

NEPAL ELECTRICITY AUTHORITY (NEA)
ENGINEERING SERVICES DIRECTORATE
BUILDING AND PHYSICAL INFRASTRUCTURE
CONSTRUCTION PROJECT
DURBARMARG, KATHMANDU

**ARCHITECTURAL, STRUCTURAL, SANITARY &
ELECTRICAL DRAWINGS**

FOR TENDER PURPOSE

VOLUME - 3

CORPORATE OFFICE BUILDING
AT
DURBARMARG, KATHMANDU



64

FINISHING SCHEDULE, NEA, Durbarmarg

S.No.	ROOM NAME	FLOOR FINISH	WALL		CEILING	
			Surface	Paint	Surface	Paint
1	Parking area lower basement	IPC	IPC	P1	CP	P1
2	Parking area upper basement	IPC	CP	P1	CP	P1
3	Generator room	IPC	CP	P1	CP	P1
4	Electrical room	IPC	CP	P1	CP	P1
5	Store	IPC	CP	P1	CP	P1
6	Entrance staircase	GR	-	-	-	-
7	Main staircase	GR	CP/P	P2	CP/P	P2
8	Emergency staircase	IPC	-	-	-	-
9	Lift	S	-	P2	-	P2
10	Passage	GR	CP/P	P2	CP/P	P2
11	Gent's toilet	TILE	CP/TILE	P2	CP/TILE	P2
12	Ladies toilet	TILE	CP/TILE	P2	CP/TILE	P2
13	Disabled Toilet	TILE	CP/TILE	P2	CP/TILE	P2
14	Pantry	TILE	CP/TILE	P1	CP/TILE	P1
15	Reception and waiting area	GR	CP/P	P2	CP/P	P2
16	Office area	CP/TILE	CP/P	P2	CP/P	P2
17	Terrace	FS	CP	P3	CP	P3
18	Kitchen	KS	CP/TILE	P2	CP/TILE	P2
19	Dish washing area	KS	CP/TILE	P1	CP/TILE	P1
20	Cafeteria dining area	VT	CP/P	P2	CP/P	P2
21	Seminar room	CARPET/PARQUET	CP/P	P2	CP/P	P2
22	Documentation room	CARPET	CP/P	P2	CP/P	P2
23	Library	CARPET	CP/P	P2	CP/P	P2
24	Xerox room	IPC	CP/P	P2	CP/P	P2

NOTE:

Exterior Finishing:

All the exterior works are 3D effects ACP with 30mm insulation and WITH 6 mm thick sheraboard with desired finishing
Beams, Slabs, Lintel and sills are cement plastered and painted in ivory color.

Windows:

All windows are frameless windows fixed/casement type in white Aluminium transom/mullion section with 8mm thick laminated Glass.

LEGENDS:

IPC = Indian plain concrete

GR = Granite Finish

CP = Cement Plaster

KS= Kotta Stone

Tile = Ceramic Tile

RS = Rolling Shutter

MS = Mild Steel

S = Stone Finish

FS = Flagstone

VT = Vetrified Creamic Tile

P1 = Cement Paint: Bone white color

P2 = Emulsion Off white

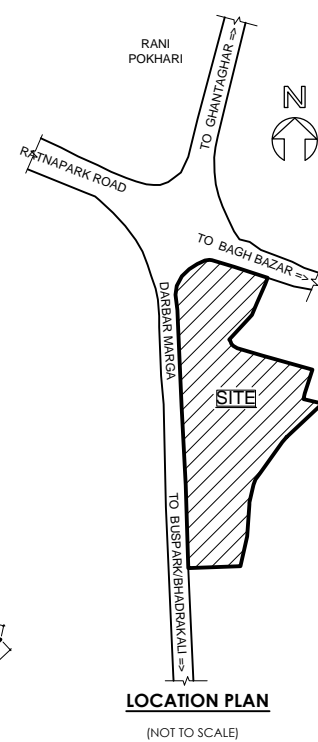
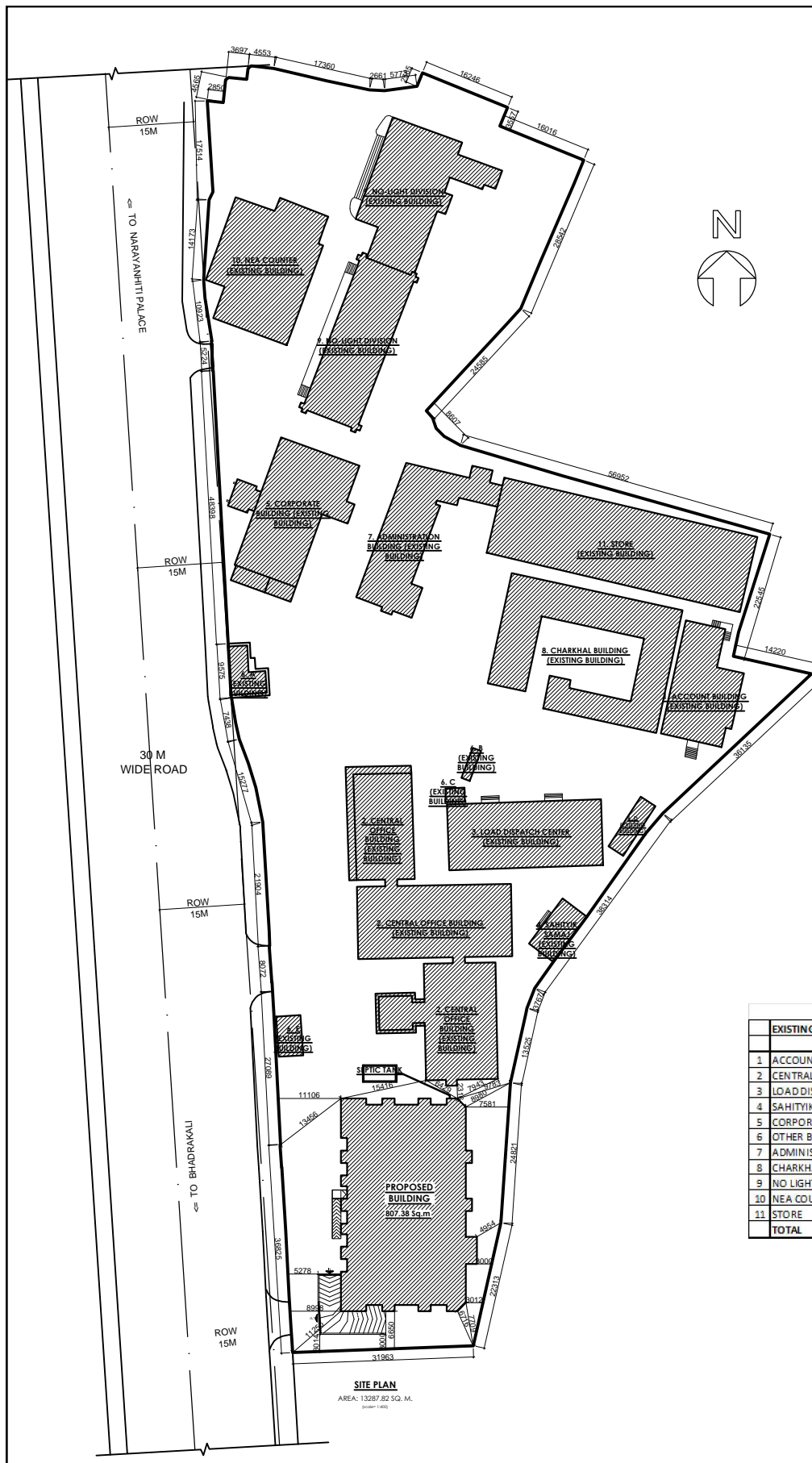
P3 = Washable Distemper: Bone white/ Off White

CP/P = Cement Plaster with putty finish

Y = Yes

N = No

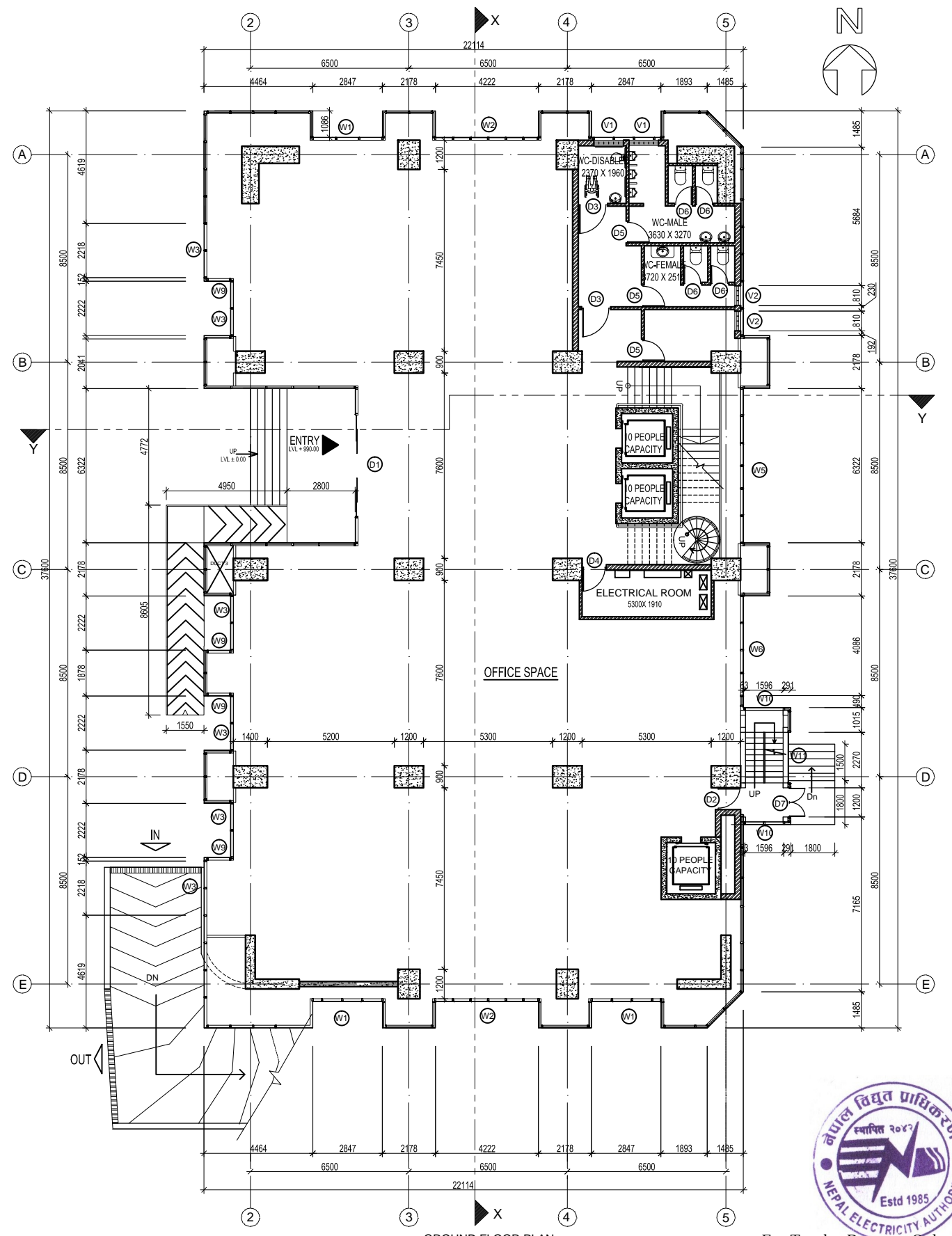




LIST OF EXISTING BUILDINGS

EXISTING BUILDINGS	PLINTH AREA (M2)	NO. OF FLOORS	TOTAL FLOOR AREA (M2)
1 ACCOUNT BLDG.	172.91	5.5	951.01
2 CENTRAL OFFICE	751.76	5.5-6	4,510.56
3 LOAD DISPATCH CENTER	318.16	2	636.32
4 SAHIYIK SAMAJ	47.32	2	94.64
5 CORPORATE BUILDING	351.21	5	1,576.01
6 OTHER BUILDINGS (5 NOS.)	120.61	1	120.61
7 ADMINISTRATION BLDG.	262.50	2	525.00
8 CHARKHAL	449.40	2	898.80
9 NO LIGHT DIVISION	643.90	1	643.90
10 NEA COUNTER	374.40	1	374.40
11 STORE	628.00	1	628.00
TOTAL	4,120.17		10,959.25

SITE PLAN
AREA: 13267.82 SQ. M.



GROUND FLOOR PLAN
AREA= 807.38 SQ. M.



