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Ministry of Housing and Public Works

Administration Section-2

S.R.O. No. 468-Law/2025

Date: 26 Agrahayan, 1432 Bangabda / 11 December,
2025 AD

In exercise of the powers conferred by sub-section (2) of section 74 of the Town Improvement Act, 1953 (Act No. XIII of 1953), the Government hereby makes the following further amendments to the Schedule (Volume I) of the Master Plan [Detailed Area Plan for Dhaka Metropolitan Area (2022-2035)] within the jurisdiction of the Capital Development Authority (RAJUK), namely:—

In the Schedule (Volume I) of the aforementioned Master Plan [Detailed Area Plan for Dhaka Metropolitan Area (2022-2035)]:—

(1) In paragraph 3.5.3.1:

(a) For serial number iii under the heading 'Agricultural Area' in clause (a), the following serial number iii shall be substituted, namely:—

"iii. Land Use Guidelines

Table 3.4: List of Permitted and Conditionally Permitted Uses for Agricultural Zones

| Permitted | Conditionally Permitted |
|---|--|
| Construction of structures is prohibited. | In agricultural lands identified in the Detailed Area Plan, temporary infrastructure related to agriculture (poultry and livestock farms, fisheries, etc.) and utility supply lines may be constructed with the approval of RAJUK: PROVIDED THAT the construction of any kind of structure except viaduct roads is prohibited in flood flow zones. |

(b) Serial number iv under the heading 'Residential Area' in clause (d) shall be deleted;

(2) In paragraph 3.6.1, under the heading 'Road':

(a) For the guideline stating "Affordable housing area at individual entrepreneur level: 1.8 m", the following guideline shall be substituted, namely:—

"The minimum road width for plan approval and construction approval of affordable housing buildings on land measuring a maximum of 3 Kathas at the individual entrepreneur level shall be 1.83 meters or 6 feet:

PROVIDED THAT for land exceeding 3 Kathas, the minimum road width shall be 2.5 meters";

(b) For the guideline stating "*Densely populated areas where road widening is difficult: 1.8 m (250 PPA area in Figure 3-13)*", the following guideline shall be substituted, namely:—

"Densely populated areas where road widening is difficult: 1.83 meters or 6 feet (Figure 3-14 Population Density Block 29A)";

(3) In paragraph 3.6.4.1, under the heading 'Determination of Floor Area Ratio (FAR) Index':

(a) The guideline stating "*Area-based FAR—The relevant value of the population density block where the applied land is located (Appendix 3.6). In cases of privately owned lands developed isolatedly and unplannedly (e.g., Badda, Demra, Khilkhait, Uttar Khan, Dakshin Khan, Rayerbazar, Savar, Keraniganj, and other similar areas) having an existing road with a minimum width of 3.66 meters in front, the area-based FAR shall be applicable as 2.00, and where the base FAR is 2.00 or less than 2.00, the applicant shall be entitled to a 0.5 FAR incentive.*" shall be deleted;

(b) The guideline stating "*Provided that for all approved buildings (see Table 3.4) on any plot identified as agriculture in this plan, the maximum FAR value shall be 0.1.*" shall be deleted;

(c) For the guideline stating "*Maximum FAR Index or Maximum FAR Index: If the value of the area-based FAR is less than the value of the plot-based FAR, the value of the plot-based FAR shall be the maximum index. On the other hand, if the value of the area-based FAR is greater than the value of the plot-based FAR, the maximum FAR index shall be determined on the basis of the width of the road adjacent to the plot...*", the following guideline shall be substituted, namely:—

"Maximum FAR Index or Maximum FAR Index: Whichever is greater between the area-based FAR and the plot-based FAR shall be considered as the maximum FAR, and the smaller one shall be considered as the base FAR. The maximum FAR can be achieved by adding incentives to the base FAR. In no case shall the permissible FAR exceed the maximum FAR:

PROVIDED THAT in the case of block-based development, urban regeneration areas, and TDR, the maximum FAR may be exceeded by up to 0.5 subject to incentives.";

(d) For the guideline stating "*If an applicant cannot fully utilize the allowable floor area even after constructing the specified number of A3 residential units, they may construct a maximum of 30% more units...*", the following guideline shall be substituted, namely:—

