

Project Description

1. Special Coating Building – Berger Paints Bangladesh Ltd.

Project Description (BoQ-Based Summary)

Location	Plot No-102, Mouza-Taksur, Nabinagar, Savar, Dhaka, Bangladesh.
Client	Berger Paints Bangladesh Ltd.
Consultant / Architect	Structural Design Associates Ltd. (SDA).
Building Type	Industrial production and utility facility (Special Coating).
Total Storeys	Ground + 5 upper floors (6 main storeys) with 1st-floor mezzanine and 3rd-floor mezzanine levels.
Typical Floor Plate (gross)	31.65 m × 31.90 m ≈ 1,010 m ²
Approx. Gross Floor Area	≈ 6,058 m ² (6 main storeys; mezzanine areas excluded)

The proposed Special Coating Building is a multi-storey industrial facility developed for Berger Paints Bangladesh Ltd. The project includes civil, architectural, and MEP works to support production operations (e.g., filling areas, sand mill zones, day tanks, storage and service spaces), safe circulation (fire stairs), and dedicated utility/electrical zones. The BoQ scope covers substructure and superstructure RCC works, masonry/finishes, doors/windows, waterproofing, internal/external painting, plumbing & sanitary, fire protection provisions, and electrical installation/earthing/lighting as applicable.

List of Structures and Key Facilities

- Main Special Coating Building (multi-storey RCC framed structure).
- Production zones: manual filling area, filling/filling machines, sand mill zones and associated service areas.
- Dedicated electrical panels zones and electrical ducts; store and maintenance support spaces.
- Fire stair and access/circulation components (stairs, platforms, landings) and safety provisions.
- External site interface works as applicable in BoQ (internal roads, drainage tie-ins, and associated civil works).

Key Concepts and Scope Highlights

- RCC substructure and superstructure works (foundation/raft/columns/beams/slabs as per BoQ), including formwork and reinforcement.
- Masonry, plaster, flooring/finishes, waterproofing, and painting/protective coating systems suitable for industrial use.
- Doors, windows, louvers/vent openings, and architectural metal works as specified in the BoQ.
- Plumbing & sanitary works (supply, drainage, fixtures) and associated chambers/pits where applicable.
- Electrical works including power distribution, lighting, cable containment, earthing and related accessories; fire service provisions as listed in the BoQ.

Basis of description: Prepared from the uploaded BoQ workbook and the associated architectural drawing set titled “Special Coating Building” (July 2023). Typical plan dimensions (31.65 m × 31.90 m) were taken from the floor plan dimension strings for gross area estimation.