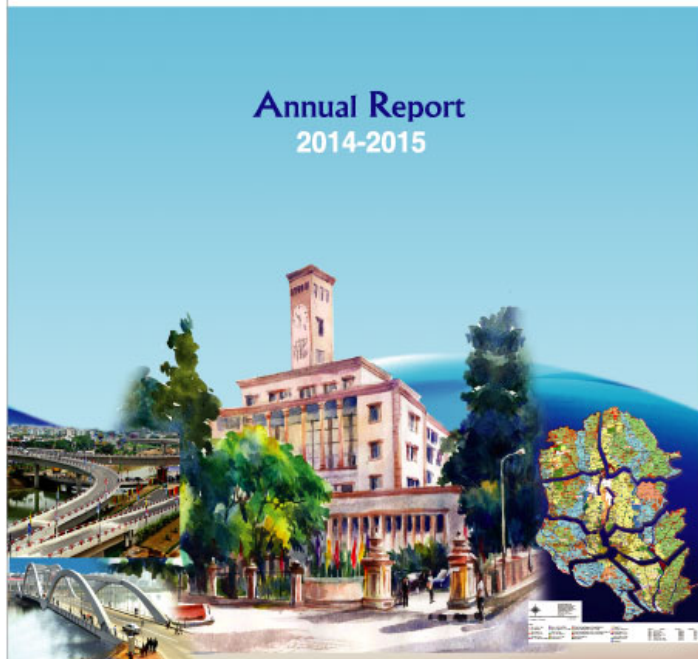


ANNUAL REPORT

2014-2015

Annual Report 2014-2015



Rajdhani Unnayan Karttripakkha (RAJUK)





Table of Contents

Vision & Mission	03
Messeges	05
RAJUK at a glance 2014-2015	15
Administration and Finance	19
Planning	38
Development	56
Development Control	79
Estate and Land	84
Pictorial presentation of activities	89

Cover scatch : Sumon Kumar Sarkar
Illustration : Mazherul Alam Kislu
Print : Generation PPA, Dhaka, 01819 230291

Date of Publication : December 2015



Vision & Mission

Vision

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

Mission

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





Minister

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



Message

I am very glad to know that RAJUK is going to publish its Annual Report 2014-15. An Annual Report is a comprehensive report and a vital document of any organization. The report assesses the year's operations and discusses the organization's view of the upcoming year and the organization's positions and prospects. An Annual Report can inspire, inform and build confidence among the organization's key stakeholders. At the same time convey the organization's message to all. Similarly it can be said that the Annual Report of RAJUK will provide a crystal clear idea of the organization.

It is very important for an organization like RAJUK which is playing the most vital role for the development of the Dhaka city to maintain transparency and accountability in its every sector. Transparency and accountability help people to build trust on an organization and this trust may be build to a great extent by publishing annual report regularly. Moreover annual report makes easier reviewing of activities undertaken throughout the year helps compare performance over the year and also facilitate proper planning and development for the following year. I hope and believe that the regular publishing of annual report will ensure transparency and accountability of RAJUK.

During the second tenure of our Honorable Prime Minister Sheikh Hasina led democratic and pro-liberation government, RAJUK has undertaken and finished various multidimensional activities. Among them the Integrated Development Project of Hatirjheel including Begunbari khal, Purbachal New Town Project, Uttara Residential Town (3rd Phase), Kuril flyover, Flat Project for low and middle income group people, Detailed Area Plan (2016-2035), Dhaka Structure Plan (2016-2035) etc are remarkable. To fulfill the present governments vision "Digital Bangladesh" by 2021 and with a view to provide people online services through expanding RAJUK's automation activities RAJUK has penned a tri-partite MoU with A2I and Ministry of Housing and Public Work (MoHPW). It is surely a great news for the people of Dhaka city.

The future of Dhaka city and its residents are mainly depending on RAJUK's activity. If RAJUK prepare proper plan for this city, provides services to the people in a positive way and impose all the related rules and regulations strictly then RAJUK could ensure Dhaka as planned, sustainable and Green city.

I welcome the publishing of the Annual Report 2014-15 and hope the annual report will be published every year in time.

Engineer Mosharraf Hossain, MP





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

Message from the Secretary

It gives me enormous pleasure to know that RAJUK is going to publish Annual Report for the fiscal year 2014-2015 which will reflect the development works for the consecutive last four years. An annual report of any organization is a vital document that reflects a clear picture of its own. It sets the open window for an organization to the citizens to review the expenditure of public money. People can also become well informed about the activities of that public organization which is a pre-requisite of good governance.

I strongly believe that the transparency of activities undertaken by RAJUK and also the commitment and achievement of RAJUK authority towards the betterment of city life will certainly be enhanced by publishing annual report regularly. It will also contribute immensely in strengthening the relationship between RAJUK and the inhabitants of this city. As RAJUK has to address multi dimensional challenges, I believe the annual report will help RAJUK in many ways to face these challenges.

By this time a good number of steps and measures have been taken by RAJUK to deliver better services to the people. With a view to enhancing its capacity and capability for rendering better services to the people, appropriate actions have been taken to redesign and reorganize RAJUK. I also hope that RAJUK should continue its present endeavors regarding transparency and accountability.

I again appreciate the noble initiative of publishing the annual report by RAJUK and I hope RAJUK could be able to continue this initiative in future.

(Mohammad Moinuddin Abdullah)





Chairman
Rajdhani Unnayan Kartripakkha (RAJUK)

Message from Chairman, RAJUK

I am delighted in the occasion of annual report publication of Rajdhani Unnayan Kartripakkha (RAJUK) for the fiscal year 2014-2015. This is a great opportunity for us to review the performance of this organization as a whole as well as comparison of different departments' achievement. This will also facilitate the future decision making process from the analysis of past activities and find areas for further improvement.

Through this annual report, I am glad to inform that RAJUK has taken a number of initiatives for the advancement of our capital city, Dhaka. For the first time in the planning history of Bangladesh, RAJUK has set a vision for Dhaka city in its 20 year Strategic Plan i.e. Dhaka Structure Plan (2016-2035). Our vision is for "Making Dhaka a livable, functional & resilient metropolis respecting local socio-cultural fabric and environmental sustainability". The plan is almost in its final stage of preparation. We expect to have the final approved plan before the expiry of the previous plan. As the apex planning authority of the capital city, RAJUK wants to build a livable, functional and resilient Dhaka with the cooperation of the city dwellers and all the stakeholders.

I am glad to express that, for the realization of the vision; RAJUK has already taken a number of development projects along with the continuation of the ongoing projects. RAJUK has successfully completed Madani Avenue project with a saving of Tk. 245.41 lac. This proves how a whole hearted effort can produce quality work and efficient utilization of public money.

I am delighted to inform that, RAJUK has taken necessary steps to computerize its functional areas in order to ensure transparency and accountability. As a part of automation, a project titled "Computerization and Management information System (MIS) in RAJUK" has been completed during this fiscal year and a number of new projects are in pipeline to complete the automation in RAJUK. After a number of complexities, the construction work of Uttara Apartment project has been started in full sewing and RAJUK is committed to handover the flats within stipulated time. Flyover from Shantinagar to Dhaka-Mawa Road (Jhilmil) project is on approval process and it will be done by Public-Private Partnership (PPP). A 32 storied Green Building project is already approved by GOB whose drawing and design are on process.

In addition to that, RAJUK is going to appoint a good number of employees according to the newly approved organogram. I hope this will increase the efficiency of the organization and render better services to the people. I have to admit that, we also need some hard work in some specific areas in order to be more accountable to the people. With the publication of this report we are close to that commitment.

I would like to thank all those who are involved in the publication of this annual report.

G. M. Jainal Abedin Bhuiya





Convener
Annual Report Publishing Committee
Rajdhani Unnayan Kartripakkha (RAJUK)

Words on behalf of the Editorial Committee

It is my great honor to write on behalf of the Annual Report Publishing Committee of Rajdhani Unnayan Kartripakkha (RAJUK). The first annual report was published in the year 2010-2011 and since then RAJUK had published its Annual report in each fiscal year. To keep the continuity, our whole hearted effort was to publish the annual report of RAJUK for the fiscal year 2014-2015. Neither the task of this huge responsibility nor the path was easy. But with the cooperation of all the staff and under the guidance of our Chairman, we are able to complete the report and publish it for all the stakeholders of RAJUK. We believe this will ensure the transparency and accountability of this organization to the citizens and the all other stakeholders of the Dhaka Metropolitan Region.

In this occasion, we would like to express our gratitude to the honorable Minister, Ministry of Housing and Public Works, government of the People's Republic of Bangladesh, The Secretary, Ministry of Housing and Public Works, government of the People's Republic of Bangladesh and our Chairman for their valuable advice and constant cooperation. I would like to thank all the editorial board members for their valuable time that has been spent along with their regular official duties. We would also thank all the sections of RAJUK for compilation of their respective annual information for the publication of this report.

I apologize for any unwilling mistake that still prevails in the report. Any further advice for the improvement of the report will be highly appreciated.

Thank you all.

Md. Aktar uz Zaman
Member (Admin and Finance)



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

From the Desk

I feel honored to write on behalf of the Annual Report 2014-2015 publishing committee and want to express my gratitude for the successful publication of the report. An Annual Report is a comprehensive report and a vital document of any organization. The report assesses the year's operations and discusses the organization's view of the upcoming year and the organization's positions and prospects. An Annual Report can inspire, inform and build confidence among the organization's key stakeholders. At the same time, convey the organization's message to all. Similarly, it can be said that the Annual Report of RAJUK will provide comprehensible idea of the organization.

The Integrated Development Project of Hatirjheel including Begunbari khal, Purbachal New Town Project, Uttara Residential Town (3rd Phase), Kuril flyover, Flat Project for low and middle income people in Uttara 3rd phase, Dhaka Structure Plan (2016-2035), Detailed Area Plan (2016-2035) etc. are remarkable. To fulfill the present governments vision "Digital Bangladesh" by 2021 and with a view to provide online services through expanding RAJUK's automation activities RAJUK has penned a tri-partite MoU with A2I and Ministry of Housing and Public Works (MoHPW). It is surely a great news for the people of Dhaka city.

It is important to mention that, the future of Dhaka city and its residents largely depends on RAJUK's activity. If RAJUK prepare proper plan for this city, provides services to the people in a positive way and impose all the related rules and regulations strictly then RAJUK can ensure Dhaka as planned, sustainable and green city.

Bearing all these in mind, RAJUK is regularly publishing its Annual Report to achieve these goals through ensuring transparency. The Annual report publishing committee is grateful to the honorable Minister, Ministry of Housing and Public Works, honorable Secretary, Ministry of Housing and Public Works, Chairman and Members of RAJUK for their constant guidance and valuable advice. Employees from all the departments were also very helpful in provision of their respective report.

On the other hand, our apology for those mistakes that are still existed in the report and the flaws that we could not overcome. We hope to be more conscious about every detail of it and any suggestion for further improvement will be highly appreciated.

Last of all, we would like to express our gratitude to the Almighty and also seek His mercy for letting us build a planned, livable and functional Dhaka city.

Md. Ashraf Ali Akhand (Bakul)

Md. Ashraf Ali Akhand (Bakul)
Town Planner (Plan Preparation) and Member Secretary
Annual Report Publishing Committee of RAJUK



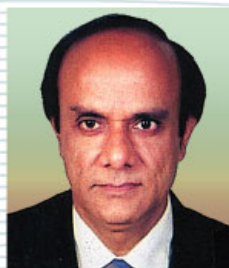
G.M. Jainal Abedin Bhuia
Chairman



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



Md. Aktar uz Zaman
Member, Admin & Finance



Md. Asma ul Hossain
Member, Development Control



Md. Abdul Hai
Member, Estate & Land



Annual Report Publishing Committee (2014-2015)

- Chief advisor** : G.M. Jainal Abedin Bhuia
- Advisor** : Md. Aktar uz Zaman
Md. Abdur Rahman
Md. Asmaul Hossain
Md. Abdul Hai
Md. Abdur Rahman (Additional Charge)
- Editorial Board** : Md. Aktar uz Zaman
Dulal Krishna Saha
Md. Abu Kauser Mallik
Md Ashraf Ali Akhand
- Editors** : Md Ashraf Ali Akhand (Bakul)
Mahfuja Aktar



Md. Aktar uz Zaman



Dulal Krishna Saha



Md. Abu Kauser Mallik



Ashraf Ali Akhand (Bakul)



Mahfuja Aktar



RAJUK AT A GLANCE 2014-2015

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

Jurisdiction : 1528 sq. Km

Population : 16 Million

Total Zone : 8 Zones

Chief Executive : Chairman of RAJUK

No. of Members : 5 Members

Revenue Income : Taka 238.19 Crore

Annual Expenditure : Taka 53.48 Crore

Surplus : Taka 184.71 Crore



INTRODUCTION

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

DIT was renamed as Rajdhani Unnayan Kartripakkha (RAJUK) in April, 1987 with greater jurisdiction area and assignment. It is headed by a Chairman and 5 members appointed by the government. The Chairman is the Chief Executive Officer of the organization. All members of the board are full time officials with specific responsibilities within the broad framework of RAJUK. At least one meeting is held in every month chaired by the chairman of RAJUK. 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.

