

## Background:

Dhaka Metropolitan city has now been turned into the busiest densely populated city. Large number of people reside permanently in Dhaka city for service, business and other purposes. The dwelling places required for these large number of people are very inadequate. As a result, the residential areas of Dhaka city are getting overcrowded as well as dirty day by day and creating unhealthy environment causing damage to the beauty of the city. Mainly unplanned urbanization is the cause of all these parameters. It is possible to reduce the pressure of population of Dhaka by extending the city and developing Flats/Apartments as a permanent resident. Focusing the need of housing for low and middle income group of people, as promised by the Hon'ble Prime Minister, the Ministry of Housing and Public Works takes initiative to build several multi-storied residential complexes around Dhaka city through planned urbanization.

This Project had been accepted categorically by ECNEC under Uttara 3rd Phase Project, RAJUK on 25th April, 2000. In line with the categorical acceptance, a Development Project Proposal (DPP) for construction of around 22000 apartments for low and middle income group of people at sector-18, Uttara, Dhaka has been recommended at inter-ministerial meeting at ministry of Housing and Public Works on 28th February, 2010.

Hon'ble Prime Minister has laid Foundation Stone of the Project on 21st April, 2010. DPP of the Project has been approved on 10th October, 2011. Project Duration: Nov/2011 to June/2016. It is the 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 ever. Approximately 240 nos. 16 storied Apartment Building including one basement floor comprising about 20,160 nos flats were supposed to be constructed. The statistics of Building and flats as per approved DPP are as follows:

Block	Flat Size	Nos of Buildings	Unit per Floor	Total Flats
Block 'A'	Net : 1250 sft	79	6 nos	6636
Block 'B'	Net : 1050 sft	86	6 nos	7224
Block 'C'	Net : 850 sft	75	6 nos	6300
Total		240 nos		20,160

Project Cost : Tk. 903071.87 Lacs  
Project Duration : November/2011 to June/2016.

## Location of the Project:

'Uttara Apartment Project' is situated at sector 18 of Uttara 3rd Phase Project covering Block 'A', 'B' & 'C'. The main approach is from Ashulia-Mirpur Flood Protection Embankment Road and Sonargaon Janapath of Uttara Model Town. There is a plan in future, this project approach will be connected directly to the Jashimuddin Road of Uttara Model Town. In addition, there are two stations of MRT (Central & South) within the range of walking distance of the project area.

## Objective of the Project:

- To provide residential flats to the low and middle income group of people at an affordable price.
- To reduce the pressure of population in Dhaka city by creating opportunity of residence for the city dwellers.
- To maintain the balance of environment by proper urbanization.
- To reduce the existing acute problem of Housing.
- To expand civic facilities by urbanization of the area between Mirpur & Tongi gradually.
- Development of new township and expansion of economic facilities.
- To solve future housing demand.

A Memorandum of Understanding (MoU) was signed with the Special Envoy Office of Malaysian Government on October/2011 for implementing Block-B & C with Technical and Financial assistance in design-build-transfer mode. The methodology of construction was supposed to be Industrialized Building System (IBS) with aluminium formwork having shear wall framing technology. After being expired, a Revised MoU was signed on April/2014 clearing all financial arrangements. That is, “The Special Purpose Vehicle (SPV) assigned by Malaysian Government shall be solely responsible for the entire costs and expenses to the project in compliance of prevailing Rules and Standard Procedures of Bangladesh”.

In Malaysian offer, they propose net 1250 sft of flat size at Block-B and 1050 sft at Block-C instead of 1050 sft and 850 sft of respective blocks in approved DPP. That’s why DPP needs to be revised. Meanwhile, the project validity period was extended upto June/2018 without increasing cost. According to that 1<sup>st</sup> revision of DPP incorporating all necessary issues, such as: flat size, procurement mode (G to G) of Block-‘B’ & ‘C’ and duration of the project was sent to Ministry for approval from ECNEC.

The RDPP(1<sup>st</sup>) of the project, for implementation in the period from November/2011 to December/2020, was approved by Hon’ble Prime Minister on 31 October 2017, subject to compliance with the following condition:

“In revised project proposal, construction of 850sft flat size should be included instead of 1050sft in Block-‘C’”.

