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PLUG& PLAY HOMES

PLUG &PLAY HOMES At NEW WHITEFIELD, BANGALORE

ERA No: PRM/KA/RERA/1250/304/PR/230522/004913



A home is lively and perfect when it has the seven colours of a rainbow; INDRADHANUSH as the name implies are homes with the seven colours of Life.

Welcome to a programmed automated home that makes you feel blissful in 7 ways...



- Pre EMI Holiday
 Fully Furnished Homes
 24 Months Rental Guarantee
 White Goods Included
 Loaded Amenities
 Euture Appreciation
 - Future Appreciation
 - Great ROI

Welcome to the New Whitefield



Plug & Play Homes at Hoskote



Missed Whitefield? Here's your 2nd chance!

Stop regretting; make amends by investing in Hoskote, the next big Real Estate Opportunity, it's what everyone calls 'the New Whitefield'!



Today's Hoskote will be tomorrow's Whitefield

Hoskote is projected to witness the next boom with respect to infrastructure development; today's Hoskote is the NEW WHITEFIELD!

The surrounding area, like Narsapur industrial area, is witnessing vast industrial development. National Highway (NH 207) is already getting a good face lift with 4 /6 lanes; it has good proximity to both Bangalore city as well as Devanahalli which houses the Bangalore International Airport will result in good returns for the future. Invest in INDRADHANUSH and your generations will thank you.



Well-connected location Your ideal destination

Whitefield-Hoskote belt up to Devanahalli are all on a horizontal stretch that's progressing fast to become the fastest developing hubs of Bangalore; it is experiencing developments like Tech Parks and Manufacturing Industries.

It is now a hub for employment and therefore in great demand for residential requirements. The greenery too is carefully retained & maintained for future sustainability.

With excellent connectivity, the location is an ideal destination that is well connected.

- The Chennai-Old madras road leading to Tirupati, Nellore and Vijayawada through the 4-lane highway that is already in use
- A new Expressway 'Dobbaspet to Chennai' is under development and will soon be operational
- Hoskote has an easy access to the Bangalore international airport of Devanahalli; it's just 40 minute drive without getting into the busy Bangalore city traffic
- The surrounding area, like Narsapur industrial area is witnessing vast industrial development



Family's appreciation today Market appreciation tomorrow

Delight your family today with a great looking plug & play Apartment. Enjoy the fruits of asset appreciation in the near future.



Live and earn in Bangalore Get your second Income from Hoskote

New age workers of Whitefield are settling down in Hoskote. Invest in Indradhanush now to cash in on lucrative rental returns. Sowparnika offers 2 years Rental Guarantee on Indradhanush plus no EMI till possession to ease your loan burden

What's on hand is better than what's on your mind

Why buy a plot in Hoskote and wait to build a home in future when you can buy a fully furnished plug & play home. Consider yourself lucky if you have one in Indradhanush!





Indradhanush, a value added gated community

Indradhanush is a mega project with well thought-out designs bearing excellence in every aspect of the utility of space and offering more than 35+ amenities to pamper you every day.

A home that values your future and future returns on investment, Indradhanush will have co-working spaces integrated in the premises. You also get guest accommodation provided at minimal cost keeping in mind the convenience to visitors.

The community also houses a 24/7 Restaurant, a Grocery store, Clinic and Concierge services like cook on call, driver on call, etc.





THE SEVEN HUES OF INDRADANUSH

Pre Emi Holiday

Enjoy Pre-EMI Holiday - 5% is all you have to pay to have a lifetime of serenity

Fully Furnished Homes

Not just 4 walls, but a fully furnished homes is what you get

24 Months Rental Guarantee

Attractive Rental Guarantee for 24 months to ease your financial burden

White Goods Included

Your Home comes with great looking interiors with white goods included like washing machine , refrigerator etc

Loaded Amenities

Home loaded with 35 plus amenities that can pamper you with pleasure

Future Appreciation

Home that brightens your future with unimaginable appreciation

Great ROI

Home here speaks of smartness as its a great investment that sure is going to fetch you a great rental yield of 5 to 6%

If you liked Ashiyana You'll love Indradhanush

After the successful launch of Ashiyana project in Whitefield, Sowparnika presents Indradhanush, a mega project in New Whitefield, Hoskote!

