

ENHANCED SERVICE OFFICE FACILITY



ORIGIN - ENHANCED SERVICE OFFICE FACILITY



Introducing project 'Origin', a novel office facility concept for new age companies. Offices are no more just habitats for business activities, they are crucibles for innovation and organization building.



'Origin' aims to push the frontiers of office design and management and be part of the great office revolution aided by the GCC influx, sweeping the country.

ABOUT KOCHI

Tier 1 cities in India are struggling with overpopulation, pollution, water scarcity, and a broken infrastructure that appears almost irreparable. New growth centres are essential to support the economic activities the nation is actively pursuing. Of all the Tier 2 cities, Kochi stands out for multiple reasons.

Kochi has a rich history and still preserves many of its cultural heritage and monuments. It has a cosmopolitan crowd and is still an active cultural centre. It also has a vibrant and globally recognized food culture. Being a coastal town surrounded by lakes and beautiful backwaters and still preserving its greenery, it's a place much appreciated by travellers.

Being the commercial capital of Kerala, it's already a buzzing business centre. It has an energetic entrepreneur class supported by ample manpower at all levels. Kochi has an advanced education sector that includes world class schools and vibrant higher education centres that has produced a vast talent pool.

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ABOUT KOCHI

Infrastructure is among the best in the country and is further improving. New bypasses and flyovers are being implemented to de-congest, underground sewer lines and STP are in progress. Kochi has ample water sources and a good water and power supply system. Piped gas supply is gaining pace. It has a fast expanding international airport, sea port, good rail connectivity, efficient local transport system, a successful metro rail, inland water metro and a container terminal. Kochi is fast becoming a major logistics hub. It also has the best medical infrastructure in the country.

Kochi is a peaceful place with no major civil strife or criminal activities affecting the populace. Law enforcement is also among the best in the country.

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ABOUT KAKKANAD

A once sleepy suburb of the city, Kakkanad is now one of the three IT hubs in the state. Though comparatively smaller in scale at the moment, proximity to Kochi and an already thriving IT ecosystem makes it a top contender to be the next big tech hub. The problem is that the primary real-estate promoter in this area is still the government, and private developers depend on leased land for their projects. Large tracts of level, unpopulated land are not available in this area. Government seems to be at loss on how to develop the hilly terrain of the region without adverse repercussions of large scale land pooling and environmental destruction.

