



AJIRA BUILDERS
PVT. LTD. • KATHMANDU

COMPANY PROFILE 2026

DESIGN • CONSTRUCTION • PROJECT MANAGEMENT

Engineer-led construction in Kathmandu.

Homes and commercial buildings designed to NBC 105:2020 and built under an engineer's eye, from the foundation to handover.

Since 2015
On Kathmandu sites

200+
Projects

NPR 200 Cr+
Value built

4 lakh+ sq.ft
Built area

Built by engineers, checked by engineers.

Ajira Builders is a Kathmandu construction company led by civil engineers. We design, build and manage residential and commercial buildings across the Kathmandu Valley, from family homes to multi-storey commercial blocks with deep basements.

Most building problems in Nepal are invisible by the time the plaster goes on: a reduced bar, a weak mix, a pour that was never compacted. Our work is organised around catching those things while they can still be fixed.

A Nepal Engineering Council-licensed engineer is accountable for every project, from the first drawing to handover. Materials are specified by grade and brand in the contract, concrete is batched and tested, and every stage is photographed and recorded.

Anup Dhungana

SENIOR CIVIL ENGINEER & CEO

Civil engineer with more than ten years on Kathmandu construction sites, from family homes to multi-storey commercial buildings with deep basements.



ANUP DHUNGANA ON SITE

Checking the basement shoring and strut bracing before excavation continues.

2015

Established

200+

Projects completed

NPR 200 Cr+

Construction value

4 lakh+

Square feet built

One team from drawing to handover, or an independent eye on yours.

01

Architectural & Structural Design

Plans, 3D visualisation and structural design analysed for your site, to NBC 105:2020 with ductile detailing to IS 13920. Vaastu-oriented layouts on request.

02

Structural Construction

The frame: excavation, foundation, columns, beams, slabs and basements, built to the drawings with measured batching, vibrated pours and recorded cube tests.

03

Turnkey Construction

Structure and finishing under one lump-sum contract against a defined scope and finish schedule. Variations are priced and agreed in writing before they are built.

04

Project Management (PMC)

Your contractor builds; we act for you. We take charge of the site, track materials and consumption, instruct the contractor on execution, and report progress, timeline and cost.

05

Consultation & Build Audit

An engineer's honest second opinion before you sign, or while you build: drawings, quotations, contracts and site photos reviewed, and a clear list of what looks right and what does not.

FIRST CALL IS FREE

Building from abroad?

Whether you are in the Gulf, Malaysia, Japan, Australia, Europe or the US, you get one point of contact, regular photo and video updates from site, and calls scheduled around your time zone.



BASEMENTS
Excavation behind steel strut bracing.



STRUCTURE
Raft reinforcement before the pour.



STEEL
Welded box sections for a steel frame.

What we check on every site

Kathmandu is a seismic city. These are the points we do not leave to the site mason, because each one decides how a building behaves in an earthquake and how it ages.



SLAB POUR • KATHMANDU

Every structural pour is compacted with a needle vibrator.



SLAB POUR • KATHMANDU

Machine-mixed concrete placed and levelled over checked reinforcement.

◇ **Measured batching.** Sand and aggregate measured in a cube box for all structural concrete, never by doko or tokari.

◇ **Mixer and vibrator** on every structural element: foundation, columns, beams, slabs, stairs and water tanks.

◇ **Cube tests** taken from the pour, with results shared with the client.

◇ **Reinforcement checked before concreting:** bar sizes, spacing, development length and laps against the drawings.

◇ **Pre-pour inspection** signed off at least a day before concreting.

◇ **Curing** twice daily for at least 15 days, for concrete, brickwork and plaster.

◇ **Bricks fully soaked** before laying; chicken mesh at every beam-wall junction before plaster.

◇ **Anti-termite treatment** twice: at foundation and at plinth level.

NBC 105:2020

IS 456

IS 13920

Fe500D reinforcement

Designed concrete mix

Steel-framed mixed-use building

UNDER CONSTRUCTION

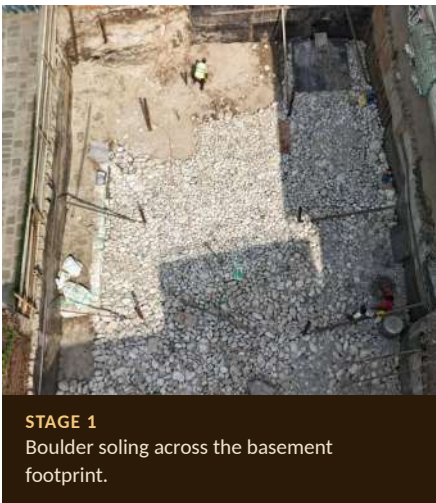


RENDER
Exposed steel bracing and full-height glazing on the street corner.