Indradhanush modelled like Ashiyana but larger in scale – 900 + apartments comprising 1 BHK, 2 BHK & 3 BHK apartments with more than 35 amenities with well connectivity and future appreciation.







Plug and play homes A great reason to invest

Indradhanush offers fully loaded furnished homes with furniture comprising of wardrobes, Dining table and sofa set, cot & mattress, kitchen cabinets and white goods like washing machine, refrigerator, TV set, geyser, stove & chimney all to make you hassle free without having to worry about the interiors and appliances to begin your life here. You just move in with just your personal belongings.









Project Highlights

Spread over 5 Acres | Building 1: Basement & Stilt parking + 10 floors Building 2: Basement & Stilt parking + 12 floors | 900+ apartments - 1, 2, & 3 BHK



BUILDING-1

TYPE OF UNIT	SALEABLE AREA IN SQ.FT	PER FLOOR	PER FLOOR X 10 FLOOR TOTAL UNITS	TYPE OF UNIT	SALEABLE AREA IN SQ.FT	PER FLOOR	PER FLOOR X 12 FLOOR TOTAL UNITS
3 BHK	1075-1142	10	100 Units	3 BHK	1075 - 1118	09	108 Units
2 BHK	749 - 850	21	210 Units	2 BHK	837 - 850	08	96 Units
1 BHK	519 - 548	26	260 Units	1 BHK	520 - 538	13	156 Units
TOTAL			570 Units	TOTAL			360 Units

BUILDING-2

BUILDING-1



- 01. MAIN ENTRY PORTAL WITH CLOCKTOWER
- 02. SWIMMING POOL WITH DECK
- 03. TODDLERS POOL
- 04. POOL DECK WITH LOUNGE SEATING
- 05. YOGA AND MEDITATION
- 06. LAWN
- 07. LANDSCAPE PLAZA
- 08. SENIOR CITIZEN PARK
- 09. CHILDREN'S PLAY AREA
- 10. BICYCLE PATH
- 11. CRICKET PRACTICE PITCH
- 12. VOLLEY BALL COURT
- 13. HALF BASKETBALL COURT
- 14. OUTDOOR BADMINTON COURT

- 15. DROPOFF POINT
- 16. MULTIPURPOSE HALL
- 17. GYM
- 18. INDOOR GAMES
- 19. DOCTOR CLINIC
- 20. CO-WORKING SPACE
- 21. CAFETERIA
- 22. CRECHE
- 23. SALON
- 24. DEPARTMENTAL STORE
- 25. DRIVER LOUNGE
- 26. LAUNDRY
- 27. STAFF ACCOMMODATION
- 28. GUEST ACCOMMODATION

- 29. INTERCOM TO APARTMENT FROM SECURITY CABIN THROUGH SERVICE PROVIDER
- 30. 24 HRS. POWER BACKUP FOR COMMON AREA AND 0.5KW FOR APARTMENT THROUGH LIMITER SWITCH AND 0.2KW FOR 1 BHK THROUGH LIMITER SWITCH
- 31. ROUND THE CLOCK SECURITY
- 32. CCTV SURVEILLANCE
- 33. TRANSFORMER & DG SERVICES
- 34. SEWAGE TREATMENT PLANT (STP)
- 35. RAIN WATER HARVESTING
- 36. LIFTS OF REPUTED MAKE



SPECIFICATIONS

1. Structure :-

• RCC framed structure with concrete block masonry

2. Flooring :-

- Living, Dining, Kitchen & Bedrooms- Vitrified tiles Kajaria /Varmora or Equivalent make • Toilet flooring - Anti skid Ceramic tiles - Kajaria / Varmora or Equivalent make
- Toilet dadoing up to 7 feet- ceramic glazed tiles Kajaria / Varmora or Equivalent make
- Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles Kajaria/Varmora or Equivalent make (only supply)
- Balcony Anti skid Ceramic tiles Kajaria / Varmora or Equivalent make
- Common Area- Anti skid Ceramic tiles

3. Kitchen :-

- Granite top & single bowl stainless steel sink of reputed make
- Provision for Chimney in kitchen
- Provision for Water purifier

