



# Babarmahal Administrative Plaza



Government of Nepal  
Investment Board Nepal



## Background

The Babarmahal Administrative Plaza project in Nepal is a visionary initiative aimed at accommodating various government offices affiliated under different ministries of Government of Nepal. An 18-story state-of-the-art building, situated on a site spanning 30,021 square meters, is designed to provide high-quality and convenient services to the public and various concerned bodies, thereby optimizing administrative processes and public service delivery.



### Sector

Infrastructure



### Location

Babarmahal  
Kathmandu Metropolitan City  
Bagmati Province



### Area

3 hectares

## Salient Features

- Centralized Government Offices within a single building
- Modern and functional infrastructure, including office spaces, conference rooms, meeting halls, corporate offices and administrative facilities
- Mixed-Use Development (including commercial spaces, retail outlets, restaurants, etc.)
- Parking Facilities
- Incorporation of green and energy-efficient design principles

## Project Rationale

- Centralize dispersed government offices into a single complex
- Modernize and optimize government operations
- Promote collaboration within the government agencies
- Streamline citizen interaction and enhance government service delivery
- Strategic project location that ensures financial viability and accessibility for efficient and citizen-centric administration

## Project Components



Office Buildings for  
Departments Affiliated  
Under Different Ministries



Commercial  
Space



Multipurpose Halls with  
Different Facility & Capacity



Differently Abled  
Friendly Design

# Project Outcomes



Estimated annual revenue of NPR 1.15 billion



Addresses the need of organized spaces in prime location of Kathmandu Valley



Parking space approximately 900 vehicles



Targeted beneficiaries 10,000 per day



Cost savings for government offices



Improvement in infrastructure



Employment generation

# Financial Indicators

## Estimated Project Cost

**NPR 10.2 Billion (\$ 76.7 Million)**



Financial IRR 14.37%



Economic IRR 16.94%



NPV NPR 4.32 Billion



Pay-back Period 6.64 Years



Discounted Pay-Back Period 10.5 Years



Benefit Cost Ratio 1.23

Note: 1 USD = NPR 132.99

\*Discount rate of 12% is assumed

\*\*Estimated USD rate is based on the average exchange rate from the year of the recent study report (Information is based on Detail Project Report)

# Project Implementation Modality

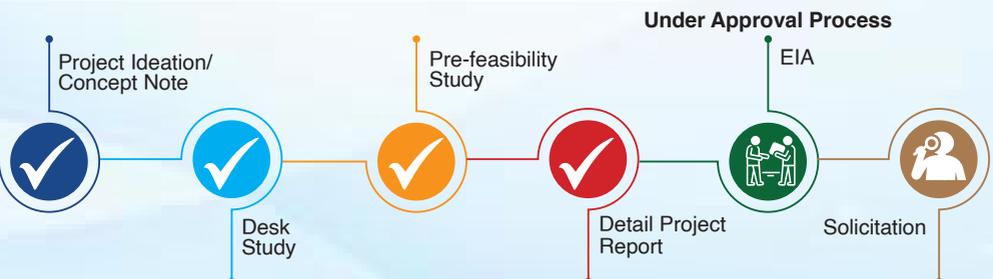


**Public Private Partnership (PPP)**

**Build, Operate & Transfer (BOT)**

**Construction period: 3 Years  
Operation Years: 25 Years**

# Project Implementation Timeline



April 28, 2024



## Relevant Agencies

- Investment Board Nepal (IBN)
- Ministry of Urban Development
- Department of Urban Development and Building Construction

## About the Agency

### The Investment Board Nepal (IBN)

IBN is a high-level government body chaired by the Right Honorable Prime Minister, that serves as a facilitator for both domestic and foreign investments in Nepal. Its primary objective is to create an investment-friendly environment by mobilizing and managing domestic as well as foreign investments to promote investment across different sectors through a transparent and efficient process. Being guided by the Long-term Vision (2043), the 15<sup>th</sup> Plan, international commitments such as Sustainable Development Goals and other subsequent policies of the Government of Nepal, IBN has been developing credible and bankable projects to garner investment.

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