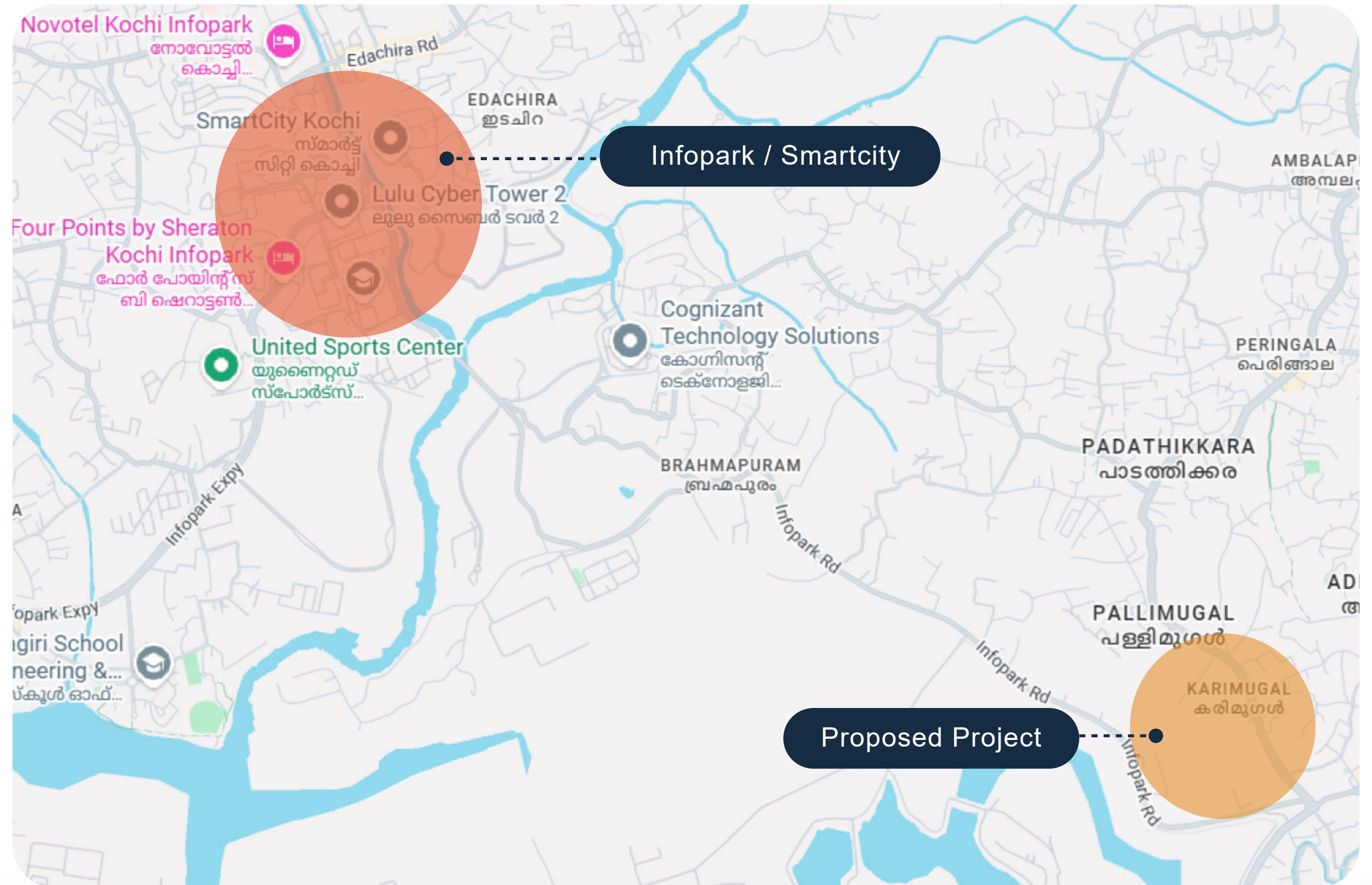
This project is a 100% private venture in which the developer is dealing directly with the land owners and aims to directly address other issues mentioned here. It is planned to serve as a model for further development of the region.

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LOCATION

The proposed project is located around 6 km from the Infopark in the Puthencruz panchayath. Located close to the Karimughal junction, distance from the Irumpanam junction is around 6 km. Once the expansion of the seaport – airport road is completed and the new Kochi bypass is in place, the location will be easily accessible from the north and the south. The distance from the airport is under 33 km.



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ORIGIN

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Plot area	10 Acres
Built-up area	10,00,000 sft
No. of towers	4
No. of floors	2P+G+18
Leasable area	7,50,000 Sft
Parking	2,500
No. of seats	10,000
Access road width	10m



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FACILITIES

Interior Fit-Out	100%
Spaces are handed over as completely finished areas. Client requirements will be taken into account.	
Furniture	100%
Fixed and loose furniture are included in the package.	
Parking	2500
Twin level mechanized parking.	
No. of Seats	10,000
Optimum seating is 10,000, can be stretched up to 15,000.	
No. of CEO Cabins	36
850 sft each, plus roof garden and recreational area.	
Manager Seats	225
130 sft cabin area.	

