

9
26

HIS MAJESTY'S GOVERNMENT OF NEPAL
MINISTRY OF WORKS AND TRANSPORT
DEPARTMENT OF HOUSING , BUILDING AND PHYSICAL PLANNING
SINGHA DURBAR SECRETARIAT RECONSTRUCTION PROJECT
SINGHA DURBAR

REPORT
ON
THE MASTER PLAN OF
SINGHA DURBAR SECRETARIAT COMPLEX

PAUSH 2036
KATHMANDU,
NEPAL.

APPROVED ON
JYESTHA 2037

REVISED ON
JYESTHA 2039
MANGSIR 2039
PAUSH 2040

INTRODUCTION

In June 1973, the Singha Durbar palace which housed almost all the total Government offices caught fire and was brought to the ground except for the front wing of the First Chowk. At present the various Ministries and department are scattered all over Kathmandu and Patan, some of them being housed in private residential buildings and others in very old nonfunctional buildings. Soon after the destruction of the Singha Durbar, His Majesty's Government issued guidelines for the reconstruction of the new secretariat complex. Accordingly the first Chowk i.e., the front courtyard is reconstructed to its original shape by adding three wings to the existing front wing of the First Chowk. The remaining space requirements shall be fulfilled by planning different Ministry blocks inside the Singha Durbar Compound. His Majesty's Government also created the "Singha Durbar Secretariat Reconstruction Committee" Under the Chairmanship of the Honourable Minister for Works and Transport to prepare the Master Plan and erect the buildings according to the Master Plan.

This Committee first tried to prepare the Master Plan by calling open Design Competition among the Nepalese Architects and Engineers. Seven entries were received for the competition. The proposals submitted were scrutinised by an expert committee.

Unfortunately all the entries were rejected by the expert Committee stating them to be unsuitable for execution.

After the unsuccessful attempt to prepare the Master Plan by open competition, the committee decided to Prepare the Master Plan through the Department of Housing, Building and Physical Planning. An expert architect was requested from U.N.D.P. to guide the Nepalese architects and engineers.

The expert arrived on 28 th. July 1975 and the work was started. Unfortunately it took a very long time to collect data regarding space requirements from the various Ministries and only after many official correspondences and personal contacts with the concerned officials, the necessary data were collected.

After the collection of the necessary data the actual preparation of the Master Plan was started. Meanwhile the U.N.D.P. expert died of a heart attack. It was a very unfortunate event. The U.N.D.P. expert along with the Nepalese counterparts was tackling the problems and the Master Plan was, at that time, on its more than half way. At this stage it was thought that it would not be advisable to call another expert from U.N.D.P. Hence it was decided that the remaining work should be executed by the experts from the Department of Housing, Building and Physical Planning.

AIM OF THE PROJECT

The New Secretariat Building Complex Should express a sense of unity and purpose, i.e., of being the core for administration of the Nation. The First courtyard, being reconstructed shall comprise of the office for the prime Minister and his Secretariat, Cabinet rooms, Conference rooms and rooms for Ceremonial functions. It is desirable to allot the remaining space of the offices that are directly connected with the Prime Minister himself, Therefore, after consultation with various officials it is thought proper to propose the remaining space for the office of the National Planning Commission. The different Ministries are to be housed in different blocks in the compound. Before the occurrence of fire of Singha Durbar, it had been realised that only Ministries should remain in the main Secretariat building and all the Departments should be shifted to some other place outside the Singha Durbar Compound. The proposed Master Plan has accepted this.

DETERMINATION OF SPACE REQUIREMENT FOR VARIOUS MINISTRIES

Each ministry was requested to supply its present space need as well as the projected future need. We have been able to collect the Present organisation chart of each Ministry, showing the number of persons working in each Ministry. From the information thus obtained the total area for each buildings unit has been calculated to which extra area for future need has been added. The provision for the future needs accounts for 25% to 30% additional employees.

