

TAL-TALAIYA THEME PARK WITH HOTEL PROJECT

SALIENT FEATURES

SN	FEATURES	CHARACTERISTICS
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GENERAL

1	Name of Project	Tal-talaiya Theme Park with Hotel Project
2	Sector	Tourism
3	Type	Theme Park with Nature Component

PROJECT LOCATION

1	Province	Province 1
2	Project Location	Itahari Sub-Metropolitan City, Sunsari (Location Map)

PROJECT COMPONENT/TECHNOLOGY

1	Adult and Children Park with sports paradise	The theme park catered to adults will host adventures and games such as rollercoaster, horse-riding, swimming pool with water games, etc. The theme park will also have games catered to children offering child-friendly rides and adventures. Sports paradise will have facilities to host multiple games for both child and adults. Games such as bowling, arcades, video games, archery etc. could be offered.
2	Hotel with casino	A key feature of the project will be a star-level 80 rooms hotel with casino. The hotel would offer both high-end luxury as well as standard travel experiences. The hotel will be mostly catered to the Indian tourists that visit Nepal for such recreational facilities.

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4	Museum	Stone statues is a unique feature and a central attraction of Taltalaiya Park with about 28 sculptures at present. Building on this unique feature of the park, a statue-museum could be established. One attraction could be the replica of Stonehenge, a world heritage site in the UK.
5	Zoo	Existing zoo of Taltalaiyaa park has limited animals such as horse, tortoise, monkey, wild cat etc. The zoo could be upgraded with the addition of animals and with improved habitation for those animals.
6	Ethnic village	Kharsanikhap (1km away frm Taltalaiya) has been offering homestay for the visitors along with organic food. Different cultural theme villages depicting corresponding culture, architecture, tradition (food, dances, etc.) can be established there. These villages would provide accommodation, eating places, restrooms, and can also serve as live museum to visitors.
7	Food court and supporting infrastructure	Supporting infrastructure include food courts which will serve a variety of foods, parking spaces, administrative blocks, health centres, among others.
8	Regeneration, conservation and development	Existing facilities and services of Taltalaiya park will require upgradation and renovation, adding new activities, such as water games in addition to the already existing boating, upgradation and maintenance of botanical garden, entrance gate, and fencing.

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, Biratnagar, Bhairahawa, Pokhara, etc. constantly demand new and interesting travel and holiday experiences, thanks in part to the growing disposable income. Moreover, parents also demand new learning experiences for their children. The same increase in demand can also be seen in Indian cities close to Nepal’s eastern and south-eastern border.
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2	Supply	There are only a handful of amusement parks and tourist areas that could offer unique and one-stop leisure travel experience. Almost all of these are either in Kathmandu or in neighbouring places. They do not cater to the growing population of eastern and south eastern cities. Moreover, lack of such facilities in Province 1 has meant that the province is losing out on the potential to attract Indian tourists from neighbouring cities and towns.
3	Market 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. Itahari, given its connectivity and its placement as a transport hub, can be developed into a regional centre for leisure tourism for tourists, both domestic and those entering from Indian states adjacent to Nepal's eastern and south-eastern border.

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: 1 year b. Financial Closure: 1 year c. Construction Period: 4 years d. Concession Period: 30 years

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INDICATIVE FINANCIALS

1	Total Project Cost (including Interest During Construction and land acquisition)	~ USD 41 million
2	Interest Rate (including hedging cost)	12.00%
3	Project IRR	13.92%
4	Equity IRR	15.53%