



Kor Bhaban (Revenue Building)

, Agrabad, Chattogram, Bangladesh

Name of the project : কর ভবন (Kor Bhaban) , Chattogram (Revenue Building)

Project type : Office Building

Location : Opposite of Jambury Filed, Agrabad Commercial Area,
Agrabad , Chattogram

Area of the Site : 195420 sqft.
271.4 Kata
4.49 Acre.

Client : National Board of Revenue (NBR), Bangladesh

Financed by : Ministry Of Finance ,Bangladesh

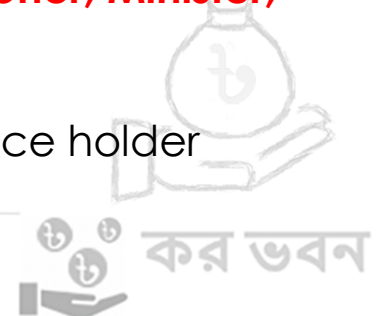


Introduction

- The **National Board of Revenue (NBR) (জাতীয় রাজস্ব বোর্ড)** is the **central authority for tax administration** in Bangladesh.
- Under the **Internal Resource Division** of Ministry of Finance.
- Authority for **tax policies and tax laws** in Bangladesh
- The main responsibility of NBR is to **collect domestic revenue**.
- Kor Bhabon is the **help economical growth of country, local GDP and collect the revenue** .

Project background

- A Kor or tax service, **taxation authority is a government agency responsible for the intake of government revenue**, including taxes and sometimes non-tax revenue.
- **Revenue services may be charged with tax collection, investigation, or carrying out audits.**
- The chief executive of the revenue agency is usually styled as **Commissioner, Minister, Secretary or Director**.
- Help create **proper environment and services** for tax payer and tax service holder



Reason for choosing

- This project play **a vital role in national and local context** .
- In Chattogram there are divided by **4 tax zone** . **Each zone divided by 4 range**.
- In Chattogram there are **93 circle office are located** .
- 11 circle office are served **11 Upazila**.
- The **88 office are in rental house** and other are in gov. office building.
- The proposal of NBR are built a **permanent office Building for revenue circle office** ,
- Here comes the role of the offices, where **everyone can get equal solution** .

Aim of the project

- Properly **collect tax and solution** the tax related problem.
- To research, exhibition , published books and make different kind of documentary and **create awareness**.
- **Future training, and certified** the academically revenue related professionals .
- Promote awareness through **workshop & training facility**.
- **Solutions by focusing on affordable creative ideas** .
- To make an **environment of exchanging the services**.
- Create and promote **taxation services are smooth and user friendly**.



- The design of an **open and free services environment which inspires to tax payer** and taxation service holder.
- Create Taxation and revenue professionals of excellence through **a common platform**.
- to provide **interdisciplinary and progressive services of revenue** .
- To design a **eco-friendly office**.
- Keeping in view the **explosive rise in energy consumption across the global and its radical effects**.
- The offices must be an example of **low energy sustainable development**.

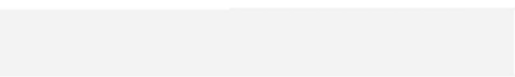
Scope:

- Opportunity to create a regional **platform to promote taxation related environment**.
- Bangladesh contains a lot of **sources of tax and revenue whose outputs are helps & produce economy** of Bangladesh.
- Helps to reach **all particular user group**.

Limitations:

- Availability **of projects/cases of similar nature in National and internationally**.
- Considering **multiple function & vertical connection** within a compact site.
- it is important to **diversify among asset classes** (stocks, bonds, cash, real estate etc.)





Site appraisal



Location



Fig : Maps of Bangladesh

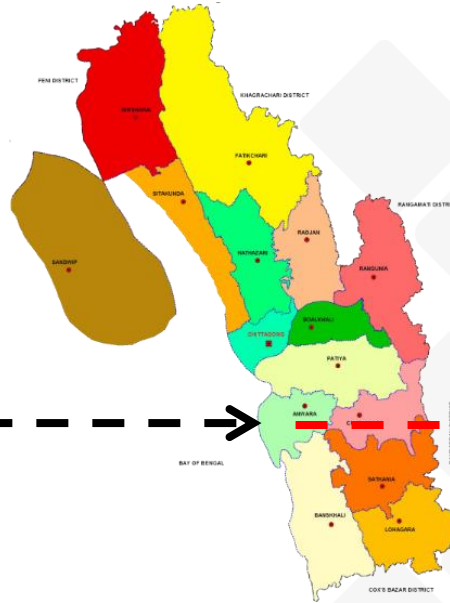


Fig : Maps of Chattogram

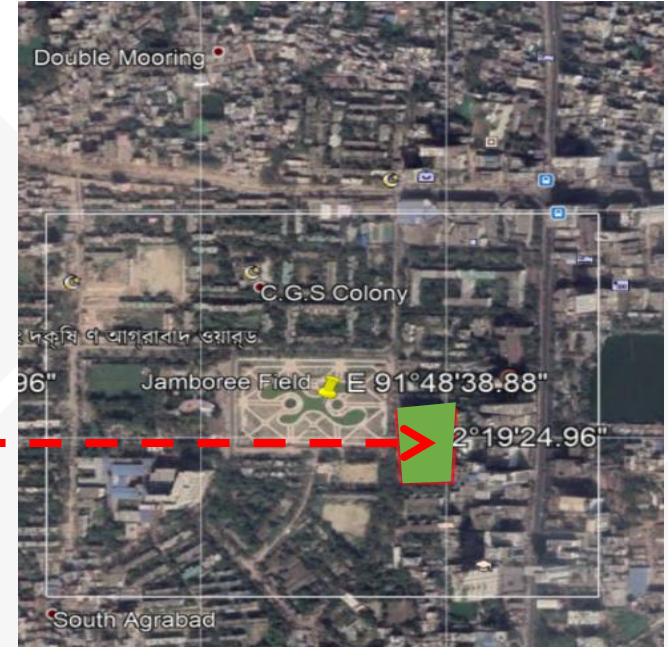


Fig :Location Maps of Site

Location : Agrabad , Chattogram, Bangladesh
(opposite of Jamburi park And Government Colony High school)

About **300 meter distance** from Agrabad Circle

Site area : 195420 square ft= 271.4 Katha. **(4.49 acre)**



Site Details

KOR Bhaban (income tax Building)

Area :4.49 acre

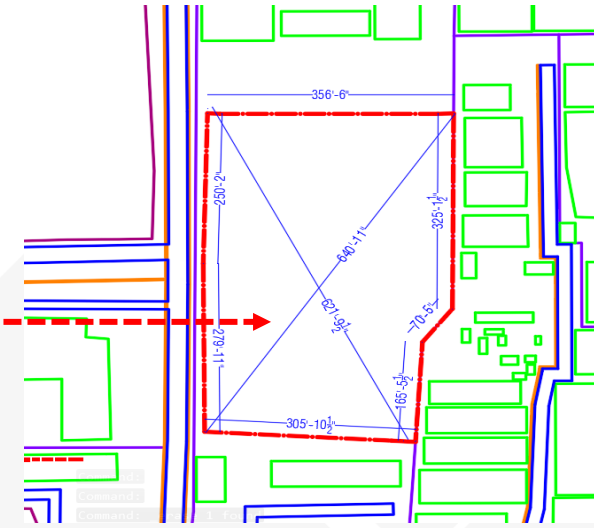


Fig: Site Location

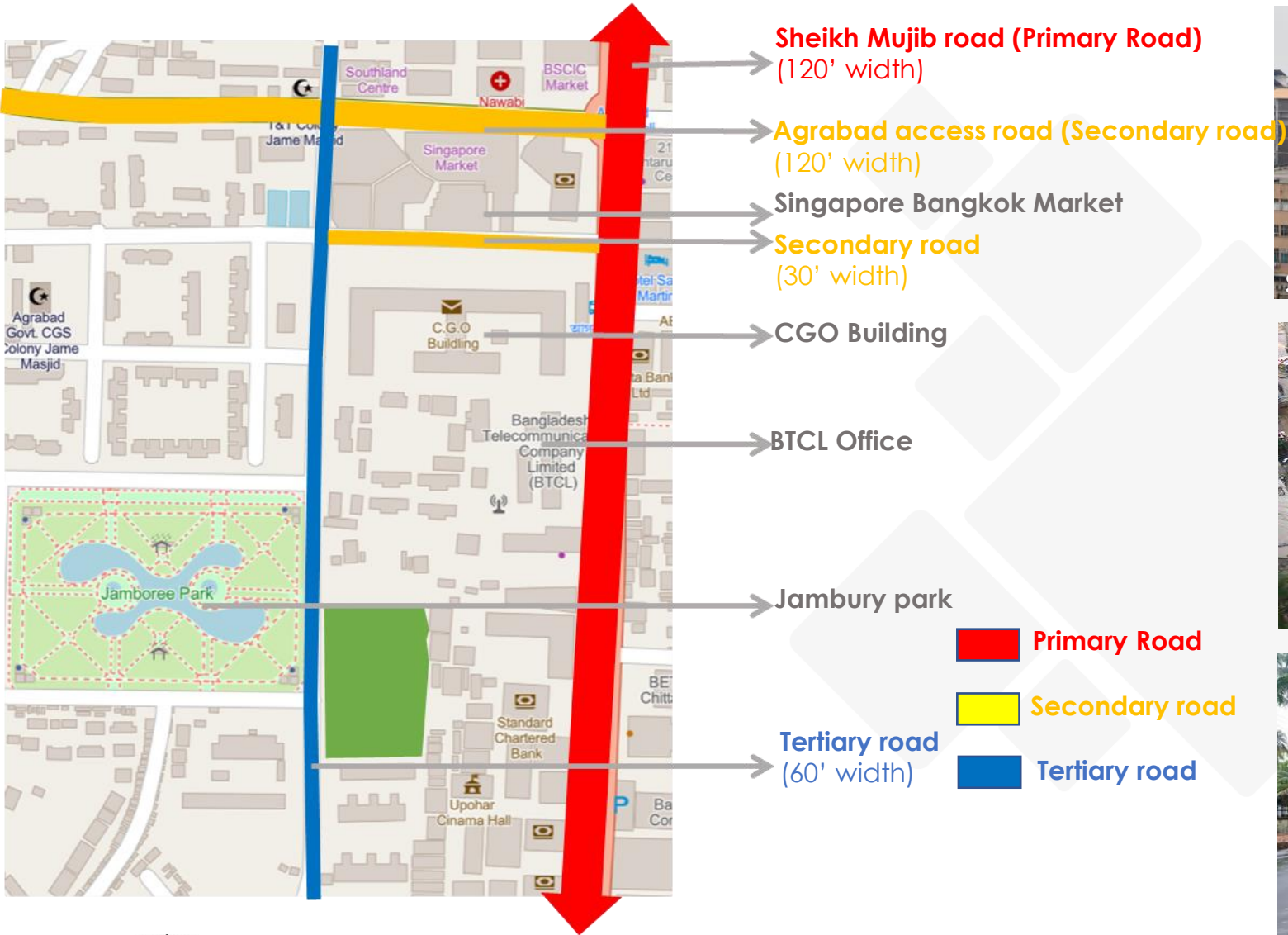


Fig: Site Area



Fig: Image of Site

Road network



- Primary Road
- Secondary road
- Tertiary road

Fig: Road network

Site Analysis



Fig: Site Analysis

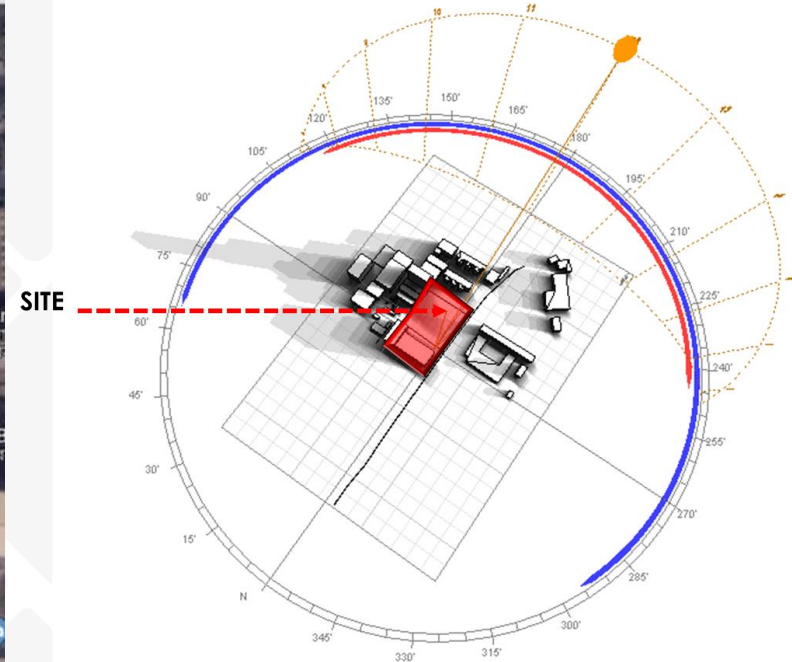
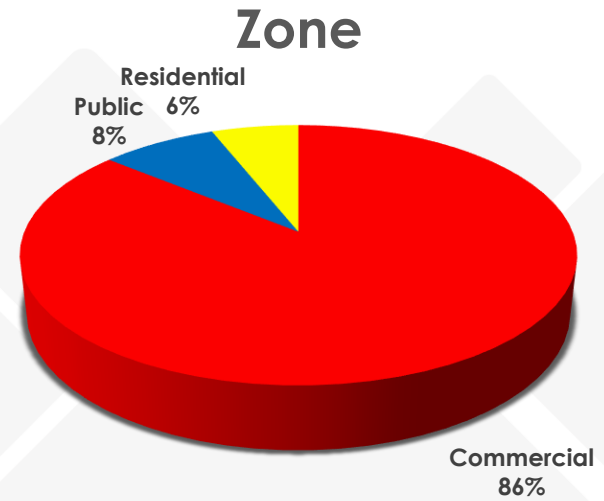


Fig :Sun path diagram



Zoning Analysis



■ Commercial ■ Public ■ Residential

Legend

- Residential
- Commercial
- Public



Fig: Zoning analysis

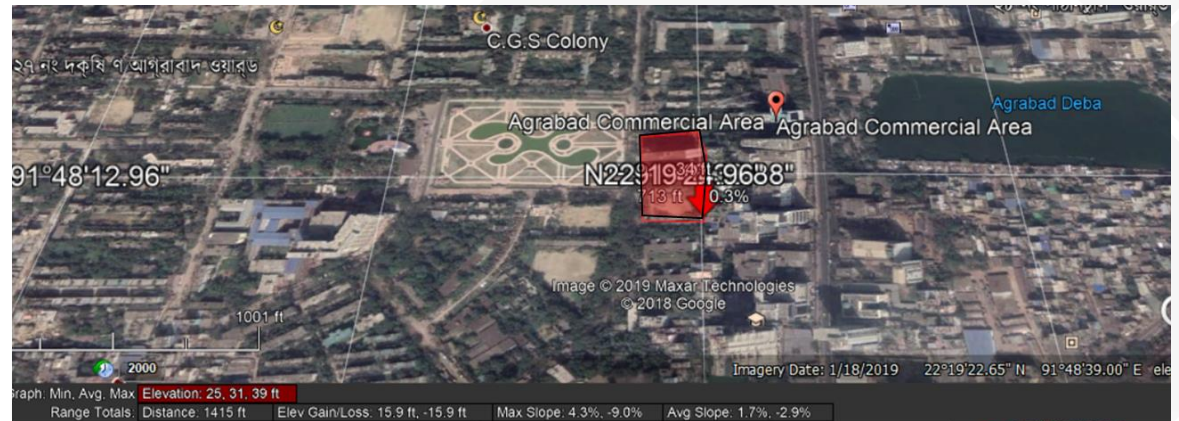


Site Topography

- This site is **30 feet** up mean sea level (M.S.L),
- This site is located near the Kharnaphuly River and **distance around 720 meters.**
- This area are **low land** between other areas of Chittagong.



