

FILM CITY IN DOLAKHA

SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
GENERAL		
1	Name of Project	Film city in Dolakha
2	Sector	Tourism/ Entertainment
3	Type	Film shooting destination, entertainment and leisure destination development

PROJECT LOCATION

1	Province	Province 3
2	Project Location	Bhimeshwor Municipality, Dolakha (Location Map) Area: 189 acres to 314 acres

PROJECT COMPONENT/TECHNOLOGY

1	Film shooting spaces	Film shooting spaces with fixed and semi-fixed built spaces. A key attraction would be Heritage City/Monumental Avenue – replica of Nepal’s UNESCO-listed World Heritage Sites. Another attraction would be model villages representing different cultural groups. The film city would also host open spaces that can be leased to build sets according to the demand of the movie scripts and to capture the majestic beauty of the project site.
---	----------------------	--

SN	FEATURES	CHARACTERISTICS
2	Production and Post-production services	Production and post-production services includes indoor studio, facilities to lease shooting equipment, state of the art communication and data centre, office space for clients, among others.
3	Tourism facilities	Spaces would be leased to build tourism facilities including 5-star hotel, resort, casino, standard hotels, dormitories, and theme park. Other facilities like a central café/bar, souvenir shops, indoor and outdoor theatre will be key elements of this component.
4	Supporting facilities and further development	Supporting facilities and further development includes: School of film making, banks, departmental stores, parking spaces, guard house, warehouse and workshop, health centre, helipad, etc.

MARKET ASSESSMENT

1	Demand	Currently, nearly 100 mainstream films are made in Nepal, annually. The figure was about 60-70 as of FY 2015/16. Moreover, globally, with the proliferation of companies like Netflix and an increasing demand for new movies/series, there is increasing demand for film studios and spaces globally.
2	Supply	Nepal only has one built movie studio which is not in the best of conditions. Lack of required space and sophisticated studio has meant that domestic film-makers are still dependent on other countries and cities like Mumbai and Chennai for production and post-production. Current movie-makers use naturally occurring scenic destinations but as they do not have purpose-built facilities, they face difficulties. Moreover, in the lack of supply of such a facility, Nepal is missing out on branding its naturally given resources and assets.
3	Opportunity	Nepal, with its pleasant climate, wide landscape variation even within a small area and warm hospitality, is ideally suited for being developed as a prime destination for entertainment and movie tourism. It provides peaceful and safe choice along with scenic and splendid natural beauty and unique blend of cultures. The project site in Dolakha, given its unique feature, availability of land, development of connectivity and infrastructure and strong local support, can be branded as a unique world-class film city.

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

DEVELOPMENT MODALITY

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

INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction)	~ USD 25 million
2	Interest Rate (including hedging cost)	12.00%
3	Project IRR	10.75%
4	Equity IRR	10.09%

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 7 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

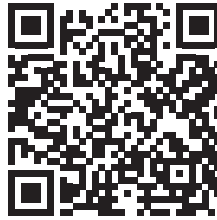
Please use 'Company name_Project name' as the reference code for the payment made in the case of an online payment.

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.
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



Office of the Investment Board

ICC Complex, New Baneshwor

Kathmandu, Nepal

Phone: 977-1-4475277, 977-1-4475278

Fax: 977-1-4475281

Email: projects@ibn.gov.np