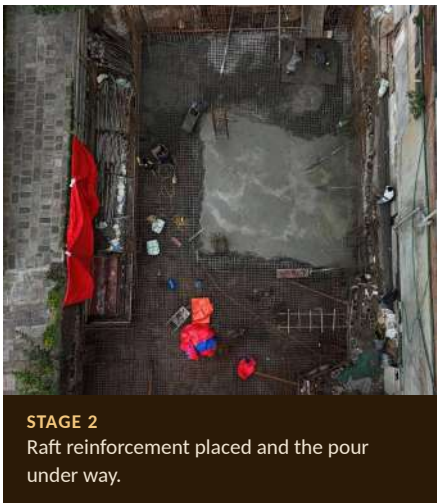
LEVELS	FRAME	PLINTH / BUILT-UP	SCOPE
Basement + 5	Structural steel	2,000 / 12,000 sq.ft	Construction

A tight infill plot with neighbours on three sides. A steel frame lets the corner open into full-height glazing and cantilevered balconies that a concrete frame on the same footprint could not carry as cleanly, and it gets the structure out of the ground faster.

FOUNDATION



STAGE 1
Boulder soling across the basement footprint.



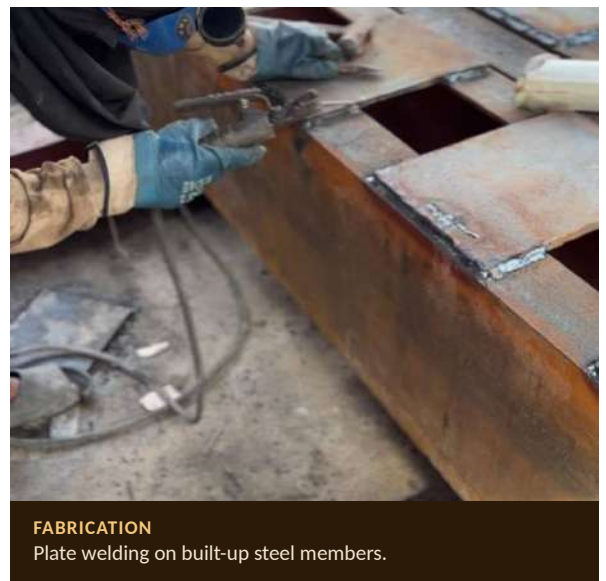
STAGE 2
Raft reinforcement placed and the pour under way.



STAGE 2
Machine-mixed concrete fed into the raft.

Fabrication, checked weld by weld

Built-up box sections are fabricated and drilled to the connection drawings before erection. Weld quality and bolt-hole alignment are checked in the yard, where faults are cheap to fix, not at height.



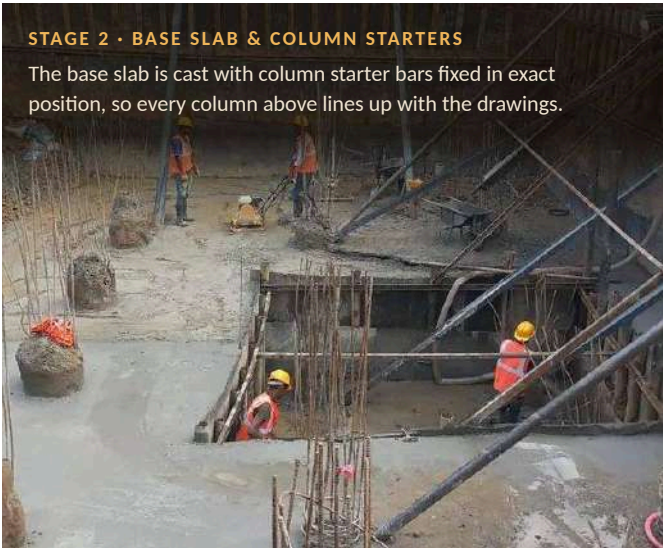
Multi-storey commercial building

COMPLETED

LEVELS	FRAME	PLINTH AREA	BUILT-UP
Basement + 5	RCC with shear walls	2,238 sq.ft	≈ 13,400 sq.ft

A deep basement cut on a built-up commercial street, with shoring against the neighbouring plots before a single column went up. The photographs show the basement sequence in order.

BASEMENT SEQUENCE



Basement works, double-basement commercial building

Two basement levels on a tight urban plot, excavated behind steel strut bracing, with raft, wall and column reinforcement placed level by level.



EXCAVATION

Digging out the lower basement behind strut bracing.



BASEMENT REBAR MESH

Mesh laid across the basement floor.



RAFT

Raft reinforcement across the full footprint.



WALLS & COLUMNS

Vertical reinforcement for walls and columns.



