

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ

Secretariate of the Fuvahmulah City Council
Fuvahmulah, Republic of Maldives



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26/2/2026

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NEREGANDO DEVELOPMENT [TOR & SPECIFICATION]

General Requirements

Coastal Durability and Material Specification

Given the project's proximity to the beachfront, all materials, finishes, fixtures, and structural components shall be designed and specified to withstand harsh coastal environmental conditions.

The design shall consider:

High salinity levels and salt-laden air

Strong coastal winds

UV exposure

High humidity and potential corrosion

All exposed metal components shall be marine-grade or hot-dip galvanized with appropriate protective coatings. Timber elements shall be treated for exterior coastal use. Concrete works shall incorporate corrosion-resistant reinforcement and suitable protective measures to ensure long-term durability.

Dimensional Reference

All dimensions, levels, alignments, and spatial configurations shall strictly follow the approved CAD drawings.

No dimensions shall be scaled from printed drawings.

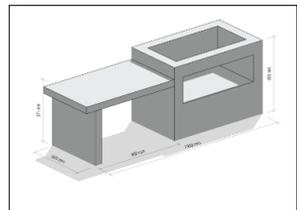
All measurements shall be verified from the digital CAD files.

Any discrepancies identified on site shall be reported for clarification prior to execution.

ITEM	DESCRIPTION	QTY	PRICE
PRELIMIARIES			
1	Site Management Cost	1	
2	Sign Board : Allow for sign board	1	
3	Temporary fence work to cover the site are	1	
4	Site Clearence		
	Removal of existing vegetation & Clearing of entire area as metioned	1	

NO	ITEM	PICTURE	SIZE DISCRIPTION	QTY	PRICE
1	Entrance gate[teak wood]		<ul style="list-style-type: none"> .150×150 mm teak columns .Curved beams: 50×150 mm laminated teak. .Rafters/cross members: 50×100 mm .Install trellis slats: 20–25 mm thick teak, evenly spaced. .Mount posts on metal bases anchored to concrete footings. .Apply marine-grade teak oil or UV-resistant exterior sealer. 	1	

2	Kiosk Platform [concret]		<p>.Slab size: 10 ft × 7 ft</p> <p>.Thickness: 100 mm (after ground leveling)</p> <p>.Work requirement: To be done after proper ground leveling and finished in smooth concrete.</p>	70 sqf	
3	Undhoali [teak wood & ss chain]		<ul style="list-style-type: none"> . Solid teak wood . Posts & top beams: 150 × 150 mm . Bottom frame beams: 100 × 150 mm . Deck joists: 75 × 100 mm teak. . Deck boards: 25mm thick teak with 5mm spacing. . Swing bench frame: 50 × 75 mm hardwood/teak. . Seat & back slats: 20mm thick teak. . Bench length: approx. 1500 mm. . chain: . Install heavy-duty eye bolts through top beam. . Lighting: warm LED strip . Use 316 stainless steel bolts & screws throughout. . Anchor posts to reinforced concrete footings with metal base plates. . Finish with marine-grade teak oil or UV exterior sealer. 	2	
4	undhoalige [teak wood & synthetic thatch]		<p>Structure: 6'x4"x7' foot Material: teak wood, roof in synthetic thatch</p> <p>.swing: 4x2 foot material: wooden slat seat, suspension rope</p> <p>.Apply marine-grade teak oil or UV-resistant exterior sealer.</p>	1	

