

# MOHIBBULLAH AL MAFI

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## EDUCATION

### Bachelor of Urban and Regional Planning (BURP)

Feb 2016 – Feb 2021

Bangladesh University of Engineering and Technology (BUET), Dhaka, Bangladesh

- Relevant Coursework: Surveying and Cartography; Urban Planning Principles & Techniques; Landscape Planning and Design; GIS & Remote Sensing; Housing and Real Estate Development; Transportation Planning & Management; Economics & Disaster Management; Environmental Planning & Management; Project Evaluation and Management; Urban Management and Governance
- Cumulative GPA: 2.95/4.00

## RESEARCH INTERESTS

- Urban Planning & Design
- Transportation Planning
- GIS & Remote Sensing
- Environmental & Sustainability Studies
- AI Applications in Urban Planning

## WORK EXPERIENCE

### Assistant Manager (Planning Department)

Jan 2023 - Present

Rahat and Rafit Real Estate Ltd., Dhaka-1000, Bangladesh

#### Regular tasks

- Design and modify GIS/AutoCAD-based layout plans; update land project master plans regularly.
- Perform geo-referencing, superimposition (overlay), and digitization for spatial data analysis and project planning.
- Prepare GIS databases and submission documents for Rajdhani Unnayan Karttripakkha (RAJUK) approval and coordinate with consultants and regulatory agencies.

#### Project 1: MC Lakeview (100 acres) & MC New Landmark (90 acres)

- Designed both layout plans following local planning standards and regulations.
- Performed spatial analysis in ArcGIS, generating DEM, contour, topographic, and land-use maps.
- Reviewed EIA, TIA, socioeconomic impact assessments and feasibility reports for MC New Landmark's RAJUK consultation submission.
- Participated in meetings with RAJUK and other regulatory bodies for project approvals.

#### Project 2: Modhu City 3 (700 acres)

- Participated in the reconnaissance survey with the project team.
- Designed the draft master plan following local planning standards and regulations.

#### Project 3: Existing Residential Projects: Modhu City 1 (85 acres) & Modhu City 2 (120 acres)

- Revise and maintain six existing layouts using AutoCAD and ArcGIS.
- Submitted Modhu City 1 & 2 for approval to Rajdhani Unnayan Karttripakkha (RAJUK).

#### Project 4: Development of a 500-Acre 3D Model

- Designed a 2D layout plan and a 3D model using AutoCAD and ArcGIS Pro following local planning standards and regulations.
- Performed spatial analysis, topographic analysis, and cost-benefit analysis.

### Junior Coordinator (Planning Department)

Feb 2022 – Nov 2022

Professional Associates Limited, Dhaka-1000, Bangladesh

#### Inception Report on the Establishment of Tantpalli Handloom Village, Madaripur and Shariatpur

- Conducted feasibility analysis evaluating socio-economic impact, infrastructure needs, and sustainability.
- Used GIS tools for Digital Elevation Model (DEM), contour mapping, and site analysis to assess topography and flood risks.
- Designed the master plan in AutoCAD, integrating residential, commercial, and industrial zones to support weavers.

#### Preparation of feasibility study for the electric charging station and electric bus of Bangladesh Road Transport Corporation (BRTC)

- Conducted market analysis, technical evaluation, and cost-benefit assessment.
- Analysed environmental sustainability, infrastructure feasibility, and policy recommendations using SWOT analysis, risk assessment, and legal framework review.

### Founding Member & Customer Consultant

March 2021 – Jan 2022

Hybrid Express, Dhaka-1000, Bangladesh

- Co-founded an auto repair workshop specializing in gasoline and hybrid vehicles, consulting with customers to assess service needs and coordinate with engineers.
- Managed service coordination for Snow Tex Group's fleet of 22 commercial and heavy vehicles, facilitating clear communication between clients and the technical team.

**Intern****Jan 2020 – Feb 2020****Work for Better Bangladesh (WBB) Trust, Dhaka-1000, Bangladesh**

- Conducted a study on designing a safe, vibrant, and pedestrian-friendly transport facility in the Rayer Bazar Area, Dhanmondi, Dhaka.
- Designed 2D and 3D pedestrian-friendly footpaths to enhance walkability, accessibility, and safety.
- Presented study findings and recommendations to Dhaka North City Corporation (DNCC).
- Research was published on the WBB Trust website.

**FIELD OF EXPERTISE****Technical Expertise**

- Urban planning, land use zoning, and master plan development
- Feasibility analysis of projects, Planning Report preparation.
- Spatial, qualitative, and quantitative analysis
- Traffic Impact Assessment (TIA) and Environmental Impact Assessment (EIA)

**Computer Skills**

- GIS Software: ArcMap, ArcGIS Pro, QGIS, Google Earth Pro
- Statistical Analysis: SPSS
- Programming Languages & Machine Learning: C, Python, Introductory Supervised Learning
- MS Office: Excel, Word, PowerPoint
- Design & Editing Software: AutoCAD, SketchUp, Adobe Illustrator, CityEngine, PTV Vissim

**Field Work**

- Participatory Rural Appraisal (PRA) Tools: Social and Resource Map, Timeline, Transect Walk, Activity Log, Process Diagram, Venn Diagram, Pairwise Ranking, Cause-Effect Diagram and SWOT Analysis
- Focus Group Discussions (FGDs), Key Informant Interviews (KIs)
- Field Survey in Rural and Urban areas

**RESEARCH EXPERIENCE****Undergraduate Thesis: “A Study on Recreational Facilities of Large-Scale Apartment Projects in Dhaka City”****2019-2020**

- Assessed the availability, management, and user experience of recreational facilities using FGDs, KIs, and PRA methods across selected apartment complexes.
- Identified gaps in facility maintenance, gender inclusivity, and security, utilizing SWOT analysis and cause-effect diagrams to propose policy recommendations for improved planning and accessibility.
- Poster published, Ecocity World Summit, London (2023), General Category, Poster No. A-125.

