

Open Design Competition for Dhaka North City Corporation Civic Centre at Gulshan 2, Dhaka, for
Dhaka North City Corporation [DNCC]"



Dhaka North
City Corporation

Dhaka North City Corporation (DNCC)

in association with

Institute of Architects Bangladesh (IAB)

is inviting Bangladeshi Architectural Consulting firms to participate in an

OPEN ARCHITECTURAL DESIGN COMPETITION

for **Dhaka North Civic Centre and DNCC Tower at Gulshan 2, Dhaka**



Institute of
Architects
Bangladesh

COMPETITION BRIEF

DHAKA NORTH CITY CORPORATION (DNCC),
NAGAR BHABAN, GULSHAN CENTER POINT, PLOT # 23-26,
ROAD # 46, LEVEL-09, DNCC GULSHAN-2,
DHAKA-1212.

DESIGN PROPOSAL DOCUMENT

FOR

PREPARATION OF CONCEPTUAL DESIGN INCLUDING REQUIRED DRAWINGS, 3D PHYSICAL MODEL,
COMPUTERIZED MODEL, WITH RELATED COST ESTIMATION & OTHER INFORMATION RELATED TO
DESIGN COMPETITION EVALUATION CRITERIA

FOR

DHAKA NORTH CIVIC CENTRE AND DNCC TOWER
AT GULSHAN 2, DHAKA,

FOR

DHAKA NORTH CITY CORPORATION [DNCC]

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1. INTRODUCTION:

1.1 Background of the project

Gulshan 2 [which was planned in 1961] is an upscale enclave comprising the affluent and the wealthiest neighborhood of Dhaka and an array of vibrant streets with modern office buildings, apartment buildings, brand shops, embassies, clubs, along with a high-end international dining scene focused on Gulshan Avenue. A well-to-do crowd congregates in stylish cafes and bakeries on the avenue and around Gulshan Circle 2, where stores selling traditional jewelry, fashion houses, daily utensils, and electronics are also clustered. On the other hand, shops for daily needs - from grocery to kacha bazar and shops for lower income people who serve the locality add to the rich diversity of the area. Consequently, the action of Gulshan 2 starts with the consolidation of wealthy neighborhood, corporate users and thousands of lower income groups of people who serve the whole organism.

A Civic Centre is the (often historical) area of a city where commerce, entertainment, shopping, and local governance are concentrated. The given site has great potential and perfect location to be the "Civic Centre" for the Northern part of the Dhaka through its inclusive design.

The project may start with a vision, not just fulfilling the task of designing a marketplace. The vision would be to transform an archetypal marketplace to a desirable "Civic Centre" where citizen will find their voices through "Place-making". Place-making is a multi-faceted approach to the planning, designing and management of public spaces. It is the process of planning quality public spaces that contribute to the well-being of the local community and also guide it to make economic progress. It capitalizes on local community's assets, inspiration and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. According to the UN Habitat Barcelona declaration 2016, Place making is one of the key aspects of design. The sense of place and the quality of life is the key components of a community life, which is based on its culture and heritage. Therefore, the process of design must recognize the collaborative process of considering physical, cultural and the social identities that define a place. Place making enable Community to claim ownership and enhance a sense of achievement and belonging.

A high commercial building [DNCC Tower] would rise from the northern part of the site, would resemble a pride for the whole complex and would be the symbol of express progress of our country. This high commercial building will fulfill the fast-growing needs for office /business space in this area and would emerge as an investment pouring into the area.

Any public space needs to address sociability, uses & activities, comfort & images, access & linkages with the city to become a 'great' public space. Sociability includes welcoming, friendly, interactive spaces where the architectural functions may emphasize both the privileged and the underprivileged: the women, children and elderly citizens, ensure social networks and also the street life and evening life of the locality. Uses and activities of a place can make it more sustainable, celebratory, and active through its land use pattern and retail sales. Considerations for walk-able and green spaces, historical values, and environmental aspects can make a public space more comfortable and can create an "Image of a place" that describe how friendly a city is. Further considerations of traffic, transit usages, pedestrian activities and parking pattern & requirements for the site and surroundings will help to understand the accessibility and linkages of a place. The whole site surrounded by roads in three sides and future high-rise building (northern part of the site) owned by DNCC, may create a unique

atmosphere for the urban dwellers. All these contemplations can guide an architect to design a successful Civic Center for the North Dhaka with its livable built environments.

