

SOWPARNIKA

Delivering Happiness

YARA

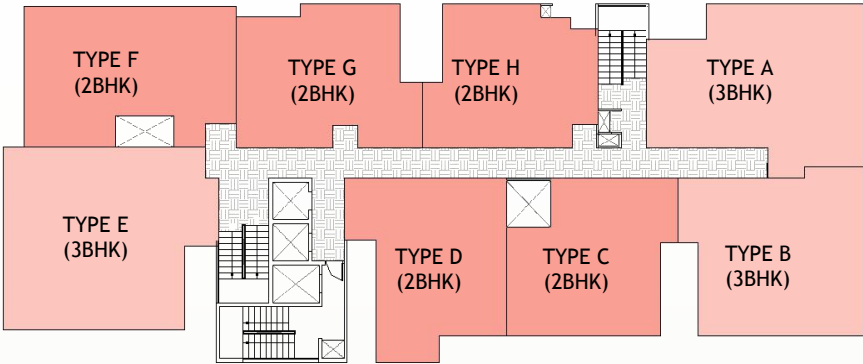
TRIPPADAPURAM

Design Presentation


Project Highlights

- Site area - 45.201 CENTS / 1829.28 SQ.M
- Total No. of floors - 2 Basements + Ground floor (parking, amenities)+ 10 typical Floors
- Total building Height - 32.90 M
- FSI Achieved - 3.78

Total Saleable area - 87250 SQFT
Total No Units 80 No.s



KEY PLAN

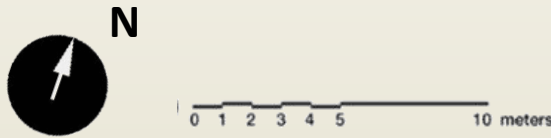
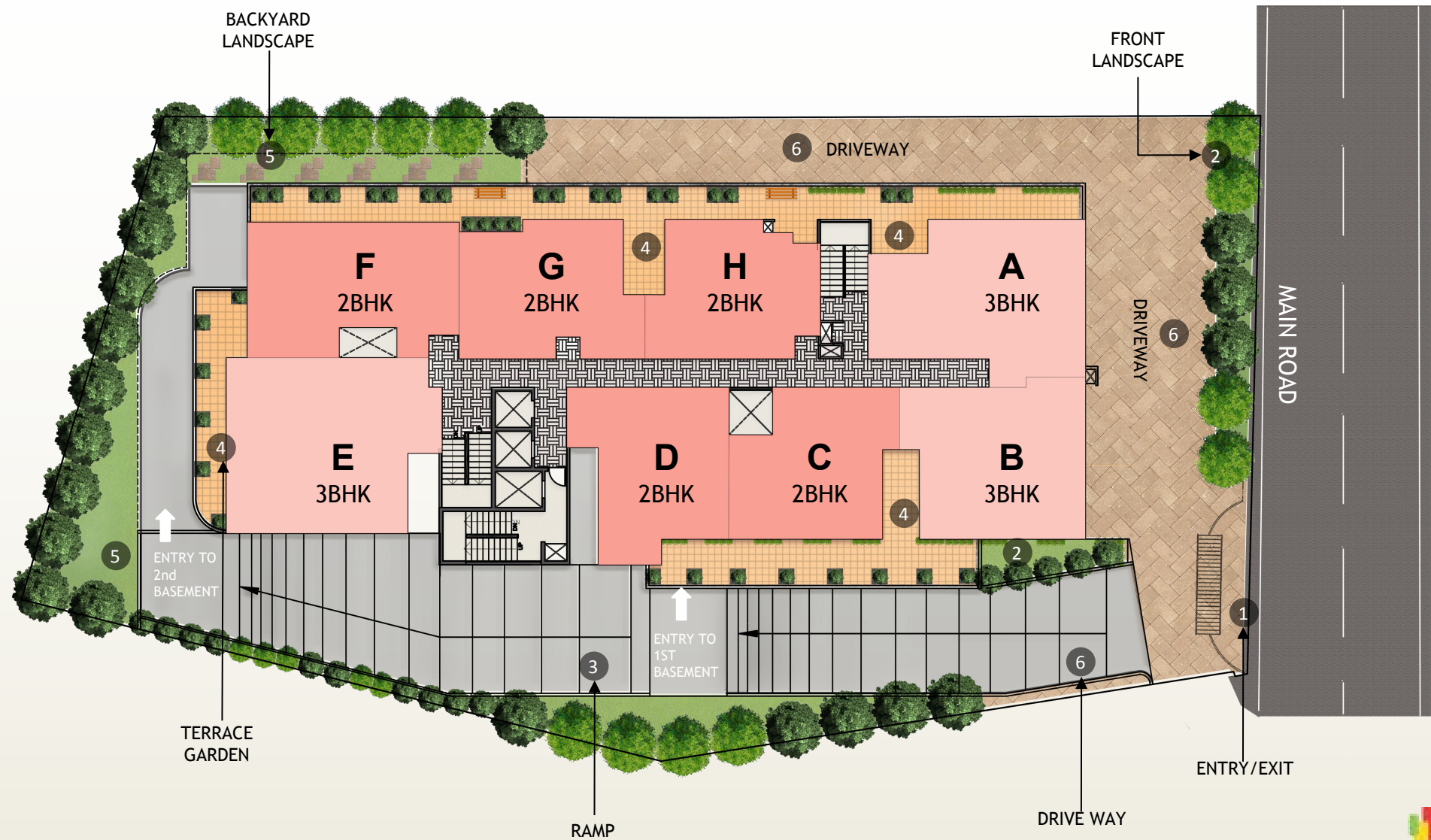
<div><div>SOWPARNIKA Delivering Happiness</div></div> <div>DATE: 22.11.2021</div>													
YARA													
	Unit	TYPE	Carpet area	Balcony area	Total carpet (SQM)	Saleable Area(sqm) Loading 35%	Saleable Area(sft)	Round off		Total saleable area (SFT) 35%	TERRACE SQM	TERRACE SQFT	TERRACE SQFT 35% LOAD
First Floor													
1	A	3BHK	70.80	6.70	77.50	119.23	1283.40	1283.00	1	1283	24.05	258.87	398.27
2	B	3BHK	64.16	3.57	67.73	104.20	1121.61	1122.00	1	1122	16.76	180.40	277.55
3	C	2BHK	53.85	3.14	56.99	87.68	943.75	944.00	1	944	19.25	207.21	318.78
4	D	2BHK	54.75	3.37	58.12	89.42	962.47	962.00	1	962	11.71	126.05	193.92
5	E	3BHK	76.26	12.00	88.26	135.78	1461.59	1462.00	1	1462	14.15	152.31	234.32
6	F	2BHK	61.57	6.11	67.68	104.12	1120.78	1121.00	1	1121	31.21	335.94	516.84
7	G	2BHK	50.84	6.14	56.98	87.66	943.59	944.00	1	944	16.03	172.55	265.46
8	H	2BHK	48.90	4.67	53.57	82.42	887.12	887.00	1	887	26.31	283.20	435.69
									8	8725			2641
2nd to 10th floor													
1	A	3BHK	70.80	6.70	77.50	119.23	1283.40	1283.00	9	11547			
2	B	3BHK	64.16	3.57	67.73	104.20	1121.61	1122.00	9	10098			
3	C	2BHK	53.85	3.14	56.99	87.68	943.75	944.00	9	8496			
4	D	2BHK	54.75	3.37	58.12	89.42	962.47	962.00	9	8658			
5	E	3BHK	76.26	12.00	88.26	135.78	1461.59	1462.00	9	13158			
6	F	2BHK	61.57	6.11	67.68	104.12	1120.78	1121.00	9	10089			
7	G	2BHK	50.84	6.14	56.98	87.66	943.59	944.00	9	8496			
8	H	2BHK	48.90	4.67	53.57	82.42	887.12	887.00	9	7983			
									72	78525			
Total Saleable Area										87250			
Total NO. of Units										80			