4. Toilet :-

- Sanitary fittings Hindware or equivalent make wall mounted EWC, wall mounted wash basin
- CP fittings Jaquar or Hindware or equivalent make Shower spout, Diverter, Shower head, health faucet
- Provision for geyser and Exhaust fan in toilets

5. Door :-

- Main Door -Tata steel or equivalent make Super steel frame & Dual door
- Internal doors Tata steel or equivalent make
- Toilet doors FRP door
- Balcony doors UPVC door / window with glazed shutter & mosquito mesh

• Fire rated steel doors for fire exit

6. Windows :-

• 2 Track UPVC windows with glazed shutters and mosquito mesh

7. Electrical :-

- Modular switches of Schneider or Equivalent make
- ELCB and MCB with independent EB meter of approved make
- Good quality concealed copper wiring of approved make
- Provision for Washing Machine point

8. Power Backup :-

• 100 % power back up for common areas. 0.5 KW power backup for each flat through limiter switch for 1 BHK through limiter switch (0.2KW)

9. Paint :-

- Internal : 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion Asian / Berger or equivalent make
- External : 1 coat external primer & 2 coats of external weather paint Asian / Berger or equivalent make

10. Elevator :-

• Schindler / Johnson lifts or equivalent make

11. Water supply :-

• Bore well water supply / Municipal water supply if available

12. Air conditioning :-

• Provision for fixing AC in Master Bedroom

13. Home automation :-

• Provision for home automation on additional cost

Location Advantages and Proximity

The location is well connected to both the city and IT corridor. Upcoming major Namma Metro Hub here is really going to connectivity across the city faster.

Proximity Details:

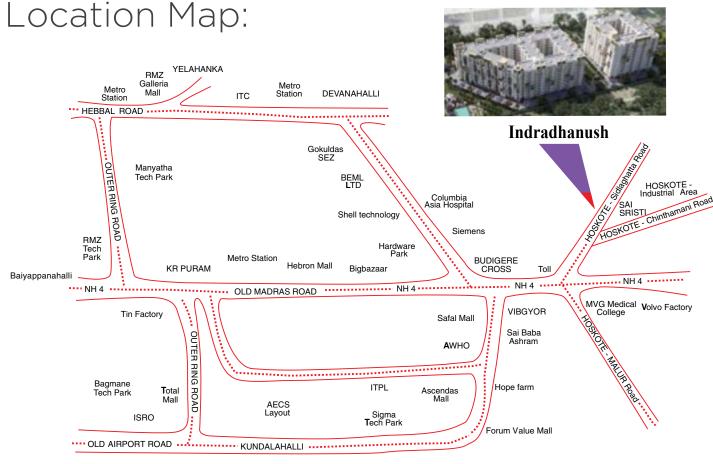
- 30 min drive from ITPL
- 30 min drive from KR Puram Railway Station
- 40 min drive to Bangalore International Airport

Hospitals Nearby:

MVJ Hospital - 4.7 Kms (8 min drive) Ovum Hospital - 5.8 kms (14 min drive) Mission Hospital - 5.4 kms (14 min drive) Silicon city Hospital - 5.6 kms (11 min drive)

Schools & Colleges:

Sun Valley Public School – 9.6 kms (20 min drive) Bloomers School – 16 kms (35 min drive) Vibgyor High School – 9 kms (15 min drive) MVJ Engineering College – 17 kms MVJ Medical College – 4.7 kms (8 min drive)



Proximity





LEGEND

- 01. MAIN ENTRY PORTAL WITH CLOCK TOWER
- 02. SWIMMING POOL WITH DECK
- 03. TODDLERS POOL
- 04. POOL DECK WITH LOUNGE SEATING
- 05. YOGA AND MEDITATION

