

Project No: B-011 (EXECUTIVE SUMMARY)

Construction of Ground floor Pharmacy Unit of Men-Tsee-Khang, (Tibetan Medical & Astro. Institute of H.H. the Dalai Lama) at Chauntra Tibetan Settlement, Himachal Pradesh.

The vision of Men-Tsee-Khang is to improve the lives of people through our traditional system of medicine, and to preserve this element of our rich and ancient culture. Since being re-established in 1961, following the occupation of Tibet and subsequent exile of His Holiness the 14th Dalai Lama and the Tibetan Government, Men-Tsee-Khang has preserved and promoted this ancient form of medicine that is inherently intertwined in Tibetan culture. Since its re-establishment, Men-Tsee-Khang has produced 287 physicians and 52 astrologers from its headquarters in Dharamsala, delivered healthcare services throughout India and has become an integral economic contributor to the Tibetan community in exile through its employment of nearly five hundred people nationally and through its social welfare programs. Our 53 dedicated branch clinics deliver low-cost traditional healthcare to over 500,000 people in local communities throughout India every year. In our commitment to the vulnerable and disadvantaged, we provide free health consultations and medicine to those most in need. Our headquarters house various academic departments developed to preserve and promote Tibetan Medicine, Astrology, manufacture a range of medicinal and astrological products, conduct Clinical Research on disorders like diabetes, cancer, hepatitis and hypertension and are developing a Materia Medica by identifying and documenting traditionally used herbs, preserving pressed specimens and through the cultivation of rare species for research, amongst many other projects.

About the Project

Over the years Men-Tsee-Khang has progressively developed the institution through the support of local and international contributors and by generating consistent and growing profits from the manufacture of Tibetan herbal products. With a view to becoming more self sustainable, Men-Tsee-Khang has been focusing much of its efforts on developing its manufacturing department, however the demand for these products has now exceeded our manufacturing capacity in terms of equipment and the land required for storage and processing. From 1981 to 2001 unit production grew considerably; however since reaching manufacturing capacity in 2001, the past 13 years have seen unit production figures plateau. The reasons for this include having limited storage area and no further option for development to the existing site, and outdated or to fewer processing machines including those for drying (the absence of a sufficient number of drying machines means that production of these medicines is influenced by unpredictable weather conditions such as extended monsoon seasons), packaging, cleaning, drying, mixing, coating etc.

The existing demand for these products is generated through Men-Tsee-Khang branch clinics throughout India, however given our commitment to delivering low-cost healthcare; the margins applied to these products have been kept low to ensure their affordability to the patient. The opportunity to expand our distribution into the private sector and the international market, and increase our profit margin, has been restricted due to our manufacturing facilities reaching capacity and inability to meet the international Good Manufacturing Practices (GMP) required by the relevant international bodies governing complementary health products. The inability to meet these GMP guidelines is due to the lack of the necessary quality control equipment along with a poorly developed Production Unit that fails to meet the storage, equipment and general guidelines required.

Currently, Men-Tsee-Khang is not able to supply enough herbal supplies to our branch clinics in a way that most of clinics were run out of stock of more than 8 different types of medicine. In the main medicine store at Dharamsala as many as 39 medicines were out stock out of 161 medicines manufactured and produced by Men-Tsee-Khang. It has been an alarming situation and if the

problem is not addressed at earliest, our patients is subjected to suffer. Thus, it is inevitable for us to set up an additional pharmacy unit of Men-Tsee-Khang at Chauntra Tibetan Settlement, Himachal Pradesh (H.P), India at first beside our proposed Salugara and Bangalore pharmacy so that we could meet the demands of the patients and though we are not able to supply for privates. A three storey building will be constructed and as of now we are planning to construct the ground floor of the pharmacy unit at the beginning for coating and drying of medicine. This facility will reduce the burden of coating and drying of medicine at Dharamsala to some extent. The ground floor pharmacy unit will be built on a land that is owned by Men-Tsee-Khang at Chauntra Tibetan Settlement, Himachal Pradesh (H.P) India.

