

রেজিস্টার্ড নং ডি এ-১

বাংলাদেশ



গেজেট

অতিরিক্ত সংখ্যা
কর্তৃপক্ষ কর্তৃক প্রকাশিত

বুধবার, মার্চ ৮, ২০১৭

Government of the People's Republic of Bangladesh
Prime Minister's Office

NOTIFICATION

Date: 18 Falgun 1423/ 02 March 2017

S.R.O No. 46-Law/2017.—In exercise of the powers conferred under section 38 of the Bangladesh Economic Zones Act, 2010 (Act No. 42 of 2010), the Government is pleased to make the following rules, namely :—

CHAPTER I

Preliminary

1. **Title, commencement and application.**—(1) These rules may be called the Bangladesh Economic Zones (Construction of Building) Rules, 2017.

(2) It shall come into force at once.

(3) It shall be applicable to the construction of buildings in the economic zones.

2. **Definitions.**—In these rules, unless there is anything repugnant in the subject or context,—

(1) “**Act**” means the Bangladesh Economic Zones Act, 2010 (Act No. 42 of 2010);

(2) “**approved**” means approved by the Authority;

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- (3) **“approved plan”** means the set of plans, design and specifications of a building submitted to the Authority as per provision of these rules and duly approved and sanctioned by the competent authority;
- (4) **“Authority”** means Bangladesh Economic Zone Authority established under section 17 of the Act.
- (5) **“Authorized Officer”** means a person who is the jurisdictional administrator of building construction having authority to perform duties under these rules appointed by the Authority;
- (6) **“basement”** means a floor or part of a building which is situated at a depth of 1m or more below crown of the main entry road;
- (7) **“BNBC”** means Bangladesh National Building Code, 2006;
- (8) **“building”** means any permanent or semi-permanent structure which is constructed or erected for human habitation or for any other purpose and includes foundation, plinth, walls, floors, roofs, stairs, chimneys, fixed platform, verandah, balcony, cornice, projections, extensions, annexes etc., and includes the sanitary, plumbing, electrical, HVAC, appurtenances and all other building service installations which are constructed or erected as an integral part of a building;
- (9) **“building height”** means the vertical distance from a reference datum to the highest point of the building which includes all building appurtenances like overhead water tank, machine room, communication tower etc., and the reference datum shall be the elevation of the nearest footpath or the elevation of the nearest road or street or public way at its center line, whichever is higher;
- (10) **“building line” or “set back line”** means the line up to which the plinth of a building may lawfully extend;
- (11) **“CETP”** means Central Environmental Treatment Plant;
- (12) **“covered area”** means the ground area above the plinth level which is covered by a building structure, but does not include gardens, wells, cornice, sunshade, pergola, septic tank, soak well, unpaved uncovered water body, fountains, drainage structures, boundary wall, gates porch, watchman’s cabin, detached pump house and other uncovered utility structures;

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- (13) **“developer”** means economic zone developer appointed under section 8 of the Act;
 - (14) **“development”** means construction of building, engineering, mining or other operations in, or over or under land or water and includes re-development and layout and subdivision of any land;
 - (15) **“drain”** means a conduit or channel for conveying water, sewage or other waste liquid for subsequent disposal;
 - (16) **“drainage”** means a system for disposal of any liquid;
 - (17) **“economic zone” or “zone”** means any economic zone declared by the Government under section 5 of the Act;
 - (18) **“erection” or “construction”** means erection of a new building or re-erection of an existing building or to convert a building from one occupancy to another;
 - (19) **“ETP”** means Environmental Treatment Plant;
 - (20) **“formation level”** means finished ground level of a plot and in case of hilly areas formation level shall be the gradient of the plot surface;
 - (21) **“grade”** means the lowest point of elevation of the finished surface of the ground, pavement or footpath within the area between the building and the property line or a line 1.5 m from the building whichever is nearer the building;
 - (22) **“occupancy”** means the purpose for which a building or a part thereof is used or intended to be used;
 - (23) **“occupier”** means a person paying or liable to pay rent or any portion of rent of a building or compensation or premium on account of occupation of such building and also includes rent-free tenant and includes the developer living in his own building, but it does not include a lodger;
 - (24) **“permit”** means a written document or certificate issued by the Authority for carrying out a specific activity under the provisions of this rules;
 - (25) **“plinth area”** means the elements from the building bases which are exposed above the formation level to form a covered floor area by joining the peripheral points of the elements which are intersected at finished floor plane at the height of plinth level;

