

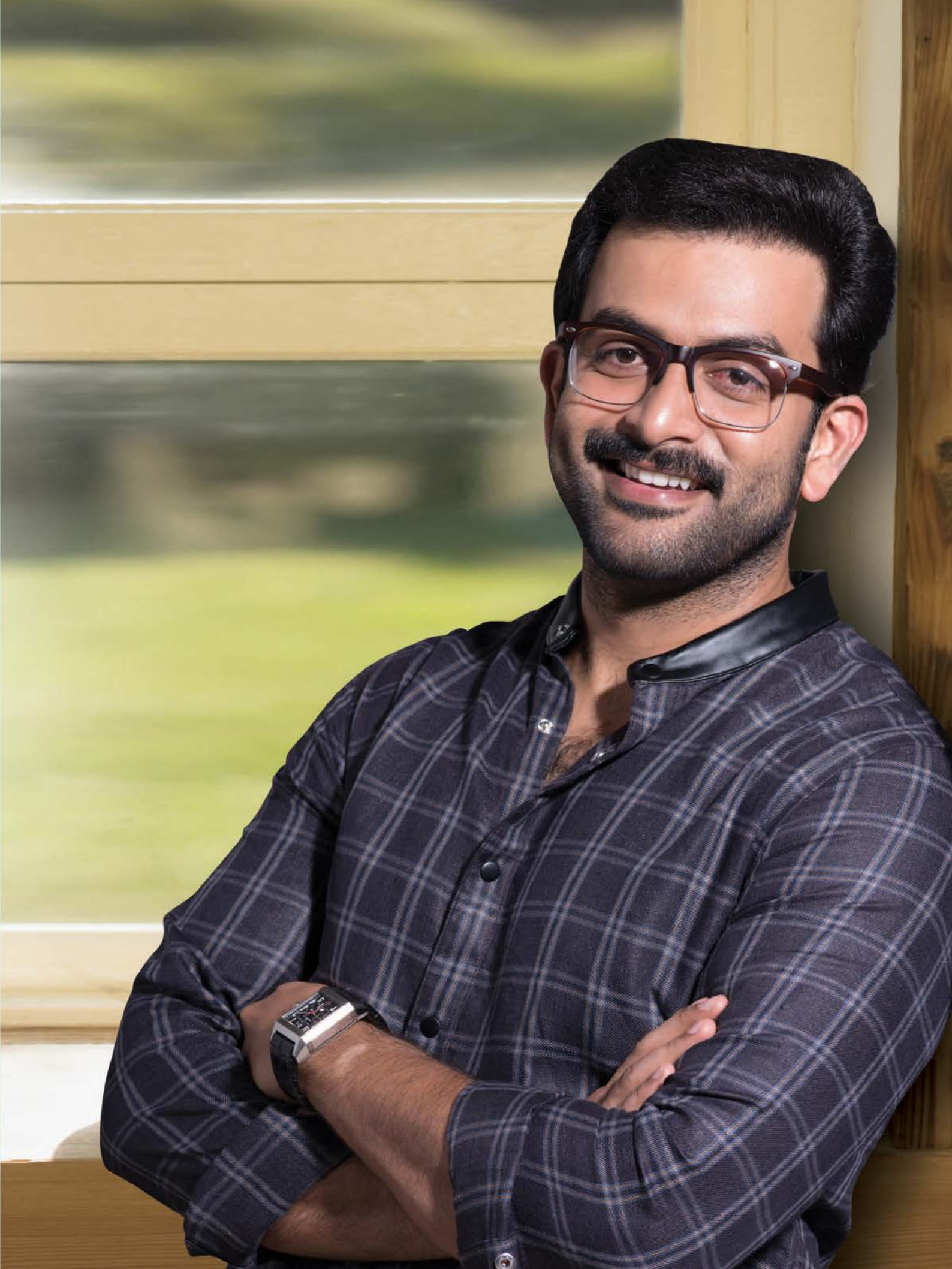
LUXURY
WITH A PAST
AND A
FUTURE



BEHIND HILL PALACE,
TRIPUNITHURA



A chandelier throws light on our past and our future. It hangs in our thoughts lighting up the grand ball rooms of our memories with an opulent past and the corridors of aspirations that open into a brilliant future.