- **Gaol of the project:** To Preserve and Promote Traditional Tibetan medical and astro. Sciences.
- **Objectives of the project:** To increase production capacity through the construction of a Product Manufacturing facility creating a sustainable social enterprise model.
- **Main Activities:** Construction of three storey building Product manufacturing unit of Men-Tsee-Khang at Chauntra Tibetan Settlement, Himachal Pradesh (H.P), with construction of the ground floor building for coating and drying facilities at the beginning, and then as we expand we will construct the remaining storey.
- **Final Beneficiaries:** Tibetan Community in exile through its cultural preservation, economic contribution, healthcare service, social welfare programs. Local growers of herbal materials.
- **Estimated Result:** A ground floor product manufacturing unit of pharmacy of Men-Tsee-Khang at Chauntra Tibetan Settlement. Increase in coating capacity of product by 300 kg per day and drying of medicines capacity by 3000 kg per drying time resulting in increase in profit.
- **Location of the project:** Chauntra Tibetan Settlement, Himachal Pradesh (H.P) India.
- **Duration of the Project:** 14Months.
- **Budget for the Project:**

S.No	Particular	Amount in INR
1.	Civil work (5445.00) Sqft @ Rs.1275.00 per Sqft.	6,942,375.00
2.	Internal and external plumbing work @ 2% of civil cost	138,848.00
3.	External electrifications work @3% of civil cost.	208,271.00
4.	Land development, storm water drains, yard lighting, paving, and etc. @6% of Civil cost.	416,543.00
	Total Building Cost	7,706,037.00
5.	Add for Consultant's fees @2% of the total cost of the building.	154,121.00
	Total Amount	7,860,158.00
6.	Contingencies @5%	393,008.00
	Grand Total Amount	8,253,166.00
	Grand Total Amount in USD	137,544.00
	Grand Total Amount EURO	99,388.00

Exchange rate as on 9th May, 2014. 1 USD = 60.004 INR, 1 EUR = 83.04 INR

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Project B-11 (Expanded)

Construction of a Pharmacy Unit of Men-Tsee-Khang, (Tibetan Medical & Asto. Institute of H.H. the Dalai Lama) at Chauntra Tibetan Settlement, Himachal Pradesh.

(Expanded)

SUMMARY OF ACTION

Title of the action:	Construction of a Pharmacy Unit of Men-Tsee-Khang, (Tibetan Medical & Asto. Institute of H.H. the Dalai Lama) at Chauntra Tibetan Settlement, Himachal Pradesh.
Location of the action:	Chauntra, Tibetab Settlement, Himachal Pradesh (H.P), India.
Total duration of the action (months):	13 Months
Amount Requested	INR: 8,253,166.00 USD: 137,544.00 EUR: 99,388.00 Exchange rate as on 9 th May 2014 1USD = 60.004 INR 1EURO = 83.04 INR
Objectives of the action	Overall objective: To increase production capacity through the construction of a Product Manufacturing facility creating a sustainable social enterprise model Specific objectives: <ul style="list-style-type: none"> • To contribute to the economic growth of the Tibetan community through increased employment, social welfare programs and ongoing contributions to other Tibetan Organizations. • To continue to meet the needs of patients receiving treatment throughout India and elsewhere, by meeting the growing demands of our national branch clinics. • To create awareness, promote and preserve the Tibetan medical tradition, which is now accepted as one of the most well integrated healing systems. • To sustain Men-Tsee-Khang activities that seek to preserve this valuable component of our culture including the training of new practitioners and its various academic departments.
Target group(s)	<ul style="list-style-type: none"> • 500,000 patients in 53 branch clinics throughout India • Approx. 8 new employees with scope to increase this figure
Final beneficiaries	<ul style="list-style-type: none"> • Tibetan Community in exile through its cultural preservation, economic contribution, healthcare service, social welfare programs • The local Indian community for its healthcare services • Local growers of herbal materials • The global community, by providing access to traditional medicine
Estimated results	<ul style="list-style-type: none"> • A ground floor product manufacturing unit of pharmacy of Men-Tsee-Khang at Chauntra Tibetan Settlement. Increase in coating capacity of product by 300 kg per day and drying of medicines capacity by 3000 kg per drying time resulting in increase in profit.
Main activities	<ul style="list-style-type: none"> • Construction of ground floor for medicine coating and drying facilities.

DESCRIPTION OF THE ACTION

Background to the preparation of the action

The vision of Men-Tsee-Khang is to improve the lives of people through our traditional system of medicine, and to preserve this element of our rich and ancient culture. Since being re-established in 1961, following the occupation of Tibet and subsequent exile of His Holiness the 14th Dalai Lama and the Tibetan Government, Men-Tsee-Khang has preserved and promoted this ancient form of medicine that is inherently intertwined in Tibetan culture. Since its re-establishment, Men-Tsee-Khang has produced 287 physicians and 52 astrologers from its headquarters in Dharamsala, delivered healthcare services throughout India and has become an integral economic contributor to the Tibetan community in exile through its employment of nearly five hundred people nationally and through its social welfare programs. Our 53 dedicated branch clinics deliver low-cost traditional healthcare to over 500,000 people in local communities throughout India every year. In our commitment to the vulnerable and disadvantaged, we provide free health consultations and medicine to those most in need. Our headquarters house various academic departments developed to preserve and promote Tibetan Medicine, Astrology, manufacture a range of medicinal and astrological products, conduct Clinical Research on disorders like diabetes, cancer, hepatitis and hypertension and are developing a Materia Medica by identifying and documenting traditionally used herbs, preserving pressed specimens and through the cultivation of rare species for research, amongst many other projects.

