SOWPARNIKA
Delivering Happiness

PRM/KA/RERA/1250/304/PR/180601/001848

POSITIVEHOMES

INDRAPRASTHA

Whitefield, Bangalore

SOWPARNIKA
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About Sowparnika

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, headquartered in Bengaluru with projects spread across Karnataka, Kerala and Tamil Nadu.

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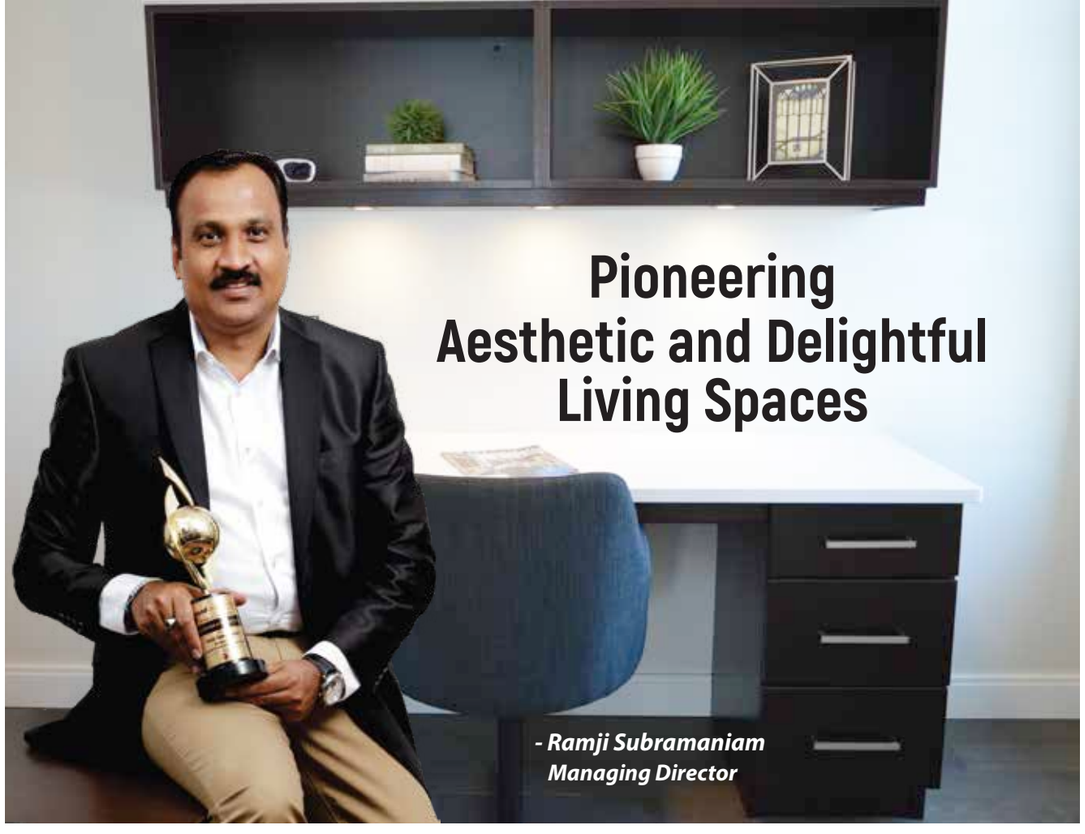

AFFORDABLE HOUSING PROJECT OF THE YEAR
Silicon India with LICHFL

AFFORDABLE HOUSING COMPANY OF THE YEAR
Brands Academy Awards

CERTIFICATE OF EXCELLENCE
Best Emerging Name in providing Real Estate Solutions
Indian Achievers' Podium

RESIDENTIAL PROPERTY OF THE YEAR
Sowparnika Swastika
ET Now

POPULAR CHOICE AFFORDABLE HOUSING OF THE YEAR
ET Now

AFFORDABLE HOUSING OF THE YEAR
NDTV Profit Real Estate Award

CONSTRUCTION EXCELLENCE AWARD
Junior Chamber International
Kottayam

KFC'S ELITE GOLD CARD MEMBER
Kerala Financial Corporation
Trivandrum

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Key Differentiators

An in-depth understanding of the target homeowners has enabled Sowparnika to develop key differentiators, which are characteristic of our vision, which in reality has propelled Sowparnika with a matchless competitive edge.

Value Creation

Turnkey Delivery - From Design to Execution

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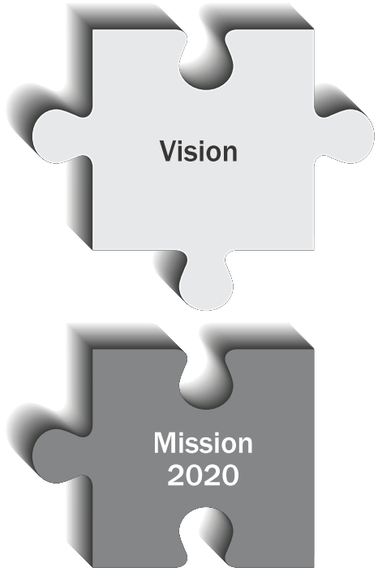
Vision

To be one among the top 10 preferred brands in the Housing & Infrastructure Arena, by Delivering Happiness and Value for a Lifetime.



Mission 2020

- Become one among the top ten housing & infrastructure company of South India.
- Achieve 1000 Crores Turnover and a successful IPO by 2020.
- Provide high-quality value homes through continuous innovations, improvements and timely delivery.
- Create a culture of consistent growth.
- Offer a transparent work environment that enhances employee excellence.

Core Values

Sowparnika's core values define its work ethics and echo the brand philosophy, which is derived to provide ultimate customer experience for its patrons.

Speed:
A passion to accelerate the delivery of commitments for organizational excellence.

Integrity:
Acting and taking decisions in the most transparent and fair manner.

Transparency:
Complete openness in one's functional and interpersonal activities.

Boundarylessness:
A work culture that transcends boundaries.

Ownership:
Being accountable for our actions & deliverables.

Safety:
Zero tolerance for safety.

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6000+
SATISFIED CUSTOMERS

35+
COMPLETED PROJECTS

35+
ONGOING PROJECTS

50+
LAKH SQ. FT. DEVELOPED

50+
LAKH SQ. FT. UNDER DEVELOPMENT

3
STATES PRESENCE

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Your dream of owning a home is not a dream anymore!

A New Approach

Positive Homes are the most innovative offering in today's Real Estate from Sowparnika. They are smartly designed efficient homes at sought after location. They are the perfect first homes, that don't cost you the earth. All homes are Vastu compliant and resonate positive vibes and feelings.

Sowparnika Positive Homes are passionately built and sensibly priced. They are built with the best construction materials and renowned branded fixtures. The thought behind each Positive Home is that every Positive Home buyer not only buys a Home but also invests in the next generation homes that last lifelong.

Positive Homes are equipped with amenities that suffices the need for a smart family, cutting down the maintenance cost considerably. At Sowparnika, we build each Positive Homes with the best specification that matches your lifestyle and give you the luxury of a Branded Home.

Building a Positive Home - A Dream Come True

Sowparnika is a vertically integrated Real Estate development organization where Research and continuous improvement is well knitted in its culture. Mr. Ramji Subramaniam, the Managing Director of Sowparnika dreamt of building high standard smartly designed homes for home buyers and for the last 15 years, he has successfully built and delivered more than 4 million Sq.ft in that arena. His learnings and experience spread over 15 years, 360 degrees in house processes, no Joint Venture developments, no construction contractors; passing all benefits to the home buyer which made Sowparnika Positive Homes a reality.

Positive Home - The Plan

Sowparnika Positive Homes will be launched all across South India to start with and as we evaluate the opportunity and identify the need in other states, we will launch the Positive Home series across the country.

*T&C Apply

POSITIVE+HOMES

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- Positive Specifications
- Positive Vibes
- Positive Price
- Positive Locations
- Positive Construction Timelines
- Positive Design
- Positive Homes

Positive You

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Project Summary

Affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income.

Addressing the housing needs of the lower or middle-income households, Sowparnika has taken responsibility to cater to the rising demand for affordable housing without compromising the quality.

Sowparnika's Indraprastha wanted to be different from its peers. Be the architectural design that stands out with simple yet very modern streaks in true to the future.

