



**ANNUAL  
REPORT  
2017-2018**



**Rajdhani Unnayan Kartripakkha (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

It's my pleasure to know that RAJUK is going to publish Annual Report 2017-2018 for keeping continuity with its mandate to the people of Dhaka city which is important for ensuring transparency and accountability of RAJUK as well as the government.

We believe people and the citizens are the sources of power in a democratic country which is very important for building mutual trust among them. This trust can be established to a great extent by publishing annual report regularly so that people can be well informed about the activities of RAJUK as well as the government. Moreover, annual report helps to review and compare performance over the years. Which facilitates proper planning and development for the up-coming years. I believe the regular publishing of annual report will ensure transparency and accountability of RAJUK which will eventually build trust on government.

In order to achieve government's vision 2021, we have undertaken various innovative and pioneering projects. Most of the projects have already been started, many are in pipeline. RAJUK being a part of the government has been trying hard and develop Dhaka as a planned and livable city in spite of many limitations. I strongly believe that city planning; development and management in the Dhaka City will be improved in near future and strengthened throughout these multi-dimensional initiatives by RAJUK.

We believe that Dhaka would be a livable and disaster resilient city for our future generations through our collective effort. Finally, I would like to convey my special thanks to RAJUK for publishing the Annual Report 2017-2018.

I wish a great success of RAJUK's this endeavor.

**S M Rezaul Karim, MP**







**Chairman**

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

## Message

I am pleased to be informed that RAJUK is going to publish Annual Report for the year 2017-2018 as its regular endeavor. RAJUK being a public organization is accountable to the people for its activities and thus needs to maintain transparency to the highest level. The Parliamentary Standing Committee on Ministry of Housing and Public Works is working to achieve this goal. I consider regular publication of annual report of RAJUK as a step towards this.

I am glad to know that during the tenure of our Honorable Prime Minister Sheikh Hasina led democratic government; RAJUK has undertaken and finished various multidimensional activities. I came to know that RAJUK is heading towards full automation to achieve the goal of 'Digital Bangladesh' of Honorable Prime Minister Sheikh Hasina.

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

**Engineer Mosharraf Hossain, MP**







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

## Message

Annual report of an organization reflects the overall progress of its activities. I am glad to know that RAJUK is going to publish an annual report for the year 2017-2018. It will be convenient indeed for all stakeholders of RAJUK to get informed from this annual report about different current activities or projects of RAJUK. Annual report also summarizes the work progress of different sections of an organization hence it becomes easier for common people to get an instant idea in their interest areas. In case of RAJUK, the inhabitants of greater Dhaka are the main stakeholders. Besides, it becomes really effective for RAJUK authority to demonstrate what is going on for the betterment of the city. Such initiative of RAJUK also paves the way of transparency and a closer communication with the dwellers of the city.

With the rapid growth of the capital city, Dhaka; the role of RAJUK needs to be strengthened. Through publishing of annual report, it also becomes convenient for RAJUK authority to set priorities and plan for the next year. This annual report contains development information related to different segments of RAJUK namely planning, development, and development control. In order to ensure planned urbanization of Dhaka city as well as other adjoining areas within RAJUK jurisdiction; it is a must to emphasis on city's urban planning and development management techniques. It is my pleasure to notice that this annual report actually has focused on these issues. However I hope that through proper planning research, RAJUK will be capable of practicing and implementing newer city planning concepts that will help to mitigate the ongoing urban problems of Dhaka city.

I deeply appreciate this dynamic initiative of RAJUK of publishing the Annual Report 2017-2018 and I hope RAJUK would be able to continue its efforts for creating a better livable city for all of us.

**Md. Shahid Ullah Khandaker**









**Chairman**  
Rajdhani Unnayan Kartripakkha (RAJUK)

## Message

It is a great pleasure that annual report of RAJUK for the fiscal year 2017-2018 is going to be published. Annual report is an important basis for examining organizational performance and I am pleased that RAJUK is regularly publishing the report from 2011-2012 without any break.

As a development authority responsible for planned development of capital city Dhaka, RAJUK is relentlessly contributing to present a livable city to its inhabitants. Along with that it is crucial to be transparent and accountable to the people. Through this report, citizens and every other stakeholders of RAJUK will be informed about progress of previous projects, current activities as well as new initiatives planned for the future. This report reflects its activities for the whole year which can be a useful to get the idea of RAJUK's work at a glance.

I am delighted to inform that during fiscal year 2017-2018 RAJUK has advanced its previous works as well as took some new initiatives. Among the ongoing development projects RAJUK has successfully handed over 3458 flats of Uttara Apartment Project to the owners; 100 feet wide lake excavation along Purbachal Express Highway is advancing rapidly; progress of preparation of Detailed Area Plan (2016-2035) is also satisfactory. It is also noteworthy that an inventory of unauthorized buildings has been prepared as a part of strengthening its development control function. To realize the vision 2021 of the government to make digital Bangladesh, RAJUK is providing regular training to its staffs and officers to fulfill the objective of digital RAJUK formation. I am glad to inform that RAJUK is also taking efforts for new projects.

In addition to that, RAJUK is appointing new employees to fill vacant posts of organogram which will increase the efficiency of the organization and render better service to the people. I also acknowledge the fact that hard work and specific focus is needed in some aspects in order to be more accountable and transparent to the people. This publication of annual report shows that we are working in the right direction to fulfill the commitment.

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

Md. Abdur Rahman







**Chief Editor**  
Annual Report Publishing Committee  
Rajdhani Unnayan Kartripakkha (RAJUK)

### From the Desk of the Chief Editor

It is my pleasure to write the editorial of a very key document of this organization for the first time. I feel honored. This year, we are able to produce the annual report for the year 2017-2018 to fulfill our commitment to the government and the citizens of the capital city and keep the continuity as well. Being the chief editor of the annual report publishing committee I was willing to use the most of my experience here and make further improvement from the previous year. So I hope this year we could present 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 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, Chairman, parliamentary standing committee for ministry of Housing and Public Works 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 has worked hard to make it a successful publication. We received quick responses from different sections of RAJUK while collecting information who are 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.

**Mohammad Muzaffar Uddin**  
Superintending Engineer  
(Implementation)









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



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Chairman



**Md. Amjad Hossain Khan**  
Member (Administration & Finance)



**Md. Azharul Islam Khan**  
Member (Estate and Land)



**Md. Sayeed Noor Alam**  
Member (Planning)



**Abul Kalam Azad**  
Member (Development Control)



**Major (Engr) Shamsuddin  
Ahmed Chowdhury (Retd)**  
Member (Development)





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Mohammad Muzaffar Uddin



Mahfuja Aktar



Md. Ashraful Islam



Md. Atiqur Rahman



Sharmin Akter Farjana





## RAJUK AT A GLANCE 2017-2018

Established in 1956 as Dacca  
Improvement Trust (DIT)  
Renamed in 1987 as  
Rajdhani Unnayan Kartripakkha (RAJUK)

Jurisdiction : 1528 sq. Km

Population : 18 Million

Total Zone : 8 (Eight)

Chief Executive : Chairman of RAJUK

No. of Members : 5 (Five)

Total Assets : Tk. 21,68,199 Lac

Revenue Income : TK. 35,077 Lac

Revenue Expenditure: TK. 10,354 Lac

Surplus : TK. 24,723 Lac







## 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 with greater jurisdiction area and assignment, major part of Savar, Gazipur and Keraniganj Upazila came under jurisdiction of RAJUK aiming at planned development of the metropolis. The jurisdiction area of RAJUK was increased to 590 sq miles (1528 square kilometer) in 1987. RAJUK is now 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 board framework of RAJUK. At least one meeting 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.

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, 100' wide canal development project along both sides of Kuril-Purbachal link road 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.







## Goals

### Strategic Objectives

- Sustainable, safe and affordable housing provision
- Planned development
- Institutional plot development for government/semi-government/autonomous bodies' office/infrastructure development
- To ensure efficient land management of government owned land

### Obligatory strategic objectives:

- Proper implementation of Annual Performance Agreement
- Development of efficiency and integrity
- Implementation of right to access to information and publicize information
- Improvement of working methods and service delivery
- Improvement of work environment
- Improvement of financial management

### Functions

- Preparation of Master plan, Structure plan and Detailed area plan in RAJUK jurisdiction area
- Planned new urban area development
- Construction of residential apartment for low, middle and high income group of people, roads, bridges, flyover, multi-storied car parking and other required infrastructure to reduce traffic congestion as well as conservation of parks and lakes
- Approval and development control of building construction and private residential land development projects





## Relevant Acts

### **The Town Improvement Act, 1953 (Amended 1991)**

This act was the basis of formation of RAJUK. It gives RAJUK a special power to develop, expand and improve areas in Dhaka city and its vicinity.

### **The Building Construction Act, 1952**

This is the basic act for development control which asks for prior permission before any development work in Bangladesh including tank excavation and razing of hills.

### **Natural Water body, Open Space, Park, Playground Protection Act, 2000**

This law has the prior objective of conservation of Natural Water bodies, Open Space, Park, and Playground for public use and public interest

### **Real Estate Development and Management Act, 2010**

This act is an act to bring real estate development and management under specific regulations.

## Rules and Regulations

Dhaka Improvement Trust (Allotment of Land) Rules, 1969 (amended 1986).

Private Housing Land Development Rules, 2004 (Amended 2012, 2015).

The Greater Dhaka Building (Construction, Development, Conservation and Demolition) Rules, 2008.

Real Estate Development and Management Rules, 2011.

Rajdhani Unnayan Kartripakha (Employee) Service Rulls, 2013.





## Targets and Achievements of RAJUK in 2017-2018 as per APA

Strategic objectives	Activities	Performance Indicator	Target	Achievements	Deficiencies	Recommendation	
Sustainable, safe and affordable housing provision for low and middle income people	Land development in Residential areas	developed land area	400 acre	460 acre			
	Flat allotment	Allotted flat	300 unit	364 unit			
	Flat construction	Area of the constructed Flat	30.00 Lac Sq. ft	45.00 Lac Sq.ft			
	Internal Road Construction in Residential areas	Length of Road	80 km	81.75 km			
	Construction of connecting, bridges of Internal roads in residential areas	Number of Bridges	06 Unit	10 Unit			
	Lake excavation	Length of excavated Lake	5 km	6 km			
	Planned development	Land Use Clearance	Number of NOCs	3000 Unit	3199 Unit		
		Building Plan Approval / Disposal	Number of Building Inspection	3500 Unit	4870 Unit		
		Building Inspection	Approved Plan	4000 Unit	7230 Unit		
		Illegal Building Eviction	Number of illegal building evicted	265 Unit	285 Unit		
Revision of Detailed Area Plan (DAP)		Collection of public opinion on draft plan	Date 31.12.2017	Date 31.12.2017			

APA (Annual Performance Agreement)



Strategic objectives	Activities	Performance Indicator	Target	Achievements	Deficiencies	Recommendation
	Relocation of commercial use from residential areas	Preparation of list of commercial institutes within the residential areas	Date 14.06.2018	Date 14.06.2018		
<b>Develop Building/ Office/ Infrastructure with modern facilities for Ministry/ Division/ Office/ Organization</b>	Allotment of Land to the government/ semi government/ international/ diplomatic institutes	Allotted Land	5 Acre	51.99 Acre		
<b>Ensure proper Management of the Government owned Properties</b>	Seize control of the Government Properties from the illegal occupiers through eviction	Amount of Illegal occupancy-free land	1 Acre	3.91 Acre		
	Seize control of the Government Properties from the Illegal occupiers through eviction	Amount of illegal occupancy-free land	1 Acre	3.91 Acre		





Strategic Objectives	Activities	Performance Indicator	Target	Achievements	Deficiencies	Recommendation
Proper Implementation of Annual Performance Agreement	Signing of Annual Performance Agreement with the field Offices for the fiscal year 2017-18	Agreement signed within scheduled time	Date: 15 June	Date: 18 June		
	Submission of Draft Annual Performance Agreement for the fiscal year 2017-18	Draft Agreement submitted to Ministry/ Division within Scheduled Time	Date 19th April	Date: 19th April		
	Submission of Annual Performance Agreement Evaluation Report for the fiscal year 2017-18	Evaluation report submitted within scheduled time	Date 16 <sup>th</sup> July	Date 18 <sup>th</sup> July		
	Monitoring of the Implementation of Annual Performance Agreement for the fiscal Year 2017-18	Quarterly Report Submitted	4 Unit	4 Unit		
	Submission of Half Yearly Annual Performance Agreement Evaluation Report for the fiscal Year 2017-18	Half Yearly Evaluation Report submitted within Scheduled Time	Date: 14 <sup>th</sup> January	Date: 14 <sup>th</sup> January		







Obligatory Strategic Objectives	Activities	Performance Indicator	Target	Achievements	Deficiencies	Recommendation
Development of Efficiency and Integrity	Arrangement of Different types of Training for the Officers / Staffs including Office Management Training.	Time of Training	60hr/ Person	40hr/ person		
	Implementation of National Integrity Strategy	Schedule of Integrity Strategy and Strategy Monitoring Framework made and Submitted for the Fiscal year 2017-18	Date 13 <sup>th</sup> July	Date 13 <sup>th</sup> July		
Implementation of Right to Information and Self-motivated Disclosure of information		Quarterly Evaluation Report submitted	4 Unit	3 Unit		
	Update of Information Portal	Information Portal updated	1st week of Every Month	1st Week		
	Preparation and Publishing of Annual Report	Annual Report published on the Website	15th October	14th December		





Obligatory Strategic Objectives	Activities	Performance Indicator	Target	Achievements	Deficiencies	Recommendation
Improvement of working Method and Environment	Implementation of e-filing	e-Filing system initiated in the Department/ Organization	40%	20%		
	Starting of at least two service online	Starting of at least two service online	31 December	31 December		
	Grievance readdress	Simplification of at least 3 services	31 December	31 December		
	Collection of comments on service from the clients	Disposed complains	90%	80%		
	Improvement in audit objection disposal	started collecting comments on service from the clients	80%	75%		
Improvement of financial management	Improvement in audit objection disposal	Audit objection disposal in the financial year	50%	30%		





# FUNCTION OF RAJUK



**Planning**



**Development  
Control**



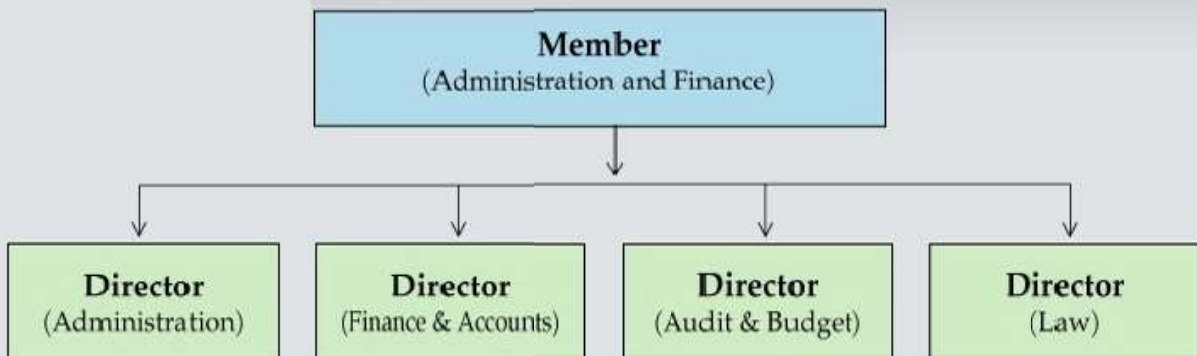
**Development**





# ADMINISTRATION AND FINANCE

Headed by Member (Admin and Finance)







## Administration and Finance

Headed by Member (Admin and Finance)

### Administration Section

#### Introduction

Administration includes the activities of setting the strategy of an organization and coordinating the efforts of its employees to accomplish its objectives through the application of available resources, such as financial, natural, technological, and human resources. Administration is the backbone of an organization. Tasks for different department are also assigned by this section through preparation of job description and citizen charter.