The total areas, so obtained for different Ministries are as follows:-

Name of Ministry	Area*
Administrative Management Department	85,700 Sq.ft. (7965 m ²)
Ministry of Education	67,900 Sq.ft. (6311 m ²)
Ministry of Panchayat	60,600 Sq.ft. (5632 m ²)
Ministry of Home	40,600 Sq.ft. (3773 m ²)
Ministry of Finance	59,600 Sq.ft. (5540 m ²)
Ministry of food & Agriculture	29,600 Sq.ft. (2751 m ²)
Ministry of Industry and Commerce	28,500 Sq.ft. (2650 m ²)
Ministry of Works and Transport	28,000 Sq.ft. (2603 m ²)
Ministry of Law and Justice	31,800 Sq.ft. (2956 m ²)
Ministry of Water Supply and Power	27,300 Sq.ft. (2533 m ²)
Ministry of Communication	26,500 Sq.ft. (2465 m ²)
Ministry of Land Reform	22,100 Sq.ft. (2054 m ²)
Ministry of Defence	20,500 Sq.ft. (1906 m ²)
Ministry of Forest	18,800 Sq.ft. (1748 m ²)
Ministry of Health	15,800 Sq.ft. (1468 m ²)
Ministry of Tourism	28,500 Sq.ft. (2650 m ²)
Bank & Post Office	4,100 Sq.ft. (402 m ²)
Library & Cafeteria	4,100 Sq.ft. (402 m ²)

GRAND TOTAL:- 6,00,000 Sq.ft. (55312 m²)

The architectural Programme for each of the Ministries, together with their Organisation Chart has been Prepared.

*The areas included the space for circulation, general services, stores, archives, etc.

THE SITE

The Present site of Singha Durbar is of an irregular shape having, on its western side, (i.e. Ramshah Path) a length of 680 m. on its southern side 610 m. on its eastern side 680 m. and on its northern side 695 m. About the middle of the north side, there is a Projection Measuring 160 m. by 110 m. The total area of Singha Durbar Compound comes to be 449,090 m² (48,27.635 Sq ft. or 881.6 ropanies or 45 hac)

The site is used at Present by different Ministries, Government Offices and other agencies in a haphazard way. In fact there is no adequate space for the Master Plan, unless these offices are cleared off. It has first been studied which offices should be cleared off to create space for the Master Plan. In determining this, we have adopted the following principles:-

The First Chowk is still to function as the most important feature of the secretariat Complex. It is therefore necessary to prepare the Master Plan in relation to this First Chowk. The area north of the First Chowk, is being utilised by the newly constructed Rastriya panchayat Bhavan, maintenance office and warehouses, Military office and Barrack and Telecommunication mast. The total area is 156,000 Sq.m. or 15.6 hac. In addition to difficulties in clearing off these areas, they are in fact not suitable for the Secretariat Complex because of the general topography, the positions of the First Chowk and the main entrance. The eastern part of the Singha Durbar Compound comprises of Telecommunication mast, newly built H.M.G. Press building and the Baraf Bagh. This portion also does not affect the Master Plan except that we need some space for and additional entrance from the east.

Excluding these areas we are left with the space as shown in Map. No. 3. In this area there are Cavellary to the south the Foreign Ministry and Cavellary to the west, and Radio Nepal

and Gallary Baithak at the center. As there is no important structure of the Cavellary, this area can easily be used for the Master Plan. The Foreign Ministry and the Gallary Baithak can be accomidated within the Master Plan as their function is similar to that of the Secretariat Complex.

Having decided on the space for the Master Plan, we are now concerned with how to make it functional.

✓ The site of the Singha Durbar Compound has the Characteristics of a private Plot for residential use, as it used to be it is limited by boundary wall with only one entrance located on the western side facing Ramshah Path. This entrance Proved to be inadequate even when the old Singha Durbar was used as a Secretariat, before the fire. At that time, there used to be congestion of employees and vehicles at peak hours. This Problem will become more acute with the Completion of the Secretariat Complex, as the number of employees has increased since then, and will be increasing.

. It is also felt that a Secretariat Complex of this magnitude, needs a degnified entrance to be used solely for ceremonies as well as to be used by Ministers, foreign dignitaries and other VIPS. The Present entrance will serve this Purpose.

