

Subject: Lease Schedule of Mill

Gul Ahmed Jute Mills Ltd.
Kumira, Chattogram.

AREA = 38.82 Acre

LEGEND

	Building
	Telephone
	Pond
	Electric Post
	Lamp Post
	Telephone Post
	Gate
	Other Structures

ROADS

- N.C. Road
- N.C. / E.C. Road
- E. Road
- Eastern Road
- S.E. Road
- Boundary Road with Line
- Boundary Wall
- Boundary Line
- Internal Wall
- Gate
- Telephone

LEASE AREA



20-3-23

20.03.2023
(Muhammad Gousul Azam)
Project Head
Gul Ahmed Jute Mills Ltd.
Kumla, Bangladesh, Chittogram.

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Variable	Unit	Mean	SD	Min	Max
Age	years	50.0	10.0	30.0	70.0
Age ²	years	2500.0	1000.0	900.0	4900.0
Age ³	years	125000.0	50000.0	27000.0	343000.0
Age ⁴	years	6250000.0	2500000.0	810000.0	24010000.0
Age ⁵	years	312500000.0	125000000.0	24300000.0	1680700000.0
Age ⁶	years	1562500000.0	625000000.0	1216700000.0	8000000000.0
Age ⁷	years	78125000000.0	31250000000.0	60822700000.0	403500000000.0
Age ⁸	years	3906250000000.0	1562500000000.0	3051813000000.0	20014700000000.0
Age ⁹	years	195312500000000.0	78125000000000.0	152590650000000.0	1001281000000000.0
Age ¹⁰	years	9765625000000000.0	3906250000000000.0	7629532500000000.0	50125100000000000.0
Age ¹¹	years	48828125000000000.0	19531250000000000.0	38147662500000000.0	250625500000000000.0
Age ¹²	years	244140625000000000.0	97656250000000000.0	190738312500000000.0	1253902500000000000.0
Age ¹³	years	1220703125000000000.0	48828125000000000.0	953691562500000000.0	6269512500000000000.0
Age ¹⁴	years	6103515625000000000.0	244140625000000000.0	4768457812500000000.0	31347562500000000000.0
Age ¹⁵	years	30517578125000000000.0	1220703125000000000.0	23842289062500000000.0	156737812500000000000.0
Age ¹⁶	years	152587890625000000000.0	6103515625000000000.0	119211445312500000000.0	781189062500000000000.0
Age ¹⁷	years	762939453125000000000.0	3051757812500000000.0	596057226562500000000.0	3905945312500000000000.0
Age ¹⁸	years	3814697265625000000000.0	15258789062500000000.0	2980286132812500000000.0	19529726562500000000000.0
Age ¹⁹	years	19073486328125000000000.0	7629394531250000000.0	14901430664062500000000.0	97648632812500000000000.0
Age ²⁰	years	95367431640625000000000.0	38146972656250000000.0	74507153320312500000000.0	488243164062500000000000.0
Age ²¹	years	476837158203125000000000.0	19073486328125000000.0	372535766601562500000000.0	2441215820312500000000000.0
Age ²²	years	2384185791015625000000000.0	95367431640625000000.0	1872678833007812500000000.0	12206079101562500000000000.0
Age ²³	years	11920928955078125000000000.0	476837158203125000000.0	9363394165039062500000000.0	61030395507812500000000000.0
Age ²⁴	years	59604644775390625000000000.0	2384185791015625000000.0	46816970825195312500000000.0	305151977539062500000000000.0
Age ²⁵	years	298023223876953125000000000.0	11920928955078125000000.0	234084854125976562500000000.0	1525759876953125000000000000.0
Age ²⁶	years	1490116119384765625000000000.0	5960464477539062500000.0	1170424270629882812500000000.0	7628799384765625000000000000.0
Age ²⁷	years	7450580596923828125000000000.0	29802322387695312500000.0	5852121353149414062500000000.0	38143996923828125000000000000.0
Age ²⁸	years	37252902984619140625000000000.0	149011611938476562500000.0	29260606765747070312500000000.0	190719984619140625000000000000.0
Age ²⁹	years	187264514923095703125000000000.0	74505805969238281250000.0	146303033828735351562500000000.0	953599923095703125000000000000.0
Age ³⁰	years	936322574615478515625000000000.0	3725290298461914062500000.0	731515169143676757812500000000.0	4767999615478515625000000000000.0
Age ³¹	years	4			



