**Óf~wg Dbœqb ms¯’vÓ I Ófeb wbg©vY ms¯’vÓ ‡mevi †ÿ‡Î f¨vU msµvšÍ weavbvejx**

Avgv‡`i †`‡ki f¨vU e¨e¯’vq †mevi †KvW bs-Gm010.10 Óf~wg Dbœqb ms¯’vÓ Ges Gm010.20 Ófeb wbg©vY ms¯’vÓ Gi wecix‡Z f¨vU msµvšÍ wewa-weavb g~jZ wbgœewY©Z wewa, cÖÁvcb I Av‡`‡k D‡jøL Av‡Q:

1. g~j¨ ms‡hvRb Ki wewagvjv, 1991 Gi wewa 17 Gi Dc-wewa (2)| D³ Dc-wewa n‡jv: Óf~wg Dbœqb ms¯’v KZ©„K DbœqbK…Z f~wg ev feb wbg©vY ms¯’v KZ©„K wbg©vYK…Z G¨vcvU©‡g›U ev †`vKvb ev f~wg weµqKvix KZ©„K weµxZ f~wg †iwR‡÷ªk‡bi mgq †iwR‡÷ªkb KZ©„c‡¶i wbKU PvjvbcÎ (g~mK-11) I mswkøó †UªRvix Pvjv‡bi g~j ev mZ¨vwqZ Abywjwc `vwLj Kwi‡Z nB‡e|Ó

2. GmAviI bs-216-AvBb/2007/481-g~mK, ZvwiL: 03 ‡m‡Þ¤^i, 2007 Gi gva¨‡g feb wbg©vY ms¯’v I f~wg Dbœqb ms¯’vi †mevi †¶‡Î g~j¨ ms‡hvRb Ki cwi‡kv‡ai mgq I c×wZ wba©viY wewagvjv, 2007 Rvwi Kiv n‡q‡Q|

3. GmAviI bs-182-AvBb/2012/640-g~mK, ZvwiL: 7 Ryb, 2012|

4. RvZxq ivR¯^ †ev‡W©i mvaviY Av‡`k bs-04/g~mK/96 ZvwiL: 18.06.1996| GB Av‡`kwUi gva¨‡g mKj f~wg Dbœqb ms¯’v‡K †K›`ªxqfv‡e wbewÜZ Kivi wb‡`©k cÖ`vb Kiv n‡q‡Q|

5. mvaviY Av‡`k bs-19/g~mK/2004 ZvwiL: 07.09.2004|

**cÖkœ-1: †Kvb& g~‡j¨i Ici f¨vU Av‡ivc Kiv n‡e? †iwRóªx g~‡j¨i Ici bvwK me©‡gvU M„nxZ g~‡j¨i Ici?**

**DËi:** †iwRóªx g~‡j¨i Ici f¨vU Av‡ivc Ki‡Z n‡e| 7 Ryb 2012 Zvwi‡Li GmAviI bs-182-AvBb/2012/640-g~mK G D‡jøL Av‡Q †h, G `ywU †mevi †¶‡Î g~j¨ ms‡hvR‡bi wba©vwiZ nv‡ii wfwË n‡e weµq ev n¯ÍvšÍi eve` cÖvß mgy`q A‡\_©i `k kZvsk| GLv‡b cÖvß mgy`q A\_© ej‡Z mvaviY A‡\_© ‡µZv KZ©„K we‡µZv‡K cÖ`Ë mgy`q A\_© †evaMg¨ nq| wKš‘ ev¯Í‡e †iwRóªx g~j¨ f¨vU cÖ`v‡bi wfwËg~j¨ wn‡m‡e we‡ewPZ n‡q Avm‡Q| †iwRóªx g~j¨ miKv‡ii GKwU wefvM KZ©„K wba©vwiZ g~j¨| RvZxq ivR¯^ †ev‡W©i Aaxb AvqKi Abywefv‡MI †iwRóªx g~j¨‡K AvqKi msµvšÍ wel‡q g~j¨ wn‡m‡e MÖnY Kiv nq| ZvQvov, miKv‡ii Ab¨ wefvM KZ©„K wba©vwiZ g~j¨ MÖnY Kivi bwRi f¨vU wefv‡M i‡q‡Q| †hgb: Jl‡ai †ÿ‡Î Jla cÖkvmb Awa`ßi KZ©„K wba©vwiZ g~j¨ f¨vU Av‡ivc‡hvM¨ g~j¨ wn‡m‡e MÖnY Kiv nq| RvZxq ivR¯^ †ev‡W©i mvaviY Av‡`k bs-06/g~mK/2012 ZvwiL: 07.06.2012 †gvZv‡eK feb wbg©vY ms¯’vi †¶‡Î Ódig-KÓ †Z g~j¨ †NvlYv cÖ`vb Kivi weavb Kiv n‡q‡Q| Z‡e, gvV ch©v‡q GLbI GB †mevi Ici g~j¨ †NvlYv cÖ`v‡bi cÖPjb nqwb| †iwRóªx g~j¨ e¨wZ‡i‡K me©‡gvU cÖvß g~‡j¨i Ici f¨vU Av‡ivc Kiv n‡e, Giƒc weavb GLbI RvZxq ivR¯^ †evW© mywbw`©ófv‡e D‡jøL K‡iwb| ZvB, mvwe©K we‡ePbvq †iwRóªx g~‡j¨i IciB f¨vU Av‡ivc Ki‡Z n‡e|