Fig: Topographic plan



34' up from mean sea level

Fig: Topographic Elevation

Climate

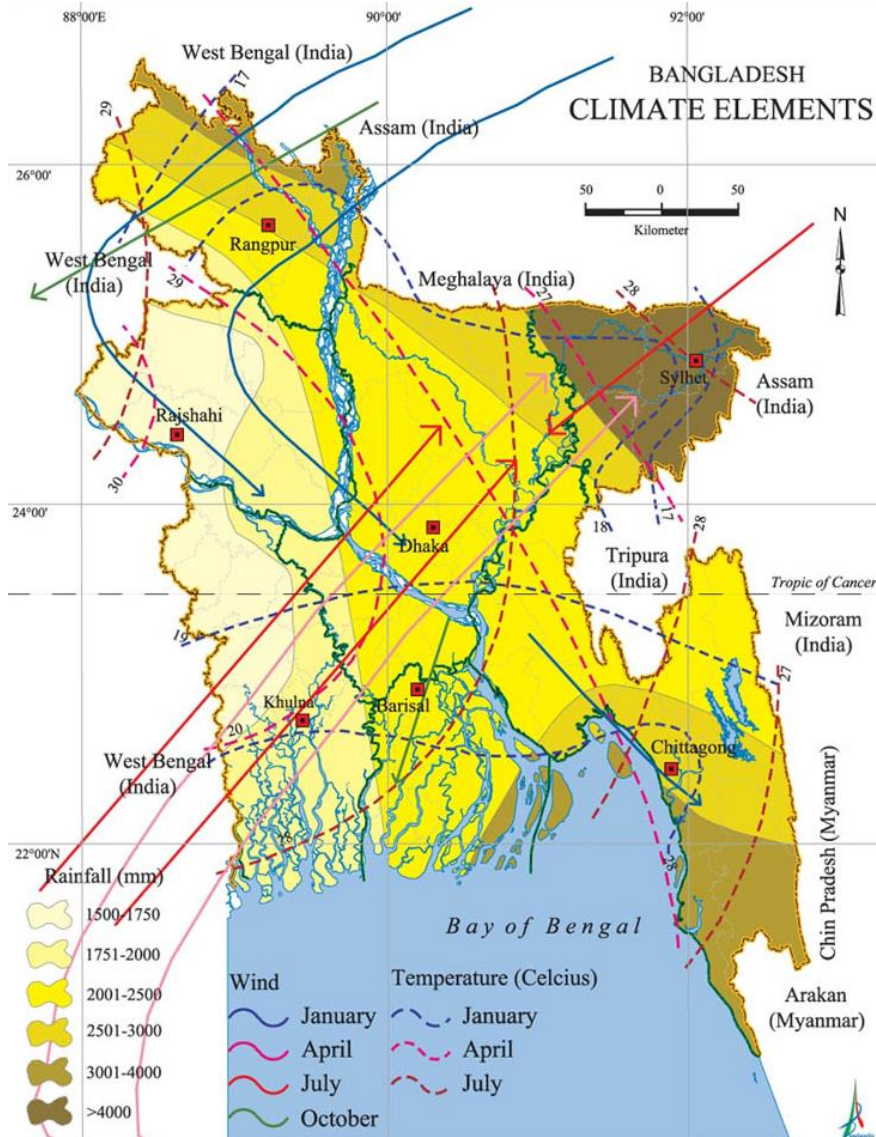
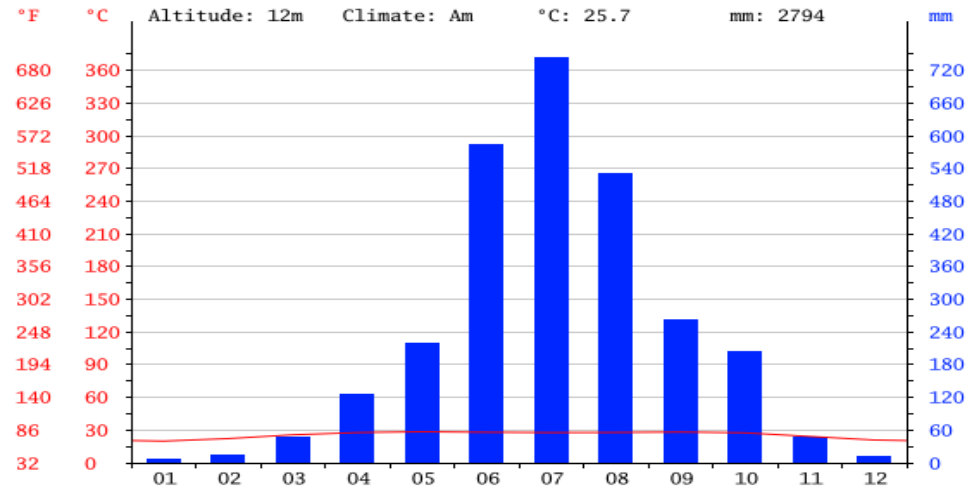


Fig: Bangladesh climate elements

- The climate is tropical in Chittagong which has **significant rainfall** most months, with a short dry season.
- The average temperature in Chittagong is **25.7 °C**.
- About **2794 mm of precipitation falls** annually and the driest month is January.



- The driest month is January. There is **6 mm** of precipitation in January. In July, the precipitation reaches its peak, with an average of **743 mm**.

Image Mapping



Fig: Site



Fig: Site

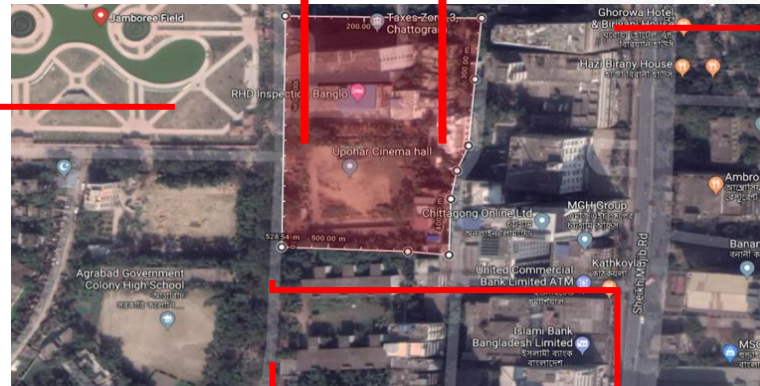


Fig: Jambury park



Fig: Connecting road from Sheikh Mujib road



Fig: 60 foot wide road



Fig: 60 foot wide Agrabad gov. colony road

Images of site & surroundings



Fig: View-1



Fig: View-3



Fig: View-4

➤ In this Site there are located **Kor Zone office 1,3** and a vacant land



Fig: Kor Zone office - 1



Fig: Gov. Colony mosque



Fig: Kor Zone office-3

SWOT Analysis

Issue	Strength	Weakness	Opportunities	Threat
Site area	It is beside of commercial zone and near Agrabad main road.	Flush flood occur in heavy rain.	It could be a landmark for Chattogram city.	If this site circulation are not work properly, there are create lots of problem
Exiting condition	Give some specific limitation and direction in designing the final phase	Existing Neighborhood public and residential zone are creating problem	May be it would be serve some facility the small point in the area.	Now in their vacant and green here no useable Space in future which would be the threat of this area.
Location of the site	Its in the south corner of the city	Commercial zone beside of the city.	If the project work, it could be act like a good interactional place and berthing place for this area.	For the of vacuum of this place some avoidable occurrence are happened there.
Proposed new programs	It could be a better solution to promote the place .	Old structure create lots of limitation.	Lots of opportunities have this place.	If the program didn't go through properly then the project will collapse.



Program Analysis



Program

There are **93 office** at the income tax circle in Chittagong .but, there are no permanent office . In this building are proposal a office building and exhibition space for income tax fair. The program of this building are given below.

1. **Offices ,**
2. **Exhibition Space**
3. **Conference room ,**
4. **Meeting room,**
5. **Seminar room,**
6. **Training and orientation Wing ,**
7. **Legal and media wing,**
8. **Communication Branch,**
9. **Visitors Room,**
10. **Library,**
11. **Rentable space**
12. **Fair Space**
13. **Cafeteria,**
14. **Souvenir Shop,**
15. **Snacks Zone**
16. **Bank ,**
17. **Tax Bar or Court**
18. **Tax Lawyers Offices**
19. **Parking**



Program organogram

- There are 4 tax zone in Chattagram. The per tax zone office organogram are given below:

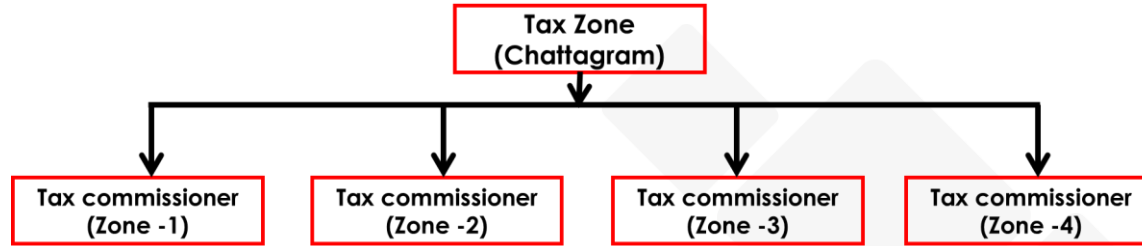


Fig: Tax zone division in Chittagong

- Each zone are divided by 4 range

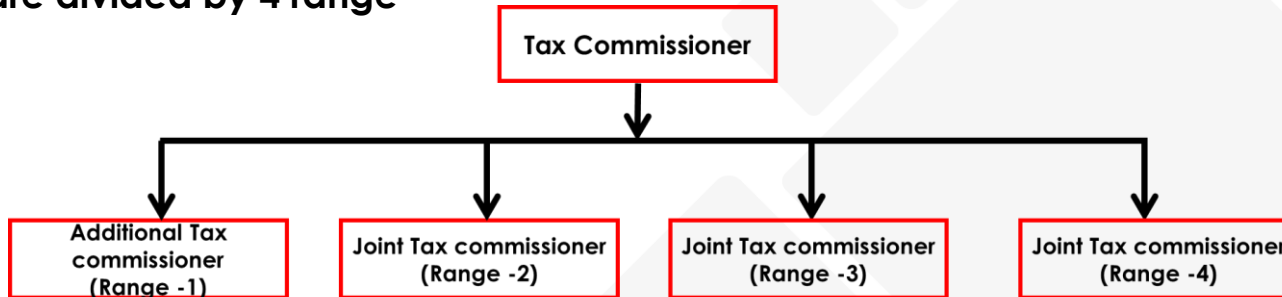


Fig: Tax Range division in Chittagong

- Each zone are divided by 4 Support Office

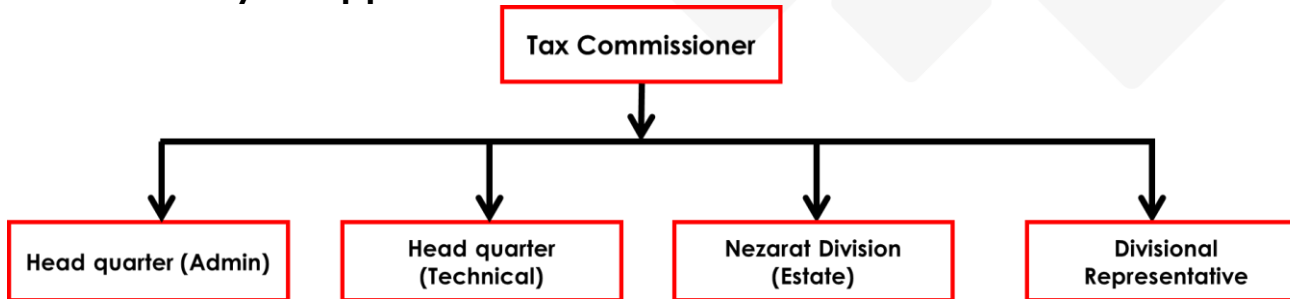


Fig: Tax Zone Support office in Chittagong



Program organogram

- Each range are divided by many circle (6 or 7)

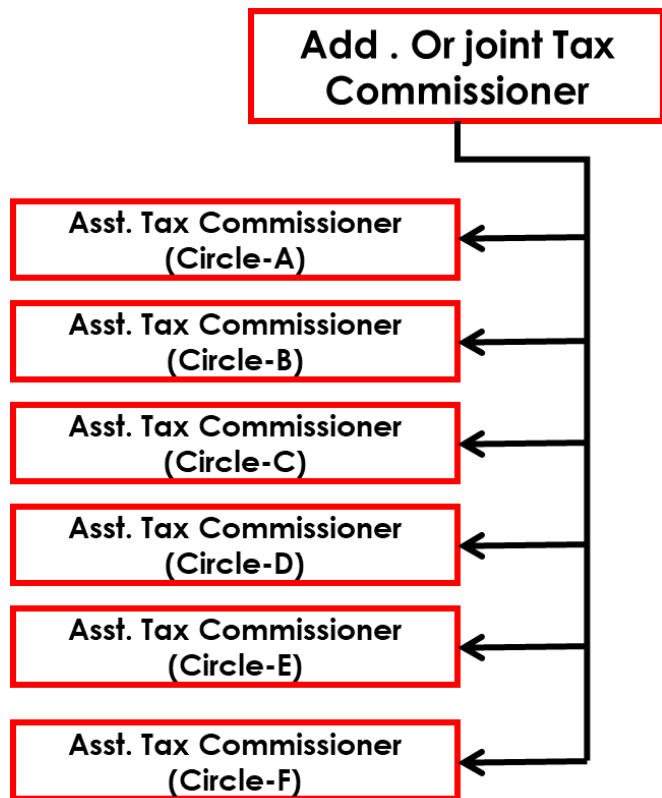


Fig: Tax Circle in each Range

- Each Range office are in this organogram

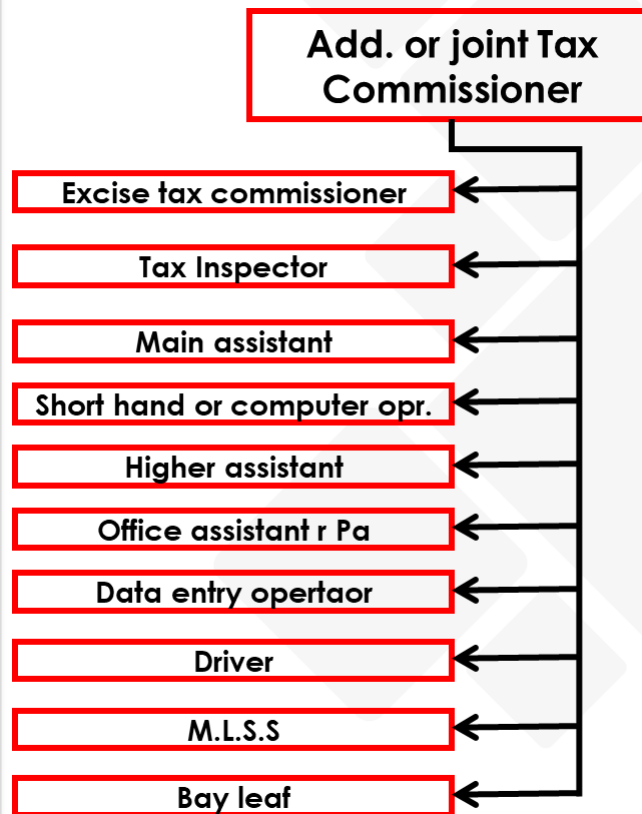


Fig: Tax Range office organogram

- Each circle office are in this organogram

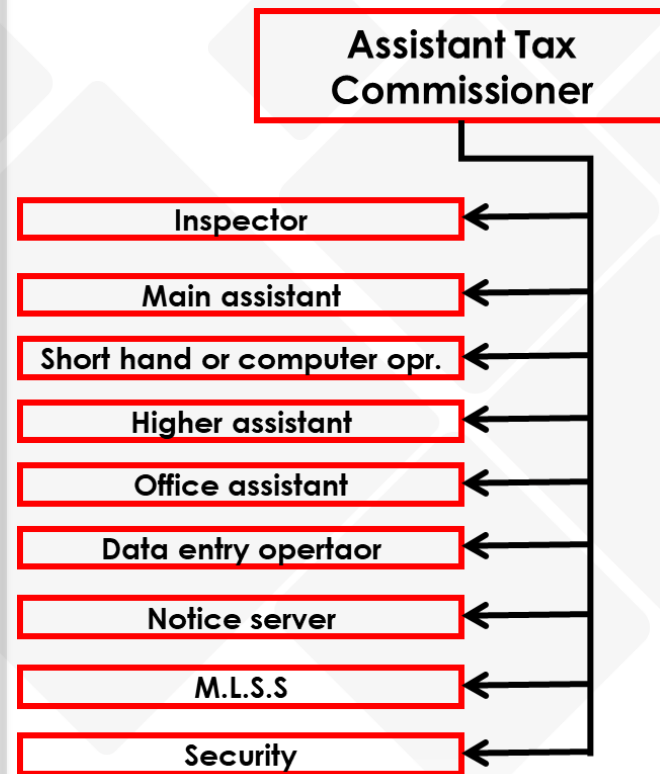


Fig: Tax Circle office organogram



Program Analysis

There Are also Propose By Finance ministry & NBR are A Office Building for Kor Divishion Chattogram