The jurisdiction area of RAJUK was increased in 1987 to 590 sq miles (1528 square kilometer). As per the primary function of RAJUK, it is responsible to prepare plan for the city region and ensure planned development of the city. The first ever master plan was prepared in 1959, the second one in 1995 and the strategic plan for next twenty years is underway. RAJUK also

undertakes many development projects from 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 Sonargonj 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 on going projects as Purbachal New Town Project; Jhimil Residential project; Uttara 3rd Phase; Uttara apartment project; Gulshan-Banani-Baridhaara lake development project etc.

RAJUK is trying to make the capital city Dhaka a planned, livable and environment friendly city. To fulfill the goal of achieving a planned city, RAJUK has taken initiative to make it livable through solving housing, transportation problems and creation of public space like Hatirjheel. Most of the development work of RAJUK are self-financed. To achieve those goals of a planned city, RAJUK has to face a number of challenges. But with the continuous cooperation of current government and active participation of the conscious citizens, RAJUK will achieve its goal in near future.





FUNCTION OF RAJUK

Planning

Development

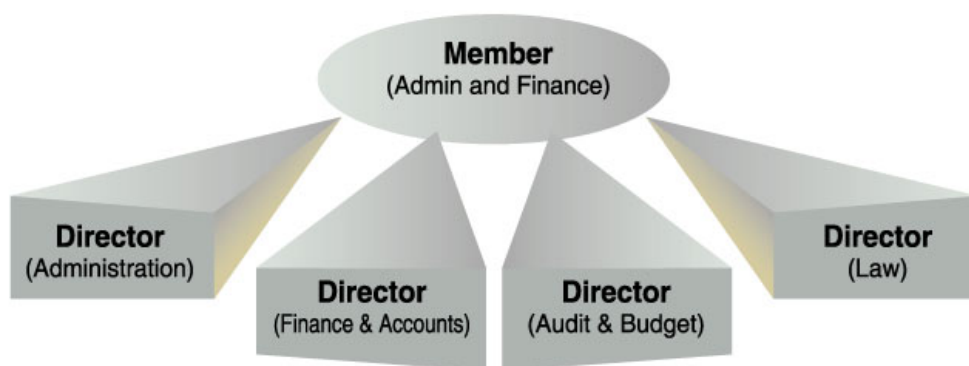
Development Control





ADMINISTRATION AND FINANCE

Headed by Member (Admin and Finance)





Administration and Finance

Administration Section

Introduction

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

Scope of Work

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



Appointment/ Recruitment

Recruitment of manpower is a fundamental job for administration. All the concerned rules & regulations of RAJUK as well as government has been followed in the process for the selection of the candidates.

Recruitment : Final selection in various vacant post in 2014-2015

Class	Number of employee
1st Class	74
2nd Class	70
3rd Class	30
Total	174

Promotion

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

Class	Number of employee
1st Class	9
2nd Class	0
3rd Class	0
Total	9

In the fiscal year 2014-2015, no 2nd and 3rd class employees have received promotion.

Transfer

Before transfer of an employee, the level of education, training, service performance, experience, length of service etc. are assessed. Internal & external transfer status of the employees in 2014-2015 are shown below.

Class	Number of employee
1st Class	31
2nd Class	2
3rd Class	17
4th Class	5
Total	55



Punishment

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

	Number of employee
Suspension	3
Removal	2
Total	5

Meeting

There are three major types of meeting usually held in RAJUK. Besides, there were some internal co-ordination meeting also held in different wing/departments. The number of general meeting, special meeting and co-ordination meeting held in 2014-2015 are given below.

Year	General Meeting	Special Meeting	Coordination Meeting
2014	12	00	04
2015	12	00	12
Total	24	00	16





Public Relation

RAJUK has a public relation unit under administrative wing. An assistant secretary of public relation is deputed for this unit. Though an assistant secretary (public relation) communicates with the print and electronic media through the news of RAJUK's advertisement and other relevant information, the Chairman, RAJUK conducts the main role of public relations.

For paper clipping, office of the Chairman and the board members, a total of 30 daily news-papers and 2 periodical are available here. Public relation officer communicates with the print and electronic media through RAJUK's news, information, advertisement etc. He also maintains a good relationship with the ministries and other line agencies.

For publicity and advertisement, complementary advertisement and publications and for the payment of advertisement and other bills, this unit has a budget for five lac in 2014-2015. This unit is working hard for the image building of RAJUK by its devoted services.

Training

Local Training

Training increases knowledge, skill and attitude of the employees. Needless to say that RAJUK has no provision like foundation training/departmental training or any other institutional training for its employees. The present administration has taken the approach to train up officers and staff of RAJUK. Office management with other related issues has been introduced for the first time in RAJUK. The mid-term and short term training courses are running by RAJUK personnel with its own fund and the Chairman RAJUK, is the main patron of this training unit.

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

The main training methods of the course are lecture, discussion, group work, brain storming, panel discussion, cases study, 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 are well maintained.



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.

July 2014-June 2015 internal training status are given bellow:

Local Training: (2014-2015)

Class	Number of employee
1st	57
2nd	00
3rd	00
Total	57

Overseas Training

RAJUK has different types of development projects. Each project has the provision of providing foreign training to prepare an appropriate work force. Foreign training accelerates someones power of observation as well as ideas of thinking. In this regard , RAJUK officials with the other officers from the relevant ministry as well as the government agencies have received foreign training time to time. A list of RAJUK and other government officers provided with foreign training have been shown in the table below in the period of 2014-2015

Overseas Training: (2014-2015)

Class	Country	Person
Class One	Germany	04
Class One	France	06
Class One	Australia	03
Class One	USA	03





RAJUK Library

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

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

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



Photograph: RAJUK officials using RAJUK library

RAJUK's Organogram and Service Rules-2013

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



Health Facilities in RAJUK

Healthcare, first aid and proper guidance for complex diseases are being provided by physicians in a room at second floor of Anex Building of RAJUK in order to ensure better health and competence of nearly 2000 officers and staff of RAJUK.

With the sincere cooperation of honorable Chairman and Member (Development & Administration), further health services like hypertension (high blood pressure) control, diabetes and weight measurement, nebulization for asthma patients, emergency medical supply etc are being provided along with regular medical treatments.

Moreover, for all employees of RAJUK family, an ambulance is ready for 24 hours as an emergency patient transport. But these services are not adequate enough compared to the needs so far. Additional medical supplies, equipments and manpower are necessary for serving the patients more efficiently.

Ensuring quality healthcare is a cordial desire and demand of all officers and staff of RAJUK. The present government also emphasizes on quality healthcare for all. Dr. Shahriar Ahmed Shakil is earnestly serving for promoting better health facilities in RAJUK.



An standby Ambulance services for emergency call of Rajuk officials



Physician on his service



Physician on his service



Law Section

RAJUK has to face a number of litigation regarding various issues such as land acquisition for different projects, plot allocation to individuals and institutions, building plan approval/rejection, issuance of land use clearance, administrative and development works, approval of private housing land development projects etc. Law department of RAJUK is actively working on these suits. During last fiscal year of July, 2014 to June, 2015, a total of 266 suits have been filed against RAJUK among which 179 writ petition in Hon'ble High Court Division of Supreme Court, Bangladesh, 68 Civil Cases in District Court and 19 Arbitration Case. 87 judgments have been given of which verdicts of 7 writ petition, 48 civil cases and 25 arbitration cases have come in favour of RAJUK. On the other side, verdicts of 3 writ petition, 3 civil cases and 1 arbitration cases have gone against RAJUK. RAJUK has already filed Appeal against the said suit.

A total of 3400 cases remain pending in the Hon'ble High court and Appellate division of Supreme Court, 1071 cases in the District Court and 1014 Arbitration case which sums up to a number of 5494 cases pending until now against RAJUK.

The law department is working under Director (Law) and Law officer. Apart from the panel lawyers of RAJUK, in cases of critical cases involving financial matters, the opinion of learned Attorney General is also sought with the approval of the authority. If necessary, Law Advisers are also appointed on contractual basis. Moreover, for the preparation of S.F. one Assistant Law Consultant has been appointed. Two learned Magistrates of RAJUK also conducts mobile Court regularly as well as eviction against illegal constructions.

List of on-going lawsuits (2014-2015) are given below:

Serial	Name of Cases/ Suits	Verdict on behalf of RAJUK	Against RAJUK	Remarks
01.	Writ petitions	7 out of 10	3	Appeal was filed in
02.	Title Suits	48 out of 51	3	
03.	Arbitration	25 out of 26	1	
04.	Criminal Cases			

Legal Expenses of Law Department

To maintain this unit, a total of only Tk.1,17,05,869 (One core seventeen lac five thousand, eight hundred and sixty nine Tk) has been allotted during this financial year.



Finance Section

Key Information on Finance for the Year: 2014-15

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

Until 1994-95, RAJUK had been following single entry cash basis accounting in line with the Government accounting system. To 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 it's accounts in computerized system through accounting software by using Tally ERP-9. RAJUK maintains two current accounts with Bangladesh Bank viz (i) Revenue Account and (ii) Capital Account; as per provision of the T.I. Act. Moreover RAJUK maintains 15 no. of foreign currencies and 147 no. of SND accounts with various government and private bank for collection purpose.

RAJUK earns revenue through its operation as well as investing surplus funds in fixed deposit accounts. In 2014-15 it earned a revenue income of TK. 238.19 crore and incurred an expenditure of TK. 53.48 crore and thereby made a surplus of TK. 184.71 crore which is 4.00 % less than that of the previous year. During the period, earnings in capital account is TK. 233.00 crore against expenditure of TK. 21.25 crore. Surplus in the account stood at TK. 211.75 crore. Total surplus in 2014-15 is TK. 391.46 crore. On the other hand it was TK. 381.87 crore. in 2013-14.

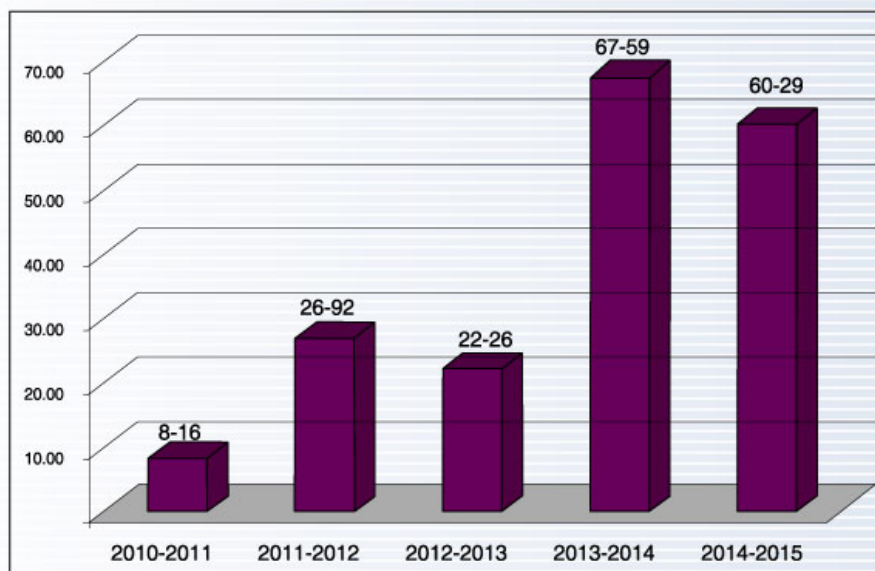
In 2014-15 total value of assets held by RAJUK is Tk. 12,150.68 crore, which include capital lease of TK. 7,782.15 crore. of the total assets, fixed assets accounts for .32%, Investment 28.20%, Capital lease 65.05 % and current assets 7.43 %. Capital fund of TK. 11,819.21 crore is 97.27 % of the total fund. Current liability represents only 2.73 % of the total fund.

In 2014-15 RAJUK contributes to national exchequer 57.96 crore taka as corporate tax and Tk. 2.00 crore as non tax revenue. Moreover, it has been contributing in the national economy by implementing different projects of socio-economic importance from its own resource. In addition, RAJUK has the credit of not having any debt service liability to the government or any other financial institutions.

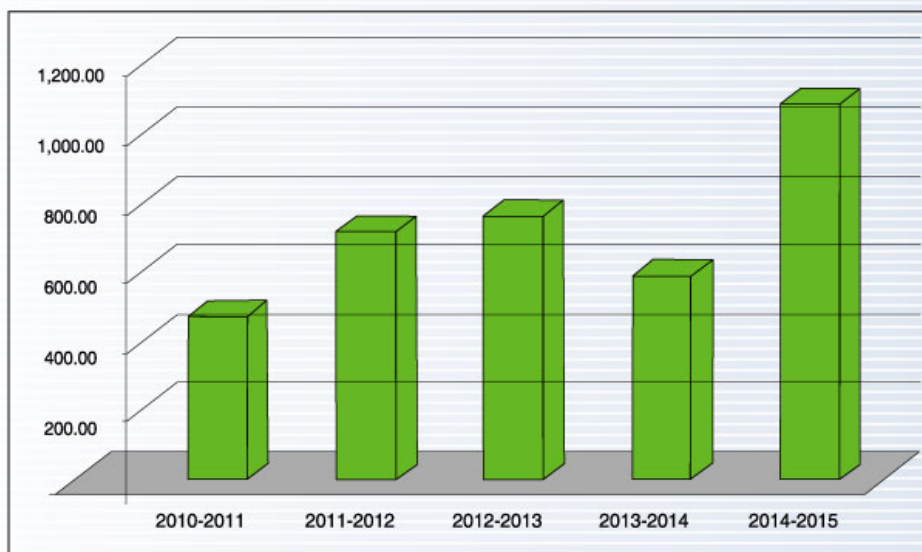
In the year to come, RAJUK is hopeful to be able to discharge its duties and responsibilities to the society and the nation as a whole in a wider way. Main portion of financial statements for the year 2013-2014 and 2014-2015 and most important financial information for the year 2010-11 to 2014-15 showing through bar chart in the next pages.