Therefore, there is a need for at least another entrance for the use of the employees, Visitors, etc. and for services At Present there is a lane running along the southern boundary of the site, being used as an auxillary entrance for the Babar Mahal Compound. It is not advisable to develop this lane as a main entrance for the employees because it is located at the junction of Ramshah Path, Arnico Rajmarga and Thapathali Road, a Junction, not desirable from the traffic point of view. The traffic will be increased all the more due to the bulk of traffic and movement created by the volume of employees, vehicles etc. From the new Secretariat Complex

For this reason it has been thought desirable to develop a main employees entrance near the existing one From Babar Mahal on the Arnico Rajmarga. This entrance has many advantages. Firstly, this leads directly to the center of Singha Durbar. Secondly it brings the Babar Mahal Complex nearer to Secretariat Complex. Also it is nearer to Trolley Bus Stops, making the Secretariat Complex easily accessible for those coming by Trolley Bus.

The Master Plan Proposes that the Babar Mahal Compound shall merge with Singha Durbar Compound. Hence it is necessary to divert the public road which runs between the two compounds. A road as areplacement is therefore Proposed in the eastern boundary of Babar Mahal Compound. By extending it up to the back entry of the Singha Durbar Compound, this road can be used as a service entry to the Singha Durbar Complex.

There is a road from Kalikasthan upto the Northern boundary of the Complex. It is Proposed to open a entrance at this point also.

THE MASTER PLAN

Before we prepare the Master Plan, it is necessary to determine what type of buildings we are erecting. Keeping in mind the site conditions and the landscape, and to have unity of the buildings with the First Chowk, it is recommended that the building blocks shall be of 4 to 6 storeys. If the block are of more than this height, there will be difficulty for vertical circulation. It is generally experienced that for buildings with less than 4 storeys mechanical lifts are not essential. The provision of lift is not desirable in Nepal from the point of view of high capital investment as well as difficult and costly maintenance with these principles in mind, we proceed to determine the type of blocks most suitable for the Master Plan,

On dividing the plinth area i.e. the area covered by the building at ground level by the width of a typical office building i.e. 12.2 m, we get the length of the building corresponding to one storey. On dividing this length by 2, 3, 4, or 5. We get the length corresponding to 2, 3, 4, or 5 storeys. In this way, we can deduce the most suitable building units.

This calculation is shown in the following chart:

Ministries	Length	2	3	4	5	6
Adm. Manag Department	653 m.	326	218	163	130	109 m.
Education	517 m.	258	172	129	103	86 m.
Panchayat	462 m.	231	154	115	92	77 m.
Home	309 m.	145	103	77	62	52 m.
Finance	454 m.	227	252	223	92	76 m.
Food and Agriculture	226 m.	113	75	56	45	m.
Industry and Commerce	126 m.	108	72	54	43	m.
Works and Transport	213 m.	107	71	53	42	m.
Law and Justice	242 m.	121	81	60	48	m.
Water Supply and Power	207 m.	103	69	52	41	m.
Communication	201 m.	100	67	50	40	m.
Land Reform	168 m.	84	56	42	33	m.
Defence	156 m.	78	52	39	31	m.
Forest	143 m.	71	48	36	28	m.
Helth	120 m.	60	40	30	24	m.
Tourism	217 m.	103	72	54	43	m.

The Plinth area of each building unit obtained by choosing a suitable length of building ranging from 50 to 55 m. The suitable height chosen corresponds to 4 or 5 storeys. If the length of the building comes more than 50 or 55 m., it is divided into several blocks, and connected with passage way.

After the magnitude of the building blocks are determined, we come to the most important stage in the preparation of the Master Plan i.e. the laying of these blocks into space.

We have two important entrances to the Secretariat Complex one from the west which is ceremonial and the others from the south which will be used intensively for day to day work of the Secretariat. The existing landscape in the ceremonial approach is in scale with the facade of the First Chowk and the environment thus created is dignified enough for the

Secretariat Complex. There are some difficulties in providing the necessary landscape at the southern approach because of the presence of a large number of buildings in that area, Two old buildings facing the Arnico Raj Marga are to be dismantled. These buildings belong to the Department of Housing Building and Physical Planning and are temporarily being occupied by a section of Finance Ministry and Suspension Bridge Section of Roads Department. An approach road runs through this area from the Arnico Rajmarga to the boundary of the Singha Durbar compound. This road is to be widened and improved to make it a suitable approach road to the Secretariat Complex. A compound gate and guard house is proposed at the junction of this approach road with the Arnico Rajmarga, also the junction is to be improved to ensure the smooth flow of traffic on the Arnico Rajmarga, U-turn of vehicles should not be allowed between the junction of Arnico Rajmarga Thapathali Road and New eastern Road from Arnico Rajmarga, In addition to these two important entries, we have one service entry in the east and one simplified pedestrians entry in the north, as shown in the Master Plan.