- In This Building are **82 circle** office of income tax and also a exhibition space for tax fair.
- **4 Tax commissioner** office
- **4 Additional Tax commissioner** office. & **16 joint Tax commissioner** office.
- In this building are **provided Tax related Other Supporting office and Bank**

Site area	=195420 sft	=18155 sqm	=271.4 khata	=4.49 acre
Road width	=60 feet	=18 meter		
FAR	NR FAR (Non Restricted)			
MGC	50%	195420-50%	=97710 sft	=9077.5sqm

সারণী-৩ (ঙ)

ইমারতের জন্য রাশার স্বাভাবিক প্রস্থ, ফ্লোর এরিয়া অনুপাত (FAR) এবং সর্বোচ্চ ভূমি আচ্ছাদন (MGC)

[Type: F (F1-F5) : বাণিজ্যিক ভবন]

১৩৪০ বর্গমিঃ এর উর্ধ্বে	২০ কাঠার উর্ধ্বে	১২.০	৯.৫০	৫০.০ ^[৭]	১২.০	৫.৫০	৫০.০
যে কোন পরিমাণ	যে কোন পরিমাণ	১৮.০	NR*	৫০.০ ^[৭]	১৮.০	৬.৫০	৫০.০
যে কোন পরিমাণ	যে কোন পরিমাণ	২৪.০	NR*	৫০.০ ^[৭]	২৪.০	NR*	৫০.০ ^[৭]

[৭] প্রয়োজ্য আবশ্যিক সেট ব্যাক স্পেস ব্যতীত সংলগ্ন রাশত্বার উপরিতল হইতে সর্বোচ্চ ১২ মিটার উচ্চতার (প্যারাপেট সহ) পোডিয়াম নির্মান করা যাইবে।

* NR (Non restricted) – FAR এর বাধ্যবাধকতা নাই।

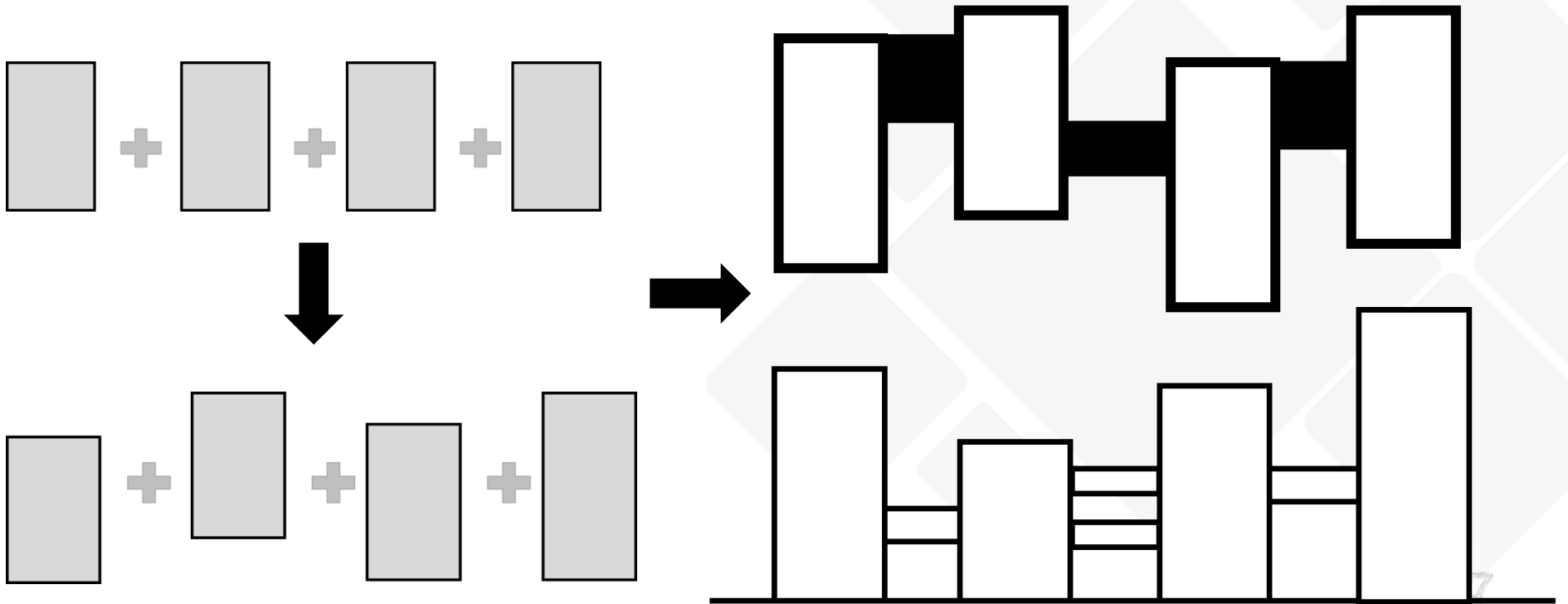


Design Development



Design Idea

- There are 4 zone in tax region of Chattogram
- Each zone are divided by 4 range .
- The Design idea derived to each zone placed in a block.



Site Analysis

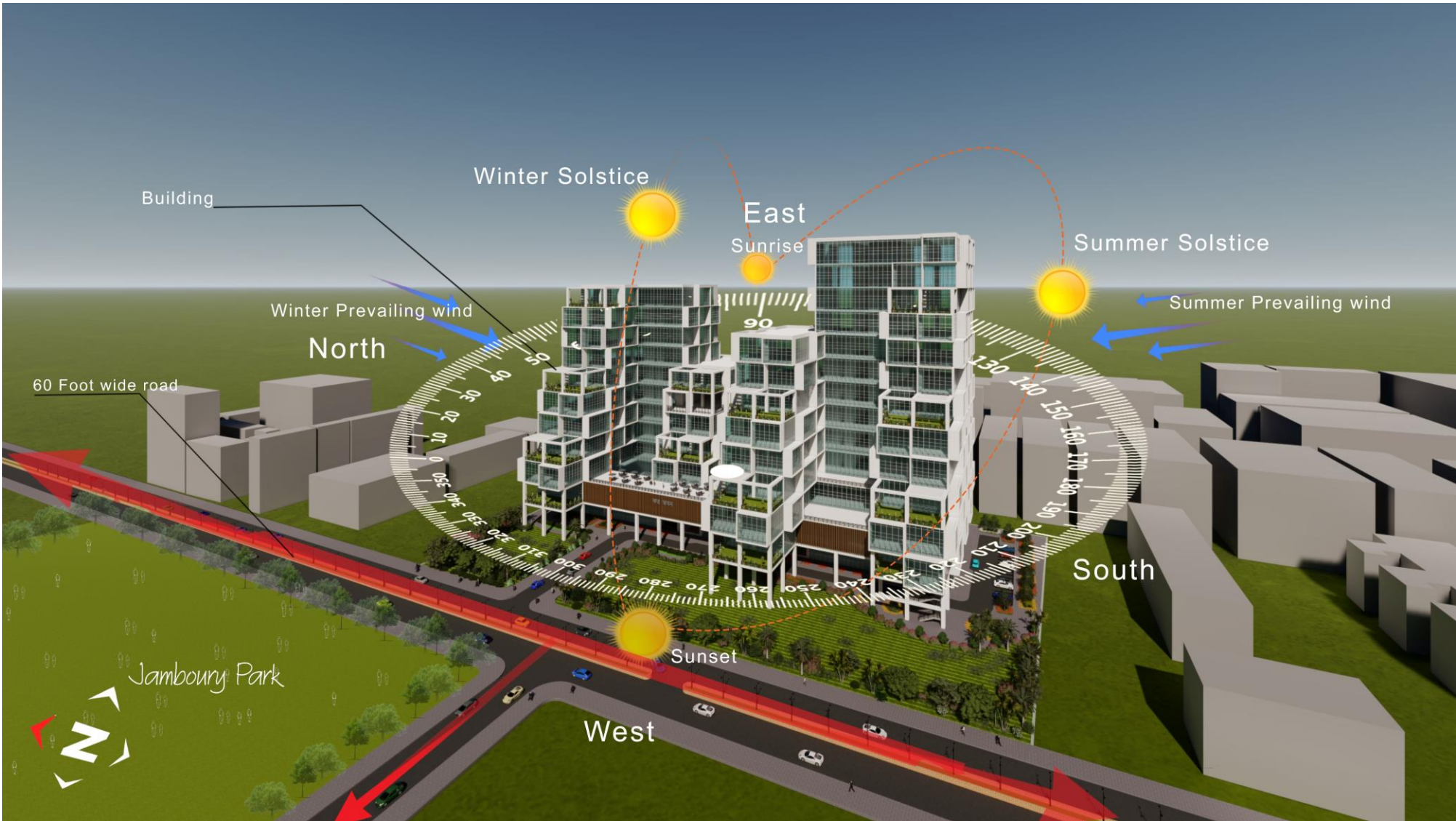


Fig: Site With Building Analysis



Fig: Visual Interaction with Park

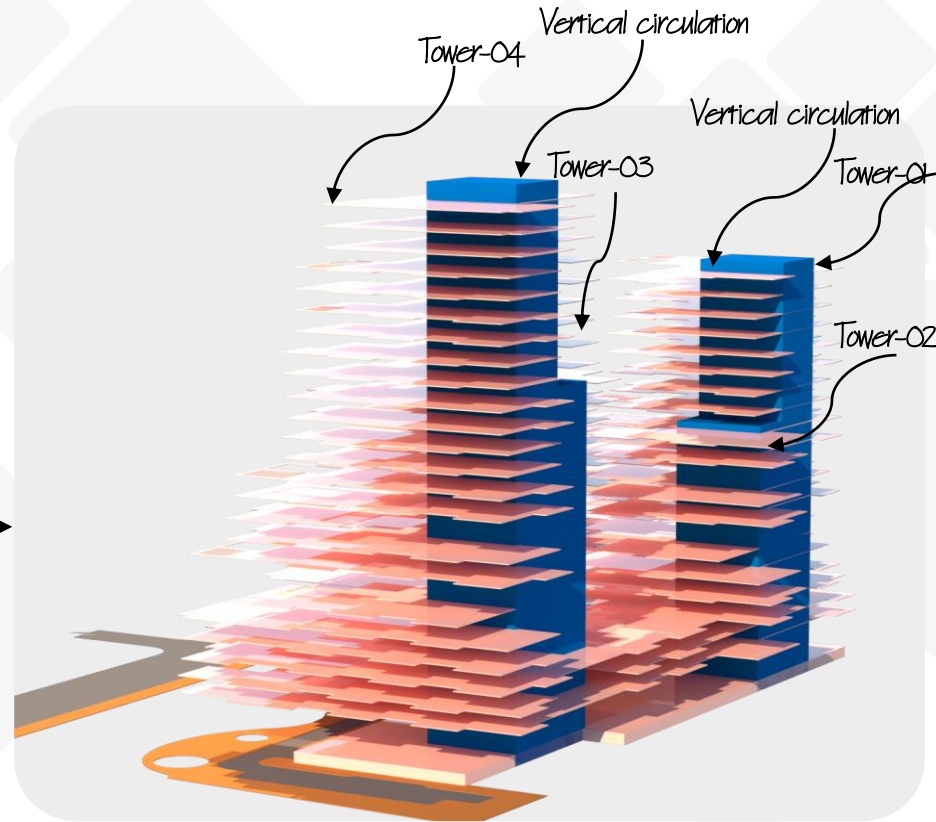
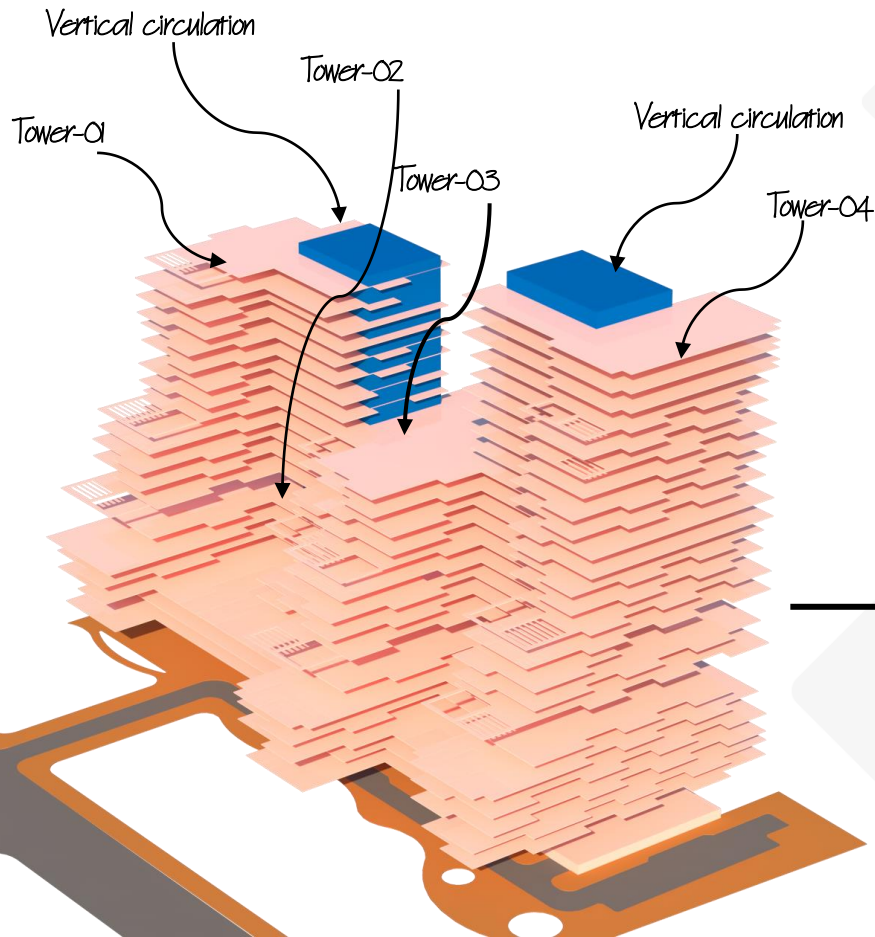


