
ADDITIONAL WORK IN THE INVENTORY OF THE REAL ESTATE OF TRIBHUVAN UNIVERSITY

1. INTRODUCTION

Tribhuvan University possesses an extensive real estate holdings including a large number of buildings, basically used for educational purposes. The educational spaces like classrooms, laboratories and library, originally created in the campuses have, by and large, been altered in terms of space utilization during the past periods. The University is in need of updated information on the availability and utilization of such educational spaces in each campus to assess the intake capacity.

The study “An Inventory of TU Real Estate” undertaken had already yielded with enough information on the status and value of the existing buildings of all the 63 campuses under Tribhuvan University. The “Assessment of Tertiary Education” Project has decided to enrich the inventory with additional information on educational space utilization by conducting “Additional Work in the Inventory of the Real Estate of Tribhuvan University”. It is envisaged that the findings of the Additional Work would greatly facilitate in assessing the capacity and utilization of the campuses, accordingly to plan for future.

2. MODUS OPERANDI

2.1 STAGE I :SITE VISIT

As per the Work methodology suggested in the proposal, the team visited the campuses to measure and determine the size and nomenclature of the academic spaces, for which the relevant data were missing or not accurately available from the earlier study. The campuses visited were Mahendra Multiple Campus, Nepalgunj, Nursing Campus, Nepalgunj, Gorkha Campus, Gorkha, Lamjung Campus, Lamjung, Maharajgunj Campus, Nursing Campus, Maharajgunj, Central Campus, Kirtipur. Other campuses for which minor data were not available were contacted through the Local Coordinators..

2.2 STAGE II :DESK WORK

All the data and information, collected previously and during the Stage I of present study including the prepared line diagram building plans were reviewed in terms of nomenclature of the rooms/constructed facilities. The size and number of individual space according to the nomenclature were determined and their area were calculated. For the purpose of calculating capacity standard norms were considered s follows:

NORMS USED TO DETERMINE OPTIMUM CAPACITIES OF DIFFERENT TYPES OF SPACES:

For Classrooms:

All India Council for Technical Education (AICTE) and similar organizations in the South Asian Region have suggested the need to allocate a minimum of 1.1 sq.m. to 1.4 sq. m. of space for each student in a typical classroom. It has also been suggested that the minimum desirable area allocation per student is

1.2 sq. m. per student. This is the norm that has been used to calculate the optimum capacity of the different classrooms of the Campuses of TU.

For Laboratories:

AICTE and similar organizations in the South Asian Region have recommended areas ranging from 8 sq.m. to 16 sq. m. of space per student in the science laboratories. This recommendation naturally assumes that the laboratories are fully equipped in terms of both furniture and equipment to conduct the requisite number of experiments at the post-school science level, the standard of which is comparable to the reputable academic institutions of the region. For purpose of determining the optimum capacity of the science laboratories already existing in the different campuses of TU, a norm of 10 sq.m. per student has been taken to calculate the student capacity of the laboratories.

For Workshop:

The norm that has been suggested for determining the size of the workshop is seen to vary from workshop type to workshop type and the number of students to be catered. In this study, a norm of 12 sq.m. has been used to calculate the optimum capacity of the workshops.

For Library:

The norms suggested by various reputable organizations with regard to the size of library facilities in educational institutions are useful in determining the size of the library based on the total student population that will avail of the library facilities. These norms are, therefore, not useful in determining the optimum seating capacities of the libraries. Based on an analysis of the recommended library layouts in time saver standards and other similar documents, the area per student place (computed on the basis of the total area of library divided by

the total number of student places provided) varies from approximately 4 sq.m. to 8 sq.m. In the case of campus libraries of Tribhuvan University where the number of books available are very minimal requiring nominal stack space, it may be advisable to use only 3.5 sq.m. per student place to determine the seating/reading capacity of the existing libraries.

The individual spaces were analyzed for their capacity using the above standard norms. The Inventory of academic spaces for each campus in terms of size, area, norm, and capacity are given in Chapter 4.

A detailed Assets Management Strategy worked out is presented in Chapter 3.

