

New Town Development Project (ISHAN)



**Kathmandu Valley Development
Authority**



Background

This project emerges as a pivotal initiative under the Kathmandu Valley Development Authority Act of 2045, aimed at addressing the escalating challenges of population growth and urbanization within the Kathmandu Valley. This comprehensive project, intricately designed to foster the reconstruction, expansion, and creation of new urban spaces, sets a foundation for sustainable and planned physical development. With an overarching goal to enhance public health, convenience, and economic prosperity, this project is strategically planned to revolutionize the Kathmandu Valley into a major administrative, tourist, cultural, and economic hub. The project, specifically targeting the eastern sector of valley, known as Ishan, covers an expansive area of approx.. 100,000 ropanis. The project intricately blends land use planning, essential service provision, and the innovative land pooling mechanism to ensure equitable and efficient development. Strengthened by a significant investment, it is not just a development project but a vision for a transformed, vibrant urban future, promising to significantly uplift the living standards and economic dynamics of the region.



Sector

Urban Development



Location

Kathmandu Valley
Bagmati Province



Proposed Land Area

5272 hectares

Project Location

Five municipalities of Kathmandu Valley

- Kageshwari Manohara Municipality
 - Wards no. 4, 5, 6, 7, 8, and 9
- Shankharapur Municipality
 - wards no. 5, 6, 7, and 9
- Bhaktapur Municipality
 - Wards no. 2, 6, and 10
- Madhyapur Thimi Municipality
 - Wards no. 2, 6, 7, 8, and 9
- Changunarayan Municipality
 - Wards no. 1, 2, 3, 4, and 5,
 - Parts of wards no. 6, 7 and 8

Proposed Land Allocation

Covered By	Area (In Ropani)	Percentage
Road Area	20442.74	19.74
Riverbeds	9609	9.28
Open Area	5220.23	5.04
Returnable Plots	57720	52.37
Service Plots	4100	7.31
Forest Area	6483	6.26

Project Rationale

- Advance Kathmandu valley as premier administrative, tourist, cultural, and economic center of Nepal
- Reconstruct, expand, and develop existing and new cities to improve living standards and accommodate urban growth.
- Facilitate land pooling and integration model
- Prioritizes sustainability, inclusivity and resilience in urban planning
- Addresses urban sprawl with controlled, efficient land use.
- Preserves natural, cultural, and religious assets.
- Ensures community stability with no displacement and improved facilities.
- Integrates modern facilities: water, electricity, sewage and includes healthcare, education, and government services.
- Allocates 5% land for roads and open spaces.
- Offers a strategic solution to myriad urban challenges.

Project Components

Physical Infrastructures

Physical Infrastructures:

1. New Roads:
 - 50 m RoW
 - Arterial Road, 30 m RoW
 - Collector (Connecting blocks), 21 and 12 m wide
 - Local (Within block), 6 m wide
 - Tunnel Road, double lane
2. Upgrading Existing Roads:
 - Arterial Road, 35 m RoW
 - Local (Within block), 6 m wide
3. Water Supply, Sanitation/sewage, Integrated Solid waste management
4. Electrification
5. Telecommunication
6. Urban Service Centre
7. Climate change/Disaster Management Centre

Social Infrastructures

- Open green spaces, parks, ponds etc
- Religious and other community spaces
- Sanatorium, orphanage, old age homes etc.
- Police Station

Economic Infrastructures

- Convention hall
- Sports complex
- Vegetable market
- Public parking including vertical parking
- Helipads, Cable cars
- Hiking Routes
- IT park, picnic spots, recreational centers
- Water bodies and river corridors
- Cultural village
- Hiking routes

Financial Indicators



286.25 Billion



2.54 Billion



NPV
239.18 Million



Pay-back period
30-40 Years

(1 USD = 112.57 NPR, as of 2019)

(Information is based on Feasibility Study Submitted in 2078/12/13)

Project Implementation Modality



Public Private Partnership (PPP)

Build, Own, Operate and Transfer (BOOT)

Project Implementation Timeline

2017

Project Ideation/
Concept Note



Desk Study

2017

2017

Pre-feasibility Study



Detail Project Report

Submitted in 2019

Under Approval Process



EIA

Project Outcomes

- Sufficient Urban Infrastructure
- Harmonious Community
- Mixed-Functions
- Environment Friendly Development
- Futuristic Urban Management System

Additional Information

- Current Rate of plot area: NPR 11,00,000 per aana
- Proposed Rate after project completion: NPR 31,00,000 per aana

Total Revenue from Service plots of area 4100 ropani: NPR 206.63 Billion

(Service plots to be sold, mainly in commercial areas, will be priced higher than average.)

- Average contribution ratio per plot: 36.98%, with an average plot return rate of 63.02%.
- Project duration: 7 years,
(with funding sources including foreign and domestic loans)
- Commitments for loan disbursement have been received up to NPR 30 billion from various banks in Nepal

Relevant Agencies

- Ministry of Urban Development
- Kathmandu Valley Development Authority
- Changunarayan, Shankarapur, Bhaktapur, Madhyapur Thimi & Kageshwori Manohara Municipality

About the Agency

Kathmandu Valley Development Authority (KVDA)

The Kathmandu Valley Development Authority (KVDA), established by the Kathmandu Valley Development Authority Act of 2045 on 1st Baisakh 2069, is tasked with the sustainable and strategic development of the Kathmandu Valley. It aims to manage urban growth, environmental conservation, and cultural heritage preservation through comprehensive planning and development strategies. KVDA's responsibilities include waste management, water supply optimization, and the development of green spaces. Its mission is to create a balanced and sustainable urban environment that prioritizes livability, resilience, and the preservation of the valley's unique natural and cultural assets.

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