5	Existing hut;Proposed Undholige] teak wood		<ul style="list-style-type: none"> . Roof change to thatch . Column finishes in synthetic rope .beam renovation . Installation of undholi inside the exting hut 6x4foot swing undholi . suspension rope 	1	
6	Photospot[s steal & concrete]		<ul style="list-style-type: none"> .Platform area: 6'6" ft × 5'.6" ft .Step height: 140 mm .Landing depth: 400 mm .Photo frame Length: 5.8 ft 8" wide, frame made with ss steal pipe. Photoframe finish paint outdoor steal paint color in white. 	1	
7	Shower [wpc]		<ul style="list-style-type: none"> Removing existing tiles and installing wpc material 	1	
8	Paving [concrete]		<ul style="list-style-type: none"> .Material: High-strength precast concrete .Shape: Hexagonal (honeycomb design) .Finish: Textured, non-slip surface .Use: Pathways Spacing between blocks: 10 mm 		
9	BBQ Stand [Concrete]		<ul style="list-style-type: none"> Concrete stand measurements mentioned in image 	2	

10	Seating with Table [teak wood]	 	<p>size: 1800x1500x720mm</p> <ul style="list-style-type: none"> . Frame: Marine-grade aluminum with powder coating for corrosion resistance. . Tabletop & bench slats: solid teak wood suitable for salt-air environments. . Slat thickness: 25mm for durability and load support. . Frame members: 50x50 mm structural sections. . Fasteners: 316 marine-grade stainless steel bolts and screws. . Finish: Marine-grade teak oil finish . Drainage: Slatted surface design with spacing for water runoff and ventilation. . Anchoring: Provision to anchor legs to concrete pad for wind stability. . Edges & safety: Rounded edges and smooth finish to prevent injury. 	2	
11	Preparation table with sink [concrete]	 	<p>Table size :1800x600x850mm thickness 100mm sink:450x350 x depth 200mm</p> <ul style="list-style-type: none"> . Reinforced concrete structure for outdoor durability. . Use stainless steel reinforcement for coastal protection. . Cast-in-place concrete sink integrated into counter. . Provide sink tap with corrosion-resistant fittings. . Tabletop and sink finished with non-slip ceramic tiles. . Use waterproof tile adhesive and epoxy grout for salt & moisture resistance. . Provide slight slope in sink for proper drainage. . Recessed opening for built-in BBQ/grill unit. . Rounded edges for safety and durability. . Concealed plumbing with proper wastewater drainage. 	1	

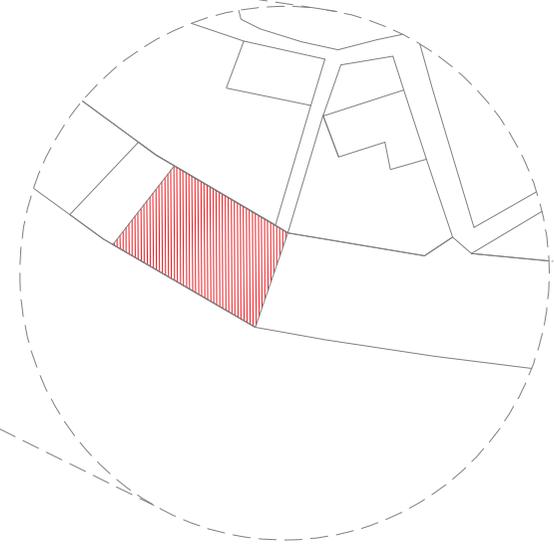
12	BBQ paving [concrete]		<ul style="list-style-type: none"> .Material: High-strength precast concrete .Shape: Hexagonal (honeycomb design) .Finish: Textured, non-slip surface .Use: Pathways Spacing between blocks: 10 mm 		
13	Shaded joali Seating [teak wood & synthetic rope]	 	<ul style="list-style-type: none"> . Structure Circular Shape . Material: Solid teak wood . Posts: 5 column, 150 × 150 mm . Circular ring beam: 75 × 200 mm laminated timber . Foundation Reinforced concrete footings . Size: 450 × 450 × 600 mm . Roof open pergola design . Flooring paving . Fixings & Finish: 316 marine-grade stainless steel fasteners . Exterior UV sealer / teak oil . Joali 2-seater x 3 joali Frame in teak wood Weaved in synthetic rope 	209 sqf 6 seating	
14	Seating - A [Concrete &teak wood]		<p>Type: Integrated concrete planter with wooden bench top</p> <p>Size: 6096x450mm</p> <ul style="list-style-type: none"> . Concrete Bench Style: Minimal landscape design Structure Base: Cast-in-place reinforced concrete Finish: Smooth grey cement concrete finish . Seating Top Material: teak wood slats Slat size: Approx. 20mm thick, Fixed with concealed stainless-steel screws, Spaced gaps for drainage & ventilation . Planter Area: Integrated soil bed behind seating, Drainage layer with gravel . Fixings & Protection: Marine-grade stainless steel fasteners, Exterior wood sealer 	1	