Administrative wing is responsible for overall management and administrative works assigned by the chairman and the Authority (RAJUK 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

- Recruitment, posting, regularization of the new employees.
- To arrange board meeting
- To co-ordinate all activities with honorable prime minister's office, secretariat, national assemble and others national and international organizations.
- To endorse all promotional activities.
- To perform all kinds of internal and external transfer
- To take necessary steps for Punishment
- To arrange monthly co-ordination, Annual performance Agreement (APA), National Integrity Strategy(NIS) and other meetings
- 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/examination for promotion.





## Activities

**Recruitment:** Recruitment of manpower is the fundamental job for administration. All the concerned rules and regulations of RAJUK as well as government have been followed in the process for the selection of the candidates. In 7 categories 105 persons were recruited in the fiscal year 2017-2018.

**Promotion:** Promotion in the job is a natural process of upliftment of the employees. In case of promotion, annual confidential report as well as RAJUK service rule-2013 is followed. In the year 2017-2018, no employees have been promoted from their present post.

**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 Rule 2013 and the Town improvement Act, 1953, a number of employees of RAJUK have been punished for various offenses which were imposed maintaining proper procedure.

**Table : List of activities of Admin section during 2017-2018**

Activities		No. of Persons
<b>Transfer</b>	1 <sup>st</sup> Class	94
	2 <sup>nd</sup> Class	49
	3 <sup>rd</sup> Class	104
	4 <sup>th</sup> Class	101
		<b>Total = 348</b>
<b>Punishment</b>	Suspension	02
	Removal	00
	Others	04
		<b>Total = 06</b>
<b>Recruitment</b>	In 7 categories 105 persons were recruited in the fiscal year 2017-2018.	

### Training:

Training is a critical tool for human resource development. It is concerned with developing a particular skill and increasing knowledge up to a desired standard by instruction and practice. It can bring an employee into a position where they can do their job correctly, effectively, and conscientiously. 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.

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 from own fund and the Chairman, RAJUK is the chief patron of this training unit.

The training unit of RAJUK has an approved year calendar. Financial management, file management are 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.

**Table1: In-house and Local training 2017-2018**

Class	No of Persons
1 <sup>st</sup> Class	11
2 <sup>nd</sup> Class	169
3 <sup>rd</sup> Class	47
<b>Total</b>	<b>327</b>

**Table2: Overseas Training**

Class	Country	No of Persons
1st class	Japan	01
1st class	Hongkong/China	02
1st class	Thailand	05
1st class	Singapore	02
		<b>Total = 10</b>

**Table 3: Workshop**

Class	Country	No of Persons
1st class	Innovative idea for citizen service	25
1st class	PPR	30
		<b>Total = 55</b>





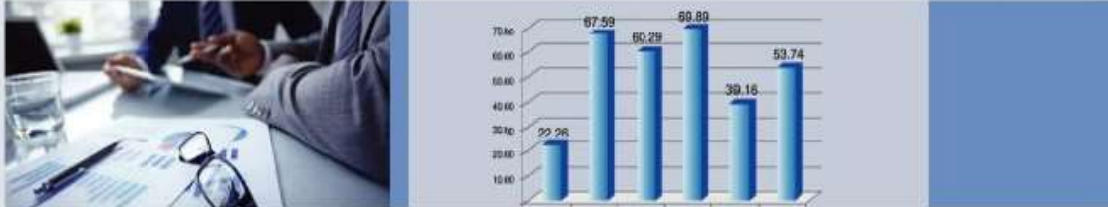


## Internal Training activities of RAJUK





## Finance Section



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 its area of jurisdiction is 1528 sq.km. RAJUK is involved with the task of planning, development and development control for the area of its jurisdiction.

Until 1994-95, RAJUK had been following single entry cash basis accounting in line with the Government accounting system. To confirm 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 its 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 TI Act, 1953. Moreover RAJUK maintains 17 nos. of foreign currencies and 161 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 2017-18 it earned a revenue income of TK. 350.77 core and incurred an expenditure of TK103.54 core and thereby made a surplus of TK. 247.23 core which is 65.18 % more than that of the previous year. During the period, earnings in capital account are TK. 142.60 core against expenditure of TK. 15.70 core. Surplus in the account stood at TK 126.90 core. Total surplus in 2017-18 is TK. 374.13 core. On the other hand it was TK. 299.92 core. in 2016-17.

In 2017-18 total value of assets held by RAJUK is Tk. 21,681.99 core, which include capital lease of TK. 17,338.04 core. of the total assets, fixed assets accounts for .27%, Investment 14.47%, Capital lease 79.97 % and current assets 5.30 %. Capital fund of TK. 21,385.36 core is 98.63 % of the total fund. Current liability represents only 1.37 % of the total fund.

In 2017-18 RAJUK contributes to national exchequer tk. 53.74 core. Out of this as Tk. 49.69 core as corporate tax, Tk. 0.44 core as land development Tax and Tk. 4.00 core 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 and 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 functioning of the Finance and Accounts section which is internationally accepted.

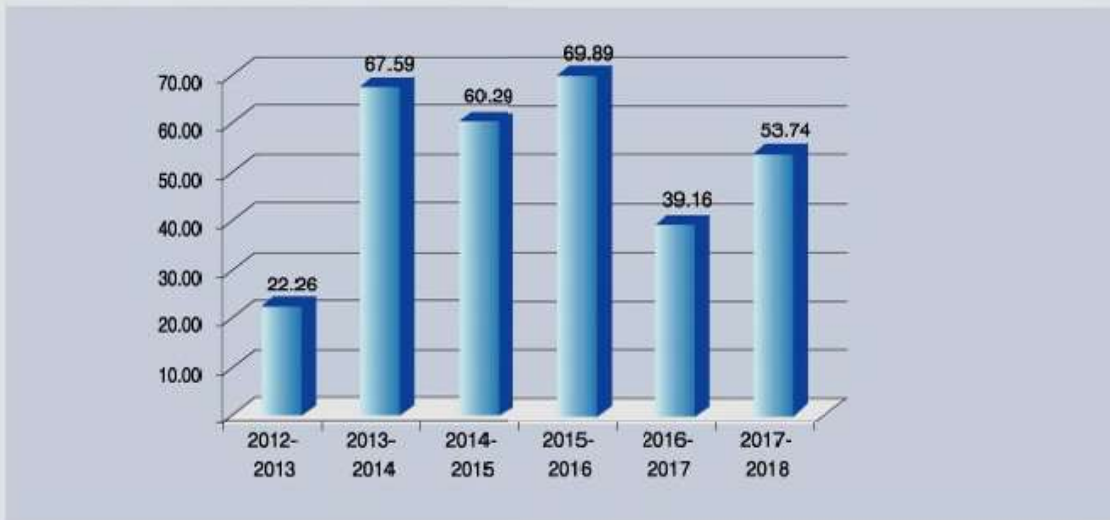




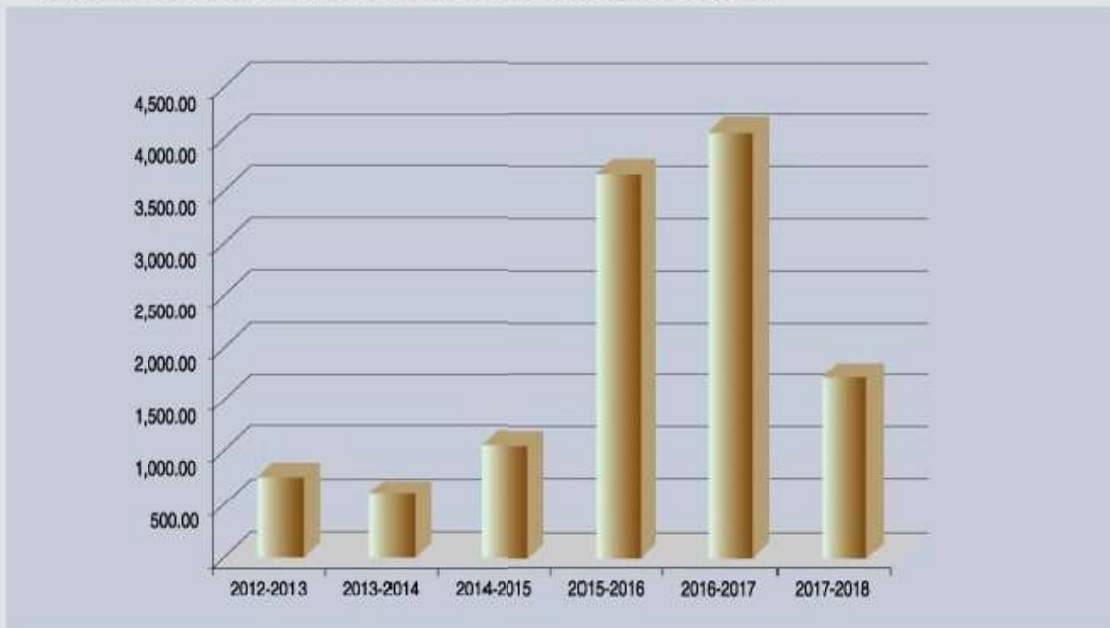
The financial activities of RAJUK are increasing day by day. So, more professional is urgently needed.

In the following years, 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 2016-2017 and 2017-2018 and most important financial information for the year 2012-13 to 2017-18 is shown in charts and tables in the foregoing sections:

**Figure 1: Contribution to national exchequer**

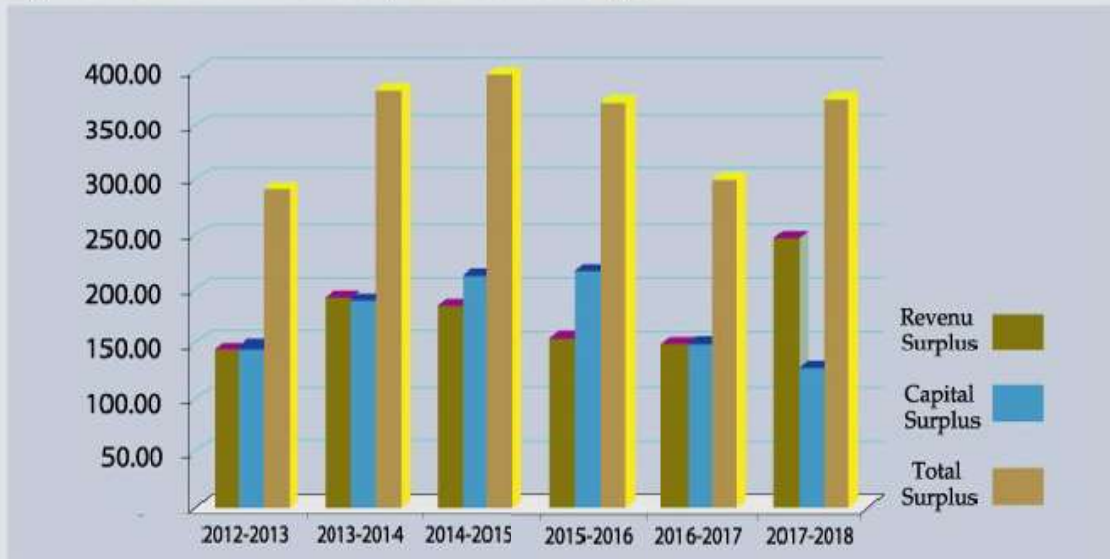


**Figure 2: Year wise status of Development works of RAJUK**

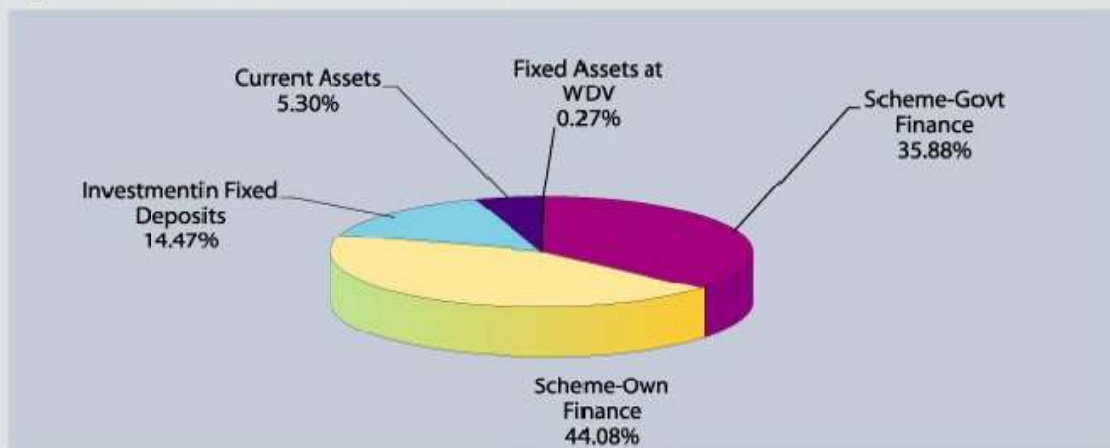




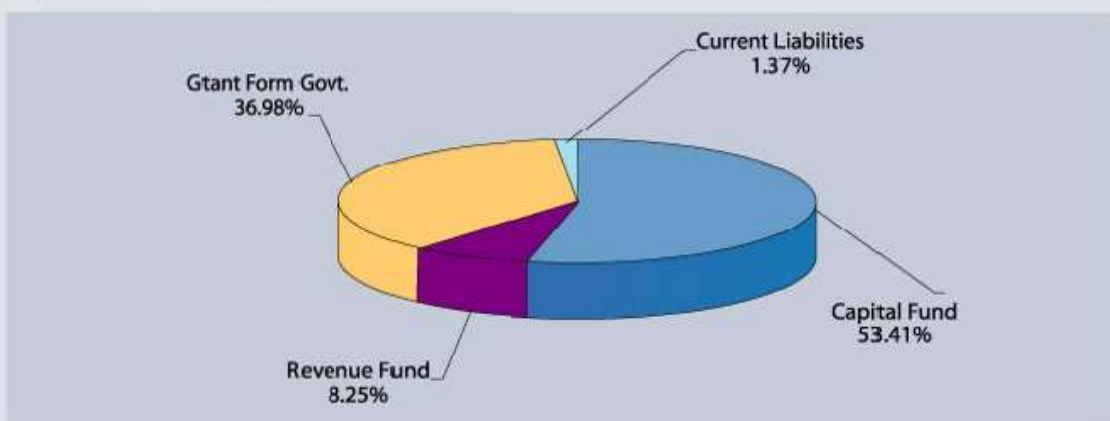
**Figure 3: Year wise level of Surplus income of RAJUK**



**Figure 4: Share of Assets for the Year 2017-18**



**Figure 5: Share of Capital & Liabilities for the Year 2017-18**







RAJDHANI UNNAYAN KARTRIPAKKHA  
**BALANCE SHEET**

AS AT 30TH JUNE 2018

<b>PARTICULARS</b>	<b>2017-2018</b>	<b>2016-2017</b>
<b>ASSETS:</b>		
<b>Fixed Assets at WDV</b>	<b>582,023,062.37</b>	<b>467,557,258.77</b>
Fixed Assets at Cost	1,086,674,378.69	938,238,662.69
Accumulated Depreciation	(504,651,316.32)	(470,681,403.92)
<b>Capital Leases</b>	<b>173,380,375,762.97</b>	<b>155,203,001,457.89</b>
Scheme-Govt Finance	77,801,413,440.62	72,499,044,236.62
Scheme-Own Finance	95,578,962,322.35	82,703,957,221.27
<b>Investment in Fixed Deposits</b>	<b>31,370,355,000.00</b>	<b>36,220,355,000.00</b>
FDR - Capital Fund	22,533,800,000.00	26,713,800,000.00
FDR - Revenue Fund	8,836,555,000.00	9,506,555,000.00
<b>Current Assets</b>	<b>11,487,182,988.98</b>	<b>7,767,681,053.10</b>
Advances & Deposit	3,446,513,044.44	3,365,384,768.03
AIT & Tax Deducted at Source	3,888,530,181.25	3,391,584,174.79
Bank Accounts	603,387,296.64	(2,010,152,394.73)
Bills Receivable From Others	3,027,888,282.32	2,992,999,603.28
Mobilisation Loan Contractors	500,000,000.00	-
Rent Receivable	20,864,184.33	27,864,901.73
<b>TOTAL ASSETS</b>	<b>216,819,936,814.32</b>	<b>199,658,594,769.76</b>
<b>LIABILITIES</b>		
<b>Capital Account</b>	<b>213,853,632,467.36</b>	<b>195,914,535,879.62</b>
Revenue Fund	17,885,852,044.20	44,573,251,144.20
Capital Fund	115,797,425,736.61	76,737,482,343.87
Grant From Govt.	80,170,354,686.55	74,603,802,391.55
<b>Current Liabilities</b>	<b>2,966,304,346.96</b>	<b>3,744,058,890.14</b>
Bills Payable to Others	41,940,530.87	42,054,394.87
Collection of VAT Against Fees	16,911,607.80	19,783,419.85
Contractors/Suppliers Bill Payable-Rev.	1,239,789.00	2,536,479.00
Contractors/Suppliers Bill Payable-Cap.	13,319,793.00	9,502,226.00
Earnest Money-Capital	729,746,251.75	1,699,145,048.00
Income Tax Payable	3,034,774.92	3,793,626.92
Liability for Stale Cheques	17,966,029.06	17,966,029.06
Others Fund & Liabilities	3,528,140.96	2,785,889.71
Payable Salary	624,062.62	627,897.62
Provident Fund	248,735,823.28	217,552,674.66
Salary Tax Payable	-	31,103.00
Security Deposit	1,882,858,058.46	1,723,438,783.21
Sundry Creditors	915,986.00	
Utilities Bills Payable	891,936.00	347,873.00
Value Added Tax Payable	4,591,563.24	4,493,445.24







