

OWNER:

PALYUL PEMA TSOKEY LING
Solududhkunda Municipality-5, Solukhumbu
Bagmati Province, Nepal



PROJECT NAME:
THE PREPARATION OF MASTER PLAN OF
PALYUL PEMA TSOKEY LING
Solududhkunda Municipality-5, Solukhumbu

FINAL REPORT

July, 2025

SUBMITTED BY:

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PROJECT EXECUTIVE SUMMARY

PROJECT NAME	Preparation of Master Plan of Palyul Pema Tsokey Ling	
PROJECT LOCATION	Solududhkunda Municipality-5, Solukhumbu, Nepal	
PROJECT CLIENT	Palyul Pema Tsokey Ling	
PREPARED BY	Green Design Solution (P.) Ltd Kathmandu, Nepal Email: - gdesignsolution.np@gmail.com	
PROPOSED SITE AREA	<ul style="list-style-type: none"> 22,850 sq.m. (44-14-2-2.28) (R-A-P-D) 	
SUMMARY OF COST	Total Estimated Cost = Rs. 75,784,193.02 /- IN WORDS: Seven Crore Fifty-Seven Lakhs Eighty-Four Thousand One Hundred and Ninety-Three Rupees only/-	

SUBMISSION DETAILS

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We want to acknowledge the concerned Palyul Pema Tsokey Ling, for entrusting us to conduct the Preparation of the Master Plan of Palyul Pema Tsokey Ling.

We are grateful to our Team Leader Ar. Nabin Ghising, Ar. Sunita Kutu and Engineer Rabindra Yadav and Sarbagya Lohala, Surveyor Randhir Khadga, and other supporting staff who were actively involved in the survey and preparation of the report. We are also grateful to all the concerned personnel for their kind regards during the survey and preparation of this report.

Finally, we would also like to thank all the staff and members of Palyul Pema Tsokey Ling for providing us with their valuable time during the survey & report preparation.

Green Design Solution Pvt. Ltd.
Baneshwor, Kathmandu, Nepal

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INTRODUCTION

BACKGROUND

Planning involves an imagined journey into the future, where all outcomes are uncertain and where opportunity and peril co-exist. The only thing more dangerous than planning is not planning; facing the future without preview or preparation. Master Plans are like road maps. They chart a hopeful course between the present and some intended destination, with milestones along the way. However, road conditions are unpredictable and detours are common. Planning is an adventure in communication as well as in design and policy development. It is a process of compromise and collaboration in support of valued goals. It is a frustrating yet hopeful and fruitful search.

Planning documents are not blueprints. Any plan as specific and inflexible as a blueprint is doomed to failure. Good plans are flexible, living guidelines and policies, self-correction, and adaptable to change.

There seems to be some confusion over the meaning and scope of "master planning." Indeed, both the activity and process continue to evolve.

BENEFITS OF PLANNING

Planning allows institutions to make the most use of all their resources. Benefits include the ability to:

- Anticipate and shape their future
- Prioritize action
- Budget time
- Improve Internal communication
- Improve coordination and cooperation
- Sell their agenda internally and externally,
- Raise funds
- Evaluate their program later.

INTEGRATED PLANNING

Many so-called "Master Plans" are only physical development plans. Some institution has invested in detailed plans only to find they were not financially supportable. An integrated approach yields a successful document. Once the concept and Master Plan are developed at a conceptual level of detail initiatives such as capital campaigns and early action projects can commence. If the institution chooses to continue planning to develop a detailed physical development master plan, it should also continue to develop its strategic or business master plan and coordinate the two plans. These can be combined into a single comprehensive plan.

Master planning, a set of longstanding assumptions has been prevalent. For instance, it was assumed that most hospitals would provide all clinical services and that all of those services would continue to grow, albeit with some shift of volume to outpatient settings. It also was assumed that capital would be available to invest in buildings and that the best solution is always the best building.