- (26) **“plinth level”** means at least 450 mm above the surface level of the center line of the adjacent road and in case of flood or surge prone area plinth level shall be determined by the competent authority;
- (27) **“plot” or “site”** means a piece or parcel of land on which a building is intended to be or has already been constructed;
- (28) **“road”** means a thoroughfare or public way which has been dedicated to the public use and includes a street;
- (29) **“road line”** means a line defining the side limits of a road;
- (30) **“room height”** means the height of the room measured from the finished surface of the floor to the underside of the finished ceiling or false ceiling;
- (31) **“service road”** means a road or lane provided at the rear or side of a plot for service;
- (32) **“specialist”** means a professional who by education, research, practice and experience specializes in a particular branch of a broader discipline and is generally judged to be so by the professional body in the relevant discipline;
- (33) **“storey”** means the portion of a structure between tops of two successive finished floor surfaces and for the topmost storey, from surface of the finished floor of topmost floor to the top of the roof above;
- (34) **“STP”** means Sewerage Treatment Plant;
- (35) **“street level”** means the elevation of the centre line of any road or street which a plot fronts;
- (36) **“supervisor”** means an Architect or Engineer or Diploma Architect or Diploma Engineer having experience in supervision of construction works; and
- (37) **“unsafe building”** means a building which, in the opinion of the Authorized Officer, is structurally unsafe, or insanitary, or lacks proper means of ingress or egress, or which constitutes a hazard to life or property.

CHAPTER II**ECONOMIC ZONE DESIGN REQUIREMENTS**

3. **Zoning.**—(1) The economic zone shall, based on surrounding infrastructure, settlements density, nature and character, comprise of different zones, like-administrative, utility service including water, electricity, gas, telecommunication and internet, healthcare, childcare, old care, hospitals, recreational, open spaces, green area and commercial, educational, restaurants, hotels with essential accommodations, police station, fire station, communication hub and CETP, along with industrial plots and road networks.

(2) Open space :

- (a) in dividing any land measuring a total of 1 (one) hectare or more into industrial plots, 5% of the total land area shall be reserved as amenity open space which shall be used as lawn, park, play field or garden;
- (b) the minimum size of such open space shall be 600 m²; and
- (c) when the area of the open space exceeds 1000 m², it may be distributed through the zone, but none of them may not be smaller than 600 m².

(3) **Other amenities :** there shall be 5% of the total land area for administrative, utility services including water, electricity, gas, telecommunication and internet, health care, childcare, old care, hospitals, recreational, commercial, educational, restaurants, hotels with essential accommodations, police station, fire brigade station, communication hub, CETP, and such area may be divided through the zone as per their requirements.

(4) Green space :

- (a) 5% of the total land area shall be reserved as green space along the road network;
- (b) green strip used along the roads may not be less than 1.5 m;
- (c) green strips less than 3m may not be used for any kind of utility service line; and
- (d) central green median, road side green strips, canal, water body are the part of these requirements.

4. **Plot size.**—(1) The plot size shall be as per types of economic zone, generally minimum 4000 sqm per plot.

(2) plot size shall not be subdivided.

(3) Accumulation of plots may be done without including any road.

5. **Building orientation.**—The design of building shall be passive solar design.

Explanation.—For the purpose of this rule “passive solar design” means—

- (i) orientation and openings to maximize the north and south exposure;
- (ii) orientation and openings to maximize natural cross flow ventilation, eg cooling summer breezes;
- (iii) minimizing east and west facing orientation, openings and windows, or providing adequate shading; and
- (iv) well considered landscaping to provide valuable shade throughout summer and the use of winter sun.

6. **Access to the site.**—(1) The development of the site shall be designed to enable vehicles to exit the site in a forward direction.

(2) If the area of the site is more than 1.0 hectare (10,000 square meters), there shall be provision for all vehicles to enter and leave the site in a forward direction.