For Tender Purpose Only
Date : February, 2018

NEPAL ELECTRICITY AUTHORITY
ENGINEERING SERVICES DIRECTORATE
BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT

BDA NEPAL P. LTD. JV
INNOVATIVE CREATORS JV
NRB & ASSOCIATES
467-CHHUNADI, BALUWATAR, KATHMANDU

CORPORATE OFFICE BUILDING

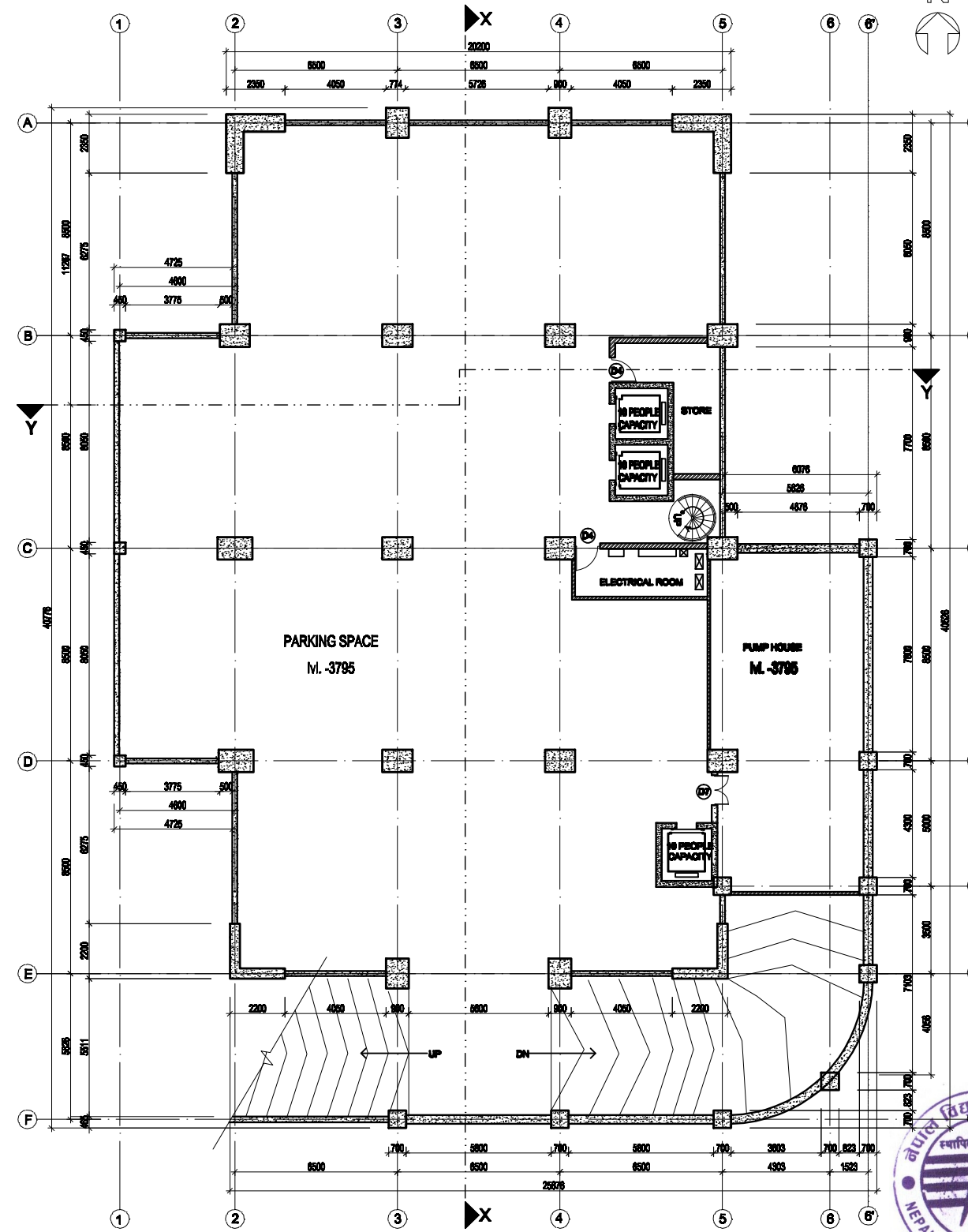
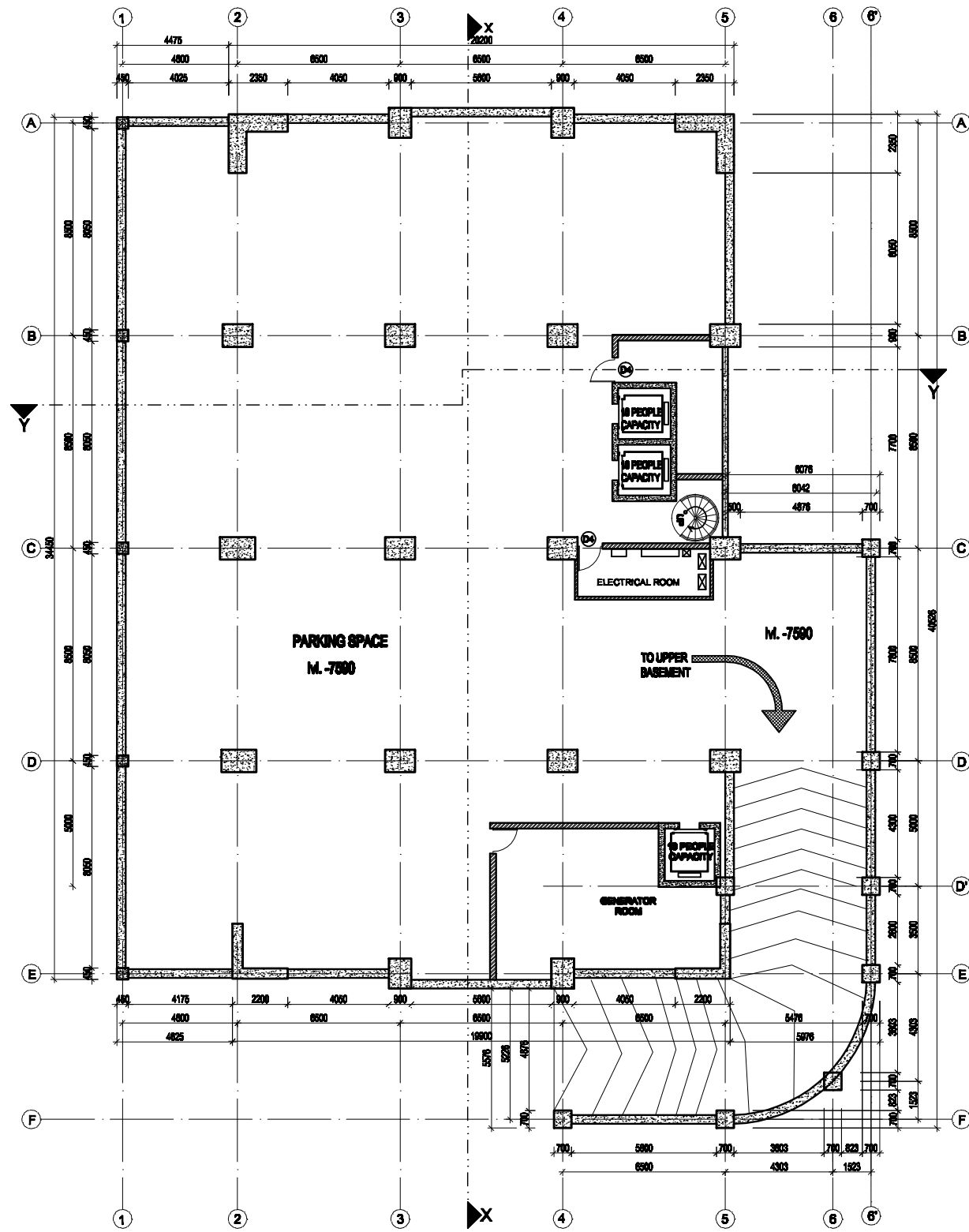
Name
Drawn by: Shailesh R. Sthapit
Checked by: Ujjwal Man Shakya

Name
Reviewed by: I. L. Shrestha
Approved by: G. M. Joshi

Title
Location Plan, Site Plan, Ground Floor Plan & Opening Schedule

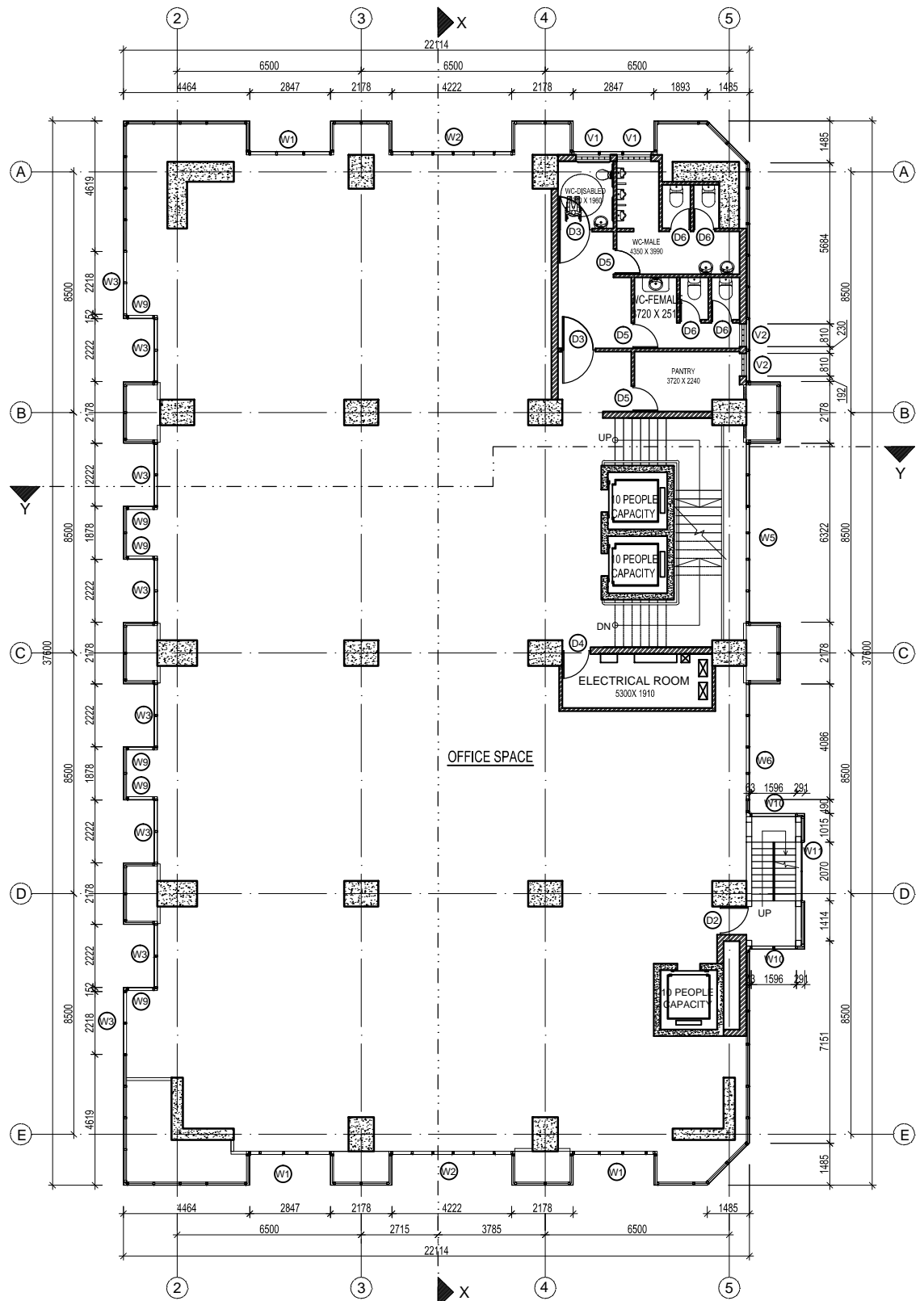
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Sheet. No.
COB/AD
1

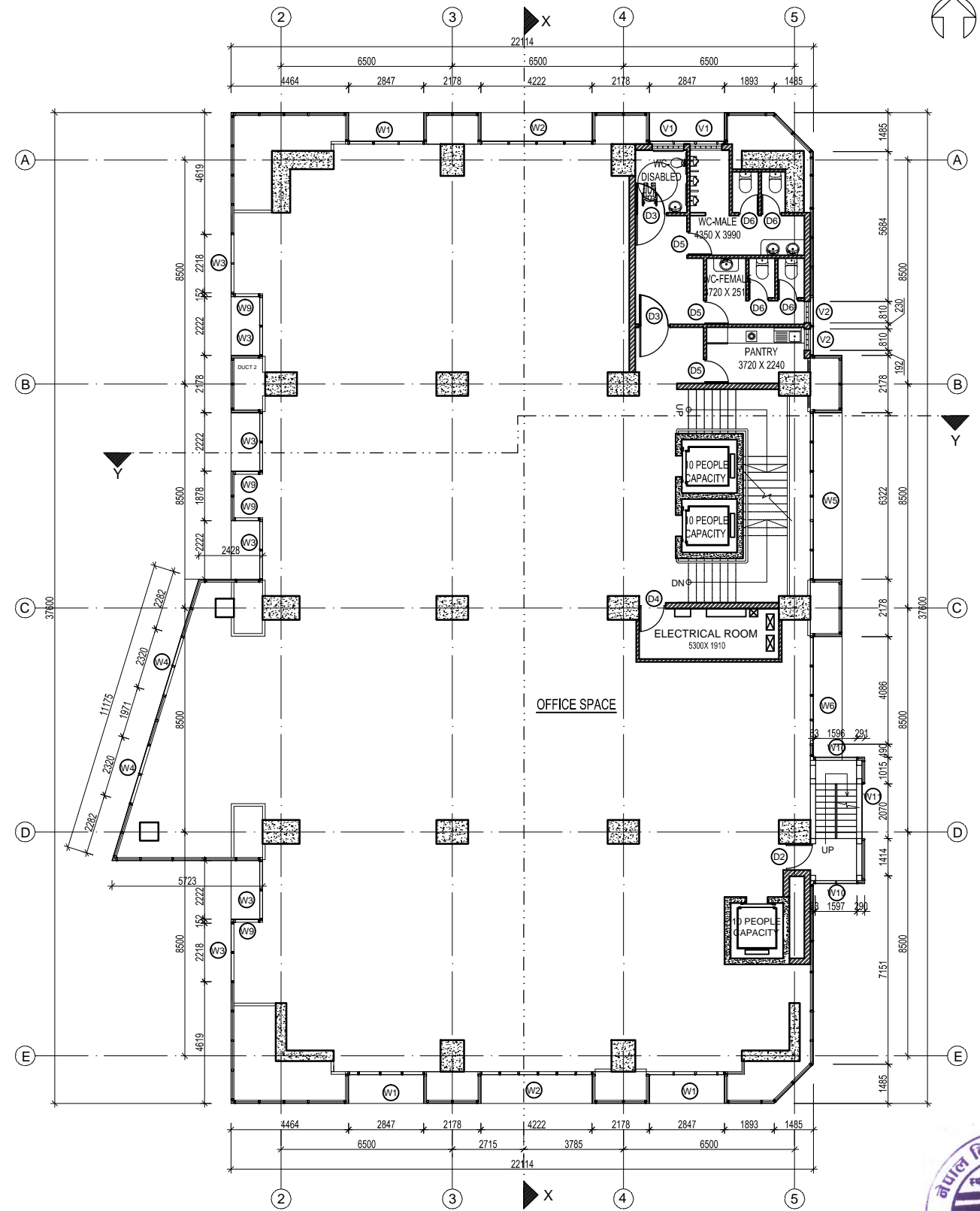


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<p>NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIVISION BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT</p>	<p>BDA NEPAL P. LTD. JV INNOVATIVE CREATORS JV NRB & ASSOCIATES 467-10, CHUNABI, BALUWATAR, KATHMANDU</p>	<p>CORPORATE OFFICE BUILDING</p>	Name	Name	Title	Scale	Sheet No.
			Drawn by: Shalleah R. Shapit	Reviewed by: I. L. Shrestha B. R. Prajapati			
			Checked by: Ujjwal Man Shakya	Approved by: G. M. Joshi	Floor Plans	1:200	COB/AD 2



TYPICAL FLOOR PLAN 1
(1st, 2nd & 3rd FLOORS)
AREA= 807.38 SQ. M.