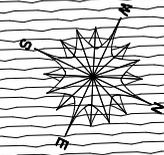
15	Seating -B [Concrete &teak wood]		<p>Type: Integrated concrete & wooden bench top</p> <p>Size: Mentioned in image</p> <p>. Concrete Bench: Base: Cast-in-place reinforced concrete</p> <p>Finish: Smooth grey cement concrete finish</p> <p>. Seating Top</p> <p>Material: teak wood slats</p> <p>Slat size: Approx. 20mm thick, Fixed with concealed stainless-steel screws, Spaced gaps for drainage & ventilation</p> <p>. Fixings & Protection: Marine-grade stainless steel fasteners, Exterior wood sealer</p>	2	
17	Seating - D [teak wood]		<p>Circular outdoor benchwith backrest</p> <p>.Material: teak wood</p> <p>.design: Radial slatted seat and vertical slatted backrest . finish : smooth sanded, natural teak dfinish (weather resistance.</p>	2	
18	Seating - E [teak Wood]		<p>material:teak wood</p> <p>. Type teak wood block</p> <p>design: thick slab seat with solid pedestal base</p>	3	
19	Seating - F [Concrete & teak wood]		<p>double side seating finishes in rainforced concrete and top with teak wood</p>	2	

20	Seating - G [concrete & teak wood]		<p>Diffrenet sizes Concrete & Teak Wood) Type: Circular outdoor seating module Base Material: Reinforced concrete Seat Top: Teak wood slatted or paneled surface Design: Low-height, round form with integrated timber top Finish: Smooth concrete base with natural weather-resistant teak finish</p>	6	
22	Name board [concrete]		<p>Concrete base : 9'x2' foot Letter: freestanding exterior signature finished in epoxy fixed to concrete base Concrete slab finished in smooth concrete</p>	1	