① Drawing full scale in North & 10 ft. (Detailed Layout) are in meters.
② F.A.S. 1. Edge on Ship side from 1980. 2. In addition, according to R.W. 1980. Photographs taken. 3. 10 ft. 1. Edge on the Starboard. 2. (Military Family) taken from 1980. 3. 10 ft. 1. Edge, according to R.W. 1980. (Temporary) Remedy Work.
③ See General from 1980. 10 ft. 1. The edge is (vertical) small, small, small, of (vertical) from
Drawing from 1980. 10 ft. 1. The edge is (vertical) small, small, small, of (vertical) from
1980. 10 ft. 1. The edge is (vertical) small, small, small, of (vertical) from
1980. 10 ft. 1. The edge is (vertical) small, small, small, of (vertical) from

4314 Kuerira, Chathogram

M/W HADH. ALL TECH
HOUSE # 605, HAGANHANI
MALIBACH, DIANA
MOBILE NO. 01900021531

SUBMISSION DATE

MD MOHIN UDDIN
DIPLOMA IN SURVEY

MD. HABIB ULLAH
IP, INARCH & INT. DEB.

ENGR. BAHUL ISLAM
ENGINEER (CIVIL) E.C.

ANWER HOSSAIN
MANAGING DIRECTOR

Schedule-I
(Clause 3.1.9 of TOR)

Leasehold Land Area

Name of the Mills: **Gul Ahmed Jute Mills Ltd.**

Sl. No.	Description of Leasehold Area	Area		Taphasil Of Leasehold Area (Mouza, Khatian, Dag etc.)	Boundary of Leasehold Area
		Acres	Square feet		
1	Land Occupied by Infrastructure	8.6387	376303.274	Mouza: Masajidda,	West Side: D. T. Road, Training Center, Employees Residential Area ,
2	Vacant Land	25.7091	1119886.894	B.S Khatian No: 5.	
3	Pond/Water Reservoir	2.0847	90,809.532	B.S Dag No:	
4	Play Ground	2.3875	1,03,999.5	5425,5426,5451,5452, 5455,5471,5470,5427, 5467, 5468,5469,5464, 5466,5465,5473, 5474, 5475,5476,5477,5446, 5403,5422, 5454,5456, 5413,5421,5414,5412, 5470,5405,5419,5410, 5409,5428,5407,5408, 5417,5418,5416,5434, 5435,5436,5429,5433, 5430,5401,5432,5437, 5438,5439,5405,5407, 5403,5448,5437,5438, 5439,5453.	
Total :		38.82	1690999.20		East Side: Rail Line, South Side: Mill Area (Except Lease Area), Chowdhury Bari, North Side:Varites Dag Land.

Departmental Head (Civil)

মোহাম্মদ ইকবাল সায়মিন
প্রকৌশলী (পুর) ও
বিভাগীয় প্রধান
গুল আহমদ জুট মিলস লিমিটেড

Departmental Head (Admin)

মোঃ আবদুল হক
প্রশাসন বিভাগীয় প্রধান
গুল আহমদ জুট মিলস লিমিটেড
কুমিরা, চট্টগ্রাম

Project Head

(Muhammad Gousul Azam)
Project Head
Gul Ahmed Jute Mills Ltd.
Kumira, Shitakunda, Chittagong.