PROJECT BACKGROUND

This master plan report has been prepared by Palyul Pema Tsokey Ling for Preparation of Master Plan of PALYUL PEMA TSOKEY LING, Solududhkunda Municipality-5, Solukhumbu, Nepal and involved Green Design Solution Pvt. Ltd., Kathmandu, Nepal for constructive development efforts and Engineering Detail Survey of Palyul Pema Tsokey Ling premises, Sindhupalchok, Nepal. Palyul Pema Tsokey Ling is a hall centered around a sacred statue, thoughtfully designed to respond to its site context while fostering an inclusive spatial experience that promotes unity and equality among all users.

The Palyul Pema Tsokey Ling, thus invited the consulting firms with their quotations to prepare a master plan preparation works. As a start, it requested us to accomplish Engineering Survey, soil test & developed a map. In response to above mentioned, Green Design Solution Pvt. Ltd. Kathmandu arranged the planning, architectural & engineering works of the proposed site & developed the Master Plan to meet a demand for at least 15 – 20 years, which is attached herewith.

The project is to develop the additional academic blocks, the kitchen and dining block, hostel block and pilgrims guest house blocks for Palyul Pema Tsokey Ling.

OBJECTIVE OF THE STUDY

The objective of this job is to make a master plan for Palyul Pema Tsokey Ling. Following are the objectives in short,

- Prepare a Master Plan of Palyul Pema Tsokey Ling conceiving it as a center of the area.
- Prepare a Detail plan & its estimate of various components of master plan.

SCOPE OF WORK

The Consulting services have been divided into two major phases namely.

Phase I: To develop a Master Plan

Phase II: To prepare cost estimate, drawings of various blocks and its 3D design.

STUDY METHODOLOGY

DESK STUDY:

The review of relevant documents from Topo Maps, Google Earth, and publication was the important methodological step of the study which covered the conceptual, national, international, district, and village-specific context. Collection and review of secondary sources of data/information made at two stages. Some major documents like Municipality area, its boundary, planning document of Municipality, district profiles, village profiles, settlement inventory, central service map/ topo map of the district/villages, Providence/district/village and ward level population census data, and other related data/information related to Providence no 3, Solukhumbu district, Solududhkunda Municipality had collected and the site was visited during the inception phase.

Other documents like the Population Census Report at the VDC/Municipality level, area of wards/village, Act Rules and Regulation on Forest, National (3 years Interim plan) Plan, relevant sectorial development plans and reports, satellite imagery, reports on Solududhkunda Municipality master plan and other related materials were collected. Documents for fieldwork had been prepared after the interaction with project officials during a field visit. The service provider was thoroughly

familiar with relevant topographical, and geological. The consultant collected and studied any other maps and information during the initial phase.

FIELD STUDY:

Consultant team field trip was carried out for topographic survey and soil test. During the field visit, apart from the project site.

On the first, second, and third day of the field trip a reconnaissance survey was carried out for resource mapping and to gather initial information regarding the presence or absence of sensitive places within the project area.

During the field trip, the study team made the necessary observations and visited Solududhkunda Municipality Management to gather data on the biological and physical aspects of the project area. The impact checklist was used to identify various beneficial and adverse impacts.

DATA ANALYSIS AND INTERPRETATION

The data collected from primary as well as secondary sources had been processed for the preparation of the study report. Data were analyzed by generating specific tables. As a part of data analysis, maps were prepared through the GIS method at a specified scale and accuracy. The list of maps prepared is as follows.

- Project Site base map (showing topographic features, Land Use and Land Cover, Existing Settlement) along with hinterlands.
- Map of important structures in immediate surroundings (Natural and man-made).

PREPARATION OF PLAN AND PROGRAM

Based on the interaction with local authorities and Solududhkunda Municipality Management findings of different analyses/interpretations, the project master plan was prepared based on requirements. A cost estimate of different structural components within the site is carried out.

REPORTING/PRESENTATION

The report covers facilities of the project Master Plan, cost estimation, analysis maps, present land use status, topography, environmental situation, and opportunity for establishing a Master Plan.

METHODOLOGY

DESK STUDY AND TOPOGRAPHIC SURVEY OF THE PROJECT AREA.

Under this heading the consultants carried out the following tasks:

- Collection and review of topographical maps (1:25000), available reports, secondary data and information.
- Consultation with Key Personnel.
- Assessment and evaluation of secondary information.
- Development of other Survey Checklists and Questionnaires.

