

Bangladesh Hi Tech Park Authority (BHTPA)
Application for Project Registration Cancellation

Application for Amendment of Private Hi-Tech Park (PHTP)

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Tracking no. : PLA-202509-0001 / **Date of Submission:** 02.09.2025
/ **Current Status :** Approve / **Current Desk :** Applicant

a) Private Park License Project Info


Approved Private Park License
(Part 2) Registration Tracking No.

SFA-202508-0006

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Approved Date : 31-Aug-2025

a) Private Park License Project Registration Data

Title of the Park:	Sheikh Hasina Software Technology Park, Jessore	Country :	Bangladesh
Division :	Dhaka	District :	DHAKA
Address Line 1 :	Wes Shewrapara, Mirpur	Address Line 2 :	House-61, Road-12, Sector-10, Uttara
Post Code :	1216	Email :	joykumrmajumd er@gmail.com
Contact No :	+880175360082 9	Fax No :	N/A
Website :	www.abbank.co m	Company Logo :	

Name of
Owner/Head : Joy Majumder

Position : MD

Identification
Type : NID

NID No : 3355678765

Photo (Head of
Business Entity) :



Signature (Head of
Business Entity) :



Major
Product(s) :



Exportable? : Yes

Total area of
Land (sqm) : 2000.00

Total area of space
(sqft) : 0.00

Expected Change

Title of the
Park : Sheikh Hasina
Software
Technology
Park, Jessore

Country : Bangladesh

Division : Dhaka

District : DHAKA

Address Line 1 : Wes
Shewrapara,
Mirpur

Address Line 2 : House-61,
Road-12,
Sector-10,
Uttara

Post Code : 1216

Email : joykumrmajum
der@gmail.co
m

Contact No : +88017536008
29

Fax No : 09864666

Website : www.abbank.c
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Company Logo :



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Position : MD

Identification Type : NID

NID No : 3355678765

Photo (Head of Business Entity) :



Signature (Head of Business Entity) :

Major Product(s) :



Exportable? : Yes

Total area of Land (sqm) : 2000.00

Total area of space (sqft) : 0.00

2.INDUSTRY RELETED INFORMATION:

2(a) List of industries may be established in the park :

Which protocol does FastAPI use to serve APIs? * A) HTTP/1.1 B) HTTP/2 C) HTTP/3 D) gRPC

2(b) Agreement for the establishment of proposed industry (20 years of consideration) :

Which protocol does FastAPI use to serve APIs? * A) HTTP/1.1 B) HTTP/2 C) HTTP/3 D) gRPC

2(c) Amount of probable land for enlisted each industry: :

20000

3.MARKETING PLAN:

3(a) Marketing strategy :

Which protocol does FastAPI use to serve APIs?

3(b) Distinct investors and list of the countries :

Which protocol does FastAPI use to serve APIs? * A) HTTP/1.1 B) HTTP/2

Expected Change

3(a) Marketing strategy : Which protocol does FastAPI use to serve APIs?

3(b) Distinct investors and list of the countries : Test

4. MASTER PLAN:

(a) Amount of total land or building : 1000

(b) General description regarding ownership of land or building, location, area : A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights, and official record offices or land registries provide authoritative information. Ownership Title Type: Ownership is categorized into freehold, which grants absolute and permanent control, or leasehold, where ownership is for a defined, limited period. Owner Details: The legal status specifies a person or entity's rights over a piece of land or building. Verification: Official documents like the deed of ownership (Dalil) and government-issued record of rights

government issued record of rights (Khatiyani) are used to prove and verify ownership. Location Specific Address: The property's precise address is crucial, which includes details like the plot (dag) number, holding address, and the names of the property's current occupants. Geographical Data: Information on the location is often presented using cadastral maps which show property boundaries, and topographic maps can provide detailed physical features of the land. Area Measured Area: The land area is defined by its legal interest or title, measured on a horizontal plane. Tenure Area: The total area of land owned, such as dwelling sites or farmland, is referred to as the area of tenure. How to obtain this information 1. Official Records: Obtain essential property details such as the plot number, holding address, and current possessor's name to access official records. 2. Key Documents: Gather official documents like the deed of ownership and the government-issued Record of Rights (Khatiyani). 3. Land Registry: Use the official land registry website or contact government and local offices to get details of legal boundaries and ownership records. 4. Cadastral Map: Consult the cadastral record map to get an overall view of the area and all the survey plan

numbers related to the land. Land measurement for planning and development purposes - RICS area (LOA) Land ownership area is an area of land, measured on a horizontal plane, which is held in a single legal interest or tit... RICS How to Verify the Property Ownership in Bangladesh The first step in verifying property ownership is to gather all essential information about the property in question. This include... LegalSeba Bangladesh An Overview of the Legal Status of Land Ownership in Bangladesh Ownership is in fact a legal status entitling a person to acquire some controlling rights over any object excluding the others. It... UniversePG Show all