Schedule-II
(Clause 3.1.9 of TOR)

Infrastructures Within Leasehold Area

Name of the Mills: **Gul Ahmed Jute Mills Ltd.**

Sl. No.	Name	Numbers	Area (Square feet)	Remarks
01	Office Building	05	4112.00	
02	Residential Building	08	13072.356	
03	Factory Building	02	232357.752	
04	Jute Godown	09	51631.668	
05	Finnish Goods Godown	01	7431.336	
06	Workshop	01	7490.00	
07	Store	01	9586.00	
08	Medical Center	01	662.112	
09	Assorting Shed	01	5388.372	
10	Boiler House	01	2299.968	
11	Canteen	01	1703.196	
12	Workers Restroom	01	818.928	
13	Weighting Scale	01	182.952	
14	Pump House	01	121.968	
15	Overhead Water Tank	01	875.556	
16	Sub-Station (Inbuilt)	01	1437.48	
17	Generator (Inbuilt) 640 KVA, Dual Fuel Generator Engine 800HP (Including Water Cooling System, Mobile Cooling System, Air Compressor Complete)	04	1999.404	
18	Oil Tank	02	683.888	
19	Water Tank	03	161.172	
20	Ground Water Tank	01	7039.296	
21	Cooling Tower	01	152.46	
22	Founder Bobbin and Black Smith	01	5719.428	
23	Fernis Oil Tank	01	383.328	
24	Temporary Shed	01	139.392	
25	Security Post	01	91.476	
26	Shaheed Menar	01	1437.48	
27	Old Record Room	01	1102.068	
28	Kitchen	01	308.568	
29	Mosque	01	4316.796	





30	Baranda	01	1402.632	
31	Moktob	01	775.368	
32	Toilet	01	56.628	
33	Bridge Scale Room	01	143.748	
34	Crashing Machine Shed	01	1703.00	
35	Senior/Junior Officer Quarter	07	8057.00	
36	Staff Club	01	1458.498	
Total			376303.274	

26.3.23
Depart. Head (Civil)

মোহাম্মদ ইকবাল সান
প্রকৌশলী (পুর)
বিভাগীয় প্রধান
গুল আহমদ জুট মিলস লিঃ

20/6/23
Depart. Head (Admin)

মোঃ আবদুল হক
প্রশাসন বিভাগীয় প্রধান
গুল আহমদ জুট মিলস লিঃ
কুমিরা, চট্টগ্রাম

20/6/23
Depart. Head (Electrical)

দেবদুলাল মজুমদার
পুল আহমদ জুট মিলস লিঃ
কুমিরা, চট্টগ্রাম

20 03 2023
Project Head

(Muhammad Gousul Azam)
Project Head
Gul Ahmed Jute Mills Ltd.
Kumira, Shitakundo, Chattogram.

Schedule-III
(Clause 3.1.9 of TOR)

List Of Machineries

Name of the Mills: **Gul Ahmed Jute Mills Ltd.**

Sl. No.	Name	Manufacturer	year of Manufacture	year of Installation	Quantity	Remarks (Cannibalized + Repairable)
Mills/Unit No. Mill No-01, Narrow Loom.						
1	Emulsion Plant (Repisonic)	Fraser Ltd, Scotland	1963	1966	1	0+1
2	Dust Shaker	Giddings & Lewis Fraser	1963	1966	0	
3	Hotler M/C	Bangladesh	1963	1966	1	
4	Long Jute Softner	Fraser Ltd, Scotland	1962	1966	1	
5	Cutting Softner	H.S Green Wood & Sons Ltd.	1962	1966	1	0+1
6	Heard Wast Teaser Card	H.S Green Wood & Sons Ltd.	1963	1966	0	
7	Breaker Card	James Mackie	1963	1966	8	1+3
8	Finisher Card	James Mackie	1963	1966	11	2+3
9	1 st Drawing (Push Bar)	James Mackie	1962	1966	7	1+2
10	2 nd Drawing	James Mackie	1962	1966	3	
11	3 rd Drawing	James Mackie	1962	1966	5	0+2
12	Finisher Drawing	James Mackie	1962	1966	4	1+1
13	4 ¼" A. D. Spinning Frame (100 spl)	James Mackie	1964	1966	32	2+8
14	5.5" S/D spinning Frame (80 Spindle)	James Mackie	1964	1966	11	0+3
15	Twist Frame 5.5" P (80 Spindle)	James Mackie	1964	1966	0	
16	Air Compressor Machine	China	1976	1976	1	1+0
17	Roll winding M/C (12 spindle)	James Mackie	1964	1966	6	1+3
18	Cop winding M/C (72 spindle) 1 Side = 72 spindle	James F.low & Co. Ltd.	1964	1966	2	0+1
19	Cop winding M/C (60 spindle) 1 Side = 60 Spindle	James F.low & Co. Ltd.	1964	1966	2	1+0
20	Startch Mixing Plant	Manstock Engineering Ltd, England	1964	1966	1	
21	Hessian Beam (5 Cylinder)	F.L.T.M	1963	1966	1	0+1
22	Sacking Beam	F.L.T.M	1963	1966	3	1+1
23	Reeling Machine	Bangladesh	1963	1966	1	1+0
24	Narrow Loom- 37.5 RS	F.L.T.M	1963	1966	128	18+40
25	Narrow Loom- 46.5 RS	F.L.T.M	1963	1966	59	8+18
26	Narrow Loom – 52.5 RS	F.L.T.M	1963	1966	14	5+3
27	Narrow Loom- 56.5 RS	F.L.T.M	1963	1966	70	28+18
28	Damping Machine	Iorn & Vosseler	1964	1966	0	
29	Measuring Machine	Iorn & Vosseler	1965	1966	0	
30	Lapping machine	F.L.T.M	1964	1966	1	
31	Cutting Machine	F.L.T.M	1964	1966	1	0+1