This project, funded by the DNCC, is aiming to explore the development of innovative, creative, inclusive, cohesive and sustainable public spaces along with its high commercial demands. A well-thought balance of public and commercial spaces may uplift the project to a coveted center that involves people of all age groups. As architects, we have the responsibility to contribute to the built environment and make choices that may change the world for the better—through better buildings, settlements, thoughtful landscape and urban planning.

1.2 Location:

The project is situated in Gulshan model town, City Jorip Daag no-3434, DNCC Market, Gulshan 2, Thana –Gulshan, Dhaka 1212 on a chunk of 11334.17 Sq. M. or 2.295 Acre land.

1.3 Objectives:

Dhaka North City Corporation [DNCC] has an allocation for Development of Civic Centre at Gulshan 2, Dhaka measuring around 11334.17 sqm (4.53 Bigha) approx (For civic center 9290.30 sqm and for commercial building 2043.87 sqm). Now DNCC intend to call for a **Open Design Competition** to prepare conceptual design including required drawings, 3d physical model, computerized model with related cost estimation & other information related to design competition evaluation criteria.

The winner of the Design Competition will be engaged as a Consultant to carry out the detail design and supervision of a Comprehensive Building Design, detail Construction documents etc., including required drawings, 3d physical model, computerized model with related cost estimation & other information related to design competition evaluation criteria.

The main objective of the design competition services is, but not limited to:

- **Prepare visionary & striking conceptual design of the Civic Center and DNCC Tower-Building with best utilization of the spaces.**
- **Providing lively public building for the urban dwellers with latest technological infrastructures to make the buildings environment friendly, ensuring the fire safety & secured incorporating all integrated infrastructures design as considered sustainable concept.**

2. SCOPE OF THE DESIGN COMPETITION

- Analyse massing according to RAJUK Rules and contextual study to prepare Conceptual architectural designs and drawings with 3D visualization of the proposed work.
- To prepare budgetary cost through tentative estimation with PLAR of PWD 2018 as well as market rate.
- Site Analysis for the proposed land, based on survey provided by DNCC;
- Preparation of Conceptual design and drawings based on the following,
 - Land Allocation Analysis & Rationale for the proposed Land.
 - Program Analysis.

The interested participants are advised to visit and examine the Site and its surroundings and obtain for itself on its own responsibility all information that may be necessary for preparing the Design Proposal and to achieving the award of entering a contract for providing consultancy services.

2.1 General Design Considerations:

- The design should aspire to be a “Landmark” for the vicinity as well as for the city and encourages experiential open public space as much as possible
- The design should be functional, energy-efficient and sensitive to the environment.
- The land is partitioned in two parts: One for the Dhaka North Civic Center (Civic Center) 9290.30 sqm (southern part) and another for the Highrise DNCC Commercial Building (DNCC Tower) 2043.87 sqm (northern part). Land division mark is shown in the survey drawing. (See Annexure: 3)
- Designer should consider the setbacks for the both lands individually according to the guidelines of Dhaka Imarat Nirman Bidhimala-2008.
- Both parts of the land should be designed according to the guidelines of Dhaka Imarat Nirman Bidhimala-2008.
- Both Buildings should be connected via bridge in one floor at the podium level.
- Vehicular connectivity between DNCC Tower and Civic Center basements may be considered.
- FAR should be calculated separately for both Civic Center and DNCC Tower.
- Height of the “Civic Centre” should be as low as possible, for the “DNCC Tower” as per Dhaka North city Corporation’s requirement it should be designed as thirty (30) storied Commercial Building. The current civil aviation height approval is 57.99 meters, in the time of realizing the project DNCC will try to revise the approved height or decide otherwise.
- DNCC Tower needs separate drop off, entry lobby, vertical circulation -one for the DNCC authority and another for other rentable offices.
- Floor to floor height for the Civic Center shall be minimum 4.5m and for DNCC Tower floor height shall be minimum 3.6m (typical floor).
- Both the Civic Center and DNCC Tower must have minimum 6.25-meter vehicular road around them where there is no public road.
- The distance between the Civic Center and DNCC Tower should be minimum 6.25 meter.
- Helipad should be considered on top of DNCC Tower.
- **As MRT Line-5: Northern Route [underground] would run through Gabtoli to Notun Bazar, there would be a Station at Gulshan 2 Circle [S12]. The DNCC authority will allow an underground connection between Station at Gulshan 2 Circle [S12] and the project. The designer will have to consider an entry and exit point from the project.**
- The buildings will be partially air-conditioned one, where needed. Optimization of total allowable built area vis-à-vis floor-to-floor height and allotting adequate space for all mechanical installations should be considered in the architectural design
- The design should have provisions for all advanced systems regarding access control, safety and security, communications, fire detection and protection system etc. that are appropriate for a contemporary building.
- Existing occupants of the shop of Kacha bazaar, retails and market will be relocated to the new complex with better facilities (See Annexure :6 for existing type of shops, sizes and details.)
- The whole building complex should be trademarked as a public gathering hub rather a solitary commercial complex because a separate high rise commercial building (offices, banks etc.) will be served for business purpose in the same complex. People from all parts of the city, Local community, and shopkeeper, retailer [small and big] vendor –all individual user and worker