Contribution to National Exchequer

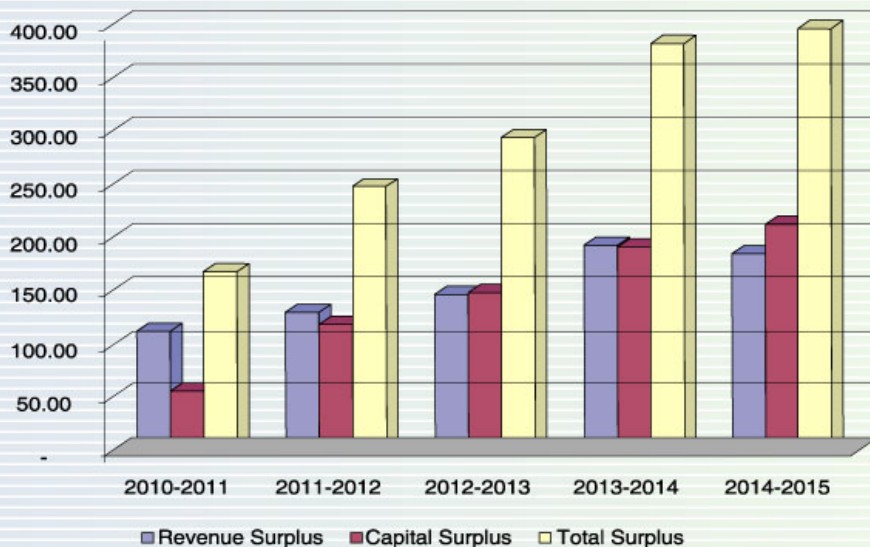


Yearly Development Work Chart

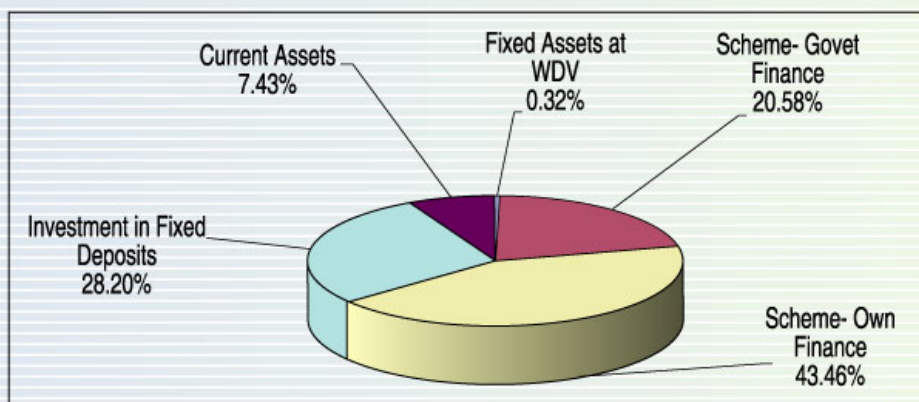




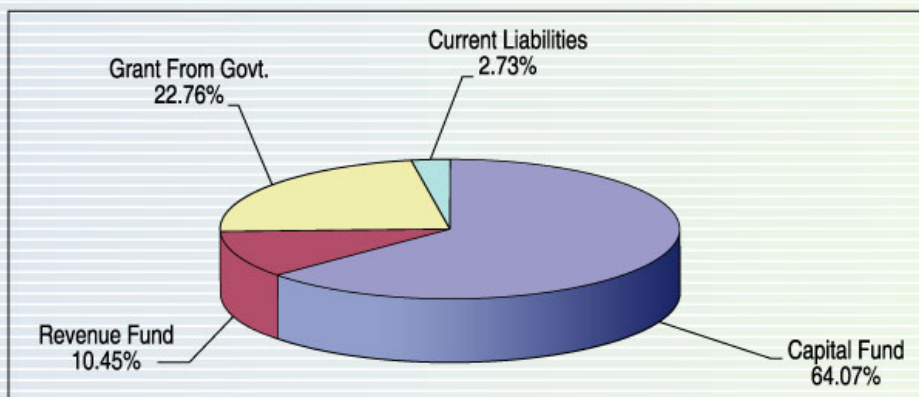
Excess of Income over Expenses Chart



Share of Assets for the Year 2014-2015



Share of Capital and Liabilities for the Year 2014-2015





RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)
BALANCESHEET
AS ON 30TH JUNE 2015

PARTICULARS	2014-2015	2013-2014
Fixed Assets at WDV	389,808,767.02	376,596,228.93
Fixed Assets at Cost	808,169,951.69	769,488,041.69
Accumulated Depreciation	(418,361,184.67)	(392,891,812.76)
Capital Leases	77,821,466,682.11	67,073,092,295.78
Scheme-Govt Finance	25,009,480,483.43	21,341,434,177.15
Scheme-Own Finance	52,811,986,198.68	45,731,658,118.63
Investment in Fixed Deposits	34,263,999,000.00	30,247,499,000.00
Current Assets	9,031,499,715.86	7,293,763,018.84
Bank Accounts	2,266,656,244.48	1,099,760,316.68
Rent Receivable	19,044,471.43	19,044,471.43
Advances	1,618,600,827.34	140,070,998.31
AIT & Tax Deducted at Source	2,203,978,043.41	1,624,381,595.31
Bills Receivable From Others	2,923,220,129.20	4,410,505,637.11
Total	121,506,774,164.99	104,990,950,543.55
Capital Account	118,191,268,597.28	101,556,943,170.33
Capital Fund	78,182,435,786.05	67,598,792,161.92
Grant From Govt.	27,649,995,658.55	23,445,530,974.38
Revenue Fund	12,359,704,562.08	10,512,620,034.03
Current Liabilities	3,314,638,158.31	3,434,007,373.22
Bills Payable to Others	85,143,362.58	83,189,619.98
Contractors/Suppliers Bill Payable	4,149,207.00	6,531,149.00
Earnest Money-Capital	1,772,257,351.87	2,105,663,180.87
Income Tax Payable	2,160,778.92	2,911,643.92
Liability for Stale Cheque	18,070,521.06	18,070,521.06
Others Fund & Liabilities	1,450,895.98	1,241,407.98
Provident Fund	177,241,806.20	113,574,416.31
Security Deposit	1,248,893,493.46	1,101,633,181.86
Value Added Tax Payable	5,270,741.24	1,192,252.24
Total	121,506,774,164.99	104,990,950,543.55



Rajdhani Unnayan Kartripakkha (RAJUK)

Income & Expenditure Accounts

Revenue Fund

For the year ended 30th June, 2015

Particulars	2014-2015	2013-2014
Income:		
Application Form Sale	8,621,675.00	8,587,048.00
Conversion Fees	160,425,149.00	72,810,370.00
Documentation Fees	48,154,476.00	49,060,470.50
Electricity Charges Received	1,413,349.00	1,397,295.84
Encashment of Performance Gurantee(PG)	62,500.00	62,500.00
Eviction Charge Realised	14,800.00	107,200.00
Fine for Unauthorised Construction	165,652,764.00	118,598,873.00
Forfeighted Income	-	50,000.00
Gas Charges Deduction	1,420,400.00	1,415,850.00
Ground Rent / Service Charges	9,892,276.00	4,535,855.00
House Rent Deduct	2,394,144.00	2,228,374.16
Interest Income	734,452,668.67	758,035,967.89
Misc. Income	23,815,949.85	21,934,422.40
Mutation Fees	40,848,158.00	35,362,477.00
Overhead Income	207,388,273.03	147,100,351.93
Plan/Land Use/ NOC Fees	75,078,641.33	70,373,541.99
Power of Attorney Fees	13,779,757.00	17,240,432.00
Project Approval Fees	-	20,717,970.00
Rental Income	4,262,167.20	2,700,725.60
Royalty of Earth	-	13,202.00
Royalty on Earth/sand	9,230.00	-
Tender Schedule Sale	3,466,574.00	2,629,320.00
Transfer Fees	880,030,861.00	1,067,651,922.00
Vehicle Rent Deduct From Salary	567,556.00	388,813.16
Water Bill Deduct	170,420.00	169,750.00
TOTAL INCOME	2,381,921,789.08	2,403,172,732.47



Expenditure: 482,155,878.55

Advertisement & Publicity	9,602,062.00	9,860,966.00
Arbitration Case Exp. A	777,885.35	176,999.68
Audit Fees	-	240,000.00
Bank Charges & VAT	79,169.48	68,771.00
Books & Periodicals	97,913.00	125,181.00
Consultancy Fees	243,300.00	541,995.00
Contribution to CPF	227,485.00	278,994.44
Depreciation	25,469,371.91	24,822,646.47
Design Approval & Clearance Exp.	759,000.00	635,000.00
Donation & Subscription	80,000.00	290,000.00
Electricity Bill	7,793,706.84	6,584,936.51
Entertainment	1,324,183.00	1,294,259.00
Eviction Charges	2,210,800.00	2,239,690.00
Excise Duty	1,306,641.00	1,521,634.00
Festival Allownce (Officer)	8,250,532.00	5,564,103.00
Festival Allownce (Staff)	6,694,525.00	7,314,175.00
Fuel & Lubricant	10,479,066.00	10,096,313.30
Gas Bill	1,111,364.00	1,347,852.00
Gratuity	-	2,204,245.00
Group Insurence Premium	243,840.00	243,840.00
Honorium	2,498,446.00	1,266,718.00
Interest Expenses	-	15,358,945.05
Interest Expenses-GPF	18,361,754.89	-
Internet, Lan, Wan & Maint.	949,000.00	396,000.00
Land Dev. Tax	3,317,234.00	4,144,438.00
Leave Left Over	221,880.00	347,413.00
Legal Expenses	6,827,435.00	8,437,470.00
Lighting for Festival	696,884.00	303,826.00
Manpower Recruitment Exp.	733,054.00	9,791,267.00
Membership Fee	-	583,125.00
Misc. Exp.	191,664.20	167,964.46
Non Tax Revenue	20,000,000.00	20,000,000.00
Overtime	5,811,902.00	4,499,786.00
Pension Expenses	17,305,328.55	15,453,264.50
Printing & Stationary	6,009,920.00	6,492,189.00
Rajuk Wealth Guarding Expenses	8,996,809.00	5,998,451.00
Repairing & Maint.	48,035,115.00	37,784,311.00
Salary & Allownces	167,060,054.50	154,303,262.05



Scheme Expenses-Revenue Fund	121,839,209.00	93,279,450.00
Telephone, Telegraph & Postage	1,173,900.25	1,038,423.39
Training Expenses	18,736,976.16	21,475,938.00
Traveling Exp.	95,266.00	47,730.00
Uniform & Liveries	424,400.00	775,976.00
Vehicle Rent (Monitoring Team)	4,000,000.00	363,000.00
Wasa Bill	4,005,299.00	4,304,359.70
Welfare & Recrational Expenses	54,650.00	90,970.00
Zonal Office Rent	740,234.90	-
TOTAL EXPENDITURE	534,837,261.03	482,155,878.55
Excess of Income over Expenditure :	1,847,084,528.05	1,921,016,853.92
TOTAL	<u>2,381,921,789.08</u>	<u>2,403,172,732.47</u>



RAJDHANI UNNAYAN KARTRIPAKKHA (RAJUK)

Rajuk Capital Fund Income & Expenditure Statement

PARTICULARS	2014-2015	2013-2014
Income:	2,330,076,279.98	2,083,684,868.10
Application Form Sale	-	82,545.85
Encashment of Performance Gurantee(PG)	-	6,974,000.00
Forfeighted Income	19,841,986.75	39,331,468.74
Gain for FC Rate Fluctuation	2,595,658.61	8,461.26
Hire Charge	662,500.00	5,966,000.00
Interest Income	2,283,575,719.67	1,998,101,528.03
Misc. Income	446,683.95	363,786.22
Penalty for Delay of Work	20,933,266.00	18,761,379.00
Royalty on Earth/sand	2,020,465.00	14,095,699.00
Expenses:	212,507,274.40	186,042,547.80
Bank Charges & VAT	120,492.73	262,459.74
Bank Charges(EM Refund PO)	600.00	32,221.00
Excise Duty	2,893,240.00	2,979,089.50
Loss for FC Rate Fluctuation	2,104,668.64	35,668,425.63
Overhead Charge	207,388,273.03	147,100,351.93
Excess of Income over Expenditure :	2,117,569,005.58	1,897,642,320.30



Annual Budget

a) Profit and fund flow: Authority estimated that for the year 2015-2016 by opening cash, bank balance, receivable new capital source of fund estimated budget will be collected Tk total 2350.06 Crore. Authority also assume that by using various sector amount tk 2341.37 Crore, the net balance will be Tk 8.69 Crore, closing cash Tk 332.50 Crore, operating fixed assets and others long term investment will be Tk 1950.50 Crore at the end of the year . At the same time authority also assume by using various sector total amount Tk. 1491.68 Crore closing cash 306.40 Crore, 106.51Crore operating fixed and long term investment net deficit will be 63.82 Crore tk. for the year 2013-2014 authority net balance was 549.25 Crore.