32	Herackle Sewing M/C	USA, Japan, India	1965	1966	8	2+3
33	Hemming Sewing M/C	USA, Japan, India	1965	1966	6	2+2
34	Overhead Sewing M/C	F.L.T.M	1965	1966	12	3+3
35	Calender M/C	F.L.T.M Leeds	1964	1966	2	0+1
36	Hydraulic Press Machine	F.L.T.M	1964	1966	1	0+1
37	Inspection Machine	Bangladesh	1965	1966	7	
38	Overhead Crane (1.5 Ton)	SWF Munchen	1964	1966	1	
39	Frock lifter	Leian, England	1965	1966	1	0+1
40	Branding M/C	James Mackie	1965	1966	1	
41	Weighing Scale (Avery) 23 Ton	Avery	1965	1966	1	0+1
42	Avery Scale (1000 Kg)	Avery	1965	1966	1	0+1
43	Avery Scale (2000 lb)	Avery	1965	1966	1	0+1
44	Avery Scale (125 Kg)	Avery	1965	1966	1	1+0
45	Avery Scale (100 Kg)	Avery	1965	1966	1	0+1
46	Avery Scale (50 Kg)	Avery	1965	1966	1	0+1

Mills/Unit No. Mill No-02, CBC Unit, Broad Loom.

1	Emulsion Plant (Od Batch Mixture)	James Mackie	1965	1966	0	
2	Hotler M/C	Bangladesh	1965	1966	0	
3	Long Jute Softner	Fraser Ltd, Scotland	1964	1966	1	
4	Spreader	James Mackie	1964	1966	0	
5	Breaker Card	James Mackie	1963	1966	3	0+1
6	Finisher Card	James Mackie	1963	1966	3	0+1
7	1 st Drawing (Screw Gill)	James Mackie	1962	1966	2	0+1
8	2 nd Drawing	James Mackie	1962	1966	2	0+1
9	3 rd Drawing	James Mackie	1962	1966	4	1+1
10	4 ¼" A. D. Spinning Frame (100 spl)	James Mackie	1964	1966	20	2+6
11	Roll winding M/C (16 spindle)	James Mackie	1964	1966	2	0+1
12	Cop winding M/C (50 spindle)	James F. low & Co. Ltd.	1964	1966	1	
13	Startch Mixing Plant	Manstock Engineering Ltd, England	1965	1966	0	
14	Pre Beam	Leesona	1965	1966	1	
15	Dressing M/C	Herbert	1965	1966	0	
16	Mono Crane (0.5 Ton)	SWF Munchen	1965	1966	1	
17	Broad Loom 168 RS	F.L.T.M	1964	1966	49	5+13
18	Broad Loom 210 RS	F.L.T.M	1964	1966	20	3+5
19	Inspection Machine	Bangladesh	1965	1966	10	3+3
20	Rolling Up M/C	Sellers & Co (Hudders Field)	1964	1966	0	
21	Overhead Crane (2 Ton)	SWF Munchen	1964	1966	1	
22	Avery Scale (500 Kg)	Avery	1964	1966	2	1+1
23	Avery Scale (1000 Kg)	Avery	1964	1966	1	
24	RFL Digital Scale (100 Kg)	RFL	2019	2019	1	0+1
25	Precession M/C	Gul Ahmed, Bangladesh	2010	2010	10	0+10