(c) Existing condition of the project area - natural characteristics, condition of the soil, existing infrastructure, demarcation, restriction, environmental and social issues:

A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

(d) Plan for using of land

: A description of ownership includes the type of title (e.g., freehold or leasehold) and the

(e) Various infrastructure plan (road, security, communication, tele communication, gas, electricity, water, sewerage, waste management etc)

(f) Park development plan

name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

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documents like deeds and government-issued record of rights,

(g) Estimated total expenditure : 20000.00

5. ENVIRONMENTAL AND SOCIAL REVIEW

(a) Evaluation of environmental effect : A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

(b) Environmental management plan : A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

(c) Evaluation of social effectiveness : A description of ownership

includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

(d) Rehabilitation plan, if any

: A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

6. ECONOMIC MODEL

(Primary expenditure of infrastructure, expenditure related to direction and management, proposed lease/sell value to be considered)

(a) Economic analysis

: A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while

location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

Expected Change

(a) Economic analysis

: A description of ownership includes the type of title (e.g., freehold or leasehold) and the name of the legal owner, while location and area are described by the property's precise address, its boundaries, and its total square footage or other recognized measurement units, along with cadastral maps and records. Verification requires official documents like deeds and government-issued record of rights,

7 . (a) Condition of the development

(1) New development Probable date of initiation of construction Probable date of completion of construction

(2) Chronological development (5/10 years)

7 (b) Estimated project expenditure:

Expenditure of Development	Dimension (square feet/square meter)	Estimated cost of project (BDT/USD)	Source of the Fund
Total expenditure of the Project	10000	2000	YHB
Land acquisition expenditure	50000	2000	YHB
Land development	10000	2000	YHB
Stage-1 Land/ infrastructure/ services	10000	2000	JKLB
Off-site infrastructure/others	10000	2000	JKLB
Others expenditure (if any)	10000	2000	YHB
Stage-2 Building and infrastructure development related advantage expenditure	10000	2000	JKLB
Off-site infrastructure/ others	10000	2000	YHB
Stage-3 Land/ infrastructure/ services Development	10000	2000	JKLB

Expected Change

Expenditure of Development	Dimension (square feet/square meter)	Estimated cost of project (BDT/USD)	Source of the Fund
Total expenditure of the Project	10000	2000	YHB
Land acquisition expenditure	50000	2000	YHB
Land development	10000	1000	YHB

Stage-1 Land/ infrastructure/ services	10000	2000	JKLB
Off-site infrastructure/others	10000	2000	JKLB
Others expenditure (if any)	10000	2000	YHB
Stage-2 Building and infrastructure development related advantage expenditure	10000	2000	JKLB
Off-site infrastructure/ others	10000	2000	YHB
Stage-3 Land/ infrastructure/ services Development	10000	2000	JKLB

7 (c) Proposed on-site infrastructure, service and others related information:

(1) Road related information

Road	Width	Nature of walkway	Estimated expenditure (BDT/USD)
Main Road	100.00	100	5000
Median Road	100.00	100	5000
3rd phase road	100.00	100	5000

(2) Services related information

Services	Source	Back-up (Yes/No)	Necessity	Capability	Estimated cost (BDT/USD)
Supply Electricity	JKLB	Yes	N/A	100Ton	2000
Supply of water	YHB	Yes	N/A	100Ton	2000

Sewerage	YHB	Yes	N/A	100Ton	2000
Water refinery and supply	JKLB	Yes	N/A	100Ton	2000
Elimination process of Used water	YHB	Yes	N/A	100Ton	2000
Re-use of water	JKLB	Yes	N/A	100Ton	2000
Refinery of used water	YHB	Yes	N/A	100Ton	2000
Removal of solid waste	JKLB	Yes	N/A	100Ton	2000
Refinery of solid waste	YHB	Yes	N/A	100Ton	2000
Facility of telecom and infrastructure	JKLB	Yes	N/A	100Ton	2000
Fire extinguisher	YHB	Yes	N/A	100Ton	2000
Other services	YHB	Yes	N/A	100Ton	2000