b) Value added and productivity

Sl. no	Particulars	Unit Tk.	Budget 2015-2016	Revised budget 2014-2015	Draft 2013-2014
01	Operating surplus/deficit	Lac	25235.50	19575.00	20414.65
02	Depreciation	Lac	400.00	350.00	248.23
03	Salary & wages	Lac	2350.00	2326.00	1648.10
04	Total value added (1+2+3)	Lac	27985.50	22251.00	22310.98
05	Staff	Lac	1716.00	1846.00	664.00
06	Per Staff value added	Lac	1630857.00	1205362.00	3360087.00

It was assumed that decreasing the operating balance and revised budge Tk. 0.60 crore the total added value will be Tk 222.51 crore for the year 2015-2016. On the other hand increasing the operation balance and estimated budgeted Tk 56.75 crore the estimated budget will be Tk 279.86 crore. The total value added for the year 2013-14 was Tk 223.11 crore, It also assumed that revised budget for 2014-2015 and estimated budget for 2015-2016 each and every staff value added Tk 1206717 & Tk 16,30,857. For the year 2013-14 each and every staff value added was Tk 33,60,087.

c) Investment and saving

Sl. no	Particulars	Unit	Budget 2015-2016	Revised budget 2014-2015	Draft 2013-2014
01	Investment	Lac	1,95,050.00	1,13,751.00	50,684.99
02	Retention Income	Lac	24,425.50	18,850.00	20,214.65
03	Depreciation	Lac	400.00	350.00	248.23
04	Total saving (2+3)	Lac	24,825.50	19,200.00	20,462.88



For the year 2013-2014 authority total investment was Tk 506.85 crore, It was assumed that increasing the investment revised budget for the year 2014-2015 and estimated budget for the year 2015-2016 investment will be Tk 1137.51 crore & the Tk. 1950.50 crore. It also assumed that decreasing the retention income and 6% of revised budget the saving amount will be Tk 192.00 Crore. On the other hand increasing the retention income & 21% of estimated budget the saving amount will be Tk 248.26 Crore. Total saving amount for the year 2013-2014 was Tk. 204.63 crore.

d) Capital Structure

Prepared on the basis of draft balance sheet 30 June 2014 revised and estimated balance sheet for the year 2014-2015 and 2015-2016 authority total assets will be Tk 12,332.50 crore and Tk 12,396.08 crore and best capital ratio 3:97:4:96, debt capital ratio for the year 2013-2014 was 3:97 and total assets amount was Tk 11,065.37 crore.

e) Contribution for National Exchequer

Including Tk. 2.00 crore profit authority national exchequer for the year 2013-2014 was Tk 07.73 crore. Including the revised budget profit Tk 7.50 crore for the year 2014-2015 and estimated profit Tk. 8.10 crore for the year 2015-2016 total national exchequer will be Tk 50.34 crore and Tk. 61.55 crore.

f) Human Resource

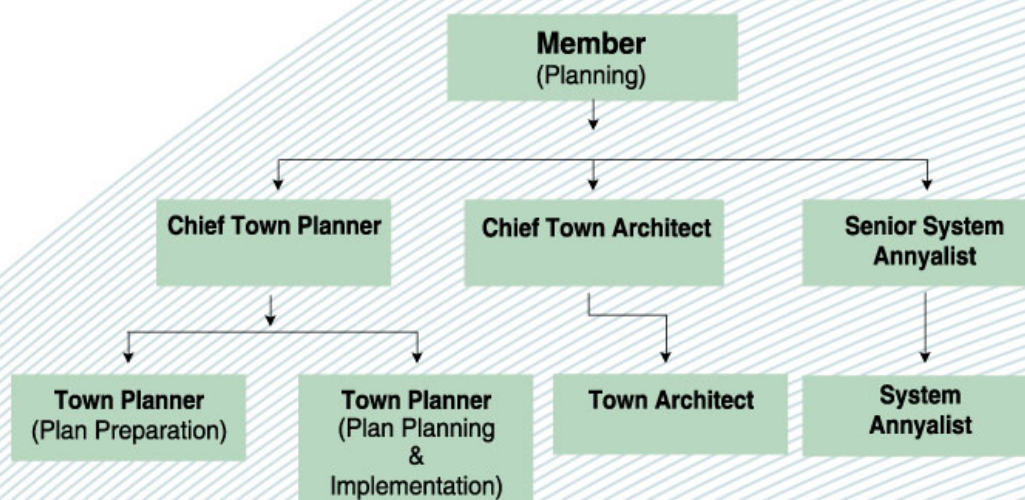
For the year 2013-2014 total man power was 664. It was assumed that revised budget for the year 2014-15 and estimated budget for the year 2015-2016 the total man power person will be 1846 & 1716. It also assumed that revised budget for the year 2014-2015 and estimated budget for the year 2015-2016 on an average each and every staff/officers annual salary remuneration will be Tk 1,26,002/- & Tk. 1,36,946/- for the year 2013-2014 each and every staff/officers annual salary and remuneration was Tk. 2,48,208/-.

So budget is the vital part of financial assessment. It is the mirror of future investment and financial guideline.



PLANNING

Headed by Member (Planning)





Planning

Introduction

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

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

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

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

Plan Preparation Section

Scope of Work

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



Plan Preparation for Greater Dhaka City

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

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

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

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

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



Draft Dhaka Structure Plan (2016-2035)

Background

RAJUK has prepared Draft Dhaka Structure Plan for the period of 2016-2035. As the prevailing Structure Plan (1995-2015) will expire in 2015, RAJUK in advance has undertaken an initiative to prepare revised Structure, strategic Plan for the period of 2016-2035 and thus avoid any planning vacuum.

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

Objective

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

This task has been undertaken to revise the existing Structure Plan (1995-2015) that expires in 2015, and give development direction to the city for the next 20 years (2016-2035). The revision of the Structure Plan is intended to produce updated strategies keeping in view of the changed circumstances of the Metropolitan Region gone through since 1995. More importantly, it is envisioned that realistic and feasible alternatives for development be drawn for well-coordinated execution of proposed strategies and plans. Also, it intends to build in-house capacity for preparation and implementation of policies, plans and projects. The Structure Plan is a policy document that sets the ground or serves as the guideline for subsequent local level plans.

Public hearing on Draft Structure Plan (2016-2035) for sixty days has been completed and security of the comments and observations of the people are under process. As part of finalizing this draft plan, RAJUK arranged a two days long national seminar on 13-14 September 2015 to obtain feedback and opinion from a wide spectrum of citizens to make the plan more participatory, and therefore create a strong sense of ownership among people. Participants from City Corporations, Pourashavas, different government agencies, NGOs, civil society, academicians, professional associations, environmental activists, business groups, real estate developers etc. were present in the seminar to enrich the plan, through their suggestions.



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

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

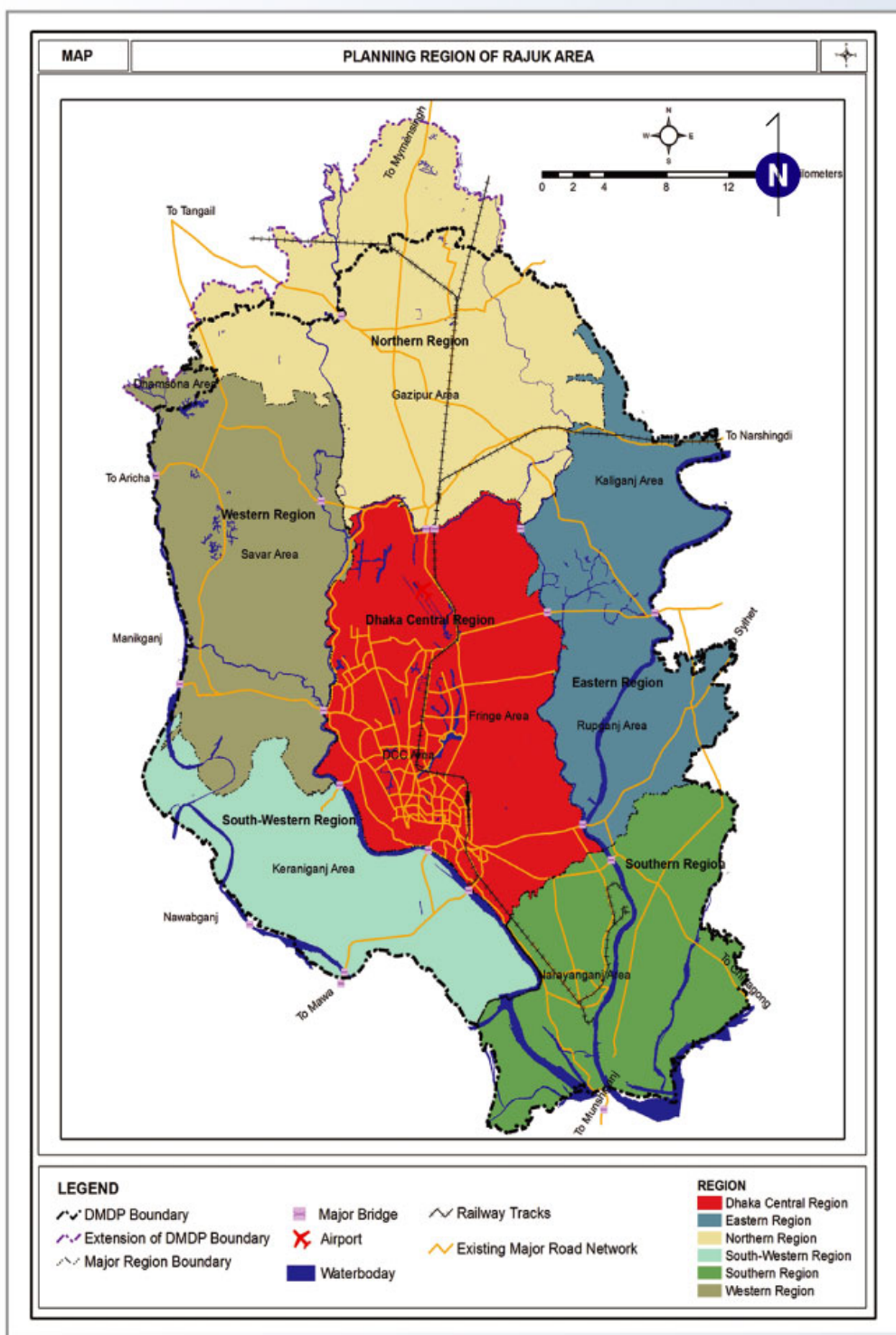
The metropolitan region is quite large and has varying settlement patterns and characteristics in different parts. For ease of planning and management, the entire region has been split into smaller functional areas called 'Regions'. These are not to be confused with any kind of zoning. Basically this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

The extents of these Regions are as follows

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



Historical Map of Dacca 1924



Map : Proposed Planning Region of Draft Dhaka Structure Plan



Draft Dhaka Structure Plan: Nature & Function

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

The Vision for Dhaka Structure Plan 2016-2035

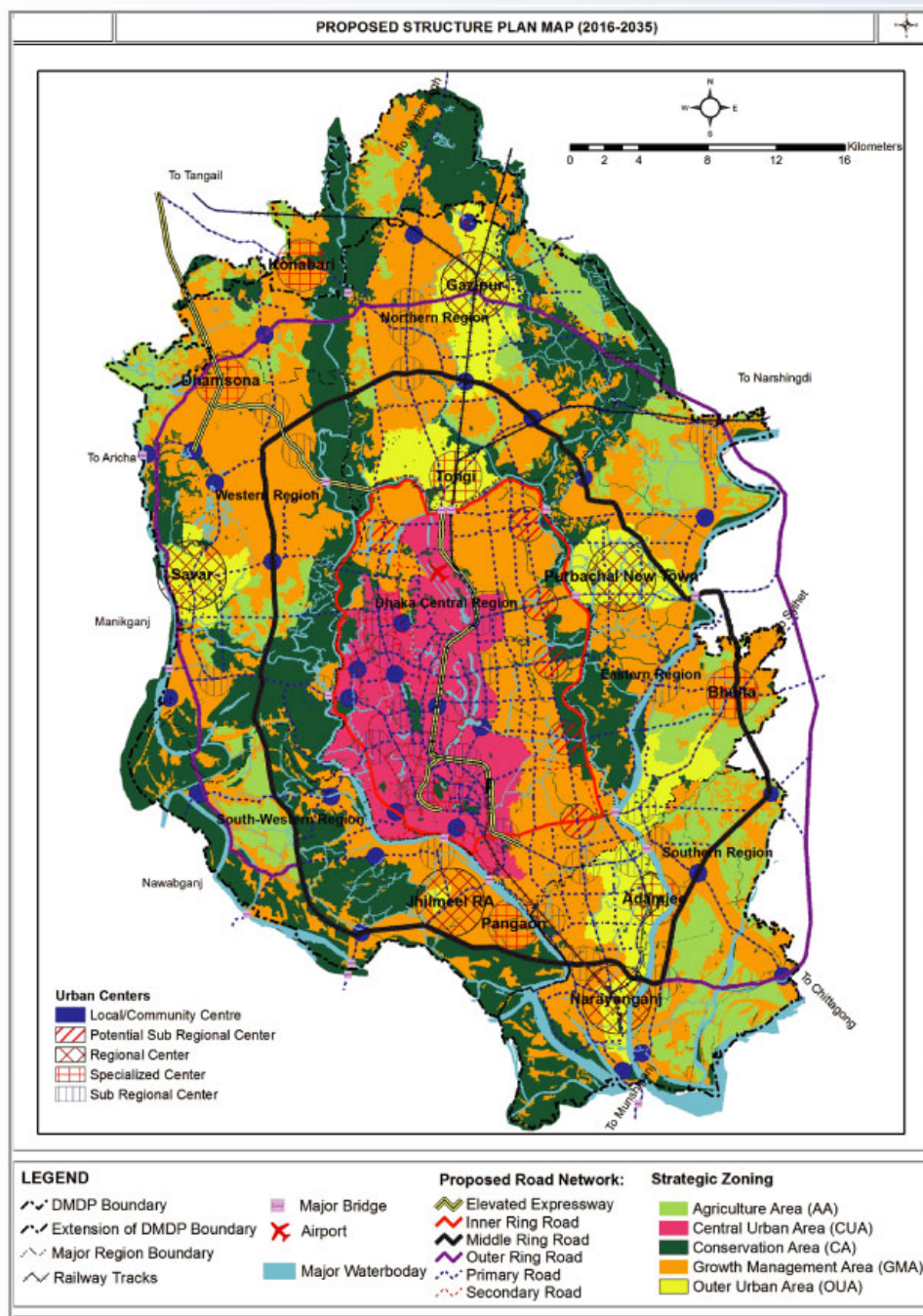
"Making Dhaka a livable, functional & resilient metropolis respecting local socio-cultural fabric & environmental sustainability"

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

Main components of the concept are

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

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



Map : Urban Growth Direction, 2035 of Dhaka Metropolitan Region



Town Planning and Implementation Section

Introduction

Town Planning and Implementation section works under Member, planning and aims to ensure planned development of the RAJUK area. This section also prepares primary proposals and projects for plan implementation as well as preparation, revision and updating of laws, rules and regulations concerned to urban development.