should get equal concern for the ownership of the City Centre. Policy should not be to annihilate the previous essence of the area rather upgrading the overall consequence to make it iconic and commercially viable public complex for the North Dhaka city corporation.

- The project needs open public space. Urban parks, gardens, and recreational open space stimulate commercial growth and promote inner city revitalization. Open space boosts local economies by attracting tourists and supporting outdoor recreation.
- All components of the design should strictly comply with provisions of Bangladesh National Building Code and Dhaka Mohanogor Imarot [Nirman, Unnoyon, Shongrokkhon o Oposharon] Bidhimala 2008.
- The designer should consider up to 05 (five) basements for car parking and other supporting facilities. [Civic Center functions may go down up to second basement considering enough light and ventilation.] According to Dhaka Mohanogor Imarot Bidhimala 2008, Number of car parking would be calculated from the given program area.
- 1st basement clear height minimum 3.6 m and other basements minimum height would be 3 meters. [no beam considering]
- Designers have the flexibility to put together the functions smaller or bigger maximum five percent from the given measurement while designing.

2.2 Conceptual Design:

The contestants shall prepare conceptual architectural design to reflect the client's requirement including a preliminary cost estimate of the Basic Infrastructures on the basis of PWD Schedule of Rates 2018 & current market rate. The design must be in compliance to the BNBC 2020 code in all respect including Fire, Safety & Security and RAJUK Guideline.

2.3 Submittals for Design Contest

a) LANGUAGE

All competition submittals are to be provided in English.

b) ANONYMITY

During the competition, the anonymity of the entrants must be ensured. All submittals are to have 50mm X 50mm blank square box (on top right corner). Digital material should also be untraceable. A sealed envelope containing the DECLARATION FORM should accompany the submittals. The envelope must be marked with blank square box only. Revealing the identity of any entrant during competition period will lead to the disqualification of the design and proposal.

c) SUBMISSION REQUIREMENTS

Deviations from the documents to be submitted as asked for in the following will lead to the jury excluding the design and proposal from assessment.

Site Plan of the Whole Complex

- Showing entrance(s), traffic solutions/pattern and outdoor settings are to be labeled.
- Environmental analysis
- Schematic solution for the Building

- Conceptual sketches (if any)
- Perspective views/ Rendering/ photomontage

Detail Design

- Schematic floor plans.
- Conceptual sketches (if any)
- Elevations and Sections.
- Perspective views / Rendering / photomontage

Drawings:

- Scale: 1:400
- Sheet size: A1, Landscape
- Maximum sheet nos.: 08 (Eight)

Model of the Whole Complex:

- Scale: 1:200
- Base size: 120cm x 90cm

Report

- On the concept(s) behind the design and proposal, their relationship to the surroundings and development opportunities
- On how the design and proposal relate to environmental and sustainability considerations
- Calculation of Gross Floor Area (GFA) above and below ground
- Estimated budget for construction of the project and the basis of estimate.
- Consultants shall use Bangladesh Taka (BDT) for any kinds of financial analysis, cost estimation etc.
- Sheet size: A4
- Orientation: Portrait
- Maximum sheet nos.: 10 (Ten)

Soft copy

- Auto CAD drawing of all plans, elevations and sections.
- All illustrations and presentation sheet in suitable high-resolution format and JPG format.
- Report in DOC and PDF format [One no. Pendrive]

d) INSURANCE

The Client will not insure submitted materials. Entrants are expected to make backup copies of their designs and proposals.