**RAJDHANI UNNAYAN KARTRIPAKKHA**  
**INCOME & EXPENDITURE STATEMENT**  
**CAPITAL FUND**

FOR THE YEAR 2017-18

<b>Incomes:</b>	<b>2017-18</b>	<b>2016-17</b>
Forfeited Income	10,789,994.74	12,493,161.26
Interest Income	1,383,240,878.66	1,638,114,626.49
Gain for FC Rate Fluctuation	24,455,875.59	9,562,621.32
Hire Charge	2,104,500.00	6,330,200.00
Misc. Income	1,431,844.00	1,426,272.24
Penalty for Delay of Work	-	11,554,531.00
Royalty on Earth/ Sand etc.	3,989,172.00	5,174,472.00
<b>TOTAL INCOME</b>	<b>1,426,012,264.99</b>	<b>1,684,655,884.31</b>
<b>EXPENSES</b>		
Bank Charges (EM Refund PO)	318.00	610.00
Bank Charges & VAT	140,622.25	84,449.52
Excise Duty	6,179,800.95	1,283,189.49
Misc. Exp.	-	54.00
Overhead Charge	105,549,922.25	90,754,183.31
VAT for Auction Sale	45,150,000.00	90,000,000.00
<b>TOTAL EXPENSES</b>	<b>157,020,663.45</b>	<b>182,122,486.32</b>
<b>Excess of Income over Expenditure :</b>	<b>1,268,991,601.54</b>	<b>1,502,533,397.99</b>
<b>TOTAL</b>	<b>1,426,012,264.99</b>	<b>1,684,655,884.31</b>





**RAJDHANI UNNAYAN KARTRIPAKKHA**  
**INCOME & EXPENDITURE STATEMENT**  
Revenue Fund

Incomes:	2017-18	2016-17
Application Form Sale	10,818,655.00	3,803,974.00
Conversion Fees	1,160,629,433.00	682,458,496.00
Dearness Allownce Deduct	41,022.00	1,903,006.00
Documentation Fees	59,495,692.00	46,063,824.00
Electricity Charges Received	1,764,738.00	1,624,086.00
Eviction Charge Realised	340,000.00	186,369.16
Excess Mobile/ Telephone Bill		
Deduct From Salary	128,447.51	58,306.46
Fine for Unauthorised Construction	156,930,605.00	174,851,705.00
Gas Charges Deduction	2,661,700.00	2,323,200.00
Ground Rent / Service Charges	7,283,165.27	3,032,538.00
Heavy Vehicle Hire Chage	6,678,335.00	1,240,500.00
House Rent Deduct	156,850.00	115,122.00
Income From Hatirjheel	3,539,800.00	2,863,350.00
Interest Income	533,698,134.82	548,581,877.31
Misc. Income	11,194,192.81	7,291,248.70
Mutation Fees	41,310,229.00	35,148,821.00
Other Income-Vatable	422,900.00	-
Overhead Income	105,549,922.25	90,754,183.31
Plan/Land Use/ NOC Fees	99,253,474.00	83,896,799.00
Plot Accumulation Fees	64,728,785.00	36,089,015.00
Power of Attorney Fees	25,908,755.00	15,308,027.00
Project Approval Fees	3,546,700.00	443,037.00
Registration & Renewals Income	12,798,200.00	3,520,520.00
Rental Income	38,154,984.60	39,927,176.35
Royalty on Earth/sand	783,424.00	551,863.00
Tender Schedule Sale	1,870,628.40	1,170,818.34
Transfer Fees	1,157,530,497.00	675,193,830.00
Vehicle Rent Deduct From Salary	544,771.00	551,966.00
Water Bill Deduct	173,210.00	173,710.00
<b>Total Income</b>	<b>3,507,783,619.82</b>	<b>2,459,280,999.47</b>





<b>Expenses:</b>	<b>2017-18</b>	<b>2016-17</b>
Advertisement & Publicity	9,948,768.00	7,686,864.00
Audit Fees	63,000.00	-
Bank Charges & VAT (5)	79,457.14	79,500.09
Books & Periodicals	111,321.00	477,884.00
Consultancy Fees	120,750.00	446,000.00
Contribution to CPF	230,220.00	238,441.00
Depreciation	33,969,912.40	26,700,919.05
Design Approval & Clearance Exp.	1,268,000.00	1,197,000.00
Donation & Subscription	76,689.00	199,300.00
Electricity Bill	10,445,964.92	8,178,954.10
Entertainment	1,080,087.00	1,303,682.00
Eviction Charges	6,113,159.00	7,524,224.00
Excise Duty (3)	2,844,960.00	1,536,300.00
Festival Allowance	44,757,988.00	40,402,925.00
Fuel & Lubricant	11,618,446.68	9,363,485.00
Gas Bill	1,281,231.00	539,305.00
Gratuity	1,996,794.00	3,656,467.00
Group Insurance Premium	758,520.00	-
Honorium	2,874,450.00	1,925,480.00
Interest Expenses-GPF	31,135,544.62	25,545,283.66
Internet, Lan, Wan & Maint.	1,986,450.00	796,600.00
Land Dev. Tax	444,143.00	26,632,060.00
Leave Left Over	7,016,940.00	5,346,580.00
Legal Expenses	18,414,200.61	6,052,711.00
Lighting for Festival	1,917,253.00	519,317.00
Manpower Recruitment Exp.	1,779,161.00	2,124,190.00
Membership Fee	-	776,160.00
Misc. Exp.	258,135.00	255,970.00
Non Tax Revenue	40,000,000.00	40,000,000.00
Pension Expenses	48,052,048.37	44,333,168.24
Printing & Stationary	7,749,691.00	3,133,098.00
RAJUK Wealth Guarding Expenses (Security Bill)	19,963,437.00	12,415,348.00
Repairing & Maint.	65,377,062.00	76,619,459.00
Research/Invention Expenses	232,248.00	-
Salary & Allowances	386,673,447.14	370,580,121.44
Scheme Expenses-Revenue Fund	223,424,318.48	201,383,608.00
Survey & Feasibility Study	-	388,220.00





<b>EXPENSES</b>	<b>2017-18</b>	<b>2016-17</b>
Telephone, Telegraph & Postage	1,020,962.78	1,046,192.66
Training Expenses	20,843,078.00	14,079,529.00
Traveling Exp.	134,258.00	147,012.00
Uniform & Liveries	792,840.00	820,620.00
Vehicle Rent (Monitoring Team, Eviction & Sp. Work)	12,636,752.00	10,970,000.00
Wasa Bill	7,890,875.84	6,200,241.00
Welfare & Recreational Expenses	7,176,505.00	938,240.00
Zonal Office Rent	891,000.00	-
<b>Total Expenses</b>	<b>1,035,450,068.98</b>	<b>962,560,459.24</b>
<b>Excess of Income over Expenditure :</b>	<b>2,472,333,550.84</b>	<b>1,496,720,540.23</b>
<b>Total</b>	<b>3,507,783,619.82</b>	<b>2,459,280,999.47</b>







### List of Scheme Executed by RAJUK From 1956 to 30 June 2018

#### List of Scheme Executed by RAJUK From Own Finance

Sl. No.	Particulars	Opening Balance	Addition	Closing Balance
<b>A</b>	<b>Appartment Project</b>	<b>25,998,176,184.79</b>	<b>8,921,153,886.66</b>	<b>34,919,330,071.45</b>
	9 nos. of Multistoreyed Building at Md.pur, Lalmatia, Dh	-	974,445,230.43	974,445,230.43
	Apartment Building Project at Own Land	694,593,765.00	177,591,332.00	872,185,097.00
	Uttara Apartment Project	25,303,582,419.79	7,769,117,324.23	33,072,699,744.02
<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 Bironon Area	21,837,503.00	-	21,837,503.00
<b>C</b>	<b>Industrial Zone</b>	<b>476,032,931.77</b>	<b>4,195,255.00</b>	<b>480,228,186.77</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	98,091,778.00	4,195,255.00	102,287,033.00
<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
	Steerner Ghat	100,093.00	-	100,093.00
<b>F</b>	<b>Others-OF</b>	<b>437,852,593.00</b>	<b>5,437,836.00</b>	<b>443,290,429.00</b>
	Multi Storied Car Parking	365,786,871.00	384,180.00	366,171,051.00
	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





List of Scheme Executed by RAJUK From Own Finance

Sl. No.	Particulars	Opening Balance	Addition	Closing Balance
	Development Between Zohura Market to Airport Road	1,394,359.00	-	1,394,359.00
	Flyover From Shantinagar to Dhaka-Mawa Road	29,676,873.00	104,200.00	29,781,073.00
	Regional Office Building	689,033.00	-	689,033.00
	Survey, Planning, Design for Project	-	4,949,456.00	4,949,456.00
<b>G</b>	<b>Rehabilitation Zone</b>	<b>486,488,280.15</b>	<b>43,000.00</b>	<b>486,531,280.15</b>
	Badda	296,692,774.45	-	296,692,774.45
	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	43,000.00	109,843,944.95
<b>H</b>	<b>Residential Area</b>	<b>51,620,650,067.75</b>	<b>2,984,993,112.93</b>	<b>55,564,825,191.17</b>
	1000 Acre Land Development	1,077,170,004.08	221,000.00	1,077,391,004.08
	Jhilmil	2,966,354,954.04	207,826.00	2,966,562,780.04
	Kamrangirchar Satelite Town Project	1,722,700.00	-	1,722,700.00
	Purbachal New Town Project	27,200,513,937.62	2,172,794,433.42	29,373,308,371.04
	Res. & Com. Infrastruture Dev. at Jhilmil	-	200,781,045.00	200,781,045.00
	Uttara 3rd Phasc	16,068,461,685.61	1,568,744,205.00	17,637,205,890.61
	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	2,916,369,809.22	1,426,614.00	2,917,796,423.22
<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





List of Scheme Executed by RAJUK From Own Finance

Sl. No.	Particulars	Opening Balance	Addition	Closing Balance
	Dhaka to Narayangonj Road Construction	33,129,683.00	-	33,129,683.00
	Green Road to Mipur Road-OF Gulshan Badda Progoti	10,660,913.69	-	10,660,913.69
	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 Saidabad to Mirpur Road	384,105.00	-	384,105.00
	Construction	200,000.00	-	200,000.00
	Sonargoan Hotel to Mohakhali 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+H+J)</b>	<b>82,703,957,221.27</b>	<b>11,915,823,090.59</b>	<b>95,578,962,322.35</b>







**List of Scheme Executed by RAJUK  
From 1956 to 30 June 2018**

**List of Scheme Executed by RAJUK From Own Finance**

Sl. No.	Particulars	Opening Balance	Addition	Closing Balance
<b>K</b>	<b>Major Road</b>	<b>4,443,468,226.32</b>	-	<b>4,443,468,226.32</b>
	Madani Avenue Extension to East Airport to Shera Bangla Nagar	4,188,932,405.10	-	4,188,932,405.10
	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>68,055,576,010.30</b>	<b>5,302,369,204.00</b>	<b>73,357,945,214.30</b>
	Canel From Kuril to Balu River	45,146,662,371.02	4,977,307,711.00	50,123,970,082.02
	Gulshan Banani Baridhara			
	Lake Development-GF	1,829,750,515.38	250,000,000.00	2,079,750,515.38
	Hatirjheel Development			
	Project-GF	20,767,765,479.61	62,857,718.00	20,830,623,197.61
	Urban Rgillance Project	1,741,533.00	12,203,775.00	13,945,308.00
	Uttara Lake Dev.Roject-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 Shimertak 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>72,499,044,236.62</b>	<b>5,302,369,204.00</b>	<b>77,801,413,440.62</b>
	<b>Grand Total</b>			
	<b>(A+B+C+D+E+F+G+H+J+K+L)</b>	<b>155,203,001,457.89</b>	<b>17,218,192,294.59</b>	<b>173,380,375,762.97</b>





## Audit and Budget Section



Audit section is the vital part of an organization. Existence of Strong Audit section in an organization means a sound organization. To ensure the transparency and accountability is the major part of Audit.

Audit and Budget department of RAJUK is maintained by the member (Admin and Finance) of Rajdhani Unnayan Kartipakkha (RAJUK). Audit and Budget department is directly control by a director. The main duty of this section is to settle audit objections. Audit section collects and checks replies of all the objections from all the departments. After that all replies (with evidence) are send to the Ministry of Housing and Public Works. To ensure 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 performed 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 (Department of Audit 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's performance are based on financial work. From the year 1974-75 to 2016-17 the government audit team raised 1776 audit objections. 625 audit objections are already settled. Rest of the audit objections trying to settled by the different types of meetings.

### ■ **General objections :**

The settlement of general objections depends on bi-lateral meeting between RAJUK and audit department of Public Works by the reply of the audit objections with relevant evidence. At present total 246 general audit objections of RAJUK are unsettled which are raised from the financial year of 1974-75 to 2016-17. Recently accumulated unsettled general objections have been placed to the Public Works audit department for settlement. Audit department of RAJUK is trying to settle general objection by bilateral meeting and already audit department of Public Works for a bilateral meeting, is invited.





#### ■ 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, RAJUK and The Public Works. 792 objections are still unsettled which are in the process of settlement by tri-lateral meeting. On the other hand, the replies of Audit objections with relevant evidence to the Ministry of Housing and Public Works are sent. Ministry recommend to settle and sent all those to the Public works. Public works audit department work on it and try to settle audit objections as more as they can based on replies with valid evidence.

#### ■ Draft objection : (Objection including in the report of comptroller and auditor general):

Draft objections are settled in the standing committee on finance of Parliament on the recommendation of Housing and Public Works Ministry and Public Works. Now total 113 draft objections are in an unsettled condition. Some of them are recommendation by the Public Works and those will send to P. A. Committee for settlement. Among them 100 objections are placed to the government standing committee on finance of the 10th parliament.

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

According to statutory requirement of RAJUK a yearend audit report of it's income and expenditure balance sheet and submits to the government. According to the section 144 of T. I. Act RAJUK should conduct it's financial audit at the end of every financial year. According to section 150 of the same Act, Rajuk has to send the final audit report along with an abstract to the Government. Audit report conducted by external auditor is sent to the Government through discussion and approval of the authority. External Auditor is assigned by the Ministry of Housing and Public Works. By taking this step the Public Procurement Act is strictly followed.