Fig :Schematic Vertical Zoning

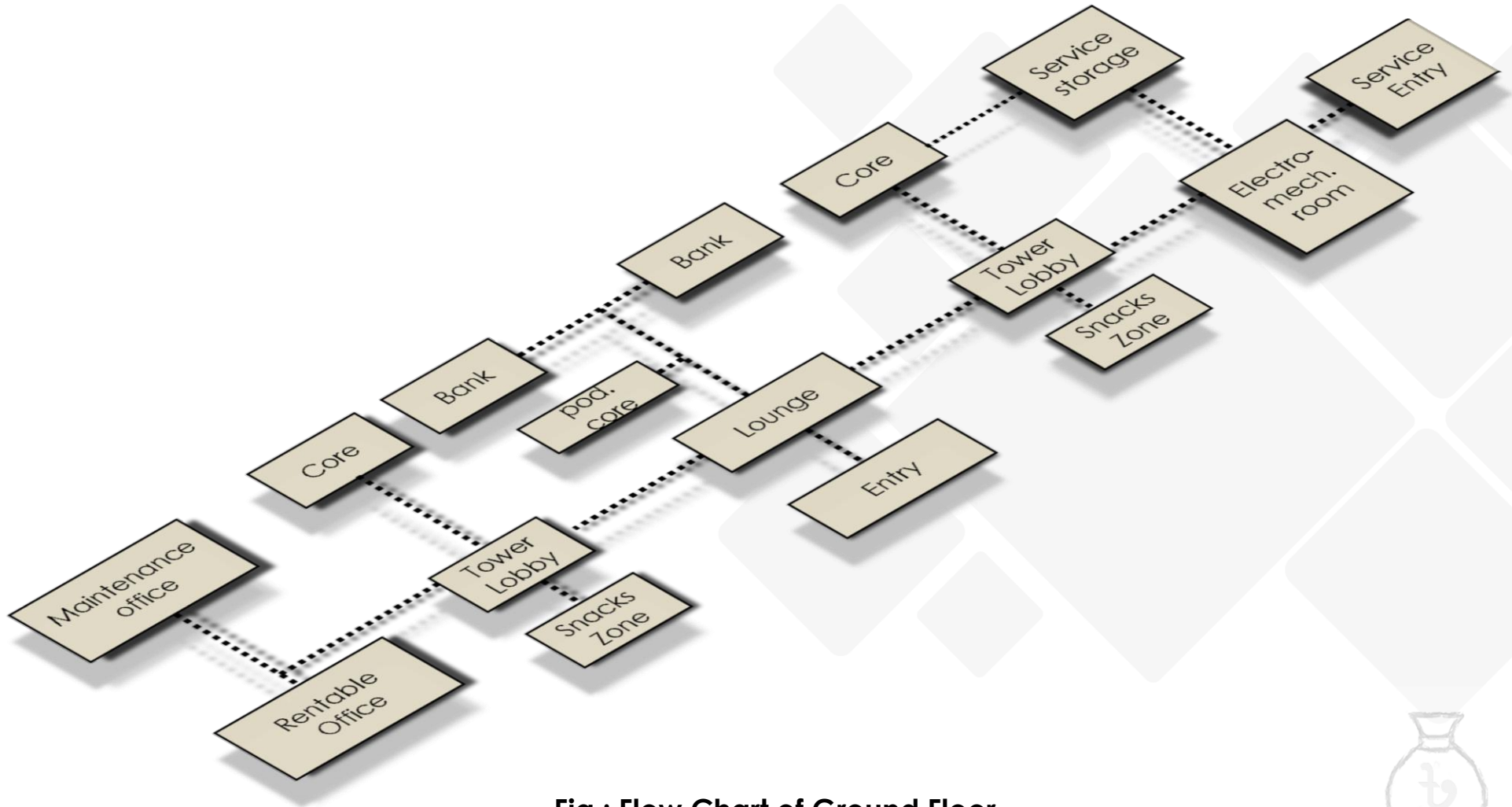


Fig : Flow Chart of Ground Floor

Floor Analysis

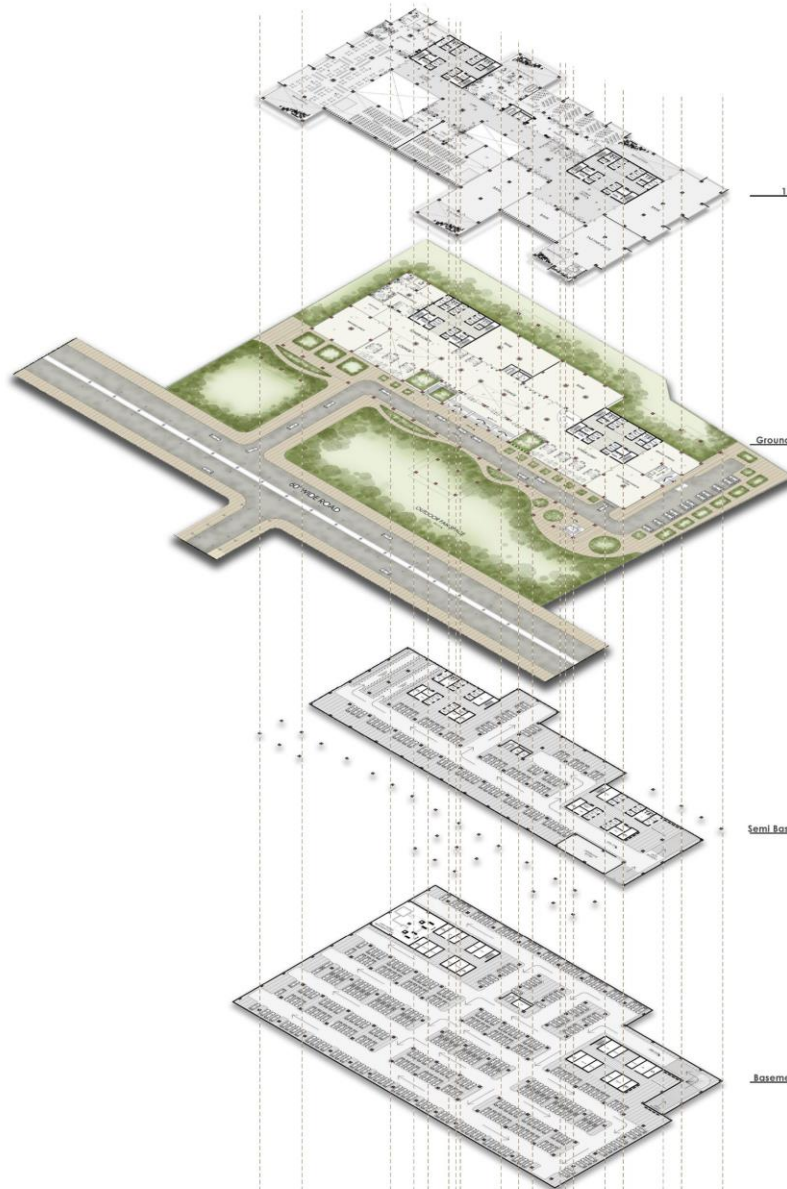
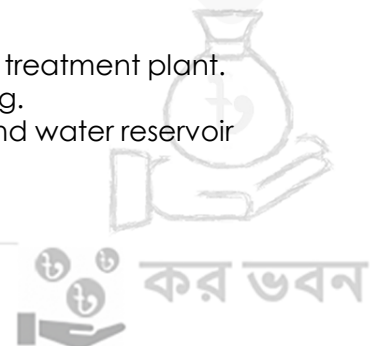


Fig: Axonometric View Of Floor

Fig: Axonometric View Of Floor

- Training wing
 - Library
 - Lounge
 - Bank
 - Indoor Tax Fair Space
 - 2 Seminar Hall
- Electro mechanical room
 - Service storage.
 - Lounge
 - Bank
 - Maintenance office
 - Outdoor Tax Fair Space
- Generator room.
 - 80 car parking.
 - 80 Motor-Bike parking.
 - Store & driver waiting zone
- 1 waste water treatment plant.
 - 340 car parking.
 - Pump room and water reservoir



Floor Analysis

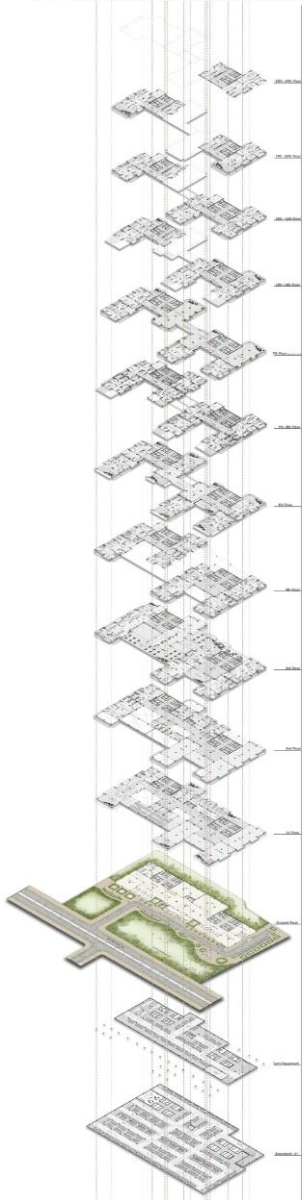


Fig: Axonometric View Of Floor

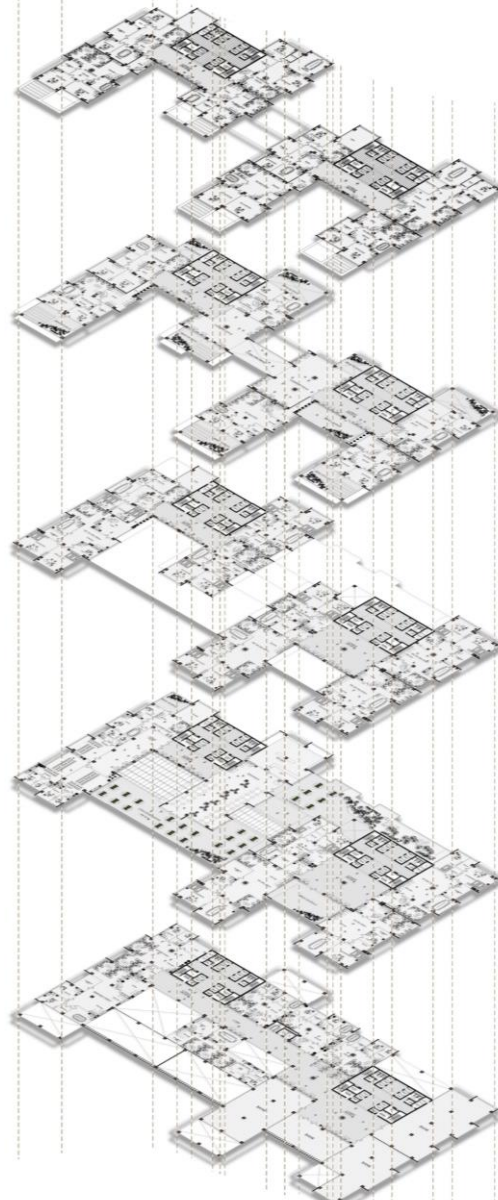
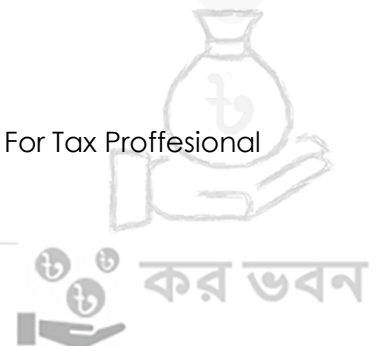
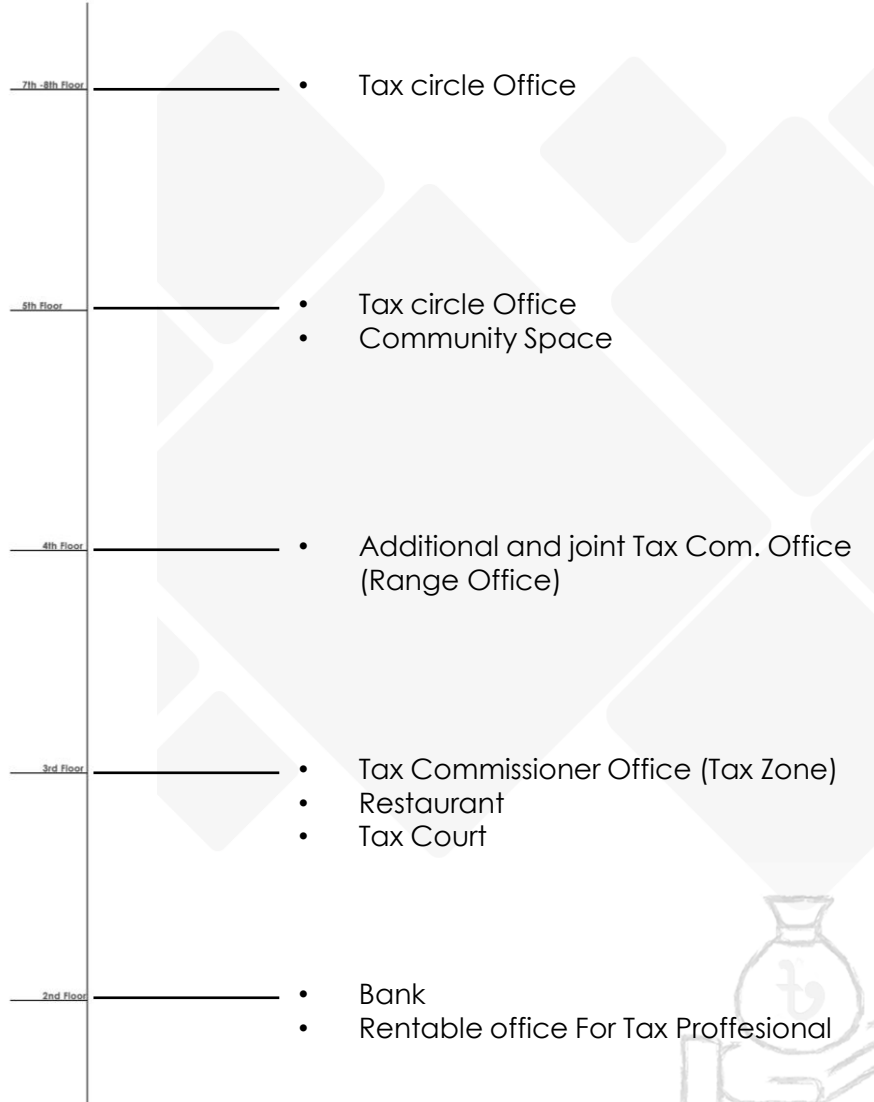