CONCRETING

Placing concrete through the reinforcement.



INSPECTION

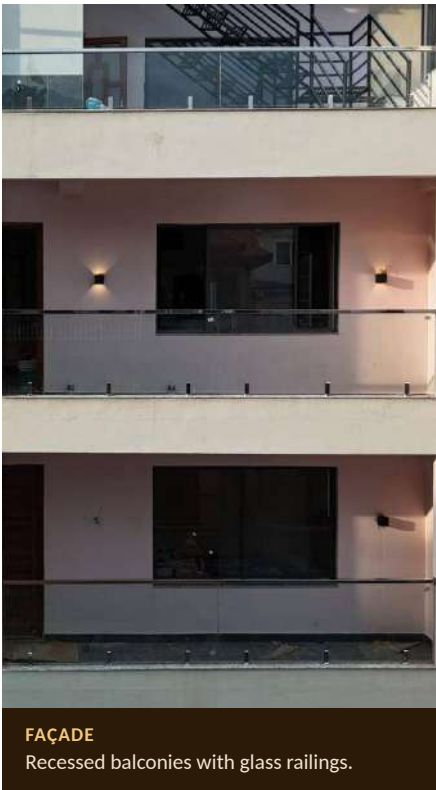
Mesh checked before the pour.

Premium residence

FINAL FINISHING

USE	FRAME	FINISH	SCOPE
Family residence	RCC, brick infill	Glass balustrades	Design & turnkey

Designed and built by Ajira: deep recessed balconies with frameless glass railings, wall-washer lighting, and a steel stair to the roof terrace. The built house refines a few details of the original render.



Timeless Classic

ONGOING



DESIGN & CONSTRUCTION BY AJIRA BUILDERS
Six-storey commercial building in a classic brick-and-cornice language.

STOREYS

6

LAND

2,315 sq.ft

PLINTH / BUILT-UP

900 / 6,100 sq.ft

SCOPE

Design + structure

Parking on the ground floor, a café on the first, and offices above. Designed to NBC requirements with an open east side to bring in morning light, following Vaastu principles.