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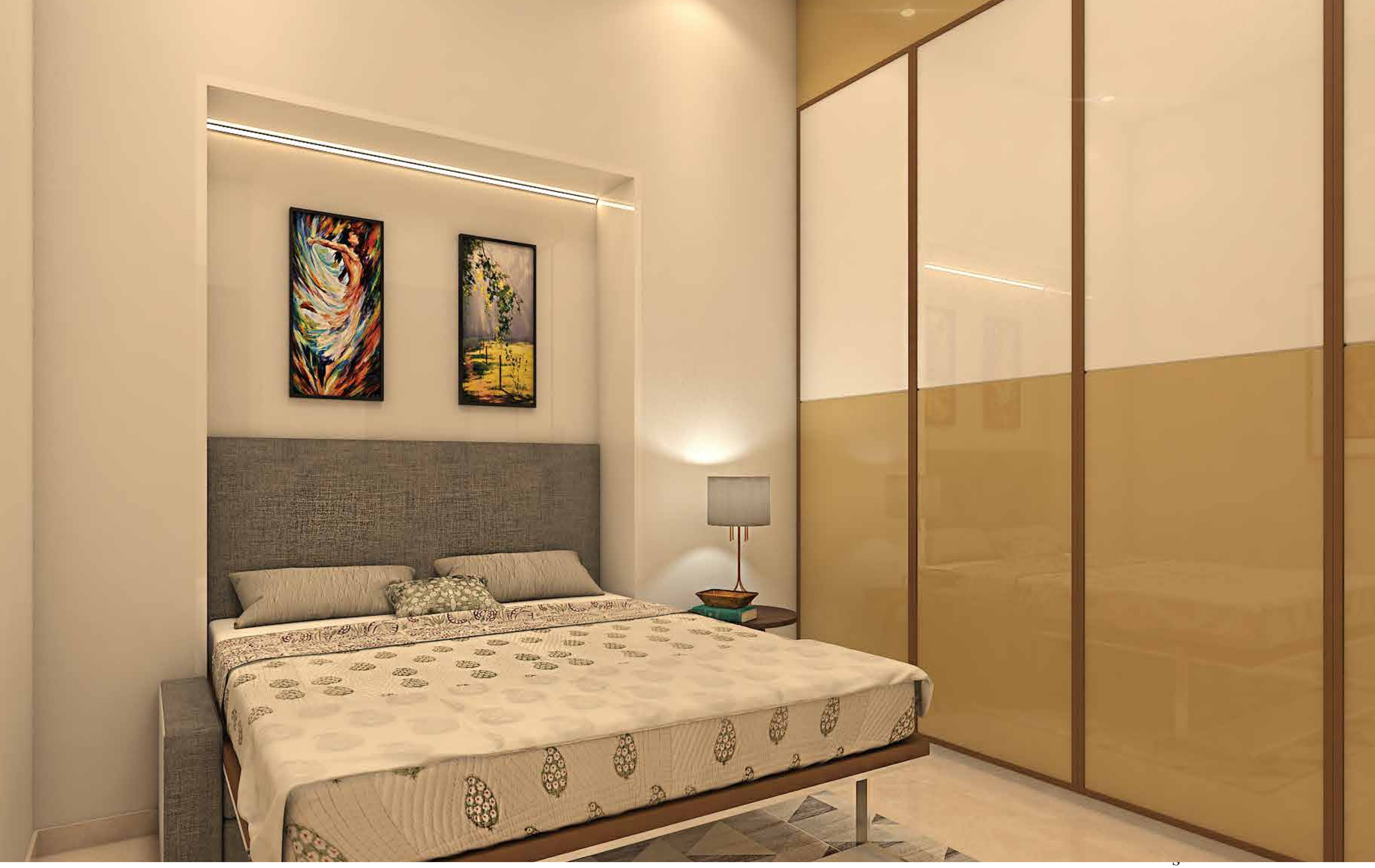

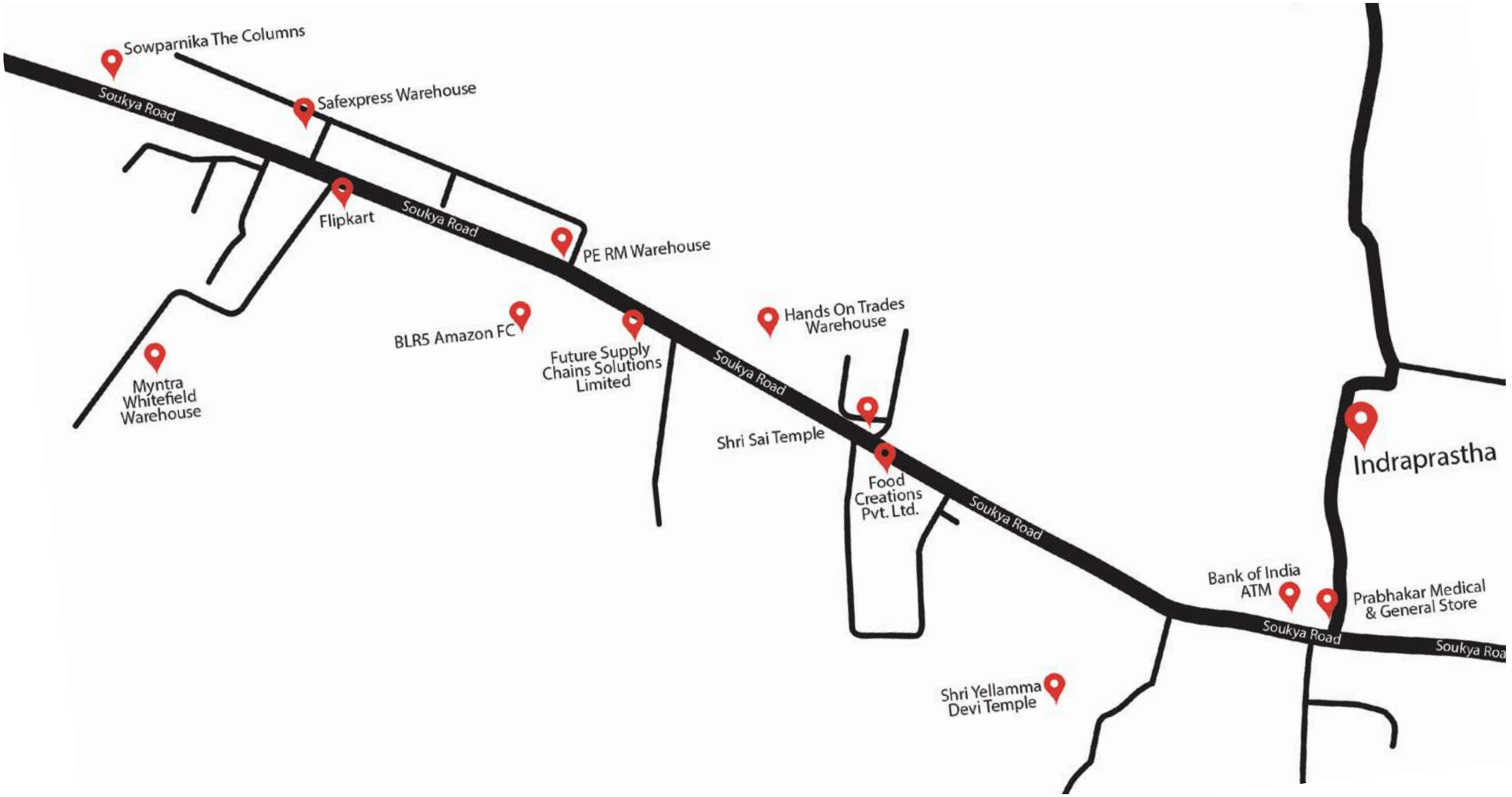
Sowparnika The Columns
Soukya Road
Safexpress Warehouse
Flipkart
Soukya Road
PE RM Warehouse
Hands On Trades Warehouse
BLR5 Amazon FC
Future Supply Chains Solutions Limited
Myntra Whitefield Warehouse
Shri Sai Temple
Food Creations Pvt. Ltd.
Soukya Road
Indraprastha
Bank of India ATM
Prabhakar Medical & General Store
Soukya Road
Soukya Road
Shri Yellamma Devi Temple

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Master Plan

1. Entry Gate & Security
2. Children's Play Area
3. Driveway
4. Road
5. Transformer / Services
6. Landscaped Garden

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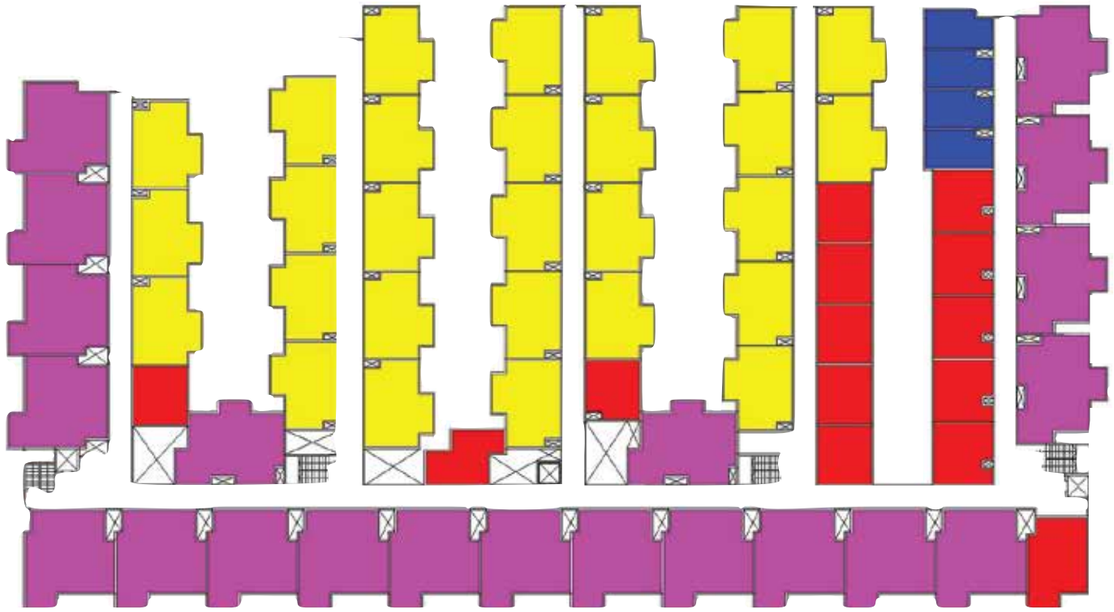
Project Highlights

Total Site Area : 2.0 Acres (As Per Sanction)
: 87119.51 Sq.ft
Total No of Floors : Stilt + 4 Floor
Total No Units : 268 Nos



Types of Unit	Unit Per Floor	Total Units
1 BHK	(13unit x 4flr)+1unit	53
1.5 BHK	(1unit x 3flr)	3
2 BHK	(28unit x 4flr)	112
3 BHK	(21unit x 4flr)	84
Studio	(4unit x 4flr)	16

Total car parking = 196
The units are 100% Vaastu Compliant.
The projects is loaded with Amenities/Facilities.