3. ASSETS MANAGEMENT STRATEGY

3.1 NECESSITY OF ASSETS MANAGEMENT

3.1.1 Tribhuvan University has considerable real estate holdings throughout the country. These real estate holdings are in the form of lands and buildings owned by 64 Campuses of Tribhuvan University spread throughout the country and by Tribhuvan University (TU) in Kathmandu Valley. Of the 64 Campuses and Jamal property studied by the "Inventory of T.U. Real Estate Team (ITRE Team)" constituted by the Institute of Engineering Consultancy Services (IECS) for the "Assessment of Tertiary Education Project (ATEP)", most of the commercially high value properties are located in Kathmandu Valley. Fifteen Campuses of TU located in Kathmandu Valley and the Jamal property have been identified as being of very high value and extremely viable commercially meriting special attention to explore their potential for income generation. If additional income is generated from these 16 high priced properties, Tribhuvan University would

make considerable progress to achieve sustainability. Table 1 gives the region-wise distribution of real estate holdings of TU.

TABLE 1

REGION-WISE DISTRIBUTION OF T.U. CAMPUSES/PROPERTY

SN	Development Region	Number of Campuses	Additional Property	Remarks
1	Central	29	1	23 Campuses + Jamal own considerable portion of real estate holdings. 15 Campuses + Jamal are high priced real estate holdings.
2	Eastern	14	x	
3	Western	13	x	
4	Mid-Western	6	x	
5	Far-Western	2	x	
		64	1	

3.1.2 Table 2 gives a short synopsis of the TU Real Estate Holdings (including the details of the 16 high priced properties in Kathmandu Valley) based on the report already submitted by ITRE Team of IECS to ATEP.

TABLE 2

SHORT SYNOPSIS OF TU REAL ESTATE HOLDINGS

SN	TOTAL CAMPUSES/PROPERTY	64 Campuses + Jamal Property
1	TOTAL LAND AREA	1210 hectares
2	TOTAL BUILT-UP AREA	455,000 sq.m.
3	TOTAL VALUE OF LANDS	Rs. 8.06 billion
4	TOTAL VALUE OF BUILDINGS	Rs. 1.20 billion
5	TOTAL VALUE OF LANDS & BUILDINGS	Rs. 9.26 billion
6	TOTAL AREA OF 16 HIGH PRICED PROPERTIES IN KATHMANDU VALLEY	43 hectares
7	TOTAL BUILT-UP AREA OF 16 HIGH PRICED PROPERTIES IN KATHMANDU VALLEY	120,000 sq.m.
8	TOTAL VALUE OF LANDS OF 16 HIGH PRICED PROPERTIES IN KATHMANDU VALLEY	Rs. 4.75 billion
9	TOTAL VALUE OF BUILDINGS OF 16 HIGH PRICED PROPERTIES IN KATHMANDU VALLEY	Rs. 0.31 billion
10	TOTAL VALUE OF 16 HIGH PRICED PROPERTIES IN KATHMANDU VALLEY	Rs. 5.06 billion

3.1.3 Of the total real estate holdings of TU, more than 53.72% of the total land with a value of 93.84% of the total land value and 58.81% of the total built-up area with a value of 58.97% of the total value of built-up area are located in the Central Development Region. The region-wise TU real estate holdings both in terms of their absolute values and in terms of percentage of the total are given in Tables 3 and 4.

TABLE 3

REGION-WISE TU REAL ESTATE HOLDINGS

Development Region	Total Area of Land (Ha)	Total Value of Land Rs.(x1000000)	Total Floor Area of Bldg. (Sq.m.) (x1000)	Total Value of Bldg. Rs.(x1000000)	Value of Total Property Rs.(x1000000)
Central	650	75650	267	7100	8275
Inside Kathmandu Valley	227	70400	190	5030	75430
Outside Kathmandu Valley	423	5250	77	2070	7320
Eastern	328	1400	73	1900	3300
Western	137	2840	93	2520	5360
Mid-Western	76	470	16	390	860
Far-Western	19	260	5	130	390
TOTAL	1210	80620	454	12040	92660

TABLE 4

REGION-WISE TU REAL ESTATE HOLDINGS - PERCENTAGE WISE

Development Region	Percentage Total Area of Land	Percentage Value of Land	Percentage Floor Area of Bldg.	Percentage Value of Bldg.	Percentage Value of Total Property
Central	53.72	93.84	58.81	58.97	89.30
Inside Kathmandu Valley	18.76	87.32	41.85	41.78	81.41
Outside Kathmandu Valley	34.96	6.51	16.96	17.91	7.89
Eastern	27.11	1.74	16.08	15.78	3.56
Western	11.32	3.52	20.49	20.93	5.78
Mid-Western	6.28	0.58	3.52	3.24	0.93
Far-Western	1.57	0.32	1.10	1.08	0.43

3.1.4 The 16 high value properties of TU in Kathmandu Valley that have been identified as requiring special attention are given in Table 5, which also gives the relevant land and building details.