Fig: Axonometric View Of Floor



Floor Analysis

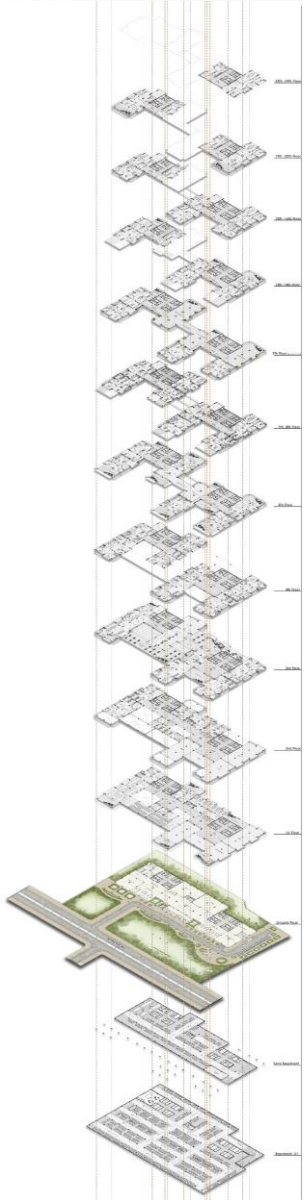


Fig: Axonometric View Of Floor

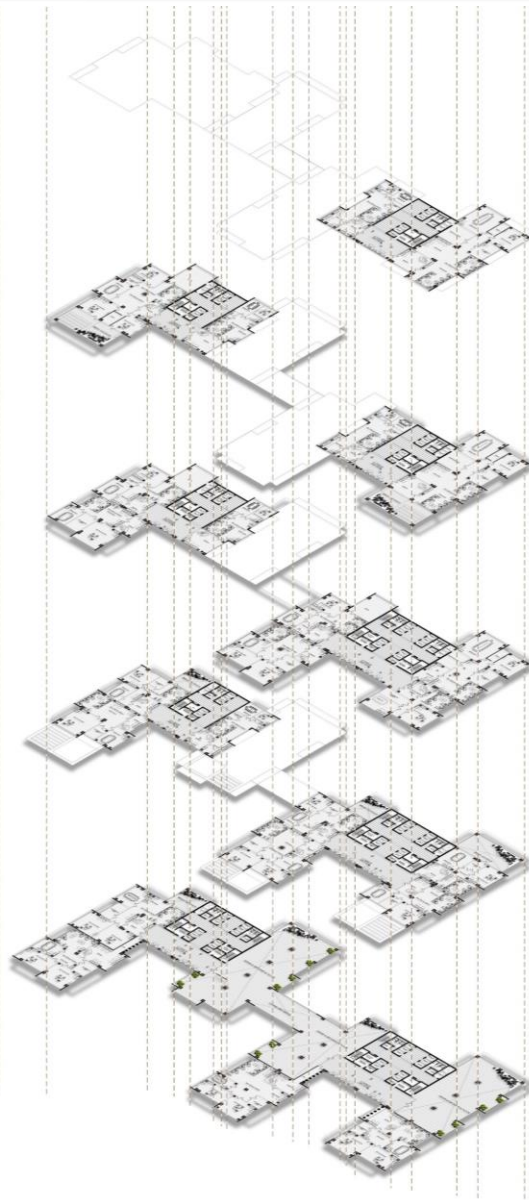


Fig: Axonometric View Of Floor

23th -24th Floor

- Tax circle Office

19th - 20th Floor

- Tax circle Office

15th - 14th Floor

- Tax circle Office

13th-14th Floor

- Tax circle Office

9th Floor

- Tax circle Office
- Mechanical Floor





Site Plan

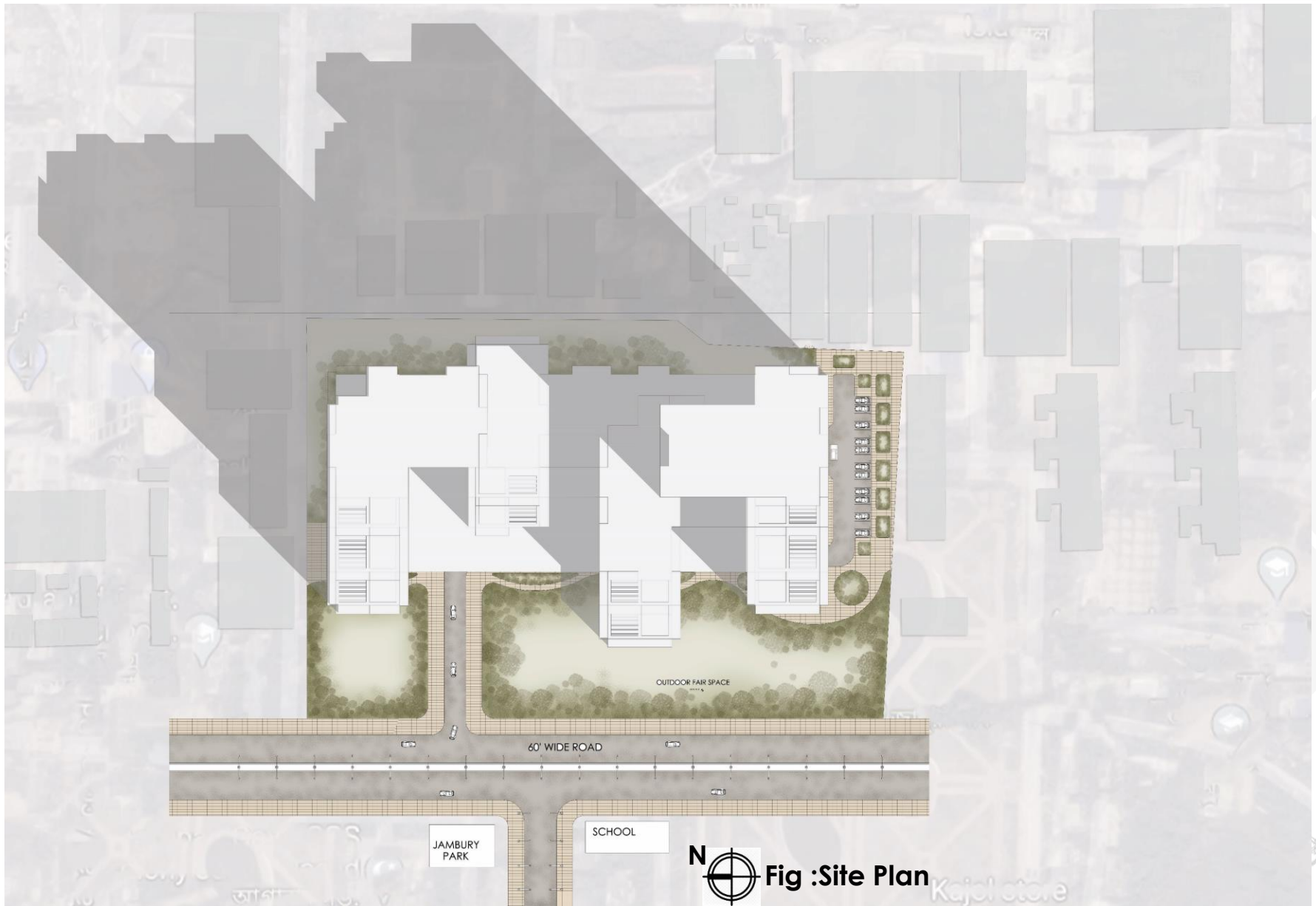


Fig :Site Plan

Ground Floor Plan



Legend

- 1- Maintenance office
- 2- Rentable office
- 3- Lounge
- 4- Snacks Zone
- 5- Bank
- 6- Service Storage
- 7- Electro-mechanical Room
- 8- Entry

 Fig :Ground Floor Plan



View



Fig: Entry View-1



Fig: Entry View-3



Fig: Entry View-2



Fig: Entry View-4

- Road width 20'
- Plinth Level 7'-0"
- Disable Ramp Ratio 1:12



Semi Basement floor Plan

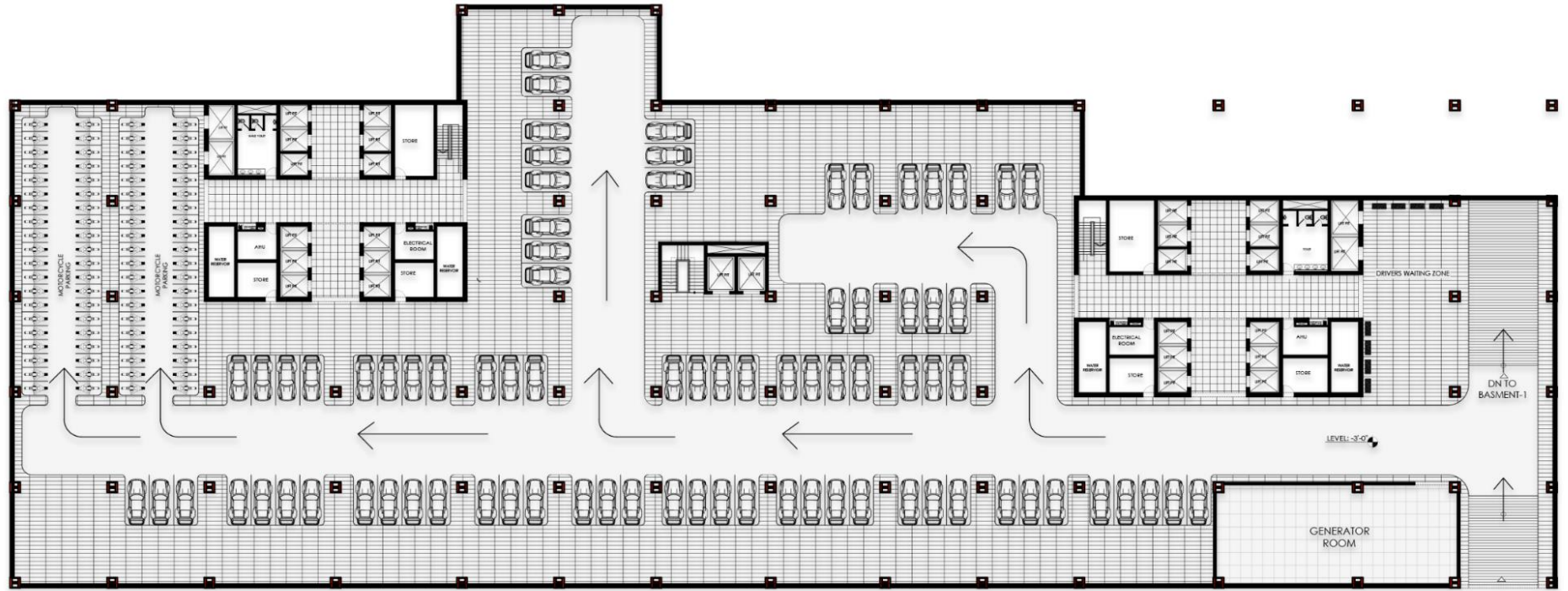


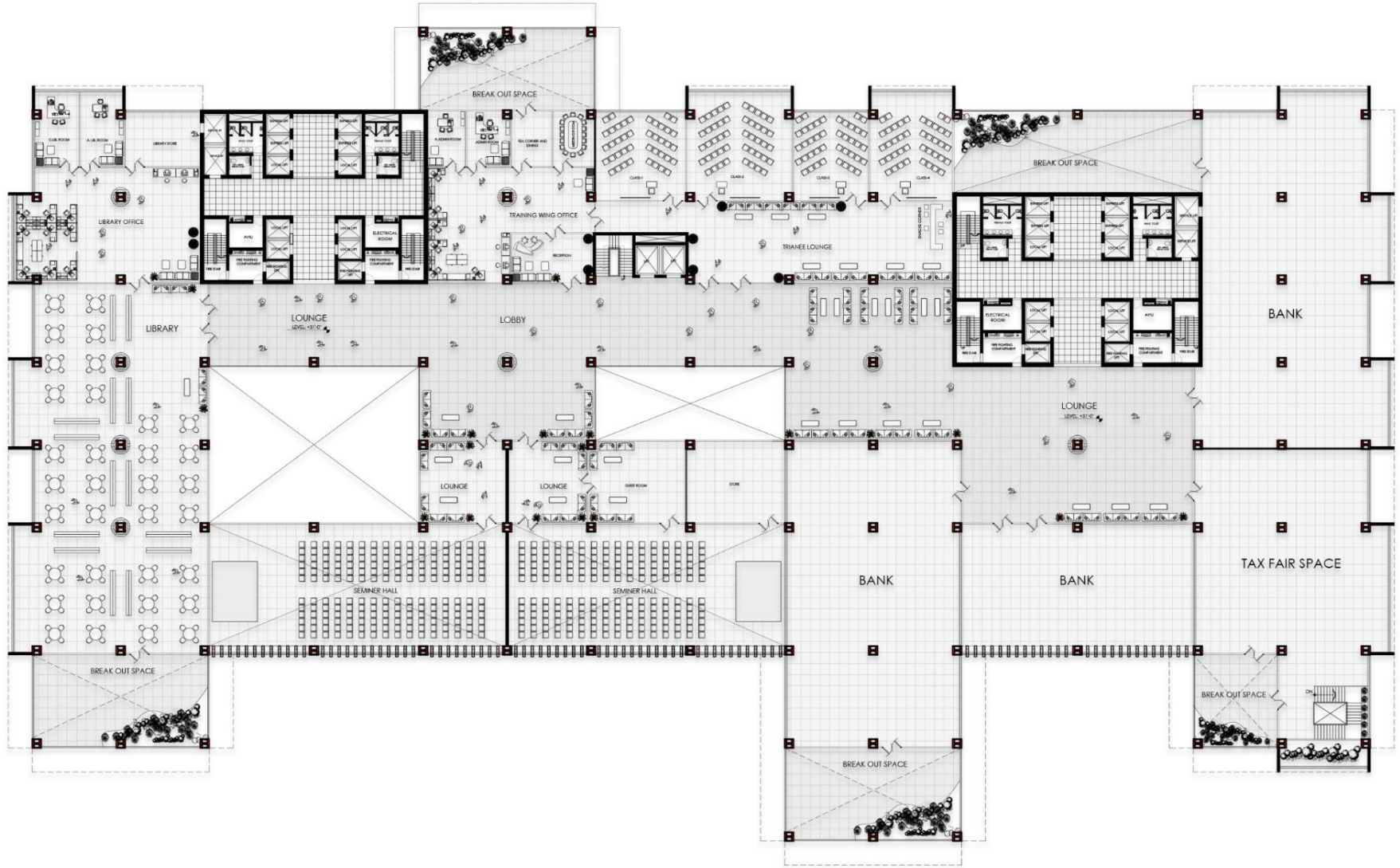
Fig :Semi Basement Floor Plan

Basement floor Plan



 Fig :Basement Floor Plan-1 (-13'-0")

