

CLEAN

INITIATIVE

NEWSLETTER OF CLEAN DEVELOPERS PVT. LTD.



Central
PARK
PREMIUM APARTMENTS

Editorial

Dear Members of the Central Park family

The first edition of the news letter evoked encouraging response with various stakeholders of Central Park project getting more involved. We are now upbeat to disseminate and share information, ideas and matter of mutual cooperation and interest. This would be crucial for us to successfully complete the finest residency in Kathmandu.

The economic scenario in general and real estate sector in particular changed significantly in last few months with liquidity crunch and recessionary feelers. While we are continuously monitoring the sector and safeguarding our interests, the present situation poses challenges and opportunities. With very high bookings and strong financial model of project, we are even more comfortable and confident to deliver as per commitment. With the start of dry season the activity at site

gained further momentum. We reached third floor of Orchid and foundation and basement laying of Jasmine, Lily and Tulip.

The engineering team from Department of urban planning and building construction (approving authority) is making regular visits to monitor the construction. During their recent visit in January we were honored to have written appreciation of best construction workmanship among projects in Kathmandu.

For its green initiative, Central Park is near to achieving LEED certification from US Green Building Council. The preliminary design assessment was completed during the period.

We sponsored the sports day of Shuvatarra School.

Clean Developers diversified its infrastructure development activities

with foray in Hydro Power Sector. We won the bid for the 40MW Lower Solu Hydro Project under a consortium of national and international partners.

Happy Reading !



Lower Solu Hydro Project



As a innovative infrastructure company, Clean Developers aggressive interest in recent auction of Hydro Project Licenses by Ministry of Energy, Government of Nepal, led it to win the license for development of coveted 40MW Lower Solu Hydro Project.

MORE
PG.2

Construction Progress



When you now enter the site, the entire Premises has been dug up. The 18 ropanies compound now looks even bigger. On the eastern side Orchid is rising up and on the western side foundation laying is ongoing.

MORE
PG.3

Green Building



Central Park is the first green project of Nepal and exemplifies the art of Green Living which is a growing concept in today's world of environmental consciousness.

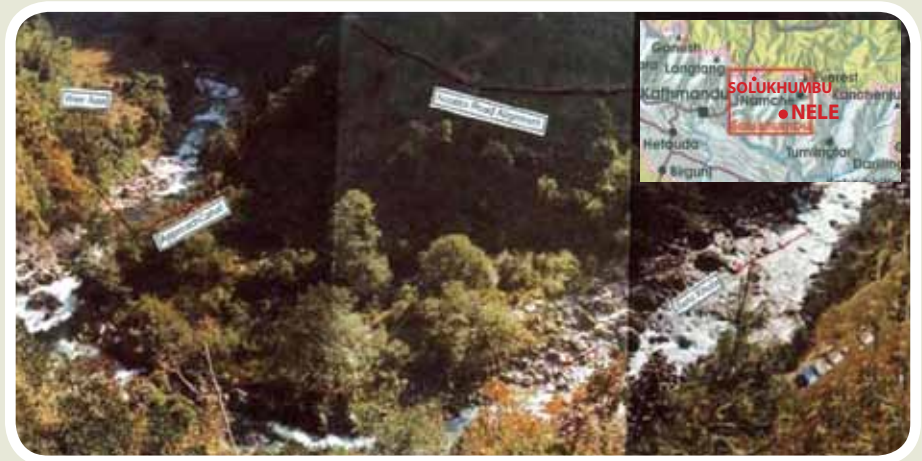
MORE
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Lower Solu Hydro Project

Infrastructure Development in Nepal is incomplete without Hydro Power Development, something which Nepal has in abundance. As an innovative infrastructure company, Clean Developers aggressive interest in recent auction of Hydro Project Licenses by Ministry of Energy, Government of Nepal, led it to win the coveted 40MW Lower Solu Hydro Project.

Located on the Solu Khola near Nele in North western part of Solukhumbu District, Lower Solu Project was reserved by Government of Nepal as priority project for development. With high head of 428.5 meters, this Rs. 5 billion project has high cost advantages and is first large hydro project in hydro rich Solukhumbu District. With highest stake of Clean Developers among local promoters, the



other consortium partners include Essel Infraprojects Ltd (infrastructure company of Zee Television Group India), Rajdhani Investment Fund Ltd and Clean Energy Development Bank Limited. The bidding involved renowned names in Power

Sector of Nepal and Clean Developers JV came up as a dark horse and stole the show.

We are all geared up to further strengthen our scope of activities and diversify.



You ought to know...

Recycling one aluminium can saves enough energy to run a TV for three hours or equivalent of 1.9 litres of fuel.

Shuvatara School Event



We sponsored the 12th Annual Sports day of Shuvatara School, one of leading high end schools in Kathmandu.

The gentry of residents make Community living reap its real benefits. To meet this objective we are continuously on the look for events where we can draw attention of likeminded families.

The event was held on 19th December 2009 at Shuvatara, Lamatar and as we

arrived at the school we could see the entire school being decorated and students getting ready in their sports attire. Busy parents thronged the Central Park information desk at school premises, and we could feel their ambition to own a sweet home, along with the desire for quality education of children. The visitors seemed quite impressed by the concept of green and sustainable real estate development.