FIELD STUDY PHASE

Under this phase, the consultants carried out the following tasks:

- Visit the site.
- Discussion with stakeholder and community Chairperson.
- Study of Land use pattern and Terrain Type
- Study the existing condition of water supply, telecommunication, electricity and wastewater treatment and other necessary infrastructure
- Conduct a topography survey.

PRELIMINARY DESIGN OF DIFFERENT COMPONENTS WITHIN MASTER PLAN

In the Preliminary Design Phase following components have been designed.

- Guru Rinpoche with hall
- Entry Gate
- Parking area
- Garden

Additional components in the site for future provision:

- Academic Block with Class Rooms
- Kitchen and Dining Block
- Hostel Block
- Pilgrims residence blocks

PREPARE PRELIMINARY COST ESTIMATE REPORT

Based on the Preliminary design, the quantity and cost will be calculated using appropriate rate analysis.

PREPARATION OF IMPLEMENTATION PLAN

The consultant will prepare the implementation plan based on the budget allocated to construct the Master plan component in various fiscal years.

REPORTING WITH DESIGN, ESTIMATE, AND DRAWINGS.

After taking the feedback and suggestions from the client, the consultant will prepare the final report, Cost Estimate, and drawing as per TOR.

OVERVIEW OF SITE AREA

LOCATION AND ACCESSIBILITY

Solududhkunda Municipality is the pioneering municipality of Solukhumbu district. It was established on Mangsir 17, 2071 by merging five VDCs: Salleri, Loding, Tamakhani, Gaarma, and Beni. This municipality is situated in the eastern development region, characterized by its latitude 27.502103 and longitude 86.586122. In 2071, Dudhkunda Municipality recorded a population of 11,247 and covered an area of 254.3 square kilometers. By 2073, additional VDCs such as Takshindu, Kerung, Gorakhani, and Taptung were incorporated, thereby renaming it Solududhkunda Municipality. During the 2068 Nepal census, the municipality's population was 20,399 and its area was 538.09 square kilometers. On Phalgun 14, 2074 BS, Tingla VDC was added to Solududhkunda Municipality, resulting in a total population of 24,323 and an area of 565.06 square kilometers. The municipality is divided into 11 wards.

We can easily be there by vehicle. The location map and its area in Google Earth map is shown in figure below:



Figure 1 Location Map of Project Site

EXISTING INFRASTRUCTURE

The site is situated on a previously unoccupied, gently sloping terrain located along the hillside, characterized by its natural topography and serene surroundings. It is enveloped by abundant vegetation, contributing to a tranquil and environmentally rich setting. Accessibility to the site is facilitated by a wide, drivable road, ensuring convenient vehicular approach and connectivity to the broader area.



Figure 2 The Existing Site

TOPOGRAPHY MAP OF THE SITE

The site is located within a sloped hillside region, characterized by its natural gradient and elevated terrain. The total area of the land spans approximately **22,850 square meters** (44-14-2-2.28) (Ropani, Anna, Paisa, and Daam), providing ample space for both current development and future expansion. The topographical condition of the site offers opportunities for a context-sensitive architectural approach that harmonizes with the existing landscape.