(3) If the area of the site is more than 0.4 hectare (4,000 square meters), there shall be provision for articulated vehicles to enter and leave the site in a forward direction.

(4) Development works shall be designed to ensure easy and safe access of vehicles in the industrial sites.

(5) Off-street parking and access arrangements shall be adequate.

(6) Industrial uses that rely on heavy vehicle access shall avoid using residential streets.

(7) Access arrangements to industrial sites shall ensure accommodation for large vehicles.

7. **Road network.**—The road network shall be as per Schedule-I.

8. **Drainage, waste management, etc.**—The following provisions shall be followed in drainage, waste management and other systems of the economic zones—

- (a) preparing a master plan of the drainage and sanitary system for the total economic zone showing slopes, retention areas and ultimate discharge point;
- (b) preparing a master plan of the waste management having CETP with metering system so that individual may be charged as per their effluent discharge;
- (c) heterogeneous effluents shall be pre-treated before discharging to CETP as per requirement of CETP;
- (d) economic zone shall have STP for individual plot;
- (e) economic zones having more than 80 acre in size shall have central power, water supply system with metering system so that individual may be charged as per their use.

9. **Fire appliance access requirements.**—The fire appliance access requirements in industrial area layouts shall be as follows :

- (a) every economic zone shall have fire zone as per BNBC;
- (b) adequate fire brigade stations shall be provided according to the size of the economic zone;
- (c) each industrial plot shall be provided with vehicular access roads;
- (d) If a central median is provided in industrial plot, the minimum width of the dual carriageway shall be 7.3m wide for one-way traffic :

Provided that if constraints do not allow the provision of a central median, the minimum width of a carriageway without a central divider shall be 13.5m for two-lane two-way traffic.

CHAPTER III

INDIVIDUAL BUILDING DESIGN REQUIREMENTS

10. Floor Area Ratio (FAR).—In construction of building, FAR shall be 6:

Provided that internal roads, open to sky drive way and parking area, tanks, STP, ETP shall be excluded from FAR calculation.

11. Site coverage.—In the construction site the covered area shall be as follows and the diagram of the Site Coverage shall be as per Schedule-II:

- (a) maximum 50% of the total area shall be covered by factory building, power house, storage, covered parking, ETP, overhead STP etc;
- (b) 30% of the site shall be covered by the drive way, open parking, 50 sqm guard room, fire command center, cycle stand, internal roads, underground water tank and septic tank; and
- (c) 20% of the site shall be open to sky soak area :

Provided that soaking soft pave may be used instead of green grass or naked earth in the open space.

12. Setback.—(1) A minimum front setback of 12 (twelve) meters shall apply to the primary street and a minimum setback of 4.5 (four point five) meters shall apply to the secondary street, or streets, unless otherwise determined by the Authority.

(2) Side and rear setbacks shall be 3.5 (three point five) meters.

(3) Notwithstanding anything contained in sub-rule (1) and (2), the Authority may, considering the following circumstances, make variation up to a reasonable limit in determining the setbacks, namely :—

- (a) general streetscape;
- (b) properties and buildings near and surrounding the site;
- (c) fire separation distance;
- (d) solar aspect and prevailing breezes; and
- (e) bulk of the development.

13. Community open space for industrial plots.—(1) For every industrial plot having an area of 1.0 hectare or more, a minimum of 10% of the total area, but not exceeding 0.25 hectare, shall be reserved as community open space and such area shall be contiguous to and shall have a means of access from every unit of the industry for recreational activities of the persons working in the industry and also linked to the external roads for safe exit during emergency.

(2) The adjacent road network and the internal open space together shall be used for the assembly area during emergency.

14. Loading and service area.—(1) If plots are located near residential area, loading and service areas shall be sited to the rear or side of the property and away from residences.

(2) Plots having 0.1 hectare (1000 square meters) or less, loading areas may share access driveways with car parking areas :

Provided the visitor car spaces may remain accessible.

(3) Loading areas shall not be sited so that vehicles shall reverse onto roads.

(4) Loading areas shall be separated from pedestrian access paths.

