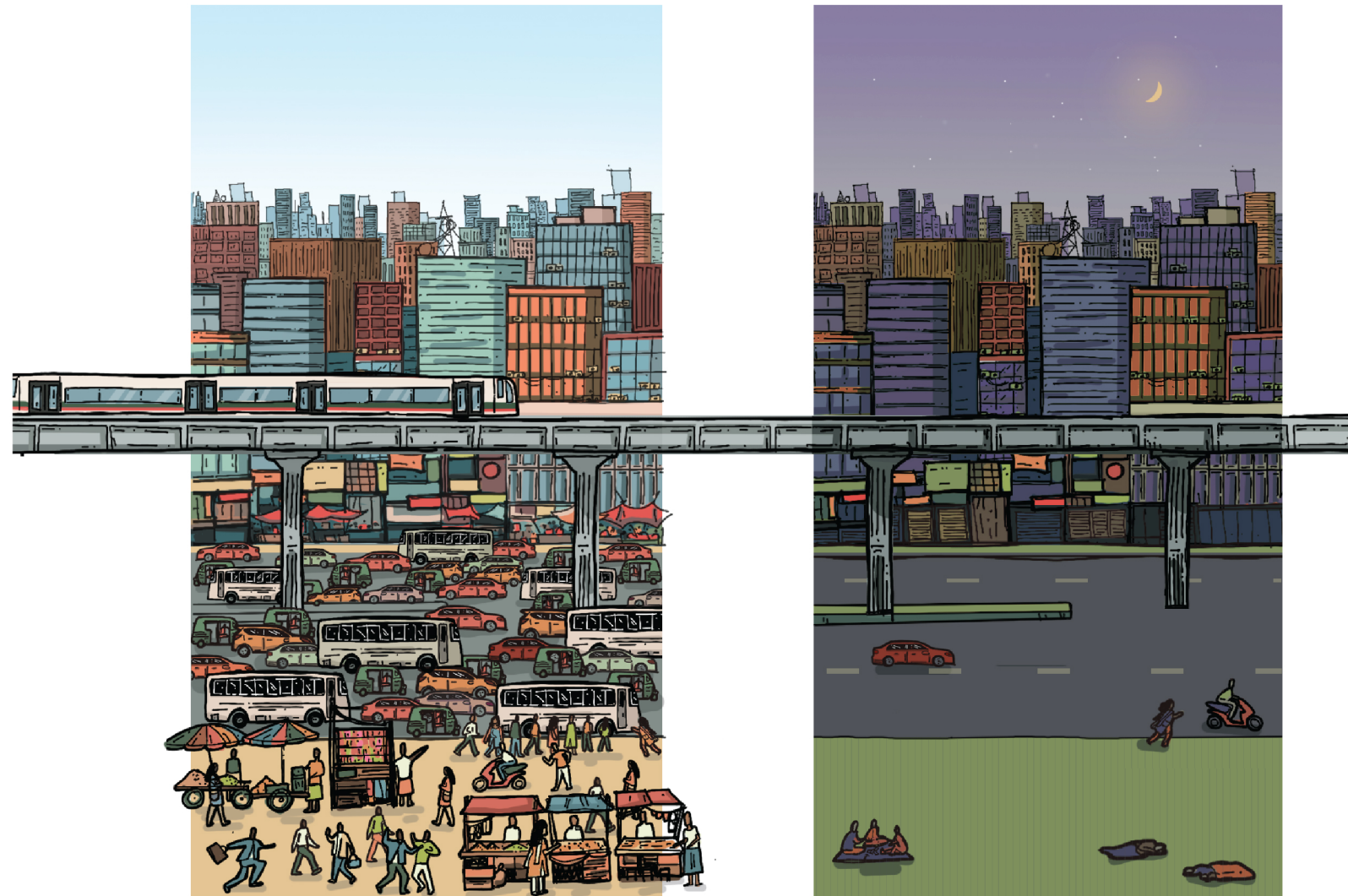


OFF THE CLOCK

REVITALIZING OFFICE DISTRICTS BEYOND BUSINESS HOURS

A **Central Business District (CBD)** is the commercial, business, and financial core of a city. In CBDs, the commercial office spaces have **high rental and operational costs**. These high-value office spaces are used for only a limited time of the day, typically between 9:00 AM and 5:00 PM. This limited use leads to **underutilization of spaces**, especially in crowded cities like Dhaka, where land is scarce and valuable. Due to these time-based activities, significant pedestrian movement and traffic **congestion** occur during the peak hours, causing public distress. Moreover, these areas often become **empty and unsafe after office hours**, increasing the risk of crimes like theft, harassment, and drug-related issues. With the shift in work culture and the rise of remote or hybrid work, the underutilization issue will continue to increase. Addressing these issues, this project seeks **sustainable solutions to activate CBD areas after business hours** and improve the overall quality of life in these districts.



DUAL CHARACTER OF CBD



CONGESTION AT PEAK HOUR



UNDERUTILIZATION OF HIGH VALUE SPACES AFTER BUSINESS HOURS



CRIME RISK IN DESERTED BUSINESS DISTRICTS

SITE INFORMATION

Site Area: 7903 sqm /1.95 Acres

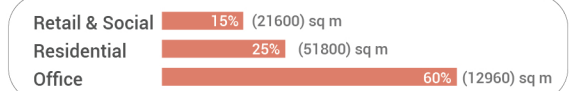
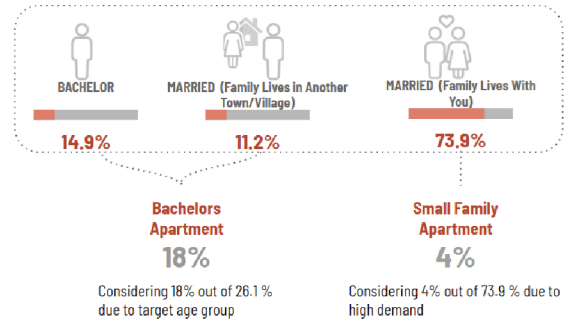
Plot FAR = Maximum FAR= NR
 Maximum Ground Coverage (MGC)= 50%
 Height Limit= 145 m

Let's consider Ground coverage = 30%
 = 8000x30/100
 = 2400 sqm

Floor no= 145/4= 36 floors
 Total buildable area = 86400 sqm

PROGRAM

SURVEY DATA (Total respondents in Motijheel Area: 280)



LOCATION: MOTIJHEEL



SITE MAP