#### ❖ Internal Audit (Department of Audit of RAJUK) :

To ensure financial discipline in ongoing development works as well as all shorts 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) :

Ministry of Housing and Public Works internal audit department audited RAJUK and they raised audit objections. The bi-lateral meeting between Ministry and RAJUK are trying to settle audit objections. On the other hand, Ministry audit team raised 50 audit objections for the financial year of 2008-2015. Among them 10 objections are already settled and rest of the objections are on process to settle.

Audit and Budget department helps to keep the organizational soundness and transparency.





## Law Section



### Background:

RAJUK has to face a number of litigations regarding various issues such as land acquisition for different projects, plot allocation to individuals and institutions, eviction, building plan approval/rejection, issuance of land use clearance, administrative and development works, approval of private housing land development projects. Law Section is actively working on these suits on behalf of RAJUK.

### Current Activities:

During last fiscal year from July 2017 to June 2018 total a number of 5364 suits have been filed against RAJUK among which 424 Writ petition in Hon'ble High Court Division of Supreme Court, Bangladesh, 45 Title Suits in District Court and 79 Arbitration Revision cases. 129 judgments have been given of which verdicts of 134 cases have come in favour of RAJUK.

**A total of 6736 writs, title suits, arbitration cases and contempt of court cases are pending in the Hon'ble High Court Division and Appellate Division of Supreme Court against RAJUK.**

from the panel lawyers of RAJUK, in 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. RAJUK is also conducting Mobile Court regularly as well as eviction of illegal constructions.

Ahead of an intention to strengthen and dispose of the cases meeting is being held with the Learned Panel Lawyers 3 times in a year according to the instruction of the Ministry of the Housing and Public works regularly and timely. Director (Law) used to meet with officers and staff of the law section regularly on various important cases and gives direction to take necessary steps.

### Law Sections status of, during 2017-2018 at a glance :

Serial	Types of suits	Originated	Verdict In favour of RAJUK	Verdict against RAJUK
01.	Writ petitions	424	36	01
02.	Title Suits	45	23	00
03.	Arbitration	79	70	01
<b>Total :</b>		<b>548</b>	<b>129</b>	<b>02</b>

### Legal Expenses of Law Department:

To maintain this unit, a total of only Tk. 1.30 Crore has been allotted during this financial year.

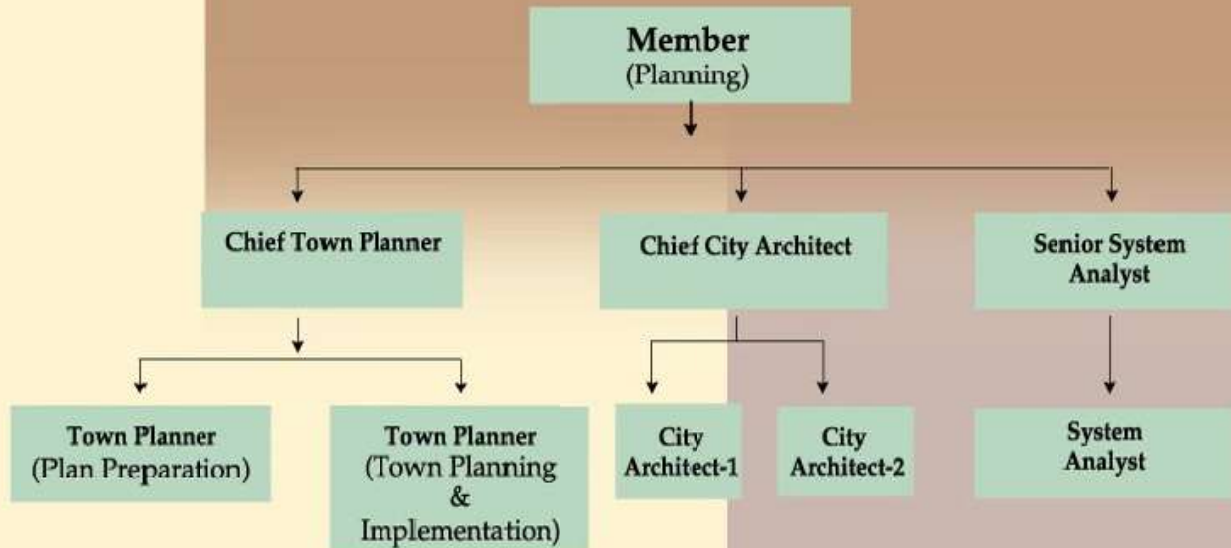






# PLANNING

Headed by Member (Planning)





# Planning

## Headed by Member (Planning)

### Town Planning and Implementation Section

#### Introduction

Headed by Member (planning) Town Planning and Implementation section works to ensure planned development of the RAJUK area. The main function of this section is plan implementation which is prepared by Plan Preparation section and approved by the government. Preparation, revising and updating of laws, rules and regulations concerned to urban development and management, regulating the private land developers and their development projects, land use zoning control etc are some main functions of this section.

#### 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 Structure plan and Detailed Area plan (DAP) of RAJUK. .
2. It also provides acquisition maps and NOC for acquisition of land for development projects 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 preservation etc. 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 flow 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
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 activities of real estate/housing projects.

#### **Recent Activities:**

##### **On-Line based Land use clearance of Zone 5 (Dhanmondi-Lalbag) and Zone 4 (Gulshan-Banani-Purbachal):**

In order to make construction permit procedure easy, transparent and accountable, endeavor was taken to provide land use clearance (no objection certificate) approval through online with the help of World Bank's coordinating institute IFC. Online land use clearance on zone 5 was inaugurated on 22 December, 2015 and Zone 4 from 2017. All applications of Zone 5 are being submitted online since July 1, 2016. Zone 4 still maintains both manual and online submission. Automation process to provide online based construction permit at zone 3 is ongoing.

##### **Notice to housing companies for illegal development and Eviction program:**

Town Planning section is regularly monitoring and sending notice to the companies for unauthorized private housing development and other developers to stop the illegal filling of low lying areas, water bodies and agricultural lands. It also sends notice to unauthorized private housing companies to stop advertising before taking approval of their project. RAJUK conducted an eviction drive recently at Purbachal 300 feet express road to remove illegal signboards, banners and other advertisements of unauthorized housing and developer companies. List of some unauthorized private housing developers and other developers who were sent notice to stop promoting advertisement of their unapproved projects are stated below:







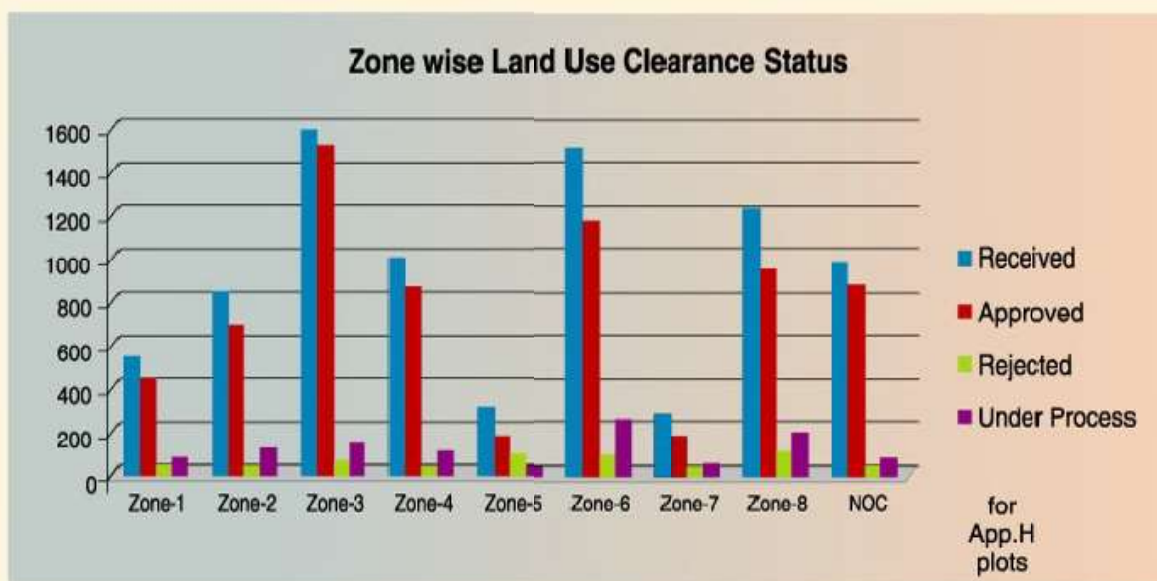
1. The New Dhaka Alliance
2. Inspired Development Ltd.
3. Atlantic Properties and Development
4. Sobuj Chaya Abashon Project Ltd.
5. Welfare Consortium Ltd.
6. Titanic Holdings Ltd.
7. Innovative Holdings Ltd.
8. Hazi And Gofur Land Dev. Ltd.

**Future conceptual projects design:**

- ❖ Transit oriented development (TOD).
- ❖ Block development
- ❖ School Zoning

**Status of Land Use Clearance (2016-2016) of Town Planning and Implementation Section**

LUC Zones	Received	Approved	Rejected	Under Process	% pending
Zone-1	529	445	21	63	12
Zone-2	843	697	26	120	14
Zone-3	1572	1523	47	152	10
Zone-4	986	868	23	95	10
Zone-5	293	183	75	35	12
Zone-6	1485	1160	83	242	16
Zone-7	289	185	45	59	20
Zone-8	1226	950	94	182	15
NOC for Approved private housing plots	961	881	14	66	7





## Land Re- development:

While some parts of the Dhaka city are glistening with fancy modern stores and villas, in other parts the quality of life is severely deteriorated. It is due to very high population density, poor accessibility, and inadequate utility and infrastructure services. The existence of incompatible and hazardous land uses often make the area vulnerable and inappropriate for healthy living and require serious consideration for selective redevelopment scheme. Urban redevelopment/regeneration happens in existing urban areas through assembling some individual private properties of an area and undertaking a new higher development plan and delivering the necessary infrastructure. At the end of the process, the government returns to each landowner a share of the overall new development that is equivalent to their original land or property ownership. The government retains a share of the development that it sells to recover the cost of the infrastructure improvement. Japan, Singapore, South Korea, China, Thailand, India successfully implemented several redevelopment projects.

RAJUK is currently focusing on redevelopment and is working on developing redevelopment procedures and guidelines. Besides, RAJUK is communicating with local landowners of Old Dhaka, Kamrangirchar and Hazaribagh to enlighten about the necessity of redevelopment through workshops and meetings. RAJUK has completed key informant interviews and social surveys in Hazaribagh Tannery area as part of ongoing research on redevelopment.



Figure: Visualization of Redevelopment Concept







## Plan Preparation Section

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

#### Background

Preparation of Detailed Area Plan (2010-2015) is the detailed local area plan under the broad policy of Strategic plan. The first Detailed Area Plan for RAJUK area was prepared in 2010 and its validity will come to an end by the year 2017. In the mean time RAJUK has prepared a Revised Structure Plan named draft Dhaka Structure Plan (2016-2035) for DMDP area under City Region Development Plan (CRDP). Following the broad strategies and guidelines mentioned in the Dhaka Structure Plan (2016-2035) RAJUK has started preparing revised detailed Area plan to review the progress and problems of previous one under the project named Preparation of Detailed Area Plan (2016-2035) for DMDP area. The output of the project Detailed Area Plan (2016-2035) will be crucial for the future development control function of RAJUK and development of Dhaka city for the next 20 years time frame. This is a self financing project of RAJUK. The entire project area has been divided into two parts (Lot-1, Part-A and Lot-2, Part-B) two different consultants have been appointed in this project. Sheltech (Pvt.) Ltd. is appointed in Lot-1, Part-A and Design development consultant (DDC) Ltd. is assigned in Lot-2, Part-B of the 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) (published in Gazette 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, 2018 (as per revised DPP)

**Project cost :** Tk 3,770.36 lac

#### Area Coverage of Detailed Area Plan

The total area of Dhaka Metropolitan Region is about 590 sq. mile or 1528 sq. km, hence the coverage area includes the whole RAJUK's jurisdiction area.







### **Targets:**

This project is designed to establish a framework for the Development function of RAJUK. Implementing the proposals of Structure Plan will be incorporated in this plan to make Dhaka a livable one. People of the Dhaka Metropolitan Development plan area will be the ultimate beneficiaries of this project.

### **Expected Outcome of the Project**

This plan will include maps (such as Land Use, Physical features, housing, traffic and transportation, hydrology etc.) and high-tech GIS (Geographic Information System) database along with report.

**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 report.

**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:**

A draft final report has been submitted to the Project office. RAJUK is now checking and verifying the draft data, maps and reports. Earlier Survey Report was submitted by the two consultants after completing detailed survey covering the issues of physical feature information (includes structure types, uses, growth and distribution of structures, drainage, Utilities Services, Solid waste management, sewerage retroflex, Land Use distribution and changes, environment climate, etc. Fine tuning of physical feature maps and the findings from PRA is still ongoing in the Project office. Meanwhile the Interim report has been approved by the TMC.

For the first time this project is going to formulate a methodology for density zoning for the project area replacing existing FAR system.

**PRA session of DAP:** Participatory Rapid Appraisal (PRA) which is generally known as public participation is an important part of Detailed Area Plan making process. It helps urban planners to make plan that is more public oriented and reflects the aspirations and expectations of the community. Two tier PRA consultation is being conducted in this DAP project according to ToR. 1st round of consultation is intended to run simultaneously with





survey activities. This is considered more of an ice- breaking session. 2nd round of PRA meeting aims at getting feedback about layout, useful inside information about the community and getting solution of critical planning issues of the community. There are various tiers of local government unit within Part-A and Part-B Area of DAP such as City Corporation, Pourashavas, Union Parishad etc. RAJUK and Consultants have also organized PRA meeting with key stakeholders including professional group, BELA, BAPA, NGOs, REHAB, BLDA, Journalists association etc.

On the other way, a few PRA session have also been conducted with different informal professional groups, school children etc. A rapid urban assessment has already been done in whole part-A area to have glimpse of actual urban scenario of the area.

**Density Zoning:** 'Density zoning' has been incorporated in the Detailed Area Plan (DAP), 2016-2035, aiming to reduce pressure of population in the Dhaka core and make it livable. Under density zoning, there will be a process of identifying area-wise population density, the usage of land as per population density and putting emphasis on providing civic amenities. The present system of Floor Area Ratio (FAR) provision provides height benefit in exchange for designated open land spaces in a structure. But there is a common tendency in everyone to take the height benefits without compromising the open land to be left. That leads to increased population density in core Dhaka resulting in traffic congestion, water logging, health and sanitary problems, poor livability etc. To take expert opinion on incorporating Density Zoning in revised DAP (2016-2035) a seminar was jointly organized by RAJUK and Bangladesh Institute of Planners (BIP). Leading planners, architects and experts were present at the seminar.



