

**Exploration of construction companies for the construction of Pre-fabricated (prefab) class rooms for Dipendra Memorial Primary School Dharan.**

**Foreword:**

With the request of Dipendra School for additional rooms for preprimary classes and interest shown by the Rotary Club of Hulst Netherland, we started to explore the possibility of construction of prefab houses. In this course we visited companies in Pokhara, Dharan and Kathmandu. We also visited Housing Fare at Bhrikuti Mandap (exhibition ground) in Kathmandu organized by different companies.

**Housing Fare**

There were about 10 construction companies dealing with housing program. Out of them few were dealing with construction materials. The construction materials are of different ranges, quality and price-wise. But we could not find any companies who could help build complete house (Prefab). Thus we simply collected the price of the materials and gain knowledge on them. However, these companies are ready to supply by supplying materials if we could arrange construction manpower in the local area.



We contacted following companies in the fare:

1. International Green Developers Nepal Pvt. Ltd.
2. Highland property dealers and investment Pvt. Ltd.
3. Gorkha Eco Panel
4. Eco Blocks

We also visited following companies in the valley

5. Himalayan Prefab Pvt. Ltd.
6. Prefab House Nepal
7. Sutra Construction and designer Pvt. Ltd. (we visited the site but could not find the office)

### **Himalayn Prefab Pvt. Ltd.**

Out of above companies we worked in detail with Himalayan Prefab Pvt. Ltd since they deal with entire construction of the house. With the construction of Puff materials with 2" thick cost about maximum of Rs. 500,000/- per room, sized 15'x18'. This is the best material available with them. If we use other materials like cement board the cost per room comes down to Rs. 400,000/- These cost doesn't include transportation cost of materials and accommodation and fooding of manpower at site. This is for the estimation for the class rooms if we build above the existing building of the school. Extra cost of will involve for excavation and foundation if we construct class rooms on the ground.

All construction will be of Iron structure with puff materials for wall and partition. The roof will be of galvanized sheet and ceiling under the roof. The door and windows will be of aluminum. The above cost covers the electrifications and other accessories as per our need. Since this is a very initial estimation without drawing and so, we hope we could negotiate with them at final stage. This company is presently working in Dharan and pokhara. With our request they have sent their Engineer and other manpower to see our school building and assured us to provide drawing and cost estimate in a week time. Mr. Parvat Sanjel, Principal of the school showed them the construction site. The above cost doesn't include the cost of staircase and shed for it if we construct on the existing building. Two class rooms can be constructed within a month after the delivery of materials.



### **Prefab House Nepal**

The second party we visited was prefab house Nepal at Satdobato, Tikabhairab road, Patan. We consulted the CEO of the company. They are not interested in construction of small building outside the valley. However, we had the opportunity to see the house constructed inside his premises. The house doesn't have any foundation nor fixed on the ground with any technology. Nonetheless, knot bolt can be fixed with foundation on client's request. Besides their unwillingness, they quote Rs. 3000/- per square feet for available best material. They even assured of reconstruction if natural calamities destroy the house within given time.



### **Conclusion:**

Though we experienced different modality of construction with varieties of materials, we are in need of company who can take sole authority and construct the house. Having knowledge on different companies and materials, we recommend the Himalayan Prefab Pvt. Ltd as an appropriate company for us. They are in field even in Dharan which ease us to work with them. Price is also reasonable.

So, we request you to go through the given points and suggest us accordingly. We shall furnish further information once we receive drawing and cost estimation for the company.

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