

SITE SELECTION RATIONALE

Single-Function Land Use and After-Hours Inactivity

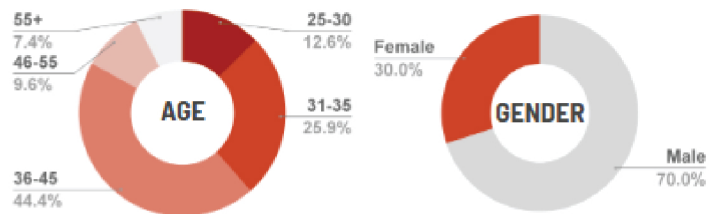
Outdated Buildings and Structural Deficiencies

Emerging TOD Initiatives and the Need for Updated Policies

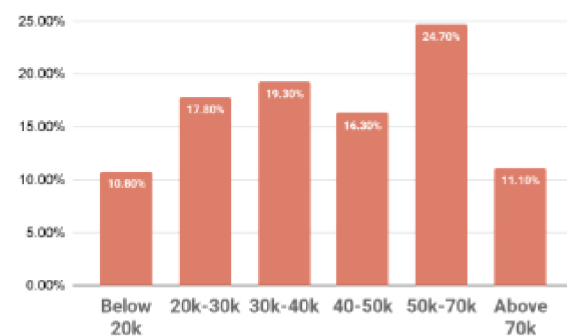
Low Land Value and Potential for Residential Development

DETAILED PHYSICAL SURVEY INFORMATION (13 OFFICES, 540 RESPONSES)

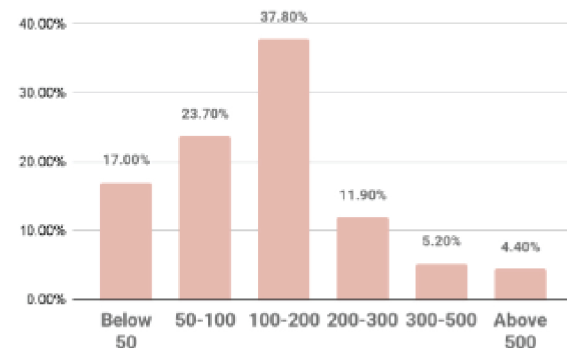
DEMOGRAPHIC INFORMATION



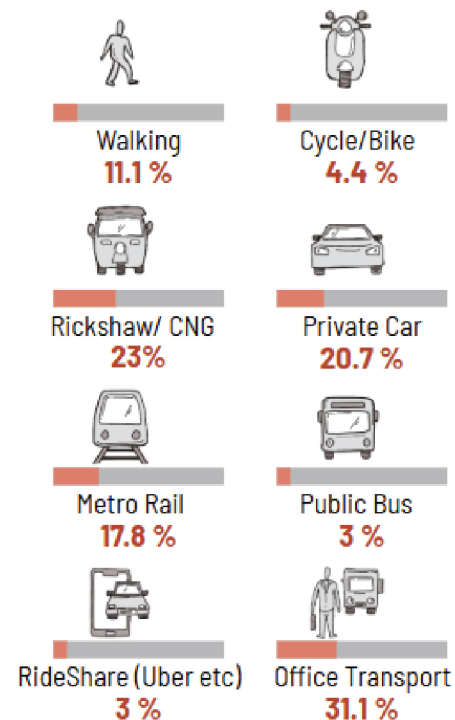
INCOME RANGE



TRANSPORTATION COST



TRANSPORTATION MODE



TRAVEL DISTANCE OF COMMUTERS



Distance	Locations	Percentage
Very Close to Motijheel (Within 2-3 km)	Arambag, Siddique Bazar, Tikatuli, Shantinagar, Shantibag, Rajarbag, Paltan, Palton, Komlapur, South Kamlapur, Kalmapur	35%
Moderately Close (3-6 km)	Tejgaon, Kalabagan, Dhanmondi, Nilkhet, Polashi, Rayerbazar, Jiqatola, Agargaon,	38%
Farther Away (6-12 km)	Mirpur, Pallabi, Shewrapara, Uttara, Cantonment, Rampura, Bashundhara R/A	19%
Outskirts or Beyond (12+ km)	Savar, Tongi, Gazipur, Keraniganj, Narayanganj, Gopalganj.	8%

What if these underused office buildings could serve the city 24/7?
 What if they could be reimagined as places Where people **not only work, but also live, connect, and feel safe—day and night?**

CONCEPTUAL IDEA "The 5D CONCEPT"