The approach road from the Arnico Rajmarga leads to a huge open space with necessary landscape to suit the scale of the project.

The group of the blocks east of the open space and Radio Nepal comprises of the Ministry of Health, the Ministry of Forest, the Ministry of Food and Agriculture, the Ministry of Education, Ministry of Tourism, Ministry of Transport and Public works, Ministry of Finance and Bank, Post office cum restaurant Blocks.

The group of the blocks west of the open space comprises of the Ministry of Industry and commerce, Ministry of Law and justice, Ministry of Communication, Ministry of Land

Reform and Department of Administrative Management.

These Two groups of buildings should be planned in such a way as the architecture will not disturb the composition of the group of buildings at the First Chowk area. It is recommended to plant tall trees between these groups and the area near the first Chowk. The buildings in each of the groups shall have a composition of its own and should blend with the natural surroundings and landscape. Though each block shall have its own identity, Yet the composition as a whole shall express the nature of a single secretariat Complex.

We have got another group of buildings to east of the First Chowk. The important buildings in this group is the Ministry of Home and Panchayat. By adding two L-shaped buildings courtyard is formed to express the character of the adjoining buildings. The southern L-shaped buildings is for the Ministry of Defence and the northern one is for the Ministry of Water supply and Power. These two L-shaped buildings are connected by a covered passage. The building units to be designed shall follow the conception which should have a sense of unity with the First Chowk.

A buffer zone is proposed starting from the foreign Ministry block, through the space between the First Chowk and Radio Nepal, Gallery Baithak and ending at the back entrance gate. Very tall trees are Proposed to be Planted in this zone.

All the office rooms in the Proposed Ministry Blocks are Placed facing towards south, hence Air Conditioning is not Provided in this blocks. But Provision for central Air Conditioning is proposed for the First Chowk.

Traffic and Circulation

While proposing the present entrance to Singha Durbar compound only for V.I.P.s, there arises the need for entrances for the employees, visitors and services etc. Therefore, it is proposed to have three more entry points from different direction of the perimeter of the compound.

It is proposed the main entrance for employees and visitors from the Arnico Rajmarga with the principle in mind that this road should be kept free from traffic crossings and stops to maintain a constant flow to the Airport, the entrance has been planned to divert the traffic of the Singh Durbar Compound to the area near the entrance so that parking for public service vehicles and visitors car will occur away from the main traffic of Arnico Rajmarga, for the circulation of vehicles within the Singha Durbar Secretariat a two way four lanes Road from Arnico Rajmarga has been planned. This road reaching the wide open space splits into two opposite direction.

On the eastern side of the site it is proposed a two way four lanes road from Arnico Rajmarga. This road on reaching to the proposed entrance on eastern side of the site breaks up into two ways road straight upto existing 1st Chowk block. This entrance will mainly serve as a service entrance to the complex.

Considering the maximum flow of the Employees, it is proposed a third entrance from northern boundry of the site (From Kalikasthan). This access is proposed mainly for pedestrian use.

In the Master Plan, there are two main circulation accesses one from south to North (from Arnico Rajmarga to Kalikasthan) and other from west to east (from Present Singha Durbar gate to Proposed east side gate) Beside these, the rest of the roads shown in the Master Plan are two way paved approach

-13-

road to individual blocks.

Parking have been provided for each clusters (group of the buildings) seperately at 10 feet spacing as shown in the detail drawing, the central area is thus made free from parking.

The provision for street lights are made at every 150 feet intervals on either side of the roads, which is not shown in the Master Plan and Traffic Islands are provided at every crossings as shown in the Master Plan. *

Land Scaping

In the Master Plan top, importance has been given to preserve the ~~exis~~ting landscape features, such as existing groups of trees, natural contours of the site and garden lay-out in front of the 1st Chowk, etc.

A Second landscaped Area is Proposed in front of the main entry for the employees and visitors from Arnice Rajmarga side on the east and west sides of the area different clusters of ministries blocks are planned. Those ministries blocks are kept isolated from one other, by Plantation of trees in such a way that natural lights and ventilation are not blocked and only buildings are screened from one another.