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 NOC for acquisition of land for development activities proposed by different government agencies.
3. It also plays a vital role by taking steps and assisting government in preparation of rules and by laws, laws regarding town planning, development control, wet land preservation etc. Town Planning Section of RAJUK follows and whenever necessary contributes to the preparation of the following acts and rules concerning urban development:
 - ❑ The Town Improvement Act, 1953 (Amended 1991).
 - ❑ The Building Construction Act, 1952 (Amended 2006).
 - ❑ Natural Water, Open Space, Park, Playground Protection Act, 2000
 - ❑ Private Housing Land Development Rules, 2004 (Amended 2012)
 - ❑ The Greater Dhaka Building (Construction, Development, Conservation & Demolition) Rules, 2008
 - ❑ Real Estate Development and Management Act, 2010

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

4. Town Planning Section of RAJUK is responsible for registration of private land development 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 protect natural water bodies like wetlands, ponds, retention areas, canals and flood zones within Dhaka Metropolitan Area.
10. Identify the priority areas for projects considering the environment and other aspects like satellite townships, recreational/amusement park/industrial estate/road development within Dhaka Metropolitan Plan Area.
11. Prepare layout plan and detailed design of different residential commercial and industrial area/satellite township projects, road projects of RAJUK.
12. Prepare acquisition plan for development projects of RAJUK such as road/bridge, etc.
13. Prepare acquisition plan of flats /apartments of RAJUK under Purbachal/Uttara/Jhilmil or other residential project of RAJUK
14. Prepare 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. Prepare zonal plans and involved in the activities of density zoning or height zoning.
17. Involved in management, supervision monitoring and feedback of the development projects.
18. Take necessary actions against illegal real estate/housing projects.



Recent Activities

The summary of actions taken by Town Planning and Implementation Section, RAJUK under Real Estate Development and Management Act 2010, Natural Water Bodies Conservation Act, 2000 and Private residential land development rules 2004 (amended 2012) and the directives of high court division are as follows.

- ☐ A letter was sent to the ministry of Housing and Public Works to inform about the steps taken by RAJUK regarding preservation of khals. Letters were sent to the enlisted companies of REHAB (Real Estate & Housing Association of Bangladesh) to discontinue the illegal activities of their unapproved projects.
- ☐ A List of unapproved housing project was sent to Ministry of Housing and Public Works and Ministry of Information to implement the order of High Court division.
- ☐ A letter was sent to Ashaloy Housing and Developers Ltd. for brief description about their consultancy related guideline.
- ☐ Unapproved housing projects are continuously encroaching and filling the water bodies of Dhaka city. A brief report was published in Banik barta on 26th August 2014.
- ☐ A letter was sent to Ashaloy Housing and Shopan Housing to stop violating Natural water bodies conservation Act, 2000 and Real Estate Development and Management Act 2010 on 5th November 2014.
- ☐ A letter was sent to S. M Abason to stop illegal land filling on the property of great wall 12th September 2013.
- ☐ Several new housing projects are approved in 2014-2015 session. The names of those projects are: United City of Neptune Developers Ltd. Banashree and pallabi 2nd phase housing projects of Eastern Housing group, Swarnali housing project of Shawadesh properties, Green Model Town of Amin Mohammad Group.



Statistics of Land Clearance

Statistics of Land clearance of town planning section for the year July 01, 2014 to June 30, 2015.

Statistics of land clearance of town planning Section for the year 2014 to 2015

Zone of land use clearance	Received	Approved	Rejected	Under process
Zone-1	157	92	40	25
Zone-2	1065	861	50	154
Zone-3	1286	825	58	403
Zone-4	946	728	37	181
Zone-5	297	253	28	16
Zone-6	849	410	36	403
Zone-7	270	130	15	125
Zone-8	878	333	46	499

List of private land/plots accumulation (unification) 2014-2015

Bhasundhara Residential Project	- 04
Bonosree-Aftabnagar Residential Project	- 37
Niketon Residential Project	- 02
Janata Co-operation Residential Project	- 01
Pollabi 2nd Phase Residential Project	- 03
Mollika Residential Project	- 01

Total	- 48 pcs
-------	----------

List of private land/plots division 2014-2015

Pollobi 2nd Phase Residential Project	- 01
---------------------------------------	------



Urban Architecture Section

Introduction

Architecture Section of RAJUK is an office of the Chief Town Architect under Member, Planning. It was established in 2012. as an independent Section. Under Chief Architect total number of staffs and officers are 33 nos. The purpose of this Section is to serve total Architectural work of RAJUK. The Section is involved with various projects of RAJUK such as Uttara Third Phase, Jhilmil, Purbachal etc in master plan and detail plan level. The section is also involved with RAJUK inhouse Architectural works like Rajuk office and RAJUK Zonal office, In house interior design, RAJUK staff and officers Quarter. Architecture Section is also employed with the design of urban facilities in RAJUK Project such as mosque, gate, park, school, petrol pump, bus stopage etc.

Completed and on going Project

1. Primary layout design of Uttara Apartment Project.
2. Revised layout plan of Jhilmil Residential Project.
3. Design of Apartment Project at Hatirjhil.
4. Design of market and mosque at Baridhara J Block.
5. Primary Design of Apartment Project at Gulshan road 115 & 50.
6. Design of mosque beside Sonargaon Janapath, Uttara 3rd Phase.
7. Preparing of layout plans for individual plot allottee of Purbachal Project.
8. Preparing of layout plans for individual plot allottee of Uttara 3rd phase Project.
9. Preparing of layout plans for individual plot allottee of Hatirjhil Project.
10. Preparing of Revised part layout plan of Gulshan, Banani, Baridhara Project.
11. Design of graveyard, mosque and park at Uttara sector 14.
12. Design of Rajuk Central Park at Gulshan.
13. Site office design of Uttara, Purbachal Project.
14. Interior design of accounts section & building section of Rajuk
15. Revised layout of Madani avenue extension.
16. Interior design of Seminar & training room at 5th Floor Annex Building Rajuk.
17. Design of Rajuk Green Building at Mahakhali.
18. Design of mechanical shed at Mahakhali.



Future/ Up coming works:

1. Krul Flyover:

- a) Landscaping under the Flyover
- b) Sitting, Leveling, Lighting.

2. Nikunja (south):

- a) Mosque (Prototype)
- b) Entry Gate
- c) Park Landscaping
- d) Lake Side Developments

3. Jhilmil:

- a) Mosque (Prototype)
- b) School (Primary & High)
- c) Petrol Pump
- d) Bus Stopage with Shop
- e) Corner Landscaping

4. Uttara 3rd Phase :

- a) Cental Plaza
- b) Rajuk Office (Admin & Site)
- c) Mosque (Prototype)
- e) School (Prototype)

5. Purbachal New Town :

- a) Apartment





Computerization and Management information System (MIS) Section

Introduction

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

Scope of work

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

Completed Project

Computerization and Management information System (MIS) in RAJUK

Project Brief

- Project Period : July 2007- June 2015
- Project Approval : 23 October, 2008
- Project Cost : 1476.69 Lac
- Source of Fund : RAJUK's own fund



Web Enabled Plot based Land Record Management System for different Township/Housing Project (WPLRS)

Features

- Software Development
- Map Scanning and Digitization for Gulshan, Banani, Baridhara, Uttara and Purbachal New Town
- Data retrieval/collection forms: 1,40,000 nos of plots
- Each form containing 54 field/attributes
- Photo scanning of allottee
- Data Entry of plots of Gulshan, Banani, Baridhara, Uttara and Purbachal New Town Model.

Benefits

- View the housing maps, plot location, plot and road details
- Search and generate report on owner's detail with photo, information of allotment Change, possession, payment, lease, transfer, mutation, number of flats, flat owner, DCR info etc.
- View and Print GIS map layers of different Housing Estates.

Web portal Development and Maintenance

Features

- RS Mouza wise DAP Information
- Building Plan Approval Information
- Approved Private Housing Project Information
- Registered Private Land Developer Information
- Download Forms, Plot lottery result, tender notice etc.

❑ Operating System: Oracle Database & Antivirus

Benefits:

- Enhance Database Security, Data Integrity and management etc.

Digital Archiving and Data entry (1st Phase)

- Files of Plot(s)/Flat(s) of Uttara, Nikunjo and Purbachal New Town (Approx.) 24000 Files , 28 Lac Pages

Benefits:

- Searching of files by plot no, road no, Sector/Block, Name etc.
- Easy retrieval of files
- View archived pages
- Print archived Pages



Digital Archiving and Data entry (2nd Phase)

- Files and Maps of Town Planning and Authorized Sections
- Around 20 Lac Pages, 20000 Maps/Layout Plan

Modification of Accounts management System

- Web Based Money Receipt System
- Fixed Asset Management System

Legal Affairs System

- Provide report on specific case, present status of the case, information of appointed lawyer and count information, hearing date, arbitration, writ and SF information etc.
- Generating dynamic report against different selected features of different legal issue.
- Viewing details report against different customized query.

Estate Management System

- Citizen can apply online for Plot/Flat Applications.
- Refund warrant will be automatically sent to Clients.
- Increase efficiency and customer satisfaction
- Dynamic search facility for Plot owner related any information.



Photo: Data Centre of RAJUK



On-going Projects

Customized Software Development for Construction Permit

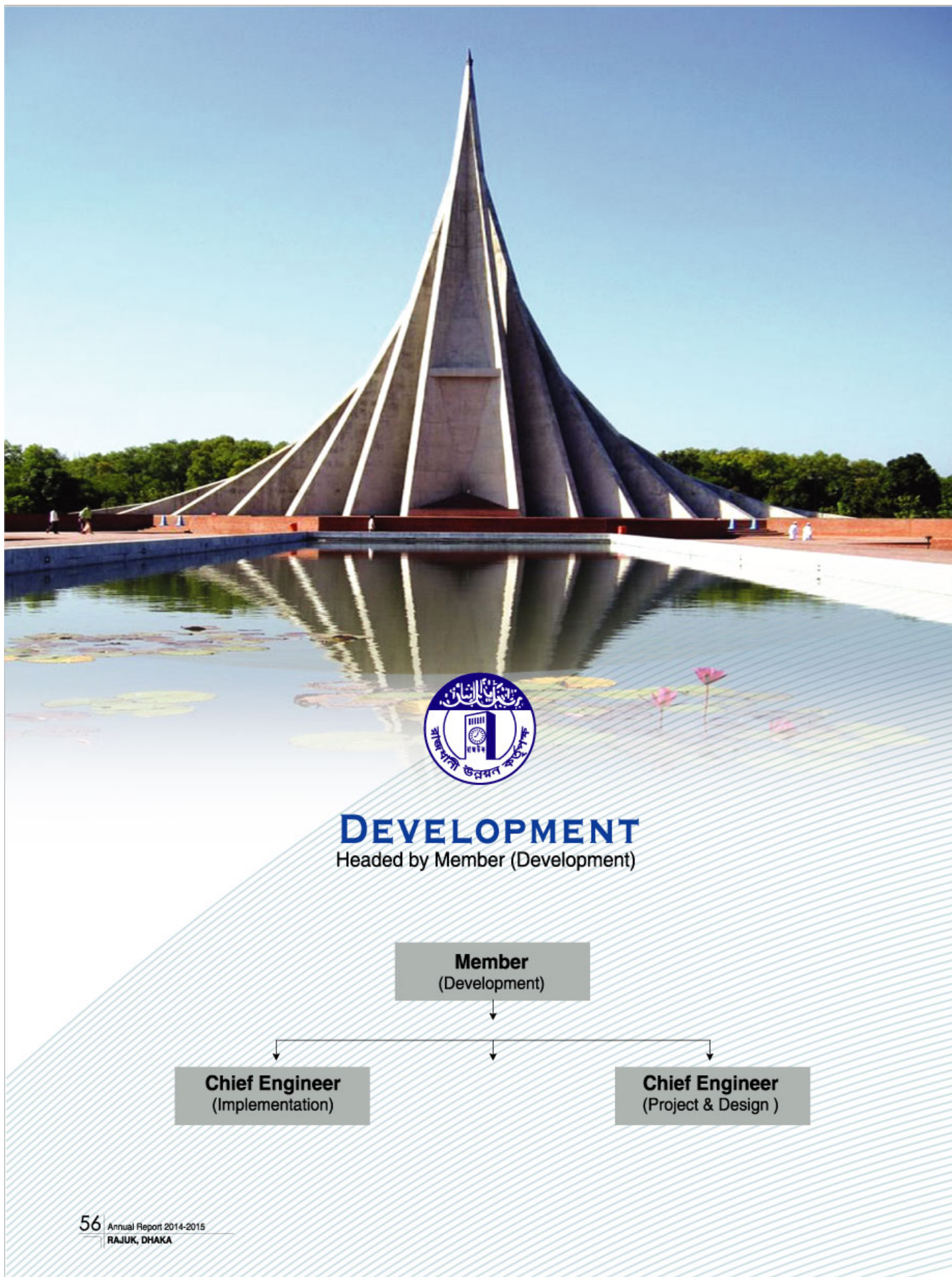
Scope of Work

Issuing online based:

- ☐ Land Use Clearance
- ☐ Building Plan Approval/Renewal/Rejection/Request for resubmission of applications including Large and Specialized Projects.
- ☐ Occupancy Certificate
- ☐ Inspection and Reporting of Development Control process

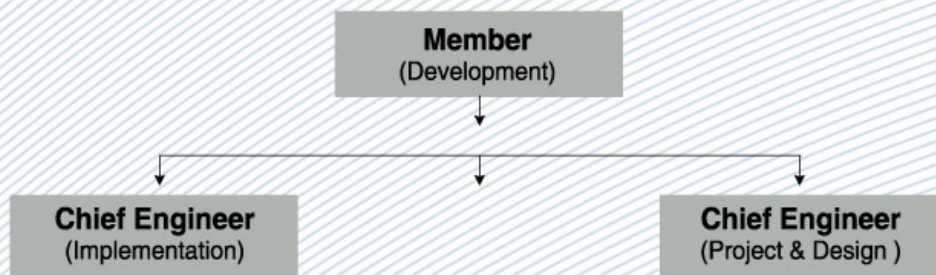
Features

- ☐ Ability to allow design and building professionals to apply online for construction permissions and occupancy permits and upload the required design documents;
- ☐ Ability to allow design and building professionals to apply online for land use clearance and upload the required design documents;
- ☐ Workflow Management capability to allow applications to be routed to the various departments of construction permit authority and other outside agencies must vet the development proposals and building designs;
- ☐ Document Management capability to handle and eventually archive blueprints and others related documents.
- ☐ Ability to support field inspections of building sites, including ability for inspectors to submit and store reports using smart-phones or web browser;
- ☐ Ability to communicate with/notify applications via SMS or e-mail– either to obtain additional information, provide status updates or advise on approval.



DEVELOPMENT

Headed by Member (Development)



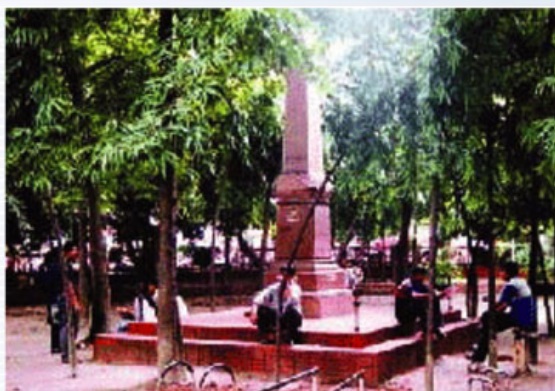
Development Section

Introduction

Development wing is one of the important sections of this organization. It looks after the implementation of development 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 the section is given below:

Scope of Work

- Preparation of DPP/RDPP and detailed estimates for construction and development of works and projects.
- Invitation of tenders and process of contracts.
- Supervision of work of contractors and preparation of evaluation reports
- Procurement, operation and maintenance of transport for RAJUK
- Provide necessary infrastructures and utility facilities to RAJUK projects.
- Develop necessary residential, commercial, industrial estate, shopping complex, road, fly-over pass, park, lake as per Master plan/DMDP/DAP.
- Prepare project profiles (PP) and processes the same for approval by the Government.
- Carry out other schemes instructed/recommendation 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 though khilkhat near International Air Port. The total area of this project is 6150 acres of which approximately 4500 acres are in Rupganj Upazila under Narayanganj district, approximately 1500 acres are in Kaligonj Upazila under Gazipur district and around 150 acres are in Dhaka district. The project consists of 30 sectors of which 23 sectors are situated in Rupgonj Upazilla and 7 sectors are in Kaligonj Upazila.

Cost of the Project is 778214.57 crore and it is funded by RAJUK.

Purbachol

Background

RAJUK initiated to implement Purbachal New Town project since 1995-96 to develop a new city in the northeast of Dhaka. Which is traversed by the river Balu at the West and Shitalakkhaya at the East . At the 1st phase land of Rupgonj 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 Kaligonj Upazila of gazipur district was taken in the year 2010. At present land development works, 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 other infrastructures of the project. The land use plan of the project has been finalized and there are 30 sectors and plots in the project has already allotted to the various sections of population, as per an approved policy. There are also provision for high rise apartment constructions in the project area. The project is being implemented from RAJUK own fund.

Project Cost: Original Tk. 3,31,174.50 lac
Revised Tk 7,78,214.57 lac

Major information of the project:

Date of project approval: Original PP 22.02.2005
RDPP: 14.09.2010

Implementation period: Original 1995-2010
Revised 1995-2015



- 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 : 473 Nos
- c) Commercial Plot : 1,033 Nos
- d) Institutional Plot : 423 Nos
- e) Diplomatic Plot : 63 Nos

Land Use Plan

Proposed Land Use	Land Reserved (%)	International Standard%
Administrative, Commercial, industrial, diplomatic & institutional	7.11	5-10
Residential	38.60	35-40
Road & pedestrian	26.15	25
Forest, Eco-park & green belt	6.42	5-6
Sports facilities & physical infrastructure	4.78	2-3
Lake & Canal	7-60	5-6
Health, Education, Social infrastructure, utility & others	9.36	5-10

Development : upto date progress of major works

1	Land development Earth filling Earth cutting Earth carrying	: : : :	374.29 lac 60.91 lac 13.50 lac	Land development of 1500 acre land is completed; land development of rest area is ongoing.
2	Lake/canal development Lake development Canal development	: : :	4,63,781sqm 14,65,711sqm	Detail design & estimate preparation of lake & canal is ongoing
3	Internal road	:	319.28 km	More than 100 km road completed. construction construction Almost 100 km road is under construction
4	Purbachal link road construction	:	13.33 km	Construction of bridge over balu bridge has been completed and inaugurated at August/2013. Bridge & underpass construction work have been completed. Road construction work is ongoing.
5	Kuril flyover Construction	:	3.1 km	Completed
6	Surface drain & cross drain	:	319.28 km	Almost 100 km drain is under construction



7	Central island	:	319.28km	
8	Footpath Construction	:	305.22km	
9	Boundary pillar	:	2500 Nos	Boundary pillar installation at Rupganj part is completed.
10	Plot pillar	:	7500 Nos	plot pillar installation is ongoing
11	Bridge construction	:	62 Nos	14 Nos of Bridge construction work is ongoing
12	Grade separator	:	03 Nos	
13	Underpass	:	09 Nos	
14	Sluice gate	:	07 Nos	
15	River bank protective work	:	5.2 km	1.19 km protective work at Shitalakkhya river and 1.8 km protective work at Balu river is completed.
16	Plantation	:	2,00,000 Nos	
17	Office construction			
	Main site office -1 no.	:	402.23 sqm	completed
	site office-03 Nos	:	2007-45 sqm	1 site office completed
	Laboratory -1 Nos	:	669.15 sqm	
	Police barrack-3 Nos	:	2007.45 sqm	
18	Stuff quarter	:	3903.34 sqm	
19	Mosque-5 Nos.	:	1152.42 sqm	
20	School-5 Nos	:	6691.50 sqm	
21	Street Light	:	319.28 km	
22	Electrification	:		Electrification shall be done by DESCO. Electric pole installation at sector # 01,04,05,11 & 17 is completed.
23	Water supply, drainage & sewerage system installation	:		Water supply, drainage & sewerage system installation shall be done by WASA.
24	Cas Network	:		Gas distribution network shall be installed by TGTDCCL.

Handing over of Plots

Handing over of residential plots at sector # 4,5,11,13 & 17 have been completed. Handing over of residential plots at sector # 3 & 9 are ongoing.

Utility Facility

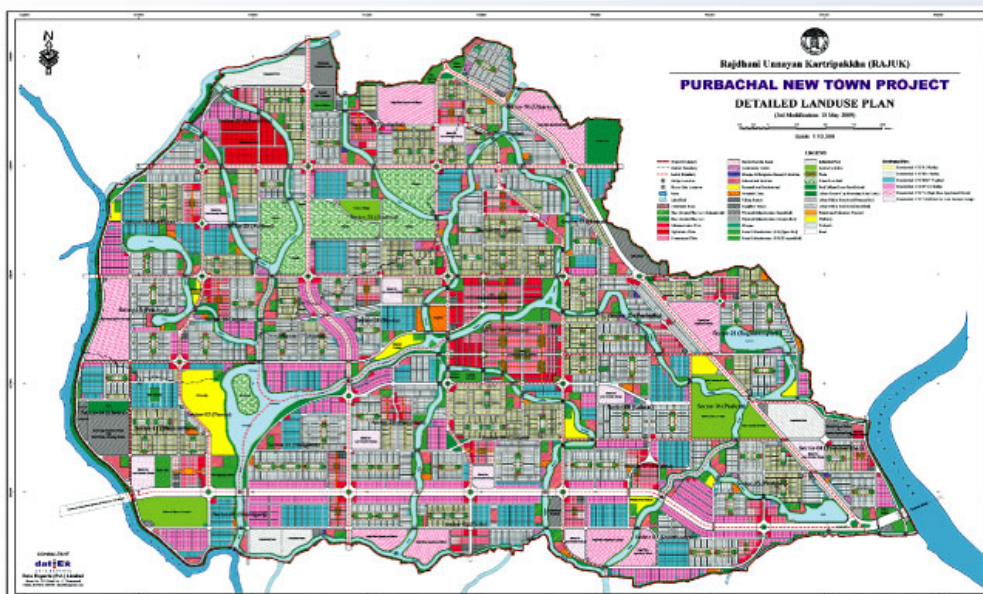
Electrification: Necessary funds for electrification works and lands for various establishments have been placed/allocated to the DESCO and PGCB, and now they are working at site. Already street light poles installed at various sector by the roads sides. Construction of sub-station has also undertaken.

Gas Supply

Necessary funds for acquisition of land and for construction of main gas line have been placed to the Titas Gas transmission and distribution Co Ltd.

Water supply & sewerage

Purbachol Town being located outside the DWASA jurisdiction, DWASA is yet to decide whether they will be involve or not with the water supply and sewerage in the project. But RAJUK took an initiative for providing the service through PPP arrangement.



Layout of purbachal New Town Project (above)
Ongoing construction work at Purbachal (below)



Jhilmil Residential Project

Introduction

To ensure housing for the growing number of inhabitants of Dhaka city and to ensure the southern expansion of the metropolis, Rajdhani Unnayan Kartripakkha (RAJUK) developed a housing scheme in Keraniganj thana (police station) along the Dhaka-Mawa Highway 2 kilometers west of the China-Bangladesh Friendship Bridge. The project was passed on 24/05/1998 at an ECNEC meeting with a proposed budget of 136.17 Crore Taka. Considering the increased of land, civil works and other factors the cost of the project increased the placed at an inter-ministerial meeting on 09/12/2004 for consideration. Later, at the initiative of the Honorable Minister of Housing and Public Works the proposed cost of the project was further escalated to 335.73 Crore Taka for the period 1997-98 to 2006-07. The fund was to be made available from RAJUK's own resources. The Jhilmil (Amended) project was finally approved on 19/04/2005. On 27/04/2005 the administrative order of the project was passed. According to the approved PP the project area would be 381.19 acres. Under the project 1774 residential plots, 20 commercial plots and land for construction of 10,944 flats of different sizes have been retained. Space for building civic amenities has been also kept there. The project duration time is approved upto December 2016.

Background of the Project

The project is located in the southwest of Dhaka city across the Burigonga River at Keraniganj area along the Dhaka Mawa Highway Road. It was mainly designed for housing of growing middle and lower income group. The total area of this project is 381.19 acres. The consulting firm BETS DDC Ltd. has been assigned for the preparation of detailed land use plan and design of other infrastructures of the project. The land use plan of the project has been finalized and plots have already allocated to different income groups accordingly. There are also provisions for high rise apartment constructions in the project area. The project is being implemented from RAJUK own fund.

