area.

The metropolitan region is quite large and has varying settlement patterns and characteristics in different parts. For ease of planning and management, the entire region has been split into smaller functional areas called 'Regions'. These are not to be confused with any kind of zoning. Basically this serves the purpose of reducing the area of focus so that a more segregated picture can be found regarding trends and patterns of growth and change. Key policy decisions, therefore, can be made accordingly.

#### The extents of these regions are as follows:

- **Central Region:** Dhaka City & fringe
- **Eastern Region:** Tarabo, Bhulta, Purbachal & Kaliganj
- **Northern Region:** Tongi, Gazipur and vicinity
- **Southern Region:** Narayanganj
- **Western Region:** Savar, Dhamsona and surrounding
- **South-Western Region:** Keraniganj







### **Draft Dhaka Structure Plan: Nature & Function**

The Structure Plan provides long term strategy for the 20 years for the development of Dhaka Metropolitan Region. It sets an indicative and flexible strategy that will show the future pattern or direction of coordinated urban development and will serve as the framework for local level plans. The Structure Plan consists of a report which is a policy document with various supporting maps and an appropriate scale composite map depicting the key elements of the major strategic decisions. It also includes future broad functions of different strategic zones. The plan report identifies the order of magnitude and direction of anticipated urban growth and defines a broad set of sectoral policies considered necessary to achieve the overall plan vision and objectives.

The Structure Plan has been prepared for the whole development control area of RAJUK.

### **The Vision for Dhaka Structure Plan 2016-2035:**

"Making Dhaka a livable, functional & resilient metropolis respecting local socio-cultural fabric & environmental sustainability"

**Basic Principle of the Plan:** The main theme of the proposed concept is to create decentralized concentration i.e. diffusing the major functions performed by the core city and redistributing it to different urban centres within the regional boundary of RAJUK. This will help create a hierarchical framework of different magnitudes of urban centres providing corresponding levels of services and employment opportunities.

Main components of the concept are:

- Changing urban structure
- Reducing trip generation and traffic
- Enhancing local accessibility

The topmost framework of the spatial strategy is the classification of the planning area into major regions, each with an existing or potentially dominant urban place as its center: Narayanganj, Savar, Gazipur, Purbachal, and Jhilmil etc. Then within the regions, there would be urban areas, both established and developing in nature. The particular functional centres to be proposed are to be located within these urban areas.



## Current progress

### Approval of Technical Management Committee (TMC)

To prepare Structure Plan (2016-2035) for Dhaka City, extensive cooperation & help from all the Line Agencies working directly or indirectly in the planning and development of Dhaka City are very much required for which RAJUK involved all the line agencies in the Technical Management Committee of RDP. The opinions & proposals of TMC members have been well incorporated in the structure plan. In each phase of preparation of the structure plan i.e. Inception report, Survey report, Interim report and Draft Final report have been approved by TMC.

### Consultation Meeting and Public Hearing

In the preparation of Structure Plan, a number of consultation meeting have been done to take the opinions of different government agencies, NGO's, Business Communities, Environmental Groups, Civil Societies, REHAB, BLDA, etc. who are directly or indirectly involved in planning and development works within the Dhaka Metropolitan Region. The opinions, proposals and recommendations received from these consultation meeting were reviewed and incorporated in the Draft Final Plan which helped enormously to enrich the plan. After the approval of the Draft Final Plan by TMC, the plan document and policy maps were made open for Public Hearing/Opinions for sixty days from 7th July to 6th September 2015. The views and recommendations received from the public hearing also well reviewed and included the justified views in Final Plan.

### National Seminar and Receiving Views from Different Agencies

To make the plan more inclusive, standard and realistic, a two days (13-14 September 2015) National Seminar was organized. Moreover, for enriching the plan, the draft plan report was sent to all the relevant agencies directly or indirectly involved in the planning and development of DMR and received the views and opinions of them on the draft plan. The comments received from National Seminar as well as from different agencies enriched the plan a lot.

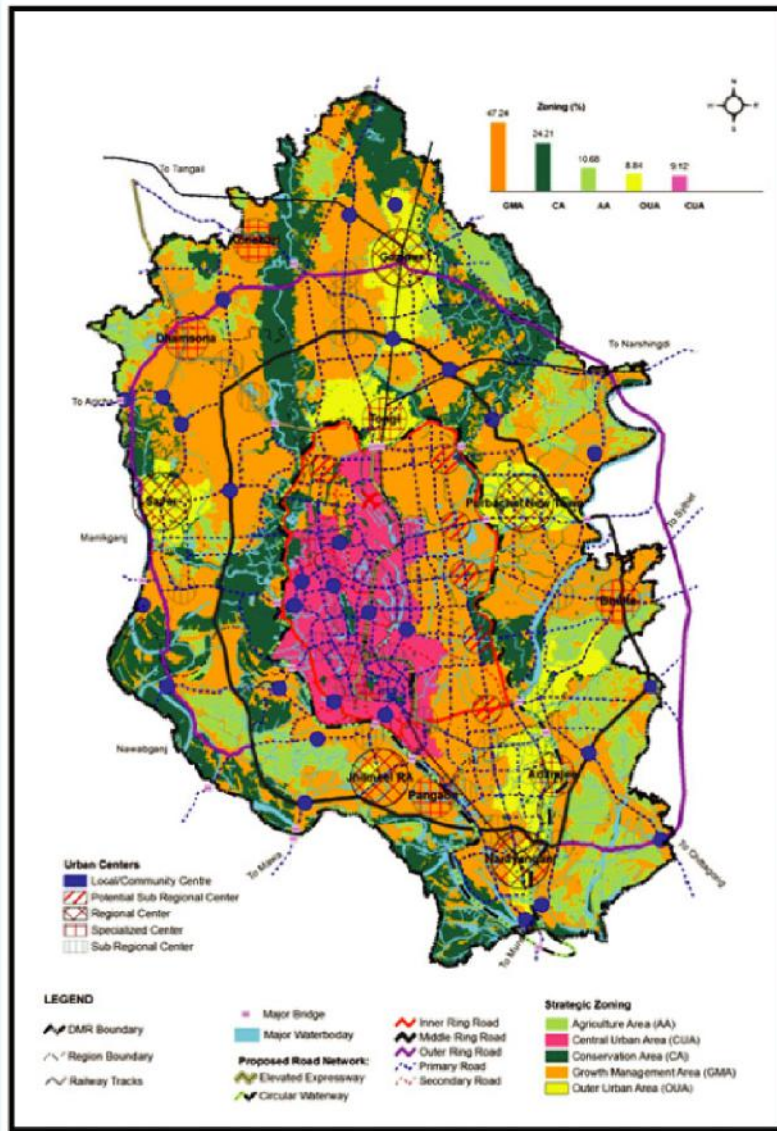


### **Finalization of the Structure Plan (2016-2035) and Approval by Steering Committee**

The consultants of RDP finalized the Structure Plan (2016-2035) considering the recommendations of TMC members, views from consultation meeting with different stakeholders, comments/opinions received from public hearing and national seminar which made the final report as inclusive one. Then the Steering Committee approved the Structure Plan (2016-2035) with some conditions on 14 February 2016.

### **Government Approval and Gadget Notification of the Structure Plan (2016-2035)**

Accomplishing the conditions made by Steering Committee, the Final Structure Plan (2016-2035) was sent to Ministry of Housing and Public Works for government approval on 27 July 2016. Then the ministry made some queries on what comments and recommendations from public hearing and national seminar have been incorporated in the plan. Moreover, the ministry made queries on what mitigation measures have been included in the final plan to minimize the limitations and inappropriateness of the current Detailed Area Plan. Subsequently, RAJUK forwarded the letter of the ministry to the RDP consultants and the consultants then prepared an explanations report covering all queries of the ministry. After getting the response report from the consultants, RAJUK forwarded the report to the ministry of Housing and Public Works on 01 September 2016. Dhaka Structure Plan (2016-2035) supposed to be approved by the government very soon.



Map: Urban Growth Direction 2035



## Preparation of Detailed Area Plan (2016-2035) for DMDP Area

### Background

As the validity of current Detailed Area Plan (2010-2015) expired on 2015, and later extended up to March, 2017 RAJUK started a new Detailed Area Plan (2016-2035) to manage the future development of Dhaka City. For this purpose, RAJUK started the project "Preparation of Detailed Area Plan (DAP) (2016-2035) for Dhaka Metropolitan Development Plan (DMDP) Area". This is a self-financing project of RAJUK. For formulation of the DAP project, the entire RAJUK area has been divided into two parts (Part-A which represents western part and Part-B representing Eastern part) and awarded to two firms as two projects. Sheltech (PVT) Ltd. has been assigned for PART-A and Development Design Consultants Ltd. (DDC) for PART-B of DAP project.