*Seminar on Density Zoning of revised DAP (2016-2035) a seminar was jointly organized by RAJUK and Bangladesh Institute of Planners (BIP)*





## Architecture Section



### Introduction:

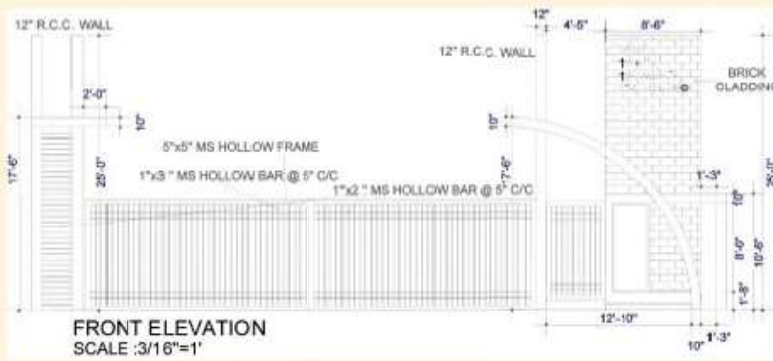
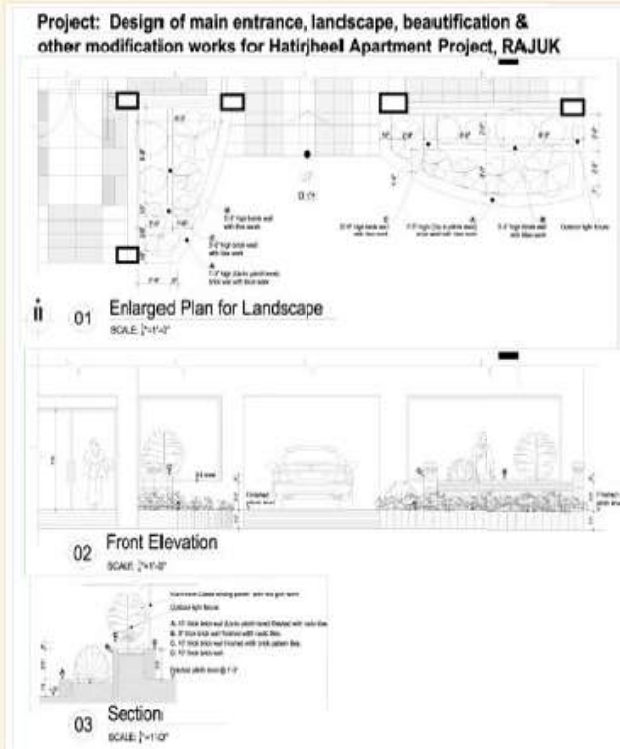
Architecture Section of RAJUK is the office of the Chief City Architect under Member Planning wings. Total number of staffs and officers of this section are 33. The purposes of this section are to serve total Architectural & Architecture Related works of RAJUK. The Section is involved with various projects of RAJUK such as Uttara, Jhilmil, Purbachal, Baridhara, Gulshan etc. in both master plan & Detail Plan Level. The section is also involved with Rajuk 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.

### Completed project:

01. Primary layout plan of Uttara apartment Project.
02. Layout plan of Jhilmil Residential Project.
03. Design of apartment Project at Hatirjheel.
04. Primary Design of Apartment Project at Gulshan road 114 & 50.
05. Design of Mosque beside Sonargaonjanapath, Uttara 3rd Phase.
06. Preparation of Layout Plan for Individual Plot Allottee of Purbachal.
07. Preparation of Layout Plan for Individual Plot Allottee of Uttara 3rd Phase Project.
08. Preparing of revised part layout plan of Gulshan, Banani Baridhara Project.
09. Design of Rajuk Central Park at Gulshan.
10. Interior Design of Accounts section & Building section of RAJUK.
11. Main Gate Design at Malibagh Quarter.
12. Design of Staff Quarter at Malibagh.
13. Graveyard and Mosque design at Uttara 3rd Phase and Purbachal
14. Floor plan re arrangement and accommodation as per organogram.
15. Landscaping Design of Uttara 3rd Phase.
16. Landscaping Design of Hatirjheel Apartment project.
17. Badda Staff Quarter.
18. Mechanical shed Entry & Gate at Purbachal .
19. Uttara Zonal Office Interior Design.







*Landscaping Design of Hatirjheel Apartment project.*





RAJUK Architecture section was actively involved the following events last year

### 3rd Unnayan Mela 2018



### Service Week 2018

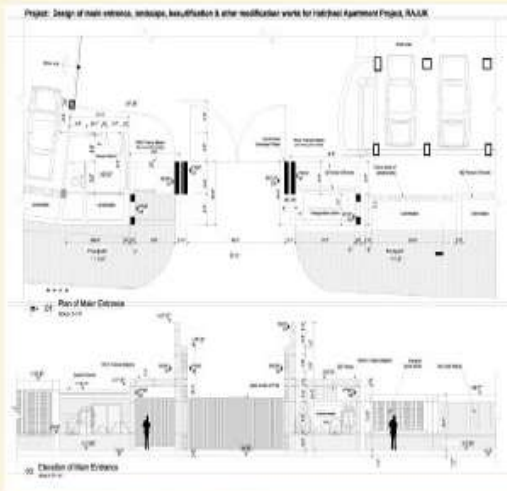


মাননীয় প্রধানমন্ত্রী  
শেখ হাসিনার বলিষ্ঠ নেতৃত্বে  
বাংলাদেশ স্বল্পোন্নত দেশ থেকে  
উত্তরণের যোগ্যতা অর্জন করায়  
আমরা গর্বিত।

### 4th Unnayan Mela 2018







Hatirjheel Apartment Gate



Nikunja Gate

### RAJUK Architecture section Up coming Projects

SL no.	Project Name	Building Type	Location
1	Proto type Zonal Office	Rajuk Zonal office	Jhilmil
2			Uttara 3rd Phase
3			Mohakhali
4			Narayanganj
5	Car parking Building	Commercial Building	Dilkusha Motijheel
6	Proposed Commercial Building		RK mission road
7	Proposed Commercial Building		Shampur kadomtoli
8	4 tower commercial		Uttara 3rd Phase
9	Proposed Commercial Building	Public Building	Nikunjo North/South
10	Convension Center 1		Uttara 3rd Phase
11	Convension Center 2		Purbachal
12	Central Plaza		Uttara 3rd Phase
13	Graveyard		Uttara 3rd Phase
14	Mosque		Uttara 3rd Phase, Purbachal
15	Bus Bay		Uttara 3rd Phase
16	Pertol Pump		Uttara 3rd Phase
17	Prototype School		Uttara 3rd Phase
18	Malibag Quarter		Residential Building
19	11 Abandoned Building	Various place at dhaka	
20	Officer's housing (rajuk quarter)	Uttara Sector 6	
21	Residential Building	Nikunja Rd 20 plot 60	
22	Staff housing (rajuk quarter)	Purbachal	
23	Officer's housing (rajuk quarter)	Purbachal	
24	Mechanical Shed	Purbachal	
25	Landscaping	Kiosk, Walk way, Restaurent, Toilet, Outdoor sitting	Uttara 3rd Phase





## Management Information System (MIS Section)



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 MIS section has taken some initiative 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 etc.

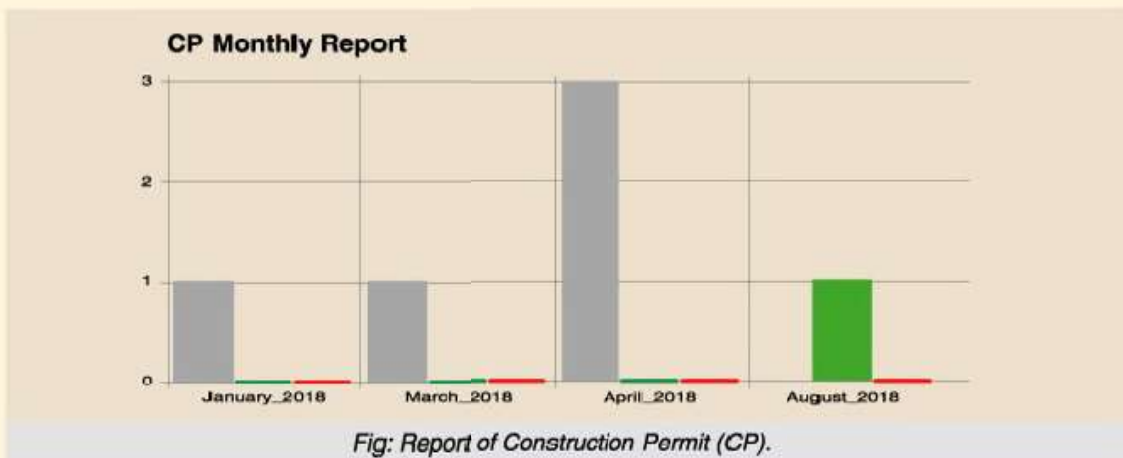
### Objectives

- 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 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 Construction Permit (CP):

Online Construction Permit (CP) Software Service is under implementation at zone-6 and zone-7. Training activities already completed for zone-6 and zone-7. Next it will be implemented at zone-1, zone-2 and zone-8.



### Online based Land Use Clearance (LUC):

Online Land Use Clearance software service is under implementation at Zone-6 and Zone-7. All of training activities already completed for Zone-6 and Zone-7. Next it will be implemented at zone-1, zone-2 and zone-8.

### LUC Application:

LUC	January	February	March	April	May	June	July	August	September	October	November	December
Submitted	110	63	45	34	39	14	102	31	0	0	0	0
Approverd	7	34	20	37	29	25	27	16	0	0	0	0
Reject	0	0	0	0	0	0	0	0	0	0	0	0

### Zone- 04

LUC	January	February	March	April	May	June	July	August	September	October	November	December
Submitted	0	0	0	0	1	2	44	15	0	0	0	0
Approverd	0	0	0	0	0	0	2	3	0	0	0	0
Reject	0	0	0	0	0	0	0	0	0	0	0	0

Fig: Report of Land Use Clearence (LUC).

### e-Filing:

RAJUK's Admin and MIS section started the process of e-filing. In order to implement e-filing in all section, there has been provided e-filing training to 60 people in two batch under the supervision of Admin section.



Group picture of e-filing training participants

### Digital Attendance System:

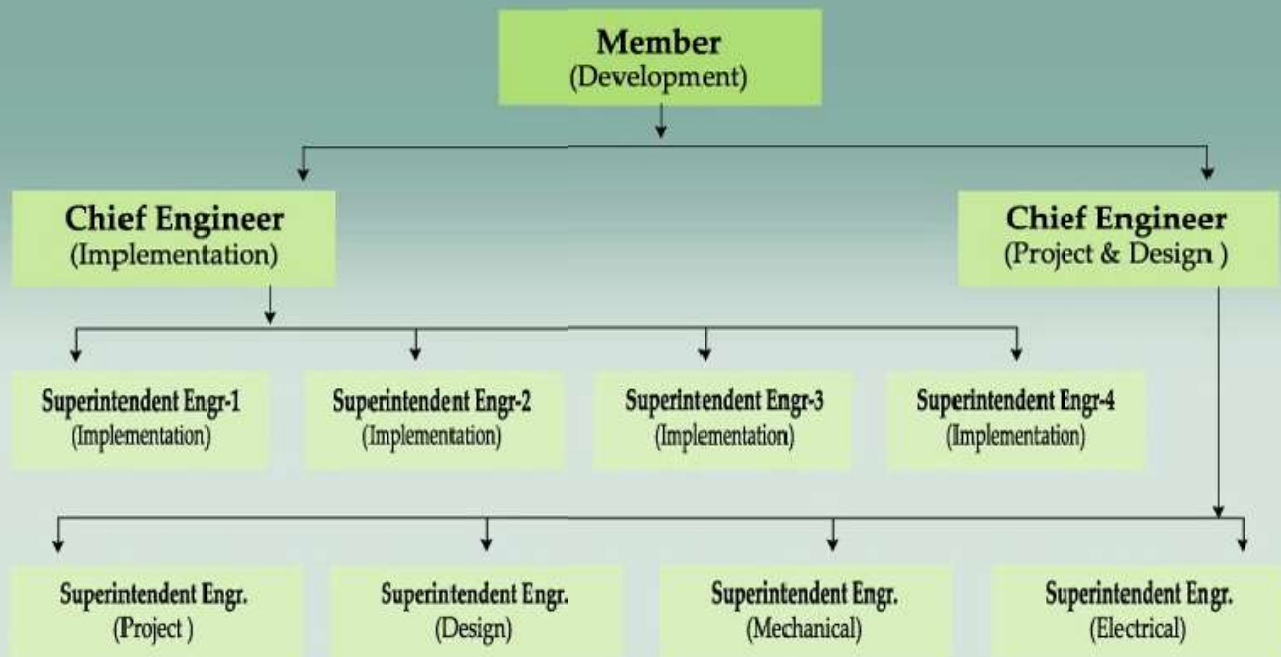
Digital attendance system has been started in RAJUK. Initially there is established two digital machines in RAJUK main building and another one in annex building.





## 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 Project



#### Background:

The Project is Located in the north-east of Dhaka zero point, about 30 km through Khilkhet near International Air Port. The total area of this project is 6227.36 acres, 150 acres are occupied by the approach road of the project which lies in Badda Thana under Dhaka district. 4577.36 acres are in Rugganj Thana, Narayanganj and 1500 in Kaligaj Thana, Gazipur. The project consists of 30 sectors of which 23 sectors are situated in Rugganj 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. In the 1st phase land of Rugganj 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 of Kaliganj Upazila of 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 design of infrastructures of the project. There are few more consultants employed for detailed design of various structures. The land use plan of the project has been finalized with 30 sectors. And residential plots in the project has already been allotted to the various sections of people, as per an approved policy. There are also provisions for high rise apartment blocks in the project area. The project is being implemented using RAJUK's own fund.

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

Revised Tk. 7,78,214.57 lac

#### Objectives :

- To reduce the pressure of population in Dhaka city by creating opportunity of residential accommodation of the city dwellers in the vicinity of the city;
- To maintain the balance of environment by proper urbanization;
- To create environment friendly and sustainable atmosphere;
- To reduce the existing acute problem of housing;
- To expand civic facilities by urbanization to the nearby and surrounding areas gradually;
- Development of new township and to expand economic facilities;
- To mitigate future housing demand.





## Description:

### Major information of the Project:

Date of Project approval: Original PP: 22.02.2005  
RDPP: 14.09.2010

Implementation Period: Original PP: 1995-2010  
Revised: 1995-June/2020

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 - 2,025 nos.

b) Administrative Plot: 472 nos.

c) Commercial Plot: 1,033nos.

d) Institutional Plot: 241nos.

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	Quantity	Progress
Land development Earth Filling Earth Cutting & Filling	374.29 lac cu m 65.51 lac cu m	Land development of 5000 acre (approx.) land is completed; land development of rest area is ongoing.
Lake/canal development Lake development	4,63,781 sqm 14,65,711 sqm	Detail design & Drawing of lake canal development is Completed. Out of 43 km, about 8 km lake development will be completed within December/2019.
Internal road	319.28 km	200 km road construction is completed. 100 km road is in under construction. Remaining 19.28 km road estimate is approved and tender process is ongoing. Remaining Works are expected to be completed within March/2019.
Purbachal link road construction	13.33 km	Construction of 13.33 km Express way with Service Road is completed. And the road is now opened for traffic.
Kuril interchange construction	3.1 km	Kuril interchange construction is Completed except the beautification works.
Surface drain & cross drain	319.28 km	Almost 200 km drain construction is completed. About 100 km drain is in under construction. Remaining works are expected to be completed within March/2019.
Central island	319.28 km	About 50 km Central Island construction is completed. Remaining works are expected to be completed within March/2019.
Footpath construction	305.28 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.
Boundary pillar	2500 nos	Boundary pillar installation at Rugganj part is completed.
Plot pillar	75000 nos	Plot pillar installation is ongoing.





Name of work	Quantity	Progress
Bridge construction	65 nos	32 Nos Bridge construction is completed. 21 Nos of Bridge construction is ongoing. And construction of remaining bridges are expected to be completed within December/2019.
Grade separator	03 nos	Detail Design, drawing and BOQ preparation work by BRTC, BUET is going on.
Under pass	09 nos	07 nos. underpass construction work is completed. Remaining 02 nos will be completed after getting drawing, design from BRTC, BUET.
Sluice gate	07 nos	01 no sluice gate construction work is completed. Remaining 06 nos will be completed within December/2019.
River bank protection work	5.2 km	River bank protection work is Completed.
Arboriculture	2,00,000 nos	About 20,000 nos trees are Planted in Prubachal Link Road & Internal Road.
Main site office-01 no.	402.23 sqm	Construction is complete.
Site office-3 nos	2007.45 sqm	Construction of 2 no site office is complete.
Police barrack-3 nos	2007.45 sqm	As per requirement of concern department, the work will be completed within December/2019.
Staff quarter	3903.34 sqm	Consultant completed detailed Design and drawings of this work. Construction will be completed within June/2019.
Mosque-5 nos	1152.42 sqm	Detailed Design and drawings of this work is ongoing. Construction will be completed within June/2019.
School-4 nos	6691.50 sqm	Construction of Yusufgonj High School is completed and construction of Janata High School is expected to be Completed f within December/2018.