15. External service and storage area.—Service, storage and bin areas shall be screened behind the front building line and from the street, and landscaping, fencing and gates may be utilized to screen these area.

16. Fencing.—The following provision shall be applicable where a planning permit is required :

- (a) fencing shall be unobtrusive and shall not detract from the streetscape and it shall generally be semitransparent and articulated with provision of adequate security for the premises;
- (b) at smaller industrial sites, fences higher than 1.5 meters shall not generally be constructed across the entire frontage, unless there is a requirement for site security;
- (c) where high fences are used to enclose an industrial site, it is preferable that a section of the front of the premises be open to the street to provide a sense of address and contribute to the streetscape;

- (d) where site security along the boundaries (not frontage) is required, fencing and gates shall be constructed of black, plastic coated chain link fence or other approved material;
- (e) fencing shall be provided to ensure that fencing complements the amenity of the area and contributes to an open streetscape and also provide adequate site security.

17. **Fire-fighting requirements.**—Fire-fighting requirements shall be as per BNBC.

18. **Car parking and traffic management.**—(1) For a site of industrial building, there shall be provisions for—

- (a) one car for every 800 sqm;
- (b) one truck, goods carrying vehicle, for every 2000 sqm; and
- (c) a container vehicle loading or unloading bay with turning circle of 11.6m outer radius shall be provided for a site over 2000 sqm.

(2) The Authority may fix up the number of car parking bays considering the requirements of a particular economic zone.

(3) Car parking may be placed between the landscape setback and the building line and the bay sizes, driveway widths and turning circles shall be as per BNBC.

(4) For facilitating the large size trucks and other heavy vehicles using service roads, street parking shall be discouraged within the economic zone.

19. **Planning of roadways and parking.**—Roadways and parking within the site shall be such planned as may be required for—

- (a) separation of service or haulage vehicles from visitor and staff parking areas;
- (b) sitting of parking areas adjacent to areas of buildings that are commonly accessed;
- (c) provisions of suitable species of shade trees at a ratio of 1 per 4 car-bays, evenly throughout the parking areas;

- (d) provision of clear paths for pedestrian movement separate from areas of frequent vehicular movement; and
- (e) consideration of the visitor parking areas as an extension of the corporate or market image in terms of its presentation.

20. Landscaping.—(1) The developer shall submit a landscaping plan to the Authority providing—

- (a) A 2.5m landscaping strip to any primary frontage;
- (b) A 1.5m landscaping strip to any secondary frontage; and
- (c) a shade tree per 4 car parking bays.

(2) The developer shall—

- (a) use, where available, topsoil and mulch from stockpiles on the estate;
- (b) continue the landscaping theme and character of the area; and
- (c) maintain regularly by a qualified landscape professional to both verge and plot areas for retaining the benefits of good quality landscaping.

21. Energy management.—(1) The developer and the unit investor may use renewable energy and at least one percent of total requirement shall be consumed from online solar system.

(2) The developer and the unit investors shall make necessary arrangement for reducing unnecessary use of energy.

(3) For energy management, in the proposed design, the use of the following things shall be taken into consideration:

(a) in external lighting:

- (i) no glare or light spill shall adversely impact adjoining properties;
- (ii) no glare or light spill shall adversely impact the passing motorists;
- (iii) the best Practice' Option shall be preferred by—
 - (a) using high efficiency light systems (e.g. T5 Tri phosphor Fluorescent, LED);

- (b) controlling the operation hours by using time clock or photo sensitive cells; and
 - (c) using motion detectors, where appropriate;
- (b) **in internal lighting:** the ‘Best Practice’ option shall be preferred by—
- (i) using high efficiency light systems (e.g. T5 Tri phosphor Fluorescent LED);
 - (ii) using ultrasonic ambient light or motion sensors; and
 - (iii) strengthening lighting management systems;
- (c) the developer shall install high efficiency solar or gas based water heating systems;
- (d) **in water management:** uninterrupted supply of potable water the building fit out shall be as follows;
- (i) a rated shower heads;
 - (ii) a rated tap ware and flow regulators; and
 - (iii) a dual flush toilets;
- (e) **landscape areas (water reticulation):**
- (i) low flow trickle dripper systems, or coarse sprays are required within the plot; and
 - (ii) programmable controller or timer system.