TABLE 5

HIGH VALUE PROPERTIES OF TU IN KATHMANDU VALLEY

SN	CAMPUS/PROPERTY	Total Area of Land (Ha)	Total Value of Land Rs.(x1000000)	Area of Bldg. (x1000)Sq.m	Value of Bldg. Rs.(x1000000)	Value of Total Property Rs. (x1000000)
1	Patan Multiple Campus	2.95	2,099.39	4.90	116.78	2,216.17
2	Public Youth Campus	0.44	539.84	3.06	76.23	616.07
3	Saraswati Multiple Campus	0.56	656.02	1.97	57.10	713.12
4	Lalit Kala Campus	0.09	283.50	1.19	8.37	291.87
5	Padma Kanya Multiple Campus	1.90	4,477.03	8.93	256.83	4,733.86
6	Shanker Dev Campus	0.45	789.18	2.58	55.54	844.72
7	Ratna Rajya Laxmi Campus	0.41	847.17	2.47	72.74	919.91
8	Nepal Law Campus	0.40	826.05	3.30	67.17	893.22
9	Campus of International Languages	0.41	845.93	0.99	30.01	875.94
10	Public Administration Campus	0.52	1,265.63	0.55	6.32	1,271.95
11	Pulchowk Campus	19.95	19,603.03	39.76	966.24	20,569.37
12	Amrit Campus	1.14	1,539.00	7.68	172.14	1,711.25
13	Maharajgunj Campus including Nursing Campus	9.87	5,335.00	35.02	1,295.25	6,630.25
14	Tri-Chandra Multiple Campus	1.90	6,043.36	10.05	126.40	6,169.76
15	Thapathali Campus	1.78	1,470.00	6.02	128.28	1,598.28
16	Central Examination Section	0.37	914.06	X	X	914.60
	TOTAL	43.14	47,534.29	128.47	3,435.40	50,970.34

3.1.5 The 16 high value properties of TU located in Kathmandu Valley have been compared with other TU properties in the Kathmandu Valley as well as those outside the valley in Table 6.

TABLE 6
COMPARISON BETWEEN THE 16 HIGH VALUE PROPERTIES AND OTHER TU PROPERTIES

	% of Commercially High Value Campuses				
	Total Area of Land	Total Value of Land	Total Floor Area of Bldg	Total Value of Bldg.	Value of Total Property
In relation with total Campuses inside the Kathmandu Valley	18.99	68.42	64.12	62.37	68.01
In relation with total Campuses of Tribhuvan University	3.56	58.96	26.82	26.07	54.69

3.2. GENERAL ASSETS MANAGEMENT STRATEGY

3.2.1 Given the extensive real estate holding of TU and the need to manage these holdings in a rational manner, especially in view of the fact that money allocated for maintenance works is very nominal and in fact, woefully inadequate even to carry out the necessary emergency repairs, the Tribhuvan University must begin to seriously consider setting up a technical (architecture/engineering services) division, directly under the Registrar of Tribhuvan University, to be responsible for formulating a policy on assets management and in accordance with this policy to provide necessary technical support to the campuses as well as to TU Central authorities to manage the lands and buildings in their possession. There should be no more justification required for setting up this technical division than the need to manage rationally assets currently worth Rs. 9.26 billion, which is equivalent to almost 20 years of budgetary allocations to TU at current annual budgetary allocation by His Majesty's Government of Nepal. Based on this justification, the ITRE team strongly recommends that a technical division be constituted at the earliest to begin to manage the lands and buildings owned by TU. This recommendation is central to the assets management strategy that the ITRE team is proposing.

