



ASSET

Le **GRANDE**

JAWAHAR NAGAR, KOCCHI





Live grand.
Live elevated.



**55th
Project**



New Elevated Lifestyle Takes a Flying Start!

For those who think, live and breath a life style of grandeur, Asset Homes presents Asset Le Grande at the poshest residential area of Kochi-Jawahar Nagar. Le Grande marks the birth of a distinctive new address that Kochi has desired for long. The dream venture is spreading its wings in 70 cents of prime land, with 14 floors and 65 units that take an extraordinary life to the pinnacle of grandeur.

Le Grande is for very special people who desire the best in their lives, who want to live the lighter side of life, being always on the rise, to clinch the simple joys of a grand life!

PROXIMITY CHART

Vyttila Jn	- 2.8 Km
Kaloor	- 2.9 Km
South Railway station	- 3.2 Km
Rajiv Ghandi Indoor Stadium	- 1 Km
M.G Road	- 2.5 Km
Lulu Mall	- 9 Km





The Grand Location

Asset Le Grande is being born at one of the most prime residential locations of Kerala. With its strategic placement, it provides tremendous proximity to all places of convenience. Closeness to super markets, hospitals, schools and colleges, places of worship, malls, highway access, connectivity to other locations outside city render it just the right spot in the city to lead a convenient and comfortable life.







The Cool Canopy of Grandeur!

The most exhilarating feature of a grand life at Asset Le Grande is the rooftop Aqua Canopy Swimming Pool! Thus, simply making Le Grande the best place to live grand and elevated from the rest. Its prime luxury is favoured with a mind-blowing sight and experience of the highest order. Live your life in a new world of poshness, watch the world in a new light of grandeur.





Wing up with Fabulous Imagination

Le Grande unleashes the gateway to grand interiors that provide an open and spacious feel. Clever architecture adds more roominess and perception of open spaces to the project. It's no more a life in a limited space, but the unlimited sense of opulence pervades every nook and corner of your home. Spread the wings of imagination and float around in your dreams-cape. You are no more a cooped up bird in a cage. Asset Le Grande has arrived.







Grandeur that Defies the Ordinary Proportions

Asset Le Grande is an epitome of the extraordinary life. The intelligent architecture, space design, the futuristic features, the location everything qualifies it to become the tower of grandeur in the city's heart. Enjoy the dimensions of privacy, spaciousness, community, luxury and convenience of being at the centre of the buzzing city scapes. Live tall, in absolute grandeur of luxury, at the unique nest of comforts, Asset Le Grande.





Be Part of the Finest Community and the Fabulous Address

Asset Le Grande, is the high point of convenience and luxury. It brings you closer to the elite community of Kochi. All who are looking for the affluent neighbourhood and a fabulous address within the city can possess it. It comes with a host of amenities for a comfortable community living within its premises. You are welcome to be part of a community living a rich life with a most unique address in the heart of Kochi.







Features

Community Features

- Roof top Swimming pool with dancing fountain
- Juice counter near the pool
- Terrace garden
- Grand entrance lobby
- Piped in music in lobby and select common areas
- Health club
- 3 passenger lifts
- Access for disabled
- Centralized gas supply
- Drivers/Janitors Room

Eco Features

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

Digital Features

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

Technical Features

- Metal 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



Brand Pool

Washrooms/Powder Room

EWC	: Toto/Roca/Queo or Equivalent
Wash Basin	: Toto/Roca/Queo or Equivalent
Concealed Flush Tank	: Gebrit/Grohe
Wall Plate	: Gebrit/Grohe
Wall Mixer	: Grohe/ Roca or Equivalent
Health Faucet (Abs Coating)	: Grohe/ Roca or Equivalent
Angle Valve 1/2"	: Grohe/ Roca or Equivalent
Bottle Trap	: Jaguar or Equivalent

Flooring

Bedroom Floor Tiles	: Asian/ RAK/Somany Premium or equivalent. 60 x 60 vitrified tiles or Laminated Wooden Flooring Quick Step/Pergo
Living and Dining Floor	: 1 Meter Vitrified Tile/Wooden Flooring
Balcony and Sit out	: Natural stone/Vitrified/Rustic Tiles/Asian/ Somany Premium/NITCO or equivalent.
Toilet Floor Tile	: Asian/RAK/ Somany Premium/NITCO or equivalent Tiles.
Toilet Wall Tile(glazed)	: Asian /RAK/Somany Premium /NITCO or equivalent Tiles and Water proof wall paper.

Paint

Internal Putty	: Berger/Birla White
Emulsion	: Asian/Jotun
Exterior Emulsion	: Asian/Jotun
Enamel	: Asian/Jotun

Doors/ Windows

Main Door	: Full Jamb covered Teak wood frames with architrave designer Teak wood shutter.
Inside Door and Toilet Door	: Full Jamb hardwood frame with factory made door shutter. Kelachandra/Jackson or equivalent
Windows	: UPVC windows with high quality aluminium MS grills
Main Door Lock	: Yale /Godrej or equivalent.
Hinges	: Yale/Magnum Ball bearing heavy duty hinges
Magnetic Catcher	: Spider
Door eye	: Magnum/Yale
Safety chain	: Magnum/Yale
Internal Door Lock	: Yale/Godrej or equivalent.
Toilet Door Baby Latch	: Yale/Godrej or equivalent.
Tower Bolt	: Me Gold/ Magnum

Kitchen

Kitchen Floor	: Somany premium /Nitco/Asian.
Kitchen Sink	: Franke/Nirali/Reginor
Sink Cock	: Grohe/Roca or Equivalent
Cockroach Trap	: Chilly
Waste Coupling	: Chilly

Lift	: Kone/OTIS or Equivalent
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Electrical

Distribution Board	: Schneider /legrand/havells or Equivalent.
Mcb	: Legrand/schneider/havells.
Switches	: Legrand/schneider/havells
Genset	: Kirlosker/cummins
Transformer	: Unipower/intrans or Equivalent

Cement	: Acc, Coromandel/Dalmia/Zuari
Steel	: Vizag/Sail





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.

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

Designed 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 watts per apartment.





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, fiberglass, 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.



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!





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 2	<ul style="list-style-type: none"> • Corporation / Municipality • Bore well • Well water augmented • Rain water from roof during monsoons • Bowser water during emergencies 	Yes, inside the apartment Yes	<ul style="list-style-type: none"> • Drinking water (1 point in kitchen) • Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washers • Swimming pool make up • Water body make up 	Drinking Domestic
3	<ul style="list-style-type: none"> • Treated effluent from STP 	Yes	<ul style="list-style-type: none"> • Flushing of water closets • Gardening 	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.





INTERIOR DESIGNING | PROPERTY MANAGEMENT |
MAINTENANCE | RENTAL SERVICES



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



India's First Builder

with 3 CRISIL 7 Star Rated Residential Projects.



2014
Asset Kasavu, Kochi



2013
Asset Casa Grande, Kochi



2010
Asset Signature,
Thiruvananthapuram

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