To comply above condition, necessary data and information are included in RDPP and after detailed examination, it has got approved from Ministry of Planning on April/2018. The statistics of Buildings and flats as per approved RDPP are as follows:

Block	Flat Size	Nos of Buildings	Unit per Floor	Total Flats
Block 'A'	Net : 1276 sft Gross : 1654 sft	79	6 nos	6636
Block 'B'	Net : 1250 sft Gross : 1641 sft	52	6 nos	4368
Block 'C'	Net : 850 sft Gross : 1220 sft	52	6 nos	4368
Total		183 nos		15,372

Project Cost : Tk. 1058628.29 Lacs

Project Duration : November/2011 to December/2020

November/2011 to June/2022 (Time extended without increasing cost).

The project period had been extended in 2 (two) phases up to December/2023 without increasing cost. At present, as per recommendation of Project Implementation Committee (PIC) and Project Steering Committee (PSC) a separate project for block ‘B’ and ‘C’ is in progress while a separate project only for block ‘A’ had been approved. Revised DPP (2<sup>nd</sup>) was approved from the ministry of housing and public works in September/2023 which estimated cost is 456735.26 lac for Block-A and project duration is from November/2011 to December/2024. At present project implementation of Block ‘A’ is at the last stage.

In order to implement the apartment project for low and middle income people in Block ‘B’ and ‘c’ in sector-18, Uttara, Dhaka, the proceeding is ongoing for taking up separate projects. Preparation of Development Project Proposal (DPP) is in progress as per detailed design-drawing along with the verification from engaged consultant. As per DPP, project period has set from July/2024 to June/2028 and there is a plan to implement the project within the proposed period by recruiting contractors through Open Tendering Method (OTM).

## **Implementation of Block-A**

Department of Architecture (DoA) and Public Works Department (PWD) are responsible for preparing all designs and drawings of the project. According to their design, tenders were called in 2012 in a conventional manner for 79 nos 16-storied buildings of Block-A. It may be mentioned here that out of 79 buildings, 39 are under the responsibility of PWD for implementation. Due to the failure of the engaged contractors and not achieving any visible progress for more than two years, all the contracts were cancelled in 2014. Subsequently, construction work of this block was started again in 2014 with the appointment of new contractors.

The Hon'ble Prime Minister Sheikh Hasina inaugurated the buildings of Block-A of the project through video conferencing on the 1<sup>st</sup> November, 2018. Works of all but 4 buildings were completed while works of remaining 4 buildings are passing through the last phase. Meanwhile the construction of Children Park, Internal roads, Mosque and Commercial Complex have been completed also. At present, Parking building, Temple, Swimming Pool and Health club as well as Landscaping works are on-going.

### **Design & Supervision:**

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

### **Project Facilities:**

- a. Approximately 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 central mosque, convention halls, commercial spaces, super shops, showrooms and kitchen market in each block.
- c. Sewage Treatment Plant (STP) has already been provided in each building and in some cases for each cluster for Block-A.
- d. All services lines (Water Supply, Electricity, Cable TV, Telephone, Internet etc.) will run through underground.
- e. Rain Water Harvesting System has been provided in each building for Car washing, Gardening & Ground Recharging.
- f. 5-Deep Tube Wells have been installed in project area (Block-A) for ensuring water supply.
- g. There are sufficient parking facilities in this project area.
- h. 12 Bio-digester Plants have already been set up for Solid Waste Management at Block-A.
- i. Supply of LP Gas has been ensured through pipe lines by installing cylinder bank in reticulated system.

### **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 nos lifts capable of carrying 20 persons each 250KVA generator and 800 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-Chambal 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.

**Utility Connection:**

- a. Dhaka WASA has already 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.
- b. Natural Gas supply is off as government order. As such LP Gas is being provided through MS pipe in reticulated system installing Cylinder Bank gradually.
- c. DESCO has already provided electricity through 11KV Ring Main Unit in the project.