Types of Unit	Saleable area in SQFT	PER FLOOR	NO. OF FLOORS	PER FLOOR X 10FLOOR Total Units
3 BHK	1138-1366	3	10	30 units
2 BHK	872-962	5	10	50 units
Total				80 units
TOTAL CAR PARKING REQUIRED/PROVIDED				80 nos.

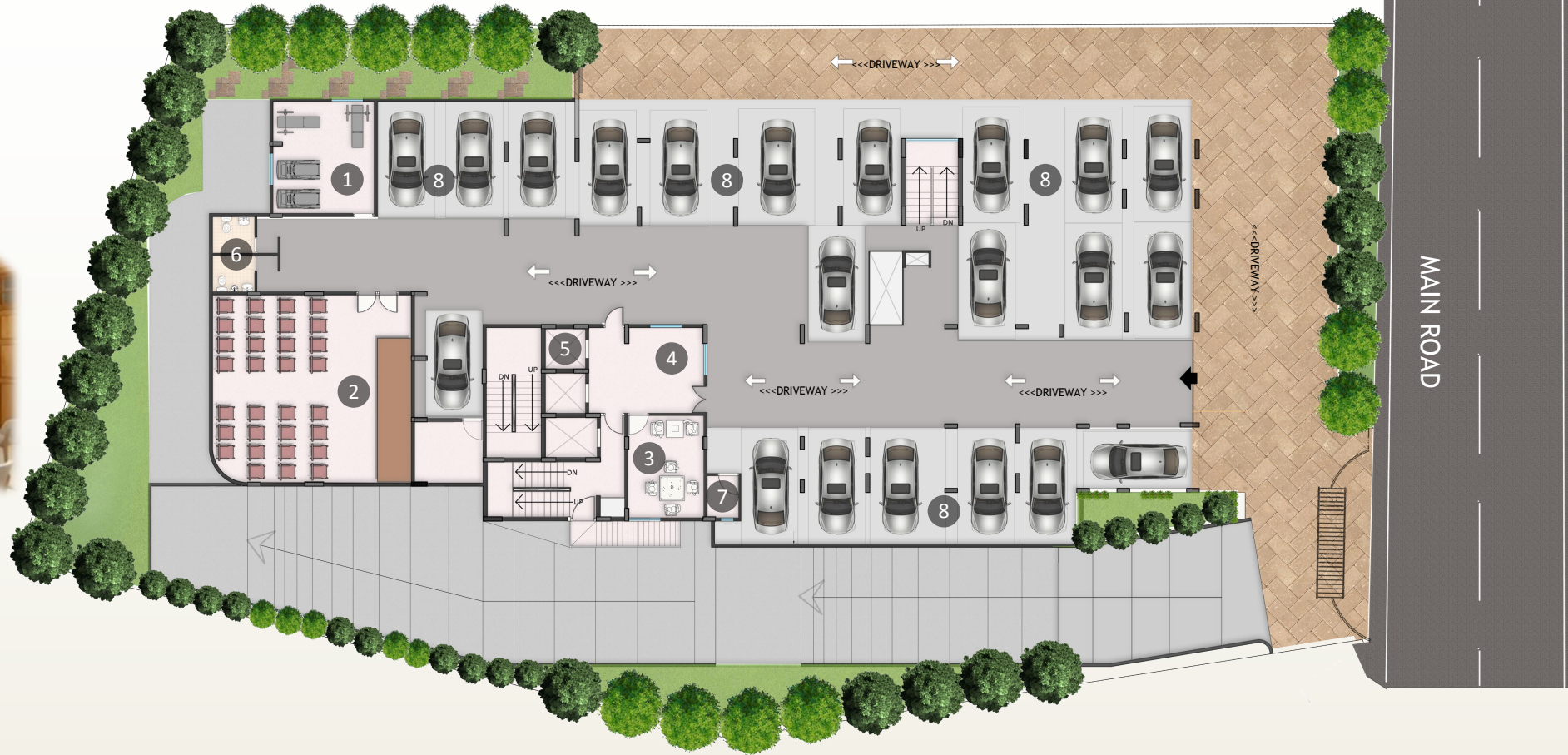
MASTER PLAN TYPICAL FLOOR LEVEL

LEGEND

- 1. MAIN ENTRY/EXIT
- 2. FRONT LANDSCAPE AREA
- 3. RAMP
- 4. TERRACE GARDEN
- 5. BACKYARD LANDSCAPE
- 6. DRIVEWAY



GROUND FLOOR PLAN



AMENITIES

1. GYM (270 SQFT)
2. MULTIPURPOSE HALL (900 SQFT)
3. INDOOR GAME (190 SQFT)
4. ENTRANCE LOBBY
5. LIFT

6. COMMON TOILETS
7. PH TOILET
8. 4 WHEELER PARKING

SWIMMING POOL ON TERRACE FLOOR

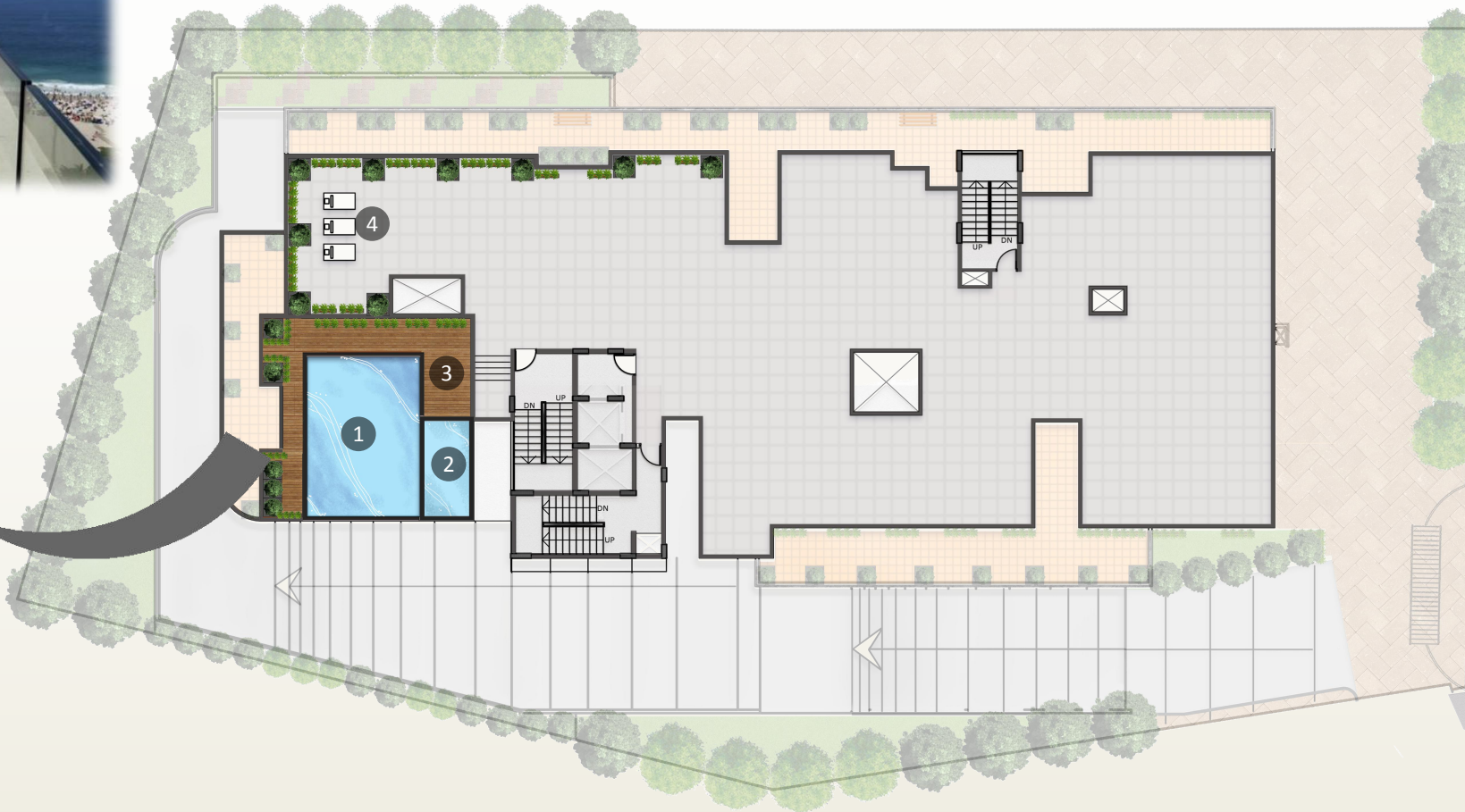
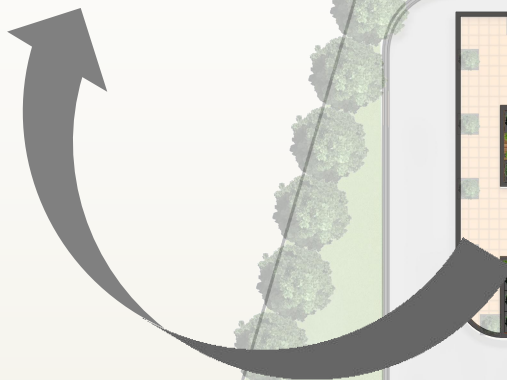


N



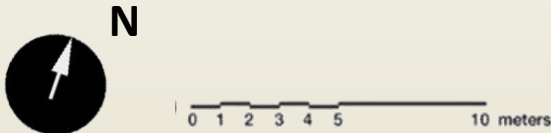
0 1 2 3 4 5 10 meters

TERRACE FLOOR PLAN



LEGEND

- 1. SWIMMING POOL
- 2. TODDLER POOL
- 3. SWIMMING POOL DECK
- 4. SUN BATHING AREA



3D VIEW



MARKETING OFFICE
3D VIEW



Specifications:

1 .Structure ;-

- R.C.C framed structure with concrete block masonry.

2 .Flooring ;-

- Vitrified tiles for living, dining, Bedroom.
- Anti-skid Ceramic tiles in Kitchen and Balcony.

3 .Kitchen;-

- Granite top & single bowl with drainboard sink to be provided (supply only)
- Glazed tiles above the counter to a height of 2 feet (supply only).
- Provision for Chimney in kitchen.
- Provision for Water purifier.

4 .Toilet ;-

- EWC wall hang with concealed cistern in all toilets.
- Shower head with Diverter.
- C.P fitting and sanitary ware of reputed make.
- Provision for geyser and Exhaust fan in toilets.
- Glazed Ceramic tiles for Daddoing up to 7feet height
- Anti-skid ceramic tile for flooring

5 .Doors ;-

- Main Door :Super Quality Hard wood frame and shutter with melamine finish.
- Internal doors :Hard wood frames with moulded shutters.
- FRP door for Toilets.

6 .Windows ;-

- UPVC windows with glazed shutters and provision for mosquito mesh.

7 .Electrical ;-

- Modular switches of reputed make,
- Branded ELCB and MCB with independent KSEB meter
- Good quality concealed copper wiring.
- Washing Machine point

8 .Generator;-

- Generator back up for elevator, common lighting, Water pumps & apartment through limiter switch. (0.5KV)

9 .Paint;-

- Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion paint
- External: 1 coat external primer & 2 coats of external paint

10 .Elevator;-

- Lifts of reputed make.

