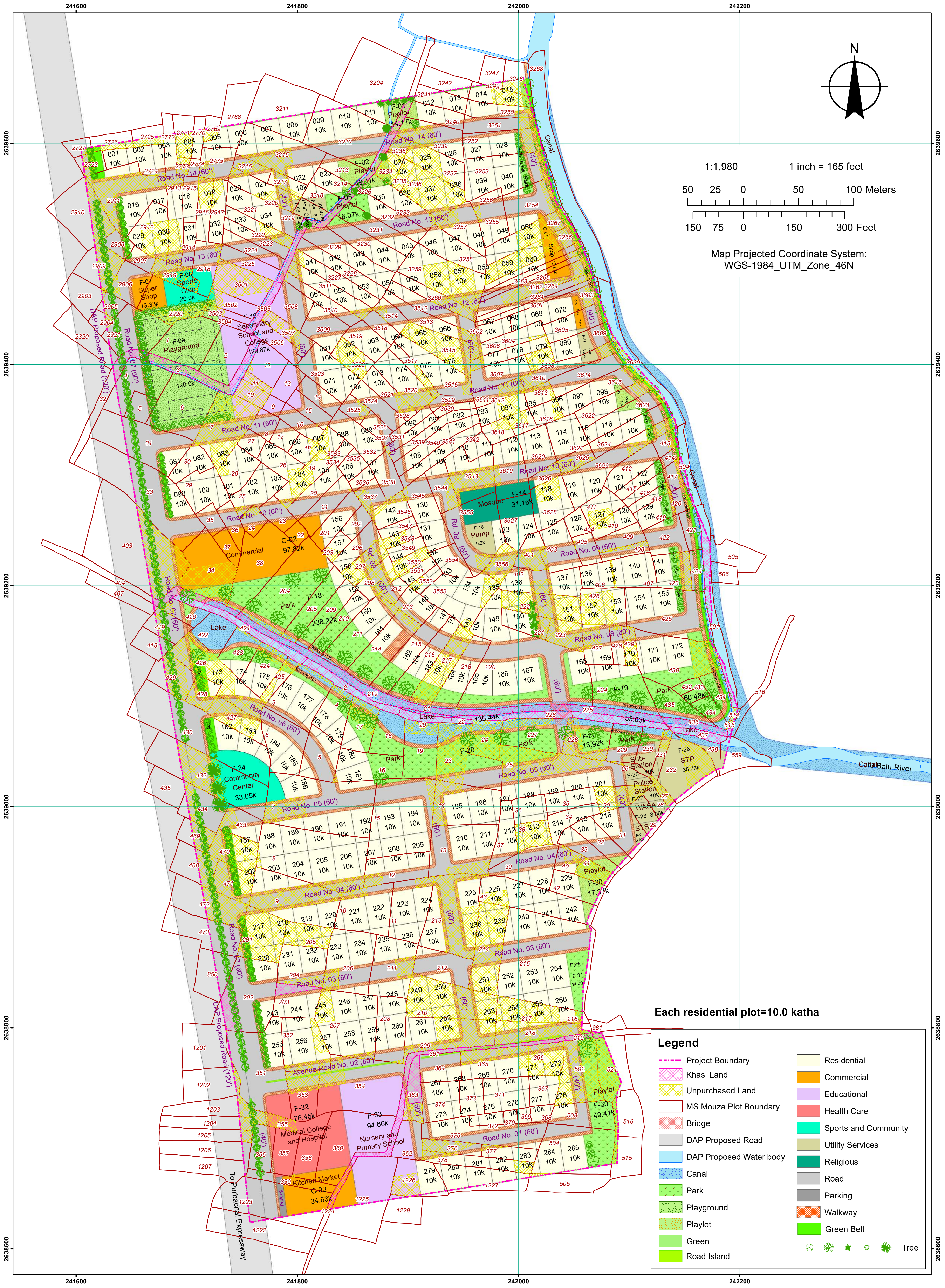
DETAILED LAYOUT PLAN OF KHILKHET ABASON PROJECT


N
241600
241800
242000
242200
2639600
2639400
2639200
2639000
2638800
2638600
Canal
Calia Balu River
Road No. 14 (60')
Road No. 13 (60')
Road No. 12 (60')
Road No. 11 (60')
Road No. 10 (60')
Road No. 09 (60')
Road No. 08 (60')
Road No. 06 (60')
Road No. 05 (60')
Road No. 04 (60')
Road No. 03 (60')
Road No. 02 (60')
Road No. 01 (60')
Avenue Road No. 02 (80')
DAP Proposed Road (150')
DAP Proposed Road (120')
To Purbachal Expressway
F-09 Playground
Sports Club
Super Shop
Secondary School and College
Commercial
Mosque
Pump
Park
Lake
Community Center
Sub Station
Police Station
WASA
Medical College and Hospital
Nursery and Primary School
Kitchen Market
Playlot
Bridge