2.4 KEY DATES:

- Phase -01: Competition Launching & Advertisement on Newspaper 23.09.21 Thursday
- Phase -02: Last date of Registration 30.09.21 Thursday

- Phase -03: Queries from Registered Participants 07.10.21 Thursday
- Phase -04: Reply to all Queries 14.10.21 Thursday
- Phase -05: Design Submission 09.12.21 Thursday
- Phase -06: Jury & Winner Announcement 15.12.21 Wednesday
- Phase -07: Exhibition & Prize Giving Ceremony Will be announced later

2.5 Submission of Queries:

Queries to be submitted to the email (dncc.competition@iab.com.bd) within 07 days from the date of competition announcement.

2.6 Proposal Submitted Late

Any Proposal received by the Client after the deadline for submission of Proposal shall be declared LATE and returned unopened to the Consultant.

3. PROCEDURE OF EVALUATION

3.1 Jury

A Jury Board of 7 (Seven) distinguished jurors will evaluate the Design Proposals. Following are the members are the Jury Board

Juror Board:

1. Chief Executive Office r DNCC
2. Chief Engineer DNCC
3. Executive Engineer, Traffic Engineering Circle, DNCC
4. Ar. Abu Sayeed M. Ahmed (FIAB A-035)
5. Ar. Khan Md. Mustapha Khalid (FIAB K-037)
6. Ar. Qazi Muhammad Arif (FIAB A-059)
7. Ar. Patrick D' Rozario (R-135)

The jury will make a general assessment of the designs and proposals based on, but not limited to, the following criteria, in no particular order, as well as on the requirements, objectives and the brief:

NO	AREAS	GRADE
01	Innovativeness in Design	40
02	Socio –economic and Cultural appropriateness	10
03	Sustainability & Energy efficiency	10
04	Planning & Functionality	20
05	Structure and Buildability	10
06	Safety	10
	TOTAL	100

01. Innovativeness in Design

- Achievement of values in freshness of ideas and thoughts.

02. Socio economic and Cultural appropriateness

- Sensitivity of the design through social-economic aspect and cultural aptness.
- Sensitivity to ideology of NATIONAL IDENTITY and URBAN CONTEXT.

03. Planning & Functionality

- Spatial efficiency, sensitivity towards the surrounding urban environment and the large-scale cityscape.
- Intelligent and creative use of the site in landscaping and climatic consideration and natural resources through incorporating sustainable building concepts.
- Connectivity to city transport network (Design consideration for MRT Stations, Gulshan etc.)
- Internal circulation for vehicular traffic and pedestrians.
- Prepare Visionary & Attractive Design of the complex with best utilization of the Spaces.
- Providing lively public building for the urban dwellers with latest technological infrastructures to make the building environment friendly, ensuring the fire safety & secured incorporating all integrated infrastructures design as considered sustainable concept.
- Successful Incorporation of function layout, maximum usability and flexibility of functional spaces, effective circulation for both visitors and vehicles, proper performance of served and service spaces, electro-mechanical and plumbing solution etc.

04. Sustainability & Energy efficiency

- Provision for Natural lighting and ventilation and use of energy efficiency technics through architectural design
- Usability, comfort and ease in functional arrangement.
- Efficient use of day-light, natural ventilation etc. Suitable floor height.
- Balance among economy of building, spirit of national identity and demand of a highly valuable urban land.
- Sustainable construction.

05. Structure and Buildability

- Best and optimized structural solution, buildability and use of sustainable materials.

06. Safety

- Fire Safety considerations following BNBC 2020, Structural safety.

The Proposal Evaluation Committee shall perform the following responsibilities:

- Shall select the First, among all the valid entries of the proposals. The Jury shall write citation for each of the award-winning entry;

- Shall decide the awards within the minimum possible days, in accordance with the competition rules and guidelines and submit a final report containing result of the design contest to the Procuring Entity with recommendation for modification or adjustment, if any, in the Proposal of First Prize Winner.
- Shall ask the First Prize Winner to satisfy the Client that it has the technical resources and ability to provide consultancy/professional services to execute the project.
- If none of the proposals received are responsive to the Client's requirement or within the financially acceptable range, the jury shall recommend to reject all the proposals.
- If the first prize winner not satisfy the clients requirement client may recall the second prize winner for the design proposal.

4. ELIGIBLE CONTESTANTS

4.1 Consultants in its own name or its other names or also in the case of its persons in different names shall not be under a declaration of ineligibility for corrupt, fraudulent, collusive or coercive practices as stated under Rule 127 of PPR 2008.

4.2 Consultants are not restrained or barred from participating in public procurement on grounds of poor performance in the past under any contract.