"If an applicant cannot fully utilize the allowable floor area even after constructing the specified number of A3 residential units, they may construct a maximum of an additional 10% units over the specified A3 units subject to obtaining approval. However, the required floor area for the extra units shall in no way exceed the maximum permissible floor area.";

(e) The guideline stating "*If there are multiple population density blocks within an approved housing project, the block in which the majority of the plots are located...*" shall be deleted;

(f) For Table 3.28 under the heading 'Incentive Floor Area Ratio (FAR)' described in clause (f), the following Table 3.28 shall be substituted, namely:—

Table 3.28: Determination of Incentive Floor Area Ratio (FAR) Index

| SL | Item | Components and Measurement | Incentive |
|----|--|---|---|
| 1 | Plot Consolidation / Single Size | Between 3 to 6 Kathas Between 6 to 10 Kathas Between 10 to 15 Kathas Between 15 to 20 Kathas 20 Kathas or above | 0.20 0.35 0.50 0.65 0.75 |
| 2 | Applicable where existing road > 30 ft | If the width of the existing road adjacent to the plot is wider than 30 feet, an incentive at the rate of 0.02 can be taken for each additional foot, which will be added to the base FAR. | Maximum 1.0 (For roads 80 feet or wider) |
| 3 | Affordable Housing (A6) | (i) Applicable in case of mixing A6 with A3; (ii) Other conditions of A6 except parking shall not apply. <i>Note: Either incentive (a) or (b) will be applicable, which shall apply only to unplanned areas.</i> | (a) 5 units (size up to 400/600 sq. ft.) (For ≥ 10 Kathas): Max 0.5 (b) Reservation of 5% of total floor space (For ≥ 20 Kathas): Max 0.75 |
| 4 | Green Building | Preliminary approval must be obtained from a nationally/internationally recognized institution and final Certification must be submitted before obtaining the Occupancy Certificate. | Maximum 0.5 |
| 5 | Public Place or Open Space | 10% of the land must be surrendered for public use before submitting the application for plan approval, provided that the surrendered space connects with the existing road and an easement deed is required (For land sized 10 Kathas or above). | Maximum 0.5 |
| 6 | Transit Oriented Development (TOD) / Redevelopment | TOD / Redevelopment Guidelines, 2025 | According to TOD Guidelines |
| 7 | Transfer of Development Rights (TDR) | Purchase of development rights (Development Right) by a developer/landowner from conservable agricultural land, flood zones, water bodies, or historical structures to a development-permissible zone at government rates (See para 7.4.3). | According to relevant policy |
| 8 | Purchase of FAR from Authority | Payment of fees/funds at a government rate by the landowner/developer in exchange for extra FAR, spent towards utility/civic amenities creation in unplanned areas. | Determined by RAJUK |
| 9 | Civic Amenities (in Ward/ Sub-Ward) | School according to standards (New)—1 (See Table 6.1) Playground or Park (New) (See Table 6.1) | Maximum 0.25 Maximum 0.25 |

***Note: In all cases, the incentives will be added to the base FAR.**

(g) Guidelines (a) and (b) mentioned after Table 3.28 under the heading 'Incentive Floor Area Ratio (FAR)' in clause (f) shall be deleted;

(4) In paragraph 3.6.4.2, under the heading 'Determination of Total Floor Area':

For the guideline, the following shall be substituted, namely:—

"An floor area incentive equivalent to 3 (three) times the area of land that must be surrendered from the respective plot through a registered easement deed for road widening according to the plan approval letter shall be granted, and this area shall be added to the floor area determined according to the permissible FAR of this area to determine the total floor area. In the case of multiple roads, this guideline shall apply to the amount of land surrendered for each road.";

(5) For paragraph 3.6.4.3, the following paragraph 3.6.4.3 shall be substituted, namely:—

"3.6.4.3 Not included within the scope of Total Floor Area

In determining the floor area according to the permissible FAR index, the following parts of the building shall not be taken into consideration:—

Generally, an area equivalent to the required minimum parking; if the normal width of the road adjacent to the plot is 6.1 meters (20 feet) or more, an area equivalent to 2 (two) times the minimum parking; and if it is less, one and a half times the minimum parking. However, in both cases, if one wishes to construct parking in excess of the specified area, it shall be considered as included in the applicable total floor area.