Within each courtyard of the Ministry Blocks, certain area are left for plantation and landscape.

A buffer zone with thick plantation is provided in between 1st Chowk and Gallery Baithak's Open space. This buffer zone is mainly kept just to divide the old palace building with morderen ministry blocks. On the southern side of the 1st Chowk trees like khotessalla, gobresalla and dewadars etc, with 70' to 80' height and 20' to 30' crown width are proposed for plantation either side of the roads. The space between the trees are kept 15 feet center to center.

-14-

Trees like Dhupi, Mayurpankhi etc. With 30' to 40' height and 10' to 20' crown width are proposed in the garden and landscape area. The Main Criteria for the selection of the above trees are based on the evergreen character and availability in our country.

The main points considered in deciding the position of the trees are based on to give the harmonious skyline and maximum privacy to one block with another.

TENTATIVE COST

To find the exact cost of the Project of this scale at the Present stage is extremely difficult if not impossible. The following tentative cost is estimated to show the magnitude of the Project and for the budgetary Sanction. The detailed design and cost estimate are to be continued after the approval of the Master Plan. For the purpose of estimation We have divided the whole complex into three groups, viz:-

1. Group "A" i.e. blocks east of open space and Radio Nepal.
2. Group "B" i.e. blocks west of open space and Radio Nepal.
3. Group "C" i.e. blocks east of first Chowk.

The tentative costs are tabulated below:

COST ESTIMATE

FIRST CHOWK BUILDING	GROUP A BLOCKS EAST OF THE OPEN SPACE	GROUP B BLOCKS WEST OF THE OPEN SPACE	GROUP C BLOCKS EAST OF THE FIRST CHOWK	TOTAL
1. Building Cost	1,61,76,000/-	3,08,28,000/-	2,32,92,000/-	1,78,80,000/- 88,17,60,000/-
2. Site Clearance & development (2%)	3,23,520/-	6,16,560/-	4,65,840/-	3,57,600/- 17,63,520/-
3. Circulation Drainage and Parking (15%)	24,26,400/-	46,24,200/-	34,93,800/-	26,82,000/- 13,22,64,000/-
4. Sanitary Fittings (10%)	16,17,600/-	30,82,800/-	23,29,200/-	17,88,000/- 88,17,600/-
5. Electrical Installation (15%)	24,26,400/-	46,24,200/-	34,93,800/-	26,82,000/- 13,22,64,000/-
6. Telephone (10%)	16,17,600/-	30,82,800/-	23,29,200/-	17,88,000/- 88,17,600/-
7. Interior Decorations (25%)	40,44,000/-	77,07,000/-	58,23,000/-	44,70,000/- 22,04,40,000/-

COST ESTIMATE

FIRST CHOWK	GROUP A BLOCKS EAST OF THE OPEN SPACE	GROUP B BLOCKS WEST OF THE OPEN SPACE	GROUP C BLOCKS EAST OF THE FIRST CHOWK	TOTAL
8. Land Scaping (5%)	8,08,800/-	15,41,400/-	11,64,600/-	8,94,000/-
9. Central Hea- ting & Air Conditioning	2,50,00,000/-	-	-	44,08,800/-
10. Utility Service and Miscellaneous. (15%)	24,26,400/-	46,24,200/-	34,93,800/-	26,82,000/-
	5,68,66,720/-	6,07,31,160/-	4,58,85,240/-	352,23,600/-
11. Establishment cost including consultancy fee (10%)	56,86,672/-	60,73,116/-	45,88,524/-	35,22,360/-
12. Contingencies (10%)	56,86,672/-	60,73,116/-	45,88,524/-	35,22,360/-
	6,82,40,064/-	7,28,77,392/-	5,50,62,288/-	422,68,320/-