4.3 Consultants shall be aware of the provisions in Section 64 of the PPA 2006 and Rule 127 of the PPR 2008.

4.4 These above requirements for eligibility will extend, as applicable, to each Joint Venture partners of the Consultants, each Sub-Consultants

4.5 During design competition, the contestants and jury board members are expected not to give interviews, make comments, or in other way make public their own or others' proposals until the design competition result is disclosed.

4.6 The competition is designed as a single stage national, large architectural design competition. The eligibility of the Architect (Team Leader) will be according to guidelines of the "Dhaka Mahanagar Imarat Nirman Bidhimala, 2008". One registered participant can submit only one proposal. For this competition, only architects with Bangladeshi nationality will be eligible for participation.

5. PROPOSAL PREPARATION COSTS

Consultants shall bear all costs associated with the preparation and submission of its proposal, and the Client shall not be responsible or liable for those costs, regardless of outcome of the Design Competition.

6. POST COMPETITION

The Client will implement the winning design and proposal and engage the selected Consulting Firm in the implantation of the project. And subsequently in accordance with the Sub-Rule 11(9) and 11(10) of PPR 2008, the Procuring Entity will issue the RFP Document to the First Prize Winner for submitting combined Technical and Financial Proposal for **Preparation of Architectural & all Engineering Design and Construction Supervision of a Multi Storied Commercial Building Civic Center for Dhaka North City**

Corporation (DNCC) at Gulshan-2, Dhaka. If required, the Consulting Firm will have to make reasonable modifications in their design and proposed organization structure, without revising the submitted financial proposals, in accordance with (i) recommendations of the jury and/ or Client and (ii) Bangladesh National Building Code (BNBC), Dhaka Mahanagar Imarat Nirman Bidhimala (DMINB) and other regulations imposed by the Government during design proposal submission and implementation.

7. PRIZE MONEY

Among the winners in the design contest will be rewarded for their creative output and for full filling all submission criteria. The rewarded for the contestants are as below,

- 1st Prize Winner- BDT 10,00,000.00 (Taka Ten lac only) & Certificate*
- 2nd Prize Winner- BDT 6,00,000.00 (Taka Six lac only) & Certificate
- 3rd Prize Winner- BDT 4,00,000.00 (Taka Four lac only) & Certificate
- 05 nos. Special Mentions each- BDT 1,50,000.00 (Taka One lac and Fifty thousand only) & Certificate

*Prize money of 1st Prize winner will be awarded as Consultant. Prize money will be considered as advance payment to the winning Consulting Firm and will be adjusted with the total fee. If the Procuring Entity decides not to proceed with subsequent procurement or annul the procurement proceedings, no amount will be paid over and above the prize money.

8. INSURANCE

The Client will not insure submitted materials. Contestants are expected to make backup copies of their design and proposals.

9. OWNERSHIP

The Client retains ownership of the submitted documents up to publication/declaration of design contest result. The contestants will be notified when and where these will be returned.

10. COPYRIGHT

The Consulting Firms (Contestants) reserves the copyright of its respective submittals.

11. PUBLISHING AND EXHIBITING

The Client has the right to freely publish competition designs and proposals. Designs and proposals may be exhibited and published during the design contest period while maintaining anonymity for the contestants.

12. ACCEPTANCE OF THE DESIGN CONTEST BRIEF

By submitting a design and proposal to the competition, the contestants accept the design contest's brief, guidelines and instructions etc.

13. SUBMISSION OF DESIGN PROPOSAL

The Proposal to be addressed to:

Office of the Institute of Architects Bangladesh (IAB)
Plot 11, Block E,
Sthapatyacharjo Muzharul Islam Soroni (Old road no. 7)
Agargoan, Sher E Bangla Nagar, Dhaka 1207
Email: dncc.competition@iab.com.bd

Proposals must be submitted not later than the following

Date: 09.12.2021 (Design proposal: Sheets, Model, Report and Declaration form),

Time: 05.00 PM

The Procuring Entity reserves the right to reject all proposals and annul the design contest procurement proceedings.