HERITAGE
AND
HISTORIC LEAPS

rose



Tripunithura is steeped in history, at the same time it holds out a promising future too. Perhaps it marks the rare confluence of the royal heritage and unbridled futuristic developments. You are welcome to this unparalleled world of inspiring dualities and balanced evolution, to live a double-sided life that moves fast on the track of progress, yet stops for a while to revel in the realms of its unforgettable glory of the past.



ASSET



GLORY OF PAST MEETS THE BRILLIANCE OF FUTURE

Asset Chandelier provides the unique opportunity to own a home in the neighbourhood of Thripunithura Hill Palace once owned by the Kochi Rajas. The project offers umpteen benefits of new-age architecture and conveniences of a well evolved and planned town. The project has 2BHK and 3BHK apartment options that extend from 2 BHK = 1105 sqft to 3 BHK = 1460 sqft in sizes. Embrace a most elite and fulfilling life immersed in the glory of the past and the brilliance of an ever-evolving future.

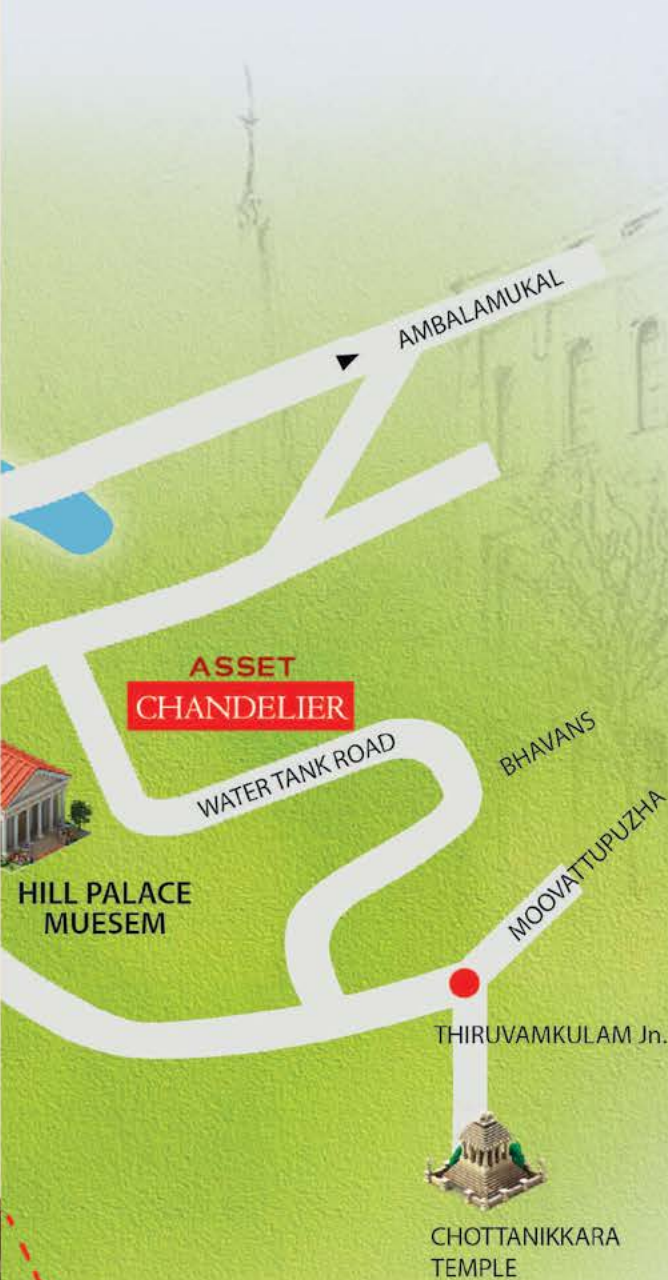


LOCATION MAP

*Not to scale



LIVE IN THE NEIGHBOURHOOD OF THE ROYALTY



Asset Chandelier opens up a broad avenue for living a peaceful, luxurious and convenient life. Nestled behind the historic Hill Palace at Thripunithura, Asset Chandelier offers easy access in all directions whether its Ernakulam, Kakkanad, Muvattupuzha, Fort Kochi, Aroor, Vaikom, Piravam or Puthencruz.