11 .Water Supply;-

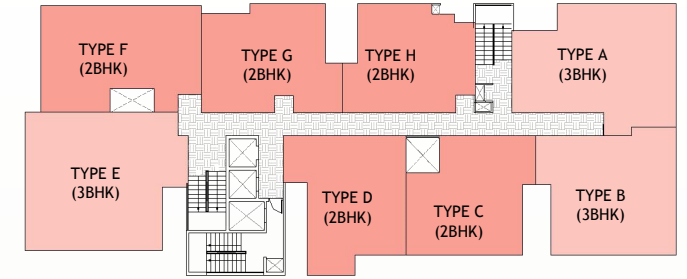
- Bore well water supply / Municipal water supply if available.

12 .Air Conditioning;-

- Provision for fixing AC in All bedrooms.

FIRST FLOOR PLAN

KEY PLAN



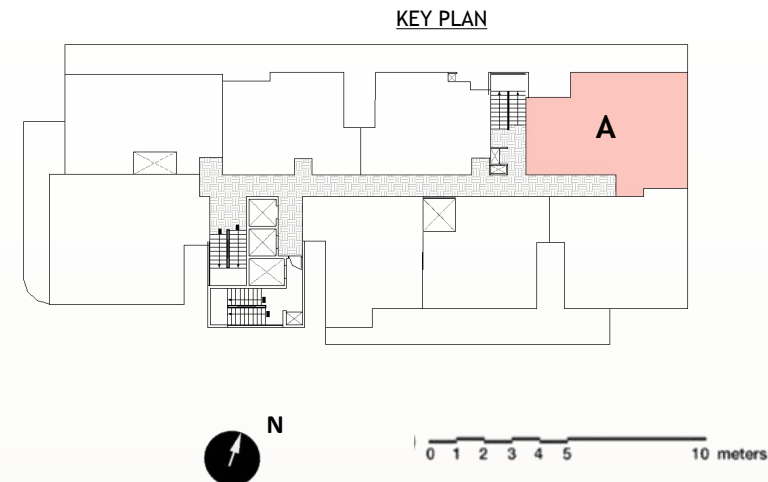
N



N



0 1 2 3 4 5 10 meters



West Facing 3bhk Type-A (1st floor)

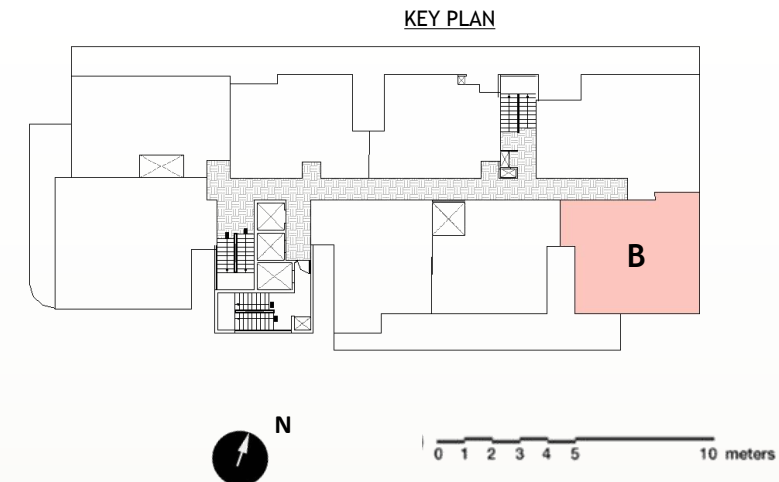
Saleable Area	Terrace Area
1283 SQ.FT.	398 SQ. FT.

Carpent Area

70.80 SQ.M

Balcony Area

6.70 SQ.M



North Facing 3bhk Type-B (1st floor)

Saleable Area	Terrace Area
---------------	--------------

1122 SQ.FT.	278 SQ. FT.
--------------------	--------------------

Carpet Area

64.16 SQ. M.

Balcony Area

3.57 SQ. M.



North Facing 2bhk Type-C (1st floor)

Saleable Area Terrace Area

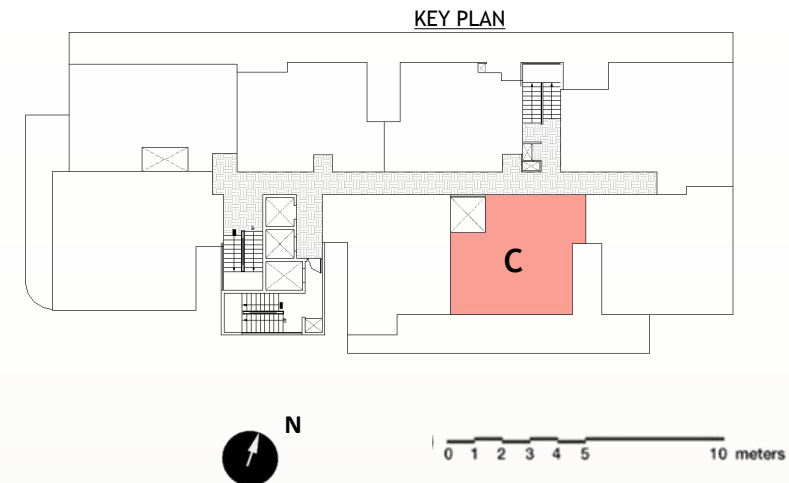
944 SQ.FT. 319 SQ. FT.

Carpet Area

53.85 SQ. M.

Balcony Area

3.14 SQ. M.





North Facing 2bhk Type-D (1st floor)

Saleable Area Terrace Area

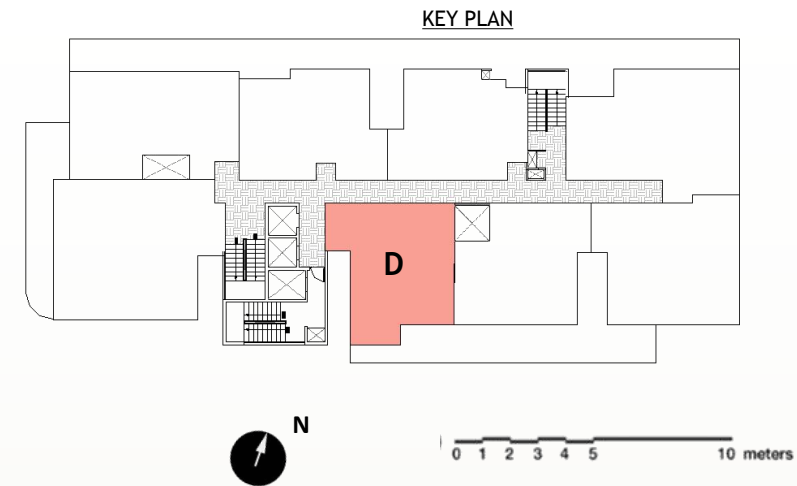
962 SQ.FT. 194 SQ. FT.

