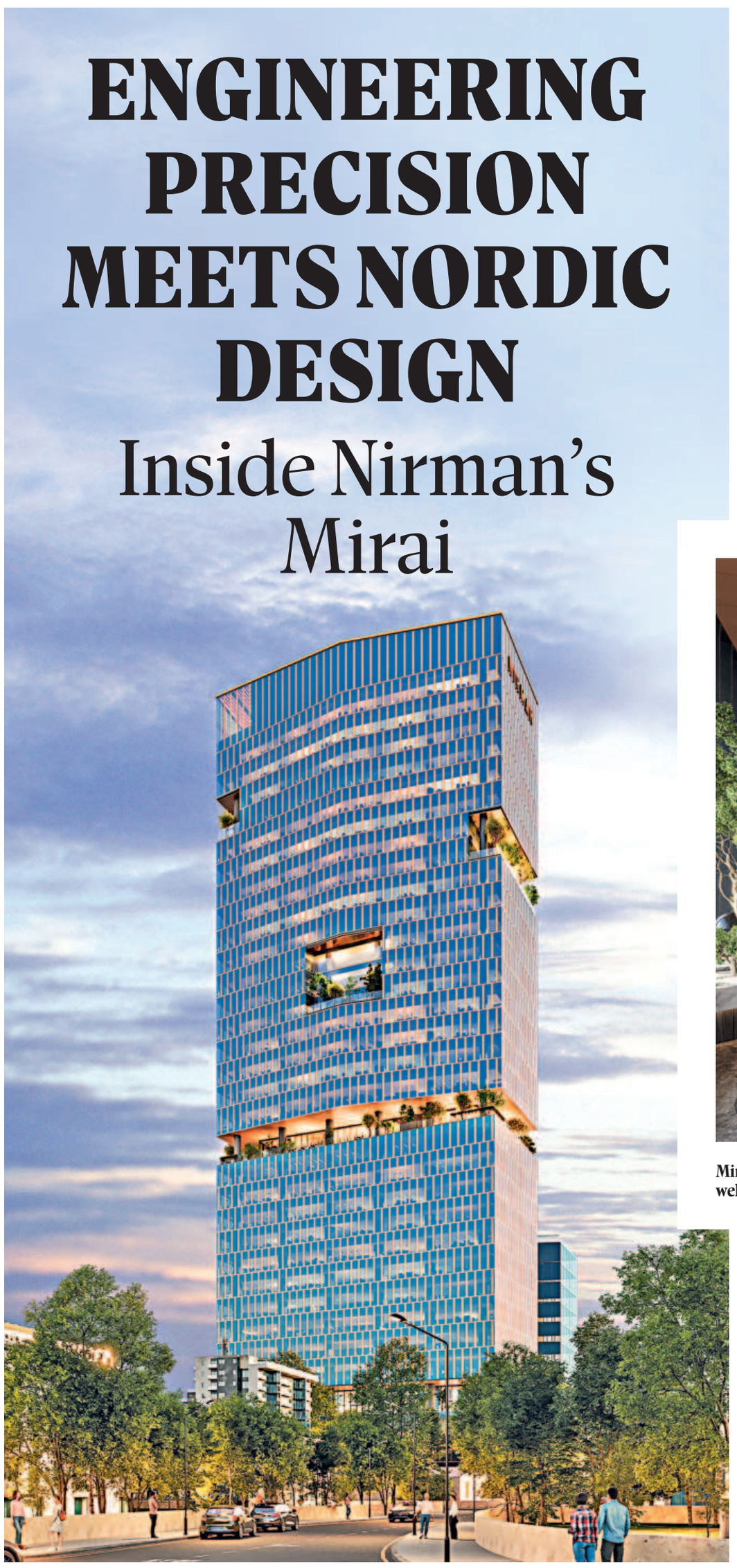
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DESIGNED FOR GENERATIONS



ENGINEERING PRECISION MEETS NORDIC DESIGN

Inside Nirman's Mirai



Rising 138 metres at the Gulshan–Tejgaon junction, Mirai features a unitized, copper-toned glass curtain wall designed by Finland's ARCO.

At the meeting point of Gulshan, Tejgaon and Hatirjheel, Mirai is taking shape as a commercial tower that brings together Nordic architectural design, advanced construction technology and Nirman International's civil engineering experience. Scheduled for handover by the end of 2027, the 30-storey development will rise to 138 meters, combining office spaces with corporate amenities and systems engineered to support the building throughout its working life.

Designed in collaboration with Finnish architectural practice ARCO, Mirai is defined by a copper-toned, unitized glass façade. Its restrained appearance is complemented by an emphasis on natural light, open interiors and protection from the noise and climatic conditions outside.

For Rahat Kamal, Managing Director and CEO of Nirman, the priorities behind the project extend beyond its appearance. "When an enterprise commits to a landmark commercial address, three priorities lead the decision," he says. "Strict schedule certainty to ensure a seamless move without costly delays, an intelligent and commanding architectural presence, and high performance infrastructure engineered to run for decades."



Mirai's executive café and open-air terrace, designed for informal meetings with panoramic views across Hatirjheel.