Meeting Rooms	28
Minimum 14 chairs per room with space for additional chairs.	
Seminar Room Capacity	500
Multi-level auditorium.	
Data Center	Yes
Minimum 5000 sft	
Executive Restobars	1
20,000 sft restaurant. Beverage serving Subject to government policies.	
Café / Diner	4 nos.
One in each tower. Party space included.	
Recreation / Game Area.	4 nos.
Part of Café / Diner	
Snack Bars	36 nos.
One for every 2 floors	
No. of Dining Halls	2 nos.
Total 90,000 sft	

Kitchen Facility	Yes
15,000 sft	
Air Conditioning	Yes
100% HVAC under buider's scope including high and low side.	
Building Automation	Yes
Comprehensive system for monitoring and control.	
Central Control Room	Yes
Nerve center anchoring all control and monitoring systems of the facility	
Total Dining Capacity	3500
Outdoor Green Area	4 acres
Outdoor Dining	Yes
Crèche	Yes
Power Back-up	Yes
Sewage Treatment System	Yes
Water Purification System	Yes
Parking Management System	Yes
Solar Power Generation	Yes

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SERVICES

Access Control & Safety Yes

Well-designed safety plan supported by an efficient access control system which is integrated into the building management system (BMS) and manned at crucial points.

Fire Management Yes

Designed to exceed the NBC requirements and well integrated into the BMS. Independent team responsible to ensure periodic testing, compliance and fire drill.

Water Management Yes

A well designed water management system encompassing water supply, drainage and storm water system designed by best in the industry to ensure efficient consumption, avoid wastage and maximize reuse.

Waste Management Yes

Well-designed system, trained personnel and tie-ups with external agencies to ensure efficient disposal of liquid and solid waste.

Power Management Yes

Right from the drawing board, the system is being designed to ensure minimum possible power bills for the tenant. Be it the selection of HVAC system, or the logic of lighting system and monitoring system employed on the BMS, everything is designed for efficiency and clarity.

Facility Administration Yes

In-house team of the developer will be responsible for administration of the facility. Responsible for laying down rules and regulation and all systems guiding the functioning of the facility.

Facility Management Yes

Experts in engineering and building maintenance will be assisting the facility admin.

F&B Management Yes

The F&B in the facility is planned, implemented and monitored by specialist team of the developer in coordination with nutrition specialists and external vendors.

Travel Desk Yes

Specialist team will be appointed to assist the tenants with ticket bookings, itinery planning, airport pick-ups and drop-offs, employee transportation etc.

Medical Assistance Yes

Trained team to ensure emergency medical assistance and quick transfer to hospital. Also, service of in-house specialists will be available to monitor employee health and assistance with medication.

Personal Assistance Yes

Personal liaison agents to assist tenant staff with mundane activities that might otherwise interfere with their working hours.

Professional Assistance Yes

Team of specialists who will assist tenant staff with up-skilling. The team will assist in planning and will also arrange the training secessions at the facility.