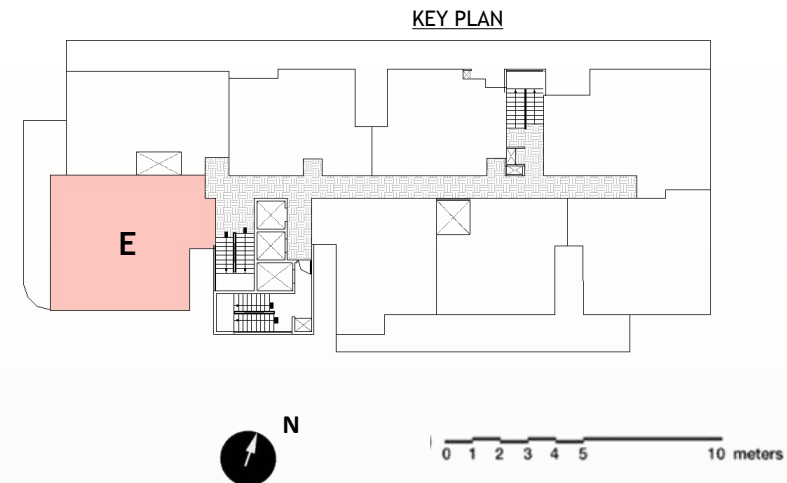
Carpet Area

54.75 SQ. M.

Balcony Area

3.37 SQ. M.





East Facing 3bhk Type-E (1st floor)

Saleable Area Terrace Area

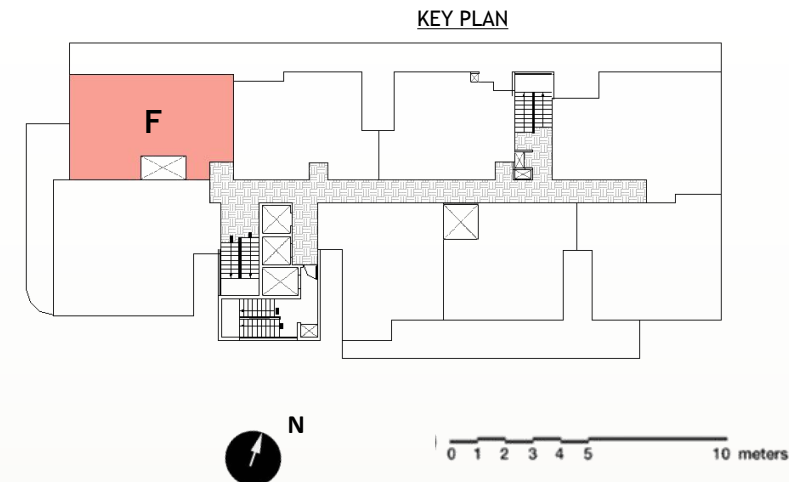
1462 SQ.FT. 234 SQ. FT.

Carpet Area

76.26 SQ. M.

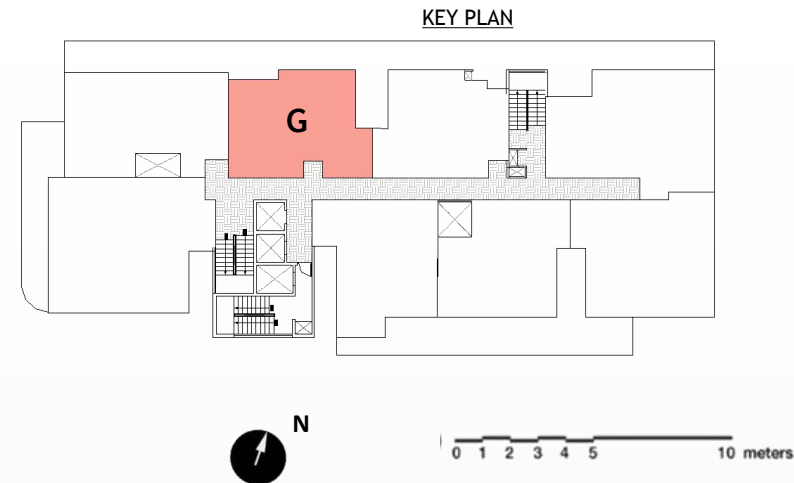
Balcony Area

12 SQ. M.



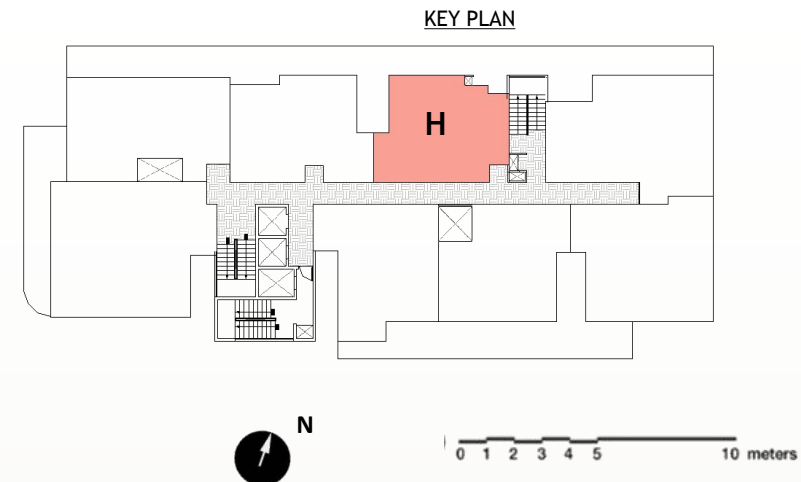
East Facing 2bhk Type-F (1st floor)

Saleable Area	Terrace Area
1121 SQ.FT.	517 SQ. FT.
Carpent Area	
61.57 SQ. M.	
Balcony Area	
6.11 SQ. M.	



East Facing 2bhk Type-G (1st floor)

Saleable Area	Terrace Area
944 SQ.FT.	265 SQ. FT.
Carpent Area	
50.84 SQ. M.	
Balcony Area	
6.14 SQ. M.	



