

ASSET

ORCHESRA

Luxury Apartments, Kazhakkuttam, Thiruvananthapuram



Welcome to Kerala's First Child Friendly Apartments

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



Welcome to a home as unique as Wordsworth's Rainbow

Here is a fitting tribute to the poet's philosophy "The Child is Father of the Man".
Asset Homes Kerala's most awarded builder invites you to own Asset Orchestra Apartments; Kerala's First
Child-Friendly Apartments at Kazhakuttam, Thiruvananthapuram.

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Designed for your child and the child in you.

We understand how much you love your child and how much you want him to be secure while you are away at your work place. It is this empathetic understanding of your need that inspired us to design homes that would make your little angels happy. Our 62nd landmark, Asset Orchestra at Kazhakuttam near the Technopark is Kerala's First Child-Friendly Apartments with child-centric design and amenities. Let your child go up the ladders of unlimited entertainment while you too can climb the rungs of a satisfying professional life. Come, find your ultimate solace at the one and only project designed for your child and the child in you.





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Luxury Apartments,
Kazhakkuttam, Thiruvananthapuram

62nd
Project

Building Permit Number: 588/13-14 Dt: 10.08.15



A happy home is built!

Asset Orchestra, Kerala's First Child Friendly Apartments unfolds 206 luxury units across two towers with 2, 3, 4 BHK & Duplex options. The contemporary elevation, the child-friendly design and features along with opulent amenities for entertainment make this project the most unique and intelligently crafted one. This holistically designed apartment project takes care of all needs and wants of family members. It's true that happiness is a gift, but it can also be built!







The right location to grow up great.

Asset Orchestra is situated right on the NH 47, in close proximity to the Technopark, many acclaimed educational institutions, hospitals, supermarkets and places of worship. Asset Orchestra carries the aura of the most suitable location for your child's education and growth. Access anything and everything by staying at this unparalleled hub of convenience. All that you and your family are looking for are just around you, conveniently nestled. Choose the right place for your child to grow happy, healthy and absolutely competent to face the music called life.







A home that takes care of your child as much as you do.

The long walk-way with a beautiful stand of trees welcome you to this realm of kids. The special kid's wading pool, kid's reading room, kid's play zones, child-friendly apartment designs and features, all add a unique value that you find nowhere else. Make your children feel truly special with the great gift of an ambience that elevates their healthy and happy growth. It's time to throw up some pleasant surprises to your best loved ones with a home that takes care of them, as much as you do!



Features

Community Features

- Basement /Ground /First floor Car parking • Second floor –Indoor Recreation area • Landscapped Court yard • Piped music in lobby and select common areas • Centralised gas supply • Grand entrance lobby • Health club for ladies, gents • Fitness center for kids
- Club house • Driver's Room • Janitor's Room • Grocery store
- Children's Library • Children's training room • Creche
- Toddlers Park • Beauty parlour • Indoor Games Hall • Childrens play area • Landscaped Garden • Spa • Steam & Sauna
- 4nos Passenger lift • Space for Solar Panel • Rooftop swimming pool-2 nos • one for each tower • One kids Pool in each tower having a depth of 1 1/2 feet made interesting with an Umbrella fountain

Features of Kids friendly room

- No lock system inside the room • Children friendly toilet & fixtures
- No sharp edges used inside the room • No breakable glass

Digital Features

- Video door phone • Wifi Connectivity
- Broadband internet connection • Digital cable TV connection through STB with option for EPG, PPV & VOD
- Boombarrier • Intercom facility • Security cameras at entrance gate, lobby and select common areas

Eco Features

- Ample green space and Rain water harvesting
- Water-flow restrictors for judicious use of water
- Comprehensive Waste Management System (Dry, Wet, Medical and E-Waste) • Solar lit yard
- Landscaped garden

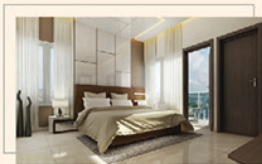
Technical Features

- 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 750 watts per apartment.



Brand Pool

Washrooms/Powder Room

EWC	: Cera Premium/hindware
Wash Basin	: Cera Premium/hindware
Concealed Flush Tank	: Gebrit/Cera
Wall Plate	: Gebrit/Cera
Wall Mixer	: Jaguar/Cera Premium
Health Faucet (Abs Coating)	: Jaguar/Cera Premium
Angle Valve 1/2'	: Jaguar/Cera Premium
Bottle Trap	: Jaguar/Cera or Equivalent (For Powder Room only)

Flooring

Bedroom Floor Tiles	: Asian/Somany Premium or equivalent 60 x 60 vitrified tiles
Living and Dining Floor	: Asian/Somany Premium or equivalent 80 x 80 vitrified tiles
Balcony and Sit out	: Vitrified/Rustic Tiles. Asian/NITCO/ Somany Premium or equivalent
Toilet Floor Tile	: Asian/NITCO/Somany Premium/ equivalent Tiles
Toilet Wall Tile(glazed)	: Asian /NITCO/Somany Premium/ equivalent Tiles and Water proof wall paper