**cÖkœ-2: f¨vU †K KZ©b Ki‡e? mve-‡iwRóªvi Awdm bvwK f~wg Dbœqb/feb wbg©vY †Kv¤úvwb?**

**DËi:** mvaviY Av‡`k bs-19/g~mK/2004 ZvwiL: 07.09.2004 Gi Aby‡”Q` bs-1, 2 I 4 wbgœiƒc:

Ó(1) `wjj †iwR‡÷ªk‡bi c~‡e©B †mev cÖ`vbKvix A\_©vr feb ev GcvU©‡g›U wbg©vYKvix ms¯’v †µZv‡K g~mK cwi‡kv‡ai welqwU AewnZ Ki‡eb Ges AvB‡bi eva¨evaKZv cwicvjb wbwðZ Ki‡eb| feb ev GcvU©‡g›U ev d¬¨v‡Ui †µZv wb‡R ev feb wbg©©vY ms¯’vi gva¨‡g g~mK cwi‡kva Ki‡Z cv‡ib|

(2) `wjj †iwR‡÷ªk‡bi mgq g~mK cwi‡kv‡ai cÖgvYcÎ e¨wZ‡i‡K `wjj †iwR‡÷ªkb Kiv hv‡e bv g‡g© IGR (Inspector General of Registration) Zuvi Aaxb¯’ cÖ‡Z¨K mve-‡iwR÷ªvi Awdm‡K wb‡`©k cÖ`vb Ki‡eb|

(4) g~mK cwi‡kv‡ai cÖgvY e¨wZ‡i‡K feb ev GcvU©‡g›U †iwR‡÷ªkb Kiv hv‡e bv g‡g© †mev cÖ`vbKvix wn‡m‡e REHAB (Real Estate & Housing Association of Bangladesh) m`m¨MY KZ©„K miKv‡ii ivR¯^ Av`vq wbwðZ Kivi j‡¶¨ Zuv‡`i mwgwZi Awafy³ m`m¨‡`i AewnZ Ki‡eb|Ó

Óf~wg Dbœqb ms¯’vÓ Ges Ófeb wbg©vY ms¯’vÓ †mevi Ici f¨vU Dr†m Av`vq Kivi weavb Kiv n‡q‡Q| Z‡e, Ab¨vb¨ †mevi †¶‡Î Dr†m f¨vU Av`v‡qi c×wZ †\_‡K G `ywU †mevi ‡ÿ‡Î Dr†m f¨vU Av`v‡qi c×wZ wKQzUv Avjv`v| GLv‡b mve-‡iwRóªvi Awdm‡K `vwqZ¡ †`qv n‡q‡Q f¨vU cwi‡kv‡ai mc‡¶ f¨vU Pvjvb Ges †UªRvix Pvjvb `vwLj Kiv bv n‡j †iwRóªx m¤úbœ bv Kivi Rb¨| GLv‡b f¨vU cÖ`vb Ki‡eb f~wg ev feb ev G¨vcvU©‡g‡›Ui †µZv| D³ f¨vU miKvix †UªRvix‡Z Rgv cÖ`vb Ki‡eb †µZv ev we‡µZv †h †KD| f¨vU Pvjvb Ges †UªRvix Pvjvb MÖnY Ki‡e mve-‡iwRóªvi Awdm|