### Objectives of the Project

The main objectives of the Detailed Area Plan (2016-2035) are as follow

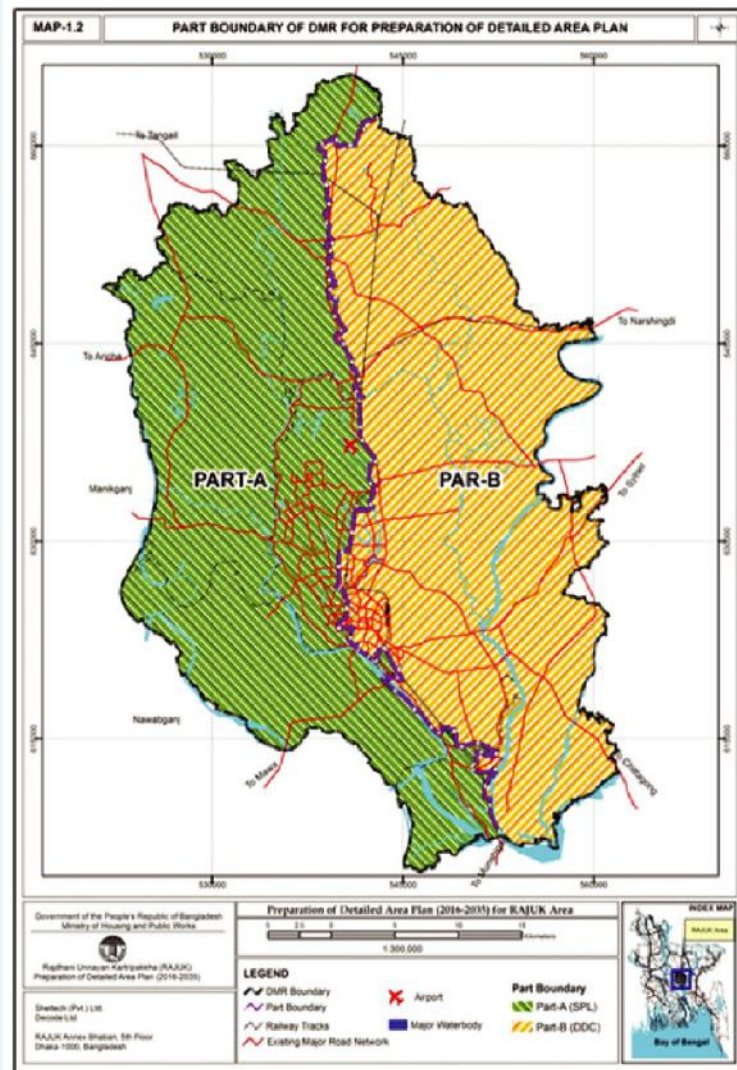
- To update the existing database (Physical Feature, Topography, Land Use, Socio-economic, Traffic & Transportation, etc.)
- To analyze existing Detailed Area Plan (DAP) (Gazetted on 22 June 2010) on the basis of updated database
- To prepare revised DAP (2016-2035) according to the analysis of existing DAP and following the guidelines of the approved higher level plans
- To adopt community based planning approach such as Participatory Rapid Appraisal (PRA) as a tool for the preparation of revised DAP

**Project Duration** : January, 2014 - December, 2015 (as per original DPP)  
January, 2016 - December, 2017 (as per revised DPP)

**Project cost** : 3,319.35 lac

### Detailed Area Plan Area Coverage

The total area of Dhaka Metropolitan Region is about 590 sq. mile or 1528 sq. km. In order to complete the task efficiently, RAJUK divided its control area into two parts namely Part-A and Part-B.





### **Targets of the Project**

The project is designed to benefit the development control and management function of RAJUK. This will be the tools for development control with a high-tech digital GIS (Geographic Information System) database in this accomplishing the project.

Indirect beneficiaries are the people of the Dhaka Metropolitan Development Plan area. The reordering of priorities for environmental improvement and more equitable targeting of beneficiaries for new land development schemes will directly improve public health and the general living conditions for the urban poor currently occupying un-serviced slums and squatter settlements.

### **Expected Outputs/Outcomes of the Project**

**Explanatory Report:** The explanatory Report will contain the planning process, demographic and socio-economic data, physical features, topography, land suitability for development, land use, housing, traffic & transport, hydrology, environment, natural & man-made disaster, public space and other related studies and information on higher level planning context and a description of the composite planning map. The report will contain maps on a scale that will be appropriate to the information they convey and convenient for inclusion in a

**Composite Detailed Area Plan Maps:** Composite Detailed Area Plan Maps for every Detailed Planning Zone (DPZ) will include various layers of information such as the cadastral base (Mouza Map), administrative boundaries, topographical features, infrastructure, existing / proposed land use and special development control requirements.

**Comprehensive Planning Database:** A comprehensive database will be created under this project that will be used by RAJUK for intensive development management purpose.

### **Current Activities:**

At present both the consulting firms are carrying out detailed survey of the physical features of the project area.



## Town Planning and Implementation Section

### Introduction

Town Planning and implementation section works under Member (planning) and aims to ensure planned development of the RAJUK area. The main function of this section are plan implementation as well as preparation, revision and updating of laws, rules and regulations concerned to urban development and management regulation of private land developers and land use zoning control. .

### Scope of Work

1. Town Planning and Implementation Section of RAJUK issues land use clearance and gives permission for development activities both to private and public sectors as well as individuals according to the Provision of Structure plan and Detailed Area plan (DAP) of RAJUK.
2. It also provides NOC for acquisition of land for development activities proposed by different government agencies.
3. It also plays a vital role by taking steps and assisting government in preparation of rules and by laws, regarding town planning, development control, wet land conservation etc. Town Planning Section of RAJUK follows and whenever necessary contributes to the preparation of the following acts and rules concerning urban development:
  - The Town Improvement Act, 1953(Amended 1987).
  - The Building Construction Act, 1952 (Amended 2006).
  - Natural Water body, Open Space, Park, Playground Protection Act, 2000
  - Private Housing Land Development Rules , 2004 (Amended 2012, 2015)
  - The Greater Dhaka Building (Construction, Development, Conservation & Demolition) Rules, 2008
  - Real Estate Development and Management Act, 2010

Town Planning section of RAJUK is also responsible to review regularly the above acts and rules and prepare new ones, whenever required.

4. Town Planning Section of RAJUK is responsible for registration of private housing companies.
5. It assists in Development Control activities of RAJUK Representatives from Town Planning Section play vital role in BC (Building Construction) Committee or Special Committee or Nagar Unnayan Committee formed by the government for approval of buildings.





6. TP section is involved in the approval process of private housing projects / Estates and others.
7. Town Planning Section takes necessary steps against illegal development activities of unapproved private housing companies to follow government rules and regulations for their housing project.
8. Town Planning section assists Plan Preparation Section of RAJUK for preparation of structure Plan / Master Plan / Detailed Area Plan.
9. Take necessary steps to project natural water bodies like wetlands, ponds, retention areas, canals and flood zones within Dhaka Metropolitan Area.
10. Identify the priority areas for projects considering the environment and other aspects like satellite townships, recreational/amusement park/industrial estate/road development within Dhaka Metropolitan Plan Area.
11. Prepares layout plan and detailed design of different residential commercial and industrial area/satellite township projects, road projects of RAJUK.
12. Prepares acquisition plan for development projects of RAJUK such as road/bridge, etc.
13. Prepares acquisition plan of flats /apartments of RAJUK under
14. Prepares papers/documents for presentation by chairman, RAJUK in different meetings or seminars.
15. Reviews urban planning and environmental reports/documents and make comments on the documents of other agencies.
16. Prepares zonal plans and involved in the activities of density zoning or height zoning.
17. Involved in management, supervision monitoring and feedback of the development projects.
18. Take necessary actions against illegal real estate/housing projects.



### **Recent Activities:**

#### **a) On-Line based Land use clearance of Zone 5 (Dhanmondi - Lalbag):**

To make the process of design approval easy, transparent and accountable, endeavor was taken to provide land use clearance (no objection certificate) and design approval online with the help of World Bank's coordinating institute IFC. Initially plan was taken to Zone 5 (Dhanmondi-Lalbag) for providing this online service. Online construction permit on zone 5 was inaugurated on 22 December, 2015. All applications of Zone 5 are proposed to submitted online from July 1, 2016

#### **Advantage of online system Land Use Clearance process:**

- To ensure transparency, accountability
- To provide service in a short duration.

#### **b) Actions to safeguard planned development:**

The summary of actions taken by town planning and implementing section, RAJUK under Real Estate Development and Management Act, 2010, Natural Water Bodies' Conservation Act, 2000 and Private Residential Land Development Rule 2004 (amended 2012, 2015) and the directives of upper court division and form line ministries are given below:

- A letter was sent to the ministry of Housing and Public Works to inform about the steps taken by RAJUK regarding preservation of khals. Letters were sent to the enlisted companies of REHAB (Real Estate & Housing Association of Bangladesh) to discontinue the illegal activities of their unapproved project.
- A list of unapproved housing project was sent to ministry of Housing and Public Works and Ministry of Information to implement the order of High Court division.
- A letter was sent to Ashaloy Housing and Developers Ltd. For brief description about their consultancy related guideline.
- Unapproved housing projects are continuously encroaching and filling the water bodies of Dhaka City. A Notice was sent to 16 entrepreneurs and a general dairy was recorded to ashulia thana to stop land filling on flood plain areas.
- A letter was sent to Jamuna Builders Ltd, Metro Makers Development ltd, Rahat enterprise, messrs Shotota enterprise, Haji ali ashraf, The jalal enterprise, Russel enterprise, Hazrat sahjatal enterprise, Turag



enterprise, BDC and Mixer, Partex Group, Modhina enterprise, Messrs shamia and ahad enterprise, Messrs rahad enterprise, Sughanda Housing, Atlantic Properties Ltd., Sagupta N.M Housing Ltd, Re-marks Liberty city Ltd., Sopan Housing Ltd., Eqra housing ltd, to stop violating Natural Water Bodies Conservation Act, 2000 and Real estate Development and Management Act 2010.

- A letter was sent to Asian group to stop illegal building construction of Asian Hospital.
- A Notice was sent to Navana Real Estate Ltd, Modern city, Mars Park Ltd., Re-marks Liberty city Ltd., Shapla city Ltd., Purbachal sobuj chaya ltd., BLDL group, Amin mohammad land development Ltd, Nobin group, New Dhaka city land development Ltd to stop published illegal advertisement and to stop violating of Real estate Development and Management Act 2010 and Private Housing Land Development rule 2004.

