

JANAKI HERITAGE HOTEL AND CULTURAL VILLAGE PROJECT

SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
GENERAL		
1	Name of Project	Janaki Heritage Hotel and Cultural Village Project
2	Sector	Tourism and Hospitality
3	Type	Destination wedding hotel with development of a culturally significant area

PROJECT LOCATION

1	Province	Province 2
2	Project Location	Dhanushadham Municipality, Dhanusha (Location Map) Area: 25 to 30 acres

PROJECT COMPONENT/TECHNOLOGY

1	Destination Wedding Luxury Hotel	Development of world-class luxury heritage hotel with facilities for high-end luxury wedding. The hotel would have a capacity of 140 rooms and extend over an area of about 25-33 acres and an estimated investment of USD 50 million. The luxury heritage hotel will be based on an architectural design inspired by Janaki Mandir (Janakpurdham).
2	Wedding Venue	Development of standard wedding venue well equipped with various services and facilities such as temporary structure for reception halls, catering services and event management services to cater about 3000 people and host up to three parallel events a day.

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3	Cultural Village and Museum	Cultural village which reflects heritage, culture and tradition of the Dhanushadham area. Some of the major infrastructure for the development of the cultural village could be: homestay, entrance gate, community center, tourist information center, security post/ booth, en-route amenities (tea house, public toilets, signage, etc.), walking foot trails or walking streets, cycling route, road network within the cultural village, etc. In addition, a museum could be developed to showcase the rich cultural and traditional legacy of Lord Ram and Sita as well folklore of Dhanushadham “a pious place where Lord Ram and Sita got married.”
4	Supporting Infrastructure	<ul style="list-style-type: none"> ■ Beautification of the Dhanus Pond by carrying activities such as foot path development around the pond, repair, maintenance and fencing, boating facility, artisan wall to maintain water level during dry season. ■ Renovation of Dhanus Mandir through expansion of existing structure and using local materials for roofing to maintain the aesthetics of the area. ■ Renovation and upgradation of Dharmashala.

MARKET ASSESSMENT

1	Demand	Globally, the concept of wedding tourism has gained popularity as people, especially millennials, explore ways to make their wedding experiences more unique. This has increased the wedding tourism industry’s size. A key market for the project is Indian customers. Recent estimates value the industry size of wedding tourism segment in India at about USD 3.3 billion and is expected to grow tremendously reaching about USD 6.5 billion by the end of 2020.
2	Supply	Despite increasing demand for such wedding experiences, there is a lack of well-managed destinations that provide unique experience built on the location’s advantage. The local market heavily relies on banquets and star hotels which are not necessarily suited and targeted for unique wedding events.

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3	Opportunity	Nepal, with its rich and diverse religious and cultural heritage, scenic beauty, pleasant climate and warm hospitality, is ideally suited as an attractive wedding destination. Nepal has a potential to be developed as an exotic wedding destination. One such destination with religious, historical and cultural significance is Dhanushadham. With suitable development of required hospitality infrastructure such as hotels, resort, wedding venues and world class catering and other hospitality service, Nepal can offer attractive wedding destination.

DEVELOPMENT MODALITY

1	Development modality	Public Private Partnership
2	Role of the 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	Role of the 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 20 million
2	Interest Rate (including hedging cost)	12%
3	Project IRR	15.57%
4	Equity IRR	17.57%

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 6 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

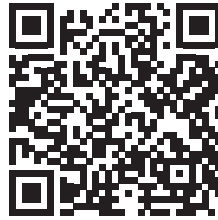
Please use 'Company name_Project name' as the reference code for the payment made in the case of an online payment.

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



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