

# CLEAN INITIATIVE

NEWSLETTER OF CLEAN DEVELOPERS PVT. LTD.



## Editorial

### Dear Members of the Central Park Family

We are proud to commence construction works for 21st century freehold Commercial project "The Central Business Park". Trust, goodwill and faith in our project are reflected by the overwhelming bookings we received.

The construction activity at the Central Park is ongoing with full momentum and the first phase tower has moved towards finishing works. The remaining three towers are moving above the ground quickly.

The real estate sectoral research and its economic impact were debated during the period with seminars, coverage in journals and magazines and new series of concessions are awaited. The new regulation of foreign investment into real estate is in offing.

Our efforts of conserving the green element of the nature was show cased in many of the popular media journals.

Please log on to [www.cleandevolvers.com](http://www.cleandevolvers.com) to receive latest construction updates. The website of Clean Developers has been upgraded into a more user friendly version during this period.

Happy reading!!!

### Central Business Park

The launch of Central Business Park evoked encouraging response. For a unique product with freehold ownership of premium office space, ....



MORE ON 2

### Construction Progress

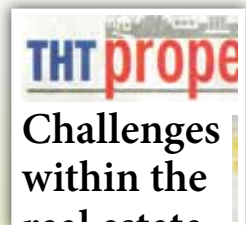
We are anticipating the completion of the project in scheduled time, with parallel reinforcement of work in all the four towers.



MORE ON 3

### Clean Developers in media

Our efforts of building Green Real Estate projects is liked & admired by many and has become a news topic for media, tracking the new eco-friendly ....



MORE ON 4





# Central Business Park

The launch of Central Business Park evoked encouraging response. For a unique product with freehold ownership of premium office space, market acceptance was overwhelming. Yet again we were able to benchmark in the real estate development. We got more than two third bookings from various corporates including banks, insurance companies, manufacturing concerns, IT businesses, service sectors and the like. To our surprise, customers included library, pathology lab etc.

The customers appreciated the concept of packaging the need for corporates to own high end offices where business works in style and elegance generates fortunes. While Kathmandu

reels with power cuts, parking crunch, constrained interiors, compromised security, poor working environment and high operating costs, our large and convenient spaces allow clients to create their dream office space.

Construction commenced at the site with startup puja. Early morning drizzle on the puja day was symbolic as it is considered auspicious in our culture. Good luck!

Currently excavation work is ongoing and the foundation stone laying will be slated in couple of weeks. We expect to come above the ground well before the monsoon shower starts.





# Construction Progress


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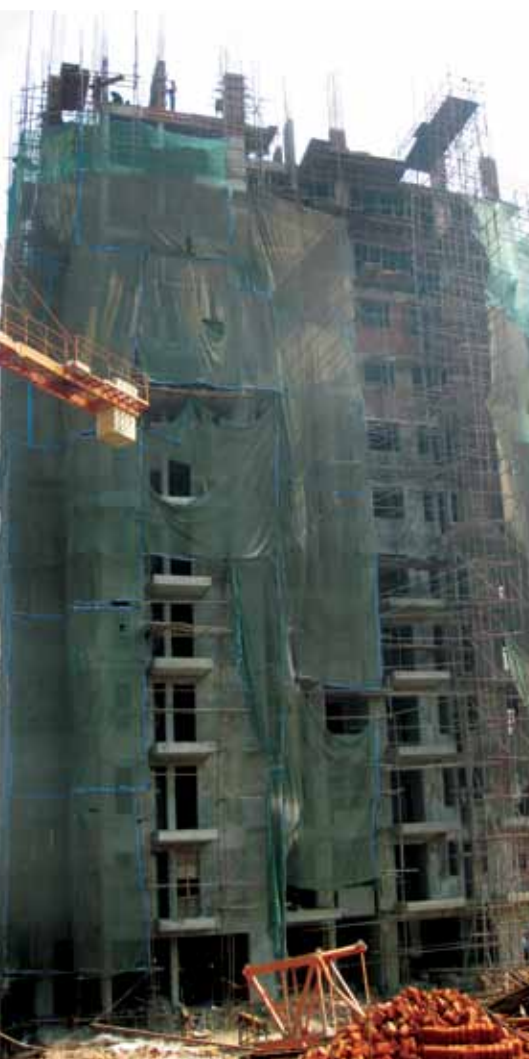
Orchid has reached the 13th Floor and structure works almost complete. Finishing works are ongoing parallel with brick work completed upto 10th floor and internal and external plaster works upto 8th floor. Electrical and plumbing works are also moving along with the brick work. The laying of finishing materials like tiles, marbles, bathroom fittings etc. will commence now.

Jasmine has reached the 4th floor and the brick work for lower floors is being done to accelerate the work at par with the

scheduled time of construction. A floor is being added in three weeks time.

Tulip has reached the 3rd floor. The upper basement casting of lily has been completed and we are moving above the ground gradually. The indoor swimming pool and grand entrance lobby casting was completed during the period.