For residential buildings, including balconies and non-habitable components (e.g., service-related—water and electricity, etc.), the Dhaka Metropolitan Building Rules, 2025 shall apply instead of the DAP proposals."

(6) In paragraph 3.6.5, under the heading 'Height of Building or Structure':

The guideline stating "*If a registered agreement between the landowner and developer was executed prior to the publication of the DAP (2022-2035)...*" shall be deleted;

(7) In paragraph 3.6.6, under the heading 'Population Density':

(a) For Table 3.29 under the heading 'Interaction of Land Use and Building Rules' described in clause (a), the following Table 3.29 shall be substituted, namely:—

Table 3.29: Population Density Based Areas of Dhaka Metropolitan

| SL | Area | Maximum Gross Density (Gross Density / Acre) |
|----|--|--|
| 1 | Dhaka Central Area (Old Dhaka and adjacent areas, and areas where the existing gross density in the highest population density area is more than 400/acre) | 300 |
| 2 | Wards of Dhaka Central Area outside Old Dhaka where the existing gross density is 300-400 persons per acre | 250-280 |
| 3 | Dhaka Central Area (Existing gross density maximum 150-300/acre) and designated urban areas | 220-250 |
| 4 | Gazipur and Narayanganj City Corporation and Municipality areas | 250 |

| SL | Area | Maximum Gross Density (Gross Density / Acre) |
|----|---|--|
| 5 | Other rural areas where the gross density is less than a maximum of 200/acre | 150-200 |
| 6 | New area development or re-development undertaken by the government or private entrepreneurs (Area Development / Re-development or Readjustment project), government and private housing projects | (a) New residential projects under government-private initiatives: gross density 250 /acre; (b) Re-development / Readjustment projects under government initiative: gross density 300 /acre; (c) Re-development / Readjustment projects under private initiative: gross density 350 /acre (Condition for infrastructure construction applies). |

(b) For Figure 3.14, the following Figure 3.14 shall be substituted, namely:—

"Figure 3.14: Population Density Blocks of Dhaka Metropolitan"

[Geographical Map displaying 68 Population Density Blocks across Dhaka Central, Savar, Gazipur, Purbachal, Keraniganj, Narayanganj, Bhulta, and Jhilmil as referenced in Appendix 3.6.]

(8) In paragraph 3.6.8, under the heading 'Plot Consolidation':

The guideline stating "For a consolidated new plot, a 0.25 FAR incentive shall be available..." shall be deleted;

(9) In paragraph 3.6.10, under the heading 'Block-based Development':

(a) For Table 3.31, the following Table 3.31 shall be substituted, namely:—

Table 3.31: Block Size and Amount of Open Space in Block-based Development

| SL | Location | Minimum Land | Minimum Road Width | Permissible Incentive |
|----|------------------------------------|------------------------|--|--|
| 1 | Densely Populated Area (Old Dhaka) | 10 Kathas to 20 Kathas | 20 feet existing running road | Net Pop Density - 15% Area-based FAR - 15% Plot-based FAR - 0.50 |
| 2 | Entire Urban Area | 20 Kathas to 2 Acres | 20 feet existing running road | Net Pop Density - 15% Area-based FAR - 15% Plot-based FAR - 0.50 |
| 3 | | More than 2 to 5 Acres | 40 ft existing road or minimum 25 ft road with 40 ft widening proposal | Net Pop Density - 20% Area-based FAR - 20% Plot-based FAR - 0.75 |
| 4 | | More than 5 Acres | 60 ft existing road or minimum 25 ft road with 60 ft widening proposal | Net Pop Density - 30% Area-based FAR - 30% Plot-based FAR - 1.0 |

| SL | Location | Minimum Land | Minimum Road Width | Permissible Incentive |
|----|-------------------|-------------------|--|--|
| 5 | Entire Urban Area | More than 5 Acres | To be re-determined based on project. Relevant policies apply. | For Redevelopment / Readjustment Project, TOD Zone, mandatory minimum 5% floor space for affordable housing. |

***Note: The minimum block size shall be 10 Kathas for Old Dhaka, 20 Kathas for unplanned areas in central/outer urban areas, 30 Kathas for planned areas, and 1 acre for other urban areas.**

