

A STUDY ON APARTMENT HOUSING SCENARIO OF GULSHAN – BANANI RESIDENTIAL AREAS OF DHAKA

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ABSTRACT

Cities are in a state of continuous transformation and readjustment of its different parts; urban housing scenario is one of them. Dhaka, the capital of Bangladesh has experienced dramatic changes in its housing scenario over the last few decades. Elevated growth rate of population in Dhaka, inadequate infrastructure, failure in prediction of the growth of the city in terms of spatial boundary and population has eventually led to the dearth of housing for the urbanites. City planning initiatives regarding housing schemes fell short of the demand for shelter by the urbanites, which eventually led to the growth of the apartments throughout the city. Deficit infrastructure services in fringe areas along with other factors enhanced the housing requirement crisis, forced its inhabitants to live in the congested high-rise apartments, especially in and around the once planned residential areas of Dhaka. The apartment housing projects in the planned residential areas of Dhaka has undergone drastic changes over time due to socioeconomic, political and technological forces. In this paper, there is a strive to identify the market demand analysis and the probable reasons behind the current apartment housing scenario of the planned residential areas of Dhaka. Emphasis has been laid on the two planned residential areas: Gulshan and Banani, contemplating the income levels of inhabitants and development diversity. In the analysis process, a number of variables have been taken into consideration, which shows variations between both the study areas.

KEYWORDS: Apartment Housing Scenario; Dhaka City; Planned Residential Area

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