Types of Unit	Saleable Area In Sft.	No. of Units	% of Units
1 BHK	401 - 561	53	20%
1.5 BHK	616 - 636	3	1%
2 BHK	658 - 681	112	42%
3 BHK	884 - 995	84	31%
Studio	328	16	6%

Total No Units = 268 Nos

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Project Highlights

As 3BHK's premium units, they are intelligently designed externally for direct ventilation.

6 Connected wings, Kid's Play Area, Landscaped Garden Spread Across 2 Acres.

Sufficient open spaces, wide corridors & large balconies as there is no dearth of space at Indraprastha.

Affordability + Style + Comfort =
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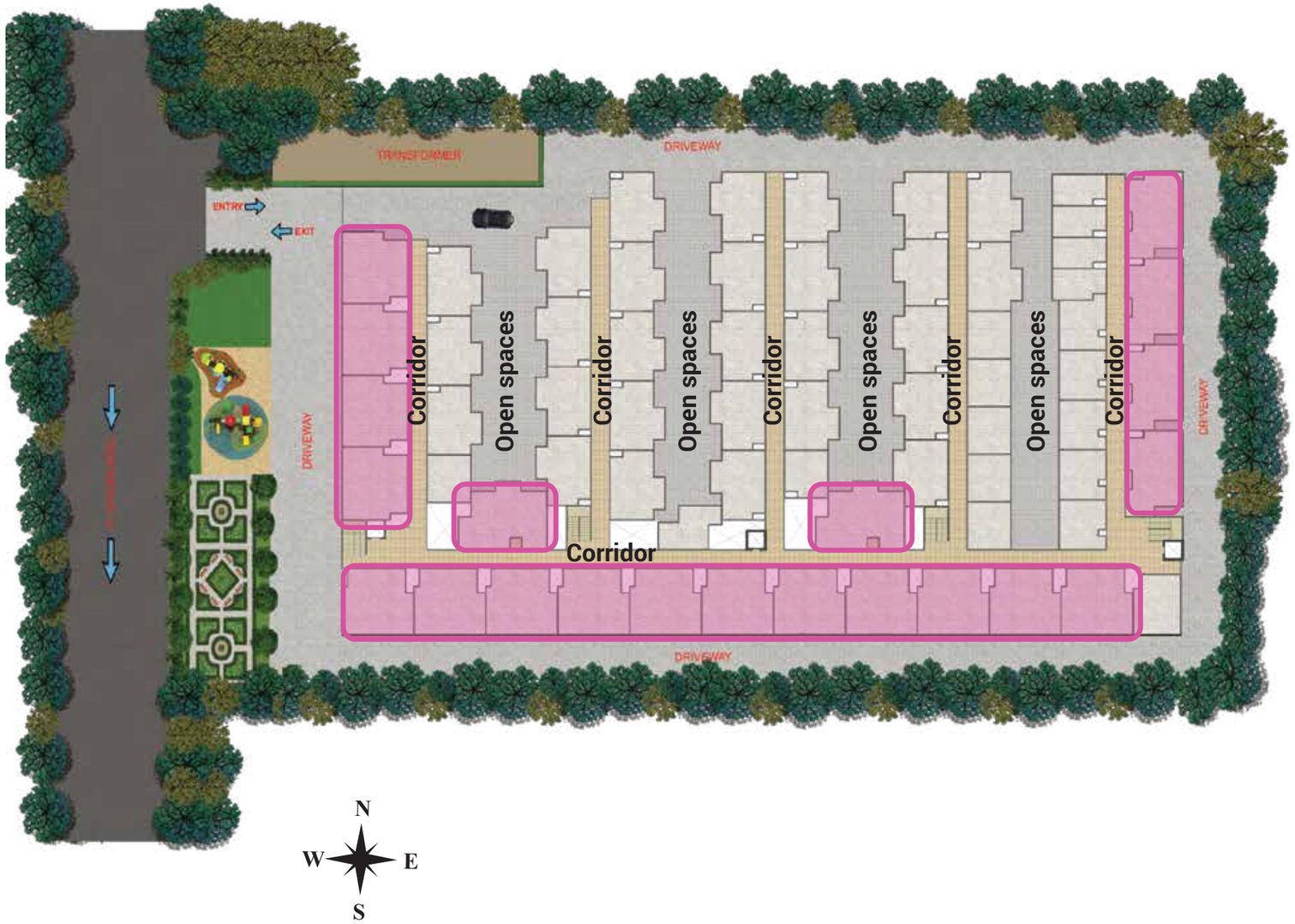

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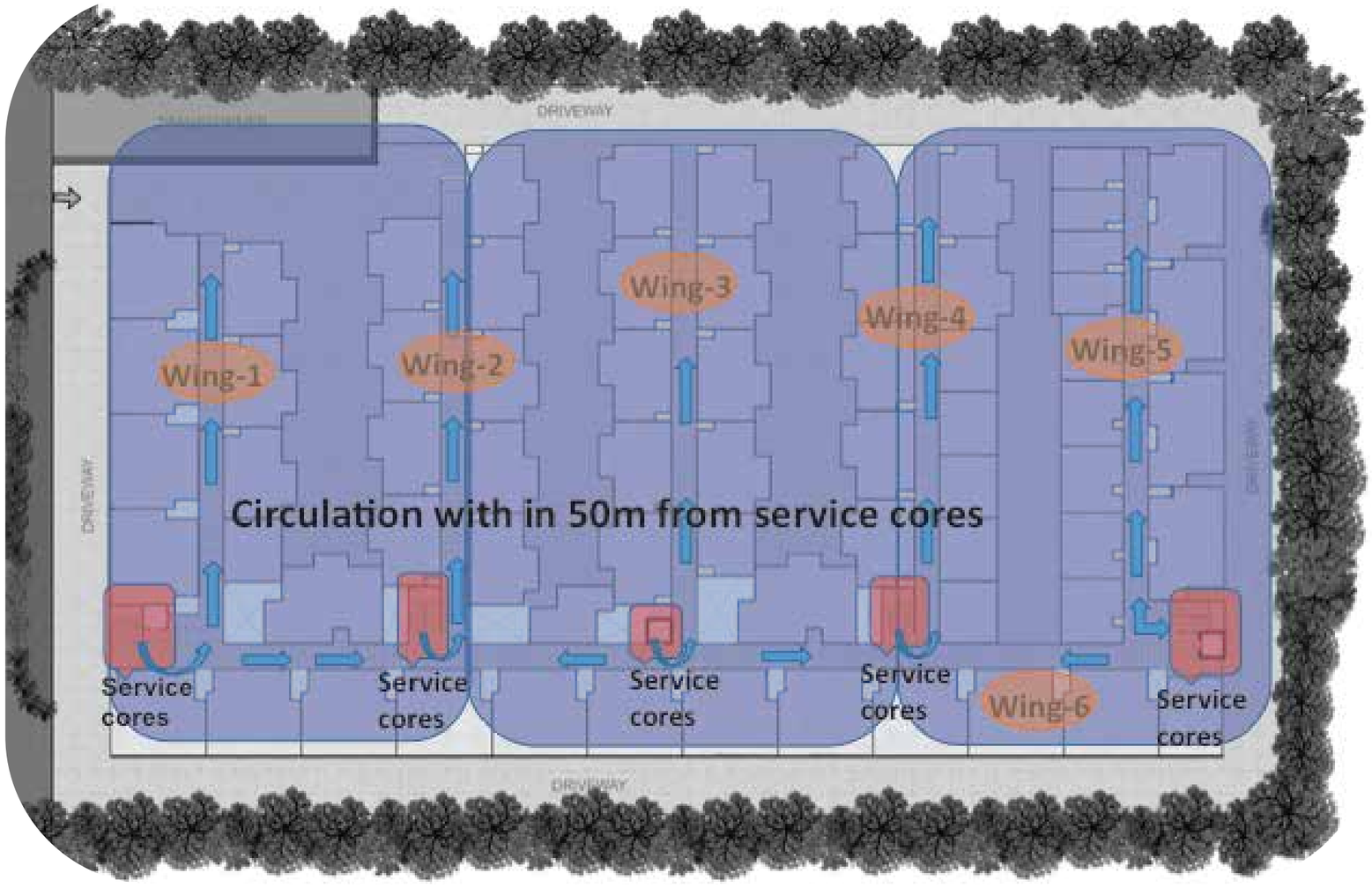
Circulation Plan