Name of work	Quantity	Progress
Street Light	319.28 km	Street light installation work is completed at Kuril Intersection. Remaining work is expected to be completed within June/2019.
Street Light	319.28 km	Street light installation work is completed at Kuril Intersection. Remaining work is expected to be completed within June/2019.
Electrification		Electrification shall be done by DESCO. Electric pole installation at sector #1, 2, 4, 5, 9, 11, 13, 14, 17, 21, 22 and 29 has been completed. Remaining work is ongoing.
Water supply, drainage & sewerage system installation`		Installation of Water supply & Sewerage system will be completed using PPP mode. The work is ongoing.
Gas Network		Gas distribution network work is now stopped according to the decision of Government. Authority is considering to distribute gas in LPG system.

### Handing over of plots:

From 25,016 Residential plots, more than 15,000 nos plots have been handover. Handing over of residential plots at sector-01, 04, 05, 11, 13, 14, 17 have been completed. Remaining handling over of residential plots of other sectors are ongoing.

### Utility Connection:

Electrification: For power supply by PGCB/DESCO 33/11 KV sub-station construction is completed at sector 04. 132 KV sub-station construction is ongoing at sector 02. Installation of electric pole and overhead line is going on at sector 1, 2, 4, 5, 9, 11, 13, 14, 17, 21, 22 and 29 by DESCO, which will be completed within December/2018. Power supply has already been started in the project area.

### Water supply & Sewerage:

Purbachal New Town being located outside the DWASA jurisdiction, DWASA is yet to decide whether they will be involved or not with the water supply and sewerage system in the project. But RAJUK took an initiative for providing these services through PPP arrangement. CCEA has given In-principle approval for implementation of water supply & sewerage system in PPP method. PPP authority appointed International Finance Corporation (IFC) to act as lead transaction advisor for the 'Development of Water Distribution and Supply Facilities at Purbachal New Town through Public Private Partnership'. In response to





the Invitation for Bid (IFB) issued by RAJUK for the Project, the Technical Proposal submitted on June 11, 2018. The negotiation meeting was conducted on September 6, 2018 in the presence of the Technical Evaluation Committee (TEC) members as well as authorized representative of Head of Contracting Authority and the representatives of the Consortium. Legal vetting of final PPP Contract by Legislative and Parliamentary Affairs Division of Ministry of Law, Justice and Parliamentary Affairs; Submission of legally vetted PPP contract by MoHPW to CCEA is expected to be completed within November/2019.

### Benefits of the Project:

- Construction of Kuril Flyover,
- Construction of 300'-0" Link Road,
- Construction of Balu Bridge,
- Earning Foreign currency (almost 60 million USD) through allotment of plots for expatriates,
- Accommodate Bangladesh-China Friendship Exhibition Centre.



Fig: Ongoing development works in Purbachal New Town Project.



Fig: Ongoing development works in Purbachal New Town Project.



## 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 decided to establish planned housing by constructing multi-storied building.

This Project was accepted categorically by ECNEC under Uttara (3rd Phase) Project. It is the ever largest 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 183 nos. 16 storied Apartment Building including one basement floor comprising about 15,036 nos flats will be constructed. The Construction work of 79 nos 16 storied Apartment Building of 'A' Block having flat size 1654 sqft (net 1276 sqft) is almost completed.

**Project Cost:** Tk. 903071.87 lacs (Original), Tk. 1058628. 29 Lacs (Revised)

**Project Duration:** November/2011 to June/2016.  
November/2011 to June/2018 (Time extended without increasing cost)  
November/2011 to December/2020 (1st Revised)

### Design & Supervision:

- a) Sub-Soil investigation has been done by Housing and Building Research Institute and structural design has been done by Public Works Department considering all earthquake risk parameter in this region and according to the guide line of Bangladesh National Building Code (BNBC).
- b) Considering the modern architectural concept, Department of Architecture (DOA) has done the detail Architectural Design.
- c) Experienced engineers of RAJUK & PWD are supervising the project ensuring the quality of construction work.







### Project Facilities:

- a) 55% of the land area of the entire project has been kept open for playgrounds, parks, greeneries, roads etc.
- b) There are one primary school, one high school, one mosque, one community center and neighborhood shops in each block.
- c) Sewage Treatment Plant (STP) is being provided in each building and in some cases for each cluster.
- d) All services line (Water Supply, Electricity, Cable TV, Telephone, Internet etc) will run through underground.
- e) There will be Rain Water Harvesting System in each building for Car washing, Gardening & Ground Recharging.
- f) Deep Tube Well has already been installed in project area for water supply. HDPE pipe is being used for water supply line by DMA (District Metering Area) concept, in which wastage of water can be controlled.
- g) There are sufficient parking facilities in this project area.

### Facilities Inside the Building & Apartment:

- a) In the ground floor of every building there are multi-purpose hall, guard room, reception lobby, driver's waiting room, toilet etc.
- b) Parking facilities in ground floor and basement floor.
- c) In each building there is one main stair and two fire stairs.
- d) Two 20 persons capacity Lifts, 250KVA generator and an 850 KVA sub-station in each building.
- e) 600mm×600mm mirror polished tiles in apartment floor, decorated wall tiles, high quality local glazed porcelain commode, glazed porcelain basin and qualitative other sanitary accessories in all toilets.
- f) Best quality marble in the reception lift lobby in the ground floor and 600mm×600mm mirror polished tiles for other floor area such as lift lobby, Corridor, passages of each building.
- g) Plastic paint in internal wall and weather coat paint in outside wall.
- h) Teak-Chamble wood for all door-frames, ornament Teak wood main entry door shutter, solid particle veneer flush door shutter for bed rooms and teak solid plain door shutter for toilet & verandah.
- i) High quality aluminum for sliding window.
- j) Glazed wall tiles and Granite working top in kitchen







### Current Progress:

- ◆ Construction works of 79 Nos. 16 Storied Building at Block-A is almost completed. 6636 nos. flats of this block is being handed over to the allottee gradually. Below chart is the Flat ID given statistics:

Sl No.	Date of Flat ID given/ to be given	Total Flats
1.	September/2017	837 nos
2.	January/2018	2621 nos
3.	Oct-Dec/2018	3178 nos
	<b>Total =</b>	<b>6636 Nos</b>

- ◆ Construction of 8736 no flats in 104 nos 16-storied building in Block-B (52 nos building of 1250 sft flat) and Block-C (52 nos building of 850 sft flat) of this project is under process on C to G basis with the Government of Malaysia with their financial and Technical assistance.

### ◆ Utility Connection:

- Dhaka WASA has already been completed the installation of Deep Tube Well and Water supply pipe networking for Block-A. House hold connection has also been done for 73 buildings.
- Natural Gas supply is off as government order. As such LP Gas is being provided through seamless pipe in reticulated system installing Cylinder Bank.
- DESCO is providing electricity through 11KV Ring Main Unit in the project.





Present senario of RAJUK Uttara Apartment Poject







## Integrated Development of Hatirjheel Area including Begunbari Khal Project



### Background

The low-lying areas form the eastern side of the Tongi-Diversion Road upto the Rampura Bridge on the progati Sarani popularly known as Hatirjheel and part of Begunbari canal and its adjoining lowlands behind the Sonargaon Hotel carries 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's preliminary study further suggested that the lowland of Hatirjheel area should be protected and the retention capacity should be enhanced in order to minimize the risks of flooding in the adjoint ft 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 beatify the area as a place for public recreation. All these was the basis of the project named as Integrated Development of Hatirjheel Begunbari Khal Area.

### Objectives of the Project

- a) Development of the low lying areas of Begunbari Khal and Hatirjheel as a strom water retention basin order to minimize ricks of floods in the adjoining areas.
- b) mprovement of the overall environment of the entire area by addressing wastewater disposal issues.
- c) Construction of peripheral road, cross-bridges and walkways along the bank of the Hatirjheel area in order to address the issue of traffic congestion of the surrounding areas and to protect the low lying areas from further encroachments.

### Executing agency:

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

### Total Project Area:

I.	According to original DPP:	244.7474 acre
II.	4th 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. 223602.34 lac (on 13/11/2013)
4th Revision	Tk. 223602.34 lac (on 25/08/2015)

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

Name of Work	Quantity	Work completed
Acquisition of land	311.74 acre	99.75%
Land excavation	1000773.64 m <sup>3</sup>	100%
Sludge Removal	1986127.72 m <sup>3</sup>	100%
Slope Protection	2944000.00 sqm	100%
Boundary wall	8 kilometer	100%
U-loop	South- 423 m North- 458 m	100%
Management unit building	10 storied building with parking	60%

### Over all progress:

The physical Progress of work is 99.54%. Up to August, 2018 financial progress is 99.00%. Cumulative expenditure is Tk. 222563.14 lac.

- Water Taxi service is fully running.
- Construction work of Amphitheatre, Food Kiosk, and Public toilet is done.
- Construction work of 10 storied management building is 60% complete.
- Construction of North U-Loop has been complete inaugurated Hon'able Pri-Minister on 28th July 2018 at Progati Sarani of Badda.
- Construction of apartment building for selling and rehabilitation of effected people is almost completed.



Amphitheatre at Hatirjheel



North U-loop



## Construction of Apartment for Selling And Rehabilitation of The Affected Residential Building Owner at The Acquired Land of The "Integrated Development of Hatirjheel Area Including Begunbari Khal" Project.



### Background

In 2004, RAJUK engaged BUET to carry out a preliminary study to assess development potentials of the Hatirjheel area to enhance retention capacity which will minimise the risk of flooding in the adjoining developed areas. The members of civil society, environmental activists and professionals also strongly voiced in favour of preserving this lowlying area as a storm water retention basin and improve the environmental conditions of the water body and beautify the area as a place for public recreation.

To implement this project, RAJUK acquired land of about 311.79 acre of which 139.963 acre land acquired from private owners. To rehabilitate the private land owners, RAJUK as well as government decides to construct 2 multistoried building preferably 15 storied having 4 (four) flats in each floor. RAJUK therefore planned and proposed a layout drawing consists of 2 (two) type flats. (1) Superior types flat which is around 1597.30sft. (Gross) in size and another is (2) Standard type arounding 1088.83 sft (Gross) in size.

To implement the Project 0.93 acre land is earmarked at the Begunbari Mouza on the East side of Tongi diversion road and behind the PDB Sub-station.

This Development Project Proposal (DPP) has been formulated on the basis of approved layout plan, The estimate value of the project is Tk 5172.25 lac on the basis of PWD shedule 2008, RHD-2008 and LGED 2008.

Total land to be used for this project is 0.93 acre. Two 15 storied building with one basement is to be constructed. Each floor consists of 4 (four) flats. Two types of flat will be constructed. i) Superior type which is around 1597.30 sft. (Gross) sft size and another, ii) Standard type arounding 1088.83sft, (Gross)

To rehabilitate the affected land owners who posses residential building the selling price is reduced to half which is adjustable from the superior type building. The total number of affected land owners who posses residential building area 42 (fourty two) only. The superior type building will be sold to Bangladeshi nationalist who have no land or flat in Dhaka city.

56 nos flats will be handed over to the affected land owners of Hatirjheel area. At around 50% price of the construction cost and the rest  $14 \times 1 \times 4 = 56$  nos apartment will be sold at the prevailing market price.





### Objectives of the Project

- To rehabilitate the affected land owners who possess residential building at the acquired land of Hatirjheel Project.
- To provide urban facilities to low and middle income groups.
- To minimize the acute housing problem with maximum accommodation.
- To improve the environmental and economic condition of the locality.

### Project Duration: 3 Year

### Total Project Area:

- According to original DPP: 0.93 acre
- 1st revised DPP: 0.93 acre

### Project Cost

#### Progress of Major components of Works: RAJUK (part)

Name of Work	Quantity	Work completed
Civil works	13489.84 sqm	95%
Carparking and building (new work)	790.10 sqm	80%
Electrification works	600/6 nos	95%
Lift sub-station and generator	8 nos	100%
Fire hydrant	2 nos	98%

### Over all progress:

The physical Progress of work is 82%. Up to September, 2018 financial progress is 75.91%. Cumulative expenditure is Tk. 6418.45 lac.

- Construction of apartment building for selling and rehabilitation effected people is almost completed.
- Providing lift Sub-station and Generator work is almost completed.
- Construction of carparking building is 80% complete.



*Hatirjheel Rehabilitation Building*





## 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, 2016. Time has been extended further up to June, 2019.

### 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 ● GOB - Tk. 31463.08 Lac (76.69%) ● RAJUK - Tk. 9562.44 Lac (23.31%)
Revised Cost (Proposed)	:	Tk. 4,88,611.31 Lac ● GOB - Tk. 4,73,680.17 Lac (96.95%) ● RAJUK - Tk.14,931.14 Lac (3.05%)
Project period	:	July/2010 - June/2019
Revised Project period (Proposed)	:	July/2010 - June/2022
Implementation Progress (till 31'December'18)	:	Tk. 27818.52 Lac (67.81%) ● GOB - Tk. 20367.00 Lac ● RAJUK - Tk. 7451.52 Lac



### Land Use in brief:

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>

### Present Status

- 1.4 km from Banani grave yard to Banani 11 nos Bridge, Lake Re-excavation work has been completed.
- 2.4 km from Banani 11 nos Bridge to Niketon Bridge, Lake Re-excavation work is ongoing.
- Badda-Shajadpur (Hatirjheel) to Baridhara 2.40 km. Lake Drive Road construction work has been completed and open for all.
- Master plan of Lake Development work has been prepared.
- RDPP has been processed for approval.
- Land acquisition process at Karail is on process.



Current development works of Gushan Lake Drive Road Project





Inauguration of Lake Drive Road by former Honorable Minister, Enrg. Mosharra Hossain

## Excavation and Development of 100'-00" wide Khal (from Kuril to Balu River) along the both sides of Purbachal Link Road.



### Background:

Inadequate drainage systems in Nikunja, Zoarsahara, Baridhara, Cantonment, Khilkhet, and airport areas is worsening the urban environment and disrupting the urban life system. In line with the Goals of Sixth Five year and DAP Plan, RAJUK has taken initiatives to implement this project for sustainable urban development. This would help create better quality of life by improving the standard and quality of urban environment in Dhaka city. Development of the khals is very important to make this regions more equitable, efficient, and sustainable and environment friendly. Successful completion of the project will result in an improved urban drainage network for the adjacent areas such as Nikunja, Joarsahara, Baridhara, Cantonment, airport and Khilkhet etc. Development of the khals is very important to address the water logging problems frequently occurred in this region. The estimated cost of this project is about Tk. 528691.89 Lac and is financed through GOB Fund. The project is jointly implemented by by Rajuk & Bangladesh Army.





### Project Objectives:

1. To provide khal for drainage facilities and to prevent water logging of Airport, DOHS, Baridhara, Cantonment, Shajhalal International Airport & Adjoining Areas during rainy season.
2. To maintain and Preserve the khal as per DAP and enhance water retention capacity.
3. To preserve its natural environment and improvement of surrounding areas from water logging.
4. Development of existing infrastructure to providing new culverts and bank protection works.

### Major Components:

- Excavation and development of 100 ft wide canal with 13.5 Km in length.
- Canal slope protection work with 22.5 km RCC retaining wall and concrete piles with two walkway at both sides of canal
- Expressway and at Grade intersections
- 4 x U Loops
- 13 x Arch Bridges
- Storm Sewer line with GRP Pipe
- 4 x Foot-over Bridges
- Excavation of Boalia, AD-8 and Dumni canals as per DAP

**Present Progress:** 33%

### Expected Benefits:

- Development and preservation of 13.5 Km DAP khals to restore their water holding capacity.
- Enhancement of aesthetic beauty of the mega city by improving the surroundings areas.
- Improvement of living environment by efficient drainage system.
- Development of existing infrastructure to provide new sluice gate, bridge, grade separator, pedestrian bridge & bank
- Development of 03 Nos North-South DAP roads.