3.2.2 This technical division, once constituted directly under the Registrar, will be responsible for undertaking the following activities:

- a) To keep copies of the land ownership papers (Lalpurja) of all the Campuses and properties of TU, and, if the campuses do not have the land ownership certificates of some specific plots, this should be brought to the notice of all the concerned authorities, so that the necessary steps are taken to secure the land ownership papers, and constant monitoring should be done

(reminders also be sent to the concerned Campuses periodically) until the technical division has a complete set of copies of the land ownership papers of all the properties of TU;

- b) To keep copies of the site plans and other plans of all the buildings of all the Campuses; and, if some plans are not available, arrange to have measurements taken in order to prepare measured drawings of the missing plans until the division has a complete set of plans;
- c) To keep a complete set of photos of all the buildings of all the Campuses so that these photos are available for ready reference and for necessary executive decisions (photos of the buildings must be taken so as to show the four elevations of the buildings as far as possible, and every three years, a new set of photographs must be compiled with the help of the Campus authorities; the old photos must be retained for archival purposes);
- d) To issue directives, through the Registrar's Office to all the campuses that copies of the plans of all new buildings being constructed on the Campus sites be sent to the technical division without fail so that the completeness of the records is maintained (if requested, this technical division can also review the plans of buildings that are being proposed to be constructed and give necessary feedback);
- e) To collect information on the commercial rates of properties, the rates of building materials and construction rates, the developmental trends in the area, the prevailing rental values etc. once every three years with the help of the Campus authorities as well as by on-the-site random physical verification

so that the necessary technical information is updated and is on hand to provide advice to the Campuses on how best to exploit their commercially viable holdings causing minimal disturbance to the academic activities, which must take precedence over all other activities (any discrepancy in the records, disturbing developmental trends etc. must be brought to the notice of the Central and Campus authorities so that immediate remedial action can be taken);

- f) To collect information on badly needed repairs that have to be undertaken immediately and after on-the-site physical verification, prepare tentative cost estimates for necessary approval and budgetary sanctioning (the technical division should prioritize the emergency repairs because of severe financial constraints);
- g) To actively help the Kathmandu Valley based Campuses by regular and periodic visits to the Campuses to identify remedial repair works that need to be carried out immediately as well as by giving advice on how best to utilize the Campus lands;
- h) To formulate checklists that can be used by the Campuses to check the condition of the buildings at specified times (e.g. before the monsoon) so that steps that do not necessarily require huge amounts of money can be taken on time (e.g. cleaning of clogged drains before the monsoon);
- i) To prepare a complete status report on all the Campuses and other properties of TU once every three years so that the central and Campus authorities are not only aware of the developmental trends, the initiatives that have been taken by different

Campuses but also begin to take advantage of newly created opportunities;

- j) To help the auditors with up-to-date information on the value of the physical assets;
- k) To screen requests by the different Campuses to carryout maintenance works, as well as work out an annual budget for proper maintenance of the buildings of TU to be used for budget discussions with HMG/N; and
- l) To computerize all the available records so that they are ready for quick reference.

3.2.3 This technical division should be headed by a senior Architect / senior Planner/ senior Engineer whose post is at least equivalent to that of a Reader if not a Professor. Given the responsibilities already described and additional responsibilities that will be given to the division from time to time, the ITRE team strongly feels that the head of this division must be equivalent to a Professor. The head of this division should be assisted by a Deputy who belongs to a different discipline (if the Head is an architect, the Deputy must be an Engineer and vice versa). Below the Deputy Head will two architects, two civil engineers (one civil, one structural), one electrical engineer one mechanical engineer one computer analyst and one deputy administrator. The following organization chart for this technical division has been proposed:

3.3 ASSETS MANAGEMENT STRATEGY APPLICABLE TO 16 HIGH VALUE PROPERTIES IN KATHMANDU VALLEY

3.3.1 Until a technical division is created in the Central Office of Tribhuvan University to help manage the assets of all the campuses of TU in general and to help manage the 16 high value campuses of Kathmandu Valley in particular, an interim assets management strategy must be developed to ensure the optimal management of the assets of the 16 high value properties (that have been identified in Table 5) during the interim period from now till the technical division is operative. If the necessary finances are available, the best strategy is to create technical units (smaller versions of the technical division) to explore the extent of commercial viability of the open spaces fronting the main streets in each of the 16 identified properties. Exploratory plans can be drawn up, the current market rates can be assessed and developmental documents can be prepared for possible financing by banks, finance companies and even private parties. However, given the financial constraints, it is probably not possible to create technical units to be responsible for the development of each of the 16 identified properties. Therefore, ITRE team propose that four teams (each team comprising of two architects, one civil engineer, one structural engineer, one electrical engineer, one estimator, two draftsmen and one overseer) be set up to spend one to one and half months on each of the 16 identified properties to produce developmental document for each of the identified properties. This developmental document can also serve as an architect's brief for formulating detailed architectural designs. This development document should incorporate exploratory plans, tentative cost estimates, levels of investment required, rates of return on the investment etc. In fact, this document should be comprehensive enough to use it to seek necessary financing. The teams must ensure that all the developmental plans that are proposed

cause minimal disturbance to the on-going academic activities. Each of the four teams will, therefore, be responsible for producing four developmental documents in a period of six months.