22. **Rain water harvesting.**—(1) The plot shall incorporate a rainwater harvesting system designed to capture roof run – off from a minimum of 200m² (or 50% of the available roof catchment area for roof areas less than 400m²) during regular rainfall events.

(2) The collected rainwater shall be plumbed to supply a seasonally–independent water use e.g. toilet flushing.

(3) The water harvesting system shall be same standard system for each plot.

23. **Applicability of BNBC.**—The BNBC shall be applicable for all other issues not mentioned in the preceding rules, such as– architectural, structure, plumbing, electrical, mechanical, fire, etc.

CHAPTER IV**PERMITS**

24. **Permit.**—No building in the economic zone shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished without the permission of the Authorized Officer:

Provided that the permission of the Authorized Officer is not necessary in the following works unless they do not otherwise violate the provisions of BNBC in respect of any other adjacent property, general building requirements, structural stability and fire safety requirements, namely :—

- (a) opening or closing of a window or a door or a ventilator;
- (b) internal doors;
- (c) partitions;
- (d) false ceiling;
- (e) gardening;
- (f) painting;
- (g) plastering and patch work;
- (h) re-flooring;
- (i) construction of sunshades on one's own land;
- (j) re-erection of portion of buildings damaged by earthquake or cyclone or other natural calamities, to the extent and specification as existed prior to such damage; and
- (k) solid boundary walls less than 1.5 m and open boundary wall less than 2.75 m in height.

25. **Type of permits.**—(1) For a particular economic zone it needs the following two permits or any of them, namely :—

- (a) Building Construction Permit;
- (b) Occupancy Certificate.

(2) The Authority shall set forth procedure for obtaining the permits under sub-rule (1).

26. Application for permit.—(1) Any person who intends to undertake any work a building or structure in economic zone shall submit an application in the prescribed form accompanied by necessary documents, drawings, certificates, clearances and other relevant information as required to the concerned Authorized Officer.

(2) The drawings may be any of the sizes specified in Schedule-III.

(3) The category of building may be as per Schedule-IV.

(4) Subject to the classification of buildings, all drawings shall be signed by the registered professionals specified in Schedule-V.

(5) Registered professionals shall put his signature with date on the title box of the drawing along with his name, address, professional society membership number, registration number and any other information required by the concerned Authorized Officer.

27. Disposal of application.—(1) After receiving an application for permit under rule 26, the Authorized Officer shall notify, in the case of Building Permit within 30 (thirty) days and in the case of Occupancy Certificated within 15 (fifteen) days from the date of receiving the application, about either approval or refusal of the permit.

(2) If the application for permit is refused under sub-rule (1) the reasons for refusal shall be informed to the applicant.

(3) If the application for permit is refused the applicant may submit a fresh application or request for review of its previous application after removal of cause for refusal.

(4) If the Authorized Officer does not notify the applicant of such approval or refusal within the specified period, the application shall be deemed to have been approved:

Provided that such approval shall not authorize any person to do anything in contravention of or against the terms of lease or title of the land or in contravention of any provision of these rule and other applicable laws, rules, regulations or by-laws.

28. Duration of the permits.—(1) The Building Construction Permit shall be valid for 12 (twelve) months (construction at least up-to plinth level must be done within this period) from the date of issue of such permit.

(2) The Occupancy Certificate shall be perpetual unless any change in use and physical properties is made from the date of issue of such Certificate.

29. **Fees.**—All applications for permit shall be accompanied by fees as prescribed by the Authority from time to time.

30. **Permits obtained prior to coming into force of these rules.**—If a permit for a building or structure or any other work is obtained before coming into force of these rules and such building or structure or work for which the permit is obtained is not completed within two years from the date of issuance of such permit, the said permit shall be deemed to have been lapsed and fresh permit under these rules shall be necessary to proceed further with the building or structure or work in accordance with the provisions of these rules.

CHAPTER V

DUTIES AND RESPONSIBILITIES OF THE DEVELOPER

31. **Compliance of these rules.**—The developer or any person working under him shall be responsible for carrying out the work in conformity with the provisions of these rules.