### **c) Housing Approval**

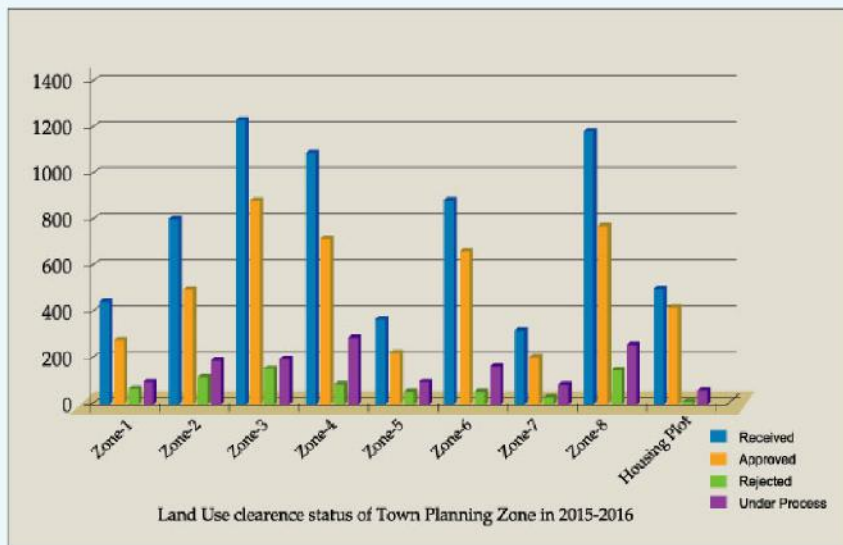
Several housing projects are approved in 2015-2016 session by the ministerial committee for private housing project approval. The names of those projects are- Prottasha Housing of Prottasha Somobai Somiti Ltd., Basundhara Baridhara project (A to P block) of East West Property (Pvt.) Ltd. And Jolshiri Abasan by Bangladesh Army (Jolshiri Abasan Pvt. Ltd.)

### **d) Draft Layout plan of Keranigonj Model Town has been prepared**

Statistics of Land Use Clearance (2016-2016) of Town Planning and Implementation section



LUC Zones	Received	Approved	Rejected	Under Process	% pending
<b>Zone-1</b>	444	280	67	97	22%
<b>Zone-2</b>	803	498	116	189	24%
<b>Zone-3</b>	1235	884	154	197	16%
<b>Zone-4</b>	1088	716	81	291	27%
<b>Zone-5</b>	367	219	53	95	26%
<b>Zone-6</b>	886	663	56	167	19%
<b>Zone-7</b>	321	203	31	87	27%
<b>Zone-8</b>	1179	775	147	257	22%
<b>RAJUK approved private housing plots</b>	498	421	18	59	12%





## Architecture Section

### Introduction:

Architecture Section of RAJUK is an office of the Chief City Architect under Member Planning. Total number of staffs and officers are 33. The purpose of this section is to serve total architectural & architecture Related work of RAJUK. The Section is involved in various projects of RAJUK such as Uttara, Jhilmil, Purbachal, Baridhara, Gulshan etc. in both master plan & detail plan level. The section is also involved with RAJUK's in-house Interior design & architectural design such as RAJUK staff & officers' quarter, RAJUK Green Building project at Mohakhali, RAJUK training room etc. Architecture Section is also employed with the design of urban facilities in RAJUK Project such as mosque, gate, park, school, petrol pump, bus stoppage etc. Architects of this section also serve for other departments of RAJUK.

### Completed works:

1. Primary Design of Apartment Project at Gulshan road 114 & 50.
2. Preparation of layout plan for Individual Plot Allottee of Purbachal Project.
3. Preparing of Layout Plan for Individual Plot Allottee of Uttara 3rd Phase Project.
4. Preparation of revised part layout plan of Gulshan, Banani Baridhara Project.
5. Revised Layout plan of Madani Avenue Extension.

### Current Activities:

1. Main Gate Design at Malibagh Quarter.
2. Design of Staff & Officers' Quarter at Malibagh.
3. Banani Play Ground Walkway & Boundary wall.
4. Floor plan re arrangement of RAJUK as per Organogram.
5. Uttara Zonal Office Interior Design.
6. RAJUK Training room at Auditorium Building.
7. Extension of Gulshan Car parking Building.
8. Design of RAJUK reception area.
9. Petrol pump & Bus stoppage at Jhilmil Project.
10. Mechanical shed at Purbachal Project.
11. Nikunjo lake side development.
12. Monitoring & Supervision of RAJUK Green Building at Mohakhali.

### Future tasks of Architecture section

- i. Landscaping of Kuril Flyover
- ii. Nikunjo (south): Mosque and Entry Gate design of Nikunjo (South)Park Landscaping
- iii. Design works for Jhilmil: Mosque (prototype), School (primary & High) Petrol Pump and Bus Stoppage with shop
- iv. Uttara 3rd Phase: Central Plaza, Mosque (prototype), School (primary & High) Corner Landscaping
- v. Purbachal New Town: Apartment, Mosque (prototype) , School (primary & High)



## Management Information System (MIS)

### Introduction

MIS section of RAJUK works under Member (Planning) which aims to provide better and quick services to the citizens. RAJUK has taken necessary steps to computerize its functional areas from this viewpoint. As a part of automation, a project titled "Computerization and Management information System (MIS) in RAJUK" funded by RAJUK's own fund was taken to incorporate following things such as customized software development, web portal development, LAN/WAN connectivity for main office and local offices, procurement of hardware machineries, data center establishment etc. The project was completed during the last fiscal year and a number of new projects are in pipeline to complete the automation in RAJUK.

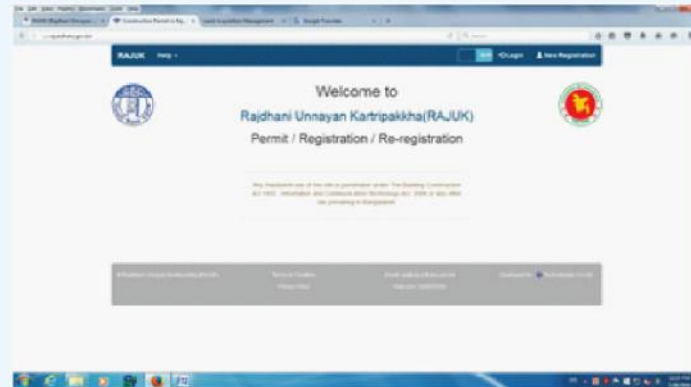
### Scope of work:

- To ensure better online services to the people.
- To increase transparency in different stages of the processes.
- To computerize regular activities of organization.
- To provide online services of citizen's file status
- To prevent files/documents missing.
- To ensure network connectivity among different local offices of RAJUK.
- To develop customized software for different sections of RAJUK.
- To implement E-governance activity in RAJUK.
- To preserve digital storage of different kinds of maps, layout plans and images.

### Current Activities

#### Online based Land Use Clearance and Construction Permit System :

In 2015, 22 December RAJUK have started Online Service of Land Use Clearance and Construction Permit. Primarily this service is started at Zone-5 to ensure the better service to customer and increase the transparency in different stages of the process. After that this service will be implement in all zone gradually. As a result there will be save the time and cost. Customer receive update status of application by SMS/Email after submitting the application.



Screenshot of Online based Land Use Clearance and Construction Permit System :

### Land Acquisition System:

A web enabled software named "Land Acquisition System" has been developed to publish land acquisition information by RAJUK. This service is displaying under the Land Acquisition menu of RAJUK Web portal. As a result, citizens can see the land acquisition information acquired by RAJUK.

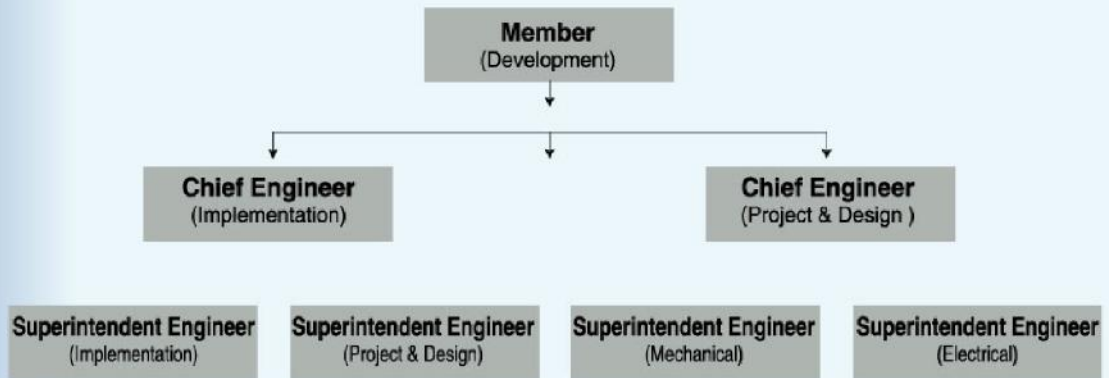


Screenshot of web enabled software named "Land Acquisition System"



## DEVELOPMENT

Headed by Member (Development)







## Development

### Headed by Member (Development)

#### Introduction

Development wing is one of the important sections of this organization. It looks after the implementation of development works/projects of RAJUK and as are assigned by the Government time to time. RAJUK also undertakes development projects under the provision of TI Act, 1953 as Improvement Schemes. A Member equivalent to a Joint Secretary of the Government is the chief of the Wing. The responsibilities of this section are given below:

#### Scope of Work:

- Preparation of DPP/PDPP and detailed estimates for construction and development of works and projects.
- Invitation of tenders and process of contracts.
- Supervision of work of contractors and preparations of evaluation reports Procurement, operation and maintenance of transport for RAJUK
- Provide necessary infrastructures and utility facilities to RAJUK projects.
- Developed necessary residential, commercial, industrial estate, shopping complex, road, fly-over-pass, park, lake as per Master plan/DMDP/DAP.
- Prepares project profiles (PP) and processes the same for approval by the Government.
- Carry out other schemes instructed/recommended by the Government.



## Ongoing projects

### Purbachal New Town Residential Project

#### Background:

The project is located in the north-east of Dhaka zero point, about 30 km though khilkhet near International Air Port. The total area of this project is 6150 acres of which approximately 4500 acres are in Rupganj Upazila under Narayanganj district, approximately 1500 acres are in Kaligonj Upazila under Gazipur district and around 150 acres are in Dhaka district. The project consists of 30 sectors of which 23 sectors are situated in Rupganj Upazila and 7 sectors are in Kaliganj Upazila.