Project Management Expertise Yes

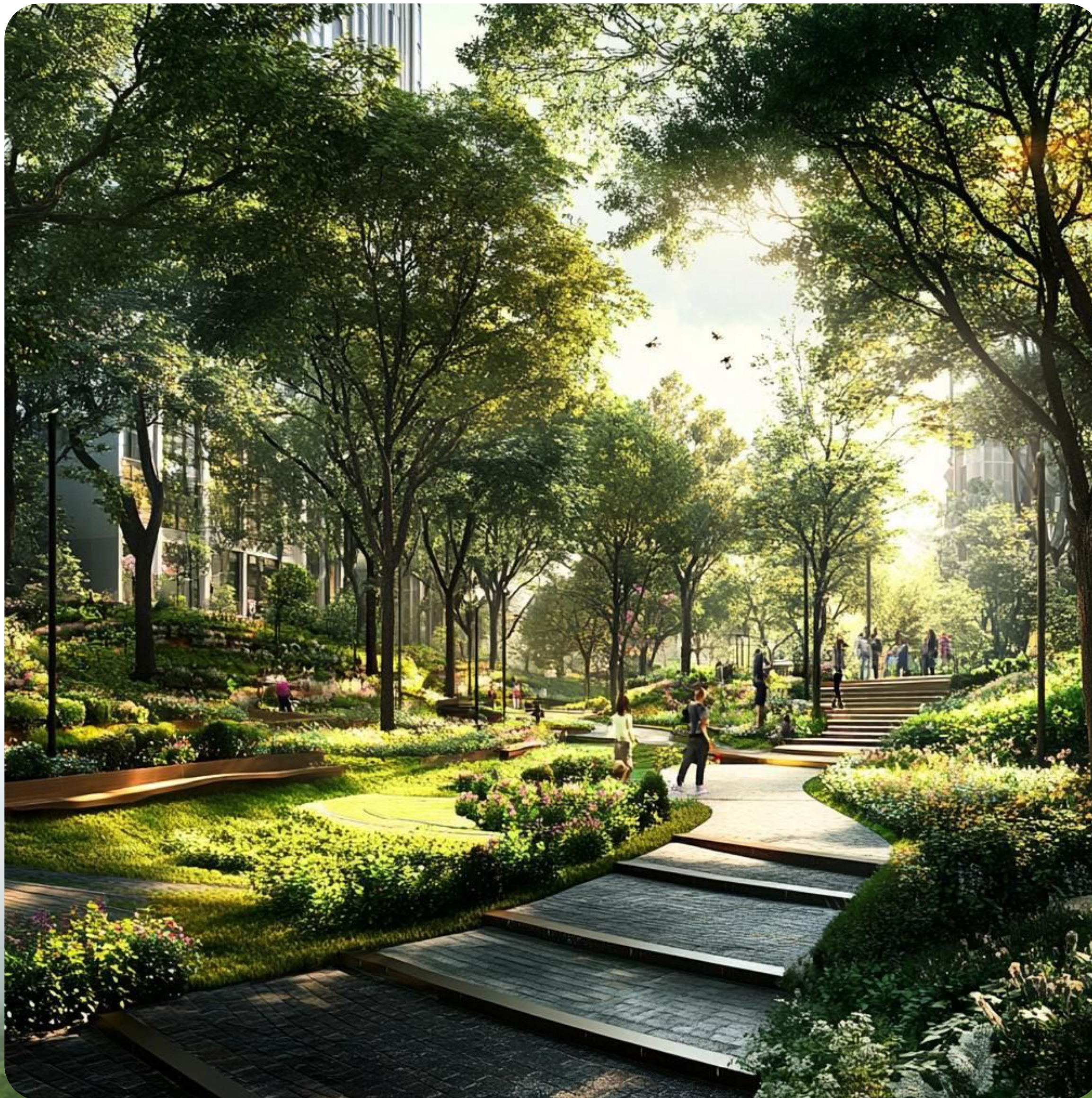
This will be a team of project management specialists. They will assist the staff in efficiently executing their assignments.

GCC Assistance Yes

This team will be responsible for ensuring a curated set of tenants with specialist skill sets after studying requirements of GCC tenants in the facility. It's a networking assistance which will be a win-win for both set of tenants.

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EXTERNAL RECREATIONAL AREAS

4 acres of curated green area designed for relaxing, external work spaces and dining areas. Being in touch with nature and more importantly with soil is essential for a healthy body and happy mind. Modern office life works against this. It's important that employees frequently break out of the monotonous office atmosphere to recharge themselves.