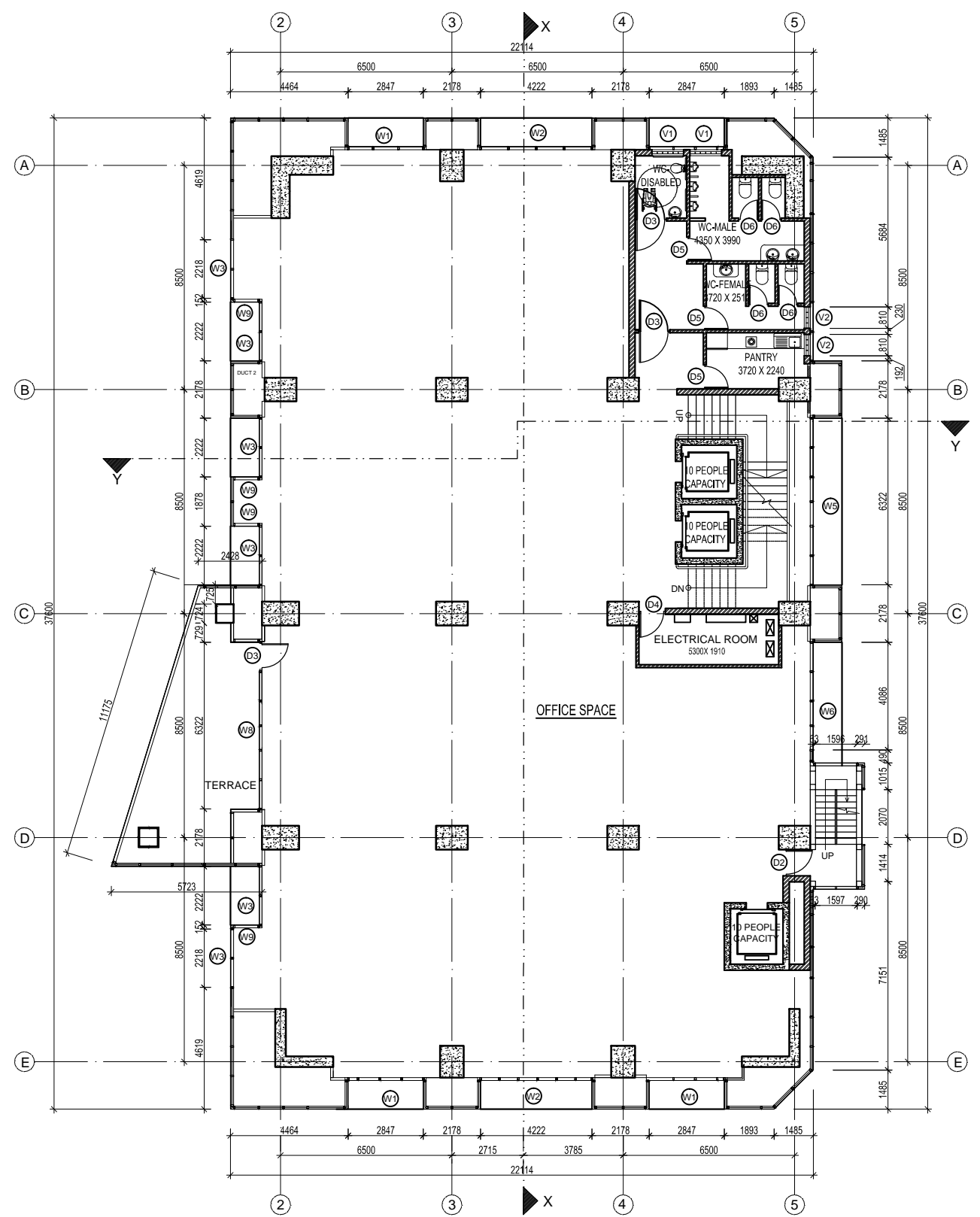


TYPICAL FLOOR PLAN 2
(4th, 6th & 7th FLOORS)
AREA= 842.90 SQ. M.

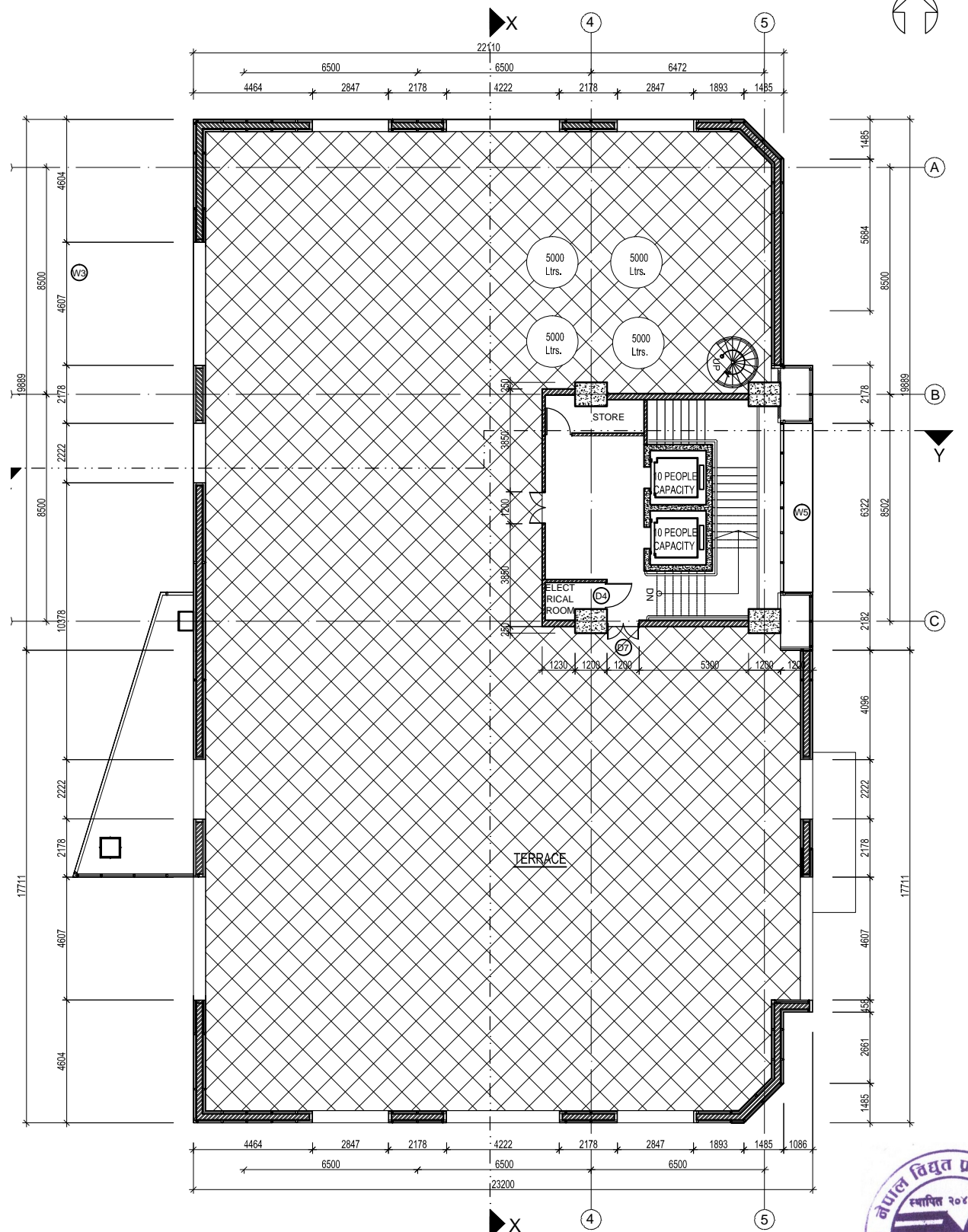


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Date : February, 2018

 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name	Name	Title Floor Plans	Scale 1:200	Sheet. No. COB/AD 3		
			Drawn by:	Shailesh R. Sthapit				Reviewed by:	I. L. Shrestha B. R. Prajapati
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi



TYPICAL FLOOR PLAN 3
(5th,8th & 9th FLOORS)
AREA= 842.9 SQ. M.

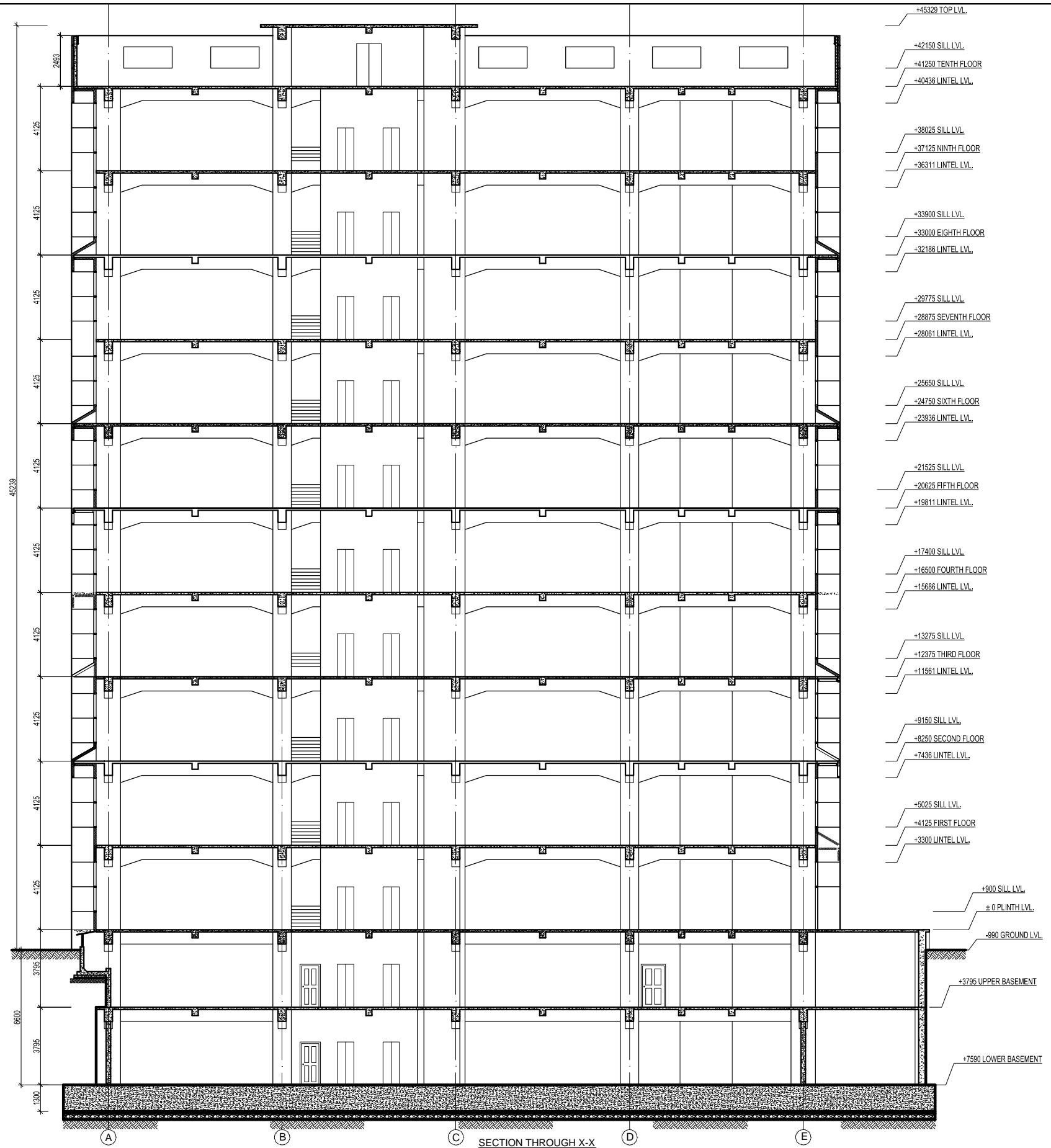


TERRACE PLAN
AREA=85.94 SQ. M.



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			Drawn by: Shailesh R. Sthapit	Reviewed by: I. L. Shrestha B. R. Prajapati			
			Checked by: Ujjwal Man Shakya	Approved by: G. M. Joshi			

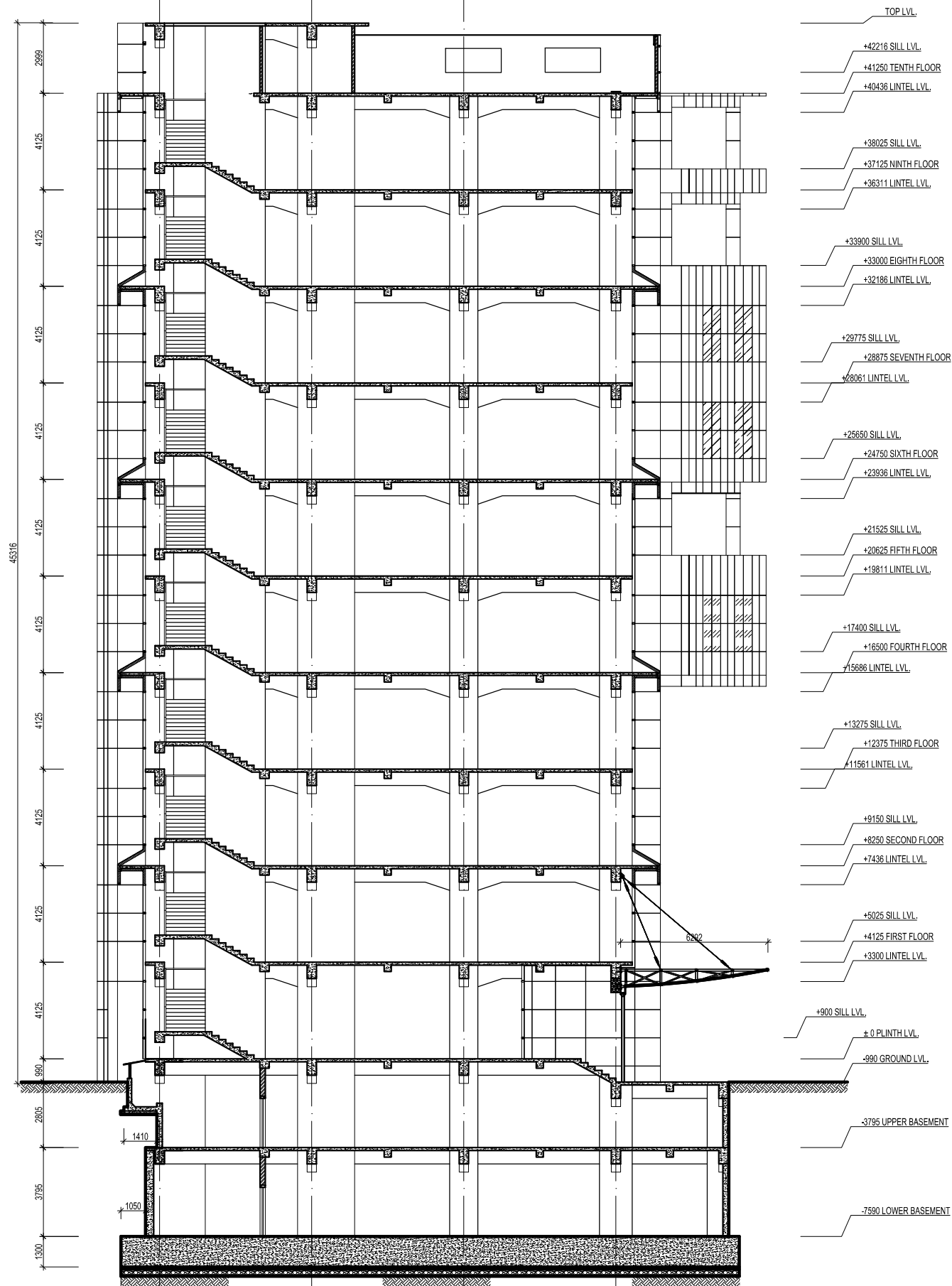


- +45329 TOP LVL.
- +42150 SILL LVL.
- +41250 TENTH FLOOR
- +40436 LINTEL LVL.
- +38025 SILL LVL.
- +37125 NINTH FLOOR
- +36311 LINTEL LVL.
- +33900 SILL LVL.
- +33000 EIGHTH FLOOR
- +32186 LINTEL LVL.
- +29775 SILL LVL.
- +28875 SEVENTH FLOOR
- +28061 LINTEL LVL.
- +25650 SILL LVL.
- +24750 SIXTH FLOOR
- +23936 LINTEL LVL.
- +21525 SILL LVL.
- +20625 FIFTH FLOOR
- +19811 LINTEL LVL.
- +17400 SILL LVL.
- +16500 FOURTH FLOOR
- +15686 LINTEL LVL.
- +13275 SILL LVL.
- +12375 THIRD FLOOR
- +11561 LINTEL LVL.
- +9150 SILL LVL.
- +8250 SECOND FLOOR
- +7436 LINTEL LVL.
- +5025 SILL LVL.
- +4125 FIRST FLOOR
- +3300 LINTEL LVL.
- +900 SILL LVL.
- ± 0 PLINTH LVL.
- 990 GROUND LVL.
- +3795 UPPER BASEMENT
- +7590 LOWER BASEMENT