14. DECLARATION FORM

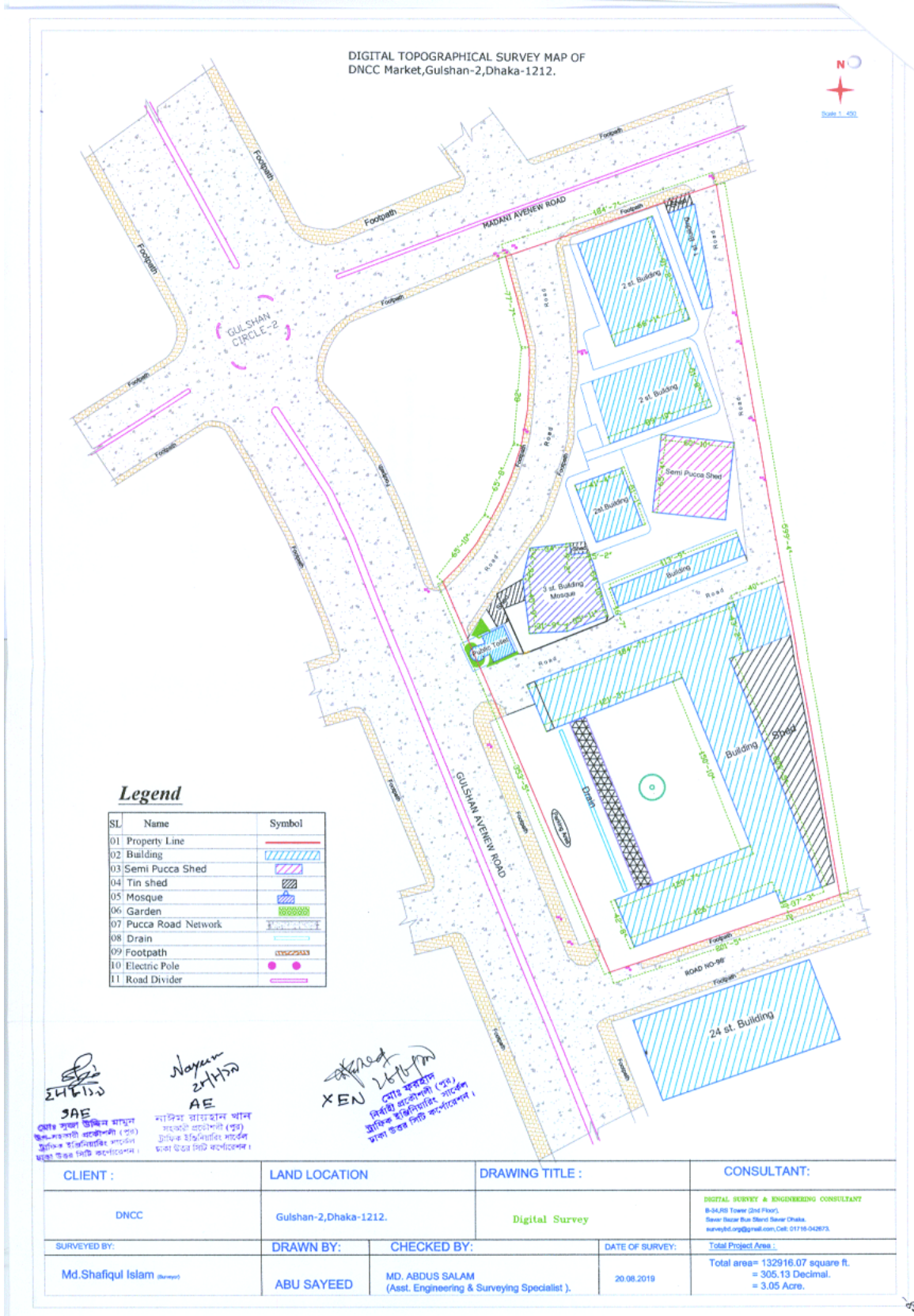
Please print the attached 'DECLARATION FORM' fill up, sign and seal and submit with the Design Proposal in sealed envelope.