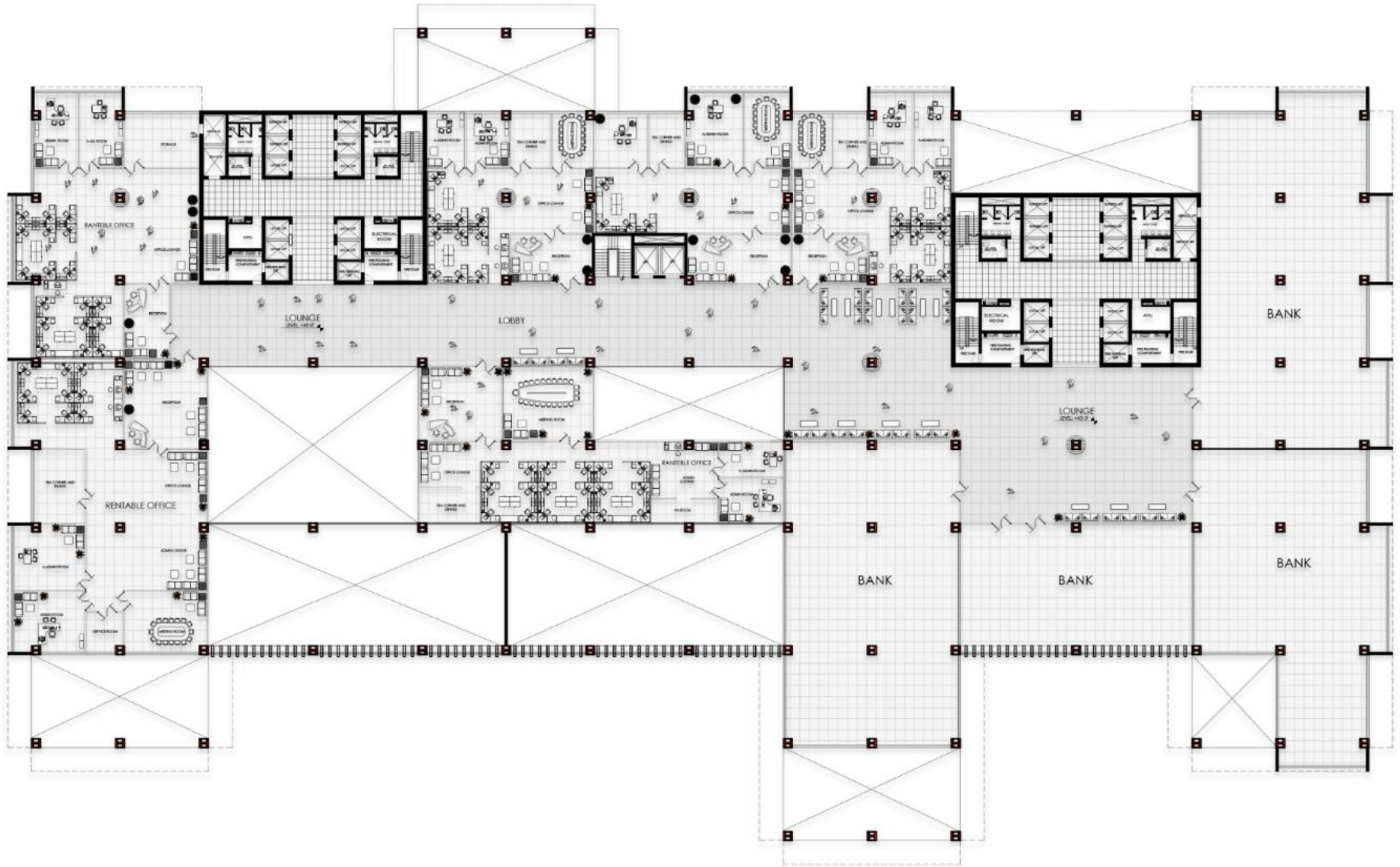
1st Floor Plan



N  Fig :1st Floor Plan

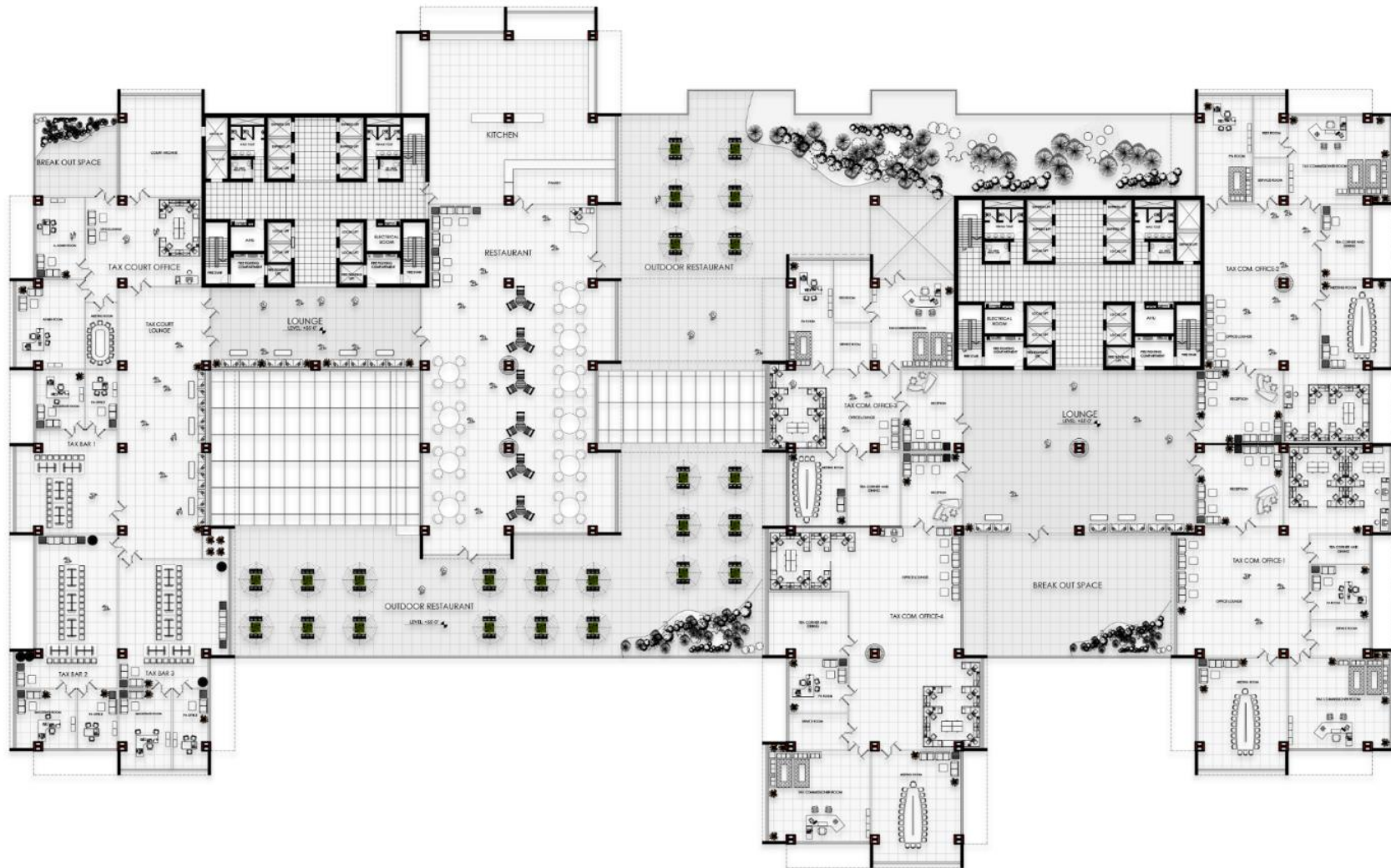


2nd Floor Plan



N  Fig :2nd Floor Plan

3rd Floor Plan




 Fig :3rd Floor Plan

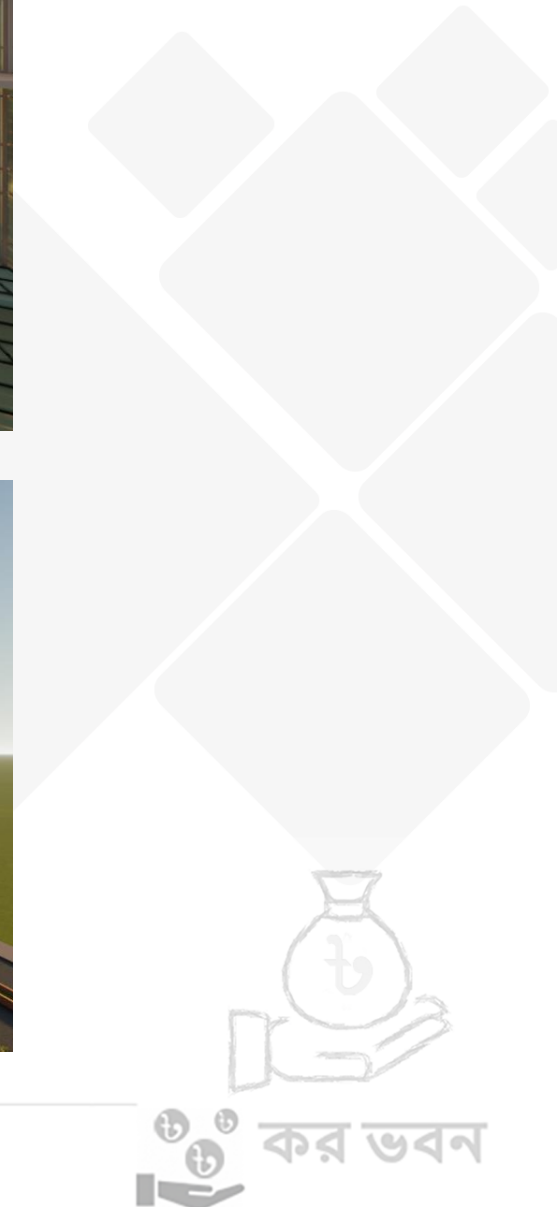




Fig: View of Outdoor restaurant



Fig: View of Outdoor restaurant



4th Floor Plan



N  Fig :4th Floor Plan

5th Floor Plan

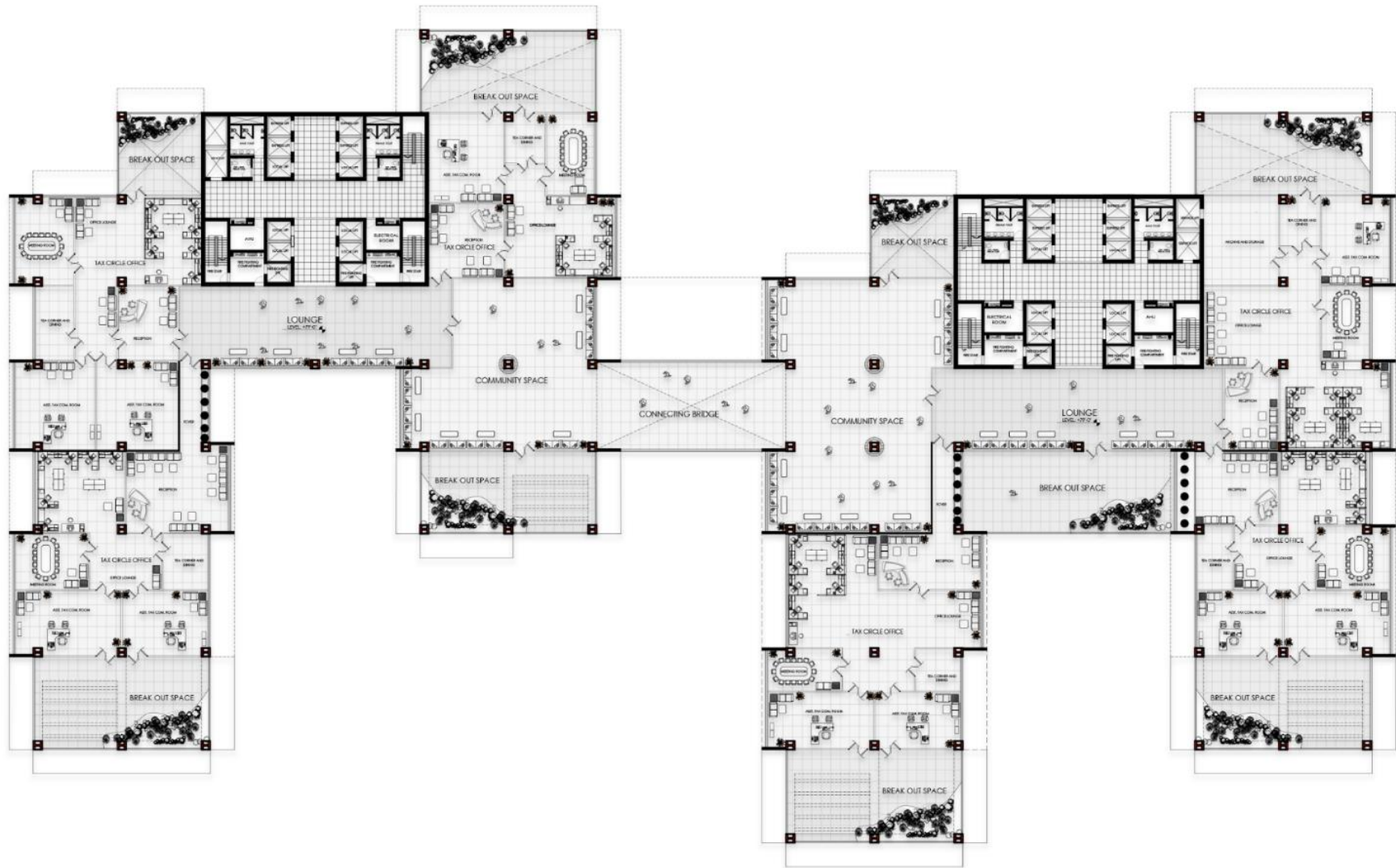


 Fig :5th Floor Plan

6th Floor Plan

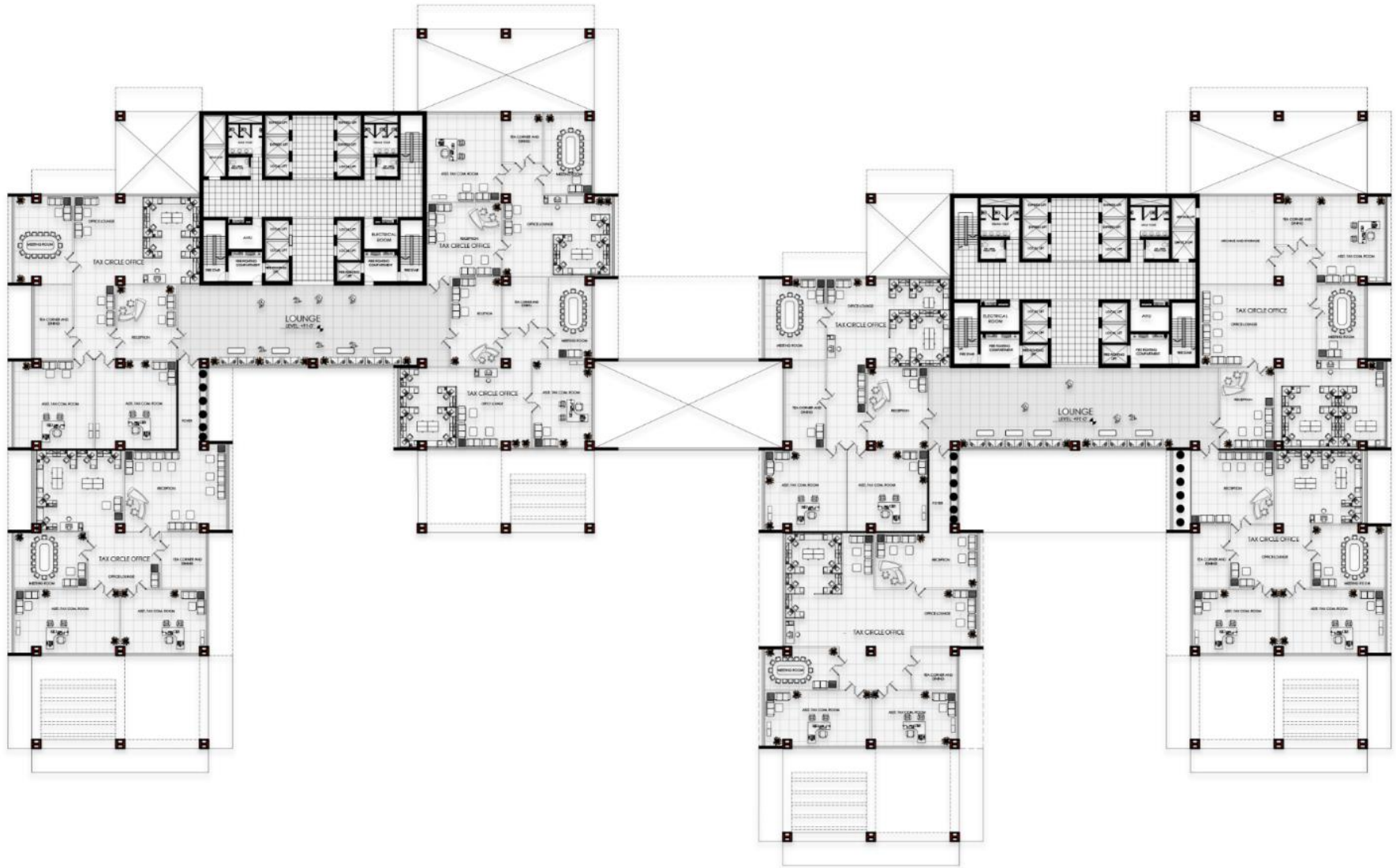


 Fig :6th Floor Plan

7th-8th Floor Plan

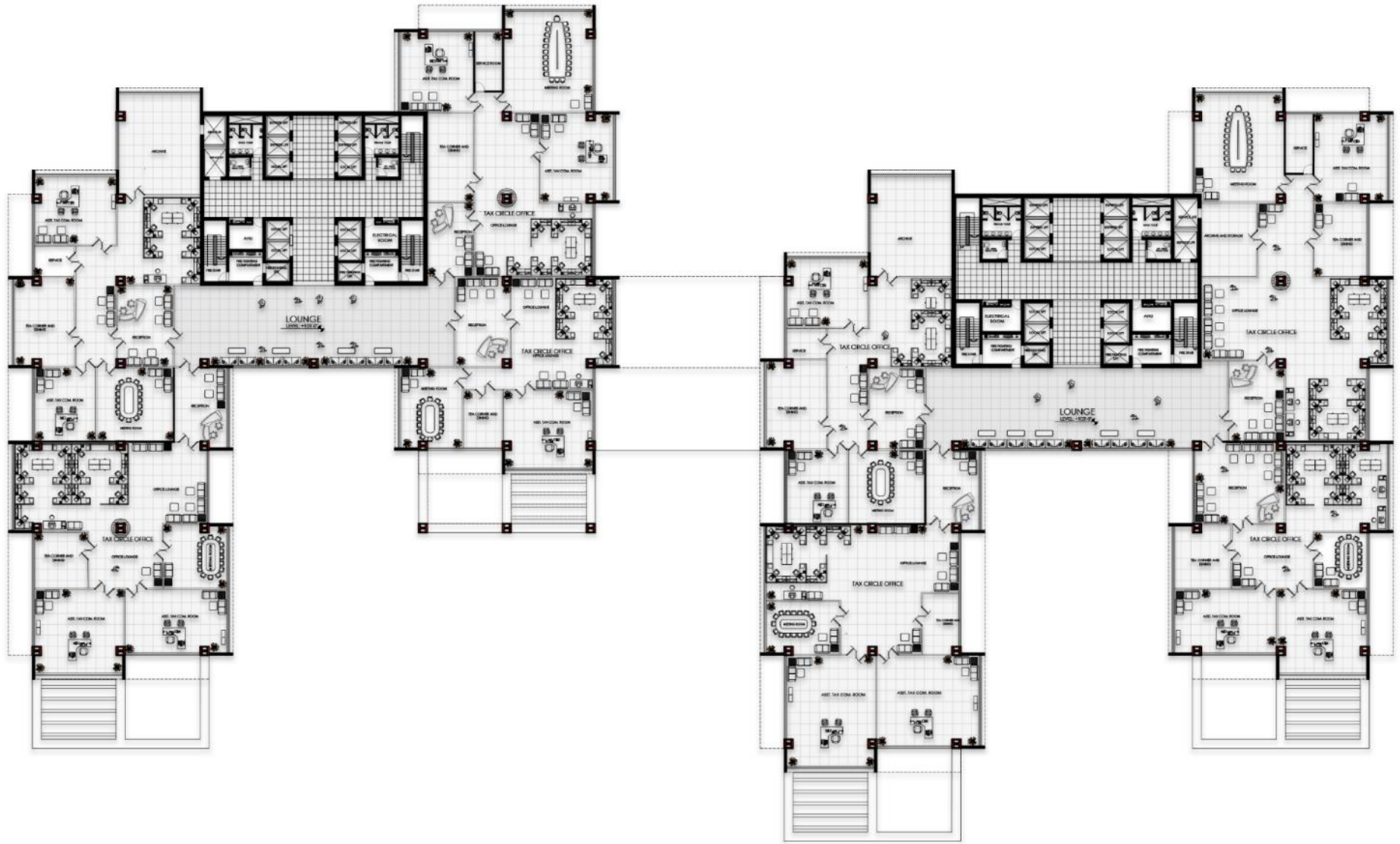


Fig :7th-8th Floor Plan

9th Floor Plan



 Fig :9th Floor Plan

10th Floor Plan

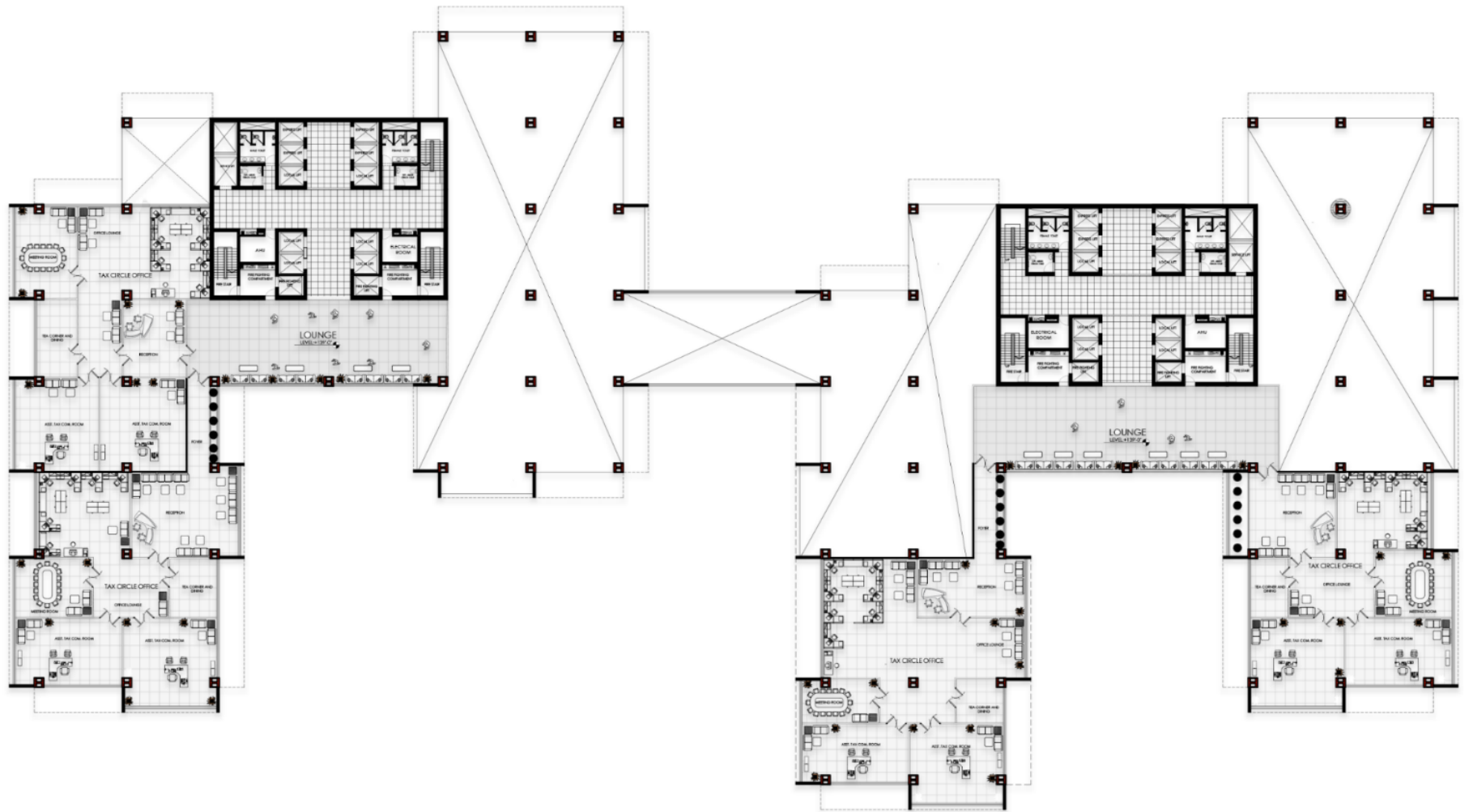


 Fig :10th Floor Plan


11th Floor Plan



 Fig : 11th Floor Plan

13th Floor Plan



 Fig :13th Floor Plan

15th-16th Floor Plan




 Fig :15th-16th Floor Plan

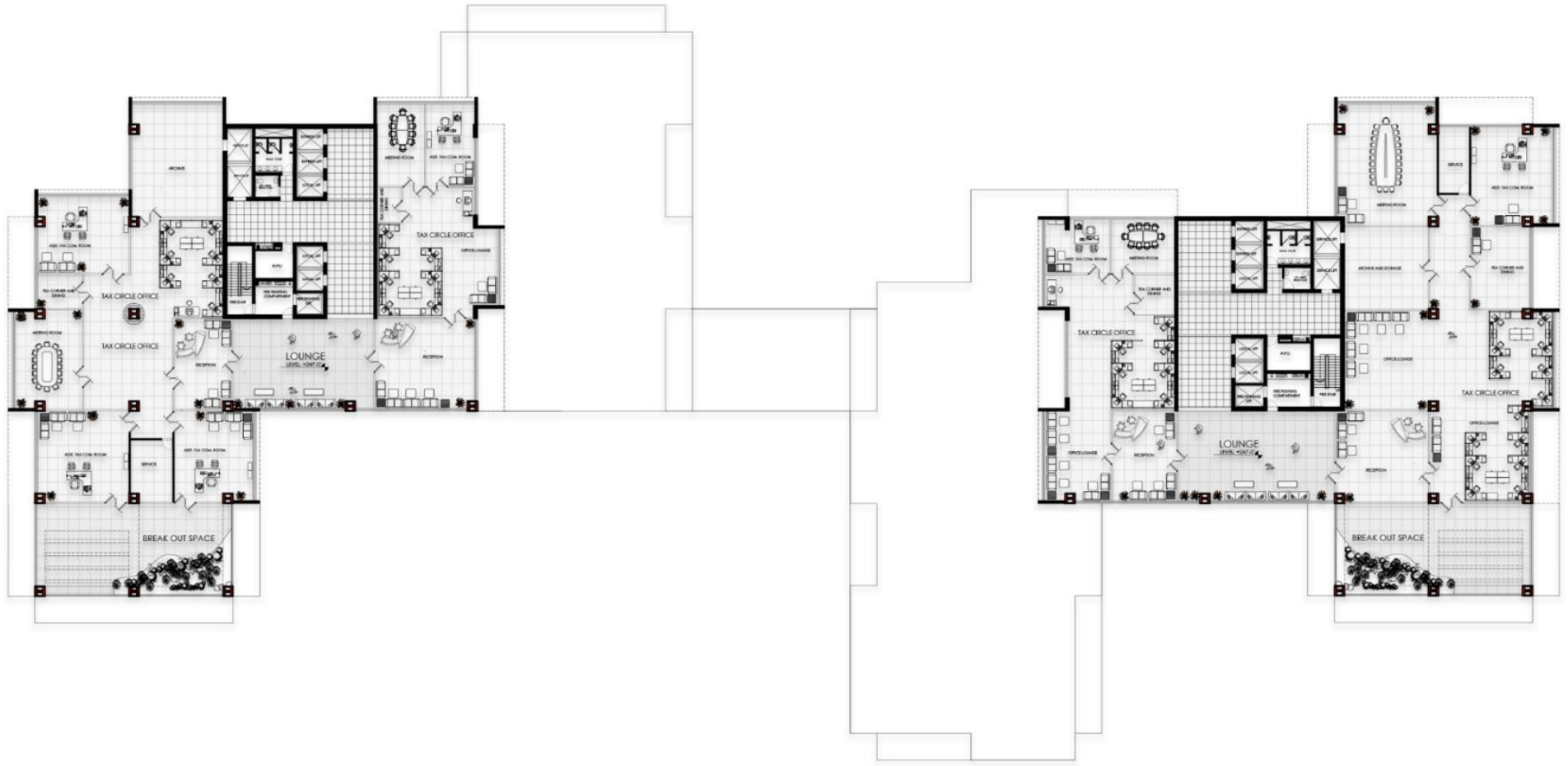



17th -18th Floor Plan



 Fig :17th -18th Floor Plan

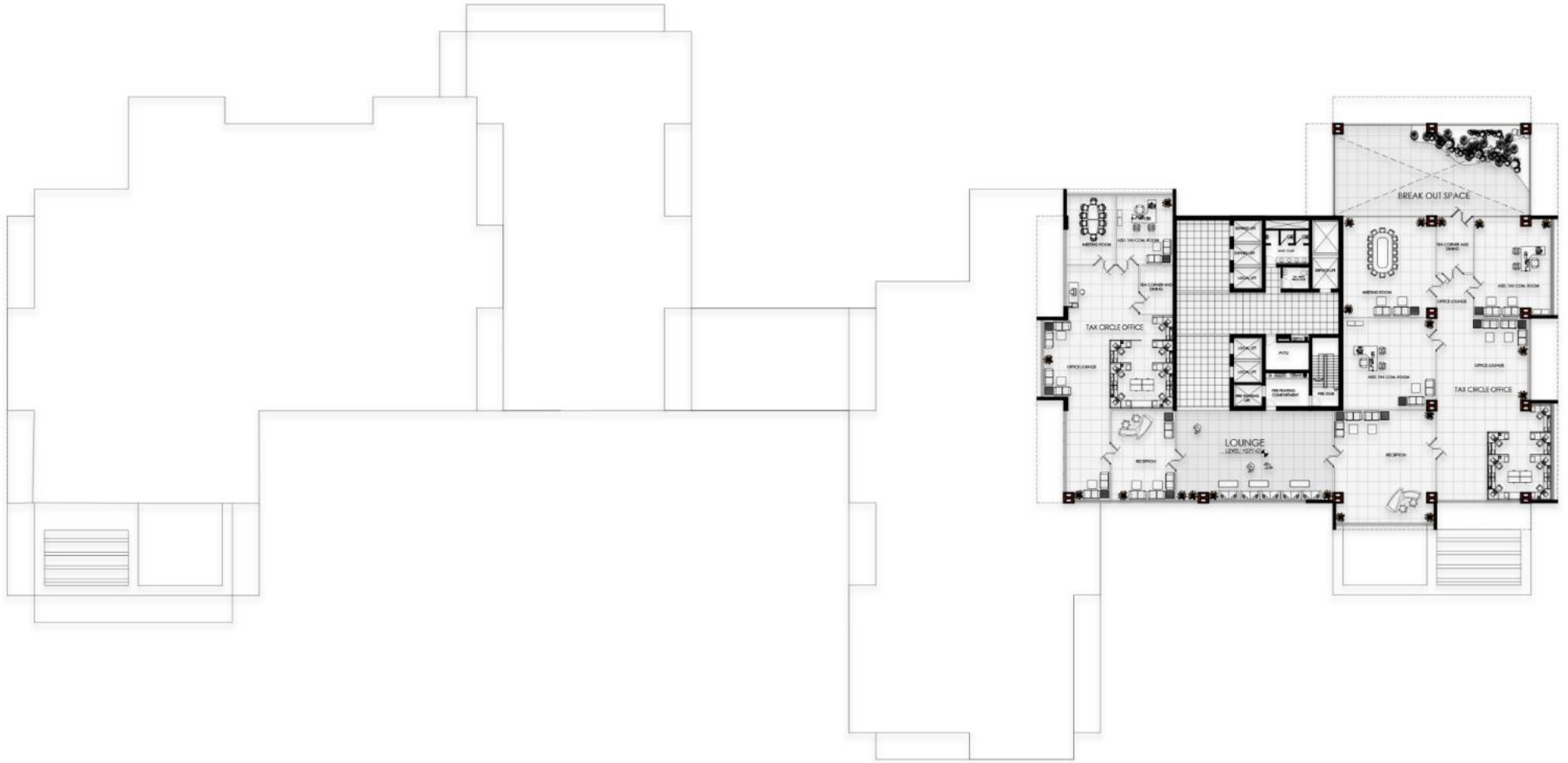
19th Floor Plan




 Fig :19th Floor Plan



21th - 22th Floor Plan