RAJUK initiated the project, Purbachal New Town Project since 1995-96 to develop a new city in the northeast of Dhaka which is traversed by the river Balu at the West and Shitalakkhaya at the East. At the 1st phase land of Rupganj Upazila were acquired, digital land survey were conducted and project implementation has been started by land development works since 2002-03. The possession of land in Kaliganj Upazila under Gazipur district was taken in the year 2010. At present land development work, road & drain construction work, bridge construction work, river bank protection work and plot possession handover is going on at the project area.

The consulting firm Data Expert (Pvt.) Ltd. has been assigned for preparation of detailed land use plan and technical assistance of the project. There are more consultants are deployed for detailed design of various infrastructures. The land use plan of the project has been finalized and there are 25,097 plots in the project has already allotted to the various sections of population, as per an approved policy. There are also provision for high rise apartment constructions in the project area. The project is being implemented from RAJUK own fund

**Project Cost:** Original Tk. 3,31,174.50 lac

Revised Tk. 7,78,214.57 lac





### Major information of the Project:

Date of Project approval: Original PP: 22.02.2005

RDPP: 14.09.2010

Implementation Period: Original PP: 1995-2010 (Project work initiated in 2004)

Revised: 1995-June/2018

Plot Arrangement: a) Residential Plot : 25,016 nos

- 03 Katha- 10,012 nos.
  - 05 Katha- 10,361 nos.
  - 7.5 Katha- 2,618 nos.
  - 10 Katha- 1,025 nos.
- b) Administrative Plot : 473 nos.  
c) Commercial Plot: 1,033 nos.  
d) Institutional Plot: 423 nos.  
e) Diplomatic Plot: 63 nos.

### Land Use Plan:

Proposed Land Use	Land Reserved (%)	International Standard%
Administrative, Commercial, Industrial, Diplomatic & Institutional	7.11	5-10
Residential	38.60	35-40
Road & Pedestrian	26.15	25
Forest, Eco-park & green belt	6.42	5-6
Sports facilities & physical infrastructure	4.78	2-3
Lake & Canal	7.60	5-6
Health, Education, Social infrastructure, Utility & others	9.36	5-10



## Development Progress

name of work	Progress	Description
Land development	374.29 lac cum	
Earth Filling Earth Cutting & Filling	65.51 lac cum	Land development of 4800 acre (approx.) land is completed; land development of rest area is ongoing
Lake/canal development	4,63,781 sqm 14,65,711 sqm	Detail design & estimate preparation of lake & canal is Completed. Approximately 8 km lake out of 43 km construction will be completed within December/2016.
Internal road	319.28 km	More than 120 km road construction completed. Almost 100 km road is under construction. Remaining road construction work will be completed within June/2018.
Purbachal link road construction	13.33 km	Construction of 2 x 2 lane 13.33 km express way is almost complete and the road is opened for vehicle movement.
Kuril interchange construction	3.1 km	Completed
Surface drain & across drain	319.28 km	Almost 120 km drain construction is completed. Almost 100 km drain is under construction. Remaining work will be completed within June/2018.
Central island	319.28 km	Almost 38 km Central Island construction is completed.
Footpath construction	305.22 km	About 15 km footpath construction at Kuril Flyover is completed. Remaining 290 km footpath will be constructed after the detail design, drawing of STP, WTP Which will be implemented in PPP method.
Boundary pillar	2500 nos	Boundary pillar installation at Rugganj part is completed.
Plot pillar	75000 nos	Plot pillar installation is ongoing.



Name of work	Progress	Description
Bridge construction	62 nos	18 Nos of Bridge construction work is completed. 18 no. of bridges is almost completed Design, Dwawing, estimate BOQ of 15 no. of bridge is ongoing and will be completed within December/2017. Design, drawing estimate, BOQ preparation work of Gazipur portion Bridge is going on.
Grade separator	03 nos	Design, drawing, estimate, BOQ preparation work by BRTC, BUET is going on. The drawing, desing the work will be started.
Under pass	09 nos	07 nos. underpass construction work is completed. Remaining 02 nos will be completed by June 2018
Sluice gate	07 nos	01 no sluice gate construction work is completed. Remaining 06 nos will be completed after getting drawing design from BRTC, BUET.
River bank protection work	5.2 km	1.19 km protective work at Shitalakkhaya river and 1.8 km protective work at Balu river is completed. Remaining work will be completed within June/2018.
Plantation	2,00,000 nos	About 12000 nos Plants are Planted in Purbachal Link Road & Internal Road.
Main site office-01 no.	402.23 sqm	completed
Site office-3 nos.	2007.45 sqm	1 site office is completed
Police barrack -3 nos	2007.45 sqm	As per demand of concern department the work will be completed within June/2017.
Staff quarter	3903.34 sqm	Will be constructed within June/2018.



Name of work	Progress	Description
Mosque-5 nos	1152.42 sqm	Will be constructed within June/2018.
School-5 nos	6691.50 sqm	1 no school construction is completed and another one is ongoing.
Street Light	319.28 km	Street light installation is work is completed at Kuril Intersection.
Electrification		Electrification shall be done by DESCO. Electric pole installation at sector # 01, 02, 03, 04, 05, 07, 08, 09, 11, 13, 17, 18, 19, 20, 21, 29, & 30 has been completed.
Water supply, drainage & sewerage system installation		installation Water supply sewerage system will be completed by PPP method.
Gas Network		Gas distribution network will be installed by TGDCL

#### Possession Handover of plots:

Among 25000 Residential plot more than 13000 nos plots have been handedover in sector 1, 2, 3, 4, 5, 9, 11, 13, 14, 17, 18, 22 (part), 23 (part), 29 (part).

#### Utility Connection:

**Electrification:** Necessary funds for electrification works and lands for various establishments have been placed/allocated to the DESCO and PGCB, and now they are working at site. Already street light poles installed at various sectors by the road sides. Construction of sub-stations has also completed at sector no-04.

#### Water Supply & Sewerage:

Purbachal Town being located outside the DWASA jurisdiction, DWASA is yet to decide whether they will be involve or not with the water supply and sewerage in the project. But RAJUK took an initiative for providing the services through PPP arrangement. CCEA has approved inprinciple to implement water supply & sewerage in PPP method. PPP authority and IFC are engaged as transaction advisor of the project



## Jhilmil Residential Project

### Background

To ensure housing for the growing number of middle class inhabitants of Dhaka city and ensure the southern expansion of the metropolis, the Rajdhani Unnayan Kartripakkha (RAJUK) developed a housing scheme in Keraniganj thana (police station) along the Dhaka-Mawa Highway-2 kilometers west of the China-Bangladesh Friendship Bridge. . It was mainly designed for housing of growing middle and lower income group. The total area of this project is 381.19 acres. The project was passed on 24/05/1998 at an ECNEC meeting with a proposed budget of 13 crore 617 lakh taka. Considering the increase in the price of land, civil works and other factors the cost of the project increased the placed at an inter-ministerial meeting on 09/12/2004 for consideration. The (Amended) project was finally approved on 19/04/2005. On 27/04/2005 the administrative order of the said project was passed. This project is implemented from RAJUK's own fund. According to the approved PP the project area would be 381.19 acres. Under the project 1774 residential plots, 20 commercial plots and land for construction of 10,944 no of flats of different sizes have been retained. Space for building civic amenities has been also kept there. Project duration according to DPP is up to December, 2016. The land use plan of the project has been finalized and plots have already allocated to different income groups accordingly.

### Project cost:

Original	:	Tk. 13,617 lakh
First revised	:	Tk. 33,573 lakh
Second revised	:	Tk. 99,938 lakh





### **Overall Progress:**

The overall progress of the project is 86% & financial costing has reached upto Tk. 285.04 crore in June, 2016. ADP progress in last fiscal year was 143%.

### **Physical Progress:**

Land development in the project area is completed totally. Road construction works are also completed. Works of lake development, bridges pipe culverts, slope maintaining & grass turfing, plot pillar laying etc, work are ongoing.

The internal road construction of phase-1 has been completed. In order to connect the project area with Dhaka-Mawa road the construction work of two pipe-culverts and connecting approach road has been done. The construction work of two bridges (Package-1, lot1 and lot-2) over the lake is on progress. The physical progress of the project is 72%. Besides, landscaping of the project area is on progress as trees have been planted in the median.

### **Utility Connection:**

Rural Electrification Board (REB)-2 is working for establishing electricity connection within the project area as per the layout drawing. DPP for establishing electricity lines and poles has been prepared by REB-2 and they are also constructing sub-station.

For other utility provision RAJUK is communicating with the line agencies.

### **Apartment construction:**

There are also provisions for high rise apartment constructions in the project area. About 10,944 no of flats will be constructed in the project area. Feasibility study of the apartment construction is ongoing. The project will be implemented by G to G or PPP.





## Uttara Residential Model Town (3rd Phase) Project

### Background:

Dhaka Metropolitan city has now been turned into the busiest & densely populated city. People reside permanently in Dhaka city, the capital of Bangladesh for service, business and other purposes. The dwelling places required for these large numbers of people are very inadequate. As a result, the residential areas of Dhaka city are turning into over-crowded & dirty day by day. It is possible to reduce the pressure of population of Dhaka to a great extent by developing the surrounding areas of Dhaka city in a planned way and establishing permanent residence for these vast populations. Considering the above facts, decision has been taken to establish Uttara Residential Model Town (3rd phase) project as a satellite town.

### Objective:

The cost of land in Dhaka city is very high and it is beyond the reach of the low and middle income group of people. The main objective of the project is to provide residential plot for low and middle income group of people with affordable price.

**Project Cost:** Original Tk. 204408.11 lac.

Revised Tk. 234021.52 lac. (revised on 2006)





### **Plot Arrangement:**

**Residential Plot:** 3 (three) khata 6845 Nos. and 5 (five) khata 1450 Nos.

In addition to that there are Educational, Institutional and Commercial plots in the project area. Beside this, there are spaces for Hospital, Central Business district (CBD), Govt. staff housing, Mosque, Graveyard, Sports centre, Play ground, Accommodation for urban poor, Road network, Lake etc.