3.3.2 It must be stressed here that all the sixteen properties have been identified as being of high commercial values because of the dramatic development that has taken place around the properties over the past few decades. Improvement of the services and facilities and increasing commercialization along the roads have contributed to increasing the demand for properties in the locality, which in turn has raised the prices of lands to, in some cases, ridiculously high levels. In purely commercial terms, many of these properties are more suitable to commercial activities (because of the development that has taken place over the past few decades) than for imparting education. With increasing commercialization all around the properties and resulting in heavier traffic, the academic environment is going to be increasingly disturbed. There may even come a time when TU and the campuses have to even think of shifting elsewhere. This possible scenario should also be borne in mind during the formulation of the developmental plans.

3.3.3 The responsibilities of the four developmental teams can be as follows:

TABLE 7

RESPONSIBILITIES OF DEVELOPMENTAL TEAMS

SN	Developmental Team	Areas of Responsibilities	Location of Property
1	Team 'A'	Patan Multiple Campus Pulchowk Campus Thapathali Campus Public Administration Campus	Patan Dhoka Pulchowk Thapathali Tripureswore
2	Team 'B'	Shanker Dev Campus Ratna Rajya Laxmi Campus Nepal Law Campus Campus of International Languages	Putalisadak Exhibition Road Exhibition Road Exhibition Road
3	Team 'C'	Padmakanya Campus Tri-Chandra Campus Lalitkala Campus Central Examination Section	Bagh Bazar Ghantaghar Bhotahiti Jamal
4	Team 'D'	Anrit Science Campus Saraswati Multiple Campus Public Youth Campus Maharajgunj Campus	Lainchour Thamel Dhobichour Maharajgunj

3.3.4 The development of the above mentioned properties must take into consideration the following factors:

- (a) since the properties under consideration are properties used for academic purpose, the primary consideration must be to ensure that the sanctity of the academic spaces is maintained and the

developmental plans cause minimal disturbance to the academic activities; income-generation should, therefore naturally take a back seat to teaching learning and other academic activities;

- (b) the developmental trends over the past few years must be analyzed and based on past trends, future trends should be anticipated and incorporated in the developmental plans that are formulated;
- (c) since the campuses are generally congested because of the changes that have taken place in the educational system over the past few decades (resulting in radical changes in the nature of the campuses, because of the increases in the courses offered), the central authorities of TU and campuses authorities must give precise instructions regarding the use of the existing spaces (should enrollment be curtailed to match the spaces available or should additional spaces be created to accommodate the existing enrollment figures); no developmental plan can be formed unless there is clarity of thought on this issue (to be even more precise, all developmental plans can only be developed in accordance with the master plans of that have been prepared for the properties as a whole);
- (d) the relationship between the surrounding areas and the properties must be studied in detail along with past developmental trends and anticipated trends to determine whether it is wise to build additional academic spaces or, in extreme cases, even think of leasing out or selling the whole property and shifting the academic activities elsewhere (this too needs to be thought within a broad facilities rationalization policy); and

- (c) developmental plans that are formulated must be based on optimum capacities of the campuses that are determined on the basis of prevalent spatial norms, if quality of teaching is to be improved and an academic environment conducive to teaching is to be enhanced.

3.3.5 Keeping in mind the above mentioned factors, income can be generated by leasing out part of the property (property that is fronting the main streets) or, in some extreme cases, leasing out the whole property and/or selling the whole property by shifting the academic activities elsewhere. The leasing arrangements can be as follows:

- a) If finances are obtained based on the developmental plans that have been prepared, the campuses/TU can undertake the construction, as per approved plans, and sell the spaces that are going to be created (leasing contracts can be drawn up, signed and sealed even before the construction is complete) and
- b) Alternatively, private developers can be invited to develop the properties as per approved plans based on long-term leasing arrangements (in this case, the campuses do not have to be bothered with securing the finances as it will be the responsibility of the developers to make the necessary investment against which they get long term leasing rights for say, 10, 15, 20, 25 years to recover their investment and to pay monthly rentals which should increase from year to year as the investment made is gradually recovered).