 Fig :21th - 22th Floor Plan





23th - 24th Floor Plan

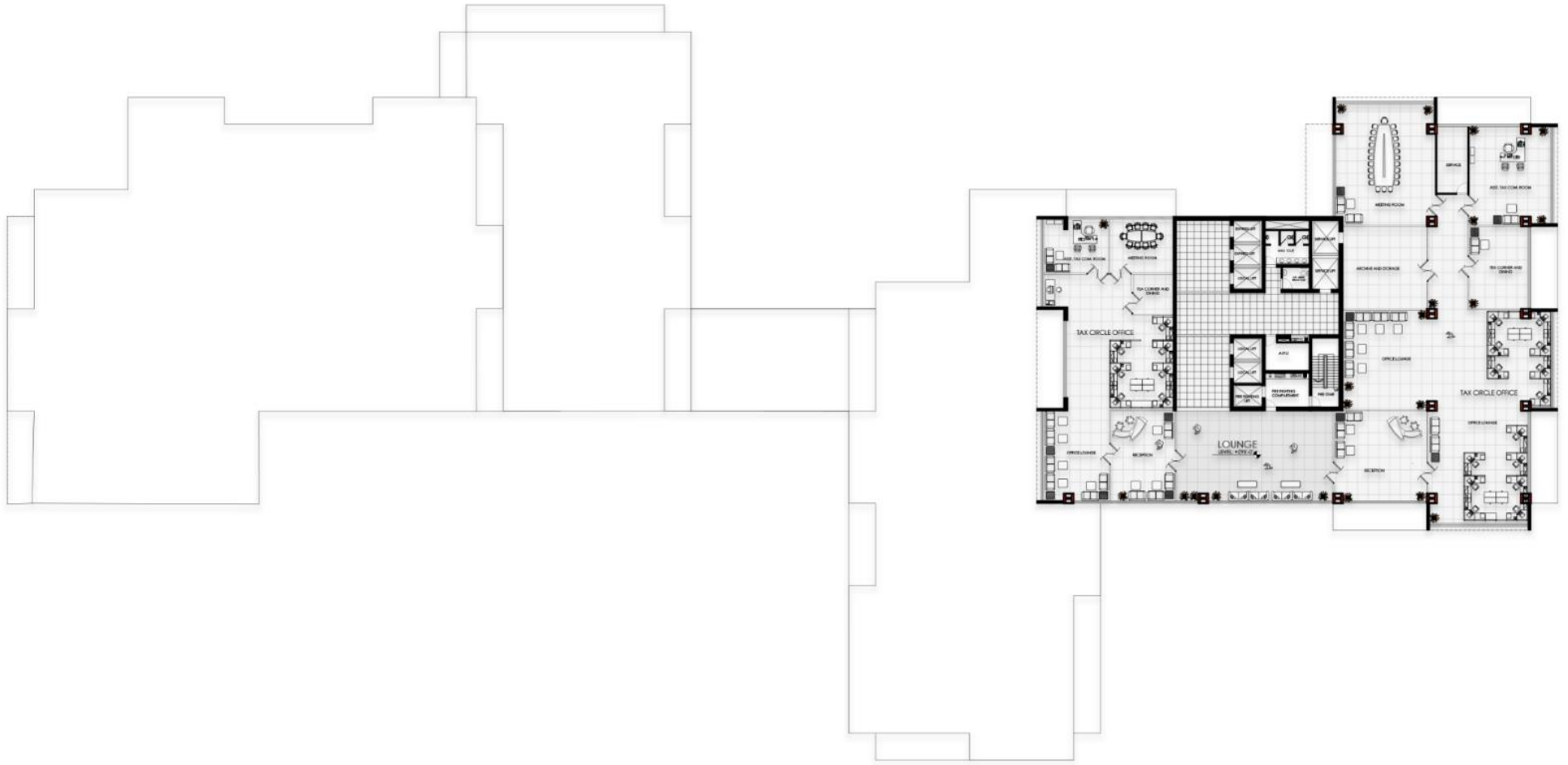


Fig :23th - 24th Floor Plan



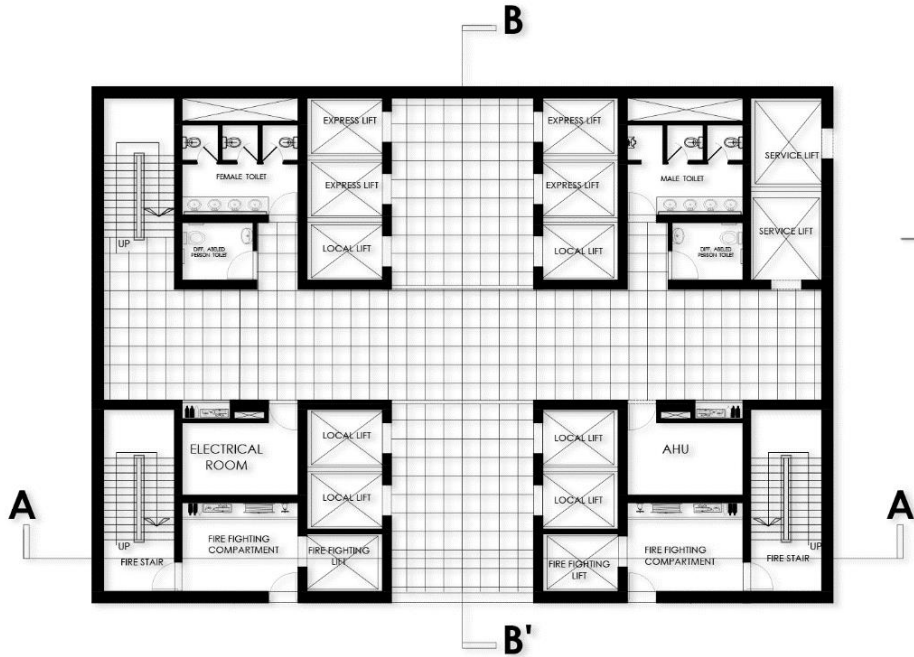


 Fig :Core Floor Plan

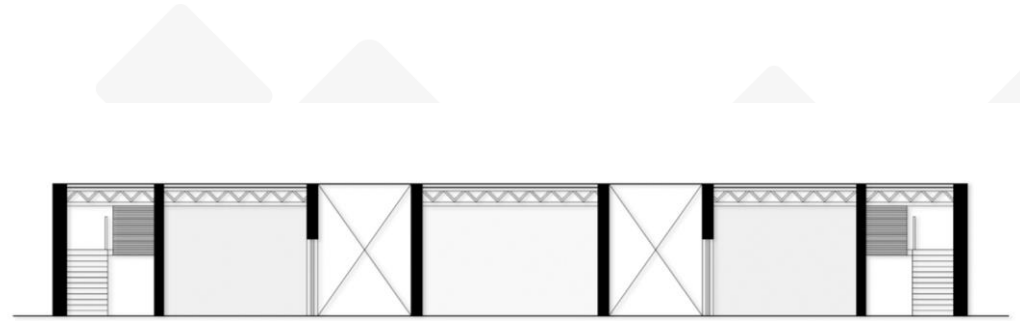


Fig :Section A-A



Fig :Section B-B

Fig :Core Section



South Elevation



Fig :South Elevation

West Elevation



Fig :West Elevation

North Elevation

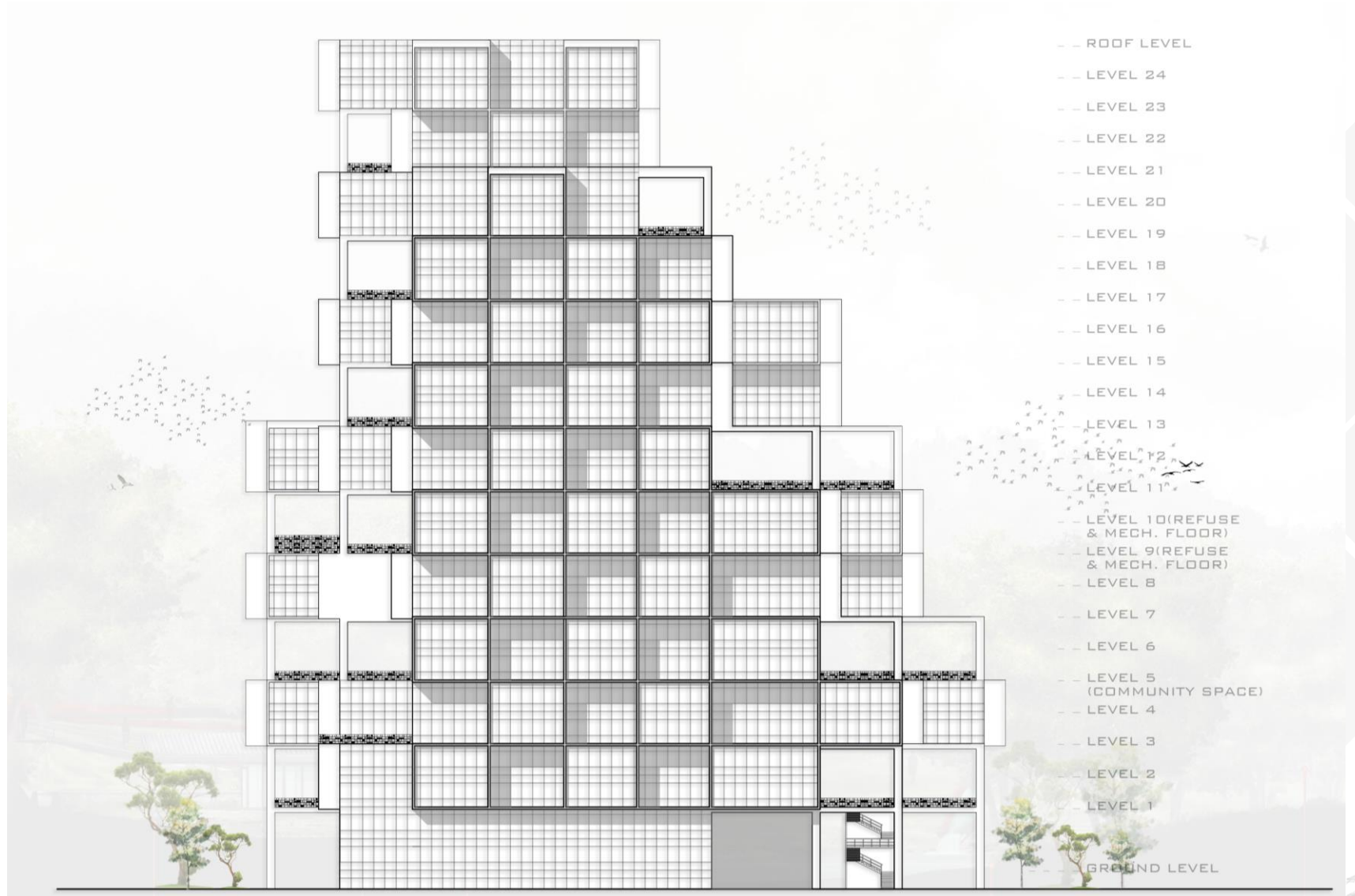


Fig :North Elevation

Section A-A

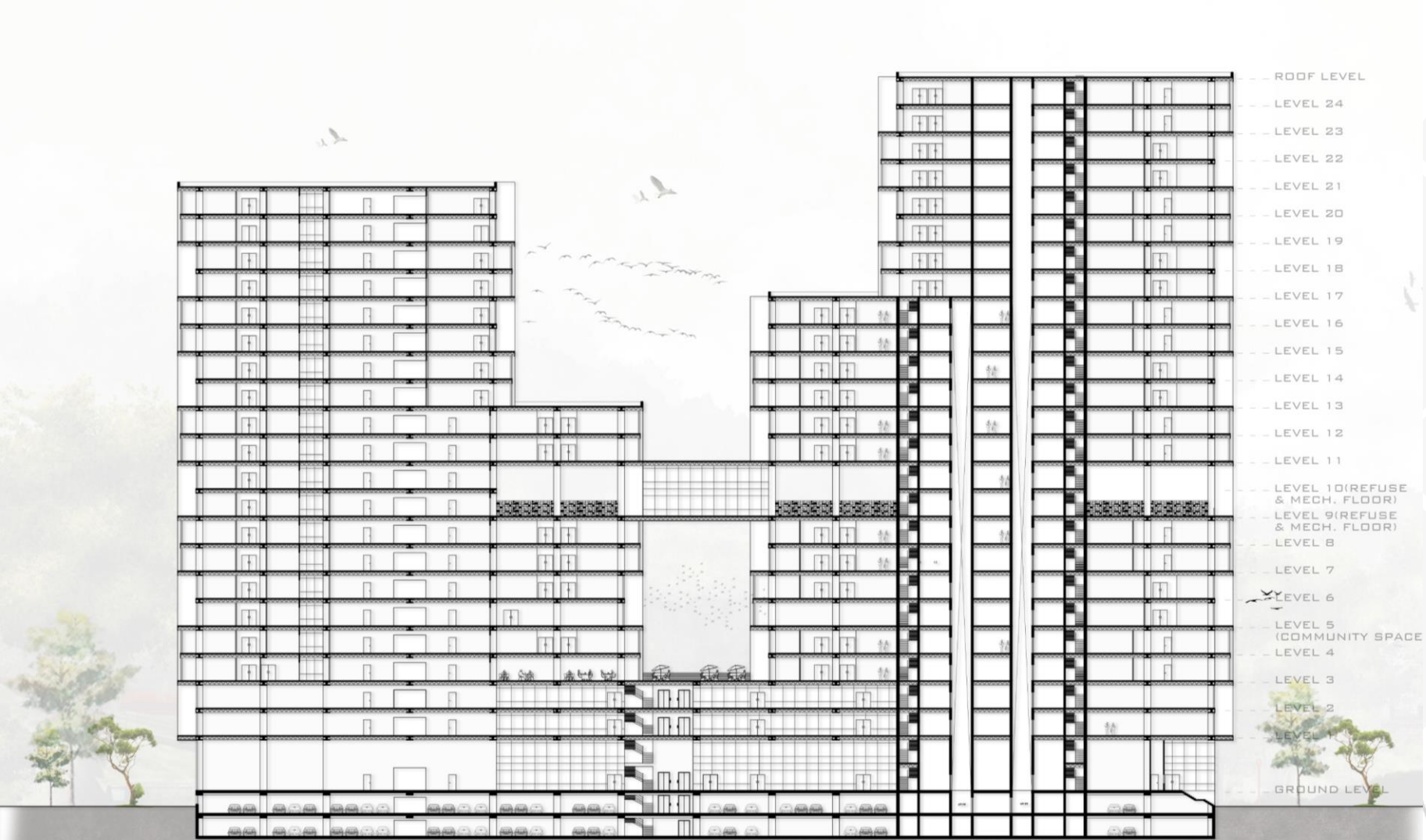


Fig :Section A-A

Section B-B

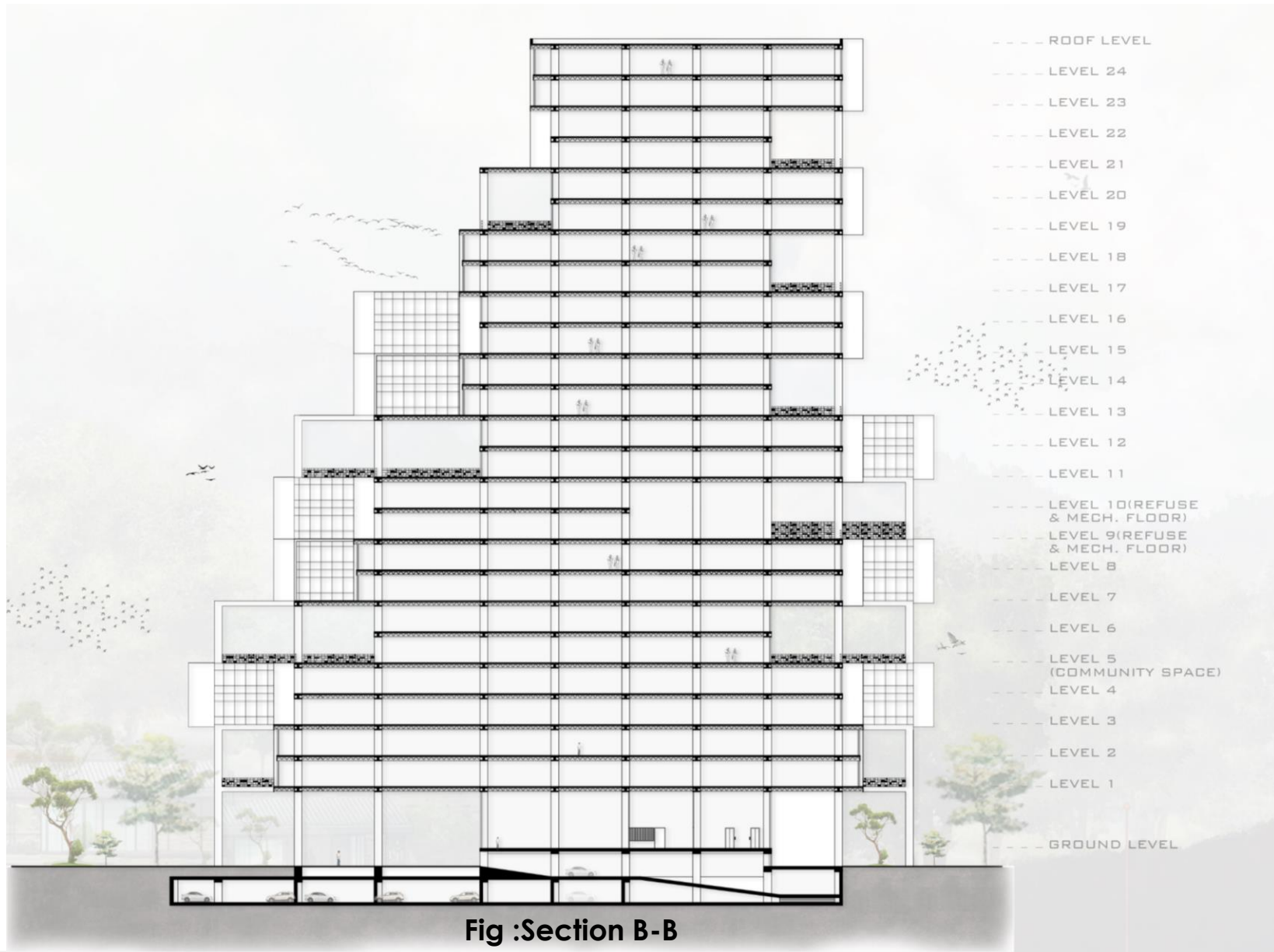


Fig :Section B-B

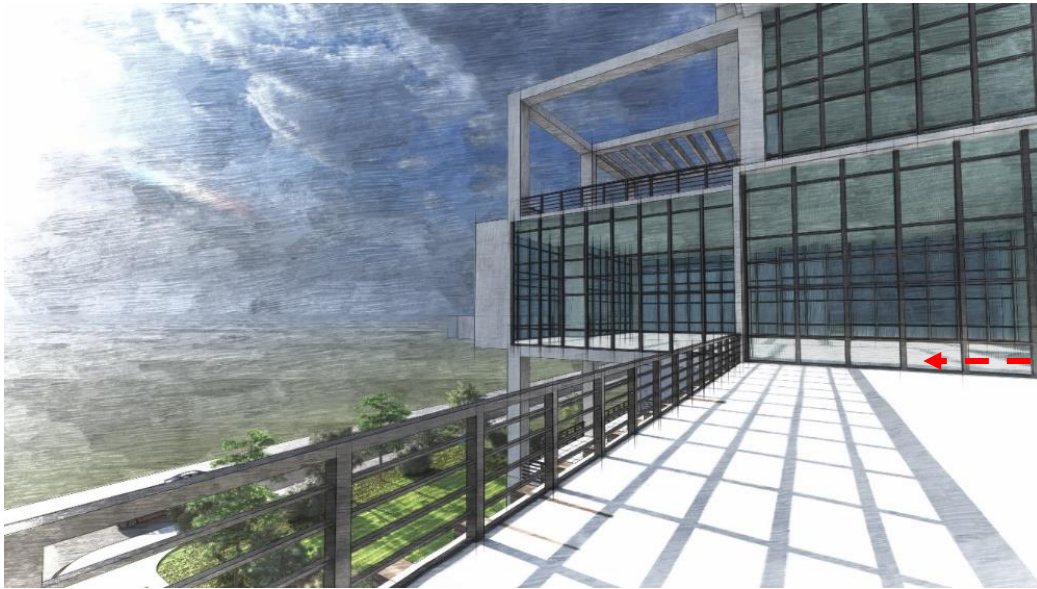


Fig: View solar glass window

- Solar windows are an energy producing solution
- that can be integrated into buildings with the same aesthetic and function of traditional glass windows.
- they also reduce the cost of air-conditioning by reducing the amount of sunlight passing through the windows, which can heat up a space
- or alternatively reduce the cost of heating through improved insulating technology).

➤ The cost of solar windows may be around 30% higher than traditional windows.

