

# DHULIKHEL DREAMLAND PROJECT

## SALIENT FEATURES

| SN             | FEATURES            | CHARACTERISTICS                  |
|----------------|---------------------|----------------------------------|
| <b>GENERAL</b> |                     |                                  |
| 1              | Name of the Project | Dhulikhel Dreamland Project      |
| 2              | Sector              | Tourism                          |
| 3              | Type                | Theme Park with Nature Component |

### PROJECT LOCATION

|   |                  |   |
|---|------------------|---|
| 1 | Province         | Province 3  |
| 2 | Project Location | Dhulikhel Municipality, Kavrepalanchowk ( <a href="#">Location Map</a> )<br>Land available: 289 acres |

### PROJECT COMPONENT/TECHNOLOGY

|   |  |   |
|---|--|---|
| 1 | Theme/amusement park                                 | The park will feature state-of-the-art entertainment services, including recreational centres, water park zone, mini golf course, children train, and other unique attractions.   |
| 2 | Cultural/natural theme park - Ethnic village/ resort | The cultural/natural park component will include ethnic village/ resort inspired by the culture, tradition, architecture, etc. of the region and beyond along with accommodation, eating places etc. serving as a live museum. Cultural theme park would also offer musical fountains, meditation centre, birds park, and botanical garden. |
| 3 | Allied services and spaces                           | Allied services and spaces would include spaces to lease out for hotels, banquet/seminar halls, swimming pool, indoor sports, wellness centre, and gift and souvenir shop.  |

| SN | FEATURES                                   | CHARACTERISTICS   |
|----|--|---|
| 4  | Regeneration, conservation and development | Regeneration and conservation of historical temple of Devasthan which is the highest point of the project offering sunrise and sunset views, view of the entire Dhulikhel valley, Bhanjyang and full range of snow peaks in the north. Promotion and development of the agricultural land beyond lake as organic farming area which could supply organic crops and vegetables to the project area and visitors. |

## MARKET ASSESSMENT

|   |             |  |
|---|-------------|--|
| 1 | Demand      | Lonely Planet, a leading travel guide, ranked Nepal as the top value destination for 2017 in its annual “Best in Travel List”. Nepal has seen consistent growth in the number of tourist arrivals in the last three years, with impressive growth rates of about 40%, 25% and 25% in 2016, 2017 and 2018, respectively. In 2018, the country welcomed over 1.1 million tourists. The number of incoming tourists excludes many Indian tourists who travel to Nepal by land. Among the recorded tourists, 70% travel to Nepal for holiday/pleasure. In addition, internal tourism has grown rapidly. In particular, internal tourists originating from major cities like Kathmandu constantly demand new and interesting travel and holiday experiences, thanks in part to the growing disposable income. |
| 2 | Supply      | Kathmandu is a central attraction for tourists visiting Nepal, most importantly because of its international connectivity. There are very few recreational centres and amusement parks to entertain the interest of tourists visiting Nepal for pleasure. Places close to Kathmandu, such as Dhulikhel, Nagarkot, and Kurintar offer a get-away for both foreign and domestic tourists. However, there are only a handful of amusement parks that could offer unique and one-stop travel experience.   |
| 3 | Opportunity | Nepal, with its pleasant climate and warm hospitality, is ideally suited for being developed as a prime destination for leisure tourism. It provides peaceful and safe choice along with scenic and splendid natural beauty and unique blend of cultures. Dhulikhel, through its connectivity with the capital, preservation of natural and cultural heritage and willingness for development offers a unique opportunity to be developed into a world-class centre for leisure tourism. A theme park built on the strengths of the region can be particularly rewarding.  |

| SN | FEATURES | CHARACTERISTICS |
|----|----------|-----------------|
|----|----------|-----------------|

#### DEVELOPMENT MODALITY

|   |                                 |  |
|---|---------------------------------|--|
| 1 | Development modality            | Public Private Partnership   |
| 2 | Role of the Government of Nepal | <ul style="list-style-type: none"> <li>■ Provision of government land, land acquisition, facilitation and project security</li> <li>■ Facilitating legal approvals/permits</li> <li>■ Review &amp; monitoring</li> </ul>   |
| 3 | Role of the Private Sector      | <ul style="list-style-type: none"> <li>■ Plan, design, build, finance and operate the facilities during the Concession Period</li> <li>■ Collection of revenues from the project during the Concession Period</li> <li>■ Handover to the Government after the Concession Period</li> </ul> |
| 4 | Development Period              | <p>a. Pre- Construction Period: 6 months</p> <p>b. Financial Closure: 6 months</p> <p>c. Construction Period: 3 years</p> <p>d. Concession Period: 30 years</p>  |

#### INDICATIVE FINANCIALS

|   |  |                     |
|---|--|---------------------|
| 1 | Total Project Cost (including Interest During Construction & land acquisition) | ~ USD 43.00 million |
| 2 | Interest Rate (including hedging cost)   | 12.00%              |
| 3 | Project IRR  | 10.84%              |
| 4 | Equity IRR   | 10.35%              |

# APPLICATION PROCEDURE

## PRE-QUALIFYING CRITERIA FOR THIS PROJECT

- 1) At least five years' experience of developing and managing projects related to tourism infrastructure in Public Private Partnership (PPP) models.
- 2) Net worth equivalent to at least USD 10 million at the time of making the application/proposal.

## APPLICATION PROCEDURE

1. The developer/ investor who meet the above pre-qualifying criteria can make the application for this project.
2. Application may be made by a single entity or a group of entities (Consortium or JV) comprising up to three different companies/ parties, including a Lead member, coming together to implement the project.
3. A consortium/JV may fulfil the pre-qualifying criteria in a joint/cumulative manner, except for the number of years of work experience.
4. A fee of NRs 10,000 shall be payable for each application made (with application to one project counting as a single application).
5. The fee must be paid to OIBN (to the OIBN office or a dedicated desk at the Nepal Investment Summit), or by electronic transfer to the following bank account of OIBN:

**Office Code: 301003502**

**Office Name: Office of the Investment Board**

**Revenue Heading: 14229**

**Bank Name: Everest Bank Ltd.**

**Swift Code: EVBLNPKA**

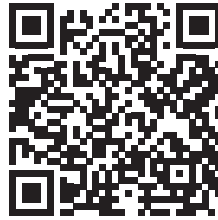
Please use 'Company name\_Project name' as the reference code for the payment made in the case of an online payment.

6. After payment of the fee is made, the OIBN shall assign an engagement manager and may provide additional documents or information relevant to the project (if available).
7. Applicants should submit the detailed proposal with all required documents by 20th April 2019. Applications shall be submitted in physical copies to the OIBN or emailed to [projects@ibn.gov.np](mailto:projects@ibn.gov.np).
8. The Government of Nepal (OIBN or relevant government agency at the relevant level of government) shall review the proposal and ask additional information if required.
9. The Government of Nepal shall decide on your application by 31st May 2019.

## DETAILED PROPOSAL CHECKLIST

1. Detailed profile of the developers/ investors, including profile of senior management team, annual report and audited financial statements for at least past three years (2015, 2016 & 2017), and consortium agreement or JV agreement or Memorandum of Understanding in the case of consortiums or JV.
2. Project concept, plan, and information on financial, economic, technical and environmental feasibility.
3. Method of project implementation, project development modality and work schedule
4. Business plan with basic financial statements
5. Financial arrangement and source of investment
6. Socio-economic contribution to Nepal
7. Expected support from GoN
8. Other relevant information, if any

**APPLY NOW**



## CONTACT DETAILS



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