Our skillful space utilization presents Studio, 1BHK , 1.5 BHK, 2 BHK & 3BHK

Types of Unit
1 BHK
1.5 BHK
2 BHK
3 BHK
Studio



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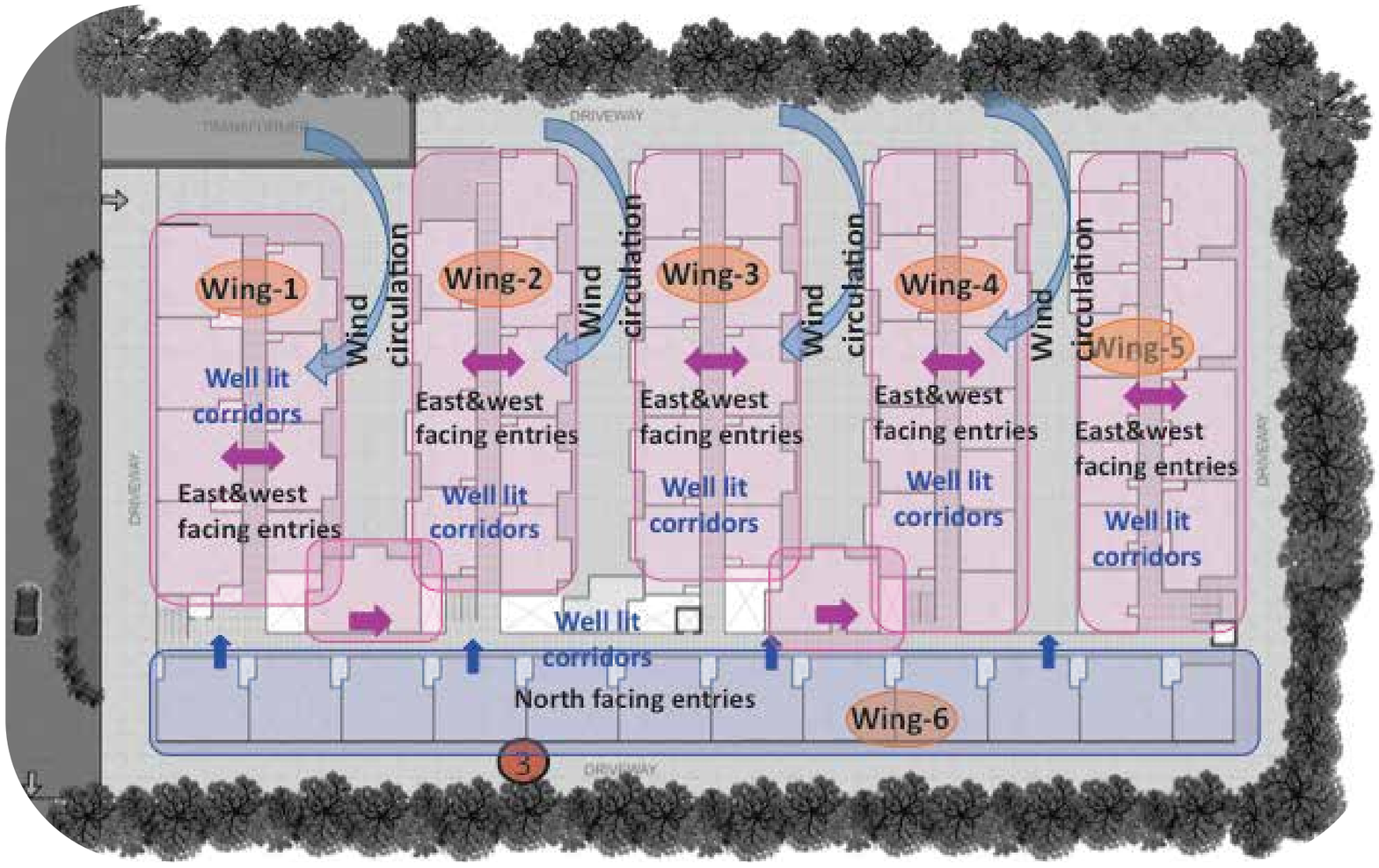
Vaastu Compliance

This comb shape design serves 100% Vaastu & ventilation. All the units have entries facing towards North, East & West.

Types of Unit
1 BHK
1.5 BHK
2 BHK
3 BHK
Studio



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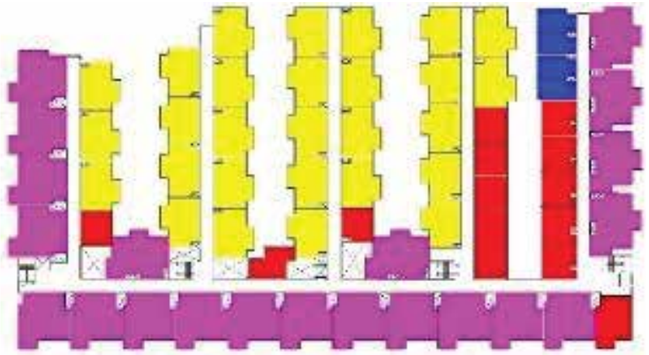
Typical Floor Plan



Types of Unit	Unit Per Floor	Total Units
1 BHK	13	53
1.5 BHK	1	3
2 BHK	28	112
3 BHK	21	84
Studio	4	16

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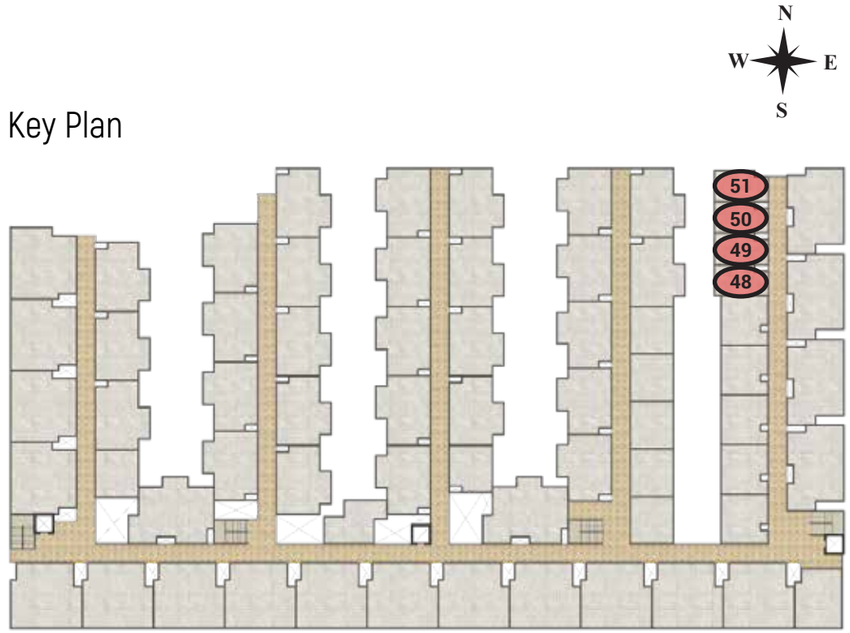
Studio

Option 1

Option 2

Key Plan



Unit Plan

Studio : Type - 148, 149, 150, 151,
248, 249, 250, 251,
348, 349, 350, 351,
448, 449, 450, 451

Saleable Area - 328 Sqft.

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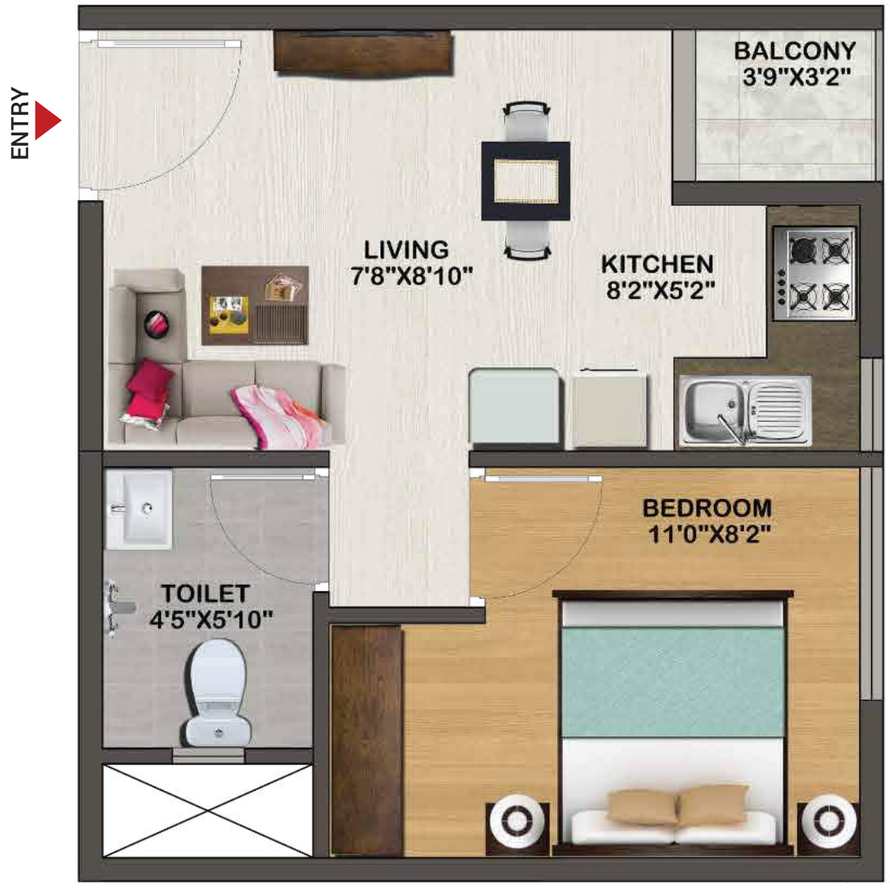
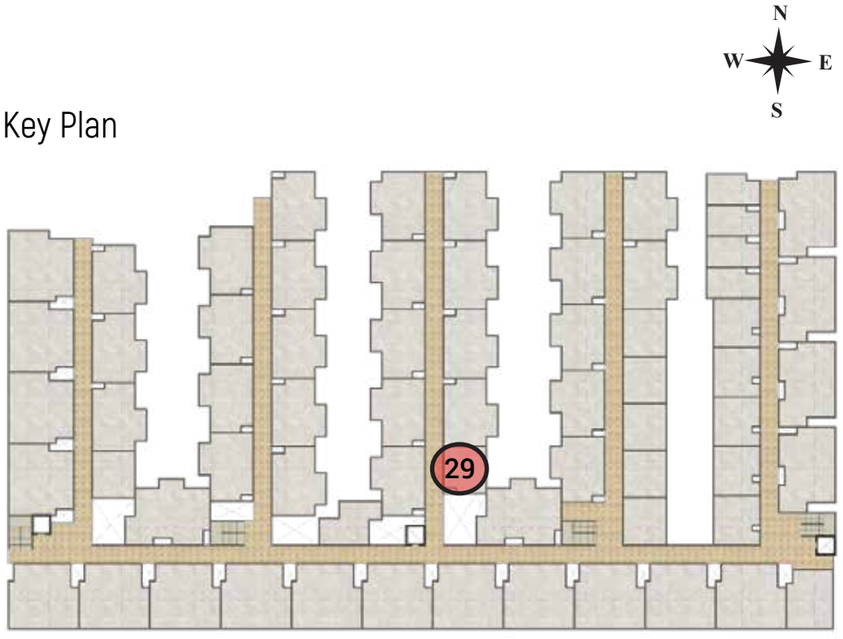
1 BHK