1:1,980 1 inch = 165 feet

50 25 0 50 100 Meters

150 75 0 150 300 Feet

Map Projected Coordinate System:
WGS-1984_UTM_Zone_46N

Each residential plot=10.0 katha

Legend

Project Boundary	Residential
Khas_Land	Commercial
Unpurchased Land	Educational
MS Mouza Plot Boundary	Health Care
Bridge	Sports and Community
DAP Proposed Road	Utility Services
DAP Proposed Water body	Religious
Canal	Road
Park	Parking
Playground	Walkway
Playlot	Green Belt
Green	Tree
Road Island	

Total Project Area	104.0828	acre
Total Project Area	314.8504	bigha
Khas Land	3.2903	acre
Net Project Area	100.7934	acre
Net Project Area	304.9000	bigha
Adjusted Purchase Land	76.3843	acre
% of Purchased Land	75.78	%
Estimated Population	36000	

Unpurchased Land Schedule

Sl.	Mouza	JL No	Sheet No	District	Thana	Plot No	Plot Type	Dag Area within Project	Unpurchased Area (Acre)
1	Baothar	33	17	Dhaka	Uttara	2903	Plot	0.2287	0.0050
2	Baothar	33	16	Dhaka	Uttara	2723	Plot	0.1136	0.0465
3	Baothar	33	16	Dhaka	Uttara	2724	Plot	0.2784	0.0042
140	Mastul	4	2	Dhaka	Gulshan	207	Plot	0.7288	0.0780
141	Mastul	4	2	Dhaka	Gulshan	208	Plot	0.3815	0.0016
142	Mastul	4	2	Dhaka	Gulshan	209	Plot	0.5656	0.3783
144	Mastul	4	2	Dhaka	Gulshan	210	Plot	0.6082	0.6096
145	Mastul	4	2	Dhaka	Gulshan	211	Plot	0.4823	0.0804

Sl.	Mouza	JL No	Sheet No	District	Thana	Plot No	Plot Type	Dag Area within Project	Unpurchased Area (Acre)
148	Mastul	4	2	Dhaka	Gulshan				
149	Mastul	4	2	Dhaka	Gulshan				
150	Mastul	4	2	Dhaka	Gulshan				
275	Talna	2	20	Dhaka	Gulshan	3626	Plot	0.0838	0.0130
276	Talna	2	20	Dhaka	Gulshan	3628	Plot	0.3235	0.0643
277	Talna	2	20	Dhaka	Gulshan	3629	Plot	0.5259	0.0912
278	Talna	2	20	Dhaka	Gulshan	3630	Plot	0.3510	0.0643
Total									**23.9874**

Govt. Land Schedule

Mauza	District	Thana	MS Dag No.	Plot Type	Total Plot Area (acre)	Area within Project (acre)
Delna	Dhaka	Gulshan	304	Canal	0.2776	0.0303
Delna	Dhaka	Gulshan	436	Pucca Road	0.1060	0.1060
Delna	Dhaka	Gulshan	437	Canal	0.0840	0.0840
Delna	Dhaka	Gulshan	501	Canal	0.3392	0.1511
Delna	Dhaka	Gulshan	516	Katcha Road	0.1628	0.0074
Dumni	Dhaka	Gulshan	3	Pucca Road	0.35	0.3500
Dumni	Dhaka	Gulshan	32	Pucca Road	0.1912	0.0795
Dumni	Dhaka	Gulshan	219	Pucca Road	0.452	0.4520
Dumni	Dhaka	Gulshan	225	Pucca Road	0.2000	0.2000
Dumni	Dhaka	Gulshan	226	Canal	0.2496	0.2496
Dumni	Dhaka	Gulshan	404	Pucca Road	0.3641	0.1227
Dumni	Dhaka	Gulshan	421	Canal	0.1632	0.1632
Dumni	Dhaka	Gulshan	1224	Pucca Road	0.166	0.0520

