

ASIAN DEVELOPMENT BANK

Nepal Resident Mission (NRM)

Call for Expression of Interest:

**Long-Term Land Lease and Construction of the
Proposed Nepal Resident Mission (NRM) Facility**

Asian Development Bank (ADB) invites Expression of Interest on non-committal basis for the long-term land lease and construction of the proposed relocation of the Nepal Resident Mission (NRM) in Kathmandu, Nepal. The parameters for the land to be leased are found in Attachment A.

Should your firm/ individual landowner/s be interested in this assignment, please submit an Expression of Interest (EOI) including the following information:

1. Profile of the firm / individual including:
 - a. Registered business / individual name of landowner/s
 - b. PAN registration in Inland Revenue Department
2. Full and comprehensive description of the land being offered for lease including but not limited to:
 - a. Complete street address of the property
 - b. Detailed coordinates of location in Kathmandu, Nepal
 - c. Full technical description of the property including all bearings / copy of the land title showing the same technical description
 - d. Topographic map of the property (if available)
 - e. Soil test / Geotechnical Investigation (if available)
3. Demonstration of financial capability to carry out the construction of an office building.

Please note that ADB may shortlist firms / individuals for a potential limited tender (Request for Proposal) or contracting, based on the result of this EOI process.

Participants of the previous EOI dated 15 April 2022, which qualifies to the requirements in Attachment A, do not need to resubmit.

The Expression of Interest and requested information should be sent through email to: fieldofficesupport@adb.org (Attention: Mr. Jose Marie de la Paz) and adbarm@adb.org (Attention: Mr. Udhav Parajuli) on or before 1700H 15 August 2022 (Kathmandu Time).

Attachment A – Parameters for Selection

I. Technical Specifications

ADB is in search of a property, preferably a greenfield vacant lot, to relocate our ADB Nepal Resident Mission (NRM) facility. The land shall satisfy the minimum requirements as stated below.

A. Location and Site Conditions:

- 1. Neighborhood:** The shortlisted properties must be located in close proximity to the Singha Durbar, the Nepal Government Secretariat and other international organizations, preferably within a radius of 4 to 5 kilometers.
- 2. Property Type:** Vacant lot preferably with minimal to no demolition works required¹. The property shall ideally be ready for initial mobilization works.
- 3. Public Transportation:** The property should be ideally located in close proximity to all modes of public transportation (bus, taxi, etc.).
- 4. Drainage:** The property must be in close proximity to the public drainage system for easy connection.
- 5. Environs:** The property must be located in a sanitary and healthy environment, preferably within the commercial area away from agricultural, poultry, wet market, garbage dump areas.
- 6. Soil Conditions:** the soil conditions must be investigated for liquefaction potential, and a comprehensive geotechnical investigation report must be evaluated by ADB. Any fault lines or fissures located in the proximity must also be identified. At this stage, documentation supporting soil conditions is not required, but will be conducted once ADB identifies the suitability of the property.
- 7. Hazard Assessment:** The land must not be located in the flood or landslide prone area. To mitigate seismic hazard, the future construction must be according to seismic provisions of Nepal Building Code NBC 105:2020. Please provide regional / local hazard maps for ADB verification.

B. Technical Requirements:

- 1. Lot size.** The lot parcel is recommended to have an area not less than 2,400 sqm and be sufficient to construct a building with a footprint that complies to all applicable local building codes (NBC 105:2020 and other applicable codes). The building shall have a combined net usable office area of 2,000sqm, with a potential to be expanded in the future, satisfying all building construction requirements by ADB found in Section C. The lot shape is preferred to be regular for site development planning efficiency.
- 2. Open space.** The lot parcel, given the allowable building footprint, shall have at least 70% open space for greenery, standoff distance from main road, and open parking spaces.
- 3. Frontage.** The property shall have a minimum frontage of 26.00 meters adjacent to a main road of at least 8.00 meters wide. Any deviation from this requirement, if it satisfies the requirement on lot size, will be subject to ADB's technical review.
- 4. Main Road Access.** The main access road right-of-way leading to the property shall have a minimum width of 8.00 meters excluding sidewalks.

¹ If the proposed property has an existing building / structure, kindly submit together with this EOI details of the structure including, but not limited to, size, construction type (light / masonry / steel), layout in relation to the lot, and photos.