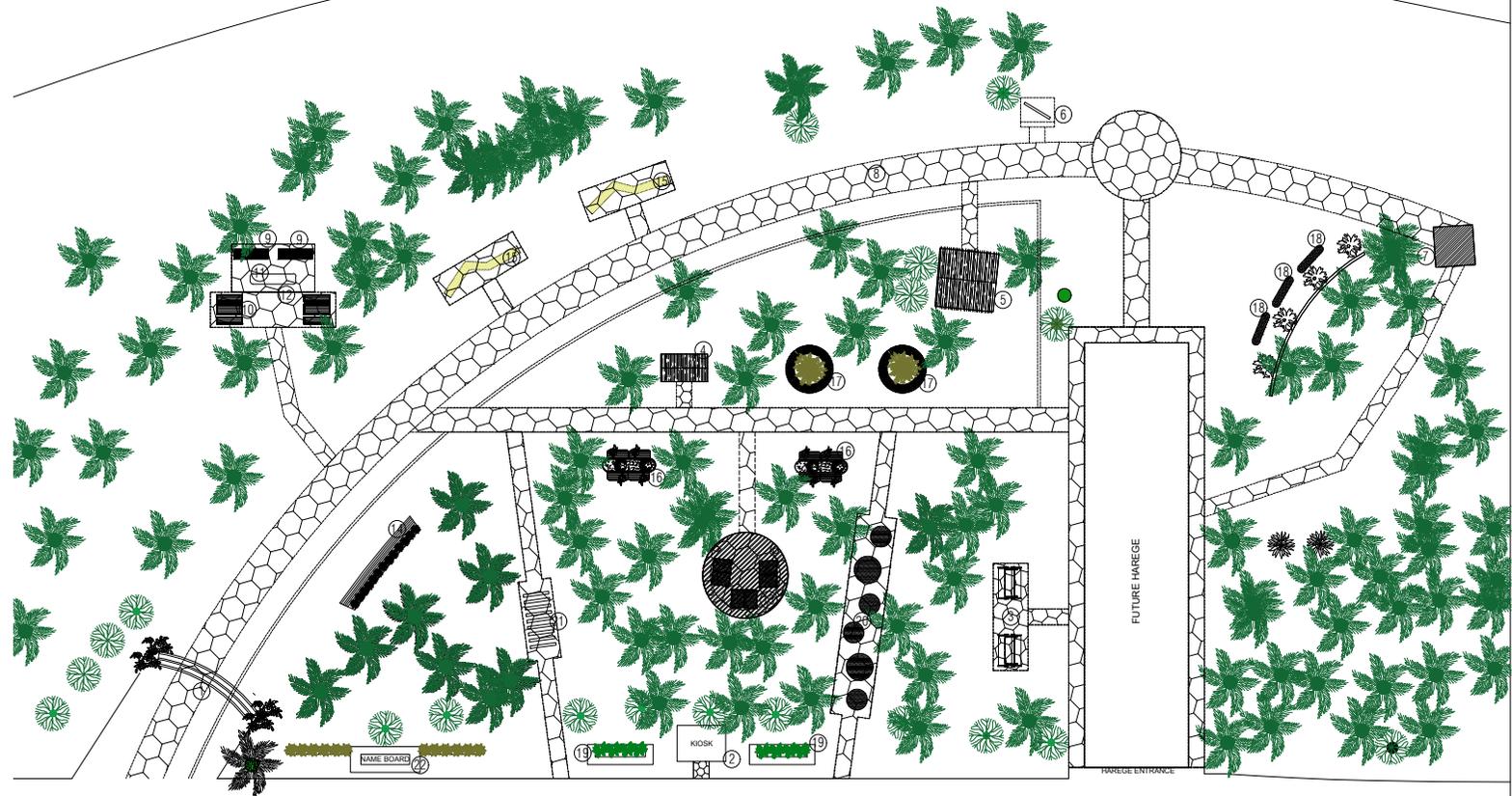


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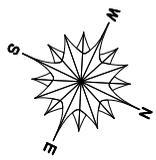




- 1- ENTRANCE GATE
- 2- KIOSK PLATFORM
- 3- UNDHOALI
- 4- UNDHOALIGE
- 5- EXISTING HUT (Proposed undhoalige)
- 6- PHOTO SPOT
- 7- SHOWER
- 8- PAVING
- 9- BBQ STAND
- 10- SEATING WITH TABLE
- 11- BBQ SINK AND PREPARATION
- 12- BBQ PLATFORM
- 13- SHADED JOALI SEATING
- 14- SEATING A
- 15- PAVING A
- 16- SEATING C
- 17- SEATING D
- 18- SEATING E
- 19- SEATING F
- 20- SEATING G
- 21- WLAKWAY
- 22- NAME BOARD