F&B EXPERIENCE

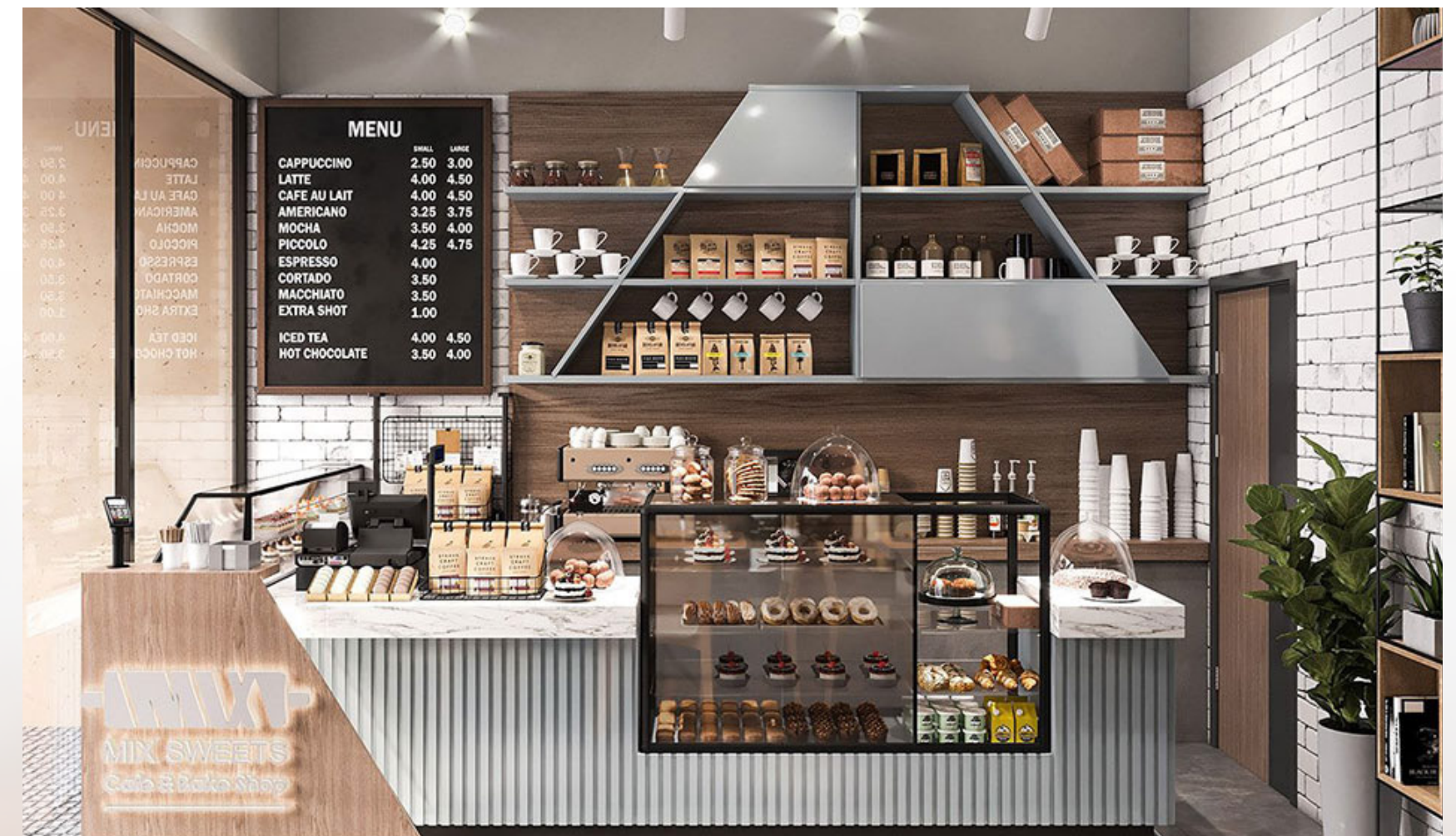
Employees can choose from a range of options prepared by F&B specialists at the multiple outlets at the facility.



Café/diners are available in all buildings for a more elaborate spread. The diner double up as a game center and a party area.



For a quick bite and refreshing beverage, snack bars are available every two floors.



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F&B EXPERIENCE

An extensive 20,000 sft restobar awaits at the ground level leading to the green area.