### **Development Progress:**

**Road & Land Development:** Total project area is divided into four sectors: sector-15, sector-16, sector-17 & sector-18.

Land development is almost completed in sector-15 and 89% in sector-16, 87% in sector-17. In sector-15 road construction works is almost completed. In sector-16 about 90% & in Sector-17 about 80% road work is completed and remaining work is in progress. High rise Apartment building construction has already been started in sector-18 where road network will be constructed by Apartment project.

**Bridge Construction:** There is provision for 12 no of bridges over the lake. 8 (eight) nos. bridges construction works have been completed and which are open for vehicle movement & Remaining 4 (four) nos. bridge construction work will be completed by June, 2017.

**Lake Development:** There is provision of 8.50 km lake in this project. Already lake development and protection work for lake no-02 & lake no-10 are completed. About 60% of lake development & protection work is completed & remaining work will be completed by December'16.

**Overall progress:** Overall physical progress of the project is about 80%.

**Handing over of plots:** Already 80% (6620 nos) plots have been handed over and remaining 20% plot will be handed over by December'16.

### **Utility Facilities:**

**Electricity Supply:** External electrification work is undertaken by the Dhaka electric supply company (DESCO). Electric poles are already installed at sector 15 & 16. DESCO will supply electricity as per demand of allottee.

**Water supply:** Already 17 Nos. of places is selected in the project area by Dhaka WASA for deep tube well & pumps station construction. WASA will supply water in this project area.

**Gas Connection:** Titas Gas Distribution Limited Company will Provide LPG for Project area.



## Uttara Apartment Project

### Background

Dhaka Metropolitan city has now been turned into the busiest densely populated city. Large number of people resides permanently in Dhaka city for service, business and other purposes. The dwelling places required for these large numbers of people are very inadequate. As a result, the residential areas of Dhaka city are getting overcrowded and dirty day by day and creating unhealthy environment causing damage to the beauty of city. All these are because of mainly unplanned urbanization. It is possible to reduce the pressure of population of Dhaka to a great extent by developing Flats/Apartments as a permanent resident. Focusing the need of housing for lower and middle income group of people, government has decided to establish planned housing by constructing multi-storied building. This Project has been accepted categorically by ECNEC under Uttara (3rd Phase) Project. It is the largest ever Planned Apartment Project in the country having 214.44 acres of land at Uttara (3rd Phase) Project, Sector-18, Uttara, Dhaka for Low and Middle income group of people.

In this project 179 nos. 16 storied Apartment Building including one basement floor comprising about 15,036 nos flats will be constructed. The construction work of 6636 nos 79 nos 16 storied Building of 'A' Block having flat size 1654 sqft (net 1276 sqft) is running in full swing.

**Project Cost:** Tk. 903071.87 lacs

**Project Duration:** Nov/2011 to June/2016. The project duration has been extended up to June/2018 without increasing cost, which is decided at inter-ministerial meeting, held on 29th May, 2016.





#### **Project Facilities:**

- a) 55% of the land area of the entire project has been open to playgrounds, parks, greeneries, roads etc.
- b) Using the soil test by Housing and Building Research Institute, the experienced engineers of the Department of Public Works, has been designed the structure of buildings following earthquake in the region in terms of the parameters of the Bangladesh National Building Code (BNBC).
- c) Experienced architects of Department of Architecture (DOA) have been prepared the detail architectural design considering the modern architecture concept.
- d) Experienced engineers of RAJUK & PWD are supervising the project ensuring the quality of construction work.
- e) There are one primary school, one high school, one mosque, one community center and neighborhood shops in every block.
- f) Sewage Treatment Plant (STP) is also provided in each building.
- g) All services line (water supply, electricity etc) will run through underground.
- h) There will be a rain water harvesting system in each building.
- i) Deep tube well will be installed in project area. HDPE pipe will be used for water supply line by DMA (District Metering Area) Concept, in which wastage of water can be controlled.
- j) There are sufficient parking facilities in the project area.

#### **Facilities inside the building & apartment:**

- a) In the ground floor of every building there are multi-purpose hall, guard room, reception lobby, drivers' waiting room, toilet etc.
- b) Parking facilities are provided in ground floor and basement floor.
- c) In each building there is one main stair and two fire stairs.
- d) Two best quality 20 persons capacity lifts 250 KVA Generator and 850 KVA Sub-Station will be provided in each building.
- e) In every apartment the floor area is decorated by 600mmX600mm mirror polished tiles, toilet is decorated by high quality local glazed porcelain commode, glazed porcelain basin etc.



- f) In the reception lobby Marble will be used and other floor area of lift lobby will be decorated by 600mmX600mm mirror polished tiles.
- g) Plastic paint will be used in internal wall and weather coat paint in outside wall.
- h) Teak-chamble Door-Frame, teak ornament main entry door and solid particle veneer flush door for bed rooms and teak solid plain door for toilet & verandah will be provided.
- i) High quality aluminium for sliding window.
- j) Glazed wall tiles will be used in kitchen wall and working top will be decorated by granite.

#### Current Progress:

Construction of 8,400 no flats in 100 nos 16-storied building in Block-B (52 nos building of 1250 sft flat) and Block-C (48 nos building of 1050 sft flat) of this project is under process on G to G basis with the Government of Malaysia with their financial and Technical assistance.

Probable handover statistics of 6636 nos flat of 'A' Block as follows:

Sl. No.	Date of Handover	No of Flats Total
1.	December/2016	840 nos
2.	June/2017	504 nos
3.	December/2017	2772 nos
4.	June/2018	2520 nos
Total =		6636 Nos

#### Utility Connection:

Water supply and sanitation work will be done by Dhaka WASA.

Natural Gas supply is off as government instruction. In that case LPG gas will be used as alternative way.

DESCO will supply electricity in the project.



#### PROPOSED PROJECTS OF RAJUK FOR UP COMING FISCAL YEAR

01. 100-0 feet wide Road construction Project from Natun Bazar to Madani Avenue up to Eastern Bypass (East West).
02. 100.0 feet wide (East West) and 60-0 feet wide (North South) road construction Project at Senpara Parbata intersection.
03. 40.0 feet wide road construction Project form Indira road up to Pantha Path (west part).
04. 60-0. Feet wide road construction Project from Malibag up to Janapath.
05. Road widening Project from Jame Mosque at Bishaw Road via Sheiker Jaiga Bridge up to Gudara Ghat at Trimohoni.
06. Widening and extension of Basabo Kadamtali road up to Manikdi
07. Road construction Project from Green Road up to Mirpur Road (west Panthopath.)
08. At least 10,000 lane and by lane development work Project in the RAJUK jurisdiction area.
09. More or less 10,000 apartments construction Project at Jhilmil Residential Area.
10. More or less 20,000 apartments construction Project at Purbachal New Town Project.
11. Bypass Road construction Project from Hotel Sonergoan Rail crossing up to Mahakhali Rail crossing.
12. Fly over Construction Project from Farm Gate up to Satrasta Intersection.
13. Construction of high rise apartment building at Gulshan.



## Integrated Development of Hatirjheel Begunbari Khal Area

### Background

The low-lying areas stretching from the eastern side of the Tongi-Diversion Road up to the Rampura Bridge on the prohati Sarani popularly known as Hatirjheel and the stretch of Begunbari canal and its adjoining lowlands behind the sonargaon Hotel Services the very important hydrological functions of drainage and retaining storm water from a large area of Dhaka City. These low land was not earlier planned for proper improvement and development and thus remain unprotected, which resulted illegal encroachments by a variety of entities including private development thereby endangering the critical hydrological function of storm water retention of the adjoining developed areas.

In 2004, Rajuk engaged BUET to carry out a preliminary study to assess the development potentials of the Hatirjheel area, given the existing critical drainage conditions of the area. The BUET study revealed that any development through land filling of Hatirjheel area would be detrimental and seriously hamper the drainage function of the area. BUET preliminary study further suggested that the lowland of Hatirjheel area be protected and the retention capacity enhanced in order to minimize the risks of flooding in the adjoining developed areas. The members of Civil society, Environmental activities and professionals also strongly voiced in favour of preserving this low lying area as a storm water retention basin and improve the environmental conditions of the water body addressing the issues of domestic and industrial water and beautify the area as a place for public recreation.

### Objectives of the Project

- Pump out the excess monsoon water, clear water logging and contain flood this low land is being developed.
- Waste water disposal
- Construction of walkway around the water body to protect it from encroachment.
- To retain rain water.
- To minimize the traffic jam and ensure easy communication from East to West part of the Capital.



**Executing agency:**

- i) Lead Agency : RAJUK
- ii) Other implementation Agency: BUET (Project study), LGED, DWASA & (SWO-West)

**Total Project Area:**

- I. According to original DPP : 244.7474 acre
- II. 3rd revised DPP : 311.79 acre

**Project Cost**

Original cost	Tk. 147358.62 lac (on 08/10/2007)
1st Revision	Tk. 148098.74 lac (on 28/12/2008)
2nd Revision	Tk. 197130.485 lac (on 04/10/2011)
3rd Revision	Tk. 223602.335 lac (on 13/11/2013)
4th Revision	Tk. 223602.340 lac (on 25/08/2015)

**Major components of Works: RAJUK (part)**

Name of Work	Quantity	work completed
Acquisition of land	311.79 acre	99.75%
Land excavation	1000772.64 m <sup>3</sup>	100%
Sludge Removal	1986127.72 m <sup>3</sup>	100%
Slope Protection	29400 sqm	100%
Boundary wall	8 kilometer	100%
U-loop 2 x 430 m	South	100%
	North	25%
Management unit building	10 Floor building with parking	20%
Amphitheater	1600 seat capacity	85%

**Over all progress:**

The physical Progress of work is 98.64%. Up to June, 2016 financial progress is 97.36%. Cumulative expenditure is Tk. 220530.46 lac.

Inauguration of Circular Bus Service: In order to ease the movement of people in the vicinity of Hatirjheel area RAJUK has initiated a circular bus service from Rampura Bridge via Ulun, Mogbazar viaduct-1, Kunipara, Gulshan Aarong and Merul Badda.