The proximity to supermarkets, schools, colleges, places of worship and above everything else, the all-pervading peacefulness will surely be the biggest boon of living in this serene world of the elite.

CRYSTALLIZING THE DREAM OF DUAL DELIGHTS



Asset Homes, the responsible builder has always endeavoured to provide lifestyle enthusiasts of Kerala with something very special and unique. This time its an intoxicating cocktail of a legendary location and a lustrous lifestyle. Live in the neighbourhood of the historic Tripunithura Palace with Asset Chandelier. The project offers lifestyle lovers with a plethora of modern conveniences and luxuries. Live the dual privilege of having nothing less than a spectacular location to live in and perfectly blended luxury!





FEATURES

COMMUNITY FEATURES

- Roof top Swimming pool
- Terrace garden with party area & Barbeque Counter
- Grand entrance lobby
- Piped in music in lobby and select common areas
- 2 passenger lifts
- Centralized gas supply
- Access for disabled
- Children's Play area
- Drivers Room & Caretakers room
- **Club house with the following Amenities:**
 - Health club
 - Reading Room
 - Indoor games
 - Club Room for cards, caroms, chess etc
 - Toddler's Toy Station
 - Recreation hall

ECO FEATURES

- Ample green space
- Rain water harvesting
- Landscaped garden
- Water flow restrictors for judicious use of water
- Solar lit yard

DIGITAL FEATURES

- Video door phone
- Provision for Broadband internet connectivity to all flats
- Provision for digital cable TV connection through STB
- Intercom facility
- Security cameras at entrance gate, lobby and select common areas

TECHNICAL FEATURES

- Metal / Fibre strip reinforcement on all joints to avoid cracks
- Sharp edges avoided on all fabrications to provide safety, especially for children
- Rubber fenders on parking area pillars to avoid damage to vehicles.



SPECIFICATIONS

FOUNDATION

Necessary RCC foundations on required stratas

STRUCTURE

Reinforced cement concrete frame with solid cement blocks in fill walls

Earth quake resistance for zone 3

PLASTERING

Internal Plastering with Cement mortar/Lime Punning.

ENTRANCE

Lobby, staircase and common areas will be of granite or high quality vitrified tile flooring

FLOORING

High quality vitrified tiles for the entire apartment, with vitrified skirting

Entrance lobby, Staircase & Common areas will be of granite/Vitrified flooring

WALL CLADDINGS

Designer ceramic / glazed wall tile cladding in bathrooms up to false ceiling height

KITCHEN

Granite kitchen counter, single bowl stainless steel sink with drain board

Provision for exhaust fan

TOILET FITTINGS

White sanitary ware including European water closet and wash basin Good quality chromium plated taps, mixer, and shower. Towel rods



HARDWARE

Best quality hardware

DOORS

Decorative panelled entrance door in teak wood. Moulded/ flush doors for bedrooms and toilets

WINDOWS

Fully glazed powder coated aluminium windows with M.S grills

PAINTING

Putty finished emulsion paint for internal walls and enamel paint for doors and window grills, external walls will be emulsion painted

WATER SUPPLY

KWA water supply in one point at kitchen subject to rules and regulations of KWA

Ground water supply from open well/bore well

ELECTRICITY SUPPLY

Concealed copper wiring. Adequate light points, fan points, 5 amps and 15 amps points, etc. with independent meters for each flat Modular type switches.

Provision for cable TV in living room, Telephone conduit point in living room.

Generator backup up to 1000 W per apartment





RESPONSIBLE SOLUTIONS FOR WATER MANAGEMENT

Water scarcity is a global phenomenon and a combined effort of all stakeholders is essential to evolve a strategy for ensuring a water balance. The National Building Code suggests that the daily consumption for person per day for residences should be limited to 135 litres. We believe this can be reduced and further optimized without reducing hygiene standards. This is possible in two ways.

- We will provide LEED compliant water efficient fittings with the possibility of reducing water consumption by 20 to 30 percent vis a vis conventional fittings.
The savings in water consumption will directly reduce costs towards :
 - Water storage ➤ Water generation / sourcing ➤ Water treatment ➤ Water transmission by pumps ➤ Water heating
 - Sewage treatment translating to lower maintenance costs and reduced impact on environment
- A commitment from you, our valued client, that you will actively encourage a philosophy of saving water by the simple method of shutting of the tap when not in use.

