



Topic 6

Rules and Regulations Concerning Housing

Course name:

Principles of Housing and Land Development

Course code: 0731-113

Rules and Regulations Concerning Housing

- Private Housing and Land Development Rule (2004)
- Real Estate Development and Management Act, 2010



PRIVATE RESIDENTIAL LAND DEVELOPMENT RULE 2004



Section 6: Conditions for approving private residential project

- Completion of the whole development project within **10 years** of the approval of the final layout plan.
- The layout plan **can not be modified** without the permission of the authority.
- Any **new area** cannot be included without approval.
- **Land height** must be above the **highest flood level**.
- **The flow of rivers**, streams, and wetlands cannot be obstructed by the project.
- The facility of **water and electricity supply** has to be provided at the initiators' own cost if these are not available.
- **Waste water & sewage treatment plant** should be constructed by the initiator at his cost if the project is out of the jurisdiction area of DCC and Dhaka WASA.

Section 6: Conditions for approving private residential project

- Land allocated for **community facilities** can not be changed. During the project period, maintenance would be done by the project initiator, but after the completion of the project, this responsibility would be handed over to the local government authority or municipality.
- **Construction of all road networks up to bituminous carpeting** must be completed by the initiator and handed over its maintenance responsibility to the local government authority or municipality.
- **EIA** (Environmental Impact Assessment) of the project needs to be submitted to the authority.
- **Records** need to be provided to the authority each year on **31st January** – a list of all plots and sales of the previous year

Section 7: Land ownership and compensation

- The Initiator has to be the **owner of 100% land area** of the project. If the initiator can not purchase 10% (max) of land, he may propose land acquisition.
- According to the acquisition and requisition of immovable property ordinance (1982) the initiator has to **pay an extra 50% value** of the land to the land owner.
- The **rehabilitation plot** has to be given at **50% less cost** than its actual value to the original inhabitants
- The original owners will be rehabilitated at the nearby place and that must be indicated in the layout plan.



Section 9: Community Facilities

- Maximum **70% of land can be sold**, and **30%** should be **kept for community facilities**
- Position of each plot, sector, block, neighborhood must be shown in the layout plan.
- If any water body passes through or exists in the plan for the area, it cannot be brought under the 30% community space. If this is violated or the area is reduced for development purposes then necessary actions will be taken.



Space Standards for Urban Community Facilities in acres by Population size

Community Facilities	Size of Population									Facility per 1000 Population
	2500	5000	10000	15000	20000	25000	50000	100000	150000	
EDUCATION										
Nursery	0.2	0.4	0.8	1.2	1.6	2.0	4.0	8.0	12.0	0.08
Primary School	0.3	0.6	1.0	1.2	1.6	2.0	4.0	8.0	12.0	0.08
Secondary School			1.2	1.5	2.0	2.5	5.0	10.0	15.0	0.10
College*				1.2	1.6	2.0	4.0	8.0	12.0	0.08
HEALTH										
Small Clinic*				0.6	0.8	1.0	2.0			0.04
Hospital*								4.0	6.0	0.04
COMMUNITY ORGANIZATION										
Community Center/Mosque	0.1	0.2	0.5	0.6	0.8	1.0	2.0	4.0	6.0	0.04
RECREATION										
Play-Ground/ Play-field	0.5	1.0	1.0	1.2	1.6	2.0	4.0	8.0	12.0	0.08
Park	0.5	1.0	1.5	1.8	2.4	3.0	6.0	12.0	18.0	0.12
COMMERCIAL										
Corner Shop/ Market/Kutcha Bazar*	0.2	0.3	0.5	0.6	0.8	1.0	2.0	4.0	6.0	0.04
ROADS										
Residential Roads**	0.9	1.7	3.5	5.0	6.8	8.5	17.0	34.0	51.0	0.34
Total Area for community Facilities (minimum)	2.7	5.2	10.0	14.90	20.0	25.0	50.0	100.0	150.0	1.00
Net Residential Area	4.44	9.08	18.5	27.95	37.14	46.43	92.85	185.71	278.57	
Gross Residential Area	7.14	14.28	28.57	42.85	57.14	71.43	142.85	285.71	428.57	
Persons per Area	350	350	350	350	350	350	350	350	350	

REAL ESTATE DEVELOPMENT AND MANAGEMENT ACT 2010



Section 5: Registration of Real Estate Developers

- Every real estate developer would be **registered by the associated authority** for conducting real estate business.
- In case of the conduction of real estate business across **whole of Bangladesh**, the real estate developer has to be **registered by the Government (NHA)**.
- The developers will have to apply for registration to the Government or associated authority with documents like **Trade License, Tax Identification Number (TIN) Certificate, VAT registration number, technical expertise, experience evidence**, etc.
- **Evaluation** of these documents is carried out by the government or associated authority for a maximum of 60 days.

Section 5: Registration of Real Estate Developers

- After evaluation, if the applicant fulfills the conditions, the **application will be approved** within **60 days** and the applicant will receive a **written document of approval**.
- If the applicant doesn't fulfill the conditions, the application will be rejected and the applicant will receive a **written document of rejection** with actual causes of rejection.
- Within **30 days** of sending the **written document of approval**, a **registration certificate** for the applicant will be issued for **5 years**.
- Applicant can renew this registration every five years.



Section 14: Failure to Pay Installment by Buyer

- In case of cancellation of allocation, the **already paid installment** of the buyer would be given back by the developer **within 3 months** of ordering the cancellation. But the developer will deduct **10%** of the paid money.
- If the buyer wants a **late installment payment** to be made, **10% interest** on the installment will be applicable.
- If the buyer fails a **maximum of 3 times** to pay for installment, the developer may cancel the allocation.



Section 15: Failure to Handover Real Estate by Developer

- In case of failure to hand over real estate by the developer **within the due time** mentioned in the contract, the buyer will **get back his already paid money** with **compensations according to the contract**.
- If no amount of compensation is mentioned, it will be **15% of the paid money** which will have to be paid within **6 months in a maximum of 3 installments** by the developer.





THANK YOU!



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