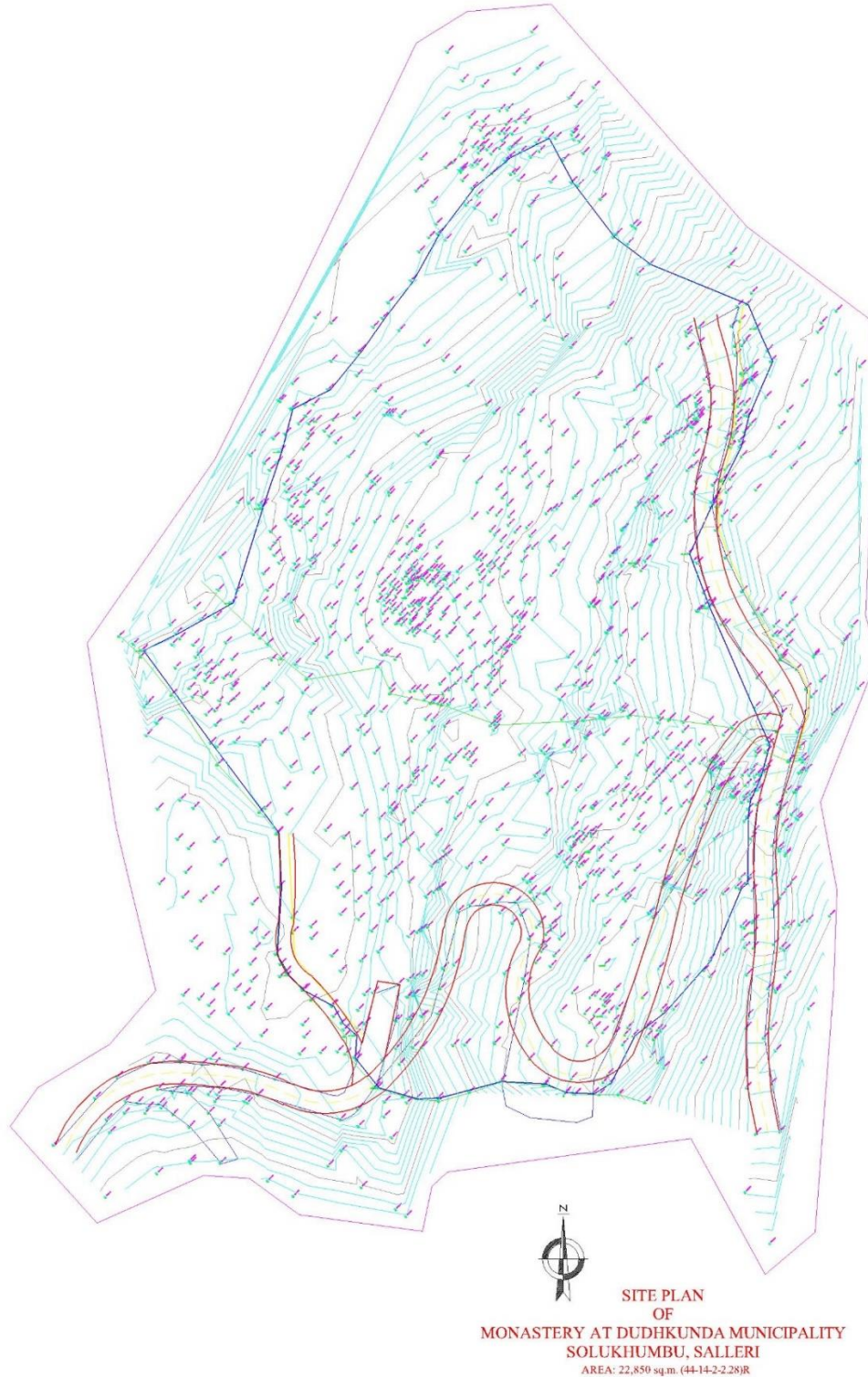


Figure 3 Topography map of the site

Site Area: 22,850sq.m. (44-14-2-2.28) R-A-P-D

LITERATURE REVIEW

MASTER PLAN

A master plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. Master planning is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use. It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions

AIMS AND OBJECTIVES

- To establish a serene and welcoming environment where pilgrims can gather, reflect, and experience a sense of peace and spiritual harmony.
- The project should be visualized as imposing and expressive of an identity of the buddhist community.
- Public service-oriented planning.
- Ample open space within the premises for emergency purposes as well.

GENERAL LITERATURE

During the process, the literature reviews of various similar projects have been carried out to identify the design fundamentals and that has been tried to sum up with the design requirements and standards for the monument.

Guru Rinpoche, also known as Padmasambhava, is a revered spiritual figure in Vajrayana Buddhism, symbolizing the embodiment of enlightened activity and the transmission of tantric teachings. Structures built in his honor often serve not only as places of worship but also as cultural landmarks that promote spiritual learning, meditation, and community gatherings.

