



MORE LUXURY FOR LESS

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Thiruvananthapuram | Kollam | Kottayam | Kochi
Thrissur | Kozhikode | Kannur

Consent of this firm has been obtained from the Registrar of Companies and the subject has been

ASSET
CHIRAAG
VIYYUR, THRISSUR



www.facebook.com/AssetHomesOfficial



Asset Chiraag, as the very name suggests, is the rarest of offerings in luxury living by Asset Homes in Thrissur. Located at Viyyur, a prime residential area of the city, this aesthetically designed tower emerges into the sky with incomparable beauty and magnificence. For all those waiting for matchless haven of luxury, ideal spot and right price, Asset Chiraag provides the best of choice. Light up your minds and make the right choice to own this rare, beautiful and affordable marvel, from the makers of Kerala's most beautiful homes. Create more satisfaction in life for less!

MORE
LIFE
FOR LESS



Building Permit No: V/BA/44/14-15



LUXURY
THAT
DOESN'T
COST
THE EARTH

Kerala's most awarded builder dedicates its third landmark of luxury in Thrissur, right after the iconic project Asset Anchorage at Avenue Road. The new project Asset Chiraag is all set to kindle a lifestyle of luxury that doesn't cost the earth. This intelligently planned project reflects Asset Homes experience and expertise in combining location, design and affordable engineering without compromising on quality. Asset Chiraag combines the unique advantages that all life enthusiasts and investors in Thrissur are looking for.

ASSET
CHIRAAG
VIYYUR, THRISSUR

Asset Chiraag is a destination for all who want to own a new luxury lifestyle in the cultural head quarters of Kerala. The project has 19 floor rises, with 135 apartments in 2 & 3 BHK sizes. Here the quality of life is enhanced by the total experience of convenience, comfort and luxury that the project provides. Hold on to an opportunity of your life time to own the right project, at the right location, at the right time and that too at the right price. Asset Chiraag extravagantly dishes out more life for less!

MORE
LUXURY
FOR LESS





MORE CONNECTIVITY FOR LESS

The Asset Chiraag crowns Viyyur, Thirissur City's prime residential locality, with its features of luxury, security, safety, value for money and appreciation on investment. Viyyur the upcoming residential hub is merely 4 Kms from the city's centre and affords brilliant connectivity in all directions. It's conveniently located amidst all necessities of life like hospitals, schools, markets, access to nearby destinations, places of worship, bus stations and railway stations. Root yourself in Thirissur's upcoming residential haven and aristocratic neighbourhood with Asset Chiraag. Remain more connected, for less!

Away from the Thrissur Town, yet close to all modern day facilities, Asset Chiraag is not just a perfect first home but a futuristic investment you were looking for. Rich in natural surroundings with completely pollution free community living and niche amenities and specifications this project is poised to become the finest residential project in Thrissur. If you are looking for an investment option, here is your rare prospect for future

MORE INVESTMENT FOR LESS





UNWIND
YOURSELF
MORE
FOR LESS!

State of the art swimming pool
make marvellous milieu adding
to your residing pleasure at
Asset Chiraag.

MORE
ENTERTAINMENT
FOR LESS

Get closer to resonance at
the fabulous home theatre.
Blast out!





MORE
HAPPINESS
FOR LESS

Spaciously designed
interiors throw more light
of happiness into your life.

MORE VALUE FOR LESS

The Asset Chirag offers bounteous luxury along with its convenient location. It creates ample avenues for recreation, communion and relaxation through features like swimming pool, party area, gym, indoor games, luxurious lobby area and well manicured landscape. Live in absolute bliss at your haven of affordable luxury. At the Asset Chirag, quench your flaming passion for living an extraordinary life. Derive more value for less!



FEATURES

Eco Features

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

Community Features

- Swimming pool at Roof top.
- Party area at rooftop.
- 3 passenger lifts
- Health club
- Club house
- Home theatre
- Library
- Grand entrance lobby
- Centralised gas supply
- Leisure garden with Gazebo

Digital Features

- Video door phone
- Broadband internet connectivity to all flats
- Digital cable TV connection through STB
- 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.

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.
GLAZED TILES	: Designed 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 750W per apartment.

BRAND POOL

Washrooms / Powder Room

Description	Brand
EWC	: Cera Premium/hindware
Wash Basin	: Cera Premium/hindware
Concealed Flush Tank	: CERA/Hindware
Wall Plate	: CERA/Hindware
Wall Mixer	: Jaguar/Cera/Hindware
Health Faucet (ABS Coating)	: Jaguar/Cera/Hindware
Angle Valve 1/2"	: Jaguar/Cera/Hindware
Bottle Trap	: Jaguar/Cera or equivalent

Flooring

Bedroom Floor Tiles	: Asian/Cera/Kajaria or equivalent.
Living and Dining Floor	: Asian/Cera/Kajaria.
Balcony and Sit out	: Rustic Tiles. Asian/Cera/Kajaria or Equivalent
Toilet Floor Tile	: Asian/Cera/Kajaria or equivalent Tiles.
Toilet Wall Tile(glazed)	: Asian /Cera/Kajaria or equivalent Tiles

Paint

Internal Putty	: Berger/Alitex
Emulsion	: Asian/Berger
Exterior Emulsion	: Asian/Berger
Enamel	: Asian/Berger

Doors/Windows

Main Door	: Teak Wood frames with Teak wood shutter
Inside Door & Toilet Door:	: Moulded/flush door for bed rooms & toilet
Windows	: Fully glassed powder coated Aluminium windows with M.S grills
Main Door lock	: Yale / Godrej or equivalent
Hinges	: AKS / Dorset
Magnetic catcher	: Spider
Door eye	: AKS / Dorset or equivalent
Safety Chain	: AKS / Dorset or equivalent
Internal Door lock	: Yale/Godrej or equivalent
Toilet Door baby latch	: Yale/Godrej or equivalent
Tower bolt	: AKS / Dorset or equivalent

Kitchen

Kitchen Floor	: Asian/Cera/Kajaria
Kitchen Sink	: Franke/Nirali
Sink Cock	: Jaquar/Cera or Hindware
Cockroach Trap	: Chilly
Waste Coupling	: Chilly
Bottle Trap	: Jaqua/Cera or equivalent

Lift	: Johnson/Kone 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
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Steel	: Vizag / Sail
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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 initiative, we are now introducing a unique 5 point waste management system for efficient management of degradable and non-degradable 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 which is kept for its segregation and collection within 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 in Kochi.



THE NON-BIODEGRADABLE WASTES:

The non-biodegradable wastes include, 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, electronic equipment, mobile phones, television sets and refrigerators. There will be a special area earmarked for collection and stocking of said waste at the project site, the same will be disposed off as per the government policy and availability of an external agency.



WASTE 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 same will be disposed off as per the government policy and according to the availability of an external agency. 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, lightning, 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, reuse of rain water and recharging ground water table.
 - Treatment of sewage to recover water for use in flushing and landscape irrigation.

WATER BALANCING

Sl. No.	Water Sources	Onsite Treatment Provision	Usage	Type of Water
1	• Corporation/ Municipality	Yes, Inside the Apartment	• Drinking water (1 point in kitchen)	Drinking
2	• Bore well • Wellwater augmented • Rain water from roof during monsoons • Bowser water during emergencies	Yes	• Washbasins • Kitchen sinks • Ablution faucets • Showers • Washing machines • Dish washes • Swimming pool make up • Water body make up	Domestic
3	• Treated effluent from STP	Yes	• 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



The responsible builder

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