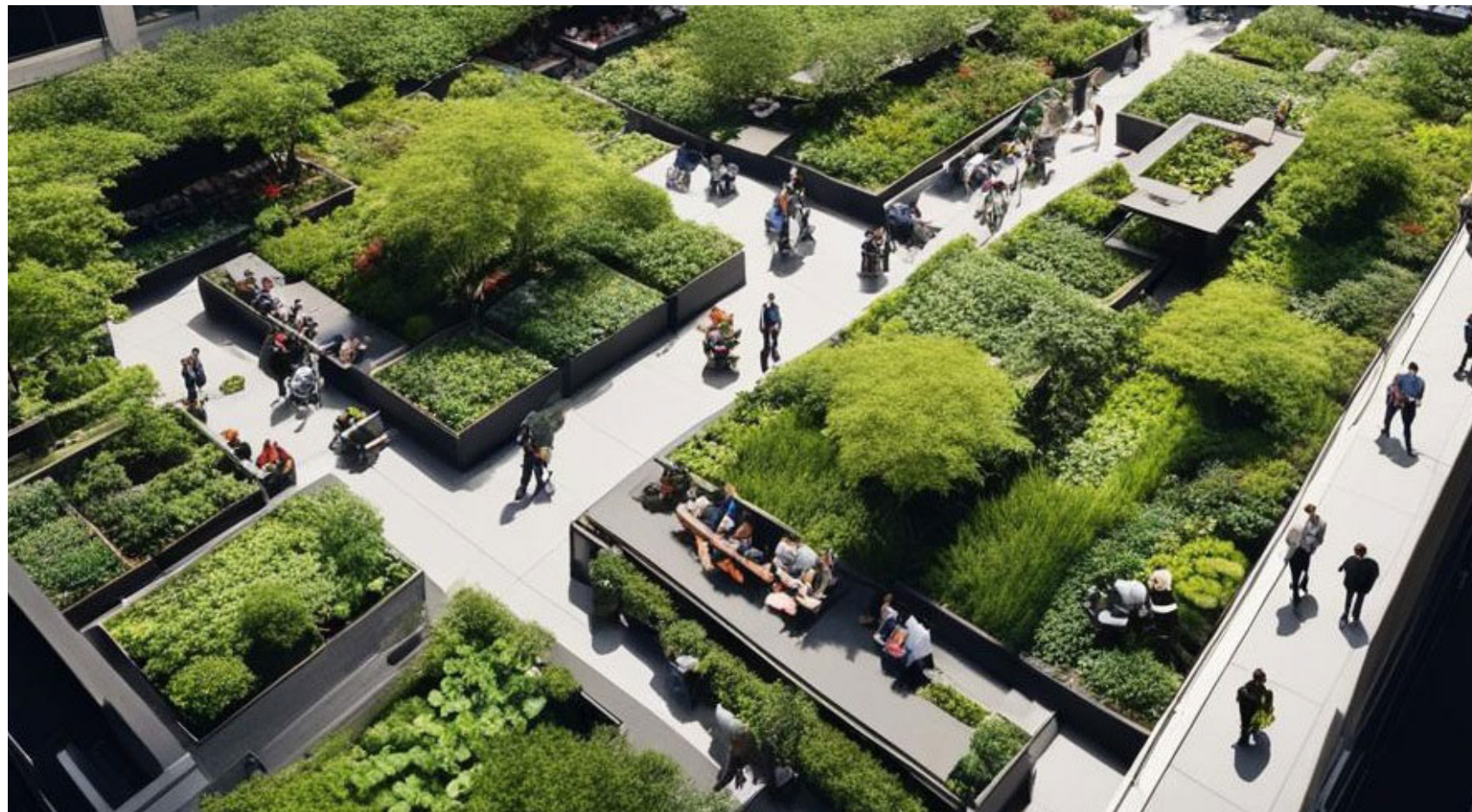
Economical buffet spreads and specialty food counters will be found in the two dining halls.

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EXECUTIVE'S SPACE

Each tower has an exclusive floor for CEOs with independent administrative and support set-up. Each CEO cabin at 850 sqft, has enough space for support staff and mini meeting room.



The floor also has a breakout area in the form of roof garden designed for relaxing and outdoor parties.