Architecturally, such halls are typically designed to be site-responsive—respecting the natural terrain, views, and environmental conditions—while incorporating traditional Himalayan or Tibetan design elements. These may include symbolic geometry, axial planning, iconographic representations, and the use of locally sourced materials. The orientation of the statue and the spatial arrangement of the hall often follow ritualistic and symbolic guidelines to enhance spiritual significance and user experience.

DESIGN PHILOSOPHY

FORMULATION OF MASTER PLAN AND CONCEPTUAL DESIGN

The approach to Master planning was such that it needed to be site-responsive and needs to be functional on a planning basis as well as a circulation basis. Ample space to be provided for various departments and ample space for landscape.

Concept:

❖ Site Responsive

Every good design needs to be site responsive, if the built design does not respond to the site, it cannot sustain a long life. So, keeping that into consideration the overall master plan has been planned.

❖ Functional Planning and Circulation

Planning has been done in such a way that it serves various functions provided by the client's requirement efficiently. The statue of Guru Rinpoche with hall in the ground floor is designed at higher level of the site as to represent the hierarchy. And the other amenities are planned on the peripheral area without affecting the activities in the main complex area.

❖ Proportion, Symmetry, and Volumetric Balance.

Overall proportion, symmetry, and volumetric balance have been taken into consideration as they directly affect human psychology. The building complex should be easy to the eye and should not create havoc within the person. The building should be welcoming with its symmetry and volume to the general public.

❖ Axis Approach

The site is along the N-S axis. The components of the project are aligned along the north south direction.

❖ STUDY OF BUILDING BYELAWS

1. Floor area:

The floor area is calculated based on the external dimensions of buildings including all stories, except floors entirely located below ground level, of any building. In calculating the floor area, as well account shall be taken of secondary structures such as balconies, attics, recessed balconies (loggias) or patios, enclosed porches, and floor areas devoted to accessory use. Any area constructed and used for vehicle parking or loading of vehicles shall not be included as floor area.

2. Floor Area Ratio:

This is the quotient of the total built or planned floor area on a plot and the total area of that plot.

$$\text{FAR} = \frac{\text{Total floor area}}{\text{Total ground/plot area}}$$

3. Ground/Plot Coverage:

The Ground Coverage indicates how many percent of the total ground/plot is permitted to be covered by buildings including accessory buildings.

$$\text{GCR} = \frac{\text{Built-up area of a plot at ground level}}{\text{Total ground/plot area}} \times 100$$

5. Right of Way (ROW):

A land corridor designated or constructed for the use of public access, vehicular traffic circulation, and the location of public utilities, such as pathways, easements, roads, and highways, regardless of the ownership of the land and utilities in the ROW.

6. Setback line:

The line fixed by the concerned authority inside the plot, especially parallel to the borderline of the plot. No construction shall be allowed in the space between this line and the border of the plot. The outside wall shall be measured from the outer face of any structure, such as roof overhangs, eaves, or balconies that are projecting most outward from the wall.

7. Basement:

Any accessible and usable part of a building of which, at least, half of its room height is located below finished ground level.

8. Drainage:

The conduit or channel is built to drain rainwater, sewerage, or used water.

9. Open space, frontal:

The open space between the building line and the plot in front of any building or construction and the border on the frontal side of the plot.

10. Plinth area:

The covered floor area together with the wall of the underground or any other floor.

11. Story:

The spatial portion of a building is located between the surface of any floor above ground level and the surface of the floor next to it or, in case there is no floor above it, then the space between such floor and the ceiling next to it. The minimum height of stories (distance from floor to ceiling) shall be stated at 2.50 m.

BYELAWS FOR DESIGNING

❖ **Staircase:**

The minimum clear width of the staircase shall be not less than 1200 mm provided with handrails (not less than 900 mm height) on both sides.

❖ **Parapet Heights:**

All accessible roof terraces and balconies shall have parapet walls and handrails that are not less than 1000 mm in height.

❖ **Lighting and Ventilation:**

All habitable rooms shall have admission of light through external wall openings not less than 1/10th the floor area of the room. The admission of light is permitted through internal courtyards having a minimum dimension of 3000 mm x 3000 mm.