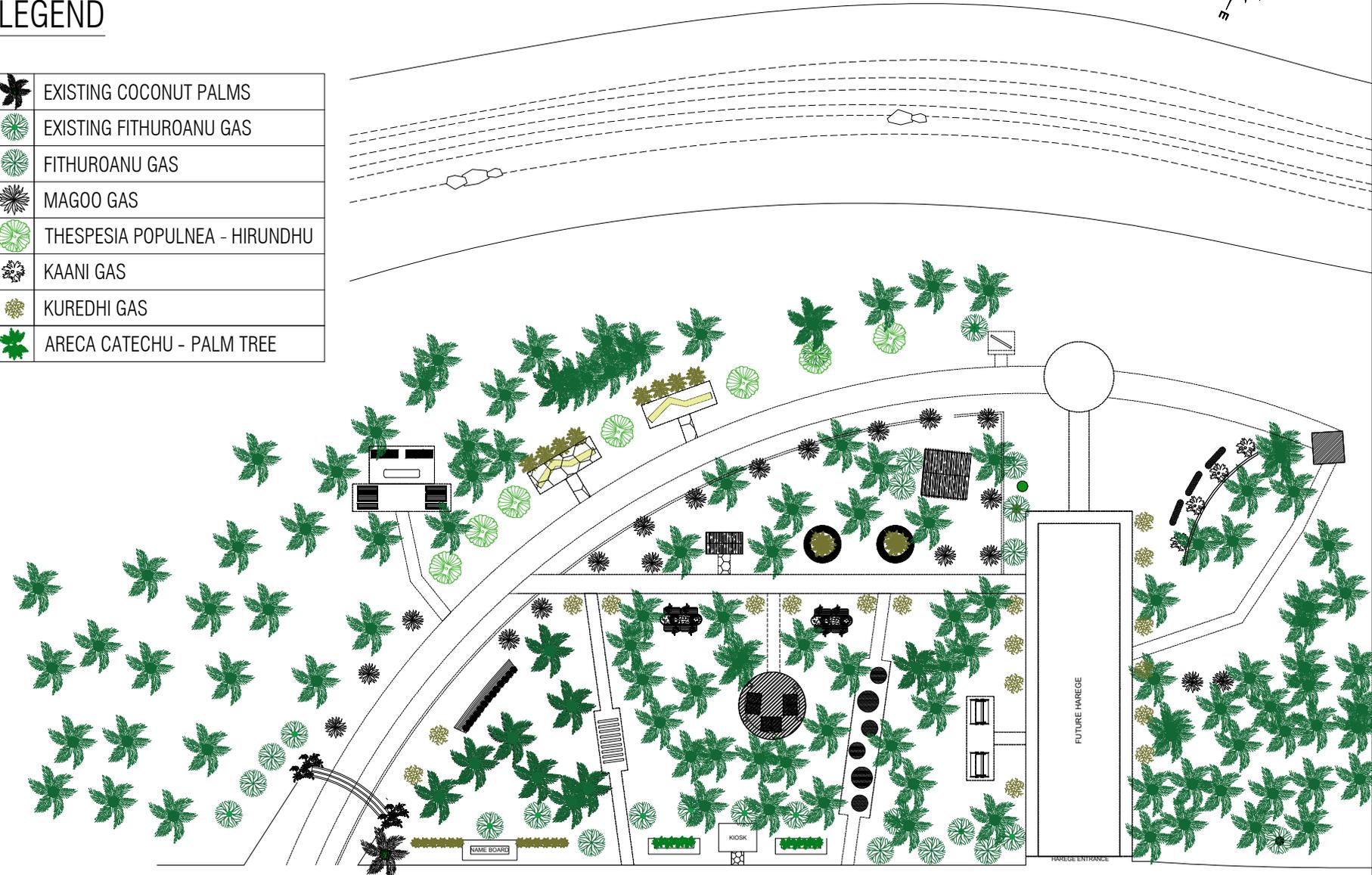


PROPOSED SITE PLAN PLAN

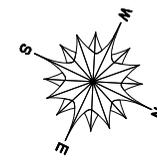


LEGEND

	EXISTING COCONUT PALMS
	EXISTING FITHUROANU GAS
	FITHUROANU GAS
	MAGOO GAS
	THESPESIA POPULNEA - HIRUNDHU
	KAANI GAS
	KUREDHI GAS
	ARECA CATECHU - PALM TREE