- Water Taxi service will be started December 2016.
- Construction work of Amphitheatre, Food Kiosk, and Public toilet is ongoing.
- Construction work of Children Park is almost 95% complete.
- Construction work of 10 storied management building is ongoing.





## Gulshan-Banani-Baridhara Lake Development Project

### Background:

Rajdhani Unnayan Kartripakkha (RAJUK) has initiated to implement 'Gulshan-Banani-Baridhara Lake Development Project' since July/2010 to restore the water bodies around the Gulshan, Banani and Baridhara area. The DPP of the project was approved by the ECNEC on 06-07-2010 determining the project tenure from July, 2010 to June, 2017.

### Project related information:

Agency	:	Rajdhani Unnayan Kartripakkha
Ministry	:	Ministry of Housing & Public Works
Objective	:	a) To protect the lake from encroachment. b) To protect the lake from pollution. c) Maintenance and preservation of the lake to restore their water retention capacity. d) Enhancement of aesthetic beauty of the megacity by preserving its natural environment and improvement of its surroundings. e) Development of environment. f) Development of amusement and recreational facility.
Location	:	Gulshan, Banani and Baridhara area of Dhaka.
Area	:	298.15 acre.
Estimated Cost	:	Tk. 41,025.52 Lac <ul style="list-style-type: none"><li>● GOB - Tk. 31463.08 Lac (76.69%)</li><li>● RAJUK - Tk. 9562.44 Lac (23.31%)</li></ul>





Revised Cost : Tk. 2,89,733.83 Lac  
(Proposed) ● GOB - Tk. 2,76,079.10 Lac (95.28%)  
● RAJUK - Tk. 13,654.73 Lac (4.72%)

Project period : July/2010 - June/2017  
Revised Project : July/2010 - June/2021  
period  
(Proposed)

#### Land Use Proposal

Proposed Land Use	Length (km)	Area (acre)	Area (sqm)	Area (%)
Water body	8839.77	208.15	842355.69	69.81
Lake Drive Road	6063.94	10.79	43660.37	3.62
Bridge (No.s)	08			
Walkway	24622.16	11.47	46433.85	3.85
Slope Protection	21249.41	51.20	207181.74	17.17
Park	383.67	2.10	8507.71	0.71
Green Belt	18217.75	12.32	49862.40	4.13
Sports, amusement & recreational facilities	999.83	2.12	8577.12	0.71
<b>Total</b>		<b>298.15</b>	<b>1206578.88</b>	<b>100</b>



### Current Progress

- Master plan of Lake Development work has been prepared.
- RDPP has been processed for approval.
- Land acquisition process at Karail is on process.
- Land acquisition process at Badda end is stopped for several case at High Court.
- 2 km of driveway construction with slope protection are ongoing from Hatirjheel to Shahjadpur at the East of the Gulshan-Baridhara Lake.
- 1 lot of walkway construction with slope protection is ongoing.
- Lake excavation work of 5 lots has been started from March/2016.
- Electrification (Street Light) work is going on from Hatirjheel to Shahjadpur at the East of the Gulshan-Baridhara Lake.



Lake Dewatering & Excavation



Lake Excavation



Lake Drive Road Construction at Badda



Road Construction & Street Lighting



## Urban Resilience Project: RAJUK Part

### Objectives

- Conduct a Vulnerability Assessment of Critical and Essential Facilities and Lifelines.
- Support the Development of Risk-Sensitive Land Use Planning Practice in Dhaka.
- Create the Urban Resilience Unit (URU) within RAJUK for Disaster Risk Reduction Activities mainstreaming.
- Establish an Electronic Construction Permitting System.
- Set Up a Professional Accreditation Program for Engineers, Architects and Planners.
- Improve Building Code Enforcement within RAJUK Jurisdiction.

**Project Implementation Period** : Five Years (1st July 2015 to 30th June 2020)

**Approval of DPP** : 12-08-2015

**Estimated cost of the Project** :

- i) Total: Taka 429,90.00 lakh
- ii) GOB: Taka 21,60.00 lakh
- iii) P.A.: Taka 408,10.00 lakh  
(IDA Loan US\$ 53.00 million)



**Up-to-date ADP Expenditure:**

- ADP Allocation of 2015-16: Taka 260.00 Lakh
  1. GOB: Taka 10.00 Lakh
  2. Project Aid: Taka 250.00 Lakh
- ADP Expenditure of 2015-16: Taka 62.26 Lakh
  1. GOB: Taka 6.58 Lakh
  2. Project Aid: Taka 55.68 Lakh

**Up-to-date Progress of the Project:**

- Office of URP: RAJUK part has been established at RAJUK Commercial cum Car parking Building at Gulshan-1.
- Contract of Senior Financial Management Specialist & Senior Procurement Specialist has done.
- 3 EOI notice has been prepared and published for engaging consultant for:
  1. Conduct a Vulnerability Assessment of Critical and Essential Facilities and Lifelines,
  2. Development of Risk-Sensitive Land Use Planning Practice in Dhaka,
  3. Design & supervision of construction of URU office & laboratory building.



## CONSTRUCTION OF "MULTI STORIED GREEN OFFICE BUILDING" PROJECT

(SHORT TITLE: RAJUK GREEN BUILDING PROJECT)

### Background:

RAJUK has decided to build an environment friendly and energy efficient multi storied Green office building on its Mohakhali compound. The Project was approved by the Ministry of Housing and Public Works on 22/10/2014.

### Purpose of the project:

- **Space requirement:** New Organogram has the manpower capacity of 1980 of officials of different level. At least Three hundred thousand square feet of office space is required to accommodate for the officials of head office including the ancillary facilities. Huge space is required to establish GIS Lab, Auto-cad Lab, Management and Information system Lab, Construction Lab and Research facilities as well. All the facilities are required to strengthen RAJUK to serve the capital in a new dimension.





- **Location:** In the late 70's or 80's RAJUK head office was in the center location of the city. But the city had expanded enormously. The jurisdiction of RAJUK is now 590 square miles. The city is divided in to 8(eight) administrative zones. Every zone will have its separate zonal office. It has become a necessity to move the head office to a central location of the city to make it more accessible for the city people.
- **Permanent Income generating source:** The new office building will have aproximate five hundred thousand square feet of rentable office spaces with superior standard facilities. This will be a permanent income source for RAJUK. Expected income for this building is around 75 crore taka per year. This will help RAJUK to establish new urban facilities for the city people with its own fund.
- **Addressing the crisis of commercial space:** Gulshan-Mohakhali area has become a commercial hub of the city. Designated commercial space is not adequate to the new requirements and commercial activity of the city is expanding day by day residential buildings and areas are being used office/ commercial purpose. This Five hundred thousand square feet of rentable office will reduce the unplanned development of the commercial areas.
- **Sustainable structure and Green Building:** Green building is a new approach for developing sustainable structure. This proposed building will be an energy efficient green building. The design of the building will leave less carbon footprint from the beginning of the construction till to its life span. This project will setup a new example to the construction industry and will encourage other public and private developers to follow this international standard and to reduce the impact on the environment.

<b>Land Area of the Project</b>	<b>: 2.08 acre</b>
<b>Total Number of floors</b>	<b>: 29</b>
<b>Number of Basement</b>	<b>: 03</b>
<b>Number of Parking</b>	<b>: 500</b>
<b>Area of each floor</b>	<b>: 30000 sft</b>
<b>Estimated cost</b>	<b>: Tk 80,099.93 Lacs</b>
<b>Time Period</b>	<b>: July 2014 to June 2020</b>

### **Present Progress of the Project:**

Architectural consultant of the project ARCHITEKTON (PVT) LTD was selected by a National Design competition. Design Development Consultant Limited (DDC) was selected as Structural, Electro-mechanical & Plumbing consultant by QCBS method. Inception report was submitted by both of the consultants.

Primary Architectural drawings were submitted by the Architectural consultants which is approved by HOPE with the recommendation of the Technical Committee. Consultants are preparing the Detailed Architectural Drawings. Preparation of Structural, Electromechanical & Plumbing design and drawings are also in Progress.



## Construction of 10 (Ten) Storied Residential Building in Gulshan.

### Background:

Gulshan Model town is a very successful residential project of RAJUK. It is considered as the most valued and demanded residential area of the city. RAJUK decided to build a 10 storied apartment building on a vacant plot at Road 115. The project was approved by the Ministry of Housing and Public Works on the date of 18/12/2012.

### Objective:

- To provide residential flats to the middle to upper middle income group of people at an affordable price.
- To maintain the balance of environment by proper Urbanization.
- To increase housing supply.
- To proper use of un-used/vacant residential plot at very valuable area of Dhaka.
- To sell the proposed apartments to 27 nos. persons instead of allotting to a single one.

### Description of the Project:

Estimated cost	: Tk 3157.79 lacs
Time period of the Project	: July/2012 to December/2016 (Proposed)
Date of approval	: 18/12/2012
Number of Floors	: 10
Number of basement	: 01
Number of unit on each floor	: 03 (total 27)
Total Number of parking	: 28
Number of lift	: 02
Staircase	: One (With Smoke Protecting Lobby)

### Progress of the Project:

All civil and sanitary works of the building is completed. Electrical division is now working to install the Lift, Generator and Electrical substation.