Quality Control.

1	Digital Moisture Meter	England	2019	2019	1	0+1
2	Kett Moisture Meter	England	1965	1966	2	1+1
3	Rapid Oil Extraction Apparatus	England	1964	1966	1	0+1

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4	Photo Volt Reflector Meter	England	1964	1966	1	1+0
5	Cambridge Scale	England	1965	1966	1	0+1
6	Avery Scale	England	1964	1966	1	0+1
7	Bosch Analytical Balance	England	1964	1966	1	0+1
8	Digital Balance	England	1965	1966	2	0+2
9	Balance Quadrant	England	1965	1966	1	0+1
10	Sliver Reeling M/c	England	1964	1966	1	0+1
11	Twist Tester M/c	England	1963	1966	1	0+1
12	Digital Tachometer	England	1965	1966	1	1+0
13	Hand Tachometer	England	1964	1966	2	1+1
14	Tension Meter	England	1963	1966	1	1+0
15	Yarn Wrap Reeling M/c	England	1963	1966	1	0+1
16	Yarn Tensile Strength M/c	England	1964	1966	2	1+1
17	Fabric Strength M/c	England	1965	1966	1	0+1

Workshop.						
1	Centre Lath M/C 2'-10"	Pakistan	1964	1966	1	0+1
2	Centre Lath M/C 20'	Germany	1964	1966	1	
3	Centre Lath M/C 4'-9"	India	1964	1966	1	0+1
4	Centre Lath M/C 6'-7"	India	1964	1966	1	
5	Centre Lath M/C 4'-2"	Pakistan	1964	1966	1	0+1
6	Centre Lath M/C 6'-4"	Bangladesh	1962	1966	1	
7	Centre Lath M/C 6'-4"	Bangladesh	1962	1966	1	
8	Centre Lath M/C 8'-6"	Pakistan	1962	1966	0	
9	Centre Lath M/C 6'-11"	China	1962	1966	1	
10	Capstone Lath M/C 4'	Alfred Herbert Ltd.	1964	1966	1	1+0
11	Centre Lath M/C 4'	Pakistan	1964	1966	1	1+0
12	Centre Lath M/C 4'	Stanley Machine Tools Co. Ltd, England.	1961	1966	1	1+0
13	Wood Turning M/C 4'-8"	Workshop Made	1964	1966	1	
14	Universal Milling M/c	Germany	1964	1966	0	
15	Universal Milling M/c	China	1963	1966	1	
16	Shaper Machine 24"	England	1962	1966	0	
17	Shaper Machine 18" Beco	Pakistan	1964	1966	1	
18	Radial Drill M/c	Poland	1965	1966	1	
19	Colum Drill Machine	BECO	1965	1966	1	1+0
20	Pillar Drill Machine 1-25"	Pakistan	1964	1966	1	
21	Grinding Machine 14"	England	1962	1966	0	
22	Key Slotting M/c	China	1964	1966	1	0+1
23	Tool Grading Machine 10"	England	1963	1966	1	
24	Bench Drill M/c	China	1965	1966	2	
25	Power Saw M/c	Germany	1964	1966	1	
26	Hand Grading Machine	China	1965	1966	1	0+1
27	Table Vice	China	1964	1966	4	
28	Pin Cutting M/c	Workshop made	1965	1966	1	
29	Hand Press M/c	Workshop made	2015	2015	1	
30	Grinding Planner	England	1965	1966	1	
31	Wood Circular Saw M/c	Poland	1965	1966	1	

