

CLEAN INITIATIVE

NEWSLETTER OF CLEAN DEVELOPERS PVT. LTD.



Construction Progress

MORE ON 2



Now the shape of Kathmandu's finest residency is vividly visible and it exudes immense pleasure as it captures one's imagination.

Amol Chandra Pradhan The Boss-24 Carat Manager

MORE ON 4



"You have to understand that people have their own individual aspirations when buying houses and that's where the catch lies" says Pradhan,

Construction Progress Central Business Park

MORE ON 4



Construction at the site of Central Business Park is going on full swing and we have already completed 2 floors.

Editorial

Dear Members of
the Central Park Family,

The sunrise of 2012 offers new thoughts and energy to achieve new heights. Having completed the structural works of all the four towers, the Central Park project is expected to get live in 2012.

Kathmanduities now can't miss these magnificent fourteen storey towers dominating the skyline.

Real estate market in Nepal continued to be even more challenging with visible sign of high concentration of banks in the sector, over leveraging of players, speculation etc. However with ever increasing need for shelter - the basic human need, sustainable housing solutions will be even more rewarding in days to come.

We were active in the national and international real estate discussion with participations in summits and media.

Happy Reading !



Construction Progress


The entire structural work of Central Park project will be completed in couple of months. This completes the 70% construction milestone. Now the shape of Kathmandu's finest residency is vividly visible and it exudes immense pleasure as it captures one's imagination.

Orchid is awaiting painting, Jasmine structural work completed, Lily twelfth floor completed and Tulip twelfth floor completed.

Extended basement and road work has commenced. Even soft finishing work relating to tiling, window/door etc. has gained momentum.

You ought to know...

If the energy efficiency of commercial and industrial buildings is improved by 10%, it would equal a reduction in greenhouse gas emissions equal to taking 30 million cars off the road!


Construction Updates
A

ORCHID – Phase I of Central Park project now stands 45 meters high awaiting the final finishing touches. Tile laying, POP, railing works etc. have been completed. The final finishing relating to flooring, painting and door/windows is ongoing. We expect to complete very soon.

B

JASMINE – The last fourteenth floor has been casted and terrace related work is ongoing. To ensure timely completion, finishing works are ongoing parallelly. Accordingly brick work and plaster work has been completed up to the tenth floor. Even external plaster has been completed for half of the building. We are now starting the hard finishing works.

C

LILY – This tower houses the recreational spaces including indoor pool, community hall, health club etc. The structural shape of these spaces is now visible and one can visualize the final shape. On structural front, casting for twelfth floor has been completed with two more to go. We would be completing the entire structural works in couple of months.

D

TULIP – This last tower towards the northern side has two more floors to go for completion. Parallel finishing work is ongoing with brick work and plaster till eighth floor. Water tanks etc. are placed on the basement of this tower. Now the extended basement connecting Tulip to Orchid has been started with a target completion in next three months. The extended basement will have the parking space.

Int'l FICCI Real Estate Summit

Nepalese Real Estate industry is at a nascent stage with lot of opportunities to adopt industry best practices and learning from experience of developed real estate market. The international real estate summit at Mumbai on September 23, 2011 was one such event where Clean Developers got an opportunity to present Nepalese real estate market and attract Indian and global real estate players to venture in Nepal.

Mr. Ashish Garg, Executive Director, Clean Developers P. Ltd. was speaker at the conference. The ideas shared during the summit is expected to provide the much needed global experience to us and help in further improving our product quality and delivery standards.



THE BOSS, 15 Dec 2011 - 14 Jan 2012

24 CARAT MANAGER AMOL CHANDRA PRADHAN

"You have to understand that people have their own individual aspirations when buying houses and that's where the catch lies" says Pradhan. He adds that owning a house is always a dream for people and they don't go out shopping for a house everyday. "One should be able to grasp what triggers their buying decision. I personally believe in ethical sales. It is more of pushing our products to match the person's needs. And for that, building a relationship even after the deal is equally important," he explains.



CENTRAL BUSINESS PARK

The Central Business Park project at Thapathali is moving on at swift pace with completion of second floor roof. We are adding a floor in a month and expect to complete the structural works within this year. RSP Design Consultants are making regular visit to oversee the project progress. This office complex project has been able to benchmark the premium office space in Kathmandu. Response from market is overwhelming and total sales have exceeded two third of available space. The ongoing facelift of Thapathali area with new projects across sectors and increased commercial activity is expected to transform this area into a commercial hub.



CENTRAL PARK PREMIUM APARTMENTS

THE TEAM:

Project Manager: Clean Energy Development Bank Limited
Architects: ARCOP Associates, New Delhi (in association with Le Group ARCOP, Canada)
Landscape: M Paul Friedberg & Partners, New York
Sustainability/Energy Solutions: Triodos Bank, The Netherlands, Environmental Design Solutions, Delhi
Finance Partners: Siddhartha Bank, Prime Bank, Nepal Bank, Machhapuchchhre Bank
Civil Contractor: Sharma & Company, Nepal