(b) Under the heading 'Guidelines for Block-based Development':—

(o) For the guideline, the following shall be substituted, namely:—

• **Open Space:**

- In block-based development, a mandatory minimum of 40% of the total land must be preserved as open space (park, playground, or green space). Setback cannot be included in this portion and at least 50% must be arranged together. The remaining 50% must be preserved as voids/green. An MGC of maximum 40% for land up to 2 acres and maximum 45% for land above 2 acres shall apply.
- In government/private redevelopment or TOD Zones, a mandatory minimum of 5% space must be provisioned for affordable housing.
- Roads outside planned residential areas will be considered based on average width from local government/agency roads suitable for vehicle movement.
- At least 50% of the preserved land shall remain as an inseparable part in a 1:2 ratio; for projects \geq 5 acres, the playground must be \geq 1 acre together, and the rest can be placed elsewhere together as soakable field/green/waterbody.
- Any government land (Halat, canal, Khas) inside the block must be properly preserved and excluded from total land measurements for ground coverage, preserved land, and FAR calculations.
- Basements can be extended into an additional 10% of total land, but no structures other than balconies can be built on the extra ground coverage.
- Setbacks apply to buildings adjacent to boundaries per rules; internal buildings must follow separation distances per BNBC.
- For land $>$ 2 acres, minimum civic amenities must follow the Private Residential Project Land Development Rules, 2004.
- For land $>$ 2 acres, within Fire Zone-01, developments can feature mixed or separate occupancy types including Residential (A3, A6), Primary School (B3), Child Care (C1), Health Care (D3), Small Shop (F1), Emergency Service (E3), Parking Lot (K1), Worship (I4), Gymnasium (I5), and Utility (L) per Master Plan guidelines. Total ground coverage must not be exceeded, and non-residential use cannot exceed 30% of total permissible floor area.

(a) For the guideline regarding land surrendering for roads, the following shall be substituted:

- "After surrendering land for the road (if required), the preserved land must be kept as un-divided, un-demarcated land of the block development stakeholders for use as green space, parks, and playgrounds. This field cannot be rented or leased. Usable FAR will be calculated on the original plot measurement, while ground coverage will be calculated on total land remaining after road surrendering."

(e) The guideline stating "*In the case of block-based development, the maximum applicable FAR (Maximum FAR) shall be treated as the permissible FAR...*" shall be deleted;

(10) In paragraph 3.7.5, under the heading 'Identified Ground Coverage according to Geo-Physical Characteristics':

(a) For the division of floodplain regions, the following shall be substituted:

"According to the measurement of water potential and momentum inertia, the identified floodplain region has been divided into two parts:

- Flood Flow Zone
- General Flood Plain"

(b) For the watercourse dominant floodplain, the following shall be substituted:

"The 'Main Flood Flow' and 'General Flood Flow' directed in the Master Plan shall collectively be changed to the name 'Flood Flow Zone'."

(11) In paragraph 3.7.6.1, under the heading "Guidelines regarding Land Development and Water Management":

(a) For the title "*Main Flood Flow*", the title "**Flood Flow Zone**" shall be substituted.

(b) Clause (b) *General Flood Flow* shall be deleted;

(12) For paragraph 3.9.3, the following paragraph 3.9.3 shall be substituted, namely:—

"3.9.3 Guidelines for Areas Adjacent to Hatirjheel Project

For the area spanning 300 meters from the boundary wall of the Hatirjheel Project, the maximum height of the building shall be determined following a 35-degree angular distance in accordance with the Special DAP prepared by RAJUK.

Within the said height limit, planning, development intensity i.e. FAR, dwelling units, etc., must be calculated according to the Detailed Area Plan. In determining the minimum setback, the conditions of the Hatirjheel Special DAP shall apply in addition to the Building Construction Rules.

To ensure the ingress and egress of plots adjacent to the Hatirjheel Lake Drive Road, a plan approval letter can be issued subject to transferring land adjacent to the plot to the Authority through an easement deed for the construction of a 20-foot wide service lane outside the boundary wall. In this case, an additional floor space of 3 (three) times the surrendered land shall be permissible for surrendering the road, and the FAR of the Lake Drive Road shall be obtained.

The Authority, through a proper Traffic Impact Assessment, may grant approval for the construction of entry and exit gates from the service lane to the Lake Drive Road at specific intervals.