Our strategy envisages further:

- A transparent policy on sourcing water for various uses - Water balancing • Rain water harvesting including storage, treatment and reuse of rain water
- Treatment of sewage to recover water for use in flushing and landscape irrigation.

WATER BALANCING

Sl. No	Water Sources	Onsite Treatment Provision	Usage	Name of Water
1	• Corporation / Municipality	Yes	• Drinking water (1 point in kitchen)	Drinking
2	• Bore well • Well water augmented • Rain water from roof during monsoons • Bowser water during emergencies	Yes	• Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washers • Swimming pool make up • Water body make up	Domestic
3	• Treated effluent from STP	Yes	• Flushing of water closets • Gardening • Car wash	Flushing-Subject to technical feasibility

Notes:

- Excess rain water will be disposed of either by ground water recharging, deep well injection or led to external storm water. The procedure adopted may be any one or a combination of the methods outlined above. The strategy for disposal will be as dictated by the underground water table levels and availability of external municipal storm water drains. A similar process will be adopted for disposing of excess treated effluent. Needless to mention adequate treatment facilities will be provided to ensure that the effluent will be treated to levels which will safeguard against contamination of the underground water table. Kerala Pollution Control Board norms will be complied with, in this regard.
- All water supplied for use will be treated suitably ensuring human health is not endangered. Where treated effluent is used as in the case of flushing and gardening suitable cautionary notices will be provided to protect against inadvertent misuse.
- Drinking water and Domestic water will be treated to ensure compliance with WHO standards • Flushing water standards will comply with that laid down by Kerala Pollution Control Board.



THE INSURED ASSET

Asset Homes has pioneered many innovative initiatives to provide better comfort, convenience, peace of mind and value to its customers. As a part of its philosophy of life-long customer service, Asset Homes, has joined hands with New India Assurance Company to offer insurance coverage for the villas and apartments built by Asset Homes. According to this new 'Insured Asset Scheme', every apartment/villa, while being handed over shall have an insurance cover for 25 years, against damages caused by fire, earth quake, lightening, explosion, aircraft damage etc. The customer will be in receipt of the policy in his/her name when the apartment key is handed over by Asset Homes. Now on-wards you shall not be just possessing an 'Asset' but an 'Insured Asset' from the responsible builder. Come, celebrate real Asset Value!



Pioneering the 5 Point Waste Management System

Asset Homes as a responsible builder has always strived to promote and adopt the best practices in the industry for providing a clean, safe and healthy environment. As part of this great initiative, we are now introducing a unique 5 point waste management system for efficient management of organic and non-organic waste at our projects. This waste management initiative is founded on the principles of Reduce, Recycle and Reuse. There are broadly 5 types of wastes that can be identified in any location. They are degradable, non-degradable, waste to incinerate, e-waste and medical waste. For each kind of waste there is a colour-coded bin that is kept for its collection at the apartment premises. The Green Bin for degradable waste, the Blue Bin for non-degradable waste, Orange Bin is for e-waste, the Yellow Bin for wastes to be incinerated and the Red Bin for Medical Waste.

The Degradable Waste Management: The degradable waste management is done through converting the degradable waste into manure with the aid of the special processing unit. The end product can be used for home gardens or for agriculture. It's a system approved and adopted by the CREDAI Clean City Movement.

The Non-biodegradable Wastes: The non-biodegradable wastes include rubber tyres, plastics, glass bottles, fiber glass, styrofoam and metals. These wastes are converted into pellets using a processing unit and then used for paving roads and for other commercial purposes with the help of the CREDAI Clean City Movement in Kochi.

The e-Waste: The e-wastes include discarded computers, office electronic equipment, mobile phones, television sets and refrigerators. There is a special provision made for collecting and stocking these kinds of wastes within the apartment premises.

Wastes to be incinerated: Incineration involves combustion of organic substances contained in waste. High temperature waste treatment systems are installed at the top of all apartment buildings to convert waste into ash.

Medical Waste: It includes all wastes of medical or laboratory origin like packaging, bandages, infusion kits and so on. The medical waste due to its contaminated nature and propensity to cause injury is given exclusive provision for safe collection and stocking. The 5 point waste management system is introduced at our new projects with a view to creating more hygienic and sustainable living environs that facilitate convenient and comfortable living in the city.