Key Plan



Unit Plan	1 BHK : Type	- 129, 229, 329, 429
	Saleable Area	- 401 Sqft.

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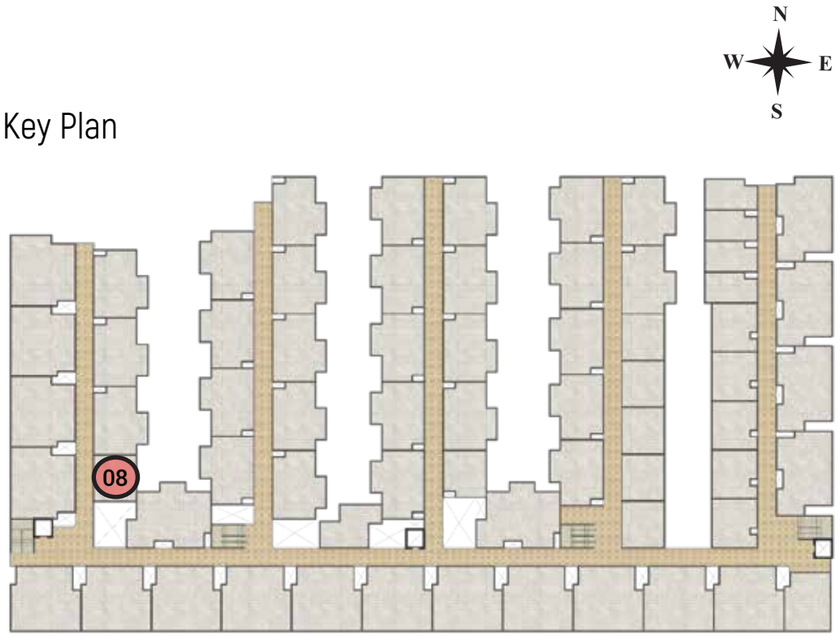
1 BHK

Key Plan



Unit Plan

1 BHK : Type - 108, 208, 308, 408
Saleable Area - 416 Sqft.

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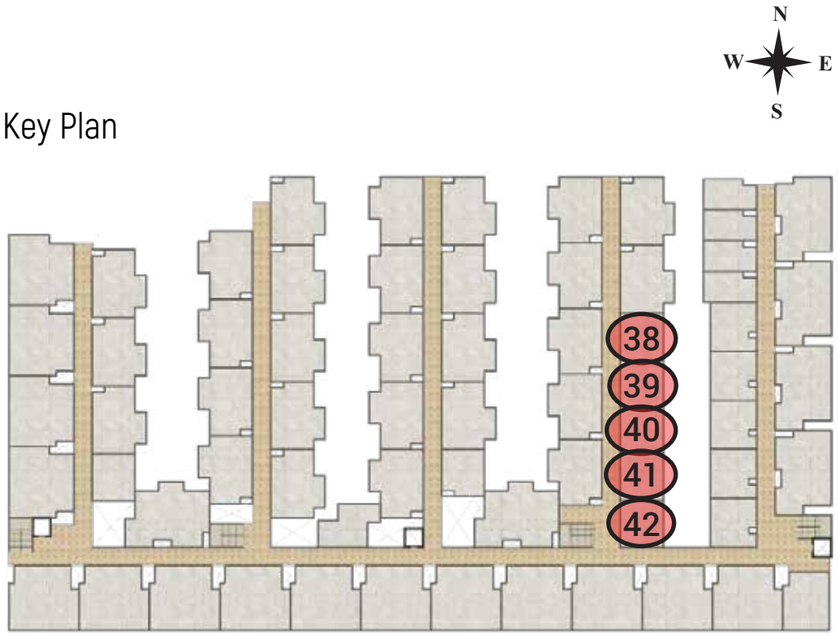
1 BHK

Key Plan



Unit Plan

1 BHK : Type - 138, 139, 140, 141, 142,
238, 239, 240, 241, 242,
338, 339, 340, 341, 342,
438, 439, 440, 441, 442

Saleable Area - 417 Sqft.

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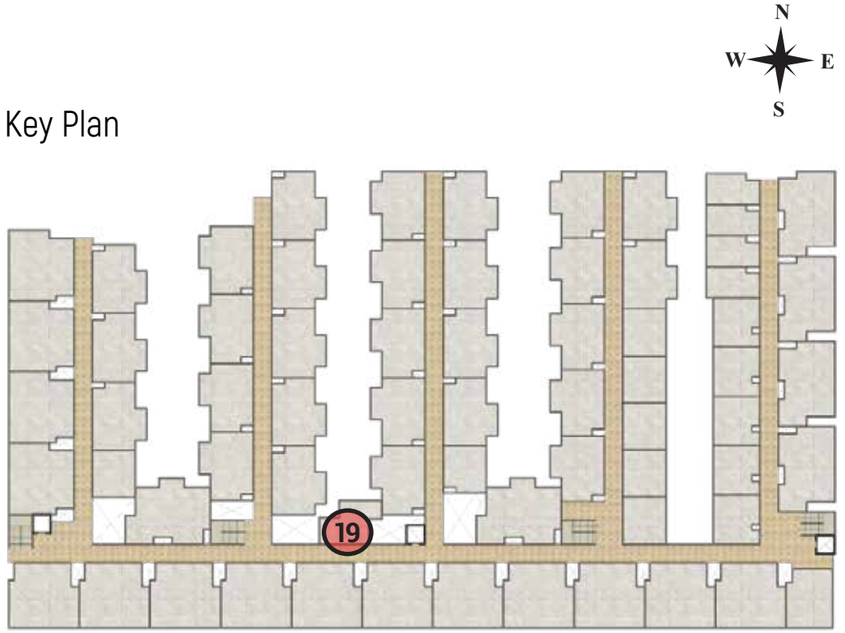
1 BHK

Key Plan



Unit Plan 1 BHK : Type - 119, 219, 319, 419
Saleable Area - 423 Sqft.