3.3.6 Experiences of some of the campuses, with regard to leasing arrangements, have shown that there is very low income from shops

that have been developed along the roads. The main reason for this state of affairs is that the whole problem of income generation has not been looked at professionally. The whole issue must be addressed professionally and only if the rate of return appears satisfactory should construction be undertaken. Haphazard planning cannot be justified in the name of income generation. It is, therefore, expedient for all the campuses to develop proper master plans and developmental plans based on proper studies before any construction work is undertaken.

3.3.7 It has already been indicated in the previous submission of the ITRE team the possible areas of all the 16 properties that can be developed commercially. The size and area of lands that have been identified as being commercially exploitable are as follows:

TABLE 8

THE POSSIBLE COMMERCIALY VIABLE CAMPUS PROPERTIES

SN	Name of Campus	Location of Land	Size of the Land		Area (m ²)
			Length (m)	Width (m)	
1	Patan Multiple Campus	South West : Frontal	30	6	180
2	Public Youth Campus	South West : Frontal	15	6	90
3	Saraswoti Multiple Campus	South : Frontal	9	6	54
4	Lalitkala Campus	West : Bhotahiti Side (Shops already exist)	6	4.5	27
5	Padma Kanya Campus	South : Frontal	90	7.5	675
6	Shankar Dev Campus	South : (local restaurant already exist in part)	5	15	135
7	Ratna Rajya Laxmi Campus	South : Frontal North : Back	24 24	6 4.5	144
8	Nepal Law Campus	South : Frontal North : Back (shops exist already)	24 24	4.5 4.5	108 108
9	Campus of International Language	South : Frontal North : Back	24 24	7.5 7.5	180 180
10	Public Administration Campus	South: Frontal (5 Rop of land on West is under process of Lease) East : road side			
11	Pulchowk Campus	West : Frontal South : road side East : road side North : corner	300 300 33 60	7.5 6 6 6	2250 1800 198 180
12	Amrit Campus	Hostel part : road side	10	6	60
13	Maharajgunj Campus	East : Main road (already under construction)	30	30	900
14	Tri-chandra Campus	North : Jamal side (already bid process for lease) East : Main road	90 90	6 4.5	540 405
15	Thapathali Campus	East : Frontal	90	6	540
16	Central Examination Section	Whole property being processed for lease	-	-	-

3.3.8 Given current developmental trends, multipurpose commercial complexes can be developed in the areas that have been identified as being suitable for commercial exploitation. The height of the structures will depend on the volume of investment and on current building bye-laws. In certain cases, the height may have to be restricted to give due prominence to existing structures. Depending on the location of the properties, and in keeping with the current developmental trends, the following suggestions have been made:

TABLE 9

**THE PROPOSED COMMERCIAL DEVELOPMENT FOR POSSIBLE
COMMERCIALLY VIABLE CAMPUS PROPERTIES**

SN	Property	Ground Area Proposed for Commercial Development (m2)	Proposed Floors (No)	Development Suggestions
1	Patan Multiple Campus	180	3	Ground floor + First Floor : Shops (Supermarket style) Second Floor : Office Rental
2	Public Youth Campus	90	2	Ground Floor : Shops First Floor : Office Rental
3	Saraswoti Multiple Campus	54	2	Ground Floor : Shops First Floor : Office Rental
4	Lalitkala Campus	27	2	Ground Floor : Shops First Floor : Office Rental
5	Padma Kanya Campus	675	3	Ground + First : Departmental Store First Floor : Office Rental
6	Shankar Dev Campus	135	3	Ground Floor : Shops First + Second : Rental
7	Ratna Rajya Laxmi Campus	144 Front	3	All 3 floors : Shops (Departmental store)
		108 Back	3	Ground Floor : Shops First + Second : Office Rental

Contd....