East Facing 2bhk Type-H (1st floor)

Saleable Area	Terrace Area
887 SQ.FT.	436 SQ. FT.

Carpet Area

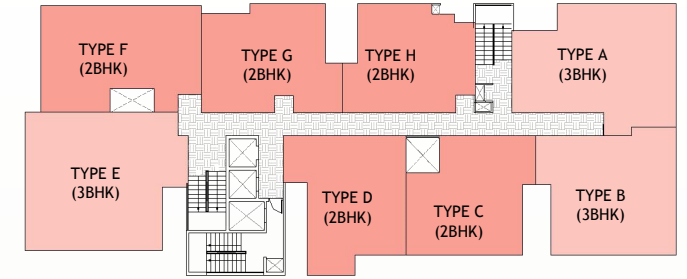
48.90 SQ. M.

Balcony Area

4.67 SQ. M.

2ND TO 10TH TYPICAL FLOOR PLAN

KEY PLAN



N



N



0 1 2 3 4 5 10 meters



West Facing 3bhk Type-A (2nd to 10th floor)

Saleable Area

1283 SQ.FT.

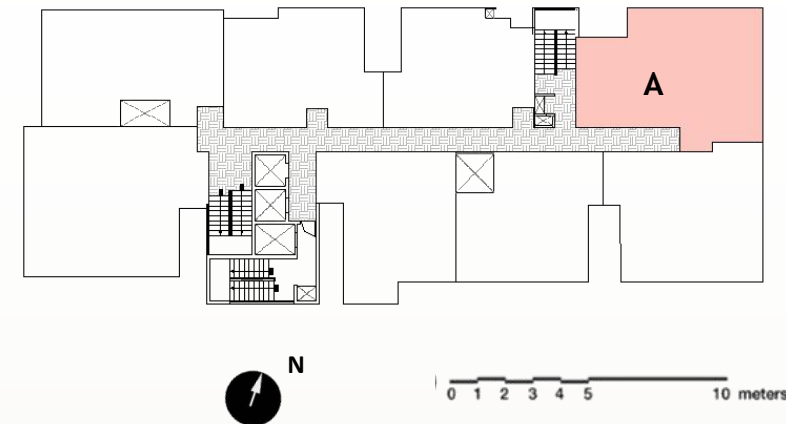
Carpet Area

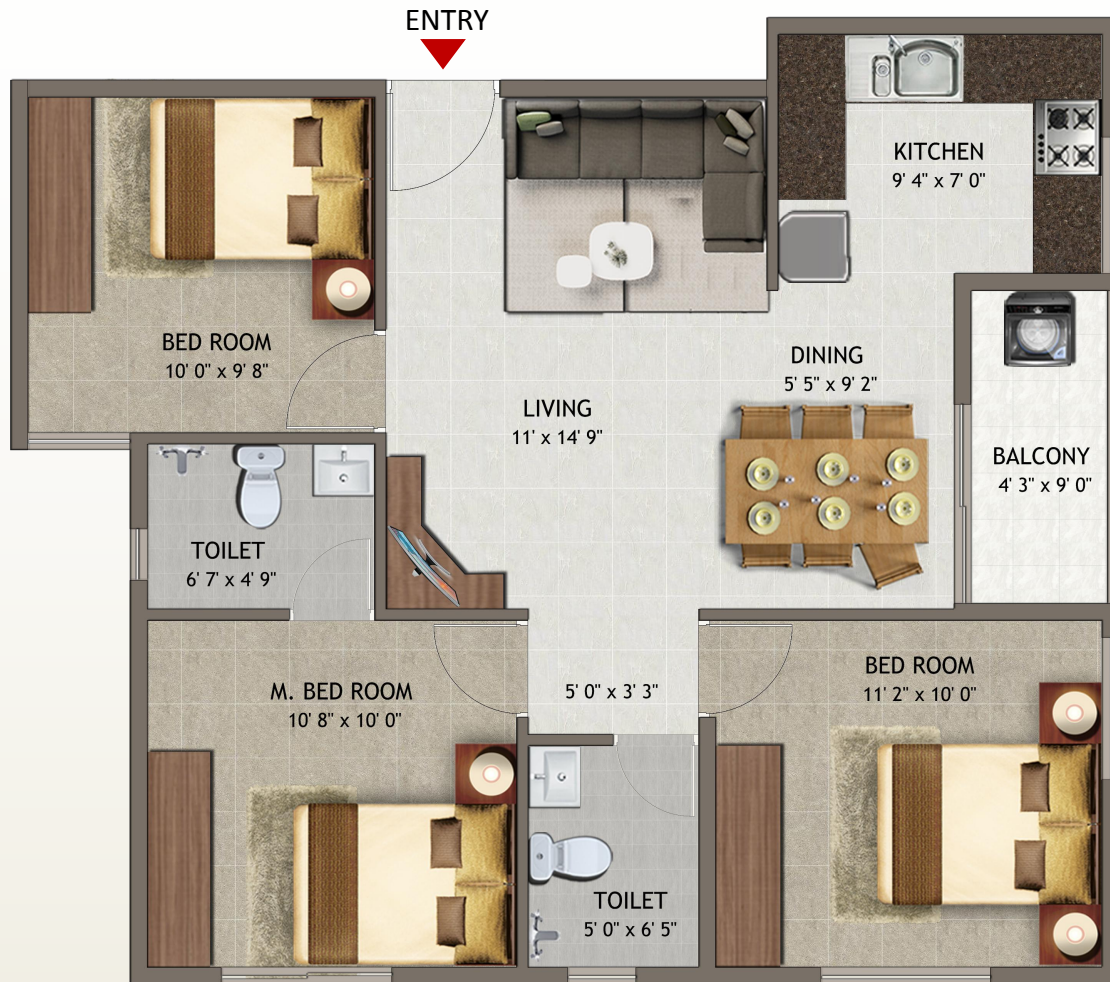
70.80 SQ. M.