Project Cost : Original Tk 13617.10 lac
Revised Tk 33573.07 lac (revised on 2005)

Development : Upto date progress

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

Lake development:

There is provision of 815 meter length & 64 meter width lake in this project. Excavation of lake has already completed.

Overall Progress:

The overall physical progress of the project is 82% & already expanded cost Tk. 276.83 crore up to November 2016.

Handing-over of plots : The plots allocated to different income groups are being handed over gradually.

Utility Facilities:

Electrification : Necessary funds for electrification works and lands for various establishments have been placed/allocated to the REB as seed money. Now they are working at site the existing 04 (four) nos 33KVA transmission lines are shifting in according to approval layout plan. The electricity will be provided by REB and it is under process.

Gas supply:

Jhilmil project area being outside the Titas Gas T & D Authority. It is yet to decided how to supply the gas will be provided. But it will be LP gas System.

Water supply & sewerage :

Jhilmil township being located outside the DWASA jurisdiction DWASA is yet to decide whether they will be involved or not with the water supply and sewerage in the project. But mean while Rajuk took an initiative for providing the services through PPP arrangement.



Current development work (left) and layout plan of Jhilmil Residential project (right)



Uttara Model Town (3rd Phase)

Background

The Project is located in the northwest of Dhaka. The total area of this project is 2008.0883 acres. Initially RAJUK planners & architects prepared the land use plan of the project, which was later updated by a consulting firm DPM-SCPL and BRTC BUET, there are 4 sectors named as 15, 16, 17 & 18. Plots in the project have already been allocated to the various sections of populations as per an approved allotment policy. There are provisions for high rise apartment construction in sector 18 and the project is being implemented from RAJUK's own fund.

Project Cost: Original Tk 204408.11 lac
Revised Tk 234021.52 lac (revised on 2006)

Plots Arrangement:

Residential Plots : 6845 Nos of 3 (three) khata and 1450 no of 5 (five) khata plots
Commercials 550 Nos.

Development : upto date Progress

(a) Road & Land Development

Land development is almost completed in sector-15 and in sector-16 it is 80% and in sector-17 about 70% completed. In sector-15 internal road construction works is almost completed upto macadam and the carpeting work is in progress. In sector-16 about 70% road work (upto macadam) completed and carpeting work is started. In sector-17 about 40% of road work completed in sector -17. Road construction also completed in sector-18, Where high rise apartment construction has started.

(b) Internal Bridge Construction:

In the approved RDPP, there are provision of construction of 12 no of bridge over the lakes. Tender has already been floated for the bridges. But the construction of 7 bridges could not be continued by the constructors and their contract have been canceled. Now altogether 8 no. of bridge are under construction and tender has been completed for the remaining 4 bridges.

(c) Lake Development:

There are provisions of 9.00 km lake in this project. For development of lake and for protecting the lake slope by concrete block, the work is sub divided into 12 groups and engaged contractor accordingly. The lake development work is in progress now.

Overall progress:

Overall physical progress of the project is about 60% of total allotted plots 8113 nos.

Handing over of plots

The plots allocated at various sector are already handed over about 4000 Nos and need about 2000 plots would be handed over with December, 2015.

Utility Facilities:

(a) Internal electrification

Internal electrification work is undertaken by the Dhaka electric supply company (DESCO) as deposit work. DESCO authority has already started the works.

(b) Internal water supply

Dhaka WASA has already initiated works of water line network in the project and initially water will be supplied form 17 deep tube well.

(c) Gas Connection

Gas Connection works is not yet approved by the Titas gas T&D company as because of gas embargoes to extend gas line in the area.



On going works of Uttara 3rd phase



Part layout of Uttara 3rd phase



Uttara Apartment Project

Background of Project:

Dhaka Metropolitan city has now been turned into the busiest densely populated city. Large numbers of people reside permanently in Dhaka city for service, business and other purposes. The dwelling places required for this large number 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 in a great extent by developing Flats/Apartments as a permanent residence. Focusing the need of housing for lower and middle income group of people, government has decided to establish planned housing by constructing multi-storied building.

This Project has been accepted categorically by ECNEC under Uttara (3rd Phase) Project, RAJUK on 25th April, 2000. In line with the categorical acceptance a DPP for Construction of around 22000 apartments for middle and lower 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 (Presided by the Secretary, MOH&PW). Hon'ble Prime Minister has laid Foundation Stone of the Project on 21st April, 2010. DPP of the Project has submitted to Planning Commission on 26th January, 2011. DPP has been reviewed in accordance with the recommendations of the Parliamentary Standing Committee and the same has been resubmitted to Planning Commission on 28th April, 2011 by MOH&PW. DPP has been approved on 10th October, 2011.

Location of the Project:

'Uttara Apartment Project' is situated at sector 18 of Uttara (3rd Phrase) Project covering Block 'A', 'B' & 'C'. The main approach will be from Ashulia Flood protection Embankment Road and Sonagaon Jonopath of Uttara Model Town.

Project Duration: Nov/2011 to June/2016.

Project Cost: Taka 903071.87 lacs

Project Overview: Taka 903071.87 lacs

It is the ever largest Planned Apartment Project in the country having 214.44 acres of land at Uttara (3rd Phrase) Project, Sector-18, Uttara, Dhaka for Low and Middle Income group of people. Approximately 240 no. 16 storied Apartment Building including one basement floor comprising about 20,160 no flats were supposed to be constructed. The statistics of building and flats as per approved DPP are as follows:

Type	Net Area	No. of Building	Unit Per floor	Total Flats	Parking (Approx.)
Block 'A'	1250sft	79	6	6636	100%
Block 'B'	1050sft	86	6	7224	60%
Block 'C'	850sft	75	6	6300	60%
Total		240		20,160	



Project Facilities:

Building coverage area is 45% of the project area and rest 55% area is open. There are one primary school, one high school, one mosque, one community centre and neighborhood shops in every block. There are play grounds for children of the community in each block as well as green space. Sewerage treatment plant (STP) is also provided in the underground for beautification of the project.

1st Revision of the project:

For some land constrained at site, the Master Plan (Layout Plan) of the project is required to revise. Then Revised Layout Plan of Block 'A' Uttara Apartment Project has been prepared by Department of Architecture (DOA). It has become remarkable changes in the number of buildings and their locations as well as number of flats. The statistics are as follows:

Type	Net Area	No. of Building	Unit Per floor	Total Flats
Block 'A'	1250 sft	79	6 nos.	6636
Block 'B'	1050 sft	72	6 nos.	6048
Block 'C'	850 sft	72	6 nos.	6608
Total		223		18,732

2nd Revision of the project:

The layout plan of Block-A may require to be revised keeping the building places and numbers unchanged because of possibility of increasing land area. Besides this, construction of net 1250 sft flat at Block-B and net 1050 sft flat at Block-C instead of 1050 sft and 850 sft flat respectively may be implemented. It has not been finalized yet, but still it is under consideration. If it is so, then the numbers of flats at Block-B and Block-C will be again changed. Approximate statistics are as follows:

Type	Net Area	Gross Area	No. of Building	Unit Per floor	Total Flats
Block 'A'	1275sft	1654sft	79	6no	6636
Block 'B'	1250sft	As per design	52	6no	4368
Block 'C'	1050sft	As per design	48	6no	4032
Total			179		15,036



Development:

Construction work of 1276 sft net area flats is going on full swing in 'A' Block. In the meantime R.C.C framework of 10 nos 16 storied building (including one basement) has been completed and brick wall, plaster work, grill and door frames fitting including finishing works are going on simultaneously. Around 1,000 units will have been got ready within one year. These flats will be started handing over to the allottees by next December/2016.

In 'A' Block more than 4,500 units have already been given allotment to different categories of people. Application has been asked for rest 2,500 units of flats in Block-A. On the other hand, construction work of 8,400 nos flats in 100 nos 16-storied building in Block-B and Block-C is almost in final stage on G to G basis with Government of Malaysia.

Physical Progress:

Some physical progress scenario in the field level.



RCC framing structure completed at Block-A



RCC framing works going on



Uttara (3rd phase) Apartment Project



Floor slab casting at 14th level



Pre-cast Pile driving works going on



Completed framing structure



Slab casting going on at Ground Floor level



Retaining wall casting going on



Slab casting going on at Ground Floor level



Column rebar fabrication works



Concrete mixing plant



Uttara (3rd phase) Appartment Project



Roof casting at 9th level



Slab casting at 8th Level



Part view of Block -A



Slab casting at 15th level



Slab casting at 12th level

Integrated Development Hatirjheel Begunbari Khal Area

Background

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

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

Objectives of the Project

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





Executing agency:

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

Total Project Area.

SI	Name	Acre
01	Private land	139.9693
02	Khas & court of WARDS land	79.9797
03	Previous acquired land (RAJUK, Bangladesh Railway , DWASA, RHD)	79.8943
04	Mosque, connecting Road-3.3731 2nos grade separated U-Loop 8.5733	11.9464
		311.79 acre

Project Cost

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

Major components of Works

a) RAJUK (part)

- i) Acquisition of land 311.74 acre
- ii) Land excavation 1000772.64 m³
- iii) Sludge Removal 1986127.72 m³
- iv) Site Protection 394000 m
- v) U-loop 2 x 430 m
- vi) Management unit building (Foundation 15 floor and construction upto 3rd floor)

b) LGED (part)

- i) Construction of Road (Service way-8.80 km) (express way-8.00 km)
- ii) Construction of bridge 04 nos 477.25 m
- iii) Viaduct 03 nos 260 m
- iv) Overpass 04 nos 400 m
- v) Construction of foot path 8.80 km
- vi) Construction of walkway -9.80 km
- vii) Land scaping park & street furniture

- viii) Bus stop, water taxi terminal, foot bridge over road/lake public toilet, police box, pump house, amphitheater etc.

c) DWASA (part)

- | | |
|---------------------------------|----------|
| i) Main diversion sewer | 10.40 km |
| ii) Local diversion sewer | 7.70 km |
| iii) Special diversion sewer | 11 nos |
| iv) Interim pumping system | |
| v) Water supply (Deep tubewell) | 04 nos |

Over all progress: Progress is 92%

Development of both side of hatirjheel project:

In Detailed Area Plan (DAP) of RAJUK the Hatirjheel area is shown as urban residential zone. In order to develop the areas in conformity with the hatirjheel project as well as in the high of growing tendency, RAJUK has engaged a consulting firm for more detailing of spatial plan, traffic management, architectural standards & design at a depth of approximately 300 meter either side of boundary line.

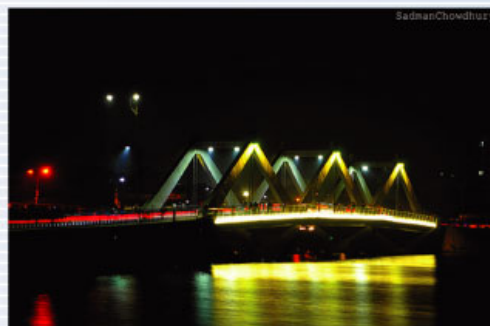
Project implementation by

1. Rajdhani Unnyan Kartipakkha (RAJUK), is the lead organization
2. Local Government and Engineering Department is the associate organization
3. Dhaka Wasa is the associate organization and
4. The Special Works Organization (SWO) of Bangladesh Army, is the associate organization,

Dredging, park construction, plantation, lighting, road marking, bus stop, night taxi-stand, foot over bridge over lake, Police box and other urban facilities are under construction.



Completed bridges of Hatirjheel area



Night view of Hatirjheel



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, 2013. Recently project tenure extended upto June/2016. A RDPP has been submitted for approval.

Project related information:

Agency	: Rajdhani Unnayan Kartripakkha (RAJUK)
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	: Original Tk. 41,025.52 Lac ● GOB – Tk. 31463.08 Lac (76.69%) ● RAJUK – Tk. 9562.44 Lac (23.31%)
Date of Project approval	: DPP: 06-07-2010
Source of fund	: GOB & RAJUK's own fund.
Project period	: July/2010 – June/2016



Walk way of Gulshan lake

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
Total	298.15	1206578.88	100	

Present Status

- Master plan of Lake development work has been prepared.
- RDPP has been processed for approval.
- Land acquisition process stopped for 13 no.s of case at High Court.
- 2 km of driveway construction with slope protection are ongoing from Hatirjheel to Shahjadpur at the East of the Gulshan-Baridhara Lake.
- 1 lot of walkway construction with slope protection is ongoing.
- Lake excavation work of 2 lots will start by June/2015.
- Lake excavation work of 2 lots has been processed for approval to the ministry.
- Electrification (Street Light) work is going on from Hatirjheel to Shahjanpur at the East of the Gulshan-Baridhara Lake.



Current scenarion (left) and proposed developmet (right)



Completed Project

Madani Avenue Extension Project

Background

Extension of Madani Avenue project starts from Progoti Sarani Intersection and end at Balu River. This road is included in the Dhaka Metropolitan Development Plan (DMDP) 1995-2015 as Major Road '5' and also in Detailed Area Plan (DAP). DPP of the project approved on 04.05.2010 and RDPP approved on 18.11.2011 by ECNEC. The consulting firm "SARM-EPC JV" was engaged for Detailed Design, Drawing and Supervision of this project. The construction firm "M/S. National Civil Engineers Ltd." was engaged for development work of this project. The right of way of this road is 100ft and Length is 6.18 Km. Along this road 04 no of bridges have been constructed over the existing Khal. The project completed on June/2015.

