

# NEWSLETTER

Partnering for the Success of Entrepreneurship

VOLUME 7 ● ISSUE 3 ● JUL - DEC 2015



## FROM THE CHAIRMAN

### Mission Statement

“Brihat Group is committed to foster entrepreneurship through dissemination of business knowledge, management skills and leadership transformation”

## High Hopes for Urbanization and Real Estate Sector in Nepal

In the post earthquake and post budget announcement period, all eyes are on the actions and reactions of the real estate stakeholders on how the market will be shaping up. Before that, let's have a look at some facts about the devastations that left us and strengthened us along the way. A Home Ministry report showed 602,257 private houses have been completely destroyed, while 285,099 have been damaged partially due to the earthquake and aftershocks. The huge loss of human settlements and lives is also due to haphazard urbanization.

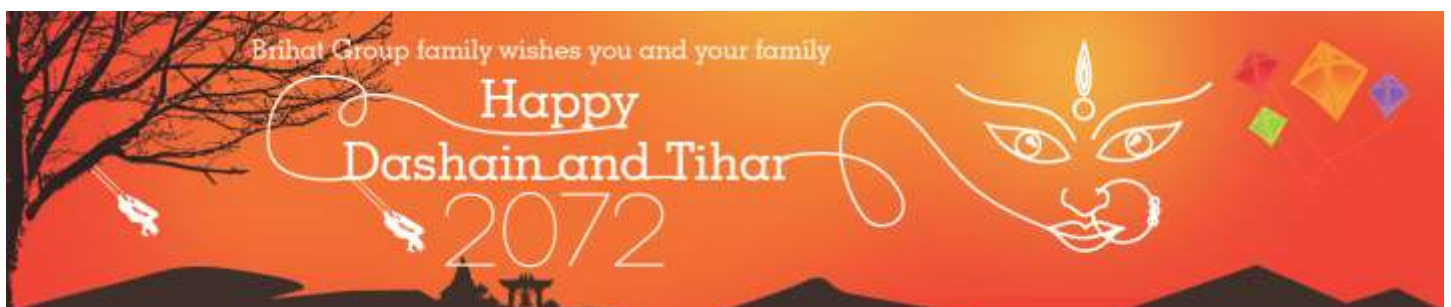
The budget for the fiscal year 2015-16 has adopted various measures to ensure planned urbanization. One of them is the implementation of land use policy. Land will be allocated to develop new settlement by implementing the policy. Developers will require prior approval from local authority for plotting the land for residential purpose. Housing development will be permitted by establishing easy access of basic infrastructure in the area. Integrated and organized settlements will be developed by transferring those areas that were geologically weakened by the earthquake where there is no possibility of resettlement.

The government has provisioned to have Rs 2.5 million loans to construct completely damaged houses with minimal interest rate which will create employment opportunities as well as increase the volume of new housing products. The announcement to allow foreign nationals to purchase apartments has also provided some relief to developers.

To move forward for an organized urbanization and upgrade the quality of living in urban areas, we have to focus on implementing land use policy for residential area, incorporating earthquake resistant designs, mandatory approval for land plotting, and strictly enforcing building code and building by-laws. It is only natural for earthquake to happen, but it is the joint effort of the government with improved policies, developers with better and disaster resistance design and well educated citizens to create a better future for Nepal and be prepared for such natural calamities while maintaining a well urbanized city and the country as a whole.

**Om Rajbhandary**

*Executive Chairmain*  
**Brihat Group**





## Brihat Community Living- Ramkot

is the first ECO FRIENDLY community living in Nepal.

Our Project incorporated a range of eco- friendly products and concepts such as:



Solar electricity provision for streetlight



Proper garbage disposal for waste management



Rain water recharge for water conservation



UV protection sticker on south facing window



Use of K-Block



### Community Facilities:

- Temple at entrance
- Guard house with round the clock security
- Electronic security system
- Swimming Pool
- Gym Hall
- Sauna and Jacuzzi
- Well designed and properly maintained landscaping

### Product Details:

**Land area:** 30.3 Ropanies  
**No. of units:** 68  
**Land Range:** 3 to 8.5 Anna  
**Built up Area:** 1500 sq ft to 2860 sq ft

**Bed & Bath:** 3 Bed / 3 Bath to 6 Bed / 5 Bath  
**Price Range (NRs):** 104, 95,000.00 to 2, 22, 95,000.00  
**Available Units for Sale:** 26





## Hotel Project at Ramkot

### Home Option

**Earthquake Safe:**

The houses are designed taking into consideration recent earthquake. The building section of triangle with its slope is assumed to be the best and stable design.

**Environment Friendly:**

The design incorporates climate and energy efficiency including features such as ground recharge, solar electricity, use of environment friendly materials etc.

**Psychology:**

Close to the ground. Today, people prefer to live on lower floors especially towards the ground proximity.

**Flexibility:**

Either choose the design to fit your requirements of a normal 3 bedroom home or rent out a two-bedroom and a 1-Bedroom units.