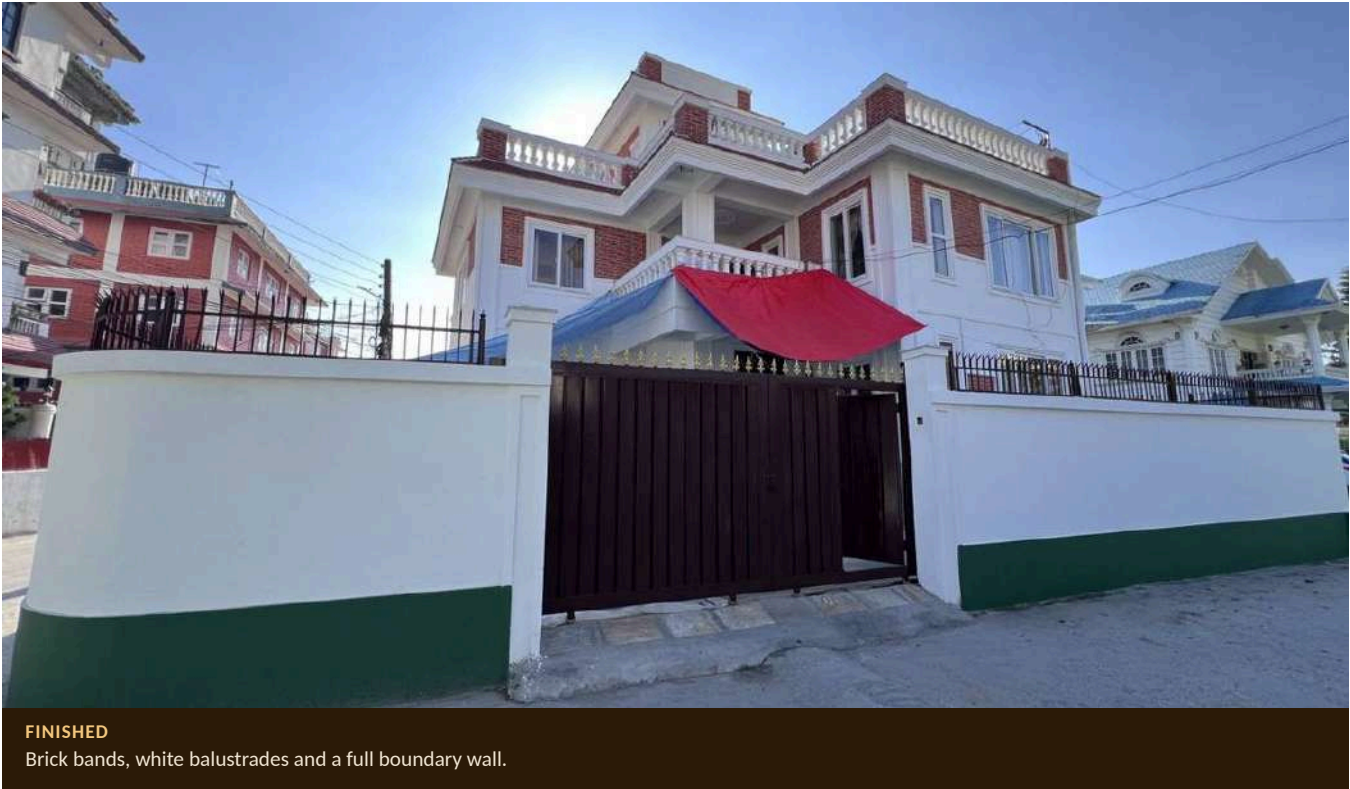


FRONT ELEVATION
Arched windows over the café frontage.



SIDE ELEVATION
Curved balconies and the stair core.

Neo-classic residence



FINISHED
Brick bands, white balustrades and a full boundary wall.

STYLE
Neo-classic

FRAME
RCC, brick infill

FINISH
Exposed brick & balustrades

SCOPE
Turnkey construction

FROM FRAME TO FINISH



STAGE 1
Frame and brick infill complete.



STAGE 2
Plaster and balustrades going on.



STAGE 3
Finished, with the boundary wall painted.

Contemporary residence

FINAL FINISHING

USE

Family residence

FAÇADE

Stone cladding, glazing

INTERIORS

Wood floors, tiled
baths

SCOPE

Turnkey construction

A tall family home with stacked balconies, frameless glass balustrades, grey stone cladding and full-height glazing, delivered turnkey through to flooring and bathroom fit-out.



EVENING

Façade lighting on the stone-clad bays.



STREET VIEW

Stacked balconies and the boundary wall.



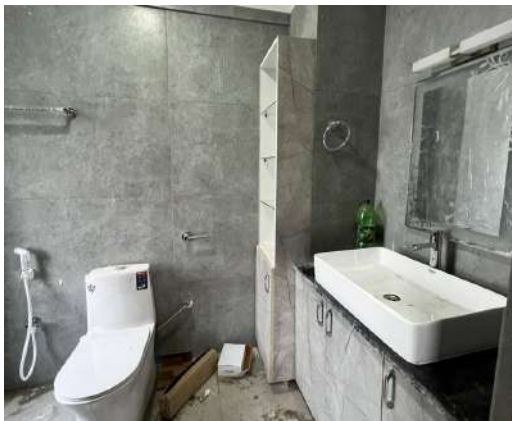
SIDE ELEVATION

Timber-look cladding and glazed stair.



INTERIOR

Wood flooring and recessed lighting.



BATHROOM

Large-format tiles and vanity.

UNDER CONSTRUCTION

Designed by us, rising now

PROJECT 08 • KATHMANDU VALLEY

Residence FRAME STAGE

Design by Ajira, structure built by Ajira: a multi-storey frame with cantilevered balconies and a stair tower.



DESIGN RENDER
The approved design.



FRAME
RCC frame up to the roof.



SLAB
Reinforcement before the pour.

SCOPE

Design + structure

PROJECT 09 • KATHMANDU VALLEY

Residence FRAME STAGE

Designed and being built turnkey by Ajira: a multi-storey family home with a landscaped front setback.



DESIGN RENDER
The approved design.



FRAME
Structure complete, finishing to follow.

SCOPE

Design & turnkey

MORE HOMES WE HAVE BUILT

Across the Valley and beyond



THANKOT
Turnkey construction.



THANKOT • INTERIOR
Stair, railings and flooring.



KATHMANDU VALLEY
Design & turnkey.



BEFORE • FRAME
Brick infill on the RCC frame.



AFTER • SAME HOUSE
Design & turnkey.



POKHARA
Design & turnkey.



KATHMANDU VALLEY
Turnkey construction.



INTERIOR
Living room with false ceiling.



HILLSIDE HOME
Design & turnkey.



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NEXT STEP

Start with a free build audit call.

Thirty minutes with a civil engineer. Send your plans, budget or site photos, from Kathmandu or from abroad, and get an honest read on what you have. No sales pitch, and useful even if you build with someone else.

- ◇ Drawings checked, including NBC 105:2020 seismic compliance
- ◇ Your budget or contractor's quotation: what is realistic and what is missing
- ◇ Site photos and videos: rebar, columns, concrete and workmanship
- ◇ Contract terms and payment schedule

BOOK THE CALL

ajirabuilders.com/build-audit

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