



Dhaka set to soar as developers have their way

Planners voice concern over draft amendment to DAP allowing even taller structures

HELEMUL ALAM

Bowing to persistent demands from real estate developers, the government has decided to raise the limit on how much floor space can be built on a piece of land -- known as the Floor Area Ratio (FAR) -- in most parts of the capital.

This will spur a vertical expansion of Dhaka -- letting developers build upward with taller towers in an already overcrowded city.

Most of the capital's 68 zones have seen a rise in FAR ranging from 20 to 80 percent, according to a draft amendment to Dhaka's Detailed Area Plan (DAP) 2022.

FAR is the ratio of the total floor area of a building to the size of the land upon

which it is built. For example, FAR of 2.0 means the total floor area is twice the size of the land.

A higher FAR means more people can live or work in a given area, which may lead to congestion and put pressure on infrastructure.

The draft shows that FAR has been raised to 4.4 from 2 in Khilkhet residential area; 4.8 from 2.5 in Mirpur DOHS; 3.3 from 2 in Badda; 3.1 from 2 in Faridabad; 3.5 from 2 in Rampura; 3.4 from 2.8 in Mirpur; and 3.3 from 2 in Basabo-Khilgaon area.

However, Gulshan-Banani and Dhanmondi, two of the city's upscale neighbourhoods, have seen a slight drop

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PHOTO: AMRAN HOSSAIN

A young child carefully steps on stones to get across a road submerged in pitch-black, foul-smelling sewage water in the Mir Hazirbagh area of South Jurain, Dhaka. Students and office-goers have been wading through this stagnant filth daily since the area's sewage system collapsed nearly two years ago. During the monsoon, residents suffer the most with the water flooding their ground-floor homes. This photo was taken yesterday.

FLOOR AREA RATIO (FAR) CHANGES		
ZONE	EXISTING FAR	PROPOSED FAR
Khilkhet R/A	2	4.4
Mirpur DOHS	2.5	4.8
Niketan	2	3.8
Rampura	2	3.5
Basabo-Khilgaon	2	3.3
Tejgaon industrial area	2.1	3.2
Mohakhali	2.2	3.3

JULY NATIONAL CHARTER

Implementation timeline missing from final draft

Consensus commission sends copies to parties

MD ABBAS

The National Consensus Commission yesterday sent the final draft of the July National Charter to political parties, without specifying a deadline for implementing the proposed reforms, a shift from its earlier stance.

In the initial draft issued on July 28, the commission had called on parties to commit to completing all reforms within two years of assuming office after the

next general election.

However, it now says the recommendations deemed "immediately implementable" should be carried out by the interim government and relevant authorities without delay, using appropriate and effective measures, before the polls.

It did not, however, specify which reforms are considered immediately implementable.

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Trump puts peace onus on Ukraine

Agrees with Putin on peace agreement instead of truce

AGENCIES

US President Donald Trump yesterday said Ukraine should make a deal to end the war with Russia because "Russia is a very big power, and they're not," after hosting a summit where Vladimir Putin was reported to have demanded more Ukrainian land.

In a subsequent briefing with Ukrainian President Volodymyr Zelensky, a source familiar with the discussion cited Trump as saying the Russian leader had offered to freeze most front lines if Kyiv's forces ceded all of Donetsk,

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