

Diplomatic Township Darulaman Project

Project Summary



PPP Model
Design-Build-Finance-Operate-
Maintenance (DBFOM)



Project location
Kabul, Afghanistan.



Lead Agency
Ministry of Urban Development
and Land (MUDL), GoIRA



Capex:
US\$ 147.2M



Sector
Urban Development (UD)



IRR:
20% @5% discount rate



Contract Period
7 years



NPV
US\$ -14.5 M



Payback Period
8 years



Project Description

Diplomatic Township- Darulaman includes 141 residential blocks, which will cover 640,000 SQMs land. The cost of land is assumed to be \$19.2 million. The implementation period of the project is 3 years (2020 to 2022). Upon completion, this project will provide 490,680 SQMs saleable area. The construction investment required for the project is \$128 million, which is distributed as \$25.6 million in the first year, and \$51.2 million per year for the remaining period.

The project will create 5200 direct jobs and 3000 indirect jobs. The project includes residential properties which will be sold to prospective buyers and it will generate \$ 220.8 million sales revenue over the project life cycle.

Key Project Objectives

The main objective of this project is to effectively and efficiently use the Government Land which located Darulaman and Develop a diplomatic Residential and township of 141 residential blocks through Private sector investment.

GOVERNMENT SUPPORT

- Allocates clear title land to private sector
- Ensures transparent procurement process
- Approves the detailed technical design of the projects
- Provides project supervision
- Supports project marketing

Private Sector Opportunities

- Gross income of \$ 152.6 Million
- Net Profit of \$ 24.5 Million
- Operation and Maintenance Contract for More than 20 years
- Mobilization of \$ 128 Million capitals in construction sector

- Improved Project management and construction capacity