Balcony Area

6.70 SQ. M.

KEY PLAN





North Facing 3bhk Type-B (2nd to 10th floor)

Saleable Area

1122 SQ.FT.

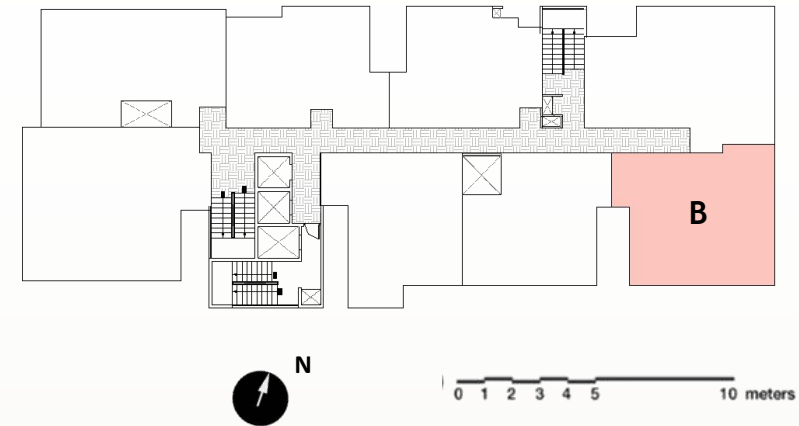
Carpet Area

64.16 SQ. M.

Balcony Area

3.57 SQ. M.

KEY PLAN





North Facing 2bhk Type-C (2nd to 10th floor)

Saleable Area

944 SQ.FT.

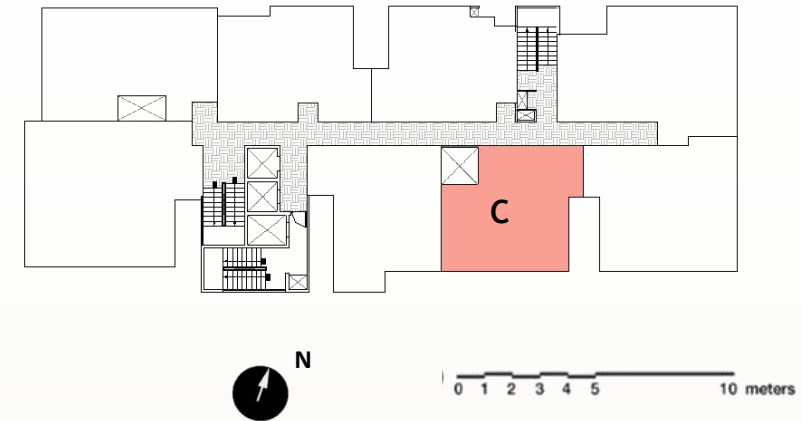
Carpet Area

53.85 SQ. M.

Balcony Area

3.14 SQ. M.

KEY PLAN





North Facing 2bhk Type-D (2nd to 10th floor)

Saleable Area

962 SQ.FT.

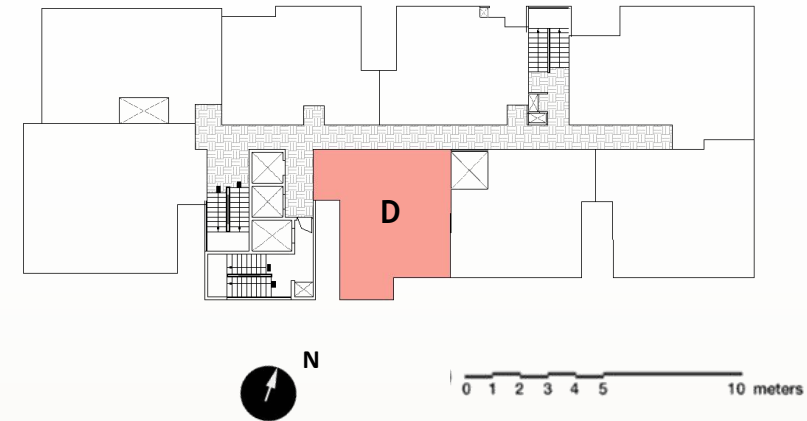
Carpet Area

54.75 SQ. M.

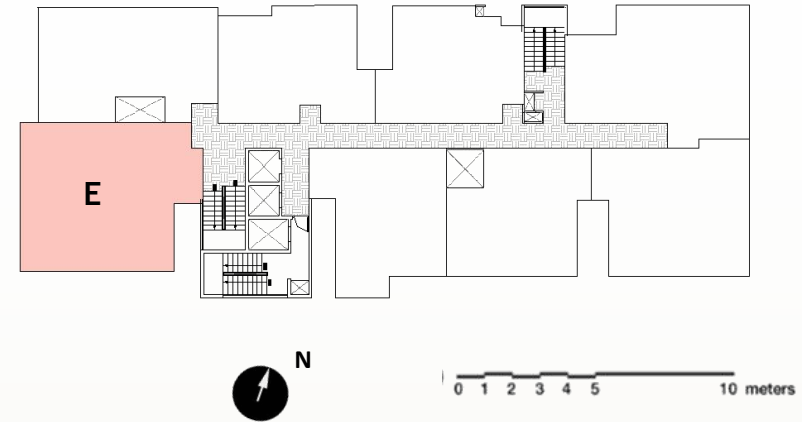
Balcony Area

3.37 SQ. M.

KEY PLAN



KEY PLAN



ENTRY

East Facing 3bhk Type-E (2nd to 10th floor)

Saleable Area

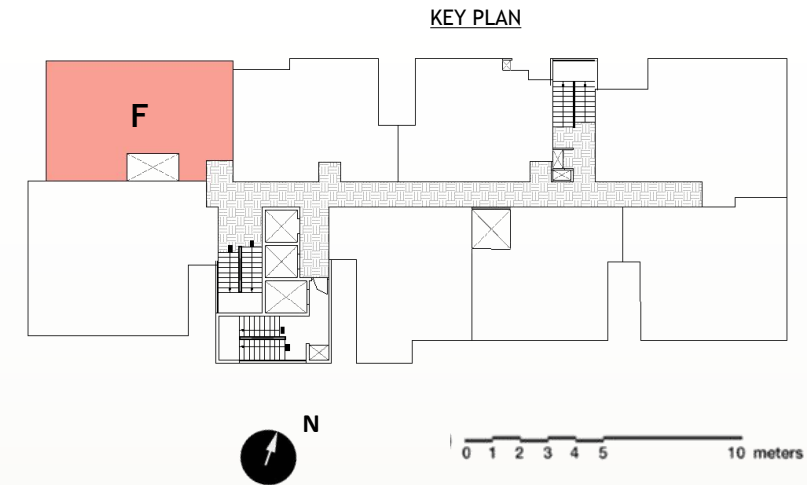
1462 SQ.FT.