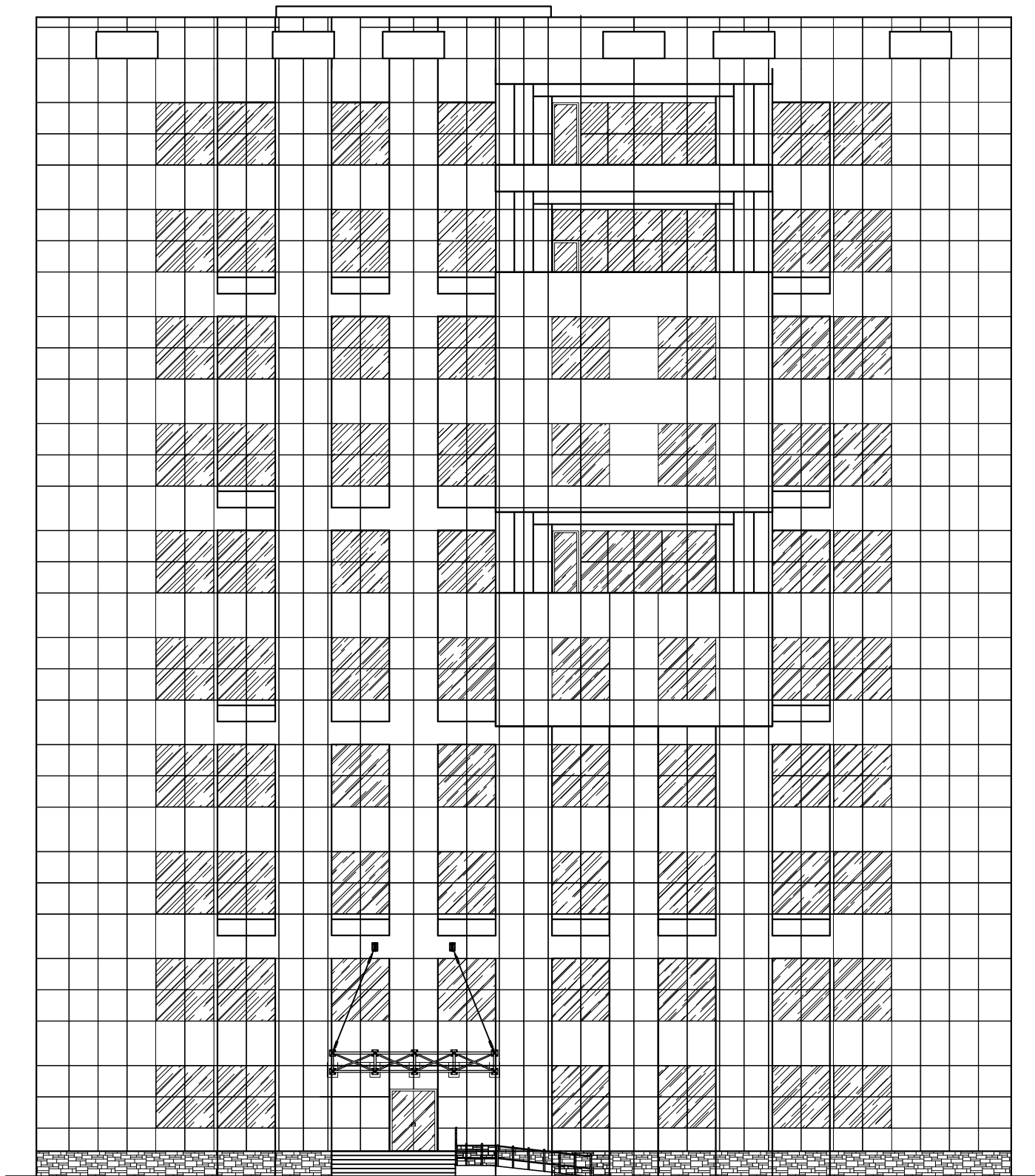
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 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name		Name		Title Section	Scale 1:200	Sheet. No. COB/AD 5
			Drawn by:	Shailesh R. Sthapit	Reviewed by:	I. L. Shrestha B. R. Prajapati			
			Checked by:	Ujjwal Man Shakya	Approved by:	G. M. Joshi			

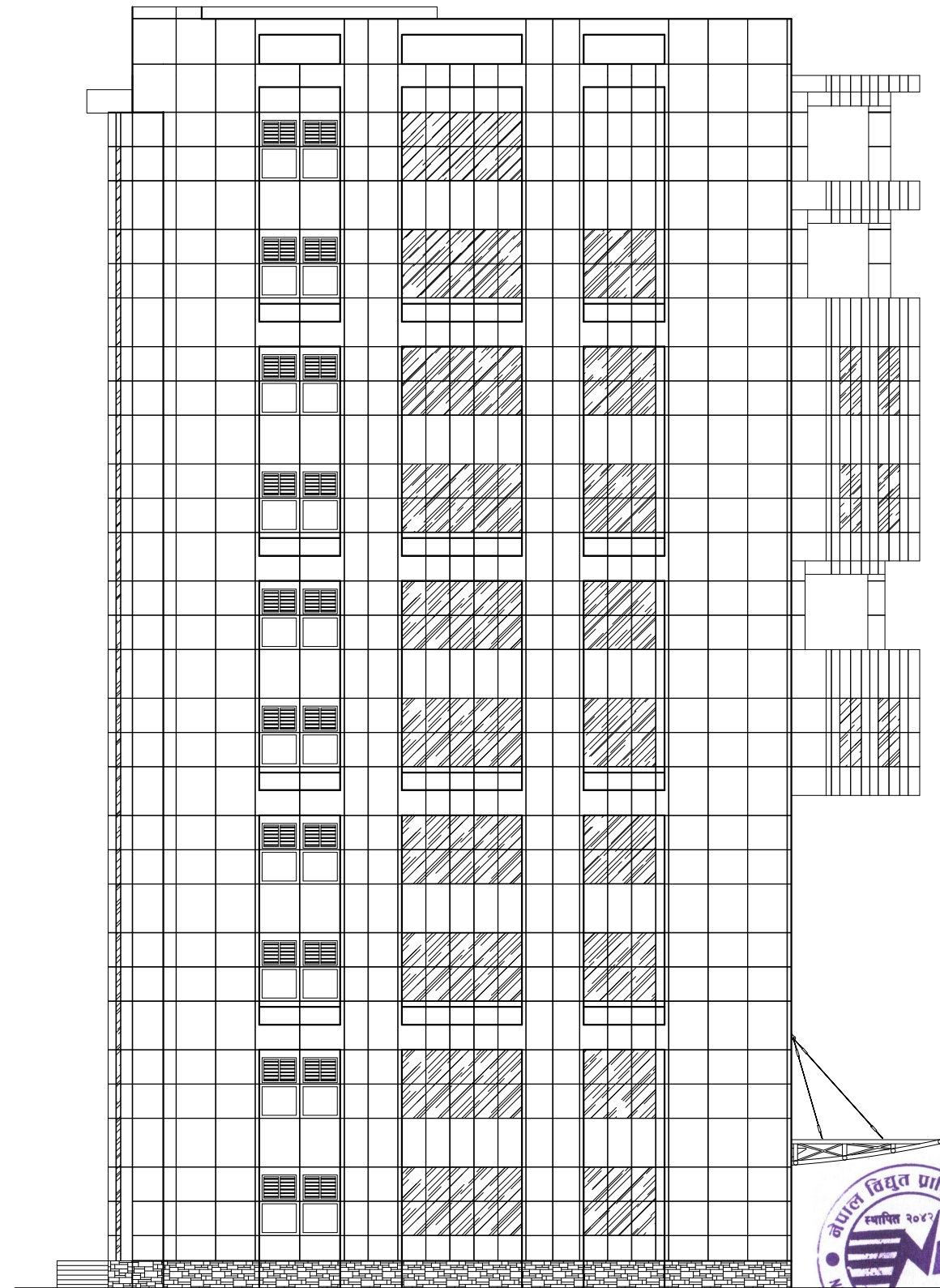


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 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name		Name		Title Section	Scale 1:200	Sheet. No. COB/AD 6
			Drawn by:	Shailesh R. Sthapit	Reviewed by:	I. L. Shrestha B. R. Prajapati			
			Checked by:	Ujjwal Man Shakya	Approved by:	G. M. Joshi			



WEST ELEVATION



NORTH ELEVATION



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INNOVATIVE CREATERS JV
NRB & ASSOCIATES
467-4CHHUNADI, BALUWATAR, KATHMANDU

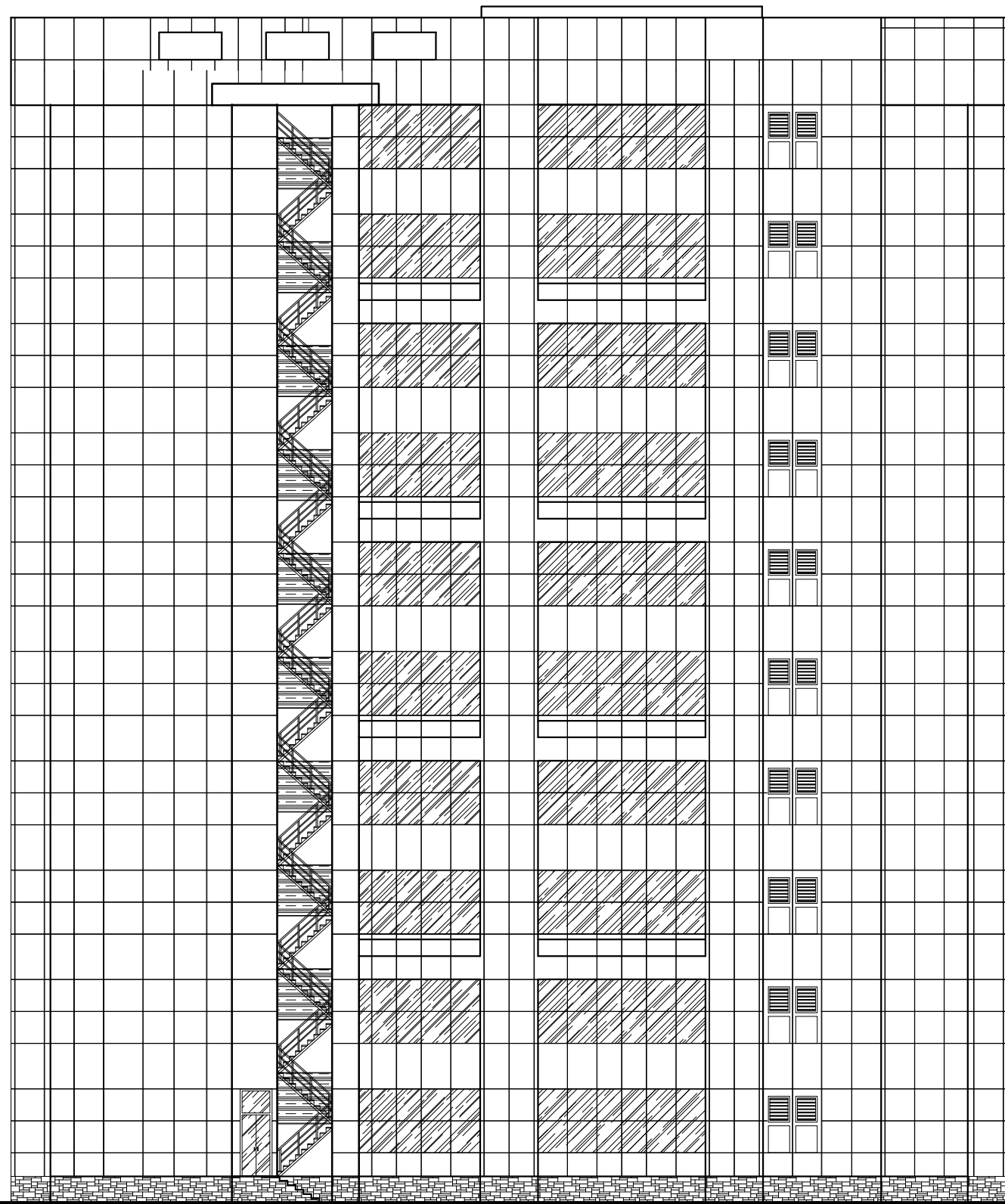
CORPORATE OFFICE BUILDING

	Name	Name
Drawn by:	Shailesh R. Sthapit	Reviewed by: I. L. Shrestha B. R. Prajapati
Checked by:	Ujjwal Man Shakya	Approved by: G. M. Joshi

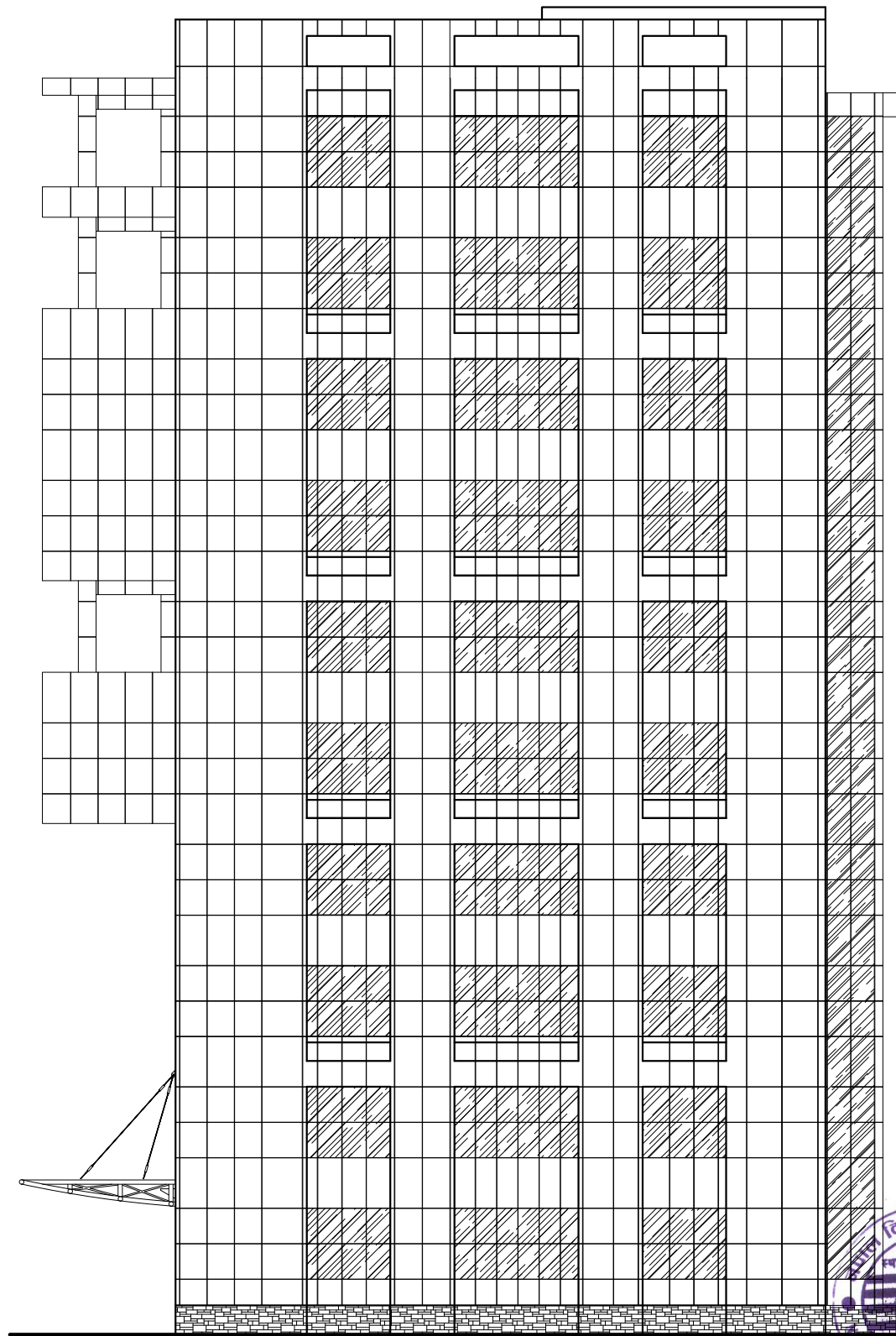
Title
Elevations

Scale
1:200

Sheet. No.
COB/AD
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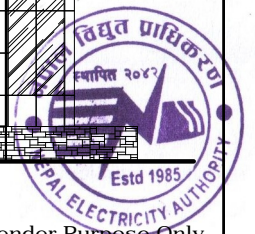