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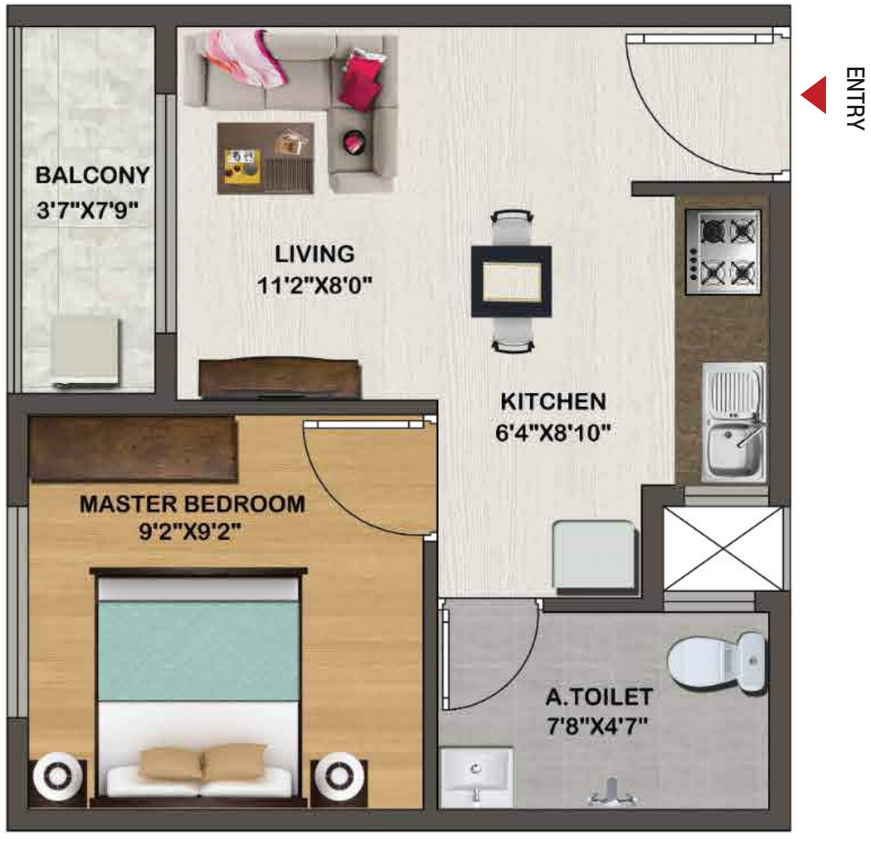
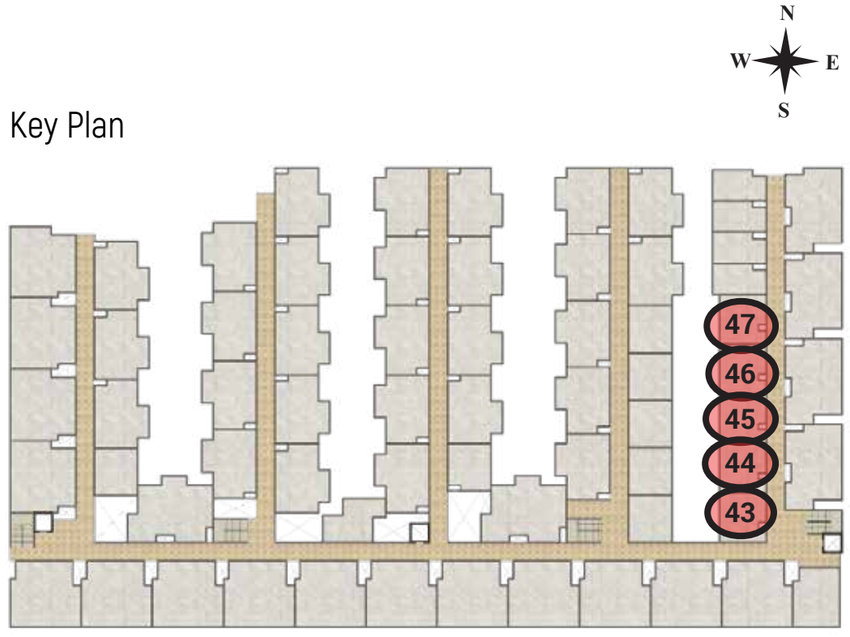
1 BHK



Key Plan



Unit Plan	1 BHK : Type	- 143, 144, 145, 146, 147, 243, 244, 245, 246, 247, 343, 344, 345, 346, 347, 443, 444, 445, 446, 447
	Saleable Area	- 464 Sqft.

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1 BHK

Key Plan

Unit Plan

1 BHK : Type - 156
Saleable Area - 561 Sqft.

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1.5 BHK

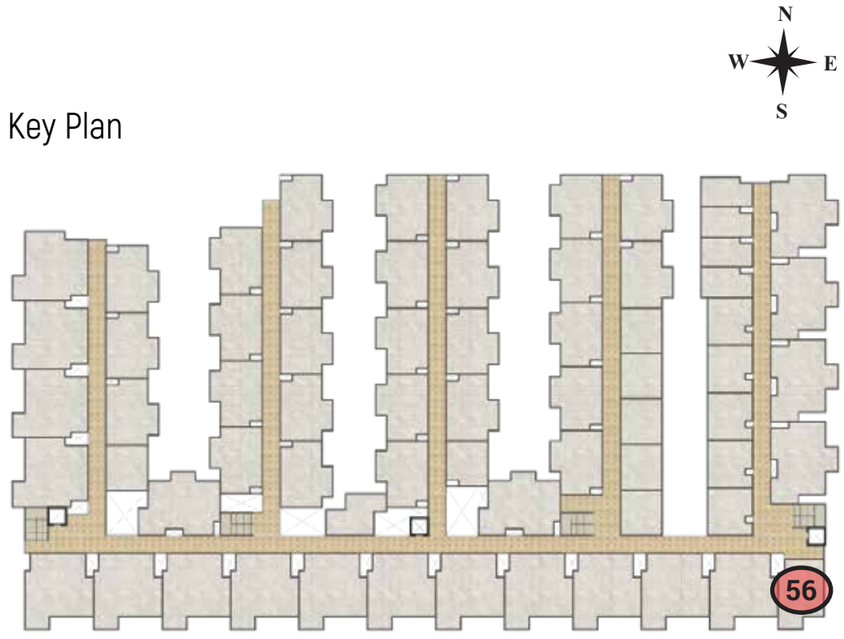
Key Plan

Unit Plan

1.5 BHK : Type - 256
Saleable Area - 616 Sqft.

1.5 BHK

Key Plan



Unit Plan	1.5 BHK : Type	- 356, 456
	Saleable Area	- 636 Sqft.

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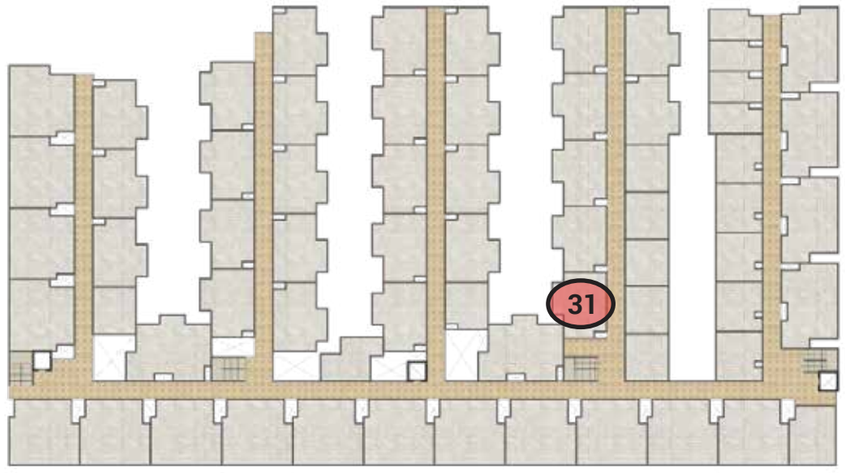
2 BHK

Key Plan



Unit Plan	2 BHK : Type	- 131, 231, 331, 431
	Saleable Area	- 658 Sqft.

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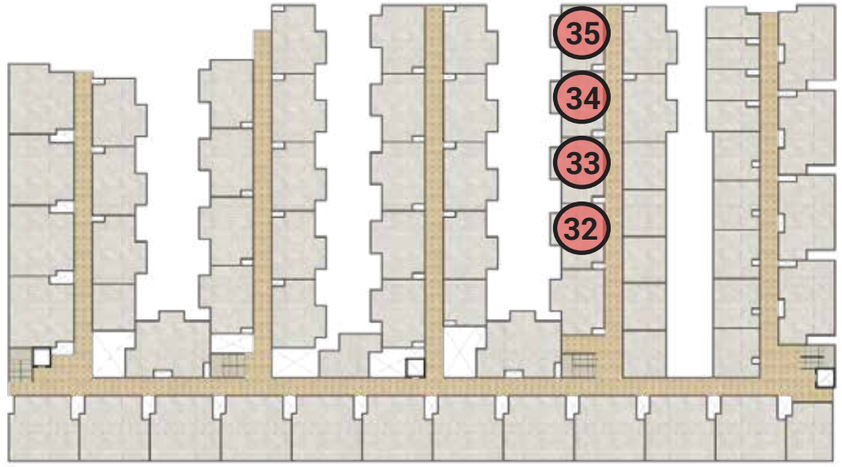
2 BHK

Key Plan



Unit Plan

2 BHK : Type - 132, 133, 134, 135,
232, 233, 234, 235,
332, 333, 334, 335,
432, 433, 434, 435

Saleable Area - 658 Sqft.