*Present Development of 100ft Canal.*



*3D View of Expressway and Canal Outside.*



## Uttara Residential Model Town (3rd Phase) Project, Rajuk.



### Background of the Project:

Dhaka Metropolitan city has now been turned into the busiest & densely populated city. About 150 Lac of people reside permanently in Dhaka city which is the capital of Bangladesh for service, business and other purposes. The dwelling places required for these large numbers of people is very inadequate. As a result, the residential areas of Dhaka city are turning into overcrowded & dirty day by day and creating unhealthy environment and causing damage to the beauty of the city. It is possible to reduce the pressure of population of Dhaka to a great extent by developing permanent residence for these vast populations. Consider the above facts; decision has been taken to establish this satellite town.

### Objective of the Project:

- (a) To reduce the pressure of population in Dhaka city by creating opportunity of residence for the city dwellers in the extended area.
- (b) To maintain balancing environment factors by proper Urbanization.
- (c) To Development of new township and extended the road network of economic facilities.
- (d) To expand civic facilities by urbanization of the area between Mirpur & Tongi gradually.

### Project information:

a) original period of cost:	1999-2002	Tk. 204408.11 Lakh
b) Revised time & cost :	1st Revised: 1999-2002	Tk. 234021.52 Lakh
	2nd Revised: 1999-2018	Tk. 231638.04 Lakh
	Extended upto June-2019.	

### Plot arrangement:

In Uttara 3rd Phase there are 6845 three khata and 1450 five khata residential plot. In addition to that there are sufficient educational institutional and commercial plots in the project area. Beside this, there are spaces for Apartment project. Hospital, Central Business District (CBD), Govt. staff housing, Mosque, Graveyard, Sports centre, Play Ground, Accommodation for urban poor, Road network, Lake etc.





### Development progress upto 2017-2018

Component	Physical Progress	Achievement Target
Land Acquisition (2008.08 acre)	100%	Remaining work will be completed within March, 2019
Land development (32086358.10 m3)	96%	Remaining work will be completed within March, 2019
Road Construction (165 km)	91%	Remaining work will be completed within December, 2018
Bridge Construction (12 Nos)	98%	Remaining work will be completed within March, 2019
Lake development (12 Nos/8.5 Km)	80%	Remaining work will be completed within March, 2019
Electrification	DESCO establishing electric poles.	Remaining work will be completed within March, 2019
Water Supply	DWASA establishing DHP water supply network line, pump and substation etc.	Remaining work will be completed within March, 2019
Plots (Res. 8295 Nos)	80%/6640 Nos Residential plots has been handed over to the allottee.	Remaining work will be completed within June, 2019
Overall of the Project	Physical Progress-90%, Financial Progress-76.15%	Remaining work will be completed within June, 2019



*Progress work/ on going development work*



*Progress work/ on going development work*





## Urban Resilience Project: RAJUK Part



### Background

a) Bangladesh lies on the seismically active Indian plate. Studies by the Geological Survey of Bangladesh divide the country into three seismic zones, which show that earthquake risk increases towards the north and east of the country, but now that area is immune from the threat. The capital city Dhaka lies within the second seismic zone. Although there is some uncertainty, research suggests that an earthquake of up to magnitude 7.5 is possible. The nearest fault line runs just 60 km from the city. Earthquakes and tremors happen regularly. On September 18, 2011, an earthquake of magnitude 6.9 struck the Indian State of Sikkim, near the border with Nepal. Over one hundred deaths were reported locally, and the tremor was felt across Bangladesh, including in the capital. That followed an upsurge in public awareness and debate on the threat that earthquakes pose to the country. Historical records show that, during the last 150 years, Bangladesh and neighbouring states in India have experienced seven major earthquakes of magnitude 7 and above on the Richter Scale. Any earthquakes of magnitude 7 and above would have a dramatic, devastating impact on the city. Moreover, the city and its inhabitants are poorly prepared to respond to a crisis of this scale within the metropolitan area. A joint research project conducted by the University of Kansas and Dhaka University found that 83 percent of Dhaka's residents do not consider themselves prepared for an earthquake.

b) By 2035, the number of people living in cities in the country will double from 32 million (2010) to 74 million. Dhaka has one of the fastest growing urban populations in the world. In addition, about 28 percent of the population is poor and 3.4 million live in slums. Whilst growth will be most acute in Dhaka, secondary cities will also expand rapidly. The 2001 Gujarat earthquake in India and the 2010 Haiti earthquake demonstrated that inappropriate construction technology can result in high loss and damage even from moderate earthquakes. The particular challenges of responding to earthquakes in urban areas became acutely apparent after the earthquake in Haiti in March 2010. The Global Earthquake Disaster Risk Index has placed Dhaka among the 20 most vulnerable cities in the world. According to the Comprehensive Disaster Management Programme's (CDMP) recent studies, Dhaka, Sylhet and Chittagong are the cities with the highest vulnerability to earthquake risk. Apart from earthquakes, incidences of urban disasters like the 2013 Rana Plaza collapse where 1,132 people were killed and the 2005 Spectrum Building collapse where 100 people died have raised alarming concerns about the lack of preparedness as well as capability of Bangladesh to handle urban disasters effectively.

c) The general belief is that building construction is highly vulnerable because of rapid urbanization, lack of construction control and ethics. This is somewhat validated by more scientific risk studies, such as the micro-zonation study for Dhaka that was undertaken by CDMP2. This argument is strengthened by the rapid urbanization that the city is experiencing, which is quickly encroaching upon open space and increasing population density. Systems and processes for quality control of construction and adherence to building





code provisions and other standards are believed to be insufficient. The rapid growth of Dhaka coupled with migration has increased its vulnerability to earthquakes and other hazards. The trend of increased vulnerability can be reserved into urban resilience and sustainability by implementing risk-sensitive planning and sustainable development policies and strategies.

d) Under the CDMP, the seismic risk of three cities was mapped. Those included Dhaka, Chittagong and Sylhet. Within this context, the particular challenge of urban disasters looms large. Seismic risks are poorly understood and, for most areas, remain un-managed. Land use planning, regulation and public service delivery in urban areas of Bangladesh has failed to keep up with the pace of growth. Dhaka has grown exponentially since independence. Uncontrolled rural to urban migration has driven haphazard development leading to the virtual absence of town planning norms, standards and good practices.

### Objectives of the project:

"To strengthen the capacity of GoB agencies to efficiently and effectively respond to emergency events in Dhaka and Sylhet; the secondary objective is to improve quality of new construction in Dhaka and Sylhet."

The specific objectives of this sub-project are to implement Components B and C, which are comprised of the following goals:

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

**Estimated cost of the project:**

- i) Total: Taka 429,90.00 lakh
- ii) GOB: Taka 21,80.00 lakh
- iii) P.A. : Taka 408,10.00 lakh

Exchange Rate: (IDA Loan US\$ 53.00 million)  
1 US \$=Taka 77.00

**Project Implementation Period:** Five Years

i) Date of Commencement : 01 July, 2015  
ii) Date of Completion : 30 June, 2020

### Works Description:

The works which has done in year 2017-2018 under this project along with present running works and future works are given bellow in tabular form:





#### A. Finished Works (year 2017-2018):

Sl. No.	Package No.	Description of Procurement Packages	Status	Rmark
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##### *Goods*

1	URP/RAJUK/G-1-1	Supply of Computer and Related Equipment for PIU, URP:RAJUK	Expected Delivery within Nov'2018	
2	URP/RAJUK/G-4	Supply and Installation of Furniture for PIU Office	Expected Delivery within Nov'2018	
3	URP/RAJUK/G-3-1	Procurement of Motor Vehicle for PIU of URP:RAJUK-Phase-1 i) 1no 4WD Sports Utility Vehicle ii) 4 nos Double Cabin 4WD Pick-up and iii) 1 no Microbus	Delivered on 18 July'2018	
4	URP/RAJUK/G-3-2	Procurement of Motor Vehicle for PIU of URP:RAJUK-Phase-2 i) 1no 4WD Sports Utility Vehicle ii) 5 nos Double Cabin 4WD Pick-up and iii) 3 nos Microbus	Delivered on 18 July'2018	

##### *Works/ Physical Services*

1	1	Providing Manpower Services from Grade 16 to 20 by Outsourcing Method for Project Implementation Unit of Urban Resilience Project: RAJUK Part	Procured the Package as Outsourcing Services for the remaining Project Period upto June'2020	
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Sl. No.	Package No.	Description of Procurement Packages	Status	Rmark
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*Services:*

1	URP/RAJUK/S-1	Senior Procurement Specialist (National)	Contract Implementation is going on and will be ended on June 30, 2020	
2	URP/RAJUK/S-2	Senior Financial Management & Planning Specialist (National)	Contract Implementation is going on and will be ended on June 30, 2020	

**Ongoing Works (year 2017-2018):**

*Goods*

1	URP/RAJUK/G-9	Procurement of Earthquake & Seismic Equipment for Vulnerability Assessment of Critical Assets and etc. for URU	Expected Delivery within June'2019	
2	URP/RAJUK/G-10	Procurement of Earthquake & Seismic Equipment for Developing Risk	Expected Delivery within June'2019	
3	URP/RAJUK/S-6	Consultancy Services for Operationalizing the URU in RAJUK	Situation Analysis and Feasibility Report, Draft and Final Institutional Design and Organizational Study Report and Community Outreach Campaign Report, Documentation on related Training as explained in Operation 2 mentioned in TOR	<b>Contract Signed 03/10/2018</b>







Sl. No.	Package No.	Description of Procurement Packages	Status	Rmark
4	URP/RAJUK/S-7	Consultancy Services for Electronic Construction Permitting	Construction Permitting(CP), Assessment Report, Strategic Planning Report based on Assessment Report and sustainable outcomes	Contract Signed 03/10/2018
5	URP/RAJUK/S-8	Consultancy Services for Professional Accreditation Program in RAJUK	Inception report	Technical Proposal will be received on Oct'28, 2018
6	URP/RAJUK/S-9	Consultancy Services for Building Code Enforcement	Inception Report, Situation Analysis Report, Concept Note Report, Proposed Program for Building Code and Construction Code Enforcement Report	Expected of Contract Signin Within Oct'18
7	URP/RAJUK/S-11	Consultancy Services for Design and Supervision of Urban Resilience Unit (URU) Building including Research, Training, and Testing Laboratory facilities under RAJUK in Dhaka, Bangladesh	Final Inception Report,survey reports, geotechnical reports,preliminary architectural design & drawing and draft feasibility report covering related obligations of TOR, final Architectural Drawing and final Feasibility Report covering related obligations of TOR, final design details' and bid related documents and covering related obligations of TOR	Contract Signed 16/08/2018



## Jhilmil Residential Park : Apartment Project



### Background

"Jhilmil Residential Park" is one of the largest housing project in Bangladesh. This is a private public partnership project (PPP). The project is situated at a distance of 2 (two) kilometer west of China-Bangladesh friendship bridge over the Buriganga river, beside the Dhaka-Maowa road (N-8) at Keranigonj Upazila, Dhaka district. This proposed design is developed on 215.31 acre of land. JHILMIL project area is surrounded with different privates and commercial land uses. Different important infrastructures are situated near the project area.

There are 85 numbers of high-rise apartment buildings designed in this project; proposed total construction area is approximately 2509293.68 sqm. and also maintaining the population density of 63.72 families per acre. Each building is designed with 08 units per floor and total 13,720 units have been proposed in this entire residential complex. In this proposed project there are three categories (Type-A, B, C) of flats will be constructed. Areas of the apartment are the main difference between the categories. Type A will be 130.11 sqm, Type B will be 148.70 sqm and Type C is designed as 204.45 sqm. per unit. Among the 85 buildings, 60 buildings area type A which are 20 storied, 14 buildings are type B which area 25 storied and 11 buildings are type C which are also 25 storied with semi basement facilities. Vertical circulation is solved with 2 fire stairs and 4 numbers of 16/20 persons capacity lift. It is assumed that every flat owner should have a car. So parking is designed for 14451 cars inside the building's perimeters which is grater then the total apartment's number. Along with them road side parking is designed for visitors. For 13720 units project community area is highly demanded. Total 66442.63 sqm area is designed for community purpose and spread between to all 85 buildings, community and health club, restaurant and in mosque.

Entire complex is divided in to 10 zones. Type A buildings are divided in to Zone 1, 2, 3, 5, 6 & 7. Zone 4 is for Type B apartment building which is placed at the center of the land. Type C apartment buildings are luxurious and placed at lake side naming Zone 8, 9 & 10. There are four play fields in this complex, three of them placed at west side and another one is at east side. Along with them zone 4 has a huge beautiful central green area which contained designed play field, greeneries , walk ways, jogging track, water body with fountain, seating areas etc. Zone 2 and Zone 6 also has a central play area for children. A park is designed at the east side of the land to preserve mental and physical health of the inhabitants.

One of the biggest attraction of this project is a beautiful natural lake inside the project area. Two bridges are designed to connect both side of the lake. Along with the apartment buildings some supporting functions are also designed here like school, college, healthcare unit etc. Water treatment plant, sewerage treatment plant and fire station is placed here too inside the perimeter.





Internal road network of Jhilmil Residential Park is designed such a way that it maintains a looped system everywhere inside the complex. According to functional need road width varied place to place from 12.19 m to 36.58 m. The entire complex is accessed by six controlled gate at the major points of the site. Main entrance road is 60.40 m in width which connects the Dhaka-Maowa road (N8) and the project area.



Master Plan of the Project



3D View of the Project



Panoramic view of the Project



## Future projects:

Construction of Flyover from Shantinagar to Dhaka-Mawa Road (Jhilmil) Project.

**Project Location** : Shantinagar, Dhaka to Jhilmil, Keraniganj.

**Project Cost** : Tk. 2575.44 Core (BDT)

- VGF-30%
- Debt-52.5%
- Promoter's Equity:17.5%

**Construction Period** : 04 (Four) years

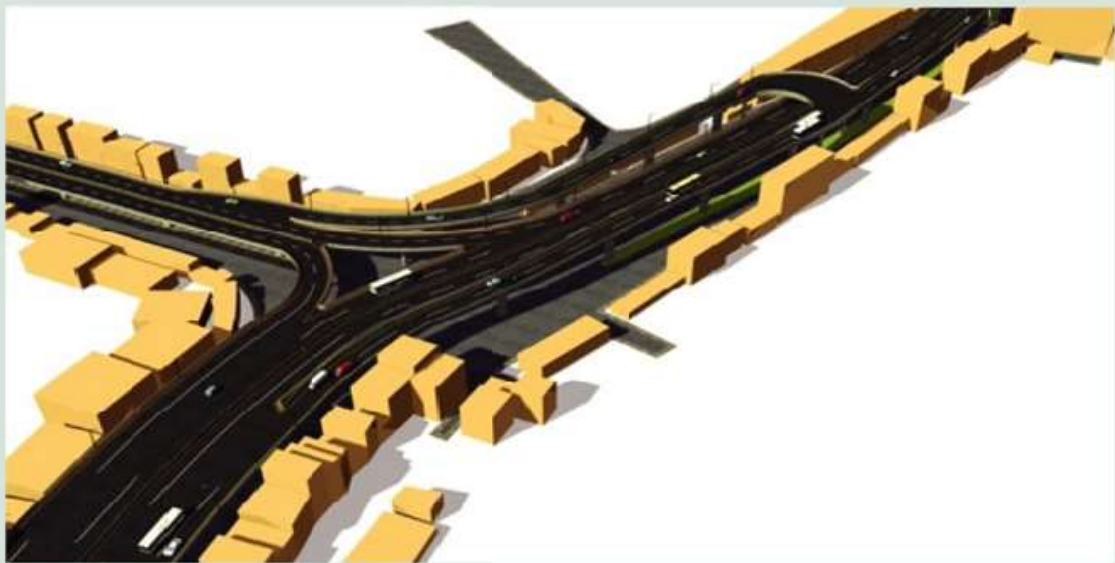
**PPP Modality** : Build Operate and Transfer (BOT)

**Major Components** :

- Flyover total length 8.10 km.
- Length of 4 Lane flyover 5.32 km
- Length of 2 Lane Ramp 2.338 km
- Length of 4th Buriganga bridge 442m
- No of Up Ramp-3 nos.
- No of Down Ramp-3 nos.
- No of Toll Plaza-2 Nos

**Concession Period** : 16 years

**Project Current Status** : As per decisions of PEC meeting held on 11th March 2018, DPP recast is in under Process. BRTC, BUET has been appointed as transaction advisor for this project by PPP authority on 03/12/2017 and RFP will be issued to short listed bidders soon.