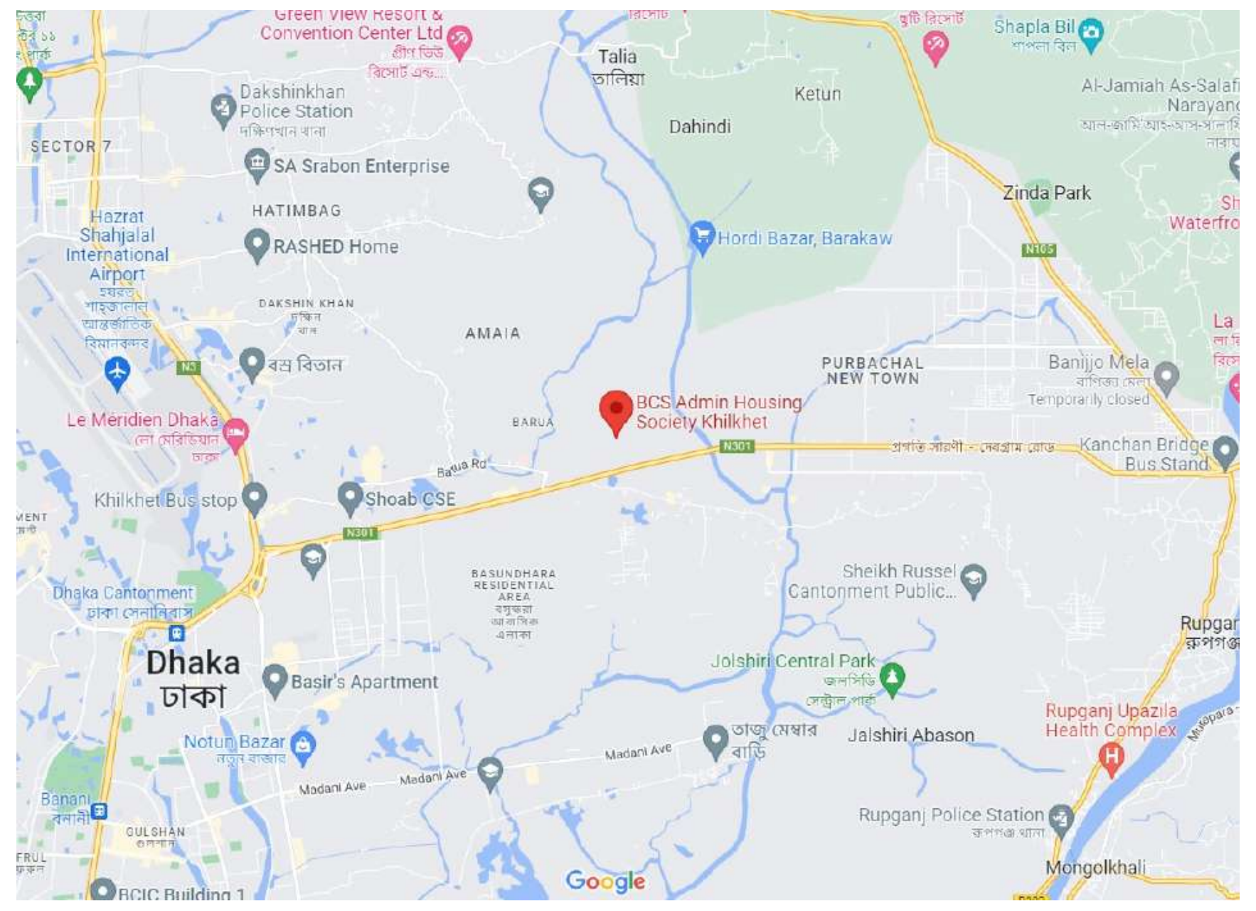
Mauza	District	Thana	MS Dag No.	Plot Type	Total Plot Area (acre)	Area within Project (acre)
Mastul	Dhaka	Gulshan	2	Canal	0.148	0.1480
Mastul	Dhaka	Gulshan	20	Canal	0.0744	0.0744
Mastul	Dhaka	Gulshan	21	Pucca Road	0.0248	0.0248
Mastul	Dhaka	Gulshan	22	Canal	0.0432	0.0432
Mastul	Dhaka	Gulshan	202	Null	0.6628	0.0900
Mastul	Dhaka	Gulshan	203	Null	0.2632	0.0600
Mastul	Dhaka	Gulshan	219	Pucca Road	0.0312	0.0312
Mastul	Dhaka	Gulshan	361	Pucca Road	0.2464	0.2464
Mastul	Dhaka	Gulshan	363	Null	0.1106	0.1106
Mastul	Dhaka	Gulshan	501	Pucca Road	0.2308	0.0092
Talna	Dhaka	Gulshan	3226	Pucca Road	0.3764	0.3164
Talna	Dhaka	Gulshan	3505	Pucca Road	0.0884	0.0884
Total						**3.2903**