EAST ELEVATION



SOUTH ELEVATION

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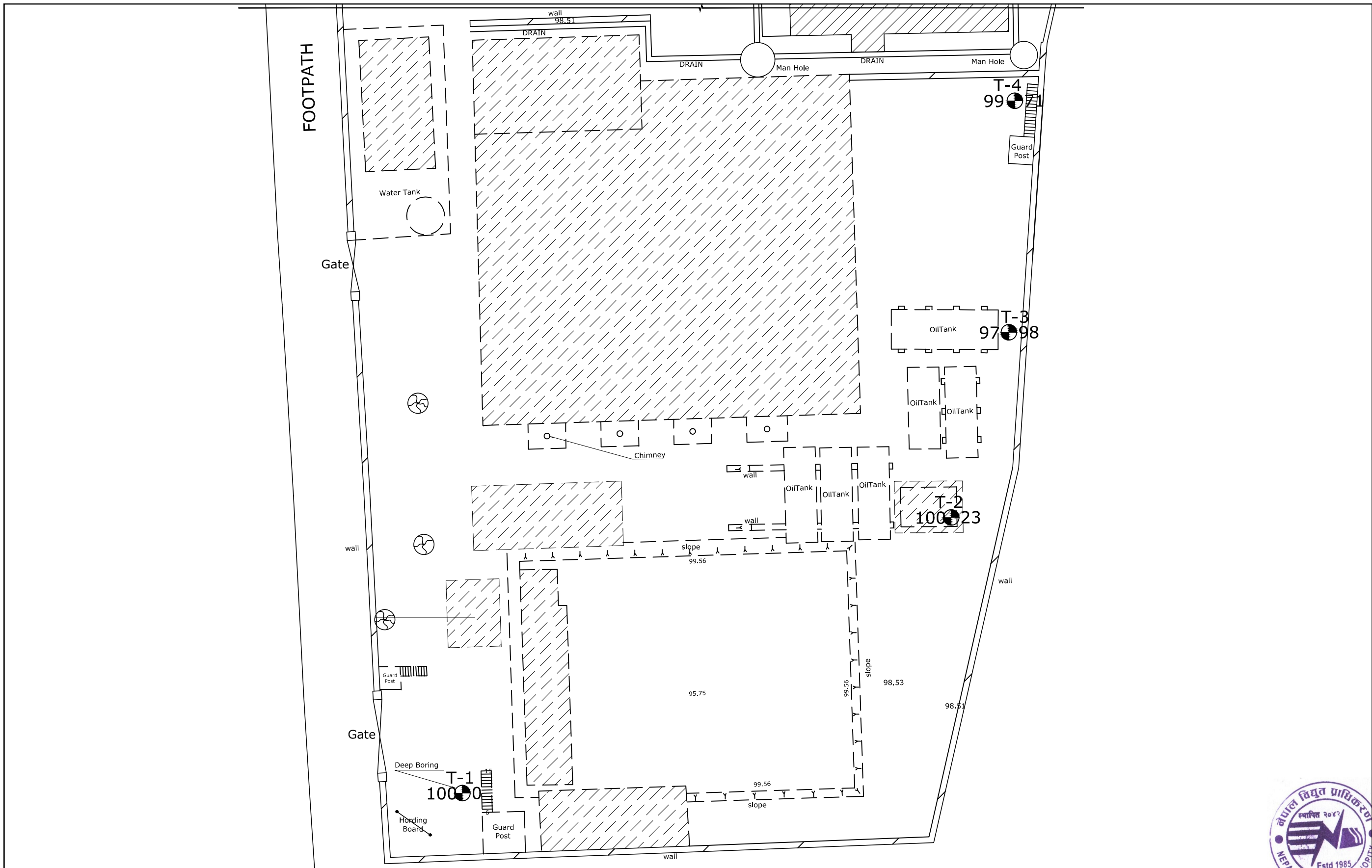
BDA NEPAL P. LTD. JV
INNOVATIVE CREATEERS JV
NRB & ASSOCIATES
467-4CHHUNADI, BALUWATAR, KATHMANDU

CORPORATE OFFICE BUILDING

	Name	Name
Drawn by:	Shailesh R. Sthapit	Reviewed by: I. L. Shrestha B. R. Prajapati
Checked by:	Ujjwal Man Shakya	Approved by: G. M. Joshi