32	Wood Planner M/C	Poland	1965	1966	1	
33	Couplar furnace	Bangladesh	1964	1966	1	0+1
34	Crucible furnace	Bangladesh	1964	1966	1	0+1
35	T.S. Crashing Machine	India	1964	1966	1	0+1
36	Sheet Banding M/C	Bangladesh	1964	1966	1	
37	Sheet Cutting Steering M/C	Bangladesh	1964	1966	1	
38	Bobbin Turning lath M/C	Bangladesh	1965	1966	1	
39	Plastic Dice M/C	Bangladesh	2010	2010	2	
40	Blacksmith Furnace with blower	Bangladesh	1963	1966	1	0+1
41	Surface Measuring Table	Bangladesh	1963	1966	2	0+2
42	Arc Welding Set 300 Amp	Bangladesh	1964	1966	3	0+3
43	Portable Zip Crain 1/2 Ton	England	1962	1966	1	
44	Oxygen & Acetylene Gas Welding Set Without Cylinder	Bangladesh	2015	2015	0	
45	Power Cutting M/C	Bangladesh	2019	2019	1	
46	Water Pressure M/C	Bangladesh	2019	2019	1	0+1
47	Water Pump	Italy, China	2015	2015	9	0+2
48	Air Compressor Machine	Bangladesh	1965	1966	1	1+0
49	Hydrant Pump Set with Engine	England	1964	1966	1	0+1
50	Sprinkler Pump Set with Engine	England	1964	1966	1	0+1
51	Boiler with Gas Burns	Germany	1963	1966	2	0+1

Electrical Sub-station.

1	Transformer 1600 KVA	PEL, Pakistan Siemens, Germany	-	-	2	0+1
2	HT Panel Board (Including OCB 630A, CT & PT Complete)	PEL, Pakistan	-	-	1	
3	HT Panel Board (Including OCB 630A, CT & PT Complete)	Siemens, Germany	-	-	1	
4	LT Panel Board (Including ACB 3000A)	PEL, Pakistan	-	-	1	
5	LT Panel Board (Including ACB 3000A)	Siemens, Germany	-	-	1	
6	Power Factor Plant-01 (Capacity 700 KVAR)	Germany, Japan	-	-	1	
7	Power Factor Plant-02 (Capacity 450 KVAR)	Germany	-	-	1	
8	Duel Fuel Generator Engine 800HP (Including Water Cooling System, Mobile Cooling System, Air Compressor Complete)	M.A.N, Germany	-	1968, 1969	4	0+4
9	640 KVA Alternator	A.E.G, Germany	-	1968, 1969	4	0+4
10	Generator Power Receiving Board Complete	A.E.G, Germany	-	-	4	0+4
11	Manual Over Head Crane 10 Ton	Germany		1968	1	

Others (Store).						
1	Scale (50 Kg)	RFL	2009	2010	1	0+1
2	Avery Scale (100 Kg)	Avery	1964	1966	1	0+1
3	Avery Scale (500 Kg)	Avery	1964	1966	1	

Others (Medical).						
1	B.P Machine	Japan	2015	2015	2	2+0
2	Stethoscope	Japan	2015	2015	2	2+0
3	Gluco Meter	Japan	2018	2018	1	1+0
4	B.H. Infrared Thermo Meter	Japan	2020	2020	1	1+0

20.7.27
Depart. Head (Maint)

ভূপতি চাকমা
 সহকারী প্রকৌশলী (যান্ত্রিক)
 গুল আহমদ জুট মিলস লিঃ
 কুমিরা, চট্টগ্রাম।

25/6/26
Depart. Head (Electrical)
 দেবদুলাল মজুমদার
 গুল আহমদ জুট মিলস লিঃ
 কুমিরা, চট্টগ্রাম।

24.9.2026
Depart. Head (Prod.)

মোঃ রফিকুল আলম পাটোয়ারী
 ব্যবস্থাপক (উৎপাদন)
 গুল আহমদ জুট মিলস লিমিটেড
 কুমিরা, চট্টগ্রাম।

20.03.2023
Project Head

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