Another floor is dedicated for the managers. The area is divided into spacious cabins with good connectivity to the offices.



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BUSINESS CENTRE

Apart from the 40 odd mini discussion rooms, the facility has about 28 well-appointed meeting rooms of various sizes.



The seminar / training hall is a multi-level facility spacious to hold up to 500. It will be well designed and equipped for best audio visual experience. Desk area and connectivity for laptop is available at all the seats.

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CENTRAL CONTROL ROOM

The facility is run from a central hub where operations teams monitor, manage and coordinate the facility's critical functions in the real time.

All systems and protocols running the facility are well defined, automated and integrated into the master facility management software. This software, supported by the BMS, manages the facility.



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PERSONAL ASSISTANCE

This service is designed to assist the employees with aspects of their life that may be considered mundane but has a huge impact on their mental state and hence efficiency at work. People should be able to offer maximum productive working hours to their organizations without compromising personal responsibly.



- Maintaining physical and emotional health is critical in being an effective member of the organization. The facility will have centers which the employee can make use of to this end.
- Liaison officers will assist employees in locating any kind of services or products and getting connected.
- Liaison officers will assist in interaction with government agencies including law enforcement agencies and judicial proceedings.
- Assistance with real estate.
- Travel assistance, pick-up / drop-offs and ticket bookings.
- Crèche for child care.
- Dedicated team for investment assistance.
- Being a productive and active member in the society is important for mental health of an individual. Our team can figure out opportunities, which could be associations with various organizations or being part of a social cause where people can contribute.

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PROFESSIONAL ASSISTANCE

When people are constantly trying to upgrade their skills and capabilities, the impact on their organizations in terms of competitiveness and productivity is immense. Majority never do it because they do not know how to go about it and those who do, are generally unguided and unsupported. The facility will have a formal system to plan and support the professional up-gradation of the employees.



- Employee profile in the facility is studied by our expert team to plan the process.
- Identifying and sourcing the required talents, be it academia or industry sources, are done by our team and made available to the employees.
- This will be a continuous process handled by a dedicated team.
- Other than technical skill, employees can opt for upgrading their personal skills and emotional coefficient.

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GCC ASSISTANCE

The vast talent pool in the state makes Cochin a very attractive destination for GCCs. But a formal system that can allow them to easily access the preferred skill sets is what can get them really interested.



- Other than being an office facility to base their operations, the facility will be a platform to access firms or teams with skills relevant to them.
- Our selection of tenants will be an active process based on requirements of GCCs who is on the campus.
- Using shared assets at the facility will make good financial sense for the GCCs. They can also reduce employees under their direct payroll.