32. **Procuring services of technical personnel.**—(1) Design, execution and supervision work of any building or structure shall be carried out by the professionals specified in Schedule-V.

(2) The developer shall procure the services of as many professionals as required according to type and size of the work.

33. **Right of entry.**—The Authorized Officer or any other person authorized by the Authority shall have the right to enter into the site for the purpose of ensuring compliance with the provision of these rules and BNBC.

34. **Permits from other agencies.**—The developer shall obtain all necessary permits and approvals from other concerned authorities relating to building, zoning, grades, sewers, water mains, plumbing, fire safety, signs, blasting, street occupancy, gas, electricity, highways and all other permits required in connection with the proposed construction and development.

35. **Information on progress of work.**—The developer shall inform the Authorized Officer about the progress of the works at different stages as may be required by the Authorized Officer in the prescribed form.

36. **Safety measures.**—The developer shall take appropriate safety measures in and around the construction site as per BNBC.

37. **Notice of completion.**—(1) The developer shall notify the Authorized Officer of the completion of the work for which permit was granted in the prescribed form.

(2) The work shall not be accepted as complete without a certification from the Authorized Officer.

38. **Documents at site.**—The developer shall preserve and make available at the site a copy of all permits issued and all drawings approved by the Authorized Officer and results of tests carried out for determination of conformity of the work with the provisions of BNBC.

39. **Live loads to be posted.**—Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 2.4 kN/m², such design live loads shall be conspicuously posted using durable signs by the developer in that part of each storey in which they apply.

CHAPTER VI

QUALIFICATION AND RESPONSIBILITIES OF THE TECHNICAL PERSONNEL

40. **Qualification of the technical personnel.**—(1) To qualify as Architect, Engineer, Supervisor of any building works he shall have—

- (a) to be a member of the respective professional body; and
- (b) to qualify as registered professional through an examination, written or oral, to be conducted by their respective professional body as per requirement of BNBC.

(2) The technical professionals qualified under sub-rule (1) shall design, execute and supervise any construction or development works in the economic zones.

41. **Punitive measure for lapse, negligence etc.**—Any lapses or negligence in performing the duties or any violation of BNBC by any technical personnel shall call for punitive actions against him in the proper forum.

CHAPTER VII INSPECTION, UNSAFE BUILDING, ETC.

42. **Inspection.**—(1) The Authorized Officer shall, from time to time, inspect all works relating to a building or structure.

(2) Modalities and frequency of such inspections shall conform to the requirements prescribed from time to time by the Authority.

(3) After each inspection, a report thereof shall be submitted to the Authority with particular focus on any lapses, departure, negligence of any person involved in the construction of infrastructure or building.

43. **Provisions as to unsafe building.**—(1) Where it appears to the Authorized Officer that any building is endanger to human life or health or public property, he shall examine or cause examination of such building and make a written report of such examination.

(2) If a building is found unsafe after examination under sub-rule (1), the Authorized Officer shall, by notice, direct the concerned developer, within a stated time, either to repair, improve, demolish or remove the building or any part thereof.

(3) If the developer or any person working under him fails, neglects or refuses to repair, improve, demolish or remove of an unsafe building or part thereof as specified in the notice, the Authorized Officer shall cause repaired, improved, demolished or removed of such building or part thereof.

(4) Notwithstanding anything contained in the other provisions of this rule, if the Authorized Officer considers that an unsafe building may cause imminent danger to human life or health or public property, he shall, at once or with a notice as may be possible promptly, cause repaired, improved, demolished or removed of building or part thereof.

(5) The Authorized Officer shall get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary.

(6) The cost incurred for action done under sub-rule (3) or (4) shall be realized from the developer.

(7) If the developer refuses or fails to pay the cost mentioned in sub-rule (5), it shall be recovered from him as a public demand under Public Demands Recovery Act, 1913 (Act No.III of 1913).

44. Demolition of building by the developer.—(1) If a building is to be demolished by the developer, he shall notify all agencies providing utility services to the building.

(2) After receiving notice under sub-rule (1), the concerned agencies shall remove all their appurtenances and equipment and dismantle all service connections to ensure a safe condition.