341

416

2910

3626

SUMMARY OF PROPOSAL

1. To increase the area for the Master Plan all the existing buildings and offices inside the area as shown in Map No.3 are to be demolished and shifted to some other place outside the area. They are Cavellary, the Ministry of Agriculture, the Ministry of Communication, Motor Garage, Wooden shades of Rastriya Panchayat and Other old buildings. All those buildings are not of much significance, from the point of view of cost. The costly buildings like the Foreign Ministry and Gallery Baithak are Preserved and accomodated within the Master Plan as their function are in confirmity with the Sec-
retariat Complex.
2. The Present entrance to Singha Durbar is Proposed only as a ceremonial entrance and the main entrance for employees, visitors etc. is Proposed from the Arnico Rajmarga. The entrance to Babar Mahal is Proposed from the main road to Singha Durbar and the Present Tennis Court in the Babar Mahal compound is proposed as a parking area.
3. An entrance is recommended from the proposed road at the eastern boundary of Singha Durbar. This entrance will mainly serve as a service entrance. One more entrance mainly for the pedestrian has been proposed from the northern boundary of the Singha Durbar (i.e. From Kalikasthan).
4. The building group east of the First Chowk is Proposed to be so designed as the composition would have a sense of unity with the First Chowk. A buffer zone is proposed starting from the Foreign Ministry block, through the space between the First Chowk and the Foreign Ministry block and ending at Eastern entrance. Very high everygreen trees are Proposed to be planted in this zone. Design of buildings south of this buffer zone can be independent of the First Chowk but Preferable, they should not be higher than the First Chowk.

5. Infrastructures such as Road, Drainage, Water Supply Electricity & telephone lines are given first preference in developing the Master Plan.
6. The layout of the different Ministries Blocks is laid in such a way the very few existing trees are disturbed. In selecting the location, scale and type of trees for plantation, top importance is given to the privacy of the different Ministry Blocks with one another.
7. In the Master Plan the Provision of security track, security points, (with the space provision for the security posts and security quarters) security lights, and other security measures against fire are incorporated as to safeguard the property against organised and natural disaster.
8. Provision for fire fighting facilities has been considered in the Master Plan.
9. Provision for Air conditioning is not provided in the Master Plan, except First Chowk Building.
10. Facility of toilets at the ratio of one for ten users will be incorporated, at the time of designing of the Ministries Blocks.

CONTROL OF PHYSICAL DEVELOPMENT

Any new construction that may be undertaken in the area shown as the boundary of the master plan complex should not damage the overall conception of the plan. Each of such construction will be approved by the Department of Housing, Building & Physical Planning before it can be executed.

Appendex I

Ammendment I of the Master Plan

The Master Plan of Singha Durbar Secretarial Complex was approved by H.M.G. of Nepal on 2037/2/29. Meanwhile new ministries like the Ministry of Commerce and Supply, The Ministry of Labour and Social Wellfare etc. came up. To provide space for these ministries, a revision in the Master Plan become necessary. Instead of the Ministry of Panchayat. We have now the Ministry of Panchayat and Local Development which is much bigger in size: But the space allocated for the Ministry of Panchayat will still be enough for the Ministry of Panchayat and Local Development by Constructing five storey building instead of three storey. For other new Ministries we have provided three additional blocks in the eastern most part of the Complex, just North of H.M.G. press building. They are numbered as 40, 41 and 42. No 40 is for the Ministry of Commerce and Supply, No 41 is for the Ministry of Labour and Social wellfare and No 42 is kept reserved for any new Ministry that may come up in future. Also provision has been made for the extention of present Radio Nepal Building, in the space, West of present Radio Nepal Studio Building. This is shown as No 43. The position of Ministry of Defence (No 21) and Ministry of Water resources (No 18) are interchanged to have easy communication in between army area with Ministry of Defence.

Revised Cost Estimate:

1. Original Total Cost Estimate	- 23,84,48,064/-
2. Additional Cost Estimate for the two additional ministries (assuming 30,000 sq.ft. for each ministry)	- 1,80,00,000/-
Total:	- 25,64,48,064/-
Probable increase in cost over a period of 5 years	- 12,82,24,032/-
Grand Total :	- 38,46,72,096/-

Appendex II

Ammendment II of the Master Plan

On 1st Shrawn 2039, a revised Master Plan of Singha Durbar Secretariat, with space allocation for new Ministries was placed in the Cabinet for its approval. The Cabinet advised that the Master Plan should be further discussed with the representatives of the Ministry of Home, Ministry of Communication and the Ministry of Defence. As per the Cabinet's decision meeting was held and the recommendations were put forward in the meeting of the Singha Durbar Secretariat Reconstruction Board where the representative of the Ministry of Communication was invited as a guest member. The Singha Durbar Secretariat Reconstruction Board then recommended the following revisions in the Master Plan.

