



# Underground Palika Bazar at Lagankhel



Lalitpur Metropolitan City



## Background

Lalitpur Metropolitan City Municipal Pride Project Office plans to construct an underground Palika Bazaar at Lagankhel. This project is designed to cater to the escalating economic activities within the areas which is heavily concentrated inside the ring road and expanding outward. The initiative aims not only to address the needs arising from both the resident and floating populations but also to introduce a government-owned marketplace. The site is strategically placed to draw in significant footfall, benefiting from the bus park's role as a key transit point. The project promises to be a lucrative economic venture, offering a blend of shopping facilities and public spaces. With the potential to significantly enhance the municipality's revenue through rentals and parking fees, this development is poised to meet the community's commercial and recreational needs while ensuring sustainability and profitability.



### Sector

Urban Infrastructure



### Location

Lalitpur Metropolitan City  
Bagmati Province



### Land Required

0.11 hectares

## Project Rationale:

- Adopt modern market concepts with technology integration and innovative design for urban development
- Meet the needs of ever-increasing economic activities of people
- Minimize in or on street/roadside parking by providing managed parking spaces
- Promote a multi-use space that fosters community engagement, social ties and well-being
- Provide a park/ open space with vehicle parking above the Palika Bazar at ground level

## Salient Features:

- Vertical Parking Towers: 3
- Vehicle per Tower: 16
- Number of Shops spaces: 26
- Structural life is over 50 years

## Project Components



Vertical Parking  
Tower



Vehicular  
Entrance and Exit



Pedestrian  
Entrance and Exit



Underground Market  
Entrance and Exit



Emergency Exit from  
Underground market



Open Seating Space  
and Landscaping



Circulation Space



Cycle Stand

## Project Outcomes



Managed parking facility



Adequate spaces for shopping



Boost to local economy



Multifunctional space for public use



Traffic management

## Financial Indicators

**Estimated Project Cost**

**NPR 171 Million**

**\$ 1.29 Million**



NPV  
596 Million NPR  
(\$4.48 Million)



Discounted pay-back period(Y)  
5.40



Benefit Cost Ratio  
4.43



Return on Investment  
11.84 %

(1 USD = 132.99 NPR, 2023)

*(Information is based on Detailed Project Report prepared in 2023)*

## Project Implementation Modality



**Public Private Partnership (PPP)**

## Project Implementation Timeline



Project Ideation



Desk Study



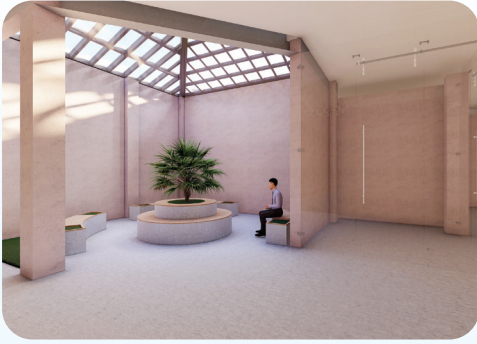
Detailed Project Report (2023)



Solicitation



Project Development



## Relevant Agencies

- Lalitpur Metropolitan City Office
- Government of Bagmati Province

## About the Agency

### Lalitpur Metropolitan City

Lalitpur Metropolitan City (LMC) is a metropolitan city and fourth most populous city of Nepal with 294,098 inhabitants living in an area of 37.4 square kilometres. It is located in the Kathmandu Valley, bordering the capital city Kathmandu along with Bhaktapur. Lalitpur is considered one of Nepal's oldest cities alongside Kathmandu and Bhaktapur, renowned for its temples, art, and heritage. Originally known as Yupagram during the Lichchhavi period, it has undergone several administrative changes over the years, evolving into a metropolitan city in 2016 AD. Lalitpur flourished culturally during the Malla period and is now known as the "City of Fine Arts".

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