ANNEXURE -1 : LOCATION MAP

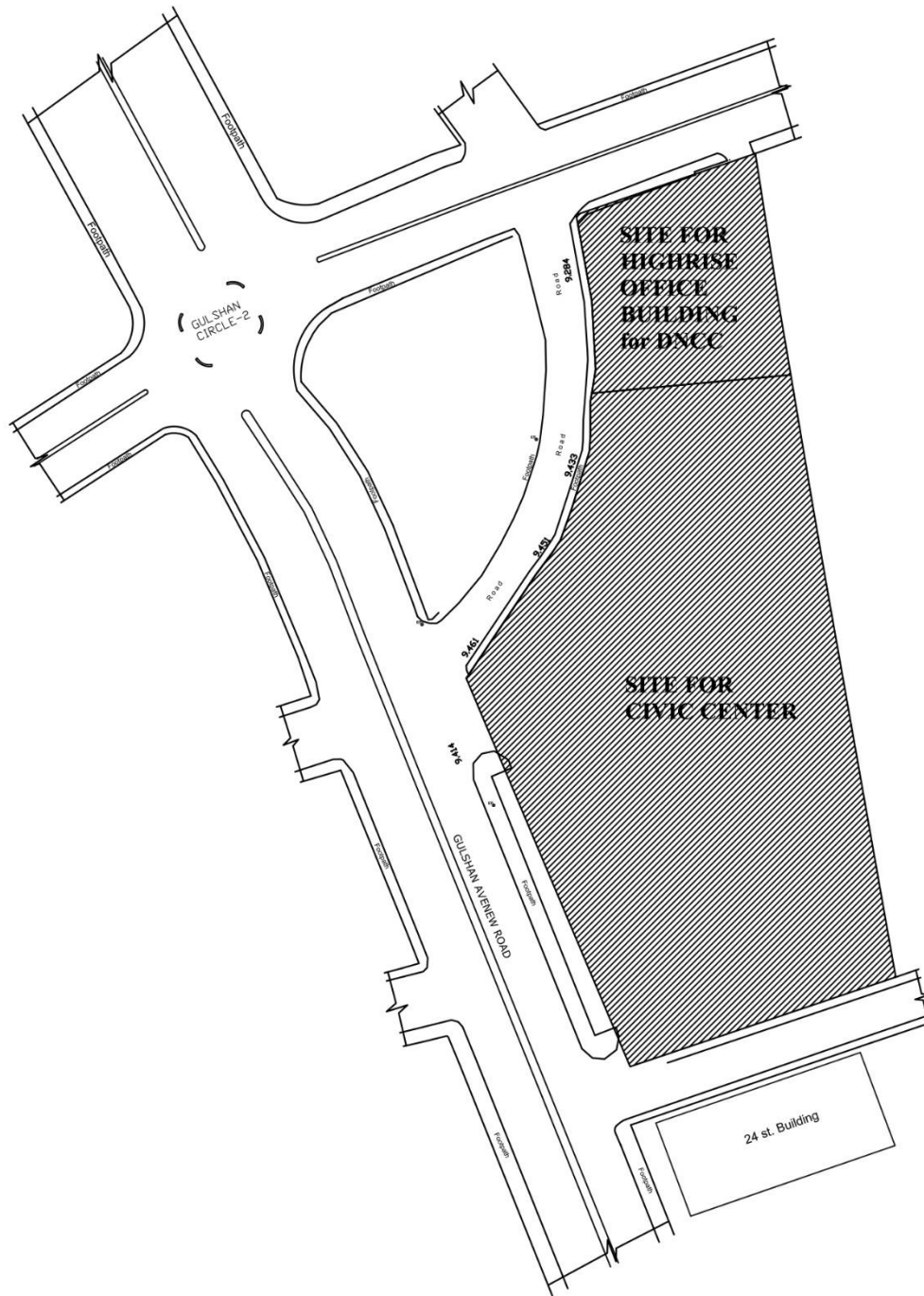


Figure: Google Map of Gulshan-2.

ANNEXURE -2 : EXISTING CONDITION OF THE SITE



ANNEXURE -3 : PROPOSED SITE



**TOTAL LAND AREA FOR DHAKA NORTH CITY CORPORATION
(Civic Center & Future highrise office building for DNCC Site Area)**

ANNEXURE -4 : CIVIL AVIATION HEIGHT CLEARANCE

বাংলাদেশ বেসামরিক বিমান চলাচল কর্তৃপক্ষ
সদর দপ্তর, কুমিল্লা, ঢাকা
এটিএস এন্ড এরোড্রামস বিভাগ
www.caab.gov.bd



নং-৩০.৩১.০০০০.১৪৪.০২.০০১.২০২০. ৪২৬০

তারিখঃ- ১০/০৩/২০২০খ্রিঃ।

প্রতি,
প্রধান নির্বাহী কর্মকর্তা(অতিরিক্ত সচিব),
ঢাকা উত্তর সিটি কর্পোরেশন,
নগর ভবন, বাড়ীঃ ২৩-২৬,
সড়কঃ ৪৬, গুলশান-২, ঢাকা।