06. LAWN

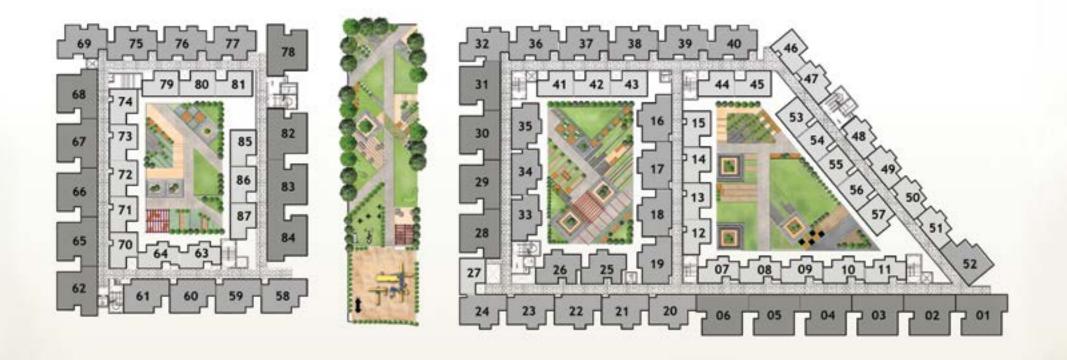
- 07. SURFACE PARKING
- 08. TRANSFORMER YARD
- 09. LANDSCAPE PLAZA
- 10. SENIOR CITIZEN PARK
- IO: SENIOR CHIZEN I ARR
- 11. CHILDREN'S PLAY AREA
- 12. BICYCLE PATH
- 13. CRICKET PRACTICE PITCH
- 14. VOLLEY BALL COURT
- 15. HALF BASKETBALL COURT
- 16. OUTDOOR BADMINTON COURT

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Unit Number Plan

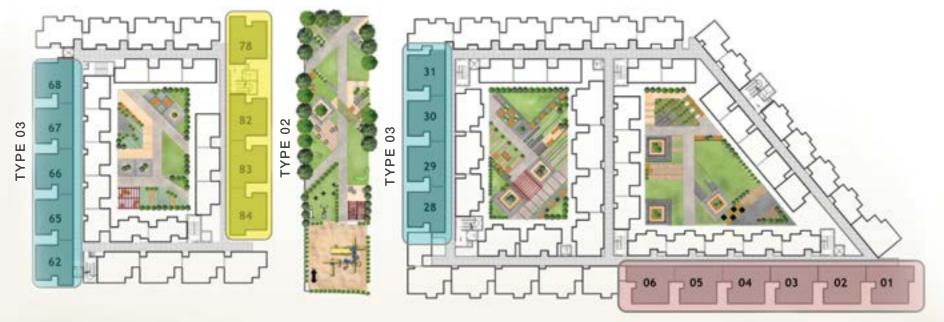


3BHK Units

2BHK Units 1BHK Units

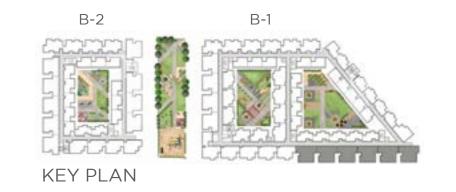


3BHK Unit Number Plan



TYPE 01



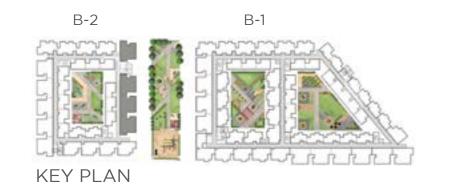






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North Facing 3 BHK - Type 1 Saleable Area : 1142 Sq.ft Unit Numbers : 01, 02, 03, 04, 05, 06

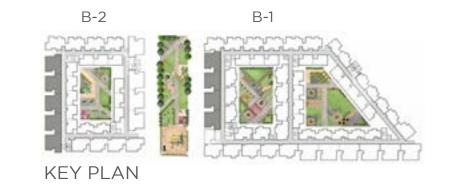






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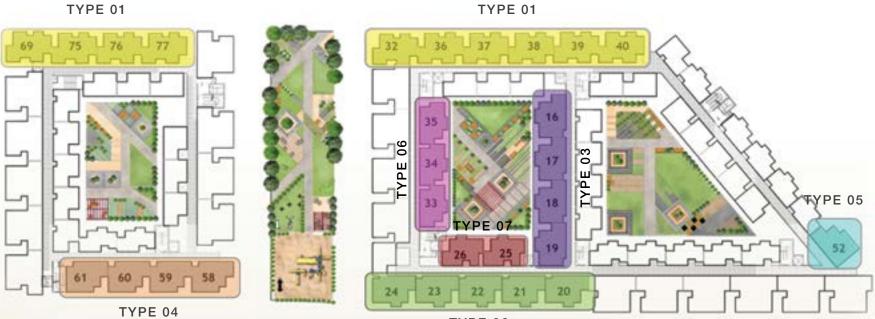
West Facing 3 BHK - Type 2 Saleable Area : 1118 Sq.ft Unit Numbers : 78, 82, 83, 84