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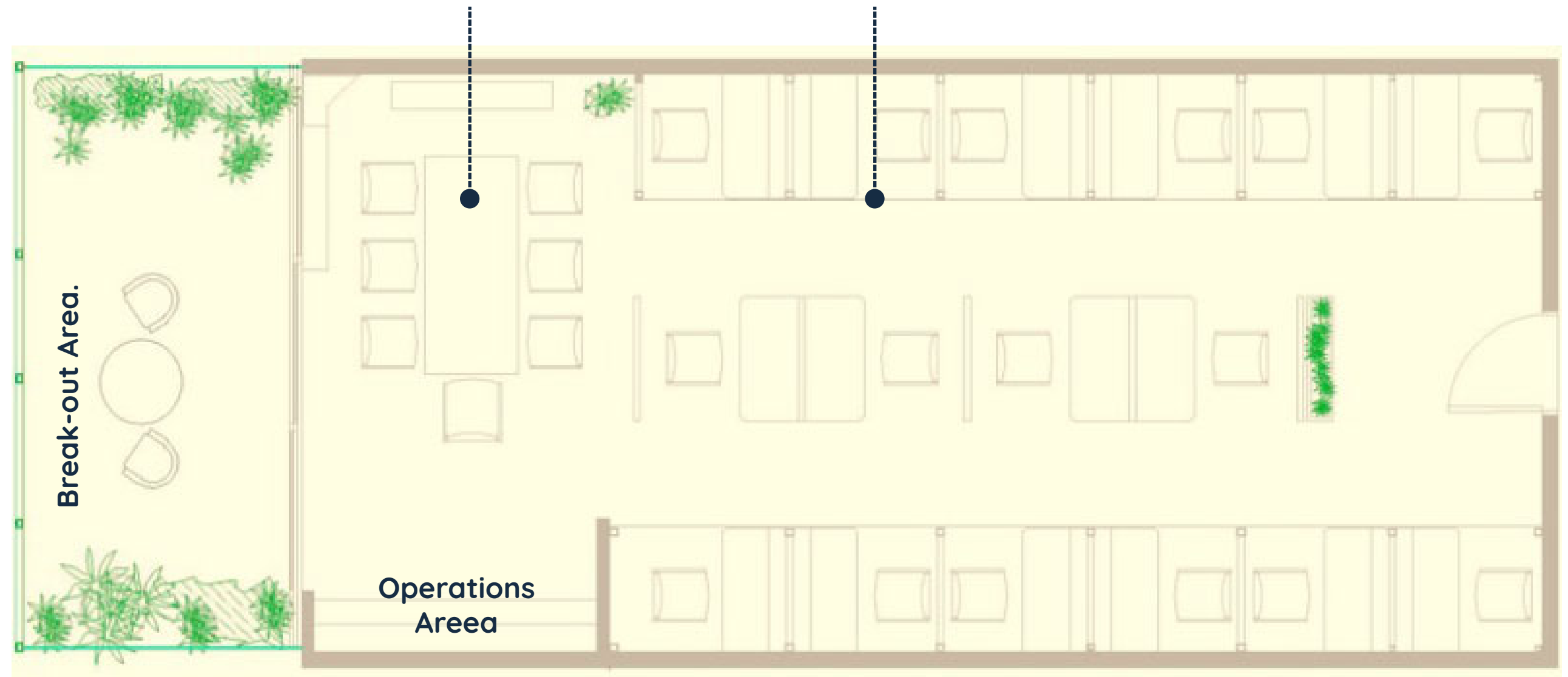
MINI OFFICES

Contrary to the general trend of expansive office spaces, this facility is envisaged as a cluster of mini offices. Maximum efficiency and results can be expected for a job when a team is assigned for it with clear mandate and they can work in an atmosphere which fosters team effort without distractions. It will also be easier for the higher management to monitor and manage team activities.

Meeting Area.

Well-appointed meeting space with all necessary AV and IT equipment.

WorkSpace. 16 nos. workstations of standard size, arranged in back to back pattern. Layout is well planned to ensure privacy and enough circulation space.



The mini offices are self-contained spaces that can accommodate team sizes varying from 16 – 25 people. It has its own meeting/ presentation area with all IT and AV equipment, operational space and a break area.

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MINI OFFICES

This concept will be ideal for small companies and start-up groups. Even for companies with large no. of employees, the best way to utilize their manpower is to foster a team culture.

These offices have independent power connections. Tenants will have more control over power bills since the HVAC and light settings are decided by them. They can further reduce the power bill if they have solar panels installed elsewhere under the same connection.



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CONTACT US



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When an organization choose **Origin**, they are not just owning a piece of real estate, but will be plugging into a system that work throughout to support all their supplementary needs while they can focus on their core competence.

Any outsider can easily make Kochin their base when they set shop in **Origin**. They will have easy access to anything Kochin has to offer. Be it resources, talents, services , building associate network or dealing with the local government, its all covered and planned for.

By providing a pleasant space to be in and giving all supports at the professional and personal front, this facility will be a place where the employees will love to be in. If they are willing, they will find at the facility all support needed to be more effective members in their organization.

Call: +91 484 404 1094, +91 98473 32028 | e-mail: sales@mokshith.net | www.mokshith.net

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