HIGH-TECH SYSTEMS AND INTELLIGENT WORKPLACE DESIGN

Visitors will enter through a tall, light-filled lobby, while an executive restaurant and an open-air terrace café overlooking the lake will provide spaces for dining and informal meetings. Destination-dispatch lifts coordinate movement throughout the tower.

Each office floor spans 12,200 square feet, with 12-foot clear ceiling heights and floor-to-ceiling double glazing contributing to a sense of openness. Advanced post-tensioned slab technology allows wider spans between columns, giving corporate tenants maximum flexibility across open-plan interior layouts.

The façade is designed to reduce the intrusion of street noise, while multi-stage air filtration supports indoor air quality. Together, these features address the everyday experience of working in Dhaka, where the surrounding density and traffic can otherwise shape the office environment.

Stefan Ochsner is the Senior Architect at ARCO and the project's lead architect. Working on a high-rise in Dhaka required attention to the city's tropical climate, high humidity and urban conditions. The aim was to create a calm, light-filled interior supported by an exterior designed for performance as well as appearance.

> **"Whether an organization selects a corporate headquarters or a family purchases a home, they are securing a generational asset."**
>
> **RAHAT KAMAL**
> Managing Director and CEO, Nirman

COORDINATING DESIGN AND CONSTRUCTION

Behind the finished spaces is a process that brings architectural and engineering decisions together before construction. Comprehensive Building Information Modelling, or BIM, coordinated the tower's design before the physical structure took shape.

Structural elements, mechanical conduits and plumbing runs were mapped within a shared three-dimensional model. This digital discipline identified conflicts between systems early, preventing the on-site clashes that often delay complex high-rise projects. The post-tensioned floor slabs and structural core are also engineered to support the project's target of LEED Gold certification.

Mirai's structural and façade design underwent physical wind-tunnel testing in Italy. The testing formed part of the project's rigorous assessment of how the tower responds to extreme wind forces, alongside the wider structural engineering process.

These technical measures underpin the development's emphasis on delivery and long-term performance. They also connect Nirman's five decades of civil engineering experience with the requirements of a contemporary commercial building.



Mirai's elegantly designed reception lobby blends contemporary architecture with warm, refined interiors, creating a welcoming first impression.

PLANNING BEYOND HANDOVER

Nirman's plans for Mirai extend into the building's operational life. A permanent in-house facilities management team oversees its upkeep, supported by automated building management systems that monitor and coordinate services including climate control and power continuity.

The approach recognises that a commercial address must continue to function reliably after construction is complete. For occupants, the quality of maintenance and the dependability of building services will remain part of the daily experience.

"Whether an organization selects a corporate headquarters or a family purchases a home, they are securing a generational asset," Kamal says. "Our responsibility is to ensure that long after handover, the asset continues to reflect the prestige of the enterprises operating within it."

Nirman's five decades of building across generations

For Nirman International, the idea of building for generations connects its early civil engineering projects with the commercial and residential developments it is undertaking today. Founded in 1976 by K.Z. Islam, the company brings five decades of experience to a portfolio that includes institutional buildings, corporate spaces and homes across Dhaka.

Its history also extends beyond construction. Islam is remembered for founding Nirman School Cricket, the nationwide tournament that helped discover and develop players who went on to represent Bangladesh. That sporting contribution sits alongside the company's role in constructing buildings that became familiar parts of the country's civic and commercial landscape.

The Bangladesh Bank headquarters, Sena Kalyan Bhaban and BRAC Centre are among the projects associated with that earlier chapter. For Nirman, this background in civil engineering provides the foundation for its current work, linking experience in delivering substantial structures with an increasing emphasis on architectural design and the everyday experience of occupants.

Today, that direction is expressed through Mirai, its commercial tower, and a collection of residential projects with distinct settings and design approaches. Across these developments, the company describes its priorities as structural integrity, aesthetic restraint and everyday livability. The intention is to create buildings whose usefulness and appeal extend beyond changing architectural fashions.

In Gulshan's diplomatic zone, the completed Sirocco reflects a Nordic approach to interior design. The development pairs high-specification private residences with rooftop amenities conceived as part of the residential experience. Its restrained design language places the emphasis on the relationship between the home and the shared spaces available to residents.

Overlooking Hatirjheel, the upcoming Lilia takes a different architectural direction. Conceived in partnership with Japanese architects, it uses layered garden terraces to connect its waterfront setting with the homes within. The stepped terraces give the building its sculptural character while bringing greenery into the residential design.

In Bashundhara, Sayanti is presented as a more intimate, boutique residential retreat. Generous windows on multiple sides and an emphasis on natural cross-breezes shape its approach to domestic comfort. The project forms part of Nirman's wider residential portfolio across the capital, extending its focus on homes designed around light, air and a sense of calm.

Together, these addresses show how the company is applying different architectural responses to different urban settings. Sirocco's Nordic interiors, Lilia's garden terraces and Sayanti's emphasis on openness each give a separate expression to the broader residential portfolio.

As Mirai adds a commercial chapter, these residential developments carry the same discussion into the home. Nirman's continuing task is to translate its construction heritage into places that serve contemporary needs, bringing the experience of its first five decades to buildings intended to remain relevant to the people who use them for years to come.



Designed with Japanese architects, Lilia uses stepped garden terraces to integrate lakeside greenery into its Hatirjheel waterfront address.