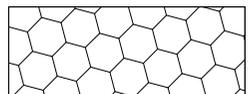


TREE PLAN



LEGEND

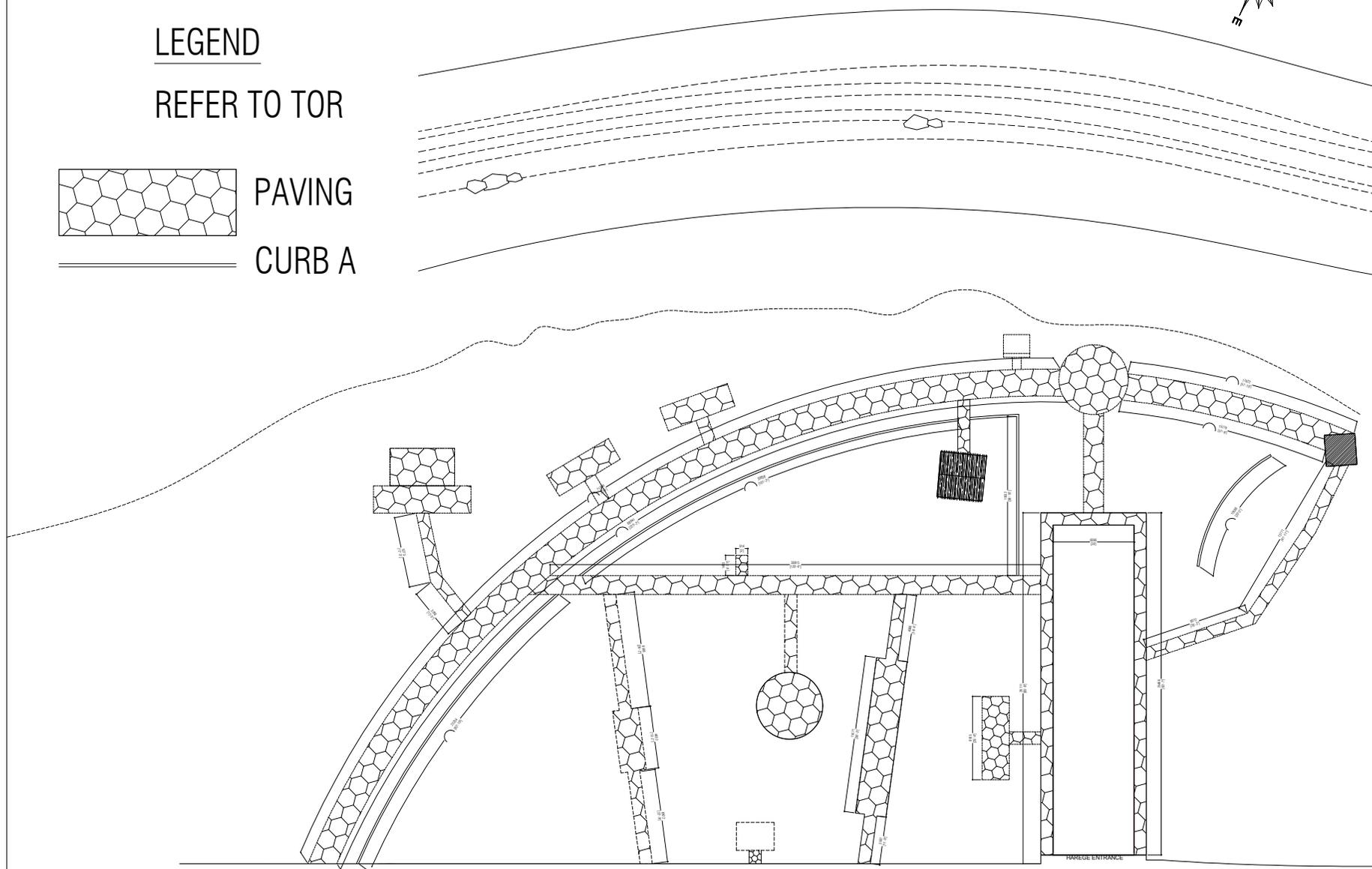
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PAVING