**cÖkœ-3: KLb f¨vU KZ©b Ki‡Z n‡e? wKw¯Í MÖn‡Yi mgq bvwK c~Y© g~j¨ MÖn‡Yi mgq bvwK †iwR‡óªk‡bi mgq?**

**DËi:** f¨vU †UªRvix Pvjv‡bi gva¨‡g miKvix †KvlvMv‡i Rgv w`‡Z n‡e| †iwRóªx Kivi mgq †UªRvix Pvjvb mve-‡iwRóªv‡ii wbKU `vwLj Ki‡Z n‡e (mvaviY Av‡`k bs-19/g~mK/2004 ZvwiL: 07.09.2004 Gi Aby‡”Q` bs-2)| f¨vU Gi A\_© cÖ`vb Ki‡eb †µZv| †UªRvix Pvjv‡bi gva¨‡g miKvix Lv‡Z Rgv ‡`qvi KvR †h †KD m¤úbœ Ki‡Z cv‡ib| mvaviYZ: G‡¶‡Î †Kv¤úvbx †UªRvix Pvjv‡bi gva¨‡g f¨v‡Ui A\_© Rgv w`‡q \_v‡K| †UªRvix Pvjv‡bi cÖ\_g Kjv‡g Rgv`vZvi bvg, wVKvbv wjL‡Z n‡e Ges wØZxq Kjv‡g †Kv¤úvbxi bvg, wVKvbv wjL‡Z n‡e|

GmAviI bs-216-AvBb/2007/481-g~mK, ZvwiL: 03 †m‡Þ¤^i, 2007 Gi Aby‡”Q` bs-4 wbgœiƒc:

Ó4| Ki cwi‡kv‡ai mgq I c×wZ|- (1) ‡Kvb d¬¨vU, G¨vcvU©‡g›U, feb ev f~wg weµ‡qi †¶‡Î Dnvi `wjj †iwR‡÷ªk‡bi c~‡e© wewa 3 G DwjøwLZ nv‡i feb wbg©vY ms¯’v I f~wg Dbœqb ms¯’v‡K Ki cwi‡kva Kwi‡Z nB‡e|

(2) †Kvb d¬¨vU, G¨vcvU©‡g›U, feb ev f~wg weµ‡qi AvswkK ev c~Y© g~j¨ cwi‡kv‡ai mgq wewa 3 Gi Aaxb avh©K…Z K‡ii AvswkK ev mgy`q cwi‡kva Kiv nB‡j `wjj †iwR‡÷ªk‡bi mgq cwi‡kvwaZ Ki cybivq cwi‡kva Kwi‡Z nB‡e bv|

(3) †Kvb d¬¨vU, G¨vcvU©‡g›U, feb ev f~wg weµ‡qi `wjj †iwR‡÷ªk‡bi mgq wewa 3 Abyhvqx avh©K…Z K‡ii AvswkK ev mgy`q Ask Acwi‡kvwaZ \_vwK‡j Dnv cwi‡kvac~e©K cÖgvYcÎ `vwLj mv‡c‡¶ †iwR‡÷ªkb m¤úbœ Kiv hvB‡e|Ó

Dc‡ii weeiY n‡Z eySv hvq †h, wKw¯Í MÖn‡Yi mgq f¨vU cwi‡kva Kiv hvq| Avevi, c~Y© g~j¨ MÖn‡Yi mgqI f¨vU cwi‡kva Kiv hvq| Avevi, †iwR‡÷ªk‡bi c~‡e©I f¨vU cwi‡kva Kiv hvq| †gvUK\_v, †iwR‡÷ªk‡bi mgq †UªRvix Pvjvb mve-‡iwR÷v‡ii `ß‡i `vwLj Ki‡Z n‡e| f¨v‡Ui A\_© Zvi c~‡e© †h‡Kvb mgq ‡UªRvix Pvjv‡bi gva¨‡g Rgv †`qv hv‡e|

**cÖkœ-4: `vwLjc‡Î Uvb©Ifvi wn‡m‡e †Kvb cwigvY A\_© cÖ`k©b Ki‡Z n‡e? †iwR÷ªxK…Z g~j¨ bvwK c~Y© g~j¨? †Kvb µwg‡K f¨v‡Ui cwigvY cÖ`k©b Ki‡Z n‡e?**

**DËi:** `vwLjc‡Î Uvb©Ifvi wn‡m‡e †iwRóªxK„Z g~j¨ cÖ`k©b Ki‡Z n‡e| †h‡nZz †iwRóªxK…Z g~‡j¨i Ici f¨vU †bqv nq, ‡m‡nZz f¨vU msµvšÍ mKj cÖ‡qvRbxq †¶‡Î †iwRóªxK…Z g~j¨ D‡jøL Ki‡Z n‡e| `vwLjc‡Îi µwgK bs-1 Gi wØZxq Kjv‡g †mevi g~j¨ Ges PZz\_© Kjv‡g f¨v‡Ui cwigvY D‡jøL Ki‡Z nq|

