

CLEAN INITIATIVE

NEWSLETTER OF CLEAN DEVELOPERS PVT. LTD.

Central
PARK
PREMIUM APARTMENTS



Central Business Park

The creation of Kathmandu premium corporate address at Central Business Park moved on with casting of foundation during the period.....

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Construction Progress

The construction at the site moved to next milestone with Orchid getting its finishing touches.....

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Plantation

The saplings planted by you at Chovar is being nurtured to move to Central Park....

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Editorial

Dear Members of the Central Park Family,

The Nature manifests itself with myriad of colors adding happiness all around. With summer nearing we present in this issue, with the vibrant colors and spirit of love and caring for our relationship. The trees planted as saplings has also grown waiting for the auspicious moment to reunite with Central Park adding greenery, reflecting the love and pain we took to convert dreams into reality.

With time we have added new valuable members in our family, Mr. Rajendra Shrestha initially working with Vibor Properties has joined us as Project Director, Mr. Amol Pradhan working in Dubai real estate has joined as Head-Sales & Marketing.

It's the trust and faith in us and in our continuous endeavour to provide the best yet again we can boast our success through the making of Central Business Park which has received overwhelming response and the credit goes to all of you.

The challenging construction at Central Park site moved swiftly with structure work of Orchid completed and Lily, Tulip and Jasmine rising up to reach the sky.

Happy Reading!

Central Business Park

The creation of Kathmandu premium corporate address at Central Business Park moved on with casting of foundation during the period. We are quickly moving up the basement before the monsoon showers hit the ground. The Contractor is now loaded with the best of equipments like batching plant, concrete pump, excavators, generators etc. to speed up the work. If all goes as planned we expect to handover by October 2012.

The auspicious Bhoomi Puja was organized at site on the 26 March 2011, to mark the foundation stone laying. More than 400 well wishers and stakeholders visited the site to see the creation of Central Business Park.





Construction Progress

The construction at the site moved to next milestone with Orchid getting its finishing touches. Orchid's 14th storey was casted during the period indicating completion of entire structural works. Views from 45 meters above the ground are breathtaking and the residents of penthouse will have a one of its kind residence. Plaster of paris, flooring in common areas and fixtures installation commenced.



Jasmine reached the seventh floor with seven more to go with a target of next seven months. Parallel finishing works continued and brick work reached the fourth floor.

Lily reached the second floor and structure works for the grand entrance lobby, community hall, indoor swimming pool etc completed.

Tulip reached the fifth floor with underground water tanks and brick work of ground floor completed during the period.



You ought to know...

For every 1 ton of plastic that is recycled we save the equivalent of 2 people's energy use for 1 year, the amount of water used by 1 person in 2 month's time and almost 908 Liters of oil.

In Media

The Himalayan Times- Perspectives, 20 March, 2011

“We need to understand the difference between trading and value addition”

Ashish Garg is the executive director of Clean Developers Private Limited, which is involved in eco-friendly construction projects. Celebrity Malvika Subba had a tete-a-tete with him. Excerpts: “Today we may think that foreigners will buy property and the economy will benefit. But that money can be taken away in one go as well”

How did you start Clean Developers?

- This is basically an infrastructure company which started three years ago. I was involved in the banking sector, working for World Bank’s financial sector project in the management team of Rastriya Banijya Bank, where I worked for six years. After that we started this company, with equity participation of Clean Energy Development Bank and others.

When you started real estate business was booming. But sales have diminished after 2010. How has it affected Central Park?

- The country’s situation, liquidity and banks’ concentration on the real estate sector is not so good, but we are still getting bookings. Nepalis have sentimental value about property. It’s a city of 5 million people; you need about 50,000 odd houses every year. Organized housing can be sustained because the city has shortage of power, water, security and hassles in own construction. Housing projects will provide solutions for the people.

As a builder and developer, what expectations do you have from government?

- Nepal Rastra Bank has come up with regulation that treats land trading and construction separately. The second thing is the approval, for which there is no single window concept. We approach one ministry, which passes it on the next one. And that makes the process difficult and confusing.

What future projects are Clean Developers planning?

- We realized that Kathmandu lacks corporate office spaces. We are developing Central Business Park to grab this unmet need. We have another project for villas coming soon. We have ventured in hydropower now. We won the bid, for lower Solu, which is an 82 MW project. It was unprecedented that someone paid upfront cash for hydro license. The project will go for construction early next year and is expected to be completed in four years. We are also expanding into road construction.

KAROBAR DAILY (2011), "CORPORATE", KAROBAR DAILY: CORPORATE, 19 JAN 2011

कर्पोरेट अफिसका सम्पूर्ण आवश्यकता पुरा गर्छौं

सञ्जय लाडसरिया

निर्देशक, विलन डेभलपर्स प्रा.लि.

विशालनगरस्थित १८ रोपनी क्षेत्रफलमा फैलिएको विलासी सेन्ट्रल पार्क अपार्टमेन्टको सफलताबाट हौसिएको विलन डेभलपर्सले तत्कालै व्यावसायिक भवनको नयाँ परियोजना सेन्ट्रल बिजनेस पार्क सुरु गरेको छ ।

सेन्ट्रलपार्कका बारेमा केही मन्वुहोस् न ।

- १८ रोपनी क्षेत्रफलमा फैलिएको सेन्ट्रल पार्कका करिब ८० प्रतिशत अपार्टमेन्ट बिक्री भइसकेका छन् । चारवटा अग्ला भवनमा १ सय ८९ वटा अपार्टमेन्ट छन् । ग्रिन बिल्डिङको अवधारणा र मापदण्डमा निर्माण गरिएको यो परियोजनालाई अमेरिकाको ग्रिन बिल्डिङ काउन्सिलको लिड सर्टिफिकेट पनि प्रदान गरिएको छ । वातावरणमैत्री र आर्थिक रूपमा दिगो विकासको मापदण्डमा विकास गरिने परियोजनालाई दिइने यस्तो प्रमाणपत्र प्राप्त गर्ने यो नै नेपालको पहिलो व्यावसायिक भवन हो ।

सेन्ट्रल बिजनेस पार्कको अवधारणा कसरी विकास भयो र ?

- अन्तर्राष्ट्रिय स्तरका सबै सविधासहितको “विजनेस कम्प्लेक्स” अभाव देखेर नै हामीले यस्तो परियोजना विकास गरेका हौं, जसले कर्पोरेट जगत्का सम्पूर्ण सविधाको आवश्यकता पूर्ति गर्न सकोस् । हाम्रो पहिलो परियोजना सेन्ट्रल पार्कको सफलताले पनि हामीलाई यो परियोजना सुरु गर्न प्रेरणा दिएको हो ।



The saplings planted by future residents of Central Park at plantation site in Chovar are being nurtured to move to Central Park site next year. Under the expert supervision of Budhathoki nursery, the saplings have sprouted to shrubs. You are welcome to visit the site and see the nature in making.

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