- a. Width of Service Road proposed at the Eastern Boundary of Singha Durbar compound to be reduced to 20m from 32m.
- b. Private Houses already constructed in the Private Land in between Road going from Ram Shah Path to Kalikasthan and the northen boundary of Singh Durbar compound be kept as it is and in future, the height of the new buildings to be constructed in that area should be restricted to a maximum of 2 Storeys and not more than 20 ft.
- c. To include Radio Nepal New Studio block, which is already under construction, in the approved Master Plan. As requested by the representative of the Ministry of Communication, for technical and security reasons (i) to provide gates on either end of the road serving Radio Nepal and (ii) to provide the approach road for the Ministry of Industry Building from the road east of Supreme Court Building and for the Ministry of Communication from the road South of the Building.

A P P E N D E X III

A revised Master Plan of Singhadurbar Secretariat Complex was again placed in the Cabinet on 22nd. Mangsir 2039, and the following decision was taken by the Cabinet on 5th. Bhadra 2040. "It was decided to incorporate all the Directives received from His Majesty the King from time to time and also incorporate the following Directives and then again place in the Cabinet for approval."

01. Though the building is shown as three storied only, but the foundation should be kept for five storied.
02. Think not to keep lift.
03. Entrance for each building be separate:
 - (a) V.I.P.,
 - (b) General.
04. Staircase be placed on both sides of the building.
05. Main Entrance be for V.I.P. and there should be Porch.
06. Ground Floor should be utilized for meeting people etc.,
07. Bath rooms be placed in the extreme end of both the wings on Northern side.
08. Offices for Hon. Minister, Hon. Assistant Minister and Secretary of the Ministry be located in the First Floor.
09. Non Gazetted staffs be kept on the upper floor.
10. Offices are to be located in the Southern Side of the Building.
11. Store, Bathrooms, Pantry, Record Room etc. be located in the Northern Side of the Building.
12. Separate light be provided for Security.
13. Arrange Emergency Lights on four corners of the building.
14. Electric Main Switch Room be kept at one place.
15. Provide Service Entry, if required.
16. Use Grey Enamel Paint in the verndah up to a height of five feet from floor.
17. Width of the Porch be sufficient so that car doors on either side can be opened at one time.

18. Room nearer to the Porch on the First Floor be kept for Hon. Minister.
19. Which place be airconditioned and how ?
20. Provide Elevations of all the four sides.

The above instructions are in connection with Type Design of different Ministry Buildings to be constructed in Singhadurbar area. A set of drawings of Type Design of Ministry Buildings prepared as per the above instructions and another alternative set of drawings are also prepared which includes almost all the instructions given above, but with little difference.

These differences are as follows:

01. Two main staircases are located at one third distance of the length of the building, in stead of keeping it at extreme end. By doing so, it is centrally located near the Reception area and a visitor has not to walk all the way to the end of the building, which gives some privacy to the office and it is also easy to locate.
02. One main entrance and one emergency entrance have been provided and the main entrance has been located in the center of the building.
03. The Bathrooms have been located next to the staircase and close to the reception area. In doing this, all the services are located together thus making it more functional and also there is saving in the plumbing costs.

The following revisions in the Master Plan have been recommended.

- a. Width of Service Road proposed at the Eastern Boundary of Singha Durbar Compound to be reduced to 20m from 32m.
- b. Private Houses already constructed in the Private Land in between Road going from Ram Shah Path to Kalikasthan and the northern boundary of Singha Durbar compound be kept as it is and in future, the height of the new buildings to be constructed in that area should be restricted to a maximum of 2 storeys and not more than 20 ft.

- c. To include Radio Nepal New Studio Block, which is already constructed, in the approved Master Plan. As requested by the representative of the Ministry of Communication, for technical and security reasons (i) to provide gates on either end of the road serving Radio Nepal and (ii) to provide the approach road for the Ministry of Industry Building from the road east of Supreme Court Building and for the Ministry of Communication from the road South of the Building.
- d. To include the building for newly constituted Ministries.
- e. To approve either of the designs of Type Design of different Ministry blocks to be constructed in Singha Durbar Complex.