Carpet Area

76.26 SQ. M.

Balcony Area

12 SQ. M.



East Facing 2bhk Type-F (2nd to 10th floor)

Saleable Area

1121 SQ.FT.

Carpet Area

61.57 SQ. M

Balcony Area

6.11 SQ. M.



East Facing 2bhk Type-G (2nd to 10th floor)

Saleable Area

944 SQ.FT.

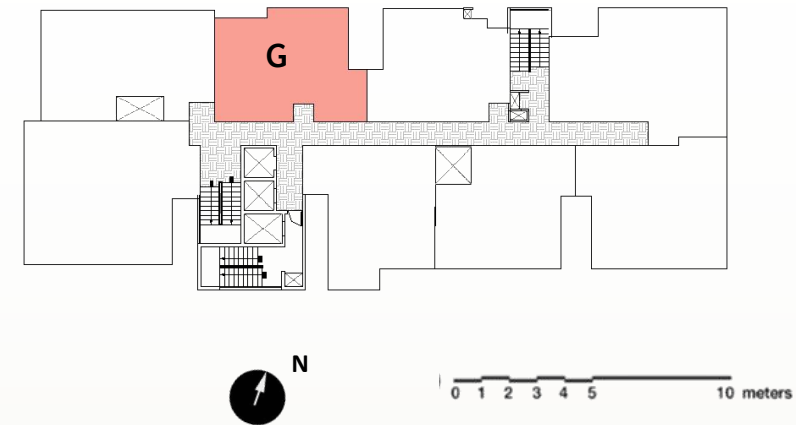
Carpet Area

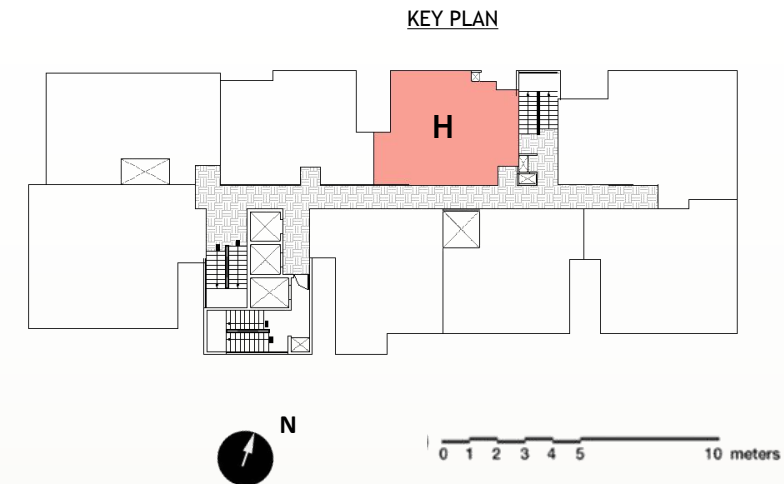
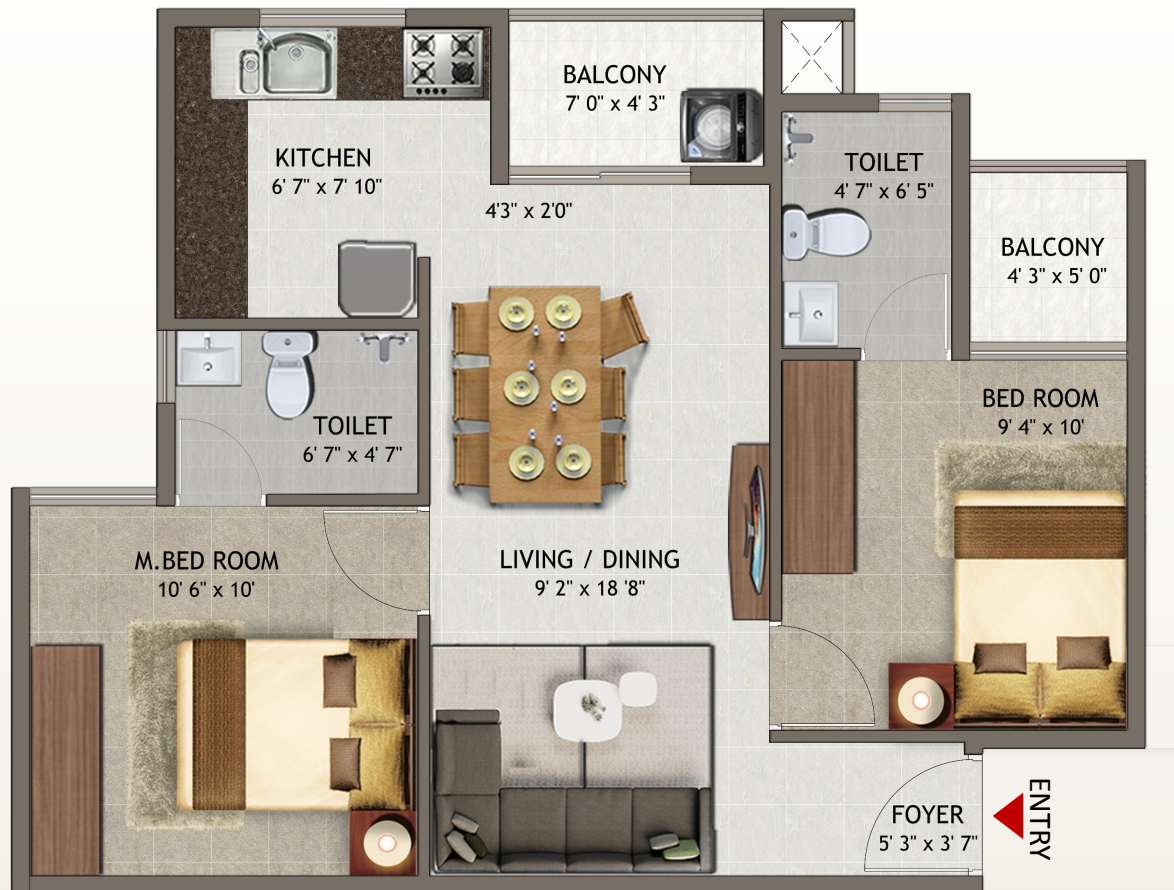
50.84 SQ. M.

Balcony Area

6.14 SQ. M.

KEY PLAN





East Facing 2bhk Type-H (2nd to 10th floor)

Saleable Area

887 SQ.FT.

Carpet Area

48.90 SQ. M.

Balcony Area

4.67 SQ. M.

THANK YOU