(3) The Authorized Officer shall not give permission for demolition of a building until a release is obtained from the utility services stating that all service connections have been removed in the proper manner.

(4) The demolition work under this rule shall be done under the supervision of appropriate technical professional.

45. Committees of the Authority.—(1) The Authority may from such standing and task-specific committees as are necessary for the purpose of these rules.

(2) The Authority, while assigning any task, will specify the terms of reference and work procedure for such task.

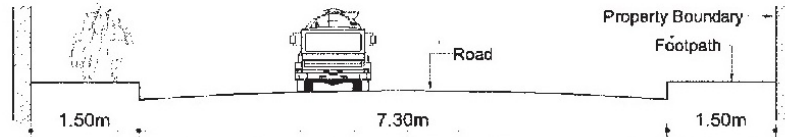
46. Power to make procedure.—For the purpose of these rules the Authority may set forth such procedure as may be deemed expedient.

Schedule-I

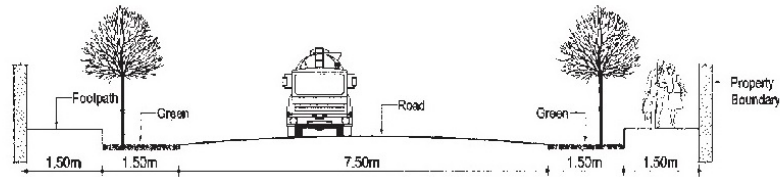
[See rule 7]

Road Network

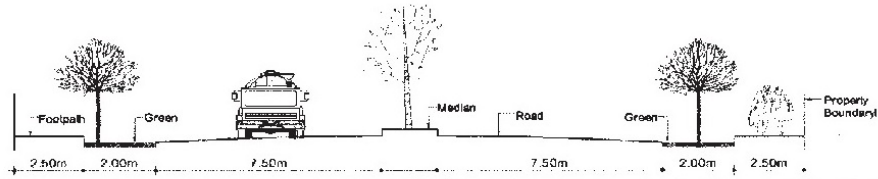
1. **Secondary road serving maximum 4 Plots:** Two way roads shall be 10.3 [1.5+7.3+1.5] meters wide having 1.5 m road side footpath in both sides as shown below:



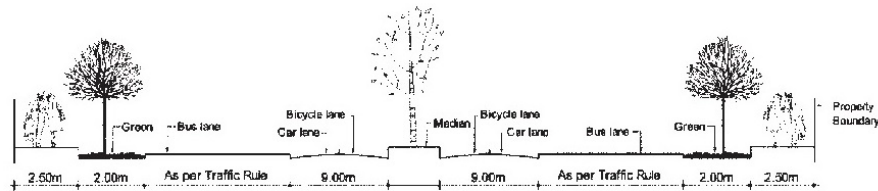
2. **Primary entry road serving maximum 12 Plots:** Two way roads shall be minimum 13.5 [1.5 [footpath] + 1.5 [Green] + 7.5 + 1.5 [Green] + 1.5 [footpath] meters wide having road side footpath and green belt in both sides:



3. **Primary entry road served maximum 36 Plots:** Two way roads shall be minimum 25 or 27 [2.5 [footpath] + 2 [Green] + 7.5 + 1 or 3 [Median] + 7.5 + 2 [Green] + 2.5 [footpath] meters wide having road side footpath and green belt in both sides as designed below:



4. **Primary entry road serving more than 36 Plots:** Two way roads shall be variable [2.5 [footpath] + 2 [Green] + Bus lane [as per traffic standard] + variable 9 [Minimum with bicycle lane] + 1 or 3 [Median] + variable 9 [Minimum with bicycle lane] + Bus lane [as per traffic standard] + 2 [Green] + 2.5 [footpath] meters having road side footpath and green belt in both sides in the following manner:



5. Where there is no opening for U turn, median strip shall provide minimum width of 1 meter, if U-turn is provided, minimum width shall be 3 meters.

6. Roads of more than 10.3 meters wide shall have minimum 2.5 meters wide footpath and minimum 2 meters wide road side planters.