CURB A



PAVING PLAN



LEGEND

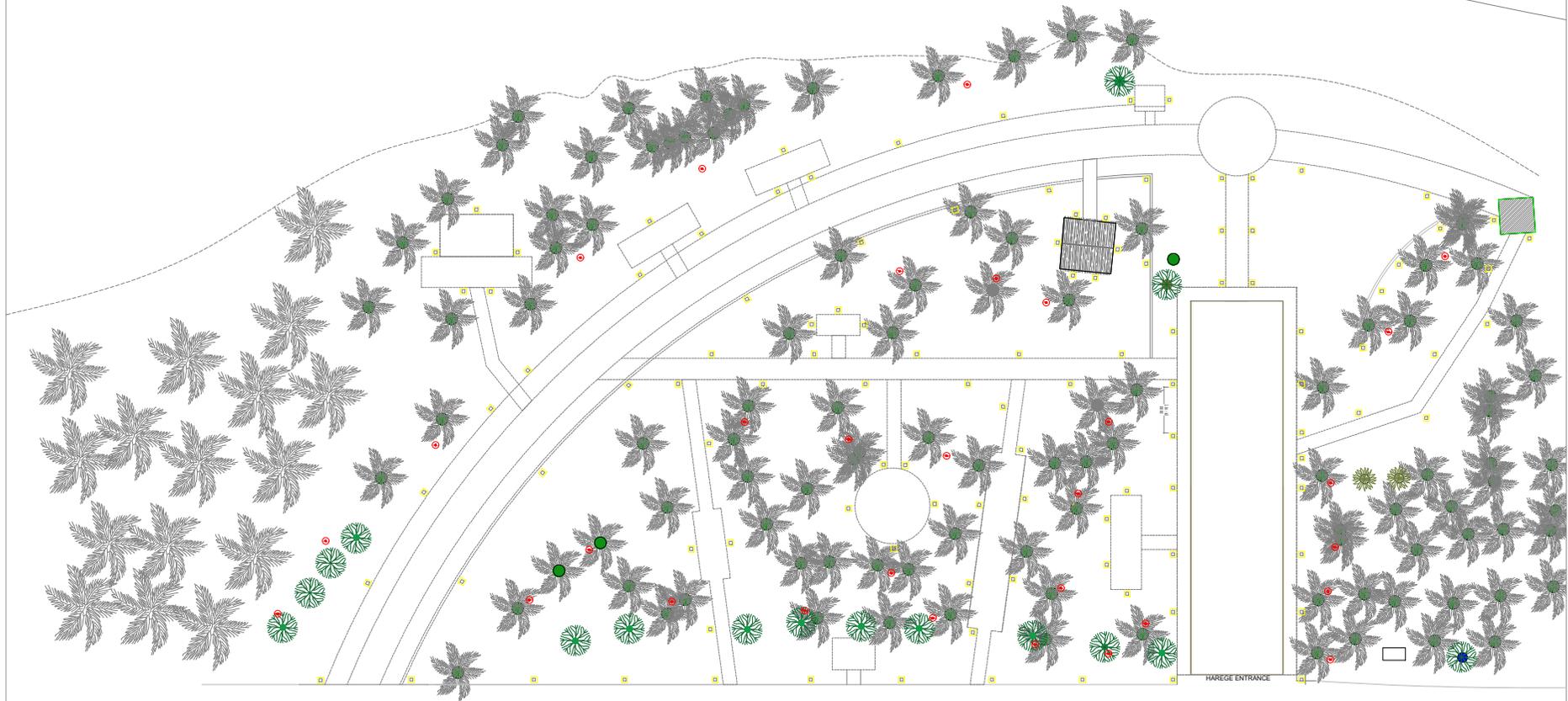
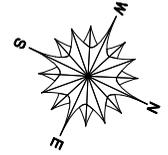


GARDEN LIGHT



LANDSCAPE LIGHT

CONNECT ELECTRICAL CABLE WITH PVC CONDUIT



LIGHT PLAN