For natural ventilation, openable exterior openings not less than 1/20th of the floor area shall be provided. For ventilating spaces for water closets and bathrooms, the minimum size of the ventilation shaft shall be 1 sq. m.

Where natural lighting and ventilation requirements are not met, the same shall be assured through artificial lighting and mechanical ventilation.

❖ **Exits**

Exits shall be defined as a continuous and unobstructed means of egress to a public way and shall include intervening doors, passages, lobbies, ramps, staircases, courts, and balconies. An exit may also include a horizontal exit into another building at approximately the same level.

❖ **General Exit Requirements**

All exits shall be free of obstructions and be properly illuminated.

The maximum travel distance on the floor to exits shall not exceed 30 m for all types of buildings.

DESIGN CONCEPT

PROJECT OVERVIEW

This report outlines the architectural and conceptual design of the proposed Guru Rinpoche Statue at Solududhkunda Municipality-5, Solukhumbu District. The design is envisioned not just as a religious symbol but as an iconic landmark that harmoniously blends spirituality, cultural identity, nature, and tourism potential. The project aspires to position this site as a major internal tourism hub in Eastern Nepal.

SITE CONTEXT AND SIGNIFICANCE

The site is uniquely perched in the hills of Solududhkunda Municipality, offering a breathtaking panoramic view of the Himalayan ranges and the Salleri bazar below the site. Surrounded by tranquil natural beauty, the location inherently supports mental and emotional well-being, providing a perfect setting for a spiritually and environmentally immersive experience.

Solukhumbu has emerged as a key transit point and tourism destination in recent years. This monument will serve as a focal attraction—elevating the cultural identity of the area and inviting more visitors seeking both spiritual solace and natural healing.

DESIGN VISION AND OBJECTIVES

- To create an architectural icon symbolizing divine harmony through the presence of Guru Rinpoche Statue.
- To develop a spiritual and cultural landmark that attracts pilgrims, tourists, and seekers of peace.
- To support internal tourism development through a multifunctional and meaningful space.
- To integrate modern infrastructure below the monument for official and administrative functions.
- To promote local economy and identity by encouraging local crafts, guided tours, and hospitality services.

ARCHITECTURAL CONCEPT

Guru Rinpoche Statue:

At the heart of the project stands the grand Guru Rinpoche statue, designed with reverence and precision, symbolizing divine unity, and cosmic balance. **Guru Rinpoche**, also known as **Padmasambhava** ("Lotus-Born"), is one of the most revered figures in Tibetan Buddhism. He symbolizes many profound aspects of spiritual practice and enlightenment. The monument is oriented to face the best view of the mountains and village, reinforcing the connection between the divine and the natural world.

It emphasizes the importance of creating inclusive and contemplative spaces that welcome both pilgrims and the broader public. The integration of landscape with built form is a key consideration in this project, fostering a sense of unity between the sacred structure and its natural surroundings.

Spiritual axis and grand staircase:

A staircase ascends from the base to the meditation hall platform, creating a ceremonial axis. This grand processional route is designed not only for visual impact but also to represent a spiritual journey. And the other two staircases designed on the either side of the monument are designed for inlet and out let of the pilgrims for efficient flow through the main meditation hall.

Podium with administrative and public function:

Beneath the statue, one floor has been designed to serve as grand meditation hall. On the top floor, which serves as the base of the pema (lotus base), pilgrims are able to circumambulate the statue as part of their worship. Atop the pema sits a statue of Guru rinpoche in a seated position.