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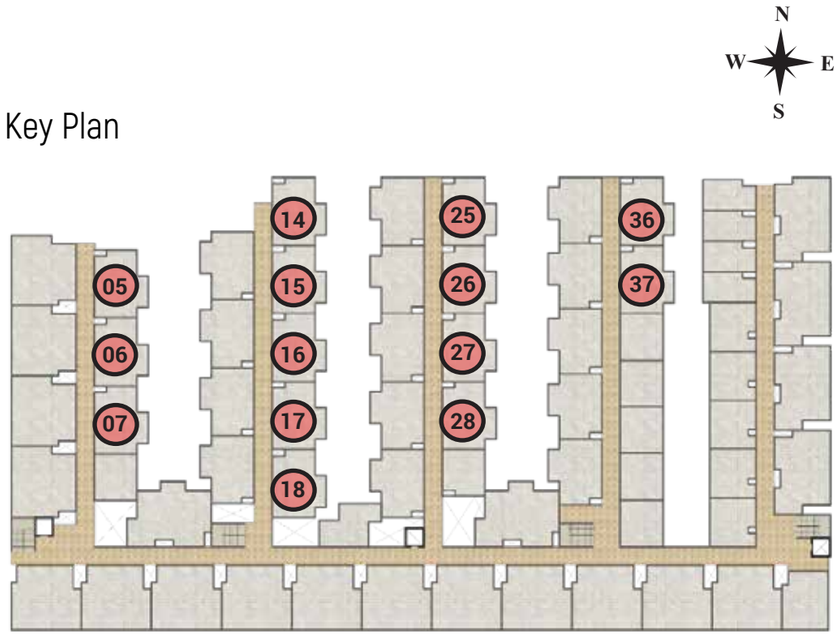
2 BHK

Key Plan



Unit Plan

2 BHK : Type - 105, 106, 107, 114, 115, 116, 117, 118, 125, 126, 127, 128, 136, 137, 205, 206, 207, 214, 215, 216, 217, 218, 225, 226, 227, 228, 236, 237, 305, 306, 307, 314, 315, 316, 317, 318, 325, 326, 327, 328, 336, 337, 405, 406, 407, 414, 415, 416, 417, 418, 425, 426, 427, 428, 436, 437

Saleable Area - 681 Sqft.

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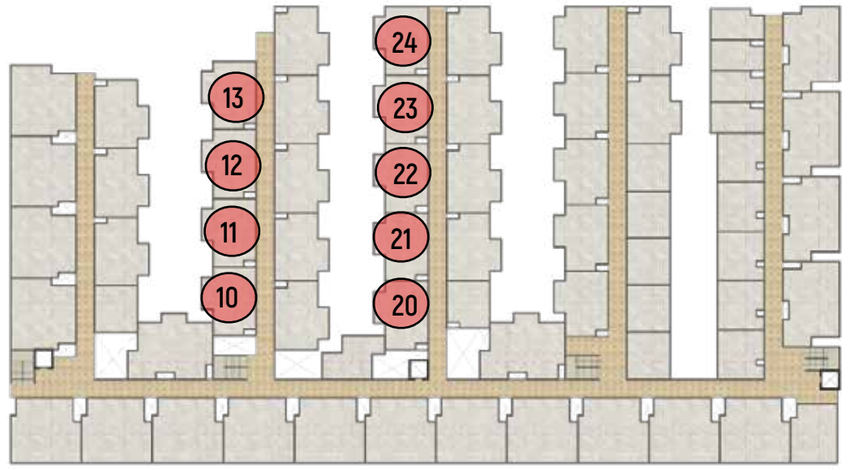
2 BHK

Key Plan



Unit Plan

2 BHK : Type - 110, 111, 112, 113, 120, 121, 122, 123, 124,
210, 211, 212, 213, 220, 221, 222, 223, 224,
310, 311, 312, 313, 320, 321, 322, 323, 324,
410, 411, 412, 413, 420, 421, 422, 423, 424

Saleable Area - 681 Sqft.

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3 BHK

Key Plan

Unit Plan	3 BHK : Type	- 152, 153, 154, 155
	Saleable Area	- 884 Sqft.

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3 BHK

Key Plan

Unit Plan	3 BHK : Type	- 252, 253, 254, 255
	Saleable Area	- 942 Sqft.

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3 BHK

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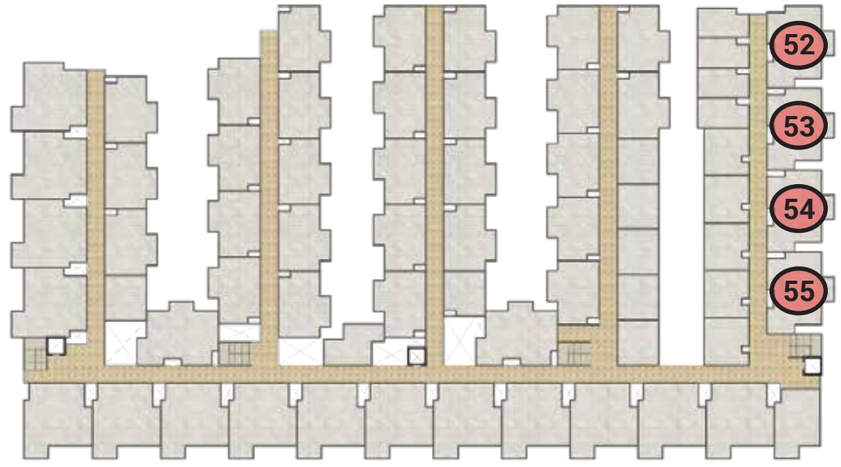
Key Plan



Unit Plan

3 BHK : Type - 352, 353, 354, 355, 452, 453, 454, 455

Saleable Area - 963 Sqft.

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3 BHK

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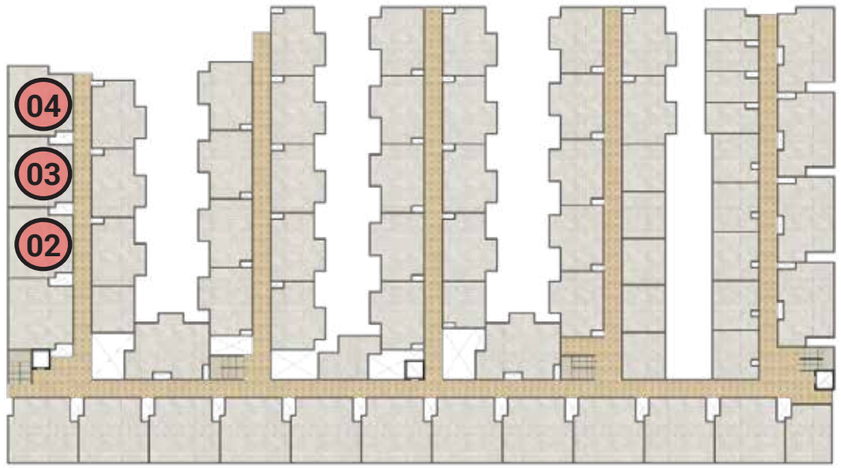
Key Plan



Unit Plan

3 BHK : Type - 102,103,104
Saleable Area - 896 Sqft.

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3 BHK

Key Plan

Unit Plan	3 BHK : Type	- 202, 203, 204
	Saleable Area	- 957 Sqft.

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3 BHK

Key Plan

Unit Plan

3 BHK : Type - 302, 303, 304, 402, 403, 404

Saleable Area - 978 Sqft.

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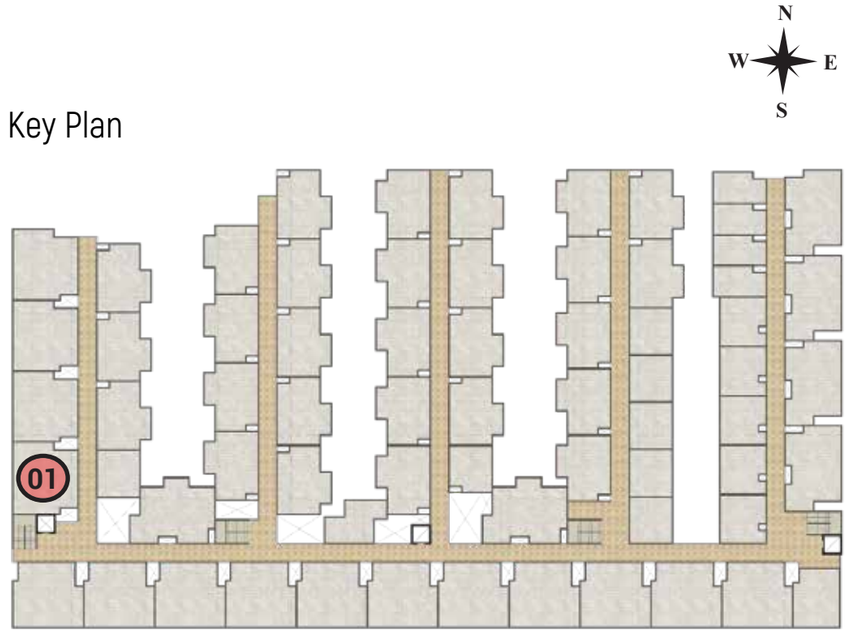
3 BHK



Unit Plan

3 BHK : Type - 101
Saleable Area - 909 Sqft.

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3 BHK

Key Plan

Unit Plan

3 BHK : Type - 201
Saleable Area - 973 Sqft.

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3 BHK

Key Plan

Unit Plan

3 BHK : Type - 301, 401
Saleable Area - 995 Sqft.

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3 BHK

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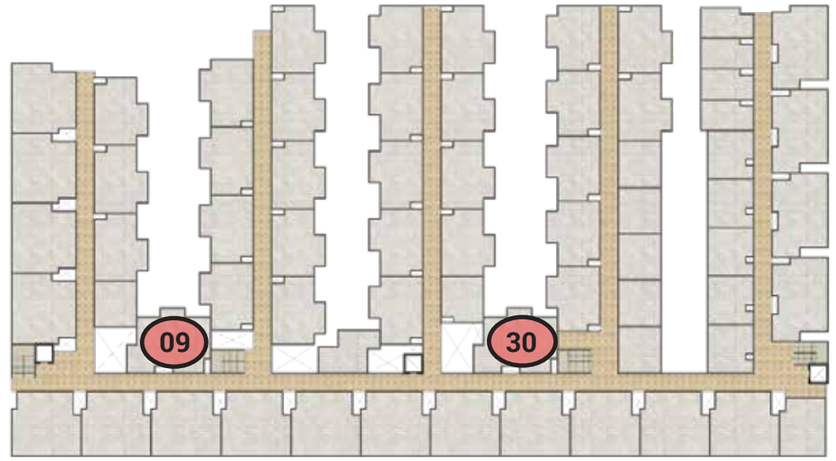
Key Plan



Unit Plan

3 BHK : Type - 109, 130, 209, 230, 309, 330, 409, 430

Saleable Area - 981 Sqft.