Purchased Land Schedule

SL	Mouza	JL_No	Sheet_No	District	Thana	Plot_No	Dag area within project (acre)	Purchased land in acre (verified from DC Office)	Dag Extent
Total								**76.3843**	

Land Use Distribution:

Land use	No.	Area (acre)	Rajuk Requirement
Educational	**2**	**3.3910**	**2.78**
Nursery and Primary School	1	1.4488	1.34
Secondary School and College	1	1.9422	1.44
Health Care	**1**	**1.2615**	**1.08**
Medical College and Hospital	1	1.2615	1.08
Religious	**1**	**0.5141**	**0.72**
Mosque	1	0.5141	0.72
Sports and Community	**2**	**0.9809**	**0.72**
Community Center	1	0.6503	
Sports Club	1	0.3306	
Utility Services	**9**	**1.5262**	
Sub-Station	1	0.1653	
WASA	1	0.1322	
Post Office	1	0.0856	
STP	1	0.5915	
STS	1	0.0600	
Internet	1	0.0829	
Police Station	1	0.1652	
Pump	1	0.1521	
Gas	1	0.0914	
Recretional	**28**	**12.4938**	
Park	3	6.4077	1.08
Playground	1	1.8089	1.08
Playlot	4	0.7828	
Lake	1	1.7742	
Green Belt	13	1.2353	
Greenaries	6	0.4849	
Commercial	**5**	**2.6296**	**1.08**
Commercial	1	1.6135	
Corner Shop	2	0.2671	
Kitchen Market	1	0.5291	
Super Shop	1	0.2199	
Residential	**285**	**47.1065**	
Residential 10 katha plot	285	47.1065	
Road		**30.8899**	**21.60**
Road		23.1993	
Walkway	3	7.5738	
Parking	1	0.0546	
Road Island		0.0621	
Total		**100.7934**	


Green View Resort & Convention Center Ltd
Talia
Dahindi
Ketun
Shapla Bil
Dakshinkhan Police Station
SA Srabon Enterprise
HATIMBAG
Zinda Park
BCS Admin Housing Society Khilkhet
Dhaka
Notun Bazar
Banani
GULSHAN
Madani Ave
Jalshiri Abason
Rupganj Upazila Health Complex
Rupganj Police Station
Mongolkhali
Google

On Behalf of KHILKHET ABASON PROJECT

Saiful Islam Professional Urban Planner BIP Enlistment No.: LDR/MBIP447/2013-011 RAJUK Enlistment No.: RP.08.0046 (LDR)	**Mohammed Nizam Uddin Thakur** MIAB/ Rajuk Reg. No: T-013 Contact: 01747999924
Urban Planner	Architect
B. Zaman **Md. Badruzzaman** B.Sc. Engr. (Civil), BUET IEB Member No-M/23631 RAJUK Reg. No-DMINB/CE/0229	**Mohammad Salahuddin** President BCS (Administration) Welfare Multipurpose Co-operative Society Limited
Engineer	President

On Behalf of RAJUK

মোঃ আশরাফুল ইসলাম নগর পরিকল্পনাবিদ (নগর পরিকল্পনা ও বাস্তবায়ন) রাজধানী উন্নয়ন কর্তৃপক্ষ রাজউক ভবন, ঢাকা।	মোঃ নাসির উদ্দিন (যুগ্ম সচিব) সদস্য (পরিকল্পনা) রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা
Chief Town Planner	Member Planning

03.12.2023
মোঃ আনিছুর রহমান মিঞা, বিপিএএ
চেয়ারম্যান (সচিব)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।
Chairman

BCS (ADMIN) WELFARE MULTIPURPOSE COOPERATIVE SOCIETY LIMITED

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