**cÖkœ-5: `vwLjcÎ Ges G¨vKvD›Um-G wKfv‡e Uvb©Ifvi mgš^q Kiv hv‡e? KviY n¨vÛIfv‡ii ZvwiL Ges †iwR‡óªk‡bi ZvwiL GK bq|**

**DËi:** ‡mev cÖ`v‡bi †ÿ‡Î †mev cÖ`v‡bi gvm AwZµvšÍ nIqvi cieZx© gv‡mi 15 Zvwi‡Li g‡a¨ `vwLjcÎ `vwLj Ki‡Z nq| D³ `vwLjc‡Î †mevi g~j¨, cÖ‡hvR¨ f¨vU BZ¨vw` D‡jøL Ki‡Z nq| GB n‡jv f¨vU msµvšÍ wbqg| GKvD›Um-Gi †ÿ‡Î RvZxq I AvšÍR©vwZK mywbw`©ó wewa-weavb i‡q‡Q| D³ wewa-weavb Abyhvqx Kvh©µg m¤úv`b Ki‡Z n‡e| f¨vU msµvšÍ wewa-weavb, G¨vKvD›Um msµvšÍ wewa-weavb Ges AvqKi msµvšÍ wewa-weavb GKiKg bvI n‡Z cv‡i|

**cÖkœ-6: †iKW©cÎ wKfv‡e msi¶Y Ki‡Z n‡e?**

**DËi:** cøU ev d¬¨vU ev G¨vcvU©‡g›U weµxi †¶‡Î Óg~mK-11Ó PvjvbcÎ Bmy¨ Ki‡Z n‡e Ges Zv †UªRvix Pvjvbmn mve-‡iwRóªvi Awd‡m `vwLj Ki‡Z n‡e| msK~wPZ wfwËg~‡j¨i †mev weavq G‡¶‡Î DcKiY Ki †iqvZ cvIqv hvq bv, ZvB µq wnmve †iwRóvi (g~mK-16) msi¶‡Yi cÖ‡qvRb nq bv| Z‡e, µq wnmve †iwR÷vi msi¶Y Ki‡Z cvi‡j DËg| D‡jøL¨, G `ywU †mevi †ÿ‡Î mve-‡iwR÷ªvi Awd‡mi gva¨‡g Dr‡m f¨vU Av`vq n‡q hvq weavq wnmveiÿY msµvšÍ cwicvjb (compliance) wbwðZ Ki‡Z GLbI RvZxq ivR¯^ †evW© h‡\_ó m‡Pó nqwb| ZvB, GB †mev `ywUi †ÿ‡Î gvV ch©v‡q wnmveiÿY msµvšÍ cwicvjb (compliance) ms¯‹…wZ GLbI M‡o I‡Vwb| weµq wnmve †iwR÷vi Óg~mK-17Ó msi¶Y Ki‡Z n‡e| hw`I GB †iwR÷v‡i Lye †ewk Gw›Uª ‡`qvi cÖ‡qvRb n‡e bv| KviY, cøU, ev d¬¨vU ev G¨vcvU©‡g›U Lye †ewk weµx nq bv| msK~wPZ wfwËg~‡j¨i †mev weavq G‡¶‡Î DcKiY Ki †iqvZ cvIqv hvq bv| ZvB, PjwZ wnmve †iwR÷vi (g~mK-18) msi¶‡Yi cÖ‡qvRbxqZv †bB| `vwLjcÎ (g~mK-19) `vwLj I msi¶Y Ki‡Z n‡e|

**f¨vU msµvšÍ Ab¨vb¨ cwicvjb:**

ZvQvov, Óf~wg Dbœqb ms¯’vÓ ev Ófeb wbg©vY ms¯’vÓ hw` wjwg‡UW †Kv¤úvbx nq, Zvn‡j Dr†m f¨vU KZ©b msµvšÍ weavbvejx cwicvjb Ki‡Z n‡e| G `yywU †mevi †¶‡Î f¨v‡Ui nvi 1.5 kZvsk| G †mev `ywU Uvb©Ifvi Ki cÖ`vb Kivi myweav cv‡e bv| g~j¨ ms‡hvRb Ki wewagvjv, 1991 Gi wewa 18O Abymv‡i †iwR‡óªkb wdÕi Ici 15 kZvsk nv‡i f¨vU cÖ‡hvR¨ n‡e, hv Dr‡m KZ©b/Av`vq‡hvM¨|