Over the years Men-Tsee-Khang has progressively developed the institution through the support of local and international contributors and by generating consistent and growing profits from the manufacture of Tibetan herbal products. With a view to becoming more self sustainable, Men-Tsee-Khang has been focusing much of its efforts on developing its manufacturing department, however the demand for these products has now exceeded our manufacturing capacity in terms of equipment and the land required for storage and processing. From 1981 to 2001 unit production grew considerably; however since reaching manufacturing capacity in 2001, the past 13 years have seen unit production figures plateau. The reasons for this include having limited storage area and no further option for development to the existing site, and outdated or to fewer processing machines including those for drying (the absence of a sufficient number of drying machines means that production of these medicines is influenced by unpredictable weather conditions such as extended monsoon seasons), packaging, cleaning, drying, mixing, coating etc.

Much of the existing demand for these products is generated through Men-Tsee-Khang branch clinics throughout India; however given our commitment to delivering low-cost healthcare the margins applied to these products have been kept low to ensure their affordability to the patient. The opportunity to expand our distribution into the private sector and the international market, and increase our profit margin, has been restricted due to our manufacturing facilities reaching capacity and from our inability to meet the international Good Manufacturing Practices (GMP) required by the relevant international bodies governing complementary health products. The inability to meet these GMP guidelines is due to the lack of the necessary quality control equipment along with a poorly developed Production Unit that fails to meet the storage, equipment and general guidelines required.

Currently, Men-Tsee-Khang is not able to supply enough herbal supplies to our branch clinics in a way that most of clinics were run out of stock of more than 8 different types of medicine. In the main medicine store at Dharamsala as many as 39 medicines were out stock out of 161 medicines manufactured and produced by Men-Tsee-Khang. It has been an alarming situation and if the problem is not addressed at earliest, our patients is subjected to suffer. Thus, it is inevitable for us to

set up an additional pharmacy unit of Men-Tsee-Khang at Chauntra Tibetan Settlement, Himachal Pradesh (H.P), India at first beside our proposed Salugara and Bangalore pharmacy so that we could meet the demands of the patients and though we are not able to supply for privates. A three storey building will be constructed and as of now we are planning to construct the ground floor of the pharmacy unit at the beginning for coating and drying of medicine. This facility will reduce the burden of coating and drying of medicine at Dharamsala to some extent.

The ground floor pharmacy unit will be built on a land that is owned by Men-Tsee-Khang at Chauntra Tibetan Settlement, Himachal Pradesh (H.P) India. Funding is now being sought for the construction of the ground floor building for Product Manufacturing Department for grinding and drying of medicine.

This addition of ground floor product manufacturing unit of Men-Tsee-Khang at Chauntra Tibetan Settlement would help us in coating and drying of medicines from it and reduce the burden of coating and drying of medicine in the limited space available the main pharmacy unit at Dharamsala to some certain extent. Appropriate funding would enable Men-Tsee-Khang to continue to deliver its health services and transform its initial impetus into a more permanent structure, financially sustainable and stable. This sustainability will ensure the preservation of this traditional culture is ensured and allow Men-Tsee-Khang to continue to support the economic stability of the Tibetan community.

Objectives of the action

1. To increase production capacity through the construction of a Product Manufacturing facility creating a sustainable social enterprise model.
2. To contribute to the economic growth of the Tibetan community through increased employment, social welfare programs, procurement of materials from local growers
3. To continue to meet the needs of patients receiving treatment throughout India by meeting the growing demands of our national branch clinics.
4. To create awareness, promote and preserve Traditional Tibetan Medicine.
5. To sustain Men-Tsee-Khang activities that seek to preserve this valuable component of our culture including the training of new practitioners and its various academic departments.

Stake-Holders

The International Market

The international export of Men-Tsee-Khang products has seen rapid and consistent growth over the past few years. Existing clients' orders are unable to be met and new business is routinely turned away due to the lack of manufacturing capacity. Complementary health products are forecasted to generate \$115 billion USD globally by the year 2015, but given the existing restrictions, Men-Tsee-Khang is unable to enter this market effectively.