Design Themes and Philosophical Approach

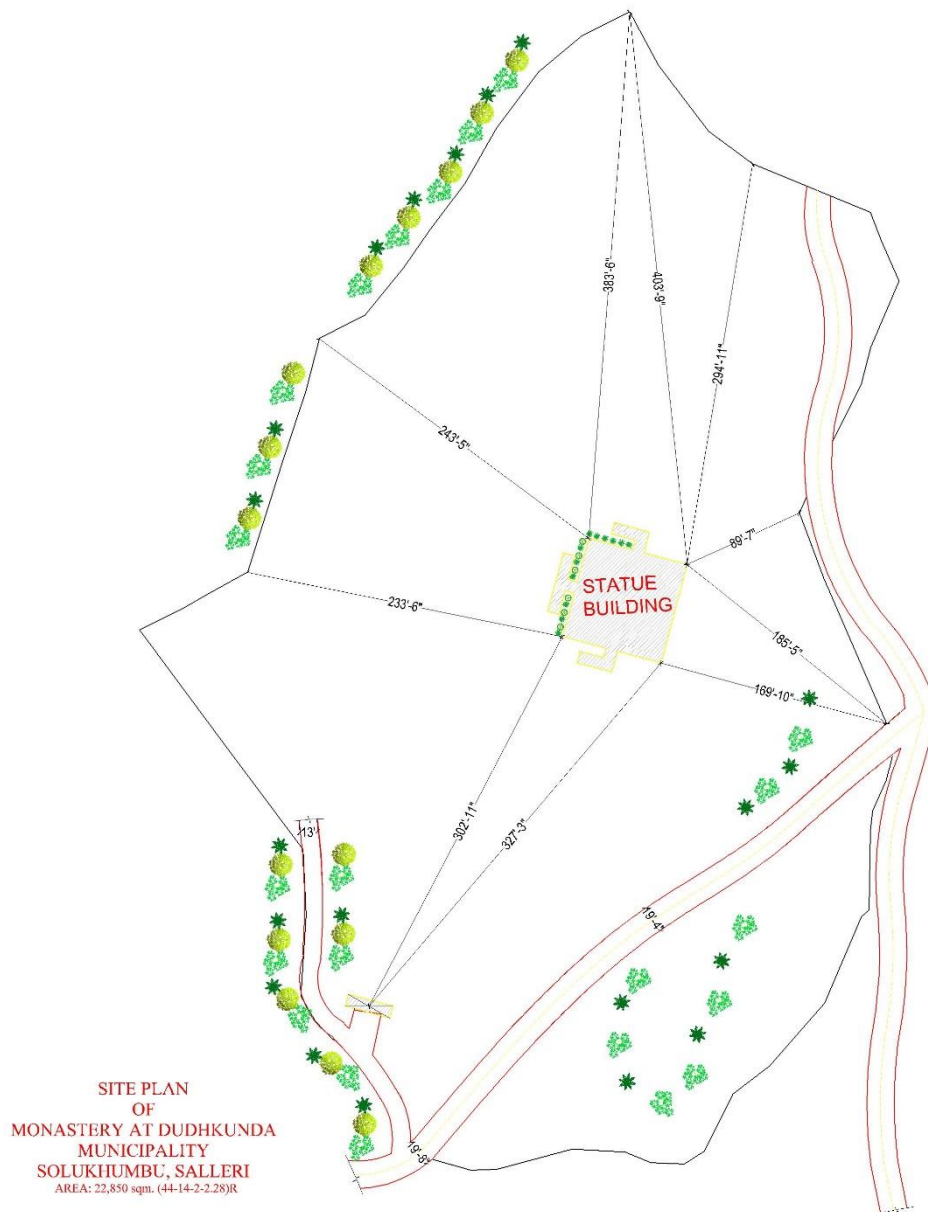
- Religious Symbolism: Guru Rinpoche as the cosmic force and nurturing energy.
 - Seated on a **lotus**, symbolizing purity and his miraculous birth.
 - Holding a **vajra** (thunderbolt) and **skull cup**, representing skillful means and wisdom.
 - Wearing a **lotus hat**, symbolizing mastery of all Buddhist teachings.
 - Often depicted with a **trident (khatvanga)**, representing his consort and the union of masculine and feminine principles.
- Spiritual Healing: Landscape design encourages mindfulness and peace
- Human-Centered Design: Accessible spaces designed at human scale for all age groups.

MATERIAL AND AESTHETIC LANGUAGE

- Locally available stone and wood to reflect regional character.
- Sculptural finishing in bronze for the statue.
- Soft landscaping with native plants, water features, and shaded paths.

TOURISM AND COMMUNITY INTEGRATION

- Engagement of local people in tourism services (guides, shops, cafes).
- Hosting religious festivals, retreats, and cultural events.