In addition to the above guidelines, the special DAP and other rules and regulations related thereto shall apply to the area spanning 300 meters from the boundary wall of the project titled 'Integrated Development of Hatirjheel Area including Begunbari Khal'."

(13) For the guideline mentioned under paragraph 3.12.1.3 "Land Use Management":

The following guideline shall be substituted, namely:—

"Stations and their influence zone areas identified, determined, or declared by RAJUK shall be determined in light of the government-approved TOD Guideline prepared by the Authority, and based on the said policy, all types of development management in the influence zone area must be coordinated with the approval of the TOD Management Board, namely:—

- Development intensity including FAR, MGC, minimum plot size, parking, and degrees of mixed-use for all types of developments in the TOD area;

- Width of roads surrounding transit stations, footpaths, connectivity, positioning, standards, and services for all vehicles including buses and para-transit;
- The Land Value Capture policy shall apply according to the proposals of the TOD Guideline in case of infrastructure development and increased land use within the TOD area, and, where applicable, development activities must be undertaken by applying land redevelopment or readjustment."

(14) For paragraph 3.9.4, the following paragraph 3.9.4 shall be substituted, namely:—

"3.9.4 Hazaribagh Tannery Industry and Adjacent Area

The Authority shall take necessary measures in light of the recommendations of the study report prepared under the Climate Resilient and Green Action Plan (CRGAP) implemented by the Capital Development Authority."

(15) Paragraph 7.5.6 shall be deleted and thereafter the following new paragraphs 7.5.7 and 7.5.8 shall be inserted, namely:—

"7.5.7 Transfer of Roads Proposed in the Detailed Area Plan to Local Government Authorities

The construction approval letter must be issued after ensuring that the amount of land required to be left along the plot boundary for road widening is unconditionally transferred by the landowner to the local government authority, such as the City Corporation and Municipality, and, where applicable, to RAJUK, through the execution of a properly registered easement deed. In this case, a Memorandum of Understanding (MoU) must be executed and a related joint action plan must be formulated between RAJUK and the local government institutions within the areas under RAJUK's jurisdiction.

7.5.8 Disposal of Applications for Design and Plan Approval

(a) All design or plan approval applications submitted and in-process with the Authority will be disposed of according to the Master Plan and Rules in force at the time of submission. For applications that were rejected in light of the previous Master Plan, there will be no opportunity to file an appeal application after the publication of the new Master Plan in the Gazette.

(b) In the case of building construction approval, if a discrepancy is observed between the permissible land use for building construction and the guidelines of the Watercourse Overlay Zone, the considered application may be disposed of in light of the guidelines of the proposed land use instead of the guidelines of the Watercourse Overlay Zone, provided that it is mentioned as Viti (raised homestead land) or homestead or non-agricultural land in any two records among the CS Khatian, RS Khatian, and City Survey Record."