**Current Progress for Block-A (January-2024):**

- Construction works of 79 Nos. 16 Storied Residential Building at Block-A is almost completed.
- Expenditure till January/2024 (taka in lac) 417573.80 lac
- Financial Progress 91.42%
- Physical Progress 92%
- Completed Buildings & Flat Nos 75 bldgs. & 6300 flats
- Total nos. of allotment (Flat ID) 5845
- No of Flats handed over 4800
- Number of family living in the project About 4050 families

**Physical Progress of Ongoing Works**

- Construction of 4 Building 80%
- Construction of Mosque 50%
- Construction of Children Park 75%
- Construction of Temple 2%
- Construction of Parking Building 1%

**Works to be Constructed**

- Landscaping : Tender required and evaluation in progress.
- Swimming Pool and Health Club : Detail drawing and design are in final stage.
- 6636 nos. flats of this block are being handed over to the allottee gradually. Below chart is the Flat ID given statistics:

SI No.	Date : Flat ID Given	Total Flats
1.	September/2017	837 nos
2.	January/2018	2621 nos
3.	March/2019	797 nos
4.	November/2020	306 nos
5.	September/2021	647 nos
6.	September/2022	158 nos
7.	July/2023	342 nos
8.	Flat ID given by Board	137 nos
Total =		5845 Nos

## Photo Gallery



On 21<sup>st</sup> April, 2010, Sheikh Hasina, the Prime Minister of the People's Republic of Bangladesh, laid the foundation stone for Rajuk Uttara Apartment Project in Sector 18, Uttara. Former Home Minister Advocate Sahara Khatun MP and former Minister of Housing and Public Works Advocate Abdul Mannan Khan MP were present as special guests.



On 9<sup>th</sup> March, 2012, Chairman RAJUK, Engr. Md. Nurul Huda, visited the site and observed the pile works.



On 5<sup>th</sup> October, 2015, Honorable Minister of Housing and Public Works, Engineer Mosharraf Hossain and RAJUK Chairman, Md. Abdur Rahman visited the progress works and discussion meeting of the project.



On 4<sup>th</sup> June, 2016, Flat marketing campaign was held with the participation of Honorable Minister of Housing and Public works, Engineer Mosharraf Hossain, Honorable member of parliament, Advocate Shahara Khatun, Secretary of Housing and Public Works Ministry, Md. Shahid Ullah Khandaker and RAJUK Chairman Md. Abdur Rahman.



## 1<sup>st</sup> Lottery

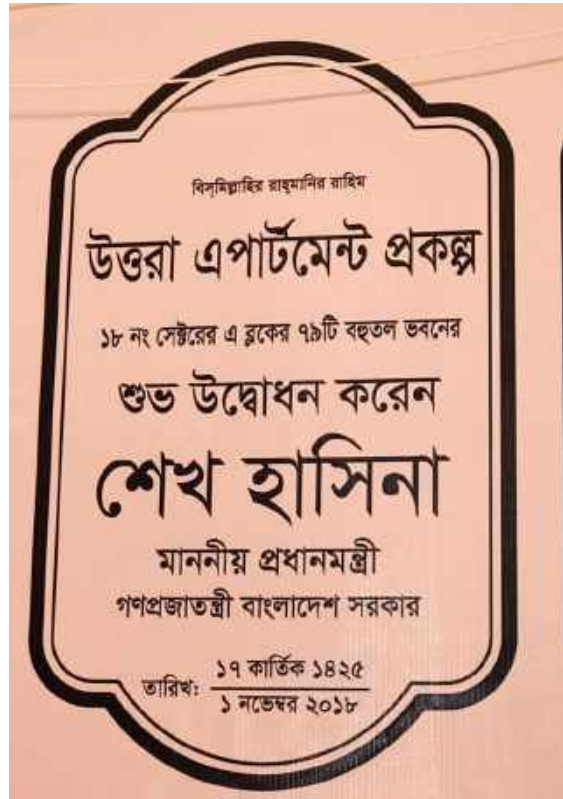


On 9<sup>th</sup> September 2017, IDs of 837 nos flats of 10 buildings were allotted through digital lottery among 837 nos allottees of Rajuk Uttara Apartment Project. Honorable Minister of Housing and Public Works Ministry Engineer Mosharraf Hossain MP was the chief guest of the event.