7. Level deference between footpath, road and entrance of the site shall comply with the universal accessibility for all as per BNBC.

8. Underneath of the footpath may be used for different types of service line (electrical, fire line, drainage system, etc.).

9. Intersections of minor access roads with collector roads shall be designed to allow articulated vehicles to turn into the collector road without crossing the center line of the collector road. The internal radius for left turns shall be at least 11 meters wide.

10. Traffic Impact Assessment shall be done before planning the master plan of the economic zone.

11. Where access for B-double trucks is required, a Traffic Engineer's report shall be provided demonstrating that these vehicles may enter and leave the site safely without unduly disrupting other road users or damaging infrastructure or landscaping.

12. The maximum permissible length of internal roads in non-residential plots shall be as follows :

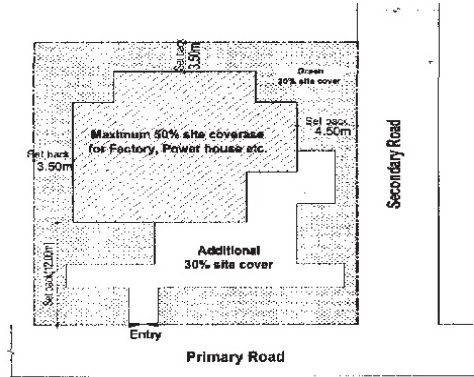
Width (m)	Maximum Permissible Length (m)
7	80
8	150
9	300
10 or over	Unlimited

Schedule-II

[See rule 11]

Diagram of Site Coverage

The diagram of the Site Coverage is as follows:



Schedule-III

[See rule 26 (2)]

Drawing sizes for permit

Type	Size (mm)	
Type 1	1016	As required
Type 2	762	As required
Type 3	508	As required

Schedule-IV

[See rule 26 (3)]

Building Category

Building Category	Height of Building	Floor Area	Type of Occupancy (As per BNBC)
1	2	3	4
I	Up to 2 Stories or 8 m height (without basement)	Up to 250 m ²	A (A1-A2)
II	Up to 3 Stories	Up to 500 m ²	A (A1-A5)
III	Up to 10 stories or 33 m height for engineering design and supervision and any height for land survey, sub-soil investigation and architectural design	Up to 5000 m ²	A, B, C, E1, E2, F1, F2 and H1
IV	Any height	Any Size	All

Schedule-V

[See rule 26 (4) and 32 (1)]

Eligible registered professionals for design, supervision & documentation

Types of Work	Eligible Registered Professional	Minimum Experience Requirement in Years for Building category			
		I	II	III	IV
Land Survey	Civil Engineer	NA	NR	1	2
	Diploma Engineer (Civil)		2	3	4
	Certified Surveyor		3	5	7
Soil Investigation	Geotechnical Engineer having experience in soil investigation and soil test report analysis.	NA	NR	3	5
	Civil Engineer having experience in soil investigation and soil test report analysis.	3	5	NE	NE
Architectural Design	Architect	2	2	5	8
	Diploma Architect	8	NE	NE	NE
Structural Design	Civil Engineer with experience in structural design	8	10	12	15
	Professional Engineer (PEng.)	NR	1	3	8 (having 4 years in Structural design)
	Civil Engineer with M.S in Structural Engineering.	NR	5	7	10
Plumbing Design	Plumbing Engineer	2	3	5	8
Mechanical (HVAC/Vertical Transportation) Design	Mechanical Engineer	2	5	7	10

Types of Work	Eligible Registered Professional	Minimum Experience Requirement in Years for Building category			
		I	II	III	IV
Electrical Design	Electrical Engineer.	2	5	7	10
Construction Supervision	Architect.	2	2	4	8
	Engineer or PEng.	3	5	7	10
	Diploma Architect/ Diploma Engineer in their respective field.	5	8	10	12
Building Demolition	Civil Engineer	2	3	5	8
	Diploma Engineer (Civil)	5	8	NE	NE
Completion Report	Architect and Engineer with experience in their respective field.	2	3	4	8
Note : NA: Not Applicable, NE: Not Eligible, NR: Not Required					

By the order of the President

Nafiul Hasan
Director.