(16) For Appendix 3.5, the following Appendix 3.5 shall be substituted, namely:—

Appendix 3.5: Plot-based FAR Index

| No. | Class | Sub-class & Type of Use | Permissible FAR Index Relative to Road Width | | | | | | | | | | |
|-------------------------|---|-------------------------------|---|----------------------------|-----------------|----------------|-----------------|------------------|------------------|---------|------|------|------|
| | | | < 3.66m | 3.66m to < 4.88m | 4.88m to < 6.0m | 6.0m to < 9.0m | 9.0m to < 12.0m | 12.0m to < 15.0m | 15.0m to < 18.0m | ≥ 18.0m | | | |
| 1 | A: Residential (Central Dhaka, Purbachal, Jhilmil) | A1 / A2 Single/ Two Family | 1.25 | 1.5 | 1.75 | 2.0 | 2.5 | 3.0 | 3.5 | 4.25 | | | |
| | | A3 Flat & Apartment | 1.25 | 1.75 | 2.0 | 2.25 | 2.5 | 3.25 | 3.5 | 3.0 | | | |
| | | A4 Mess, Dorm, Hostel | 2.0 | 2.25 | 2.5 | 3.5 | 4.0 | 4.0 | 4.5 | 4.75 | | | |
| | | A5 Hotel, Service Appt. | — | — | — | 4.5 | 4.0 | 5.0 | 6.0 | *NR | | | |
| | | A6 Affordable Housing | 1.5 | 2.0 | 2.25 | 2.5 | 3.25 | 3.0 | 3.75 | 4.25 | | | |
| | | 2 | A: Residential (Outer Urban, Narayanganj, Savar) | A1 / A2 Single/ Two Family | 1.0 | 1.25 | 1.5 | 1.75 | 2.25 | 2.75 | 3.25 | 3.75 | 3.25 |
| A3 Flat & Apartment | 1.25 | 1.5 | 1.75 | 2.0 | 2.5 | 3.0 | 3.5 | 4.25 | | | | | |
| A4 Mess, Dorm, Hostel | 1.25 | 1.75 | 2.0 | 2.25 | 2.75 | 3.25 | 3.75 | 4.75 | | | | | |
| A5 Hotel, Service Appt. | — | — | — | 3.5 | 4.0 | 4.5 | 5.5 | 5.75 | | | | | |
| A6 Affordable Housing | 1.5 | 1.75 | 2.0 | 2.25 | 2.75 | 3.0 | 3.5 | 4.0 | | | | | |
| 3 | A: Residential (Other Areas) | A1 / A2 Single/ Two Family | 1.0 | 1.25 | 1.5 | 1.75 | 2.25 | 2.75 | 3.25 | 3.75 | | | |
| | | A3 Flat & Apartment | 1.0 | 1.25 | 1.5 | 1.75 | 2.25 | 2.8 | 3.3 | 3.5 | | | |
| | | A4 Mess, Dorm, Hostel | 1.0 | 1.5 | 1.75 | 2.0 | 2.5 | 3.0 | 3.5 | 4.5 | | | |
| | | A5 Hotel, Service Appt. | — | — | — | 3.5 | 4.0 | 4.5 | 5.5 | — | | | |
| | | A6 Affordable Housing | 1.5 | 1.75 | 2.0 | 2.25 | 2.75 | 3.0 | 3.5 | 4.0 | | | |
| 4 | Non-Residential | B to M (Edu, Comm, Ind, etc.) | Detailed guidelines of Building Construction Rules shall apply accordingly. | | | | | | | | | | |

Note: (1) Class A4 applies to health, education, government-led or industrial land uses. (2) Commercial plots ≥ 1 acre can adopt *NR (Non-restricted) FAR for A5. (3) Non-residential follows BNBC subclasses.

(17) For Appendix 3.6, the following Appendix 3.6 shall be substituted, namely:—

Appendix 3.6: Area-based FAR Index and Population Density (Selected Sample Blocks)

| Block No | Block Name | Type | Gross PPA | Avg Unit Size (Sq Ft) | Units / Katha | Area FAR |
|-----------|------------------------------|-------------|-----------|-----------------------|---------------|----------|
| Block-01 | Reserved (Airport) | — | — | — | 0.0 | 0.0 |
| Block-02 | Jinjira, Kalindi, Aganagar | Spontaneous | 220 | 940 | 2.3 | 3.0 |
| Block-03 | Bashundhara Residential Area | Planned | 250 | 1480 | 2.0 | 4.1 |
| Block-04 | Dakshin Khan | Spontaneous | 250 | 1200 | 1.9 | 3.1 |
| Block-07 | Uttara 1st & 2nd Phase | Planned | 300 | 1630 | 2.0 | 4.5 |
| Block-09 | Mirpur | Planned | 250 | 1300 | 1.9 | 3.4 |
| Block-16 | Baridhara | Planned | 250 | 1880 | 1.8 | 4.7 |
| Block-17 | Gulshan Banani | Planned | 250 | 2100 | 1.9 | 5.5 |
| Block-29A | Old Dhaka | Spontaneous | 300 | 1000 | 2.4 | 3.3 |
| Block-36 | Dhanmondi Residential | Planned | 220 | 2000 | 1.8 | 5.0 |
| Block-46 | Savar Municipality Area | Spontaneous | 250 | 1050 | 2.3 | 3.4 |
| Block-54 | Purbachal Residential Area | Planned | 250 | 1680 | 1.9 | 4.5 |

[Note: Appendix 3.6 in the official text contains 68 fully articulated population density blocks mapping out the exact planning boundaries across the entire RAJUK jurisdiction area.]

By order of the President,

Dr. Md. Nurul Amin

Deputy Secretary

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