

# Half a century of structural excellence

Nirman Builders

## A NEW CHAPTER IN DHAKA'S SKYLINE

Deep beneath Dhaka's bustling streets, a new chapter in the city's skyline is quietly taking shape. Five basement levels down — nearly 70 feet into the earth — the substructure of Mirai, a futuristic 30-storey high-rise by Nirman, has already been completed, an impressive two weeks ahead of schedule. Each day, cranes stretch higher into the sky, revealing the rising silhouette of what is set to become one of the capital's most striking architectural landmarks.

## MIRAI: MORE THAN A BUILDING

For Nirman International, Mirai is a state-of-the-art office building in Tejgaon which represents more than a project; it is a statement. It demonstrates how technology, expertise, and global collaboration can converge to reach new heights in Bangladesh's construction landscape.

## BIM IN ACTION

"Our progress has been driven by technological advancement and an incredible global team," says Rahat Kamal, Managing Director of Nirman International. "At Mirai, we're using Building Information Modelling (BIM) — an intelligent 3D platform that allows us to design, simulate, and solve every structural challenge before construction even begins." With BIM, the entire building exists virtually long before the first beam is laid: every pipe, cable, and structural element is mapped, ensuring there are no surprises. "It saves time and cost, and prevents construction delays," adds Kamal. "We can anticipate issues before they happen."



**Project Director Kurita Toyoaki leads a multinational team of experts, steering the Mirai project with a firm focus on precision, quality, and timely delivery**

## ADVANCED STRUCTURAL TECHNIQUES FOR EFFICIENCY AND SAFETY

Mirai also introduces Post-Tension (PT) slab technology which is a structural technique more commonly seen in bridge construction. This allows for fewer columns, lighter floors, and greater earthquake resilience. "It's stronger, more efficient, and more sustainable," explains Project Manager Cernan Ibal.

## SAFETY AND SUSTAINABILITY AT THE CORE

Safety has been a defining focus. The tower's design underwent wind-tunnel testing in Italy to ensure structural integrity against high-speed winds. Guided by ARCO Architecture Company of Helsinki, the building blends Nordic minimalism with local sensibility, thus achieving LEED Gold environmental standards and a striking façade that reflects the dynamism of

modern Dhaka.

## A STORY OF EXPERIENCE AND VISION

"Behind every structure that pushes boundaries, there's a story rooted in experience, vision, and resilience," Kamal says. "For Nirman, Mirai is the continuation of a journey that began half a century ago, before the city had its skyline."

## FROM PIONEER TO CONTEMPORARY INNOVATOR

That journey began in 1976 with K.Z. Islam, Nirman's visionary founder. From the Bangladesh Bank to Sena Kalyan Bhaban and BRAC Center, Islam helped shape the nation's architectural backbone. His work extended abroad, including projects in Abu Dhabi, and established Nirman as a trusted name beyond Bangladesh's borders.

## BUILDING COMMUNITY BEYOND BRICKS AND MORTAR

Nirman's contribution has gone beyond construction. Through Nirman Cricket, the company built another kind of foundation which is nurturing young talent and discipline among aspiring athletes. One of those players, Rubaiyat Jamil,

played for the Under-16 team before embarking on his entrepreneurial journey. Today, he entrusts his land to Nirman for development, reflecting the same confidence and trust he experienced years ago. "Nirman helped me discover my potential," he recalls. "It built my confidence and that trust continues today."

## CONNECTING HERITAGE WITH INNOVATION

From K.Z. Islam's pioneering work to the cutting-edge innovations of today, Nirman International stands as a bridge between past and future combining heritage with innovation, and vision with achievement.

## EXPANDING FOOTPRINTS ACROSS DHAKA

Building on this legacy, Nirman is developing multiple projects across Dhaka, each reflecting a commitment to quality and innovation. Alongside Mirai, the company is advancing landmark developments in upscale areas such as Sirocco in Gulshan, Moitaly and Sayanti in Bashundhara, Chirantan in Dhanmondi, and Gardens in Hatirjheel, among others while continuing work on several other projects throughout the city, setting new standards for residential and commercial spaces.

## A BEACON OF CONTINUITY

As Dhaka continues to evolve, Nirman stands as a beacon of continuity. Proof that an organisation rooted in legacy can embrace innovation, shaping a skyline that tells the story of ambition, integrity, and progress.



**Mirai by Nirman which is located in the most visible and accessible part of Tejgaon, will be completed in September 2027.**