Paint

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

Doors/ Windows

Main Door Shutter	: Will be a designer teak wood one with 35 mm thickness finished with melamine/polyurethane coating
Door Frames	: All internal door frames shall be in good quality hard wood and front door frame shall be in Teak
Inside Door and Toilet Door	: All inside door shutters shall be solid core flush/moulded skin doors
Windows	: All windows shall be of high quality Aluminium with MS Grills
Main Door Lock	: Yale /Godrej or equivalent
Hinges	: AKS/ME Gold
Magnetic Catcher	: Spider/Polo
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	: AKS/Me Gold

Kitchen

Kitchen Floor	: Somany premium /Nitco/Asian.
Kitchen Sink	: Franke/Nirali
Sink Cock	: Jaquar/Cera
Cockroach Trap	: Chilly
Waste Coupling	: Chilly

Lift

: Johnson/Kone or Equivalent

Electrical

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

Cement

: Acc, Coromandel, Dalmia

Steel

: Vizag, Sail

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.

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, inside the apartment	• 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 • Flushing of water closets • Gardening	Domestic Flushing-Subject to technical feasibility
3	• Treated effluent from STP	Yes		

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!



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.

Building capital assets of Kerala!

Asset Signature at Kazhakkuttam, Thiruvananthapuram, with 478 units in 6 majestic towers is today Kerala's only completed project with a CRISIL 7 Star rating. The project is unparalleled in its new-age features and is also located ideally providing easy access in all directions. Asset Signature, as the very name suggests, embodies the spirit of luxury too with a splendid array of amenities. The project also lends testimony to the timely delivery and qualitative superiority of the Asset Homes projects. Following the success of this project Asset Homes is all set to leave its new and unique signature with the launch of Asset Orchestra coming up at Kazhakkuttam.



Signature, Kazhakkuttam, Thiruvananthapuram

Actual Photograph

ASSET ORCHESTRA - PRODUCT CHART

TOWER 1							
	A	B	C	D	E	F	G
	3BHK	3BHK	2BHK	3BHK	2BHK	2BHK	3BHK
BASEMENT	PARKING + SERVICES						
GROUND FLOOR	PARKING + SERVICES+ASSET GALLERY						
ASSET GALLERY	231 Sq.Ft						
FIRST FLOOR	PARKING + LOBBY						
SECOND FLOOR	PARKING + RECREATION & AMENITIES						
	A1		C1	D1	E1	F1	G1
THIRD FLOOR	1427	1414	1081	1404	1059	1156	1450
Open Terrace	24		69	31	98	70	672
FOURTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FIFTH FLOOR	1427	1414	1081	1404	1059	1156	1450
SIXTH FLOOR	1427	1414	1081	1404	1059	1156	1450
SEVENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
EIGHTH FLOOR	1427	1414	1081	1404	1059	1156	1450
NINETH FLOOR	1427	1414	1081	1404	1059	1156	1450
TENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
ELEVENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
TWELVETH FLOOR	1427	1414	1081	1404	1059	1156	1450
THIRTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FOURTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FIFTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450

	H	I	J	K
	3BHK	3BHK(Duplex)	3BHK(Duplex)	4BHK
	H1	I1	J1	K1
SIXTEENTH FLOOR	2073			2093
Open Terrace	646	1982	2691	397
SEVENTEENTH FLOOR	2073			2093
Open Terrace at 16th floor		57	796	
EIGHTEENTH FLOOR	2073	1982	2691	2093
NINETEENTH FLOOR	2073			2093

ASSET ORCHESTRA -PRODUCT CHART

	TOWER 2						
	A	B	C	D	E	F	G
	3BHK	3BHK	2BHK	3BHK	2BHK	2BHK	3BHK
BASEMENT	PARKING + SERVICES						
GROUND FLOOR	PARKING + SERVICES+ASSET GALLERY						
ASSET GALLERY	346 Sq.Ft						
FIRST FLOOR	PARKING +LOBBY						
SECOND FLOOR	PARKING +RECREATION & AMENITIES						
	A1	B1	C1				
THIRD FLOOR	1427	1414	1081	1404	1059	1156	1450
Open Terrace	668	266	691				
FOURTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FIFTH FLOOR	1427	1414	1081	1404	1059	1156	1450
SIXTH FLOOR	1427	1414	1081	1404	1059	1156	1450
SEVENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
EIGHTH FLOOR	1427	1414	1081	1404	1059	1156	1450
NINETH FLOOR	1427	1414	1081	1404	1059	1156	1450
TENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
ELEVENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
TWELVETH FLOOR	1427	1414	1081	1404	1059	1156	1450
THIRTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FOURTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450
FIFTEENTH FLOOR	1427	1414	1081	1404	1059	1156	1450

	H	I	J	K
	3BHK	3BHK(Duplex)	3BHK(Duplex)	4BHK
	H1	I1	J1	K1
SIXTEENTH FLOOR	2073			2093
Open Terrace	649	1982	2691	397
SEVENTEENTH FLOOR	2073			2093
Open Terrace at 16th floor		57	796	
EIGHTEENTH FLOOR	2073	1982	2691	2093
NINETEENTH FLOOR	2073			2093



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