The site plan includes several provisions for future expansion to accommodate the growing needs of the institution. On the northern part of the site, space has been allocated for the development of an academic building, which will house classrooms designed to facilitate a conducive learning environment for students. The western side of the site is designated for the construction of a kitchen and dining block, intended to serve both students and visiting pilgrims. Additionally, a residential block has been planned to function as a hostel, providing accommodation facilities for students. These expansions aim to enhance the overall infrastructure and support the long-term growth of the project.



Figure 3 Proposed Master Plan



Figure 4 3D view of overall site

The statue of Guru Rinpoche, along with the accompanying hall located on the ground floor, is strategically positioned at a higher elevation within the site to symbolize spiritual and spatial hierarchy. The total height of the monument is provided as 108 ft. high along with hall and individual statue height is provided 58 feet high. Supporting amenities and ancillary facilities are thoughtfully planned along the peripheral areas of the site to ensure they do not interfere with the activities and sanctity of the main complex.



Figure 5 3d view of the master plan



Figure 6 View of main Gate



Figure 7 View of peace garden with stupa



Figure 8 View of the peace garden with Guru Rinpoche statue



Figure 9 View of fountain in the garden

COST ESTIMATION

PROJECT COST SUMMARY

The preparation of a Master Plan is itself an expensive and sensitive job. The construction of basic infrastructure facilities is a primary need to carry out further work. The investment required for the Master Plan should be analyzed and recoverable to make it viable. The chapter shows the tentative amount of investment required for the construction of basic infrastructure, and different modes of the Monastery and its premises area.

Basic infrastructures like roads, electricity, and water need to be developed. The estimated cost to develop basic infrastructures is about NRs. **75,784,193.02** /-

A detailed summary of the estimated cost is presented below.

Summary Of Cost (Monastery)				
Project: Preparation of Master Plan/DPR of Palyul Pema Tsokey Ling at Solududhkunda				
Location: Solududhkunda Municipality-05, Solukhumbu				
SN	Items of Works	Nos	Amount	Remarks
A	Civil Work	1	56,156,059.89	NRs.
			Sub- Total (A)	
			56,156,059.89	
			Transportation (B)	
			4,908,191.91	
			Electrical (C) @ 5% of A	
			2,807,802.99	
			Sub Total (D)	
			63,872,054.80	
			Contigencies (E) @ 5% of D	
			3,193,602.74	
			Sub- Total (F)	
			67,065,657.54	
			Vat 13% of F	
			8,718,535.48	
			Total Civil Works	
			75,784,193.02	

CONCLUSION AND RECOMMENDATION

The preparation of a Master plan is itself an expensive and sensitive job. The construction of basic infrastructure facilities is a primary need to carry out further work. Open space and green spaces are a great benefit to our environment. All the features proposed in the master plan are based on the recent infrastructure needed for a well-facilitated monastery. Based on the different assumptions made, it is estimated that NRs. **75,784,193.02/-** is needed for the construction of the Master plan and takes at least three to five years to complete all construction work.

ANALYZING THE DIFFERENT ASPECTS OF THE PROJECT AREA FOLLOWING RECOMMENDATIONS ARE OUTLINED:

- ❖ All the structures should be built as per Building Norms and regulations.
- ❖ The construction of the Statue, site development work, and Proper water supply network and sewage system, should be carried out as per the Master Plan.
- ❖ It is recommended to implement the project phase-wise.

REFERENCES

1. Nepal National Building Code NBC 206:2003
2. Architect's Data
3. www.godrejgreenbuilding.com

ANNEXES

ANNEX I: SITE PHOTOGRAPHS

ANNEX I: SITE PHOTOGRAPHS



Figure 10 The Photo of the Site during the survey



Figure 11 The Photo of the Site during the survey



Figure 12 The Photo of the Site during the survey



Figure 13 The Photo of the Site during the survey



Figure 14 The Photo of the Site during the survey



Figure 15 The Photo of the Site during the survey



Figure 16 The Photo of the Site during the survey



Figure 17 The Photo of the Site during the survey



Figure 18 The Photo of the Site during the survey



Figure 19 The Photo of the Site during the survey