**Benefit for Client:**

- Rental income
- Property appreciation



Ground Floor Plan



First Floor Plan

### Rental Option



Ground Floor Plan



First Floor Plan





### Brihat Cluster - Balkhu

Land area: 6 Ropanies 10 anna  
 No. of units: 24  
 Land Range: 3 to 5.75 Anna  
 Built up Area: 1500 sq ft to 1830 sq ft

Bed & Bath: 3 Bed / 3 Bath to 4 Bed / 4 Bath  
 Price Range (NRs): 1, 25, 95,000.00 to 1, 99, 95,000.00  
 Available Units for Sale: 11



### Brihat Cluster - Maitidevi

Land area: 1 Ropani 13 anna  
 No. of units: 7  
 Land Range: 3 Anna to 3.75 Anna  
 Built up Area: 1575 sq ft to 1880 sq ft

Bed & Bath: 3 Bed / 3 Bath to 4 Bed / 4 Bath  
 Price Range (Nrs): 165, 51,000.00 to 1, 79, 19,000.00  
 Available Units for Sale: 4



## Brihat Developers and Builders



Brihat Developers and Builders is one of the promising entrepreneur wings that Brihat Group has introduced from the inception. It is the ultimate solution for Construction and designing.

We provide various services such as:

- |  |              |  |              |   |
|--|--------------|--|--------------|---|
| <ul style="list-style-type: none"> <li>• Land Consultation</li> <li>• Building Design</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>• Construction contract</li> <li>• Interior Services</li> </ul> | <p>.....</p> | <ul style="list-style-type: none"> <li>• Building Extension</li> <li>• Valuation</li> </ul> |
|--|--------------|--|--------------|---|



The company's experienced and diverse team of architects, engineers, and designers provide customized and cost effective approach to design and construction for each of the client. With our years of experience, combined with your personal preferences we help you to get desired result that helps you enjoy your living space within your budget. Beyond cost and quality, which are always top priority, what we value most is to maintain good relationship with our client.





## Brihat Property Solutions

Brihat Property Solutions (BPS) is committed to facilitate selling and buying properties transparently through trained and trust worthy professional agent. BPS deals with residential buildings of housing community and owner's built house, apartments, commercial properties and land. BPS list the property that are on sale in Multiple Listing Services (MLS). Multiple Listing Services (MLS) is:

- Database of real estate property that are on sale
- Help customers to sell their house through multiple media
- Buyers get information about the property that are on sales
- Seller and Buyer can contact directly or through agent for selling and buying property

### Our Services

- We sell structurally and legally safe property through Multiple Listing Services
- We conduct Property Appraisal and Valuation
- We provide property Consultation and Advice
- We Coordinate with Financial

Institutions for home loan, if required

### Customer's Benefit

- Easy Accessibility
- Quick Response
- Reasonable service fee
- Maximum Exposure
- Professional Service

In one year of its establishment several properties (price ranges from 84 lakhs to 2.5 Crore) has been successfully transacted.



## Pioneer Developers & Builders

The recent devastating earthquake and its damage patterns has taught us all a lesson and for the remedial measures in construction sector, Brihat Group has introduced a new venture- Pioneer Developers & Builders Pvt. Ltd.

Pioneer Developers & Builders Pvt. Ltd is dedicated to partnering with entrepreneur for providing services of:

- Design, consulting and construction supervision
- Repair, re-strengthening and retrofitting

Backed with the expertise of PH. D in Structural Engineering and professional team, Pioneer has the capacity to undertake any kind of repair and retrofit measures.



## Swayambhu Hotels and Apartments



Swayambhu Hotels and Apartments cover the broad horizon of Hospitality Industry. We provide highest standard of short and long term rentals for expats, NRNs, foreigners and vacationers in well-equipped and fully furnished serviced apartments and houses inside community living in various locations in Kathmandu Valley.

Our guests who frequently visit Nepal prefer something close to home but at the same time professional as hotel without the formalities and being

at the center of crowd. Foreigners working here for certain period or who come for long vacations find our units best alternative to high priced hotel rooms.

Besides having own website ([www.swayambhuhotels.com](http://www.swayambhuhotels.com)) for direct booking and inquiries, we have also partnered with Online travel agents (OTAs) such as agoda.com, fastbooking.com, booking.com, apartmentkathmandu.com, airbnb.com etc. to promote our services.

### Tariff (USD)

Unit	Daily	Weekly	Monthly	Quarterly
TCH - IV Sitapaila 1 BHK Apartment	55	310	950	2400
TCH - IV Sitapaila 2 BHK Apartment	65	360	1150	3000
TCH - IV Sitapaila 3 BHK Apartment	120	760	1500	3600
Brihat Community Living - Ramkot - 3 BHK Bungalow	100	560	1500	3600



## Antarprerana

Antarprerana is a private company that supports entrepreneurs of Nepal through investment and mentorship. The company aims on investing 100 entrepreneurs in a decade. It is a pioneer company in Nepal, which is institutionalizing Angel Investing practice and processes in the country.

The company works on all the steps of the investment cycle, from sourcing entrepreneurs to match making with investors; management support and the mentorship; and support on the exit process.

The company supports individuals with ideas and skills, entrepreneurs looking for the growth and entrepreneurs looking for management support. Likewise, the company also supports Nepali Diaspora to set-up business in Nepal.

Through its unique process of mentorship, entrepreneurs will get solution to the problem in their respective businesses. Our mentors are basically the Captain of Industry who has years and years of experiences on running businesses in Nepal. Through the mentorship program, entrepreneurs not only get advices but also get opportunity to expand their network and get linked up with relevant stakeholders.