With more than 400 workers at site with requisite equipments, the contractor is working round the clock to meet the contract deadlines. Our internal team is on the vigil on a continuous basis to monitor project activities along with monthly visits from ARCOP. 



## Clean Developers in Media

Our efforts of building Green Real Estate projects is liked & admired by many and has become a news topic for media, tracking the new eco-friendly elements that differentiate us from others. Featured by Karobar, The Himalayan times



### Challenges within the real estate sector

Ashish Garg is the executive director of Clean Developers Private Limited, a company promoted by Clean Energy Development Bank Limited that comprises of professionals from different walks of life and business houses, who aim to benchmark the next era



of real estate development in Nepal. He spoke to THT Property Plus about the situation facing the real estate sector.

When we do business within the development context, the first thing is that it should be commercially viable. When we start designing your

projects, we ensure green elements are incorporated to that artificial light is not required during the day and this means lesser electricity costs and power consumption. We also use solar thermal power which has a quicker payback and this provides hot water to all the apartments, then we have water recycling so the cost of purifying the water and its scarcity problem is addressed. All these elements lead to cost benefits and if you add up the tangible and intangible, this amounts to quite a lot of savings. We are also learning and pioneering as we don't claim to be excepts.

राष्ट्रिय आर्थिक दैनिक

## कारोबार

KAROBAR NATIONAL ECONOMIC DAILY

### कर्पोरेट अफिसका सम्पूर्ण आवश्यकता पूरा गर्छौं ।

विशालनगरस्थित १८ रोपनी क्षेत्रफलमा फैलिएको विलासी सेन्ट्रल पार्क अपार्टमेन्टको सफलताबाट होसिएको क्लिन डेभलपर्सले तत्कालै व्यावसायिक भवनको नयाँ परियोजना सेन्ट्रल विजनेस पार्क सुरु गरेको छ । यसको बुकिङ पनि खुला भइसकेको छ । क्लिन इनर्जी डेभलपमेन्ट बैंकद्वारा प्रवर्द्धित यो कम्पनीले वातावरणमैत्री अर्थात् ग्रीन अपार्टमेन्ट र भवन निर्माण गर्ने परियोजना मात्रै आफ्नो लगानी केन्द्रित गर्ने



रणनीति लिएको छ । उर्जासंकटको भयावह स्थितिबाट प्रताडित बनेको राजधानीको व्यावसायिक जीवनलाई केही हदसम्म भए पनि यसले त्राण दिनसक्छ भन्छन्-क्लिन

कार्यकारी निर्देशक सञ्जय लाइसरिया । ग्रीन बिल्डिङको अवधारणालाई आत्मसात गर्ने यो व्यावसायिक कम्प्लेक्समा सम्भव भएसम्म बैकाल्यक उर्जा प्रयोग गरिनेछ भने प्रकृतिक रुपमा उपलब्ध हुने सौर्य, वायु र अन्य उर्जाको प्रयोगलाई पनि यसले प्राथमिकता दिनेछ । तलितपुर र थापाथलीमा निर्माण हुने सेन्ट्रल विजनेस पार्क काठमाडौंका 'कर्पोरेट' कार्यालयका लागि उपयुक्त हुने दावी लाइसरियाको छ ।

राष्ट्रिय आर्थिक दैनिक

## कारोबार

KAROBAR NATIONAL ECONOMIC DAILY

### वातावरणमैत्री व्यावसायिक आवास भवनतर्फ बढ्दो लगानी

उपत्यकामा क्लिन डेभलपर्स, क्रिस्टल सिटी डेभलपर्स, बुटवल पावर कम्पनीलगायतका व्यावसायिक कम्पनी र जिनी सस्थाहरुले ग्रीन डिजाईनको अवधारणा वातावरणमैत्री भवनहरुको निर्माण सुरु गरेका हुन् ।

क्लिन इनर्जी डेभलपमेन्ट बैंक द्वारा प्रवर्द्धित क्लिन डेभलपर्सले ग्रीन डिजाईनको अवधारणाअन्तर्गत करिब २ अर्ब ५० करोड रुपैयाँको

लागतमा 'सेन्ट्रलपार्क अपार्टमेन्ट' को निर्माण सुरु गरिसकेको छ । अबको एक वर्षमा सम्पन्न हुने यो परियोजना करिब ८० प्रतिशत अपार्टमेन्टहरु बुकिङ भइसकेको क्लिन डेभलपर्सका कार्यकारी निर्देशक सञ्जय लाइसरियाले बताए । क्लिन डेभलपर्सले करिब एक अर्ब ५० करोड रुपैयाँको लागतमा थापाथलीमा यही अवधारणामा 'सेन्ट्रल विजनेस पार्क' व्यावसायिक भवनको निर्माण गर्दैछ ।

You ought to know...

The Government of Nepal is likely to legalize the owning of residential apartment units in Nepal to foreigners. The buyers will have the ownership of the homes/apartments without land ownership.

## 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