Objective of the Project

- a) To reduce the heavy traffic congestion of Dhaka City.
- b) To facilitate the East-West traffic movement.
- c) To make an easy connecting road up to Eastern By-Pass road.
- d) To upgrade the living and environmental condition.
- e) To improve economic activities of the people of the surrounding area.

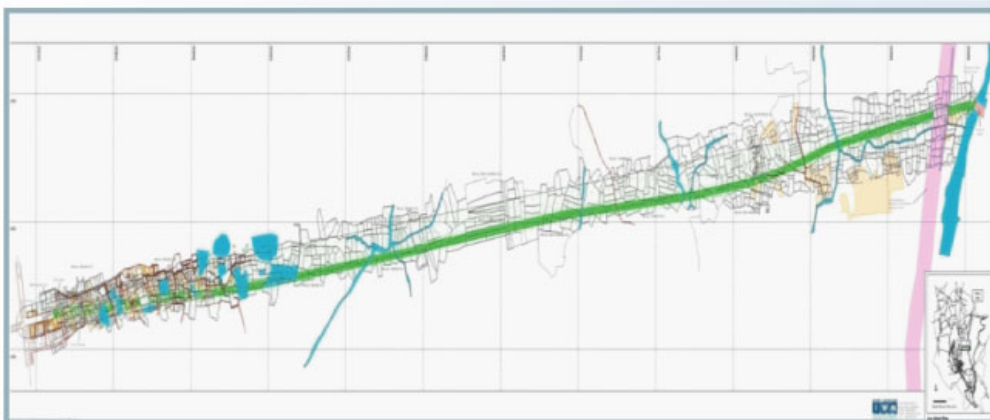
RDPP Cost and Actual Expenditure

Approved RDPP cost of the project	: Tk. 42159.57 Lac.
Actual Expenditure of the Project	: Tk. 41,914.16 Lac.
Project cost saving	: Tk. 245.41 Lac.

Major Items

- Land Acquisition: 46.028 acre
- Land Development: Filling-643448.14 cum,
- Road Construction: 100' wide, 6.184 km length.
- From Progoti Sarani to first 1.50 km
 - 6 lane road
 - Central Island (3.00 m)
 - Both sides footpath and green belt (3.00 m)

- Rest 4.684 km
 - 02 lane
- Bridge Construction: 04 no bridge
 - (bridge no.-1: 90 m, bridge no.-2: 60 m and bridge no.-3 &4: 30.00 m)
- Installation of RCC pipe drain at both side of the road up to 2235m.
- Arboriculture: 2741no.
- Electrification up to 1.50 km



Alignment of Madani Avenue Extension Road



Constructed bridge in Madani Avenue



Proposed Projects of RAJUK For Up Coming Fiscal Year

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



Proposed Uttara Apartment Block

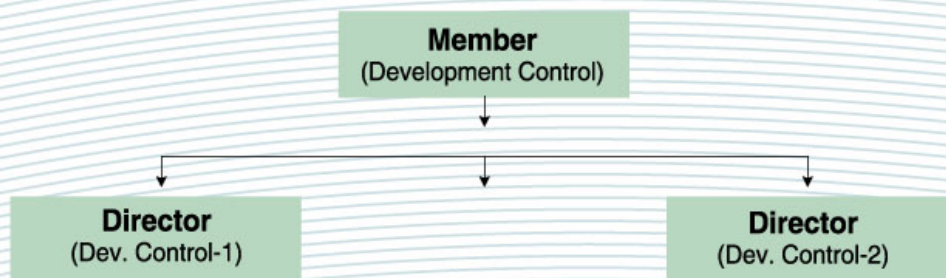


Proposed Shantinagar-Jhilmil Flyover



DEVELOPMENT CONTROL

Headed by Member (Development Control)





Development Control Section

Introduction

After the approval of new organogram of RAJUK, a separate development control wing has been set up under Member, Development Control. The whole RAJUK area of 1528 sq. kilometer has been divided into 8 zones and 24 sub zones for development control. One Authorize officer is working in each sub zone under a Zonal Director in each zone.



Information of Development control in the 2014-2015:

Following is a summary of zonal activities during July, 2014 to June, 2015:

Name of Zone	Plan Received	Plan Approved	Plan Rejected
Zone-1	45	44	1
Zone-2	644	632	12
Zone-3	736	905	31
Zone-4	725	698	27
Zone-5	466	456	10
Zone-6	732	712	20
Zone-7	158	151	7
Zone-8	251	239	12



Scope of work

1. Development Control wing of RAJUK is entrusted to regulate building construction activities, enactment of rules and regulations, subsequent revision and amendment of the rules and regulations regarding building construction
2. The wing is authorized to approve building construction plans as per instruction mentioned in Greater Dhaka Building (Construction, Development, Preservation and Demolition) Rules, 2008 and as per Land use clearance given by the Town planning/Estate wing of RAJUK.
3. Demolition/Removal of unauthorized structure and deviated portion of authorized structure through mobile court and eviction activities.
4. Registration of developer companies as per 'Real Estate Development and Management Act, 2010' and subsequent Real Estate Development and Management Rules, 2011'
5. Issuing notice to the building owners for unauthorized and deviated construction works.
6. Giving clearance of Large and Special Projects.
7. Preparation of Agenda for Nagar Unnayan Committee headed by Secretary, Ministry of Housing and public works.
8. To provide official secretarial services to the RAJUK Appellate Sub Committee headed by Chairman, RAJUK.

Legislative framework to operate Development Control activities are:

- i) Building Construction Act, 1952
- ii) The Town Improvement Act, 1953 (Amended-1991)
- iii) Greater Dhaka Building (Construction, Development, Preservation and Demolition) Rules, 2008
- iv) Real Estate Development and Management Act, 2010
- v) Real Estate Development and Management Rules, 2011
- vi) Private Housing Land Development Rules, 2004 (Amended 2012)



Approval of Building plans and other activities:

For approval of building plan within RAJUK jurisdiction. 26 separate Building Construction Committee (BC) has been formed. Each committee comprises of 5 (Five) members. Members of B. C. committee are supposed to be nominated from Public Works Department (PWD), Department of Architecture (DA), National Housing Authority (NHA) and RAJUK. Each committee is chaired by one of the member of RAJUK equivalent to Joint secretary/Additional Secretary of Government.

In 2014-2015 about 2800 building plans were received by the different B. C committee for approval and after checking about 2700 plans were approved by the B. C committee.

Lists of approved plans are given to the RAJUK web site on regular basis.

RAJUK authorized officers are regularly filing cases against the owners of unapproved and deviated buildings.

In the FY 2014-2015 about 70 illegal structures has been demolished and the activity is going on.

In 2014-2015 FY Large and Specialized project approval committee has given the clearance of 200 projects out of 240 submitted projects. The committee rejected 40 projects due to faulty information and drawings.

As per the legitimate rule mentioned in Real Estate Development and Management Act, 2010 and Real Estate Development and Management Rules, 2011. The Development Control wing has so far registered 320 Building Developer Companies. Registration of Building Developer companies is a continuous activity of the development control wing.

Current Activities:

- i) Monitoring of construction works within RAJUK jurisdiction by building inspectors and authorized officers and directors.
- ii) Sending the list of buildings inspected by RAJUK team to the Housing and Public Works Ministry on monthly basis.

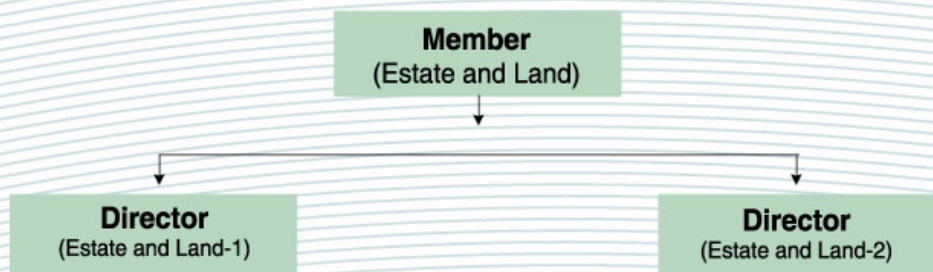


- iii) Demolition of unauthorized structure and deviated portion of authorized structure.
- iv) Mobile Court conducted for commercial use of residential buildings and for using parking space for commercial purpose.
- v) Eviction of extended portion of ramp.
- vi) Warning notice were published in different daily newspaper for public awareness regarding illegal building construction and illegal uses of car parking area.
- vii) Penalty imposed to the building owners for deviated use of building through mobile court.



ESTATE AND LAND

Headed by Member (Estate and Land)





Estate and Land Section

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



Industrial Estate

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

On Going Projects

Purbachal New Town

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

Residential Plots-24,697

- 03 Katha plots-9,722
- 05 Katha plots-10,348
- 7.5 Katha plots-2,627
- 10 Katha plots-2000
- Administrative plots-506
- Commercial plots-1,227
- Institutional plots-635
- Diplomatic plots-41



Progress 2014-2015

Plot Handover 1637

Lease deed registration 1816

Institutional plot allocation -

Land Allocation 9.531 acre for construction of police line and

20 acre for Bangladesh-China friendship exhibition centre construction

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 2014-2015

- a. Lease deed have been registered 815 in number
- b. Plots have been handed over (3 & 5 Kathas) 729
- c. Sale permission of plots have given 449
- d. Permission of mutation are accepted 334
- e. Permission of power of Attorney have been accepted 156
- f. Refunds money to 827 applicants has been given.

Uttara 1st Phase, 2nd Phase and Nikunja Residential Area

Progress 2014-2015

- a. 35 lease have been registered
- b. 36 plots have been handed over
- c. 176 mutation have been done
- d. 1012 mutation have been done
- e. 175 power of Attorney have so far been accepted
- f. 25 deposit money have been refunded
- g. 600 plots/flats mortgage permission have been given
- h. 15 application for service charge have been accepted
- i. 11 commercial plots have been allotted
- j. 20 shops also been allotted
- k. 200 approval of plan



Uttara Apartment Project

In the area of Uttara 3rd Phase, sector 18 near about 214.44 acres of land has been kept for the construction of 240 no of 16 storied buildings for low and middle income people. There are 3 categories of apartment. Category 'A' with the size of each flat 1250 sft., category 'B' is 1050 sft. and category 'C' is 850 sft. Application and allocation for 'A' Category flats have started already. The total number of flat is 6636 in block A.

Jhilmil Residential Project

Total Plots-1774

- Less than 2.5 katha plots- 11
- 2.5 Katha plots-286
- 03 Katha plots-1,024
- 04 Katha plots- 56
- 05 Katha plots-382

Progress 2014-2015

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



Pictorial presentation of activities



Honorable Minister, Honorable Secretary, Ministry of Housing & Public Works, RAJUK Chairman at MoU signing ceremony for the expansion of online services of RAJUK.



Engg. Mosharrof Hussain, M.P, Honorable Minister, Ministry of Housing & Public Works, Mr. Anisul Huq, Mayor DNCC, Mr. Md. Sayeed Khokon, Mayor DSCC, Dr. Selina Hayat Ivy, Mayor, Narayanganj City Corporation, Mr. Asadur Rahman Kiran, (Acting Mayor) Gazipur City Corporation, Honorable Secretary, Ministry of Housing & Public Works, RAJUK Chairman on the occasion of National Seminar on Draft Dhaka Structure Plan (2016-2035)



Honorable Minister Engg. Mosharrof Hossain, M.P. (Ministry of Housing and Public Works) and others visited Uttara Apartment Project.



Honorable Minister, Ministry of Housing and Public Works visiting Uttara Apartment Project and in a view exchange meeting with RAJUK officials.



Honorable Minister, Ministry of Housing and Public Works in a public hearing to ensure transparency and accountability of RAJUK



Hatirjheel Cleaning Program led by Honorable Minister Engg. Mosharrof Hossain, M.P. (Ministry of Housing and Public Works).



Mou signing ceremony to accelerate e-services of RAJUK



Press briefing of RAJUK Chairman



RAJUK Chairman at Public Hearing



Honorable Secretary, Ministry of Housing and Public Works with RAJUK officials at a view exchange meeting.



Study Tour in England and Germany. RAJUK officials in front of parliament Bhaban, Berlin



MoU signing ceremony with Japan Delegates .



Chairman and other officials of RAJUK in inauguration ceremony of recommencement of development work of Purbachal New Town Project, Gazipur part.



RAJUK Officials visiting Sembcorp Singapore Government Owned Company



RAJUK officials at University of Technology, Sydney (UTS) in a training course on Leadership and Project Management



RAJUK officials in study tour in France



Chief Town Planner attending an International seminar on "Reducing Disaster Risk in Urban Area through Land Use Management" at Metro Manila, Philippines.



Deputy Town Planner attending a workshop on "Municipal Capacity Building Program for Bangladesh" held on Seoul, Korea



RAJUK Officials at Study Tour in Germany



RAJUK Officials at Colombo City Authority



Mobile Court activities of RAJUK to identify unauthorized structures



Participation of RAJUK at Digital World Fair 2015



Mr. Imran Hussain is receiving award from Khaleda Ekram the honorable Vice Chancellor (VC) of Bangladesh University of Engineering and Technology (BUET).



On the occasion of "International Mother Language Day", 21st February 2015, RAJUK Chairman with officials on behaves of RAJUK and RAJUK Officers Association paid wreath at "Shaheed Minar".



On the occasion of Independence and National Day, RAJUK Chairman with officials paid wreath at National Martyr's Memorial.