Title	Scale
Elevations	1:200

Sheet. No.
COB/AD 8

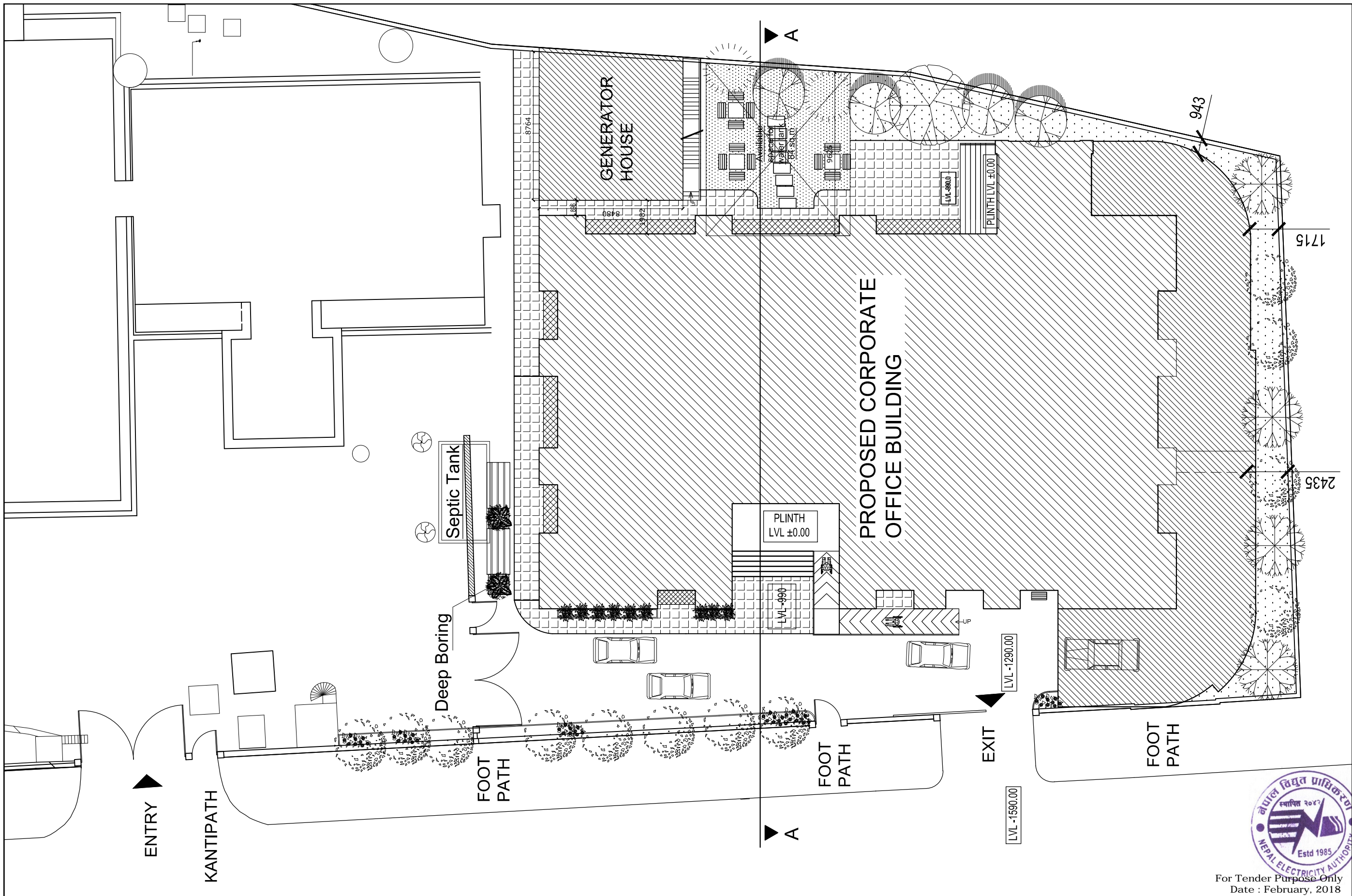


DEMOLITION PLAN




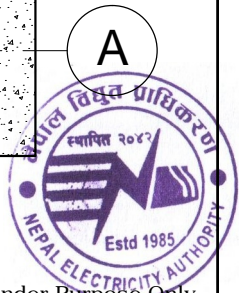
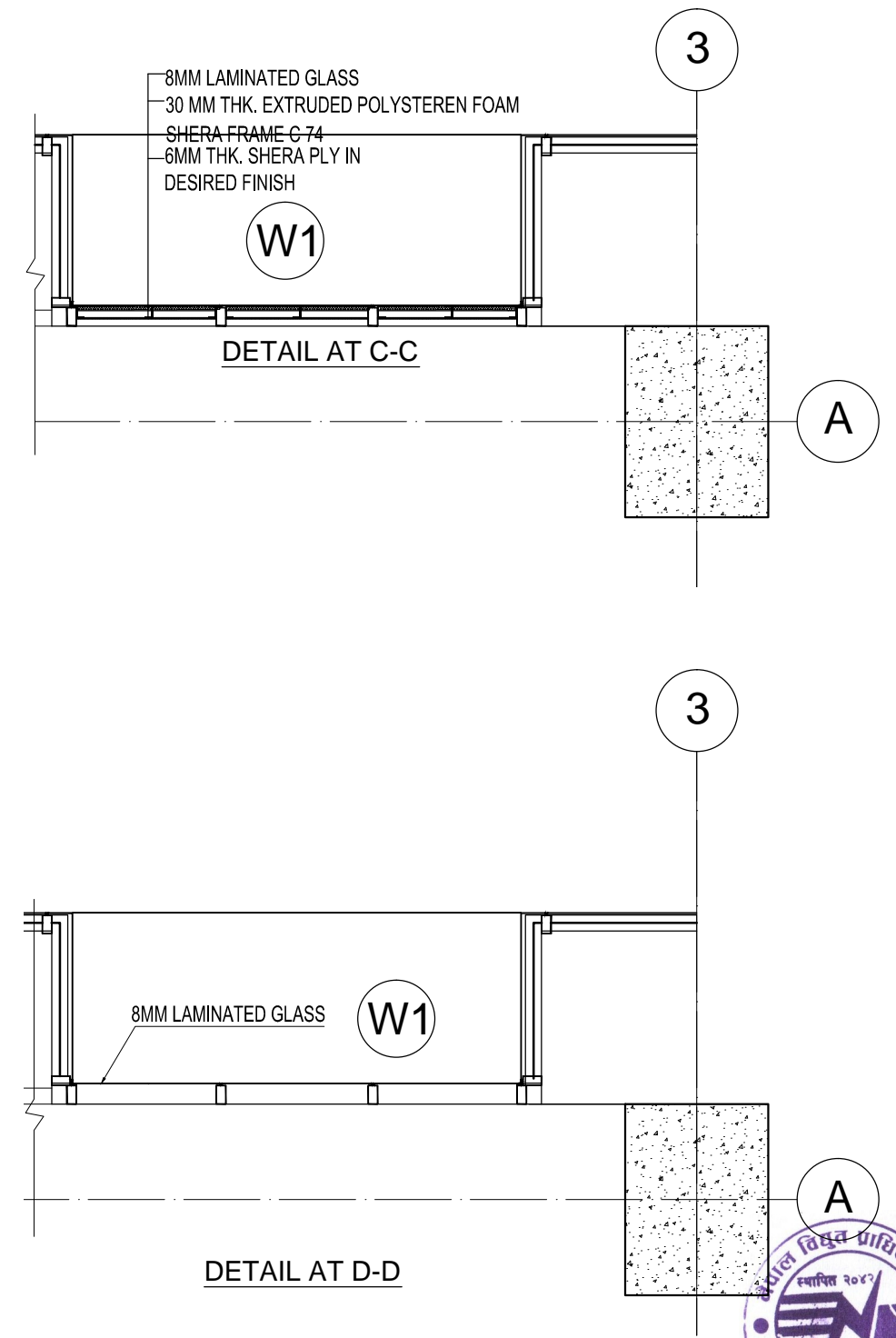
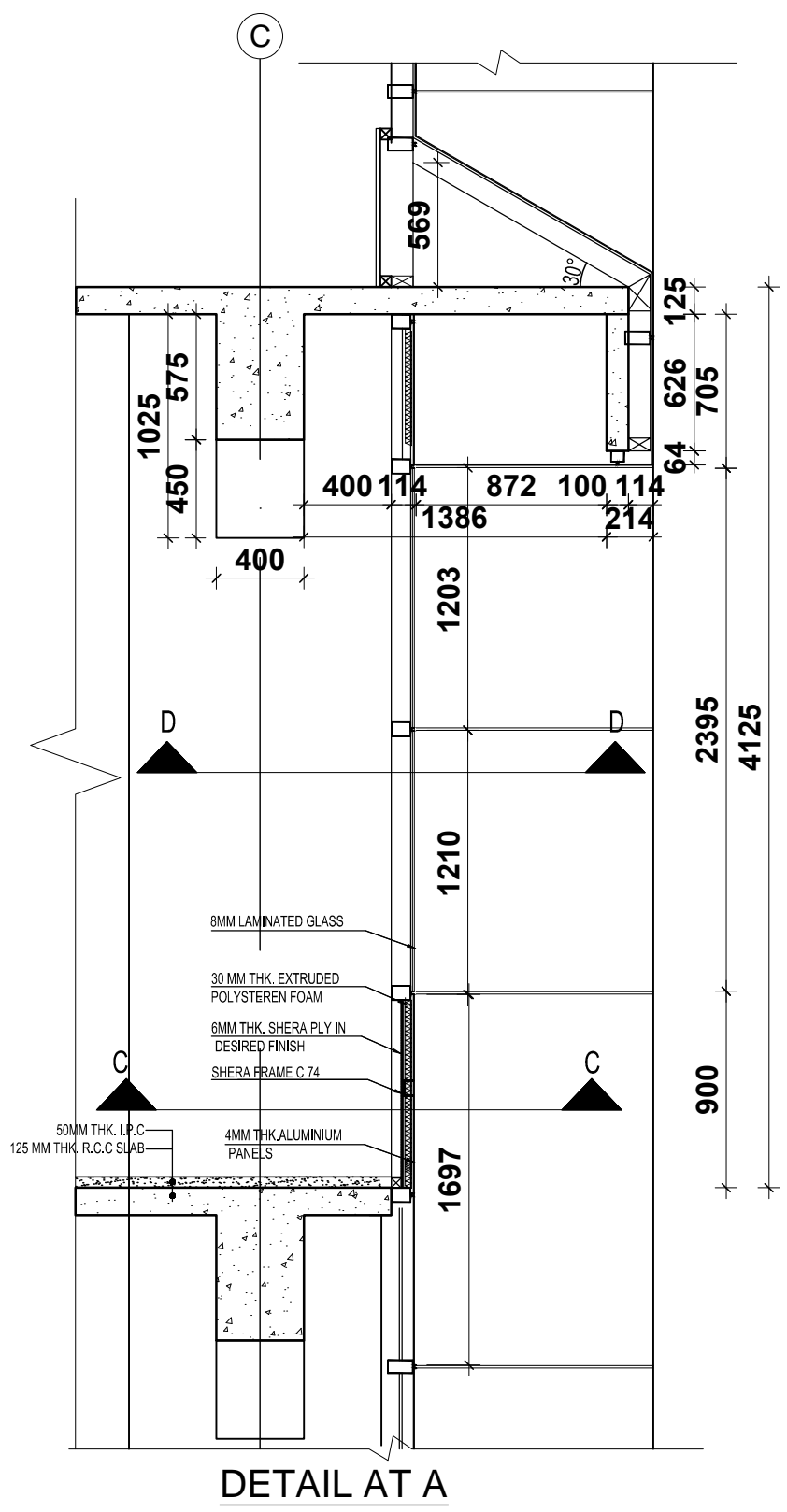
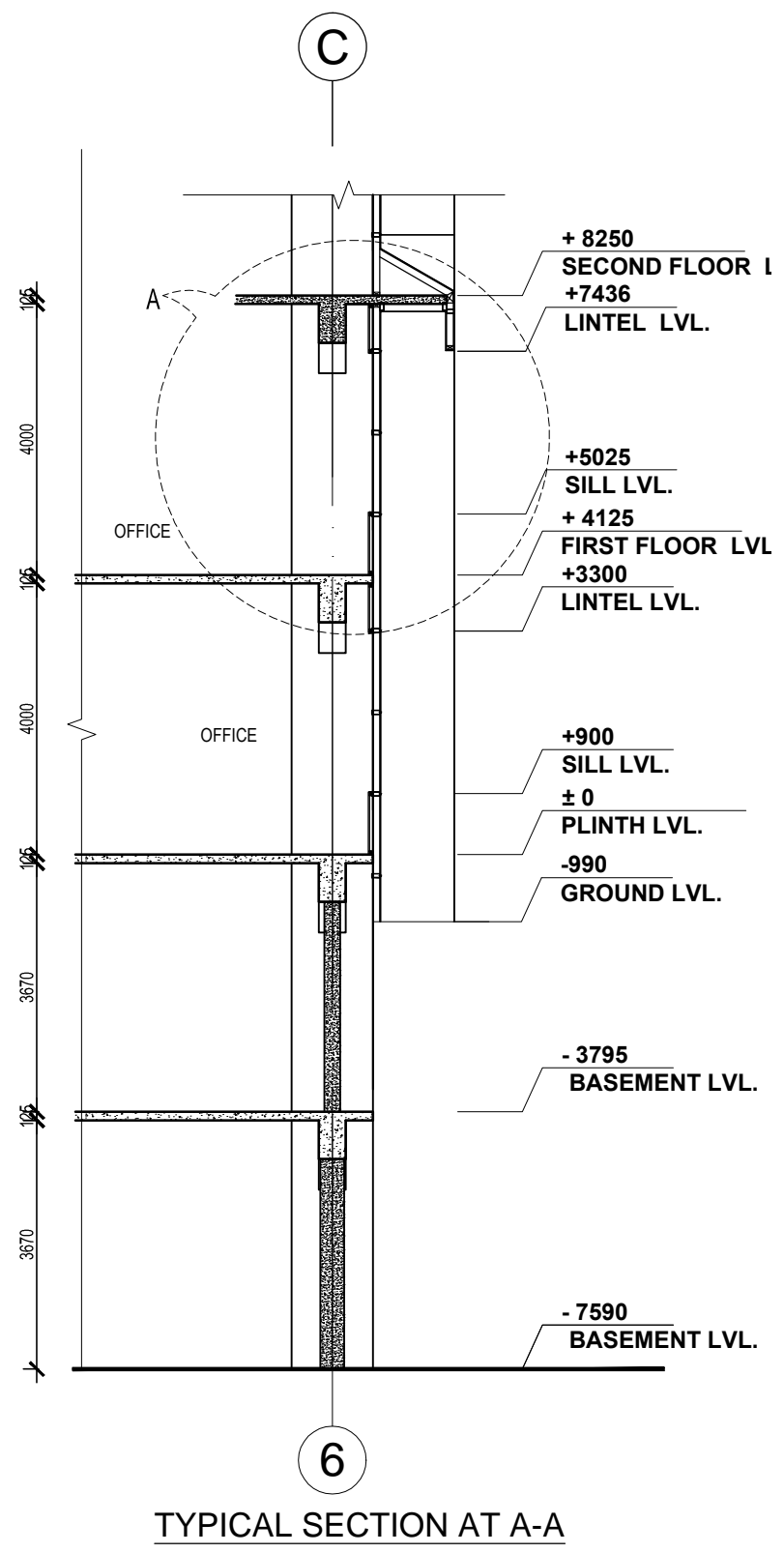
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 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. <small>JV</small> INNOVATIVE CREATORS <small>JV</small> NRB & ASSOCIATES 467-ICHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name	Name	Title Demolition Plan	Scale 1:200	Sheet No. COB/AD 9		
			Drawn by:	Sajina Manandhar				Reviewed by:	I. L. Shrestha B. R. Prajapati
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi



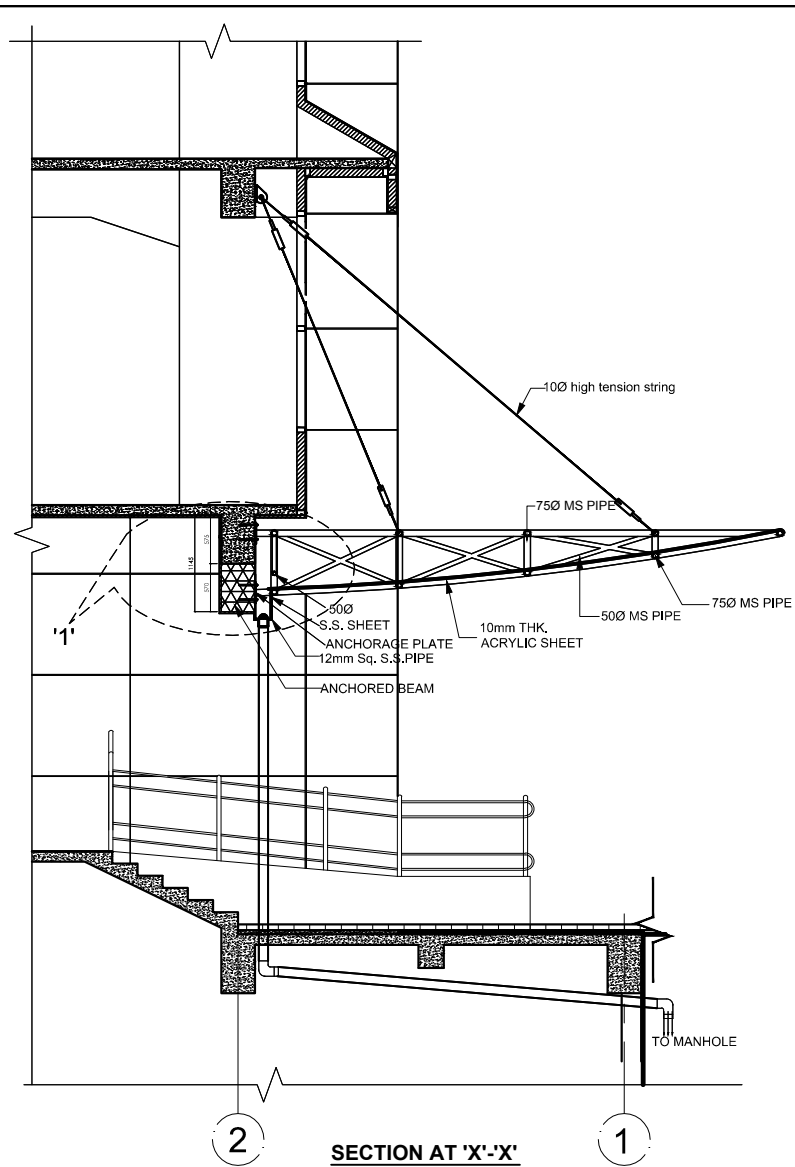
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 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD., JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-4CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name		Title Landscape Plan	Scale 1:200	Sheet. No. COB/AD 10		
			Drawn by:	Sajina Manandhar				Reviewed by:	I. L. Shrestha B. R. Prajapati
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi

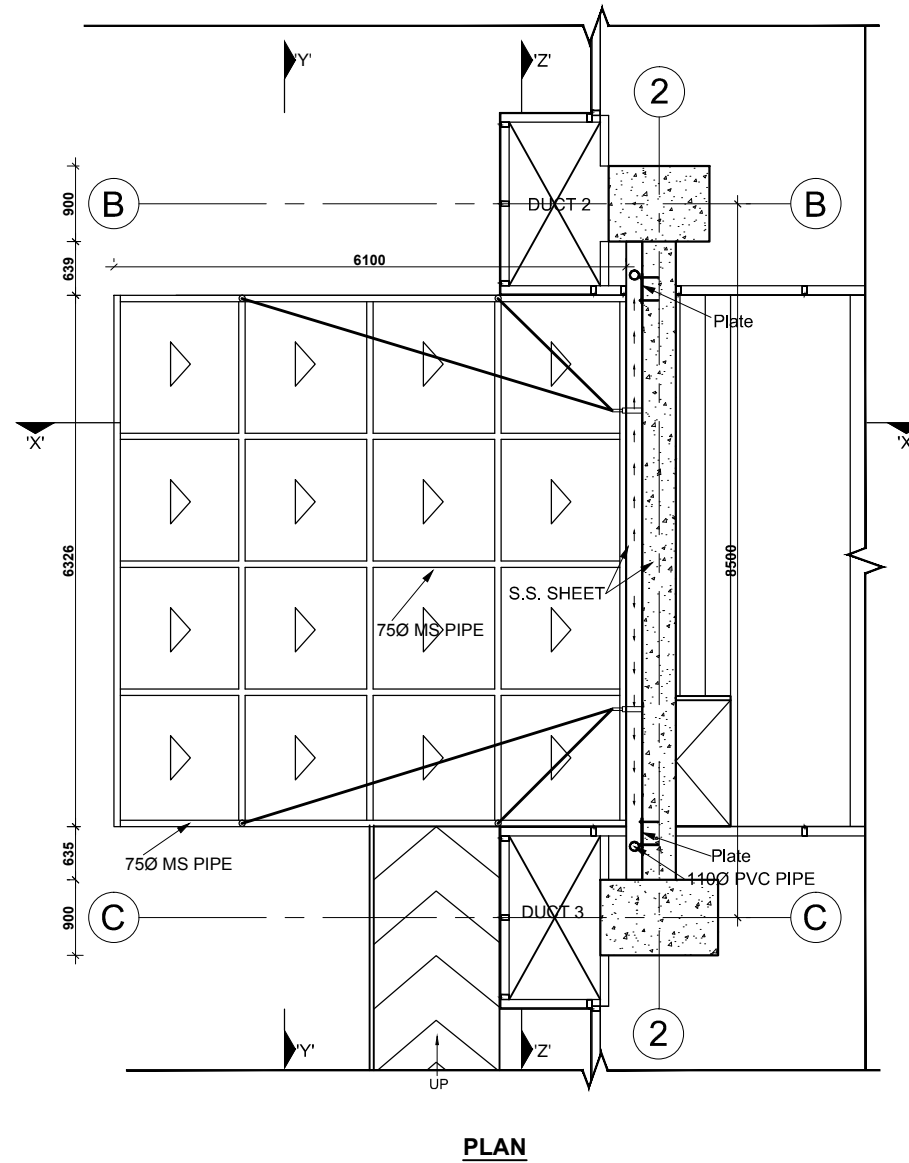


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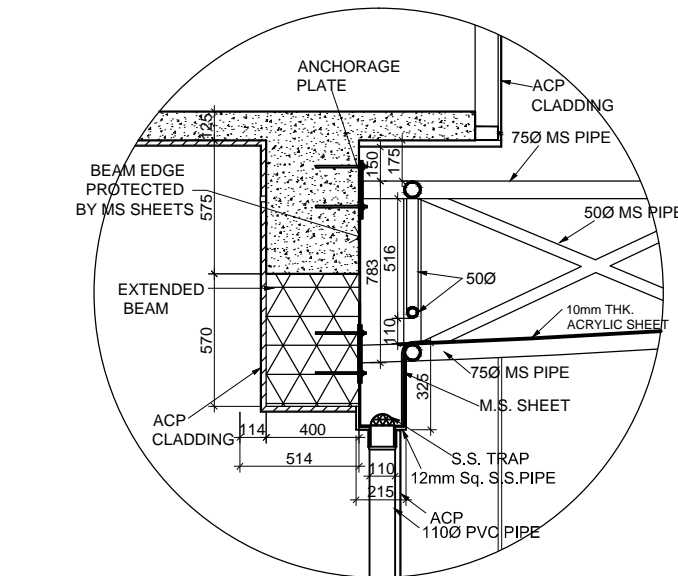
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			Drawn by:	Bishal Dangol				Reviewed by:	Not Applicable
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi



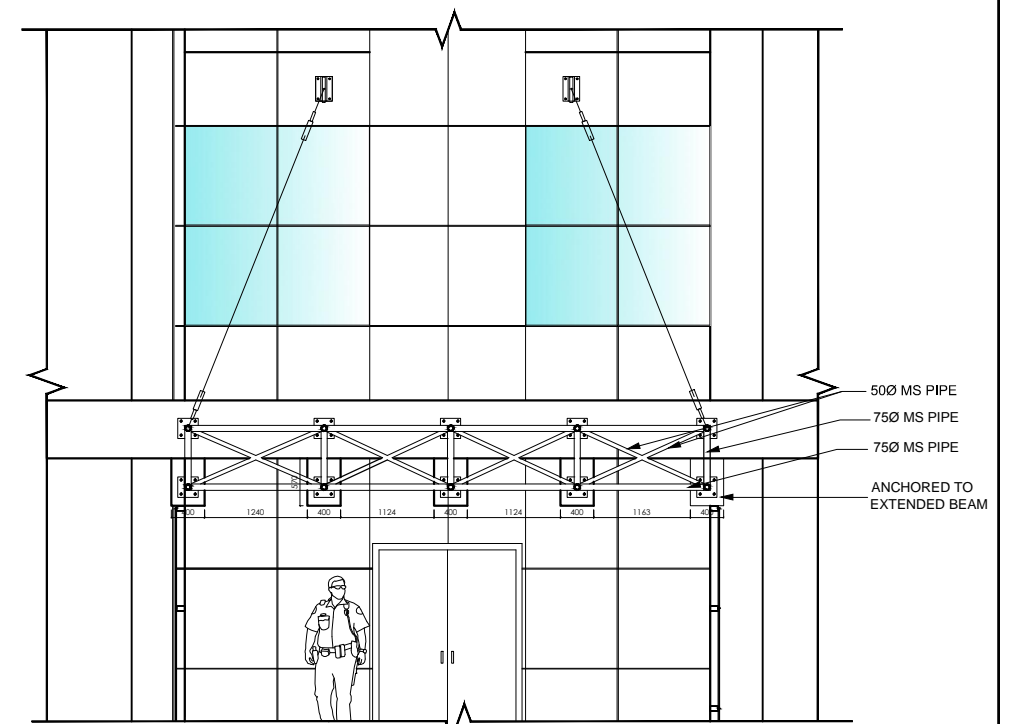
SECTION AT 'X'-'X'



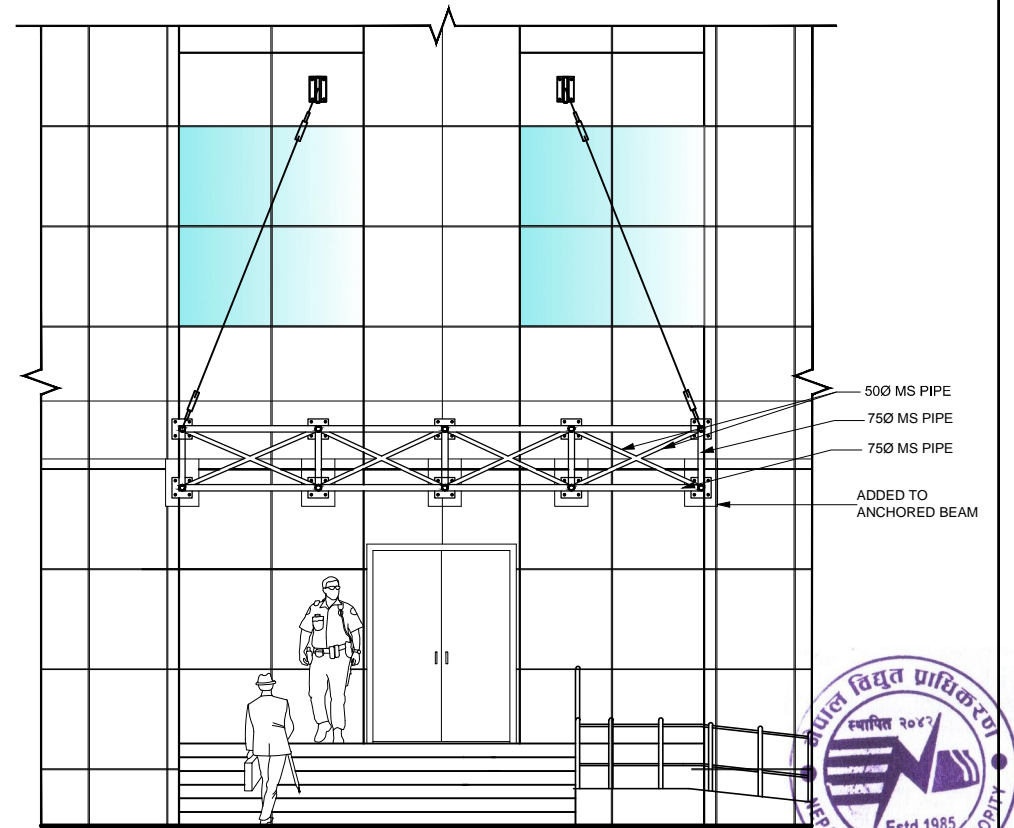
PLAN



DETAIL AT '1'



SECTION AT 'Z'-'Z'

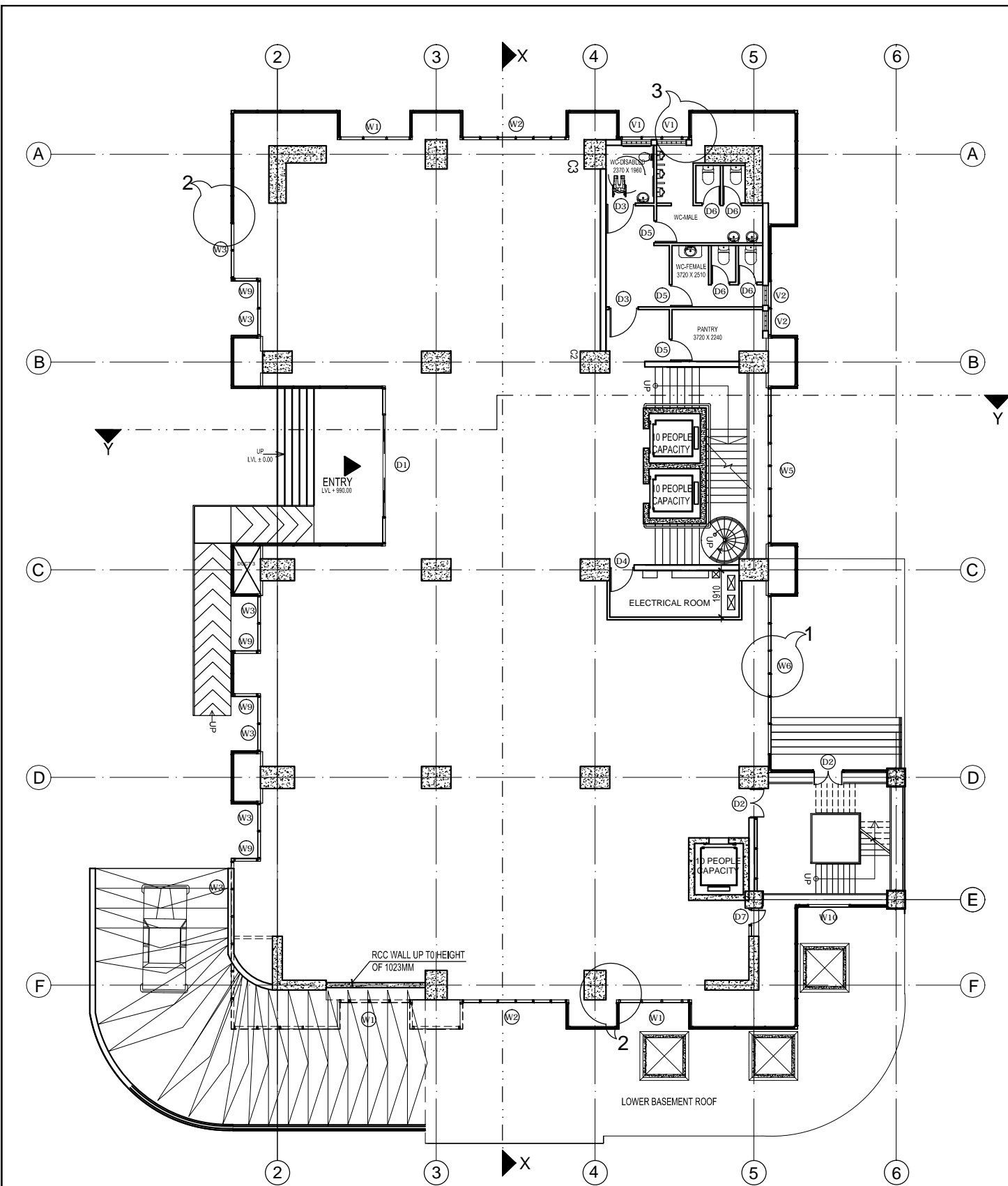


SECTION AT 'Y'-'Y'

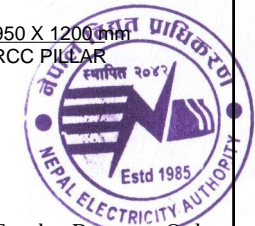
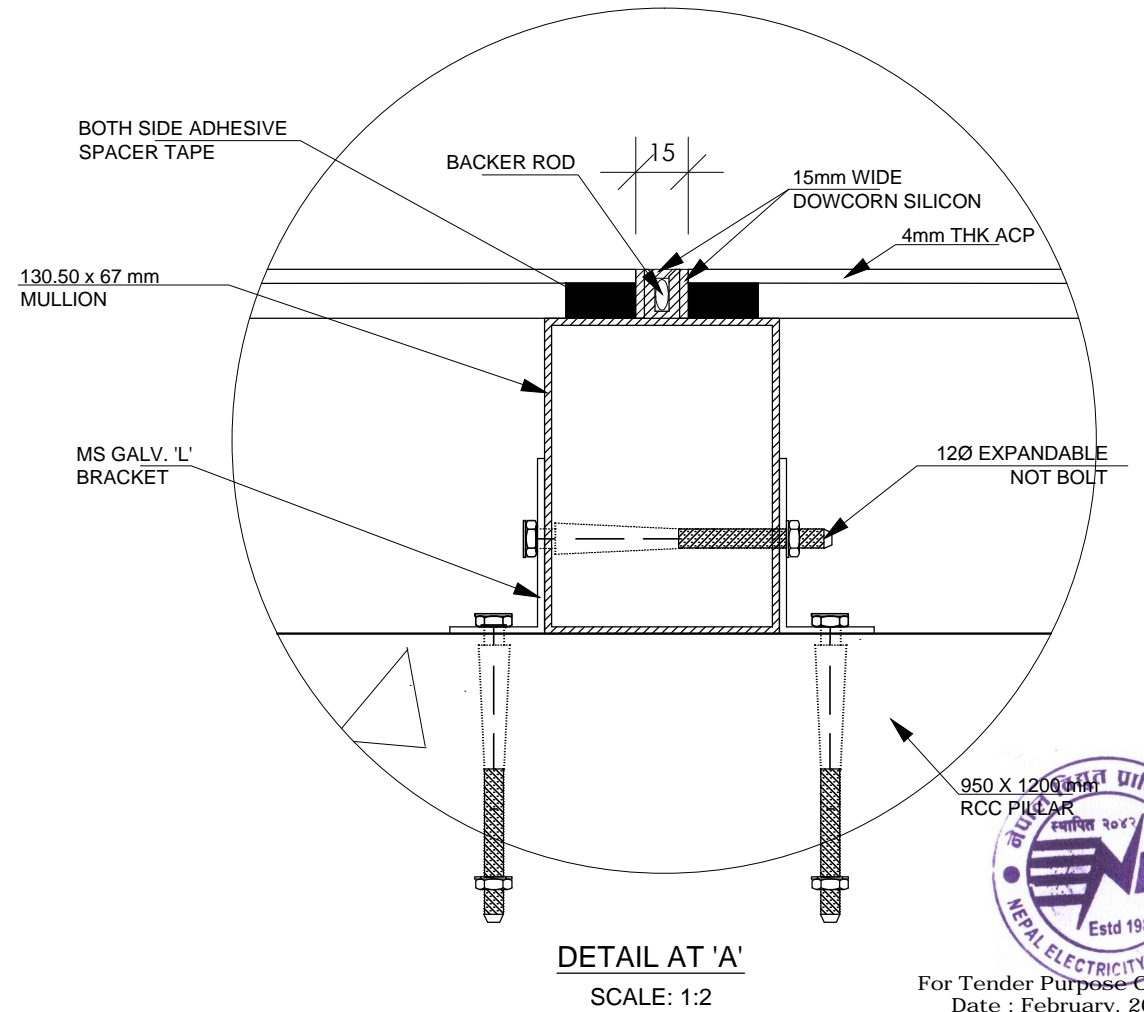
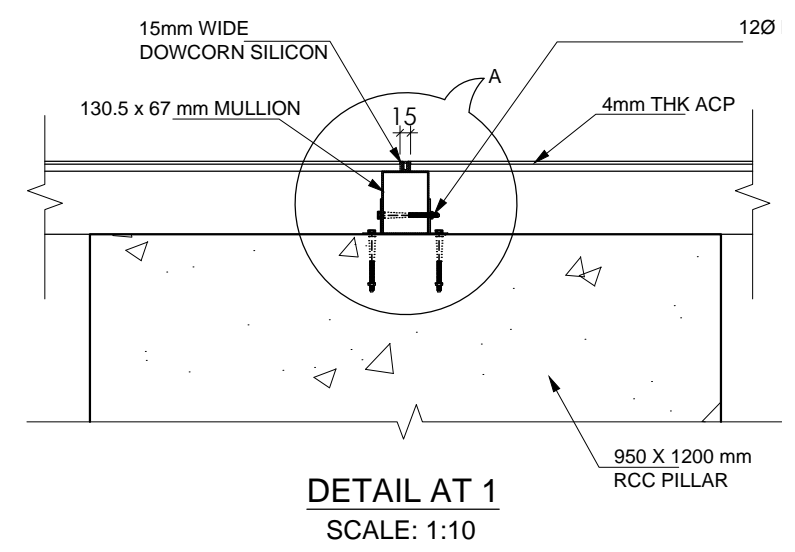
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			Drawn by:	Dhiraj Shakya				Reviewed by:	Not Applicable
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi

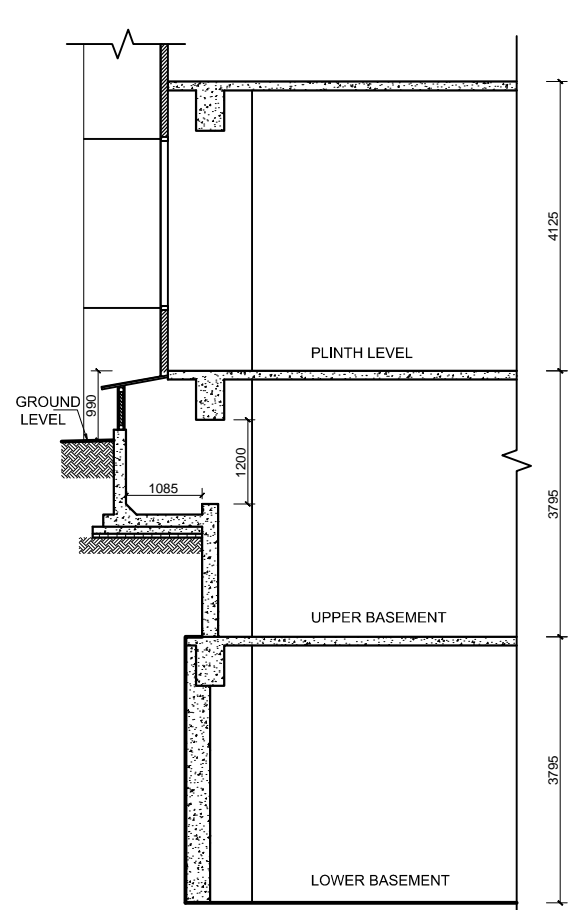


GROUND FLOOR PLAN
AREA= 811.01 SQ. M.