## 2<sup>nd</sup> Lottery:



On 7<sup>th</sup> January 2018, IDs of 2621 nos flats of 30 buildings were allotted through digital lottery among 2621 nos allottees of Rajuk Uttara Apartment Project at Bangabandhu International Conference Centre. The chief guest of the program was Honorable Minister of Housing and Public Works, Engineer Mosharraf Hossain, the special guest was the President of the Parliamentary Standing Committee, Mr. Dabirul Islam MP and the Secretary of the Ministry of Housing and Public Works, Md. Shahid Ullah Khandaker.



The Honorable Prime Minister of the People's Republic of Bangladesh, Sheikh Hasina inaugurated the 79 multi-storied building of Rajuk Uttara Apartment Project in Sector No. 18 (Block A) on 1<sup>st</sup> November, 2018 through video conference.





On February/2019, Minister of Housing and Public Works Ministry S. M. Rezaul Karim MP, Secretary of Housing and Public Works Ministry Md. Shahid Ullah Khandaker, RAJUK Chairman Md. Abdur Rahman and other member councils of RAJUK visited the progress of the project.

### **3<sup>rd</sup> Lottery:**



On 3<sup>rd</sup> March 2019, IDs of 797 flats in 10 buildings were allotted through digital lottery among 797 allottees of Rajuk Uttara Apartment Project. Minister of Housing and Public Works Ministry S. M. Rezaul Karim MP was the chief guest of the program.



June/2019, Rajuk Chairman Dr. Sultan Ahmed and Rajuk Member (Development) Major (Eng) Samsuddin Ahmad Chowdhury (retd) inspected the progress of the project.



After handover the possession of the flats, RAJUK for the first time formed a building management committee with the participation of all the allottees for the proper maintenance of each building's elevator, generator, surge protection system, fire hydrant system, CCTV and intercom system and safety of the allottees.

### Service Week:



June/ 2019, on the occasion of Rajuk's Service Week, easier transfer of possession of flats in Uttara Apartment Project has been ensured. Allottees accepted the keys of the allotted flats with full satisfaction in the service week from S. M. Rezaul Karim M. P. Minister of the Ministry of Housing and Public Works.





20<sup>th</sup> October 2020, Project Inspection by Sharif Ahmed MP, Hon'ble Minister of Housing and Public Works.

#### 4<sup>th</sup> Lottery:



On 22<sup>nd</sup> November 2020, IDs of 306 flats in 8 buildings were allotted through digital lottery among 306 allottees of Rajuk Uttara Apartment Project. Minister of Housing and Public Works, Sharif Ahmed MP was the chief guest of the event.

## 5<sup>th</sup> Lottery:



On 15<sup>th</sup> September 2021, among the 647 allottees of Rajuk Uttara Apartment Project, a total of 647 flat IDs including 6 buildings and parts of other buildings were allotted through digital lottery. A. B. M. Amin Ullah Noori Chairman (Secretary), Rajdhani Unnayan Kartripakkha (RAJUK) was the chief guest of the event.



Kazi Wasi Uddin, Secretary of Housing and Public Works Ministry visited the Mosque in the year of 2022.



### 6<sup>th</sup> Lottery:



On 22<sup>nd</sup> September 2022, a total of 158 nos flat IDs of 2 buildings were allotted through digital lottery among 158 nos allottees of Rajuk Uttara Apartment Project. Md. Anisur Rahman Miah BPAA, Chairman (Secretary), Rajdhani Unnayan Kartripakkha (RAJUK) was the chief guest of the event.

### 7<sup>th</sup> Lottery:



On 30<sup>th</sup> July 2023, a total of 342 flat IDs in 14 buildings were allotted through digital lottery among 342 allottees of Rajuk Uttara Apartment Project. Md. Anisur Rahman Miah BPAA, Chairman (Secretary), Rajdhani Unnayan Kartripakkha (RAJUK) was the chief guest of the event.

**Still pictures of the Project:**