7 (d) Proposed services and facilities

Services and facilities	Dimension (Square feet/ square meter)	Estimated expenditure (BDT/USD)
Tariff building	100 Square meter	2000

Administrative building	100 Square meter	2000
Commercial building	100 Square meter	2000
Swimming pool, playing field, gymnasium, health club etc.	100 Square meter	2000
Residential building	100 Square meter	2000
Administration/ service building	100 Square meter	2000
Open area	100 Square meter	2000
Others	100 Square meter	2000

8. PROPOSED EMPLOYEE/EMPLOYMENT RELATED INFORMATION:

Year	Direct Employment	Indirect Employment
1	20	50
2	20	50
3	20	50
4	20	50
5	20	50
Average	20.00	50.00

9. Probable Scope of Job:

Nature of job	1 st year	5 th year	10 th year
Management	50	100	200
Administration	50	100	200
Technical	50	100	200

Technical	50	100	200
Skilled	50	100	200
Unskilled	50	100	200
Women	50	100	200
Total	300	600	1200

10. Relevant documents and information; secondary documents (pursuance to above information relevant documents are to be submitted)

Private Park (Part II) Registration Document

Previously uploaded document
of referred application

[View Documents](#)

No.	Required Attachments	Attached PDF file ?
1 *	Copy of the Income Tax Clearance Certificate (if any)	Open File

11. CERTIFICATION OF THE APPLICANT

I / we the undersigned

1. Visioning the final approval of the park, do hereby certify that–

- Integrated and plan of using of land and formation of the land, on-site infrastructure plan and chronological plan has been included in the proposed master plan.
- The related land is situated at nearest to the original or proposed off-site infrastructure;
- Economic and financial capability and social suitability of the project have been annexed in the probable review;
- To reduce the negative effect, adequate health and safety related plan has been included and environmental and social effects have been reviewed as per approved environmental management project.
- As per probability review, the project is more profitable for Bangladesh in

- e. As per preliminary review, the project is more profitable for Bangladesh, in which, investment to be raised, employment opportunity to be created, multidimensional export to be created
- f. The land for the proposed project is a good title and as such the affidavit has been submitted by the applicant.

2. Do hereby more certify that–

- a. I / we, read the Bangladesh Hi-Tech Park Act, 2010 (Act No. 8 of the 2010) and Bangladesh Hi-Tech Park Rules, 2015 and the application hereinabove has been filled up in accordance with the rules.
- b. Our board of directors of equal forum delegated its power and permission to submit the application as above.
- c. All the information provided herewith in the application and attached documents, if any are true and righteous by all means.
- d. The accounting provided in the application made with good faith and utmost care.
- e. Any officer/ director or high official of the company never been convicted for the accusation for professional misconduct and wicked activities.
- f. I / we are able to manage the park skillfully for achieving the goal of authority pursuance to the development of Bangladesh along with demand.
- g. According to business plan, pre-feasibility test and master plan, part of the submitted documents, the proposed park project is able to run technically, economically and socially.
- h. I / we , in good faith, do hereby proposed the effectiveness and marketing as per utmost capability.
- i. I / we , do hereby present the information related to financial statics and accounting as per laws to find out the revenue of the project, income, profit and loss mentioned in the application the proper accounting method.
- j. I / we, shall submit all relevant report and other information as Bangladesh Hi-Tech Park Act, 2010 (Act No. 8 of the 2010) and Bangladesh Hi-Tech Park Rules, 2015 and expectancy of the authority.
- k. I/ we shall initiate and manage the proposed project work within the specified mentioned time.
- l. We do not have any fraudulence relation among shareholders, chief executives or foreign person or business or authority.
- m. I / we, shall be liable to abide by Bangladesh Hi-Tech Park Act, 2010 (Act No. 8 of the 2010) and Bangladesh Hi-Tech Park Rules, 2015 and relevant regulatory Acts, Rules and conditions.

Date : 01-Sep-2025

Signature

of the:



Applicant

Name : Alamgir

Designation: Managing Director

12. Terms and Conditions

☒ I agree with the Terms and Conditions.