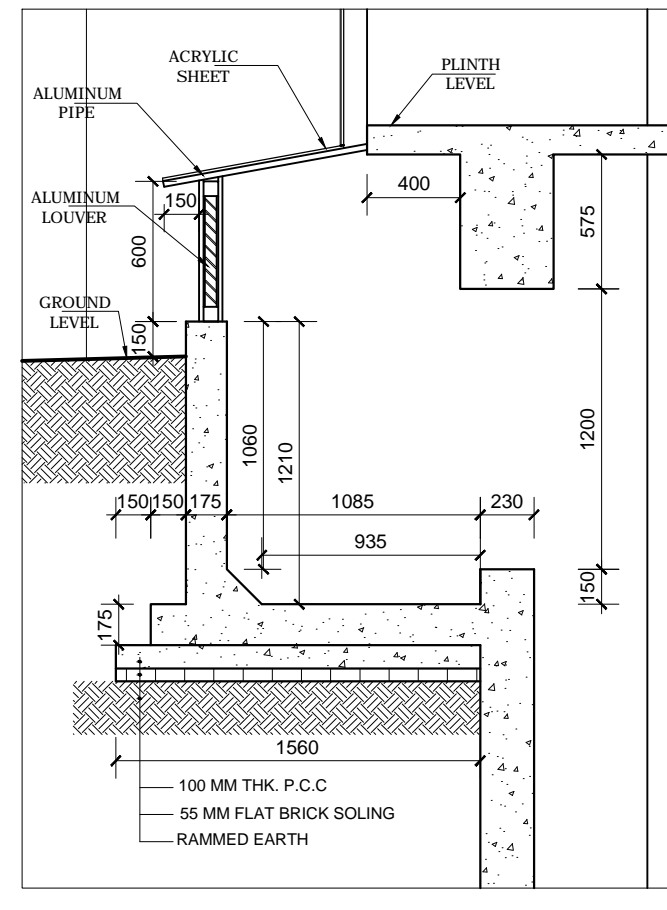


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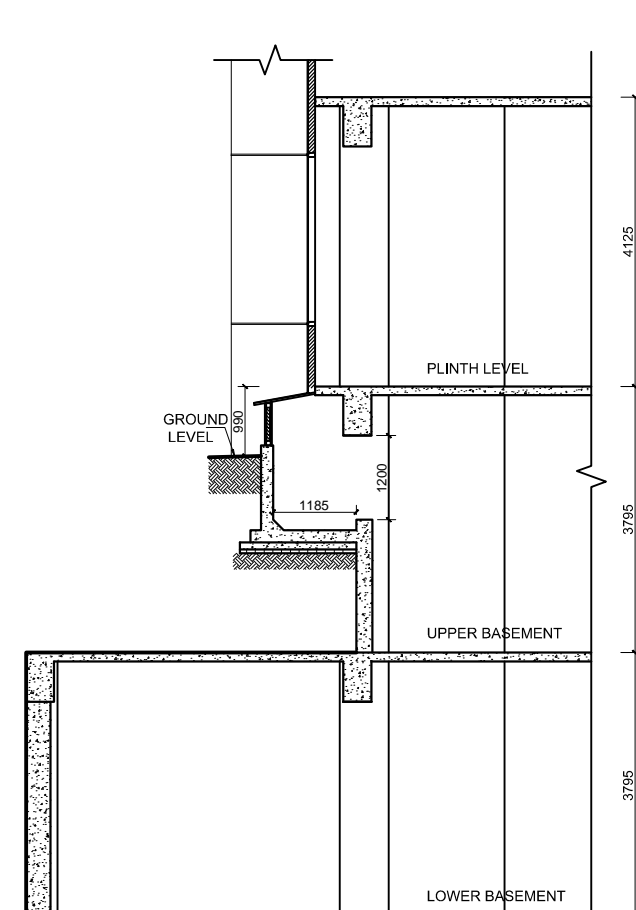
 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name	Name	Title ACP/Glass Fixing Detail	Scale 1:200	Sheet. No. COB/AD 13
			Drawn by: Sajina Manandhar	Reviewed by: Not Applicable			
			Checked by: Ujjwal Man Shakya	Approved by: G. M. Joshi			



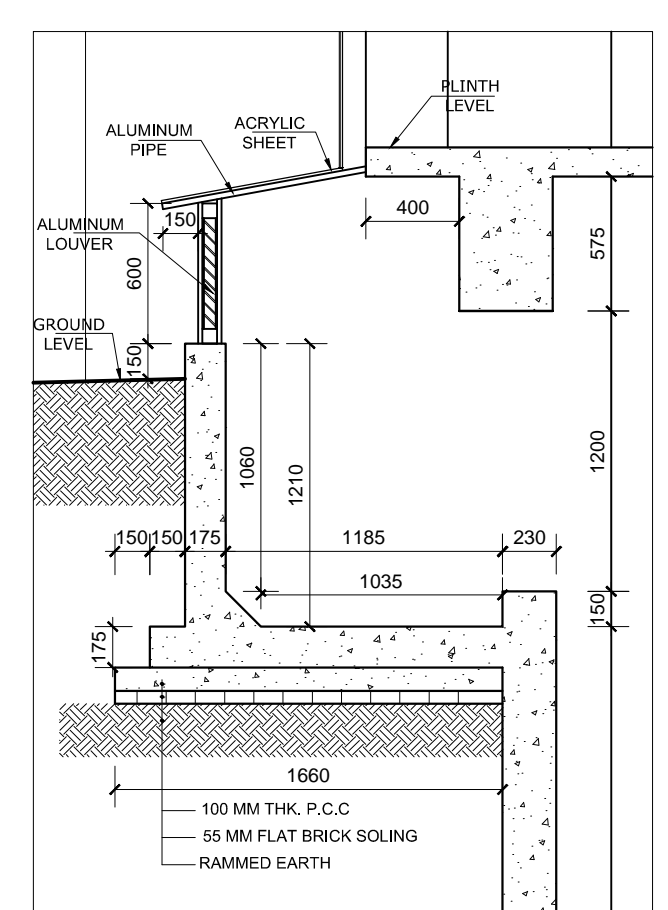
SECTION AT A-A



DETAIL AT 1
SCALE: 1:25




SECTION AT B-B

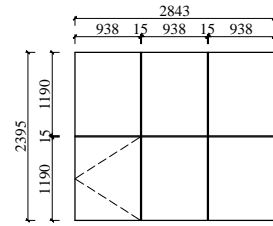


DETAIL AT 2
SCALE: 1:25

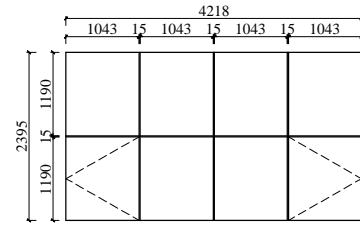


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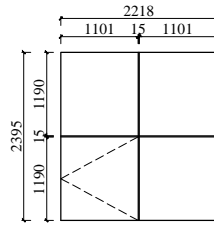
 NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-4CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name	Name	Title Skylight & Ventilation Detail for Basement	Scale 1:100	Sheet. No. COB/AD 14		
			Drawn by:	Sajina Manandhar				Reviewed by:	Not Applicable
			Checked by:	Ujjwal Man Shakya				Approved by:	G. M. Joshi



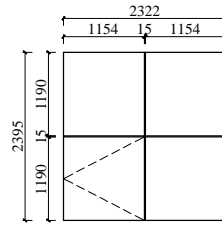
W1
Reqd No.: 48



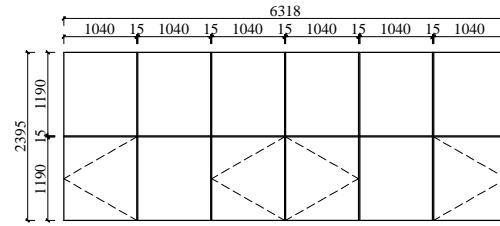
W2
Reqd No.: 32



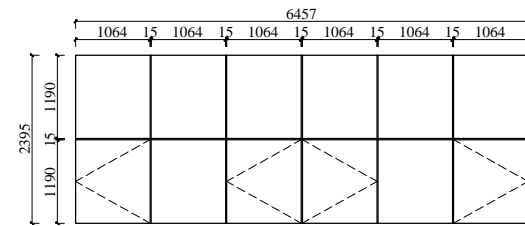
W3
Reqd No.: 114



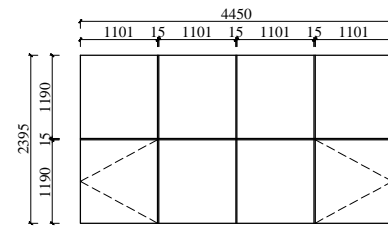
W4
Reqd No.: 12



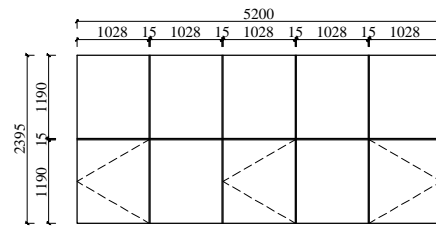
W5
Reqd No.: 18



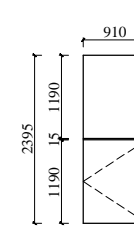
W6
Reqd No.: 16



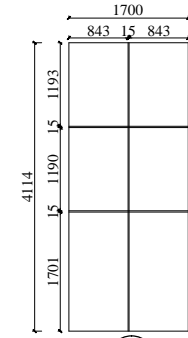
W7
Reqd No.: 1



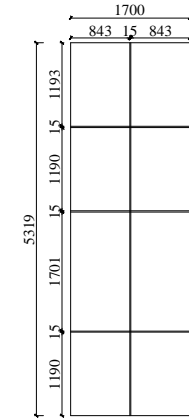
W8
Reqd No.: 3



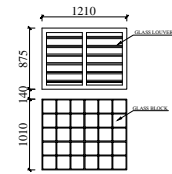
W9
Reqd No.: 80



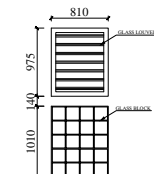
W10 b
Reqd No.: 28
continues above
(W 10 a)



W10 a
Reqd No.: 2
at GR & First fl



V1
Reqd No.: 34



V2
Reqd No.: 34

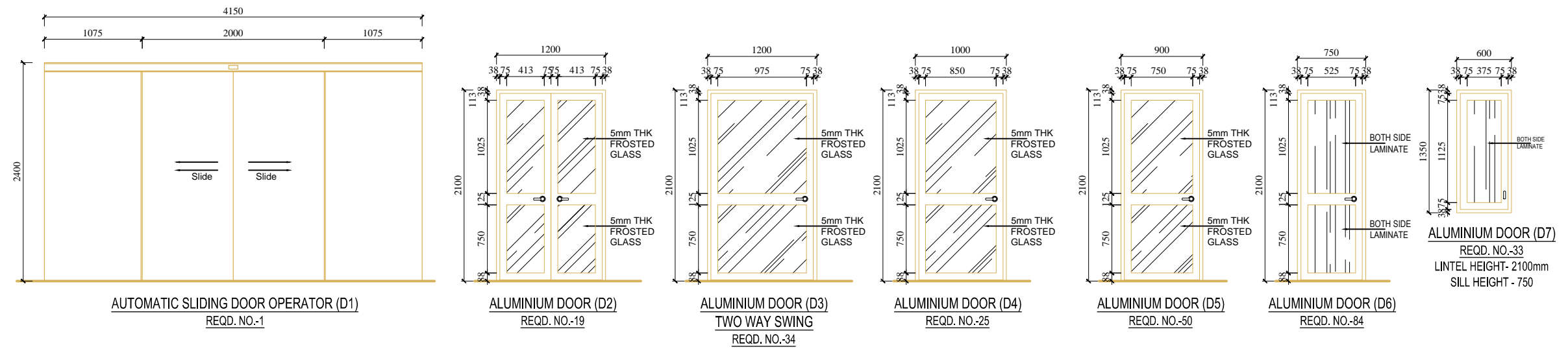
S.N.	DESCRIPTION	W1	W2	W3	W4	W5	W6	W7	W8	W9	V1	V2
1.	GROUND FLOOR	3	2	6	-	1	1	-	-	4	2	2
2.	TYPICAL FLOOR PLAN 1 (1st,2nd,3rd)	9	6	24	-	3	3	-	-	18	6	6
3.	TYPICAL FLOOR PLAN 2 (4th,6th,7th)	9	6	18	6	3	3	-	-	12	6	6
4.	TYPICAL FLOOR PLAN 3 (5th,8th,9th)	9	6	18	-	3	3	-	3	12	6	6
TOTAL		30	20	66	6	10	10		3	46	20	20

Note: All the glass are 8mm laminate Glass 380/ sq. ft.

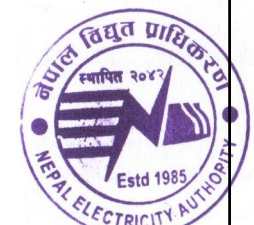


For Tender Purpose Only
Date : February, 2018

<p>NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT</p>	<p>BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-CHHUNADI, BALUWATAR, KATHMANDU</p>	<p>CORPORATE OFFICE BUILDING</p>	Name	Name	<p>Title Window Detail</p>	<p>Scale 1:100</p>	<p>Sheet. No. COB/AD 15</p>
			Drawn by: Sajina Manandhar	Reviewed by: I. L. Shrestha B. R. Prajapati			
			Checked by: Ujjwal Man Shakya	Approved by: G. M. Joshi			



S.N.	DESCRIPTION	D1	D2	D3	D4	D5	D6	D7
1.	LOWER BASEMENT	-	-	-	2	-	-	-
2.	UPPER BASEMENT	-	1	-	2	-	-	-
3.	GROUND FLOOR	1	2	2	1	3	4	1
4.	TYPICAL FLOOR PLAN 1 (1st,2nd,3rd)	-	3	6	3	9	15	6
5.	TYPICAL FLOOR PLAN 2 (4th,6th,7th)	-	3	6	3	9	15	6
6.	TYPICAL FLOOR PLAN 3 (5th,8th,9th)	-	3	6	6	9	15	6
	TOTAL	1	12	20	17	30	49	19



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NEPAL ELECTRICITY AUTHORITY ENGINEERING SERVICES DIRECTORATE BUILDING AND PHYSICAL INFRASTRUCTURE CONSTRUCTION PROJECT	BDA NEPAL P. LTD. JV INNOVATIVE CREATERS JV NRB & ASSOCIATES 467-4CHHUNADI, BALUWATAR, KATHMANDU	CORPORATE OFFICE BUILDING	Name	Name	Title Door Detail & Schedule	Scale 1:50	Sheet. No. COB/WD 16
			Drawn by: Sajina Manandhar	Reviewed by: I. L. Shrestha B. R. Prajapati			
			Checked by: Ujjwal Man Shakya	Approved by: G. M. Joshi			