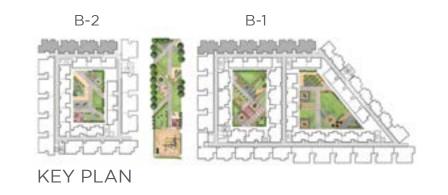
2BHK Unit Number Plan

TYPE 01



TYPE 02



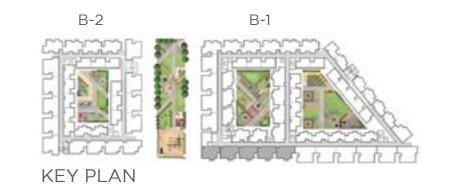




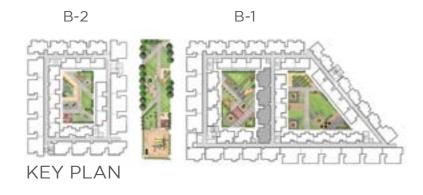
BALCONY THE 25-11P TOLET Set x 15-27 TOLET

East Facing 2 BHK - Type 1 Saleable Area : 850 Sq.ft Unit Numbers : 32, 36, 37, 38, 39, 40, 69, 75, 76, 77

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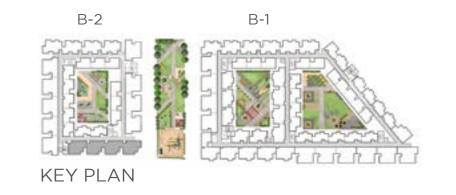






Isometric View

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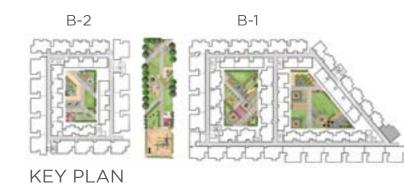






North Facing 2 BHK - Type 4 Saleable Area : 837 Sq.ft Unit Numbers : 58, 59, 60, 61

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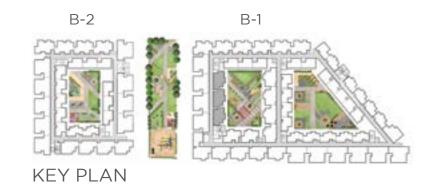






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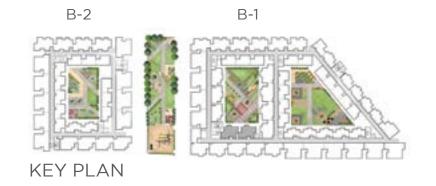
West Facing 2 BHK - Type 5 Saleable Area : 836 Sq.ft Unit Numbers : 52





Isometric View

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BALCONY 74712-11

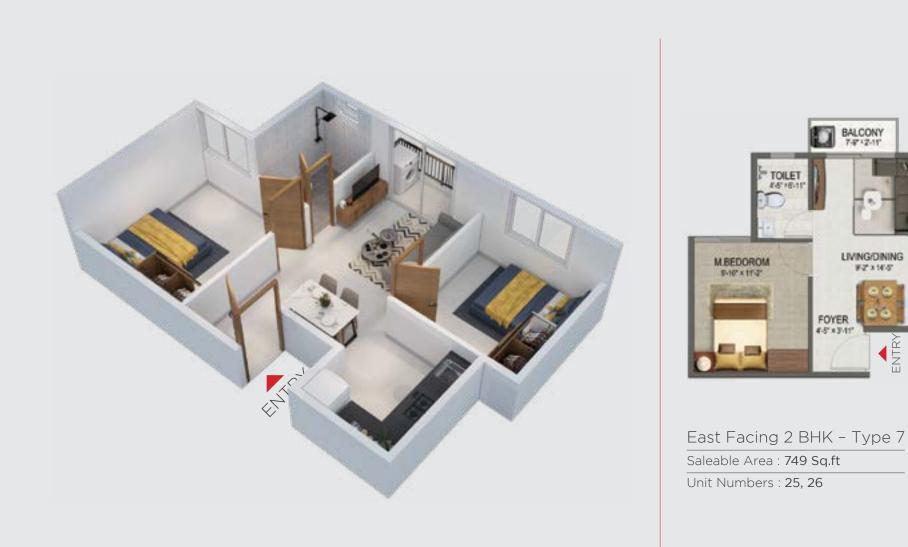
LIVING/DINING #2" × 14-5"