## Completed project:

### U-loop (South)

#### Background:

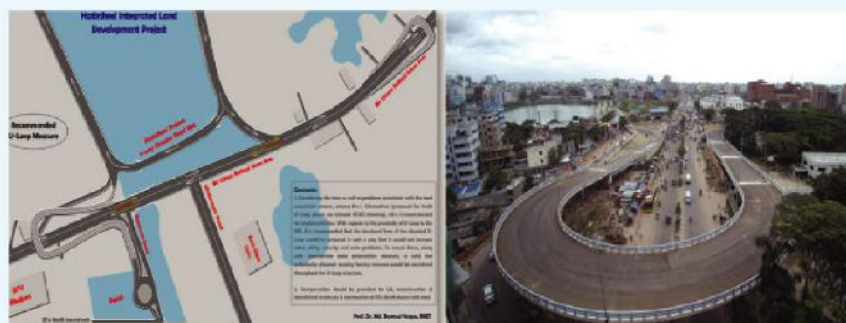
After the inauguration of Hatirjheel project by honorable prime Minister in 2013, the east-west connection improved in Dhaka with the newly constructed roads in Hatirjheel area. So it pulled diversion traffic which created traffic jam in the area especially in Rampura-Badda-Pragati Sarani intersection. Less area for right turn and U-turn was one of the causes of the jam. In order to solve the problem, a panel of experts from BUET suggested two U-loops and development work started as per suggestions. Construction work of South-Loop started in 2014 and North-loop is ongoing.

Agency	: Rajdhani Unnayan Karttripakkha
Ministry	: Ministry of Housing & Public Works
Implementing	: SWO-West (Bangladesh Army) Agency
Location	: Gulshan, Banani and Baridhara area of Dhaka.
Estimated Cost	: Tk. 4218.00 Lac
Financing	: GOB
Project period	: January, 2013 - June, 2016
Length of Loop	: 423 meter
Width	: 10.1 meter
Starting of work	: March, 2014
Ending of work	: June, 2016
Progress	: 100%

#### Description of works:

- I. Pile-55 no
- II. Pile cap-8
- III. Pier 6
- IV. Pier cap-6
- V. PC Girder-40
- VI. Total span- 7

In the south U-Loop, composite post tensioned girders with in-situ reinforced concrete deck for the straight part and composite prefabricated weathering steel box girders with cast in-situ reinforced concrete deck for the curved part has been installed to complete the construction work. This is the first ever composite steel box girder and maintenance free weathering steel used in Bangladesh.





## Future projects:

### Construction of 14km long flyover from Santinagar to Jhilmil (Dhaka-Mawa Road) via 4th

#### Buriganga Bridge

Agency	: Rajdhani Unnayan Kartripakkha
Ministry	: Ministry of Housing & Public Works
Location	: Gulshan, Banani and Baridhara area of Dhaka.
Area	: 298.15 acre.
Estimated Cost	: Tk. 19,210 Lac
	● VGF (30%)
	● Debt (52.5%)
	● Promoter's Equity (17.5%)

Project period : July/2016 - June/2020

Project approval status: Approved by CCEA on 9 January, 2013

DTCA board has approved the proposed flyover project via Fakirapul intersection over Babubazar Bridge with the construction of a new Extra closed cable stayed bridge to Kadamtoli roundabout

#### Short description of the project:

Route:	Arambag intersection - Bijoy Nagar intersection - intersection - 4th Buriganga Bridge - Kadamtoli Jhilmil.
Nayabazar intersection -	
Length:	12.1 kilometer (DTCA approval 9.6 kilometer)
Length of 4 lane flyover:	7.22 kilometer
Length of 2 lane ramp:	4.88 kilometer
Length of 4th Buriganga Bridge:	0.442 kilometer
Width of 4 lane flyover:	0.158 kilometer
No. of Up ramp:	05
No. of Down ramp:	05
No. of Toole plaza:	03

The project is yet to be included in RSTP.



## Proposed Projects of RAJUK for up coming Fiscal Year

01. 100-0 feet wide road construction project from Natun Bazar to Madani Avenue up to Eastern Bypass (East West).
02. 100.0 feet wide (East West) and 60-0 feet wide (North South) road construction project at Senpara Parbata intersection.
03. 40.0 feet wide road construction project form indira road up to Pantha Path (west part).
04. 60-0. Feet wide road construction project from Malibag up to Janapath.
05. Road widening project from Jame Mosque at Bishaw Road via Sheiker Jaiga Bridge up to Gudara Ghat at Trimohoni.
06. Widening and extension of Basabo Kadamtali road up to Manikdi
07. Road construction project from Green Road up to Mirpur Road (west panthopath.)
08. At least 10000 lane and by lane development work project in the RAJUK jurisdiction.
09. Aproximate 10,000 apartments construction project at Jhilmil Residential Area.
10. Aproximate 20000 apartments construction project at Purbachal New Town project.
11. Bypass Road construction project from Hotel sonergoan Rail crossing up to Mohakhali Rail crossing.
12. Construction of 14 km long fly over from santinagar to jhilmil with 4th Buriganga Bridge.
13. Construction of high rise apartment building at Gulshan.

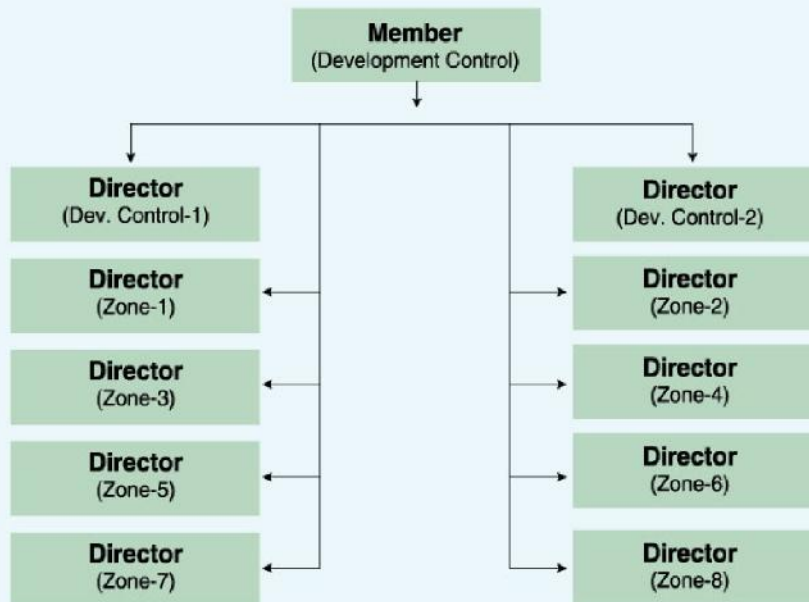
*Proposed Uttara Apartment Block*

*Proposed Shantinagar-Jhilmil Flyover*



## DEVELOPMENT CONTROL

Headed by Member (Development Control)





## Development Control Section

### Introduction

After the approval of new organogram of RAJUK, a separate development control wing has been set up under Member (Development Control), RAJUK. The area covers 1528 Sq. Km. It has been divided into 8 zones and 24 sub-zones to facilitate the planned development of RAJUK area as it designed by Detailed Area Plan (DAP) of RAJUK.

Development control wing consists of ten sections. These are,

- a. Director (Development Control-1)
- b. Director (Development Control- 2)
- c. Director (Zone-1, 2, 3, 4, 5, 6, 7, 8)

Office of the Director (Development Control) -1 & 2 are responsible for policy making and to co-ordinate with the other zonal offices. The zonal offices are responsible for implementation of plans and programs designed by RAJUK authority. Zonal Director is the head of zonal office according to the approval of TO & E. Director will monitor, control and co-ordinate all the functions of development control sections in association with three Authorized officers of each zone.

### Scope of work

1. Development Control wing of RAJUK is entrusted to regulate building construction activities, taking initiative for enactment of laws/ rules and subsequent revision and amendment regarding building construction and development.
2. The wing is authorized to approve building construction plans as per instruction mentioned in the Greater Dhaka Building (construction, development, preservation and demolition) Rules, 2008
3. Demolition/Removal of unauthorized structure and deviated portion of structure by conducting mobile court and eviction activities.
4. Registration of developer companies as per 'Real Estate Development and Management act, 2010' and subsequent 'Real Estate Development and Management rules, 2011'.
5. To communicate and coordinate with other development agencies, like DNCC, SDSC, WASA, DPDC etc. and the different ministries and committees concerned with the development control functions of RAJUK.
6. Any other task assigned by the government/RAJUK Kartripakkha.



**Legislative framework to operate Development Control activities are:**

- i. The Town Improvement Act, 1953 (Amended-1987)
- ii. The Building Construction Act, 1952
- iii. Greater Dhaka Building (construction, development, preservation and demolition) Rules, 2008
- iv. Real Estate Development and Management Act, 2010
- v. Real Estate Development and Management Rules, 2011
- vi. Water Presevation Rules, 2000
- vii. Dhaka Metropolitan Development Plan (DMDP),1995-2015
- viii. Private Housing Land Development Rules, 2004 (amended 2012, 2015)
- ix. The Bangladesh National Building Code,1995
- x. Dhaka Master Plan, 1959
- xi. Land Allotment Rules, 1996
- xii. Detailed Area Plan (DAP) 2010-2015
- xiii. Dhaka Structure Plan (2016-2035)
- xiv. Any other government acts, rules and regulations concerned with RAJUK activities.

