



# URBAN GROWTH

## and Real Estate

TAGABUN TAHARIM TITUN

Bangladesh's major cities from Dhaka and Chattogram to Gazipur, Rajshahi, and Khulna are experiencing rapid expansion. Fueled by heavy infrastructure investment and a booming middle class, their skylines are rising as housing and mixed projects multiply. Government planning reflects this growth: the new Dhaka Detailed Area Plan (2022-2035) covers 1,528 sq km. The plan specifically includes fringe areas such as Tarabo, Bhulta and Purbachal to the east, Tongi-Gazipur to the north, Narayanganj to the south and Savar to the west. Flagship developments illustrate the trend: for example, the massive Purbachal township alone offers about 25,000 residential plots, and authorities plan 12,600 new rental apartments in Gazipur to extend the capital's housing capacity.

### Growing middle-class housing demand

Bangladesh's swelling middle class is the chief driver of housing demand. In Dhaka and other cities, rising incomes have fueled a shift from standalone homes to vertical apartments. Many mid-income families now enter the market via smaller units or even second-hand flats, which can be 20-30% cheaper than new ones. "Second hand apartments in Dhaka are often priced 20-30% lower than new constructions, making them accessible to a wider audience," as stated by Khan Tanjeel Ahmed, General Manager of Business Intelligence at Bproperty.

Recent industry reports from national developer associations point to a persistent gap in mid

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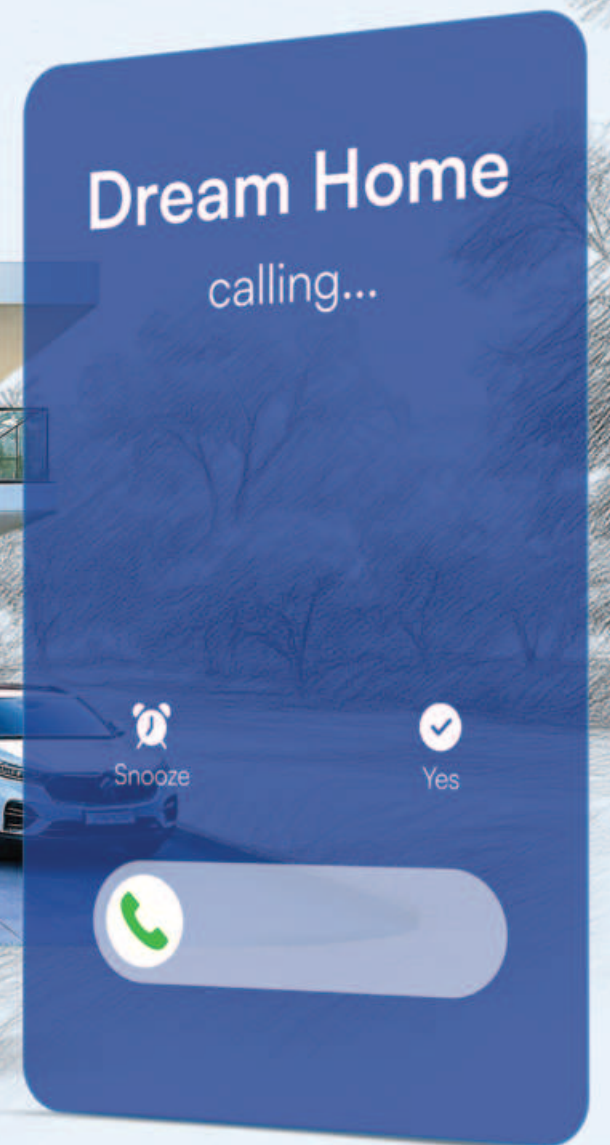
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