ENTRY

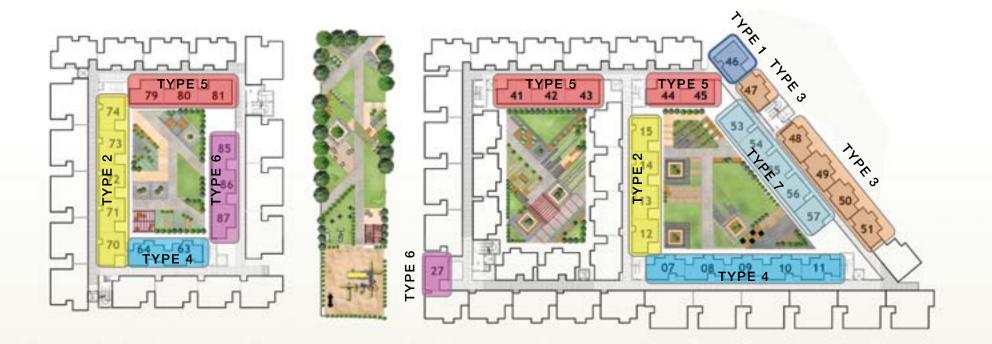
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BEDROOM-2

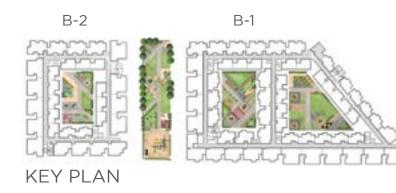
KITCHEN 8-7" x 8-8"



1BHK Unit Number Plan



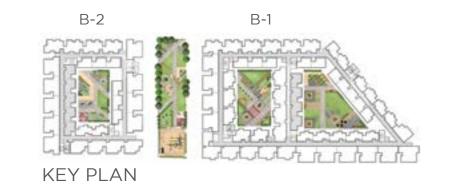






Isometric View

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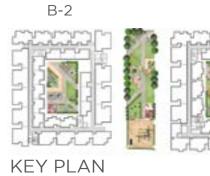


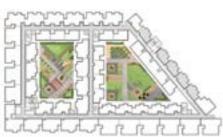




West Facing 1 BHK - Type 2 Saleable Area : 538 Sq.ft Unit Numbers : 12, 13, 14, 15, 70, 71, 72, 73, 74

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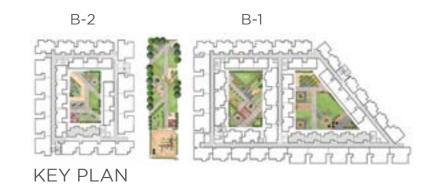
B-1





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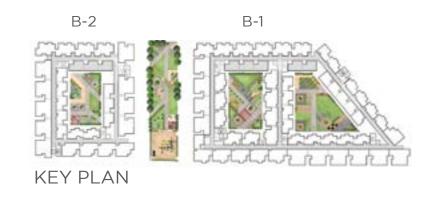
West Facing 1 BHK - Type 3 Saleable Area : 527 Sq.ft Unit Numbers : 47,48,49,50,51





Isometric View

KITCHEN

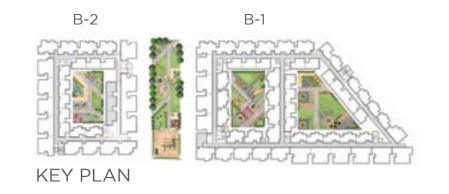




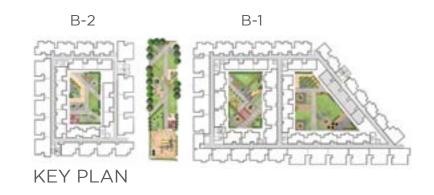


North Facing 1 BHK - Type 5 Saleable Area : 520 Sq.ft Unit Numbers : 41, 42, 43, 44, 45, 79, 80, 81

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Pioneering Aesthetic and Delightful Living Spaces



Ramji Subramaniam | Managing Director

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. We at Sowparnika are firmly committed to our principles of Transparency, Customer Satisfaction and Teamwork at the same time being economically priced. Our journey so far boasts of 7500+ satisfied clients, 35+ completed projects, 35+ ongoing projects, 5 Million+ Sq. ft. development, 5 Million+ Sq.ft. under development with it's presence in Karnataka, Kerala, Tamil Nadu & counting. Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence and these factors have translated into architectural marvels, spreading happiness to all homeowners.