Brand Pool

WASHROOMS/ POWDER ROOM

EWC : Cera Premium or equivalent
Wash Basin : Cera Premium or equivalent
Concealed Flush Tank : Gebrit or equivalent
Wall Plate : Gebrit or equivalent
Wall Mixer : Jaquar or equivalent
Health Faucet (Abs Coating) : Jaquar or equivalent
Angle Valve 1/2" : Jaquar or equivalent
Bottle Trap : Jaguar/ equivalent (for powder room only)

FLOORING

Bedroom Floor Tiles : Asian/ Simpolo/ Somany or equivalent Vitrified tiles
Living and Dining Floor : Asian/ Simpolo/ Somany or equivalent Vitrified tiles
Balcony and Sit out : Natural stone/ Vitrified/ Rustic Tiles/ Asian/ Somany Premium or equivalent
Toilet Floor Tile : Somany/ RAK/ equivalent tiles
Toilet Wall Tile (glazed) : Somany / RAK /equivalent tiles.

DOORS/ WINDOWS

Main Door :Teak wood frames with Teak wood shutter.
Front door shutter will be a designer teak wood one with 35 mm thickness finished with melamine/ polyurethane coating.
Main Door Lock : Yale/ Godrej or equivalent
Magnetic Catcher : Spider or equivalent
Door eye : Yale/ Magnum or equivalent
Safety chain : Yale/ Magnum or equivalent
Inside Door and Toilet Door: All inside door shutters shall be flush/ moulded skin doors.
Internal Door Lock : Yale/ Godrej or equivalent
Toilet Door Baby Latch : Yale/ Godrej or equivalent
Hinges : AKS/ Dorset or equivalent
Tower Bolt : AKS/ Dorset or equivalent
Windows : All windows shall be of high quality
Aluminium with M.S. Grills

KITCHEN

Kitchen Floor : Somany premium/ Nitco/ Asian or equivalent
Kitchen Sink : Nirali or equivalent
Sink Cock : Jaquar or equivalent
Cockroach Trap : Chilly or equivalent
Waste Coupling : Chilly or equivalent

PAINT

Internal Putty : Berger/ Asian or equivalent
Emulsion : Asian/ Jotun or equivalent
Exterior Emulsion : Asian/ Jotun or equivalent
Enamel : Asian/ Jotun or equivalent

LIFT

Johnson/ Kone or Equivalent

ELECTRICAL

Distribution Board : Schneider/ Legrand/ Havells or equivalent
MCB : Legrand/ Schneider/ Havells or equivalent
Switches : Legrand/ Schneider/ Havells or equivalent
Genset : Kirlosker/ Cummins or equivalent
Transformer :Unipower/ intrans or equivalent

CEMENT

India Cements/ Dalmia/ Zuari/Ramco Cements or equivalent

STEEL

Vizag, Sail, Tulsyan or equivalent



Happiness
beyond square feet

Asset Delight offers a comprehensive range of services from interior designing to property management, maintenance to renting out of the apartments and so on. Asset Delight takes care of every aspect of home management and maintenance, making sure that everything is done in a smooth, professional and hassle-free manner.

PRODUCT CHART-B+ G+10

LAND AREA IN CENTS	56.41					
NO OF APARTMENTS	60					
	A	B	C	D	E	F
	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK
BASEMENT FLOOR	PARKING +SERVICES					
GROUND FLOOR	PARKING +LOBBY+ASSET GALLERY of area -361 Sft					
FIRST FLOOR	1446	1460	1155	1131	1105	1132
Open Terrace	251	195	164	222	286	373
SECOND FLOOR	1446	1460	1155	1131	1105	1132
THIRD FLOOR	1446	1460	1155	1131	1105	1132
FORTH FLOOR	1446	1460	1155	1131	1105	1132
FIFTH FLOOR	1446	1460	1155	1131	1105	1132
SIXTH FLOOR	1446	1460	1155	1131	1105	1132
SEVENTH FLOOR	1446	1460	1155	1131	1105	1132
EIGHTH FLOOR	1446	1460	1155	1131	1105	1132
NINTH FLOOR	1446	1460	1155	1131	1105	1132
TENTH FLOOR	1446	1460	1155	1131	1105	1132

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Responsibly Yours