**The location, major areas and the adjacent areas of 8 zones are given below:**

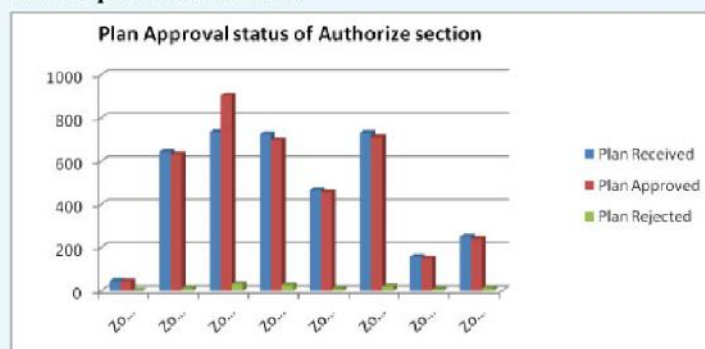
Zonal Office	Major Area	Area(sq.km)
Zone-1	Ashulia, Dhamshona and adjacent areas	220
Zone-2	Uttara, Tongi, Gazipur and adjacent areas	291
Zone-3	Savar, Mirpur and adjacent areas	202
Zone-4	Gulshan, Mohakhali, Badda and adjacent areas	163
Zone-5	Dhanmondi, Lalbag and adjacent areas	168
Zone-6	Motijheel, Vulta and adjacent areas	168
Zone-7	Keranigonj, Jhilmil, Sutrapur and adjacent areas	148
Zone-8	Narayngonj, Demra, Sonargaon and adjacent areas	168



**Summary of zonal activities regarding plan approval of construction plan from July 2015 to June 2016:**

Name of Zone	Plan Received	Plan Approved	Plan Rejected
Zone-1	181	174	7
Zone-2	562	420	142
Zone-3	531	487	44
Zone-4	1041	1006	35
Zone-5	249	245	4
Zone-6	1176	1009	167
Zone-7	155	138	17
Zone-8	330	284	46
<b>Total</b>	<b>4225</b>	<b>3763</b>	<b>462</b>

\* includes previous submission



**Eviction of unauthorized structure from July 2015 to June 2016**

S.L.	Name of Zone	Ramp eviction	Eviction of unauthorized structure instead of residential building	Eviction of unauthorized use of parking place	Fine (in lakh)	Comments
01.	Zone-2 Uttara	116	12	98	85	---
02.	Zone-4 Gulshan	208	25	49	86	---
03.	Zone-5 Dhanmondi	9	14	89	234.7	---
04.	Zone-6 Banasree	113	10	01	3.20	---
	<b>Total</b>	<b>446</b>	<b>61</b>	<b>237</b>	<b>408.9</b>	



**Some Pictures showing evictions drive:**

Before



After



Holding Number: H-8/A/Ga road 14 New, Dhanmondi, Dhaka.

Before



After



Holding Number: 152/ 2-H, Panthapoth, Dhaka.

Before

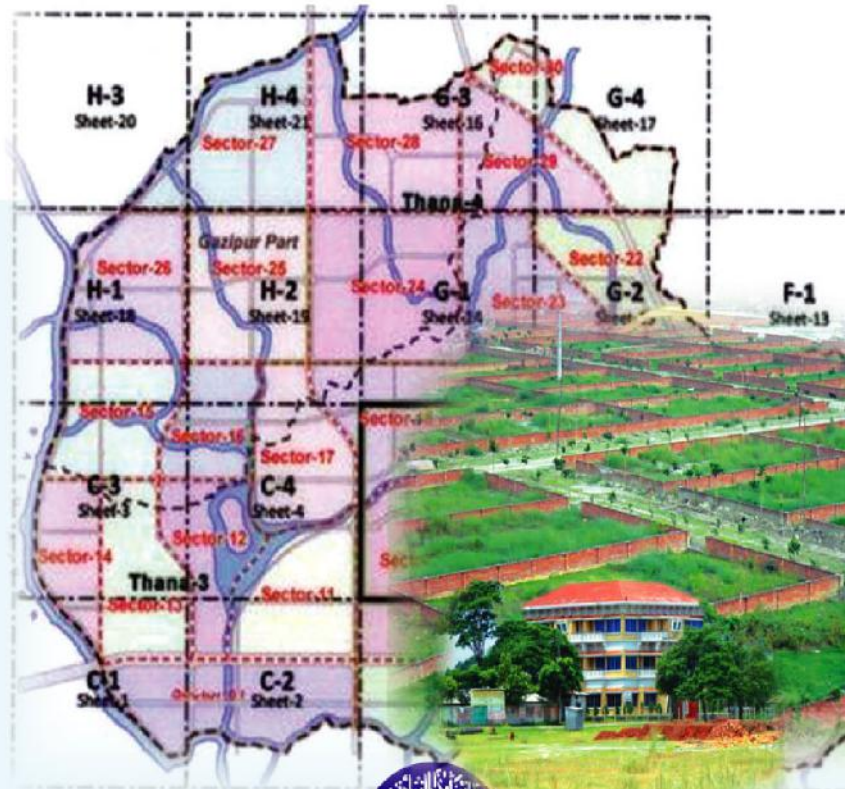


After



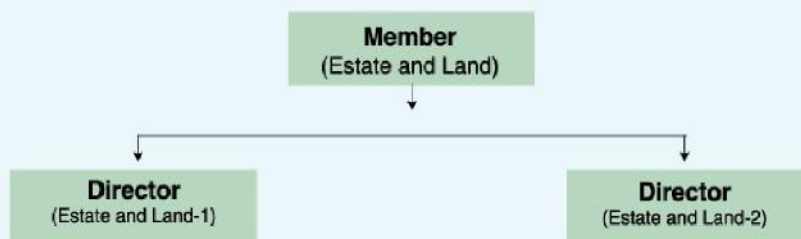
Holding Number: H-8/A/Ga road 14 New, Dhanmondi, Dhaka.





## ESTATE AND LAND

Headed by Member (Estate and Land)





## Estate and Land

### Headed by Member (Estate and Land)

#### Introduction

Rajdhani Unnayan Kartipakkha (RAJUK) has been taking up different residential, commercial and industrial projects from the very beginning of its establishment. The aim and objectives of this organization is to make Dhaka and its adjacent area a planned and environment-friendly city. Estate and Land section is responsible to look after those completed housing, commercial, industrial and flat construction projects. Estate wing of RAJUK basically does a number of works like preparing allocation of residential, commercial, industrial plots and apartments/flats and completion of lease deeds mutations, transfers of lessees, and land use clearance of the completed projects.

#### Existing Township Development/Housing Estate/Site & Service Projects:

- Gulshan Model Town
- Banani Model Town
- Baridhara Residential Area & Diplomatic Zone
- Baridhara [;] Block Residential Area
- Uttara Model Town (1st, 2nd, 3rd Phase)
- Nikunja Residential Area
- Nikunja-1(Joarshahara Rehabilitation Area)
- Rehabilitation Area, Karwan Bazar
- Gandari Rehabilitation Area
- Shyampur Rehabilitation Area
- Jurain (IG Bagan) Rehabilitation Area
- Badda Rehabilitation Area
- Dattapara Rehabilitation
- Purbachal New Town
- Jhilmil Residential Area
- Uttara Apartment Project.

#### Commercial Projects :

- Dilkusha
- Karwan Bazar



- Mohakhali
- Banani
- Gulshan Circle (1 & 2)
- Nawab Sirajudowlla Commercial Area, Narayanganj
- Chhashara Boat Khal and Kapara Commercial Area, Narayanganj.
- Commercial area adjacent to Joshua (Johura) Market, Bangla Motor.

**Industrial Estate:**

- Tongi Industrial Estate
- Shyampur-Kadamtoli Industrial Estate
- Postagola Industrial Estate

**Purbachal New Town:**

Purbachal New Town Project is the biggest and modernized township project of the country. The project is located in between the Sitalakhya and Balu Rivers at Rugganj Upazila of Narayanganj district and at Kaliganj Upazila of Gazipur district in the north-eastern side of Dhaka city. The project comprises an area of 6150 acres of land that can accommodate more than 1 million people. Number of Plots by categories in Purbachal New Town are as follows:

**Residential Plots-24,697**

- 03 Katha plots-10012
- 05 Katha plots-10,361
- 7.5 Katha plots-2,025
- 10 Katha plots-2025
- Administrative plots-506
- Commercial plots-1,227
- Institutional plots-635
- Diplomatic plots-41

**Progress 2015-2016:**

<b>Plot Handover</b>	<b>9379</b>
<b>Lease deed registration</b>	<b>9000</b>
<b>Institutional plot allocation</b>	<b>-</b>
<b>Land Allocation</b>	<b>9.531 acre for construction of police line and 20 acre for Bangladesh-China friendship exhibition centre construction</b>



### **Uttara 3rd Phase Project**

This project is the extension of Uttara Model Town towards the north-west and inside the Dhaka flood protection embankment. The project comprises an area of 2160 acres of land. There is provision in the project for residential, commercial, administrative and recreational area as envisaged in the lay out plan. Among the project area Sector 15, 16 and 17 are earmarked for plot allocation and sector 18 has been kept for construction of flats for middle and low income people. RAJUK authority and Public Works Department (PWD) has already started construction work of 2000 flats in Sector 18 of the project. Inside the project area canals, lake and water body has been retained to ensure sound environment for the inhabitants.

#### **Progress 2015-2016:**

- a. Lease deed have been registered for 580 no of plots
- b. Plots have been handed over (3 & 5 Kathas) : 545
- c. 170 Sale permission of plots have been given
- d. 163 Permission of mutation are accepted or (:163)
- e. Permission of power of Attorney have been accepted : 96
- f. Refund money to 400 applicants has been given.

### **Uttara 1st & 2nd Phase and Nikunja Residential Area:**

#### **Progress 2015-2016**

- a. No lease have registered
- b. 112 plots have been handed over
- c. 33 mutation have been done (plot)
- d. 144 mutation have been done (flat)
- e. 25 power of attorney have so far been accepted
- f. No deposit money have been refunded
- g. 75 plots/flats mortgage permission have been given
- h. No shops have allotted
- i. 18 design approval certificate has been approved.



### Uttara Apartment Project

In Uttara 3rd Phase, sector 18 about 214.44 acres of land has been kept for the construction of 240 no of 16 storied buildings for low and middle income people. In the first phase, 6636 no of flats in Block A is under construction and a remarkable number of Flats has already been allotted. Application is still open up to 29 December 2016 for the remaining flats. Following is a summary of estate information of Uttara Apartment Project:

Phase	Called for Application	No. of application sold out	No. of application submitted	No. of flats allotted	No. of application withdrawn	No. of flats remaining
1 <sup>st</sup>	6636	6112	6109	6109	1540	886
2 <sup>nd</sup>	1500	758	757	755		
3 <sup>rd</sup>	2500	427	427	426		

### Jhilmil Residential Project

#### Total Plots-1540

- Less than 2.5 katha plots- 11
- 2.5 Katha plots-286
- 3 Katha plots-1,024
- Less than 4 Katha plots- 56
- 5 Katha plots-382
- Less than 5 Katha plots- 15

#### Progress 2015-2016 :

Plot Allocation	1680
Plot Handover	12
Lease deed registration	390
On ground handover	415