The continued patronage has elevated Sowparnika Projects and Infrastructure Private Limited as one of the leading property developers in South India, Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2025", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.



Silicon India with LICHFL



NDTV Profit Real Estate Award



Brands Academy Awards



Junior Chamber International Kottayam



Indian Achievers' Podium



Best Launch - Ashiyana



Kerala Financial Corporation Trivandrum



Best Emerging Real Estate Project Sowparnika Projects



ET Now



Entrepreneur of the Year - Real Estate



ET Now

ET BUSINESS EXCELENCES AWARD - 2022



Key Differentiators

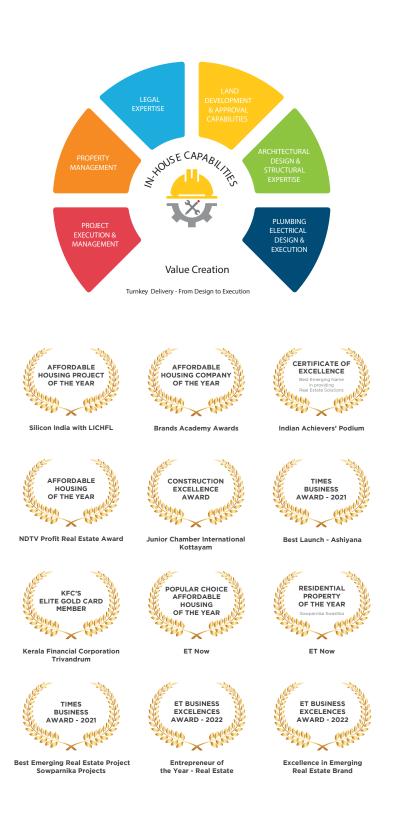
In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360° approach, in house expertise, and guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.

Value



We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.





Core Values

With defined work ethics and brand philosophy, we provide ultimate customer experience to our patrons. Speed, Integrity, Transparency, Boundarylessness, Ownership & Safety are the 6 core values we follow.

Six Sigma Culture

Armed with a Six Sigma Black Belt, Mr Ramji has inculcated all his prior experience and learning to transform Sowparnika into a Six Sigma driven Project Management & Engineering Company with prime focus on Cost, Time and Quality. To meet its prime objective, Sowparnika has systematically developed "in-house" expertise for competencies like Design, Interiors, Quality Check, Plumbing, Electrical, Blockwork & Fabrication activities that are traditionally outsourced. Our experts at Sowparnika monitor and evaluate each construction improvement, right from the design stage to timely delivery to make sure that clients have the maximum advantage with their investment.

The induced Six Sigma culture has transformed the company in a better organized and accountable way. For professional as well as personal development, every employee at Sowparnika is empowered with lean practices by encouraging innovation, organizing regular Total Quality Management training and conducting workshops.

An exciting Experience Awaits You!

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

Our other ongoing Projects

BANGALORE

The Columns	
Ashiyana	
Pragati	
Pranathi	
Unnathi	

TRIVANDRUM

Seychelles
Navarathinam Pearl
Bhavani
Yara
Signature Tower

THRISSUR KOCHI KOZHIKODE

COIMBATORE

Spandan

Whitefield, Bangalore
Whitefield , Bangalore
Ittangur, Sarjapur, Bangalore
Kumbalagodu, Mysore Road, Bangalor
Attibele, Bangalore

Behind CET, Sreekaryam
Thrikannapuram, Near Papanamcode
Thycaud
Near Techno Park, Thrippadapuram
Near Loyola School, Sreekariyam

Edifice in Koorkkanchery, Natura in Puranattukara Atrium in Edappally Jazzmyna in Kunnamangalam

GN Mills, Coimbatore



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