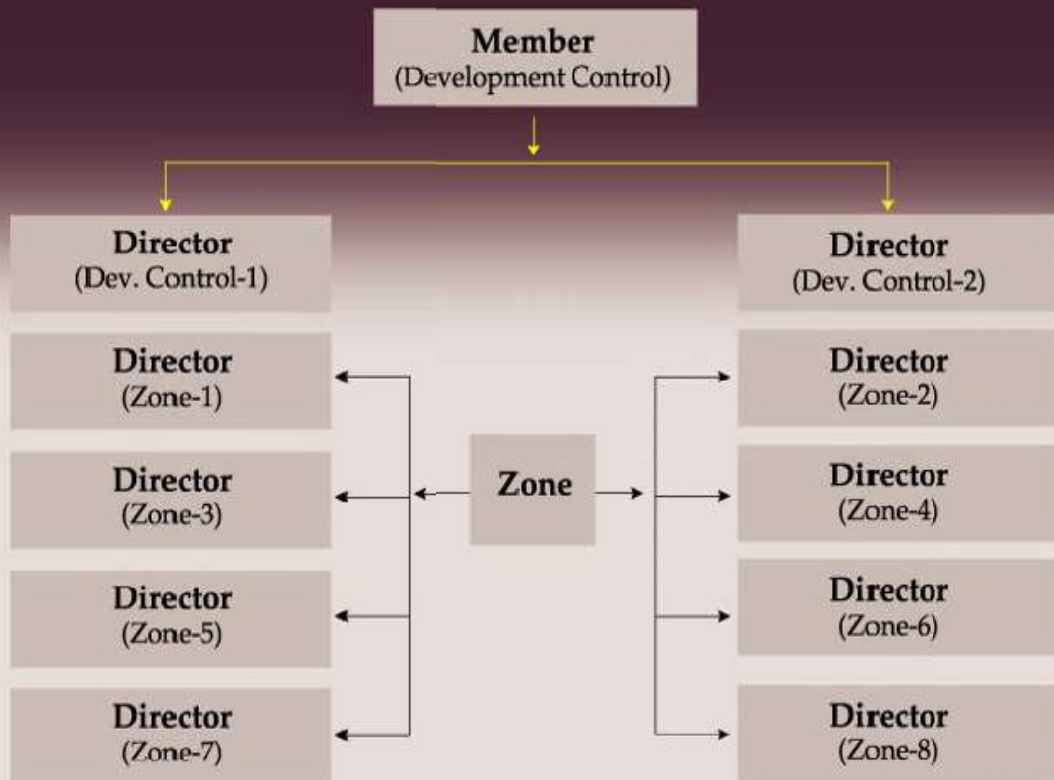
*Proposed Shantinagar to Dhaka-Mawa Road Flyover*





# 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 1582 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 development 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, DSCC, DWASA, 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 Kartipakkha.







### Development Control Section activities from July 2017 June 2018:

Summary of Director, Development control wing activities regarding Large & Special Project approval from July 2017 June 2018:

Name of Wing	Application Received	Application Approve	Application Rejected
Development control-1	130	122	02
Development control-2	153	121	14
<b>Total</b>	<b>283</b>	<b>243</b>	<b>16</b>

### Summary of zonal activities regarding plan approval from July 2017 June 2018:

Name of Zone	Plan Received	Plan Approve	Plan Rejected
Zone-1	323	323	-
Zone-2	524	524	-
Zone-3	2167	1822	-
Zone-4	1628	1560	-
Zone-5	287	239	-
Zone-6	1426	1214	-
Zone-7	190	143	-
Zone-8	704	630	-
<b>Total</b>	<b>7249</b>	<b>6455</b>	

### Eviction of unauthorized structure from July 2017 to June 2018

S.L.	Name of Zone	Ramp eviction	Eviction of unauthorized structure & unauthorized structure instead of residential building	Eviction of unauthorized use of parking place	Fine (in lac)	Comments
1	Zone-1	-	-	-	-	
2	Zone-2	2	157	30	70.5	
3	Zone-3	63	176	85	54.0	
4	Zone-4	32	27	16	16.0	
5	Zone-5	-	27	20	150.0	
6	Zone-6	450	10	14	10.50	
7	Zone-7	10	5.0	6.0	3.0	
8	Zone-8	-	8.0	-	-	
	<b>Total</b>	<b>557.0</b>	<b>410.0</b>	<b>171.0</b>	<b>304.0</b>	

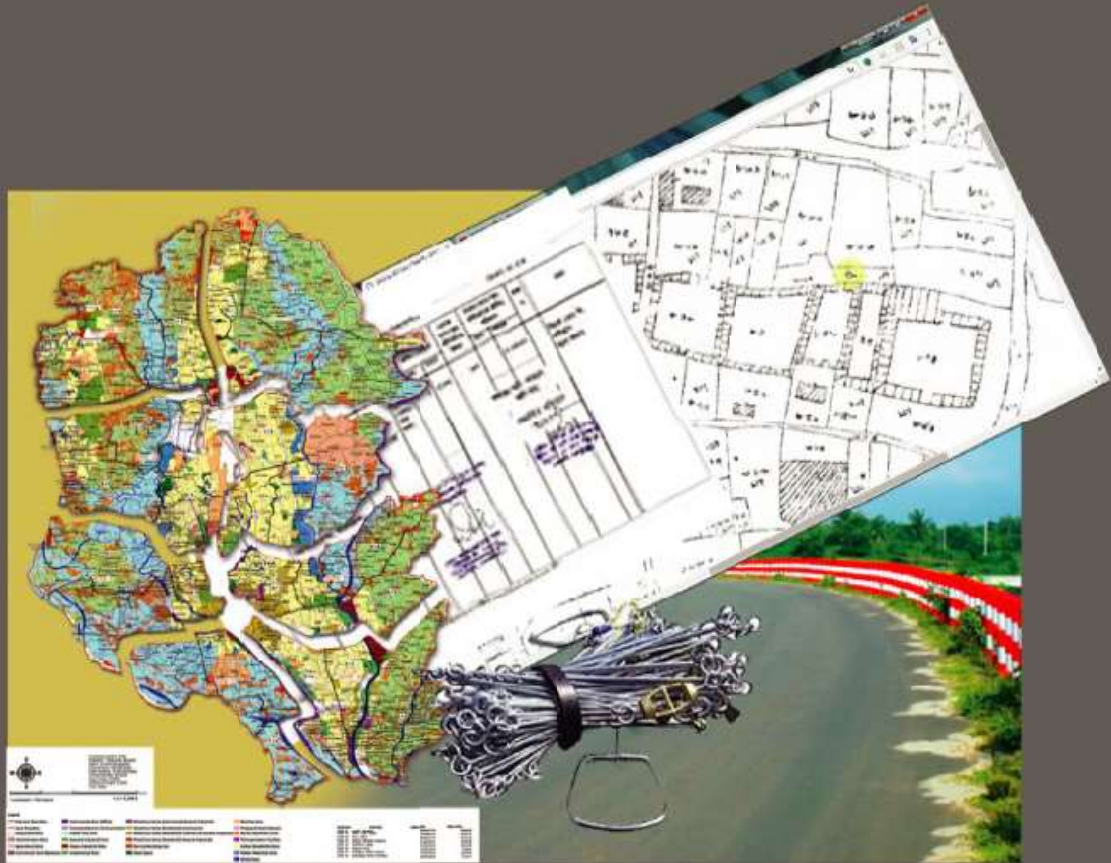
Development Control Wing of RAJUK has so far registered 638 Real Estate companies.



## Eviction at Different Zones of RAJUK

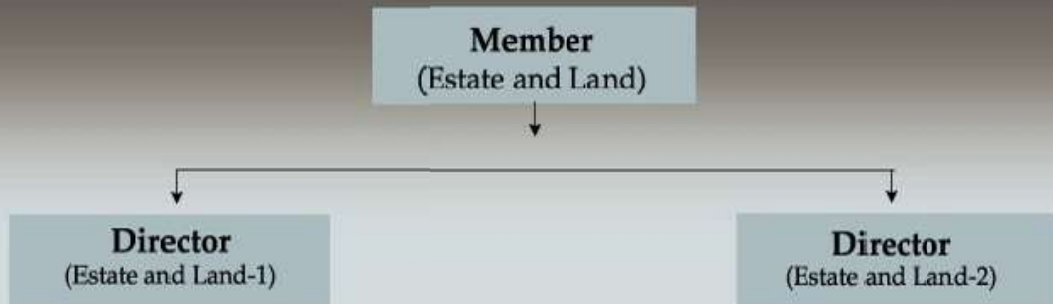






# ESTATE AND LAND

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-J 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, Narayangonj
- Chhashara Boat Khal and Kapara Commercial Area, Narayangonj.
- Commercial area adjacent to Joshua (Johura) Market, Bangla Motor.

#### Industrial Estate:

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

#### Industrial Estate:

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







## Purbachal New Town Project



Purbachal New Town Project is the biggest planned township in Bangladesh. The project located in between Shitalakhya and Balu River at Rupganj thana of Narayanganj district and at Kaliganj thana of Gazipur district in the north-eastern side of Dhaka. The township will be linked with 8 (eight) lane wide express way from the airport Road/Progati swarani crossing. The Project area comprises of 6150 acres (4500 acres in Narayanganj part and rest 1500 acres in Gazipur part) of land which is divided into 30 sectors. There are 25016 residential plots and about 62000 apartments for lower and middle income groups with available necessary infrastructure and urban services.

### Objective of the Project

- To reduce the pressure of population in Dhaka city by creating opportunity of residential accommodation of the city dwellers in the vicinity of the city.
- To reduce the existing acute problem of Housing.
- To maintain the balance of environment by proper urbanization.
- To expand civic facilities by urbanization of the area between Dhaka, Narayanganj and Gazipur gradually.

### Location of the project

"Purbachal New Town Project" is situated at Rupgonj thana of Narayanganj district and Kaliganj thana of Gazipur district in between river Balu and Sitalakhya at a distance of 16 KM from zero point of Dhaka.

#### Plot information

Total 1774 nos of residential plots are being provided to the allottees. Category wise list of plots are given below:

S.N	Plot Area	Total allocated plot	Total Plot Number
1.	03 Katha	9742	10012
2.	05 Katha	10361	10361
3.	7.5 Katha	2598	2618
4.	10 Katha	1985	2025
			<b>Total = 25016</b>

Progress 2017-2018:

<b>Total Plot Allocation</b>	<b>24686</b>
Plot Position Handover (2018) :	2826
Lease deed registration (2017-2018):	2635



## 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 2017-2018

- a. 198 Lease deed the have been registered
- b. 290 plots (3 & 5 katha) have been handed over to the allottees
- c. 164 Sale permission of Plots have been given.
- d. 193 Permission of mutation have been Accepted.
- e. 35 Permission of power of attorney have been Accepted.
- f. 150 applicants refund money have b been given.

### Uttara 1st & 2nd Phase Residential Area:

#### Progress 2017-2018

- a. 10 Lease deed has been registered.
- b. 121 plots have been handed over to the allottees
- c. 45 Mutation have been (plot)
- d. 274 Mutation have been (flat).
- e. 76 Power of attorney have so far been accepted.
- f. 20 deposit money have been refunded.
- g. 62 plots/flats mortgage permission have been given,
- h. 38 design approval certificates ha approved.
- i. 250 sales permission plots & Flats have been given

### Nikunj-North & South

#### Progress 2017-2018

- a. 01 Lease deed has been registered.
- b. 22 Mutation have been accepted (plot& flats)
- c. 01 Power of attorney has been accepted.
- d. 14 transfer have been accepted. (plot& flats).







## Tongi Industrial

### Progress 2017-2018

- a. 07 Lease deed have been registered.
- b. 08 Mutation have been accepted (plots & flats).
- c. 01 Power of attorney has been accepted.
- d. 08 transfer have been accepted (plot& flats)

## Jhilmil Residential Project

Jhilmil Residential Project is located at Keranigonj across the Burigonga River. The Project area comprises of 381.19 acres of land. There are 1774 residential plots and 9,500 apartments for lower and middle income groups with available necessary infrastructure and urban services.

### Objective of the Project

- To reduce the acute problem of Housing
- To reduce the pressure of population in Dhaka city by creating opportunity of residence for the city dwellers in the close by extended area.
- To expand civic facilities by urbanization of the area between Dhaka and Keranigonj gradually.
- To maintain the balance of environment by proper urbanization.

### Location of the project

The project is situated at a distance of 2 (two) KM west of China-Bangladesh friendship bridge over the Burigonga river beside the Dhaka-Mawa Road at keranigonj upzila, District-Dhaka.

### Plot information

Total 1774 nos of residential plots are being provided to the allottees.  
Category wise list of plots are given below:

- Less than 2.5 katha plots- 11
- 2.5 Katha plots-286
- 03 Katha plots- 1024
- Less than 4 katha plots- 56
- Less than 5 katha plots- 15
- 05 Katha plots-382

### Progress 2017-2018:

Total Plot Allocation: 1688

Plot Position Handover (2017-2018): 104



## Uttara Apartment Project

Uttara Apartment Project is a well organized and mega apartment project of Rajuk. To ensure housing for the growing number of middle and lower income group of Dhaka city Rajuk, Uttara Apartment project has been constructed 6636 no. of flats of 79 Building in Block-A, Sector-18. Rajuk gave flat ID of 4270 ready flat among the allottees who had paid their 4th installment. For the last time RAJUK call for application for allotment of some flat of the Uttara Apartment Project. Application submitting opportunity will be opened up to 30 June 2019 for the remaining flats. Summary of Uttara Apartment Project (Estate Section) is as follows:

SL.	Phase	No of Application submitted	No. of flat allotted	No of Application with-drown	Allotment cancelled	No. of flats remaining	No. of remaining for allotment
1	1st	6109	6109	1653 (Appr.)	152	4304	(6636-5813) = 823
2	2nd	757	755	127(Appr.)	-	628	
3	3rd	427	426	51 (Appr.)	-	375	
4	4th	268	225	38 (Appr.)	-	187	
5	5th (Stage1, 2,3,4,5)	383	351	32 (Appr.)	-	319	
	<b>Total</b>	<b>7944</b>	<b>7866</b>	<b>1901</b>	<b>152</b>	<b>5813</b>	

As per instruction and guide line of honorable Prime Minister Uttara Apartment Project (Estate Section) allotted three ready flat among three players who achieved gold medal of 12th south Asian games.

Besides these Rajuk and Standard Chartered Bank executed the memorandum of understanding (MOU) dated 13th July, 2016 for sanctioning loan (up to 70% value of the flats at 8.5% interest rate) among existing allottees. These initiatives will increase sales of apartment of Uttara Apartment Project.







# Photo Album



Honorable Prime Minister Sheikh Hasina inaugurated the Badda U-loop



Honorable Prime Minister Sheikh Hasina observed the Badda U-loop plan







*Describing the plan of Hatirjheel project*



*Inauguration of Police Box in Hatirjheel*



*Procession for Observing Upliftment of Bangladesh from Least Development Country (LDC)*



*Procession for Observing the Declaration of Bangabandhu's 7th March Speech as UNESCO World Heritage*



*Smart City Week Award for RAJUK*



*17th March: Birthday of Father of the nation Bangabandhu Sheikh Mujibur Rahman & National Children Day*



*National Integrity Implementation related Awareness Program*



*Audience*







Workshop on Service Simplification



Audience



Workshop



Photo Session with RAJUK Chairman



RAJUK Service Week-2018



RAJUK Service Week-2018, Zone-2



Independence Day



21st February: International Mother Language Day







*National Victory Day*



*Closing Ceremony of Internal Training*



*DAP PRA Session with different Stakeholders*



*RAJUK Officials with Shakib Al Hasan*



*DAP PRA Session with different Stakeholders*



*Flat Allotment through lottery : Hatirjheel flats*



*RAJUK's stall in Development Fair 2017*



*Inquiring Building Design at an eviction in Dhanmondi*