After the welcome speech by Ms. Rani Kachyapati Gurung, Founder President of the School, she also addressed the crowd about the information desk of Central Park at the school premises. Mr. Sanjay Ladsaria, Executive Director, Clean Developers distributed prizes to the winners of various events.

Construction Progress



When you now enter the site, the entire Premises has been dug up. The 18 ropanies compound now looks even bigger. On the eastern side Orchid is rising up and on the western side foundation laying is ongoing.

The second floor casting of Orchid was completed by February 2010, as per the target. The extended basement of Jasmine was completed by end of December 2009. The excavation for remaining portion of Jasmine, Lily and Tulip was completed by February 2010 and foundation laying commenced. Prolonged rains in October marginally affected the progress of northwestern towers.

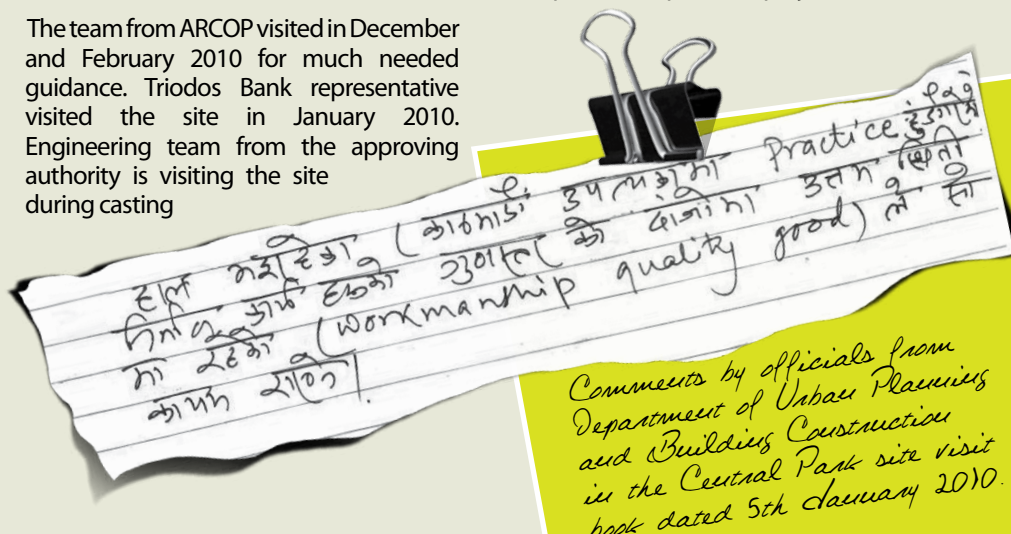
To avoid any roadside slippage of earth on western side Banshidhar Marg, concrete piles were dug up. This is expected to provide ease in work with strong protection.

With strict deadlines, the brick work, plaster and other finishing works shall commence along with super structure construction. Mr. Navin K Jha, Project Manager, Central Park comments 'once we reach fourth floor of Orchid, the brick work of first floor shall commence.'

The team from ARCOP visited in December and February 2010 for much needed guidance. Triodos Bank representative visited the site in January 2010. Engineering team from the approving authority is visiting the site during casting

of each slab. Sharma and Company increased its labor deployment and equipments like tower cranes, hoists etc.

The construction team is fully mobilized for all towers and is working from 6 a.m. to 10 pm to complete the project on time.



Comments by officials from Department of Urban Planning and Builders Construction in the Central Park site visit book dated 5th January 2010.

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Green Building



Central Park is the first green project of Nepal and exemplifies the art of Green Living which is a growing concept in today's world of environmental consciousness.

Green Building, also known as green construction or sustainable building, is the practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from design, construction, operation,

maintenance, renovation and deconstruction.

Extent of adoption of Green Building practices is measured/accredited through various organizations, US Green Building Council (USGBC) www.usgbc.com being the most widely accepted and highest level of accreditation. USGBC uses the LEED (Leadership in Energy and Environment Design) green building certification program. LEED ranking is done as Certified, Silver, Gold and Platinum. Central Park is near to achieving LEED certification from US Green Building Council. The Preliminary design assessment has been completed by our consultants EDS, Delhi.

LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Although new technologies are constantly being developed to complement current practices in



creating greener structures, the common objective is that green buildings are designed to reduce the overall impact of the built environment on human health and the natural environment by:

- Efficiently using energy, water, and other resources
- Protecting occupant health and improving productivity
- Reducing waste, pollution and environmental degradation
- Overall reduction in cost of living in the building

The exact and precise measures adopted by Central Park shall be highlighted in subsequent issues of Clean Initiative.

- Over 5 billion sq. ft of construction is registered with LEED green building certification system.
- The green building products market is projected to be worth \$30-\$40 billion annually by 2010 in US alone.
- Over 91 countries have LEED projects, Central Park is only LEED project in Nepal.

MASTER PLAN OF CENTRAL PARK



LOCATION



CENTRAL PARK PREMIUM APARTMENTS

THE TEAM:

Project Manager: Clean Energy Development Bank Limited

Architects: ARCOP Associates, New Delhi arcop.com (in association with Le Group ARCOP, Canada)

Landscape: M Paul Friedberg & Partners, New York mpfp.com

Sustainability/Energy Solutions: Triodos Bank, The Netherlands triodos.com, Environmental Design Solutions, Delhi

Finance Partners: Siddhartha Bank, Prime Bank, Nepal Bank, Machhapuchhre Bank

Civil Contractor: Sharma & Company, Nepal

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