SN	Property	Ground Area Proposed for Commercial Development (m2)	Proposed Floors (No)	Development Suggestions
8	Nepal Law Campus	108 Front	3	All 3 floors : Shops (Departmental Store)
		108 Back	3	Ground Floor : Shops First + Second : Office Rental
9	Campus of International Language	180 Front	3	All 3 floors: Shops (Departmental Store)
		180 Back	3	Ground : Shops First + Second : Office Rental
10	Public Administration Campus			If possible, whole property to be leased out if some alternative arrangement can be made for existing campus.
11	Pulchowk Campus	2250 (front)	2	Both floors : Departmental Store
		1800 (south)	2	Ground floor : Shops First Floor : Rental
		198 (east)	3	Ground + First Shops Second : Office
		180 (north)	3	Already being planned.
12	Amrit Campus	60	2	Both floors : shops
13	Maharajgunj Campus	900	2	Ground floor : shops First floor : Office Rental
14	Tri-chandra Campus	540	2	Already on lease process
		East	2	Ground floor : Shops First floor : Office Travel Agency
15	Thapathali Campus	540	2	Ground floor: Shop First floor: Rental
16	Central Examination Section			Whole property to be leased

3.3.9 The tentative developmental costs and the tentative income from rentals are given below to give an idea of investment costs and income to make rational decisions:

TABLE 10
THE TENTATIVE DEVELOPMENTAL COSTS AND THE INCOME FROM RENTALS

SN	Property	Ground Area Proposed for Commercial Development (m2)	Suggested Built up Area(m2)	Cost of * Construction Rs. (100000)	Average Rental per Sqm /month	Anticipated Annual Income from Rental Rs.(100000)
1	Patan Multiple Campus	180	540	54.00	100	6.48
2	Public Youth Campus	90	180	18.00	100	2.16
3	Saraswoti Multiple Campus	54	108	10.80	100	1.08
4	Lalitkala Campus	27	54	5.40	150	0.97
5	Padma Kanya Campus	675	2025	202.50	150	36.45
6	Shankar Dev Campus	135	405	40.50	125	6.08
7	Ratna Rajya Laxmi Campus	144 Front	432	43.20	150	7.78
		108 Back	324	32.40	100	3.89
8	Nepal Law Campus	108 Front	324	32.40	150	5.83
		108 Back	324	32.40	100	3.89
9	Campus of International Language	180 Front	540	54.00	150	9.72
		180 Back	540	54.00	100	6.40
10	Public Administration Campus	whole area to be leased if possible				
11	Pulchowk Campus	2250 (front)	4500	450.00	115	62.10
		1800 (south)	3600	360.00	75	32.40
		198 (east)	396	39.60	100	4.75
		180 (north)	540	54.00	115	7.45
12	Amrit Campus	60	120	12.00	100	1.44
13	Maharajgunj Campus	900	1800	180.00	90	19.44
14	Tri-chandra Campus	540	1080	108.00	150	19.44
		East	rental at least Rs. 150/sq.m per month			
15	Thapathali Campus	540	1080	108.00	125	16.20
16	Central Examination Section	whole area to be leased if possible				

* Cost of construction is based on Rs. 10,000.00 per sq. m.

**TERMS OF REFERENCE FOR
ADDITIONAL WORK IN THE INVENTORY OF THE REAL ESTATE
OF TRIBHUVAN UNIVERSITY**

The terms of reference (TOR) for the "Additional Work in the Inventory of the Real Estate of Tribhuvan University" is as follows :

1. To provide a detailed assets management strategy, particularly on how can the University generate income from its properties? Which properties are most likely to give income and how? and in what fashion?
2. To provide details on the optimum intake capacity of each of the classrooms in all the constituent campuses of Tribhuvan University.
3. To provide the details on the capacity of science laboratories in all the constituent campuses of Tribhuvan University where science program is offered, and
4. To provide an estimate of the available accommodation for readers and books/journals in the library of all the constituent campuses of Tribhuvan University.

**Research Team and Budget for the study on
Additional Work in the Inventory of the Real Estate of Tribhuvan University
Executed by the Institute of Engineering Consultancy Services**

Budget : NRs. 148,810

Duration : 35 Days effective from February 16, 1995

Final Report to be submitted on March 24, 1995

Submission of Final Report on April 5, 1995

STUDY TEAM

Team Leader	Mr. P.N. Maskey	Professor of Civil Engineering
Advisor/Member	Dr. S. B. Mathe	Reader in Architecture

Working Associates:

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2.	Mr. R.K. Bajimayo	Lecturer in Civil Engineering
3.	Mr. Piyush Pradhan	Instructor