

CLEAN INITIATIVE

NEWS LETTER OF CLEAN DEVELOPERS PVT. LTD.

Central
PARK
PREMIUM APARTMENTS

Editorial

Dear members of
the Central Park Family

Welcome to the first edition of 'Clean Initiative' Newsletter, the communicative link from Central Park.

Through this quarterly newsletter we look forward to build a communicative track based on commitment, transparency and trust. Hope this keeps you well updated on the recent news regarding your project and other activities done by us.

The initial few months have been exhilarated with enthusiasm and excitement for the entire team of Clean Developers. Being our first large size project, challenges have been immense. With momentum at site and encouraging response from future residents, we are all set to deliver your dream homes as per schedule.

"Magnifique" Central Park – was assessment of team of architects and industry experts at SPACES magazine in

the May- June 2009 issue.

The booking status was highly encouraging with almost two third of the apartments being booked and increased enquiries in first five months. Sharma and Company, Nepal's leading construction company, was awarded the civil contract for the Central Park. The construction process at our site was marked by Foundation stone laying on Rishie Panchami Day. The foundation and the extended basements for the different towers are under construction and now the structure is getting visible from the Bishal Nagar road side.

An interaction program was held on 31st August 2009 with International Monetary Fund and leading real estate players on "Present State of Real Estate sector in Nepal".

Read on to discover more about the new world we are building for you.

-Editorial Team

Construction Progress



We started right amidst the monsoon showers, quite a challenge. We saved time to excavate and provide necessary protection on the edges. Currently the foundation laying and extended basement of various towers is ongoing.

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Interaction with IMF



We organized an interaction programme on 'Present State of Real Estate sector in Nepal' with International Monetary Fund (IMF) and real estate players on 31st August 2009 at Hotel Annapurna, Kathmandu.

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Bhoomi Puja



Amidst the presence of the Management Team and Board of Clean Energy Development Bank, 'Bhoomi Puja' – the foundation laying ceremony for Central Park was conducted on auspicious Rishi Panchami Day.

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Interaction with IMF

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As a responsible player in the real estate industry we are continuously thriving to provide our value additive inputs at various forums and work for overall well being of the sector. With ongoing recessionary situation in developed world and direct impact on real estate, we feel it is very important to assess the situation in Nepal and prepare ourselves and our economy to face the challenges. Who better than the International Monetary Fund - international economic watchdog, could have understood the situation.

IMF team included Mr. Alexander Pitt, Mr. Ramu Paudel, Ms. Laura Paoli (Division Chief) Asia and Pacific Department, Mr. Jiangyan Yu (Senior Economist) Asia and Pacific Department. President and Secretary of Nepal Land and Housing Association, representatives from Civil Homes, Cityscape Developers, CG Properties, Himalayan Infrastructure



Fund and First Kathmandu were also present on the occasion.

Mr. Sanjay Ladsaria, Executive Director, Clean Developers made a presentation on demand/supply position in real estate sector. He informed that with increased urbanization, Kathmandu continues to be centerstage for real estate activity with an annual estimated demand of more than 10,000 apartments and homes. Other leading developers opined that exposure of banking system to real estate sector is less than 15%. Development of organized housing and commercial complex is a key infrastructure requirement for Nepalese cities. IMF team raised concern on high land prices and indicated its recommendation to discourage high speculative land trading and encourage value additive development. They felt that decentralization of

activities, public private partnership development on large government owned land, restrictive lending by banks to speculative land trading should be looked into. Contribution of sector to exchequer, impact on poverty alleviation, improvement in quality of life and overall urban planning were also discussed. It is felt that such interaction was helpful for IMF and Nepal Rastra Bank to provide inputs to government on regulating the sector and achieving macroeconomic stability.

On similar lines a paper was presented by Mr. Ashish Garg, Executive Director, Clean Developers on 'Urban Planning and Real Estate Sector in Nepal' at seminar on 'Infrastructure Development - Challenges and Opportunities' organized by The Institute of Chartered Accountants of Nepal in September 2009 at Kathmandu.

Cost-effective Tips on Winterizing Your Home

Each Winter, the temperatures begin to drop and heating bills begin to rise, causing many homeowners to tighten their budgets. What many people do not realize is that there are cost-effective ways of preparing a home for the winter, which will save money in the long run.

There are some basic and helpful tips to winterizing your home:

- Close off any unused areas of the home so you don't waste energy heating unused space.
- If you are sitting in a chair reading or working at a desk, use a blanket or a space heater and keep the rest of the home at a lower temperature.
- Add humidifiers to the living areas as it makes the air feel warmer in the winter. Humidifier is a household appliance that increases moisture in a single room or in the entire home.
- Replace leaky windows by investing in installation of thermal windows. Thermal windows are double or triple paned unlike traditional ones which are single paned. It allows far less heat to escape your home in the winter and less heat to get in during the summers. It lowers your electricity bills considerably. Double glazed UPVC windows is the in thing in modern homes.

Making improvements to the home will eventually save money and cut the costs of wasted electricity.



Construction Progress

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In high rise construction, foundation laying and basement consumes considerable time/cost. Navin Jha, The Project Manager, Central Park



Currently the foundation laying and extended basement of various towers is ongoing.

The construction team is fully mobilized and automated with the use of latest technology. The site is working on two shifts from 6am to 9 pm. We expect to complete by 36 months. The experienced team of ARCOP is on regular visit to site to provide overall supervision and comfort.

shares 'As per thumb rule, below the ground construction involves more than 40% cost and time. Once we are above the ground, addition of each floor is expected to take less than one month. Thereafter once the super structure is up, finishing works consume significant time.'

We are arranging for entry passes for residents of Central Park, you should see for yourself how your home is being created brick by brick.



You ought to know...

Every ton of recycled office paper saves 1000 liters of diesel.

Bhoomi Puja

Amidst the presence of the Management Team and Board of Clean Energy Development Bank, 'Bhoomi Puja' – the foundation laying ceremony for Central Park was conducted on auspicious Rishi Panchami Day.

To create one of finest housing colony in Kathmandu, well wishes and blessing from the 'Mother Earth' were sought. With spell of early morning showers, the rains just stopped before the start of pooja. Panditji pointed out 'yet another auspicious timing and blessing from rain god'. Amidst chanting of Vedic Hindu hymns the soil was excavated on southwest part of Central Park complex, followed by the laying of first five foundation stones. Bhoomi Puja is considered to be key milestone in construction activity.

With all the blessings and rituals, the team of civil contractor – Sharma and Company took charge of the site.



Sharma and Company Private Limited is one of the leading construction companies in Nepal. Ever since its initiation in 1966, Sharma and Company has been in the forefront as one of the most dependable construction companies undertaking and executing contracts of public, semi public, private and international concerns. Some of the projects completed by them in recent past include NLIC City Center Mall, Standard Chartered Bank Building, Rastriya Banijya Bank Building, Tribhuvan International Airport Improvement Project etc.



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, Environment Design Solution, Delhi

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

Civil Contractor: Sharma & Company, Nepal

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