বিষয়ঃ স্থাপনা/ভবন নির্মাণে উচ্চতার ছাড়পত্র প্রসংগে।

সূত্রঃ নং-৪৬.১০.০০০০.০৪৩.৯৯.১৪২.১১-৬, তারিখঃ-০২/০১/২০২০খ্রিঃ।

০১। উপরোক্ত বিষয়ে সূত্রোক্তিতে পত্রের বরাতে (সংশ্লিষ্ট অন্যান্য সরকারী সংস্থা/বিভাগের অনাপত্তি সাপেক্ষে) প্রস্তাবিত স্থানে হযরত শাহজালাল আন্তর্জাতিক বিমানবন্দরের OLS এর আলোকে ANO(AD) A1 এবং ICAO Annex-14 এর নিয়ম অনুযায়ী নিম্নবর্ণিত ছকে প্রদর্শিত সর্বোচ্চ প্রাপ্য উচ্চতা কর্তৃপক্ষ কর্তৃক অনুমোদিত হয়েছেঃ


ক্রমিক নং	স্থাপনা/ভবন নির্মাণের প্রস্তাবিত স্থান/জমির ডকসিগ	হযরত শাহজালাল আন্তর্জাতিক বিমানবন্দরের এরোড্রাম এলিভেশন হতে অনুমোদিত উচ্চতা
(ক)	ভৌগোলিক স্থানাংকঃ ২৩°৪৬' ৩৮.২০" উঃ, ৯০°২৪' ৫৪.৭০" পূঃ, মৌজা-গুলশান আ/এ, সিটি জরিপ দাগ নং-৩৪৩৪, ডিএনসিসি মার্কেট, গুলশান-২, থানা-গুলশান, ঢাকা।	১৯৬(একশত ছিয়ানব্বই)ফুট

২। স্থাপনা/ভবন নির্মাণে নির্মাণকারী ব্যক্তি/সংশ্লিষ্ট/প্রতিষ্ঠানকে নিম্নবর্ণিত শর্ত সমূহ অবশ্যই পালন করতে হবেঃ

- (ক) স্থাপনা/ভবনের সিঁড়িঘর, জলাধার, লিফট, এন্টেনা(যদি থাকে), খুঁটি, প্রতিবন্ধক বাতি ইত্যাদিসহ মোট উচ্চতা অনুমোদিত উচ্চতার মধ্যে সীমাবদ্ধ রাখতে হবে।
- (খ) নির্মাণ কাজের জন্য ট্রেন বা তদজাতীয় কোন যন্ত্রপাতি ব্যবহার করলে সেগুলোও উক্ত উচ্চতার মধ্যে সীমিত রাখতে হবে।
- (গ) স্থাপনা/ভবনের চূড়ায় (প্রযোজ্য ক্ষেত্রে) লাল প্রতিবন্ধক বাতি সূর্যাস্ত হতে সূর্যোদয় পর্যন্ত এবং ঝাঝাঝা আবহাওয়ায় জ্বালিয়ে রাখতে হবে।

৩। হযরত শাহজালাল আন্তর্জাতিক বিমানবন্দরের এরোড্রাম এলিভেশন (Mean Sea Level হতে উচ্চতা)কে ভিত্তি বিবেচনায় উক্ত স্থানে অবকাঠামো নির্মাণের প্রাপ্য উচ্চতা নির্ধারণ করা হয়েছে। সুতরাং নির্মাণ স্থানের এলিভেশন ২৭ ফুটের অতিরিক্ত হলে, অতিরিক্ত উচ্চতা অত্র পত্রের মাধ্যমে প্রদত্ত উচ্চতা হতে বাদ দিয়ে প্রস্তাবিত অবকাঠামো নির্মাণ করতে হবে।

৪। রাজধানী উন্নয়ন কর্তৃপক্ষ/নকশা অনুমোদনকারী সংস্থা প্রস্তাবিত স্থানে উপরোক্ত শর্তাবলীর আলোকে অনুমোদিত উচ্চতার মধ্যে স্থাপনা/ভবন নির্মাণ সীমিত রাখা নিশ্চিত করবে।


 (মোঃ মিজানুর রহমান)
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অনুলিপি : (জ্যেষ্ঠতার ভিত্তিতে নহে)

১। পরিচালক, জোন-৪, রাজধানী উন্নয়ন কর্তৃপক্ষ, জোনাল অফিস, মহাখালী, ঢাকা।

www.caab.gov.bd ওয়েব সাইটের মাধ্যমে Cross Check করার জন্য অনুরোধ করা হলো।

ANNEXURE -5 : METRO RAIL STATION POINT