5. **Floor Area Ratio (FAR).** ADB will adhere to the summarized building bylaws (Attachment B) of Nepal in crafting the building plans and specifications.

C. Lease Arrangement and Building Construction

1. **Minimum lease period.** The lease term shall be for a minimum period of twenty (20) years commencing from occupancy in 2023 to 2043. A longer lease period offered to ADB will be given priority.
2. **Lease renewal.** The lease may be renewed for a minimum of another ten (10) years with the same terms and conditions of the prevailing lease, which shall be based on the market value at the time of negotiations.
3. **Building Construction.** The landlord shall carry out the construction of the building shell where the capital expenditure cost shall be integrated into the lease payments which includes fair interest assumptions that will be reviewed by both parties.

Attachment B – Summary of Building Bylaws of Kathmandu Valley

| Description | Commercial Building | Mixed Residential and Commercial Building | Institutional Building |
|---|---|---|---|
| Permissible Ground Coverage | 50% of land area | 50% of land area | 50% of land area |
| Permissible Floor Area Ratio (FAR) | 3.5 | 4.5 | 2.5 |
| Minimum Front Setbacks | 6 m | 6m | 6m |
| Minimum Setbacks | <ul style="list-style-type: none"> • Building Height up to 10-meter height: 1.5 m • Building Height 10-meter to 17 m height: 3 m • Building Height 17-meter to 24 m height: 4 m • Building Height 24-meter to 31 m height: 5 m • Building Height 31-meter to 38 m height: 6 m • Building Height 38-meter to 45 m height: 7 m • Building Height 45-meter to 52 m height: 8 m • Building Height 52-meter to 59 m height: 9m | <ul style="list-style-type: none"> • Building Height up to 10-meter height: 1.5 m • Building Height 10-meter to 17 m height: 3 m • Building Height 17-meter to 24 m height: 4 m • Building Height 24-meter to 31 m height: 5 m • Building Height 31-meter to 38 m height: 6 m • Building Height 38-meter to 45 m height: 7 m • Building Height 45-meter to 52 m height: 8 m • Building Height 52-meter to 59 m height: 9m | <ul style="list-style-type: none"> • Building Height up to 10-meter height: 1.5 m • Building Height 10-meter to 17 m height: 3 m • Building Height 17-meter to 24 m height: 4 m • Building Height 24-meter to 31 m height: 5 m • Building Height 31-meter to 38 m height: 6 m • Building Height 38-meter to 45 m height: 7 m • Building Height 45-meter to 52 m height: 8 m • Building Height 52-meter to 59 m height: 9m |
| Permissible Built-up Area | 3.5XTotal Area of Land | 4.5XTotal Area of Land | 2.5XTotal Area of Land |
| Basement | Only two floors | Only two floors | Only two floors |
| Minimum Right of Way/Road | 8 m | 8 m | 8m |

Note:

Public Buildings:

Public Buildings refer to all the government, non-government or private buildings which are used for providing services, facilities, products and opportunities to the general public.

Built-up Area:

Built-up area shall be the sum of all the floor areas in the building used for one or more occupancy type. The built-up area shall include all the area of the building that comes under FAR as per local byelaws.

Ground Coverage Area = (Building Ground Floor Area / Total Site Area) X 100

FAR = Total area of all floors / Total Site Area

Source:

1. *Nepal National Building Code-NBC 105: 2020 SEISMIC DESIGN OF BUILDINGS OF NEPAL* [DUDBC - Department of Urban Development and Building Construction » Building Codes](#)
 2. *Nepal National Building Code 2060-NBC 206: 2015 ARCHITECTURAL DESIGN* [DUDBC - Department of Urban Development and Building Construction » Building Codes REQUIREMENTS](#)
- Nepal Rajpatra, Government of Nepal: **Building Bylaws** 2072 (2015) <https://www.dop.gov.np/>*
3. *Nepal Rajpatra, Government of Nepal: **Building Bye-laws 2078 (Second Amendment)** 30 May, 2022/ 16 Jestha 2079*
<https://www.dop.gov.np/>
 4. *Kathmandu Valley Development Authority: **Kathmandu Valley Building ByLaws** 2064*
 5. ***Kathmandu Municipality Building Permit Guidelines** 2075*

[स्थानीय राजपत्र – Page 2 – काठमाडौं महानगरपालिका, नगर कार्यपालिकाको कार्यालय, वाम्मती प्रदेश \(kathmandu.gov.np\)](#)