The Private Sector:

The local Private Sector has consistently expressed its interest in procuring products through Men-Tsee-Khang. This group includes Private Tibetan Medical Practitioners both nationally (of which nearly 80 have registered their interest in Men-Tsee-Khang supply) and throughout 55 countries internationally.

Provide brief information on the type of activities foreseen and specify related outputs and results, including a brief description of linkages / relationships between activity clusters.

The project will involve the construction of the ground floor Pharmacy unit at Chauntra Tibetan Settlement, Himachal Pradesh (H.P) India. This ground floor pharmacy unit will be used for coating and drying of herbal supplies.

The expected output of these actions will be a ground floor pharmacy unit building for coating and drying facility of our herbal supplies. From this facility we would be able to coat as many as 161 different types of medicine with the capacity of coating 300 kg per day, which result in increase profits that would enable Men-Tsee-Khang to continue to grow and develop the organization and support its beneficiaries.

Indicate the broad timeframe for the action and describe any specific factor that has been taken into account.

The primary time consideration will be the construction of the ground floor pharmacy unit of Men-Tsee-Khang at Chauatra Tibetan Settlement, Himachal Pradesh (H.P) India.

Final Beneficiaries

Branch Clinic patients

Approximately 80% of people living in developing countries depend on traditional medicine for primary health care. The World Health Organization recognizes the contribution and importance of traditional medicine and the need to preserve it as expressed by the Director General Dr Chen, who states “These are historical assets that have become all the more relevant given the three main ills of life in the 21st century: the globalization of unhealthy lifestyles, rapid unplanned urbanization, and demographic ageing. The time has never been better, and the reasons never greater, for giving traditional medicine its proper place in addressing the many ills that face all our modern – and our traditional – societies.” Each year Men-Tsee-Khang branch clinics treat over 500,000 patients. The development of this ground floor product manufacturing facility of Men-Tsee-Khang at Chauatra Tibetan Settlement would see that more number of patients will be benefitted from it.

Employees

Men-Tsee-Khang currently employs over 500 people throughout India. Many of these people are newly arrived Tibetan refugees whose education, language and literacy skills limit them in their capacity to find employment. In addition to providing suitable employment for these individuals, employees are also provided vocational training as per their respective functions. The construction of a Ground floor Product Manufacturing unit at Chauatra Tibetan Settlement, Himachal Pradesh (H.P) India would enable Men-Tsee-Khang to employ an additional 8 (approx) staff immediately and continue to grow and develop employment throughout the organization.

Social Welfare Beneficiaries

Men-Tsee-Khang Social Welfare programs include providing free healthcare to Tibetan refugees, the terminally and critically ill, the elderly and those suffering serious financial hardship.

Herbal suppliers

Through the procurement of raw herbal materials Men-Tsee-Khang sustains the livelihoods of growers in the Himalayan region. Increased production would enable Men-Tsee-Khang to further support local growers and their communities.

International community

Men-Tsee-Khang is supporting the health and wellbeing of the international community by providing access to one of the oldest medical systems. Like many traditional forms of medicine, Tibetan Medicine is safe, has limited side effects and is a low cost, sustainable form of medicine.

Particular value added elements at present Men-Tsee-Khang manufactures 170 products, however the Traditional Texts reference countless more formulae. New facilities would enable the innovation of new products and further develop sustainable growth.

The development of this manufacturing facility would enable Men-Tsee-Khang to meet the best practice models of manufacturing; Good Manufacturing Practice (GMP) by enabling it to meet the general storage area and equipment guidelines as required.

Time line for Construction of Ground floor Pharmacy Unit of Men-Tsee-Khang at Chauntra Tibetan Settlement Himachal Pradesh (H.P), India

S.No	Project Activities	M 1	M 2	M 3	M 4	M 5	M 6	M 7	M 8	M 9	M 10	M 11	M 12	M 13
1.	Earth Excavation	do												
2.	Foundation up to Plinch beam level		do	do	do									
3.	Ground Floor roof Slab level					do	do	do						
4.	Brick masonry work								do	do				
5.	Plaster work										do			
6.	Plumbing and electrical works											do	do	
7.	Paint work													do

Note: M stand for month

Budget for the Project: Preliminary Project Cost and Estimation.

S.No	Particular	Amount in INR
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2.	Internal and external plumbing work @ 2% of civil cost	138,848.00
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