**A Study on a Community Managed Open Space, Dr. Fazle Rabbi Park in Dhaka City through Participatory Approach****2021**

- Analysed the park's formation, activities, and management mechanisms through FGDs, KIs, and PRA methods, assessing stakeholder roles and financial structures.
- Identified challenges such as poor facilities, lack of supervision, and ineffective coordination, using PRA techniques to propose solutions for improved governance and park development.
- Presented at the Eco-city Satellite Conference (Bangladesh & Nepal) on 30 September 2021.

**Economic Development and Technological Diffusion in Rural Areas Due to International Migration****2019**

- Designed and conducted field surveys across 276 rural households in eight Upazilas and facilitated 20 focus group discussions (FGDs) to assess technology adoption, usage patterns, and their broader socio-economic effects.
- Analysed the impact of technology diffusion on rural livelihoods, focusing on changes in household income, productivity, and social dynamics.

**A Study on the Physical and Socio-economic Context and Development Potential in the Area Adjacent to the MRT Station at Farmgate****2018**

- Conducted on-site physical surveys and questionnaire-based research, gathering data from residents and businesses.
- Performed a physical and socio-economic analysis of the 500 m buffer area around the under-construction MRT-6 station in Farmgate.
- Analysed public perception, economic impacts, and stakeholder preferences of business owners supporting redevelopment.

**Creative and innovative solutions for a vacant waterfront site in inner-city Wuhan****2018**

- Developed a master plan for a vacant waterfront site in inner-city Wuhan, integrating public spaces, heritage conservation, and tourism development.
- Created 3D models and layout plans using SketchUp and AutoCAD to visualize the urban design proposals.

**Landscape and Visual Appraisal on Clyde Valley Distillery, Northwest of Brownes Garden Centre, Scotland****2024**

- Utilized ArcGIS for spatial analysis, including Zone of Theoretical Visibility (ZTV) and viewpoint assessments to evaluate visual impacts.
- Assessed landscape character and proposed mitigation strategies to ensure compliance with planning policies and minimize visual disruption.

**Exploring the Effect of Built Environment on Spatiotemporal Pattern of Crash Hotspots****2023**

- Explored the relationship between built environment and spatiotemporal pattern of crash hotspots.
- Used Kernel Density Estimation (KDE) to identify crash hotspots and developed Binary Logistic Regression and decision-tree models to examine contributing factors.
- Manuscript submitted to International Journal of Injury and Safety Promotion (co-author).

**Factors Contributing to Light Vehicle Crash Severity in Dhaka City: An Ordered Logit Modelling Approach****2023**

- Analysed crash data (2017–2020) using the Ordered Logit Model in R to assess factors influencing accident severity.
- Evaluated the impact of road characteristics, lighting conditions, and traffic control measures on pedestrian and vehicle collisions.

## CONFERENCE PUBLICATIONS & PRESENTATIONS

- **Ecocity World Summit, London (2023)** – A Study on Recreational Facilities of Large-Scale Apartment Projects in Dhaka City (Poster Published, First Author).
- **Ecocity Satellite Conference, Bangladesh & Nepal (2021)** – Participatory Management in Urban Green Spaces: Insights from Dr. Fazle Rabbi Park, Dhaka (Poster Presentation, First Author).
- **4th International Conference on Bangladesh Environment (ICBEN-4), 2020** – Designing Pedestrian- and Eco-Friendly Transport Facilities (Oral Presentation, First Author).
- **Transportation Research Board (TRB) Annual Meeting (2023)** – Exploring the Effect of Built Environment on Spatiotemporal Patterns of Crash Hotspots (Abstract Publication, Co-Author).
- **6th International Conference on Advances in Civil Engineering (ICACE-2022)** – Public Transport-Involved Crash Severity Analysis in Dhaka: An Application of Statistical Models (Abstract Publication, Co-Author).

## ACHIEVEMENTS

- Best Employee of the Year (2025) – Rahat and Rafit Real Estate Ltd.
- Best Presenter Award – Ecocity Satellite Conference, Dhaka (September 9-10, 2020).
- Received multiple awards in essay writing and spoken word competitions in local city contests.
- Placed third in the 7.5 km race at the Dhaka Summer Half Marathon (2026); completed the Outrun BD November 100K Challenge (2024).

## MEMBERSHIP

|                                          |              |
|------------------------------------------|--------------|
| • Bangladesh Institute of Planners (BIP) | 2024-Present |
| • URP Student Association of BUET (USAB) | 2016-2021    |
| • BUET Chess Club                        | 2016-2021    |

## LANGUAGES

|            |                 |
|------------|-----------------|
| • Bangla:  | Native Speaker  |
| • English: | Proficient User |

## REFERENCES

|                                             |                                                                                                                                                                                                                    |                                                                                                         |                                                                                                                                                                                    |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Thesis Supervisor<br>& Course<br>Instructor | <b>Dr. Mohammad Shakil Akther</b><br>Professor<br>Department of Urban and Regional<br>Planning<br>Bangladesh University of Engineering and<br>Technology (BUET) Dhaka, Bangladesh<br>E-mail: shakil@urp.buet.ac.bd | Former Direct<br>Supervisor<br>(Deputy<br>Managing<br>Director, Rahat<br>and Rafit Real<br>Estate Ltd.) | <b>Engr. Md. Aminul Karim Siddique</b><br>Managing Director,<br>Eastern Housing Limited,<br>59/B Kemal Ataturk Ave, Banani, Dhaka,<br>Bangladesh<br>E-mail: aminulkarims@gmail.com |
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