Conventional Solar Panels vs Sharp Solar Windows

	Conventional Solar Pane	Sharp Solar Window
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Watts per sqm	194 watts	65 watts
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- Solar Glass are **created** 65watt electricity in per sqm glass.

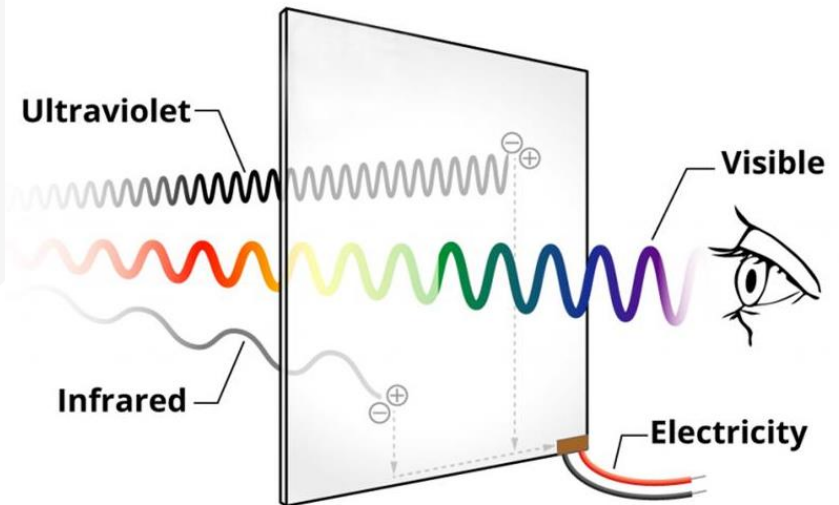


Fig: Solar glass

Perspective View



Fig: Perspective View



Fig: Perspective View

View



Fig: View (Breakout Space)

Break-out Space

- a breakout space is available for employees to spend time in during the working day in order to take a much needed break away from their desk.
- An Investment in Employee Wellbeing
- Provides Space for Interaction and Collaboration
- Offers an Additional Workspace
- Promotes Movement in the Office
- Creates a Space Free of Distraction



Fig: View (Outdoor Parking)



Fig: Birds Eye View





Fig: Perspective View

View



Fig: View (Entry)



Fig: View



Fig: View (South-East)



Fig: View

View



Fig: View



Fig: View



Fig: Top View





Fig: Perspective View