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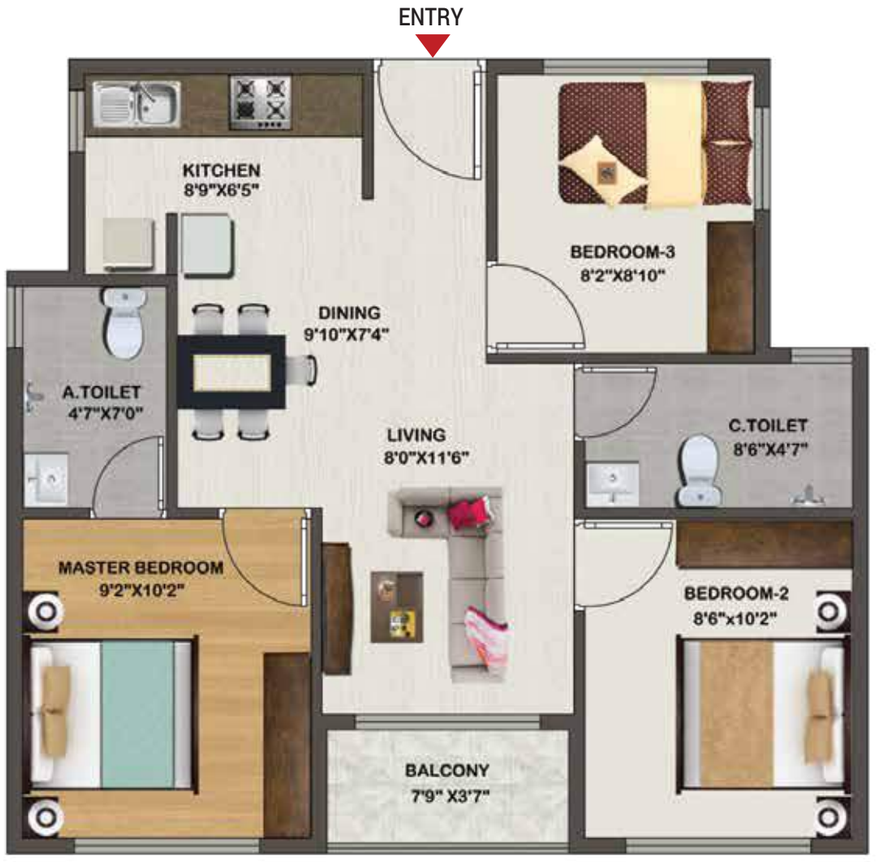
3 BHK



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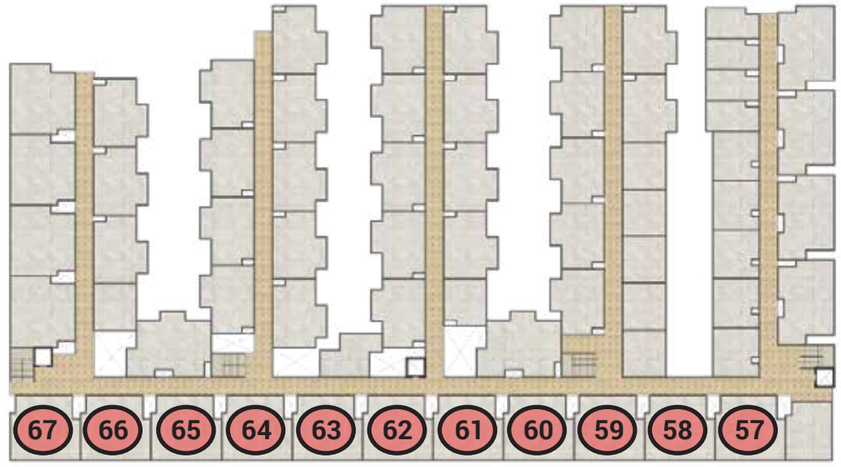
Key Plan



Unit Plan

3 BHK : Type - 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167
Saleable Area - 896 Sqft.

POSITIVEHOMES

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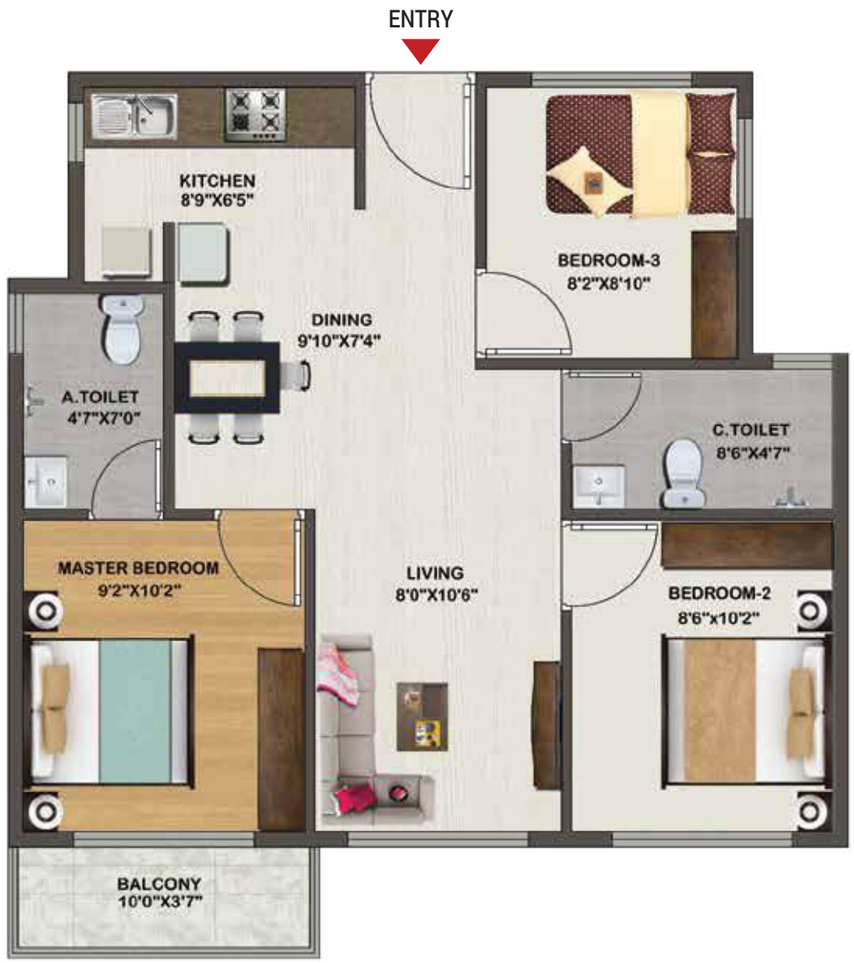
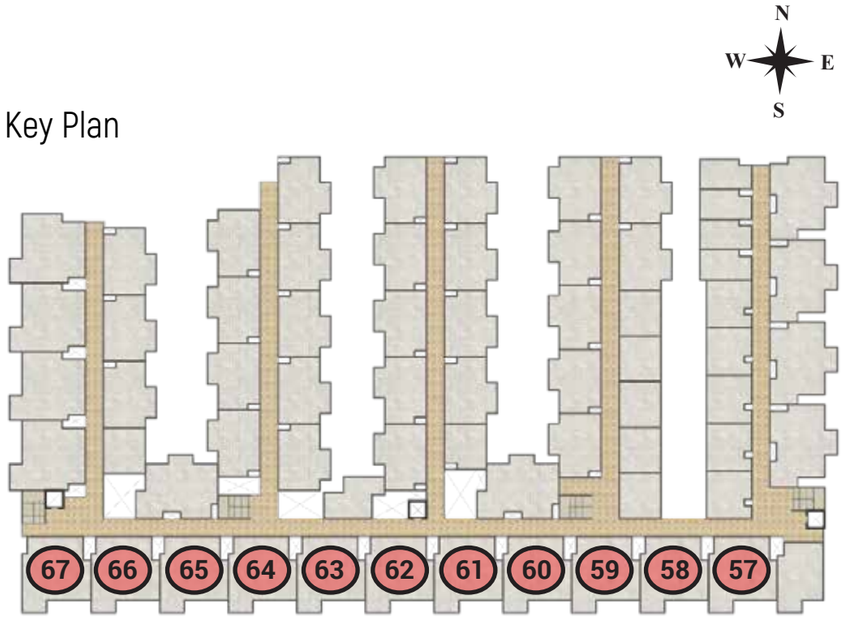
3 BHK



Key Plan



Unit Plan

3 BHK : Type - 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267
Saleable Area - 957 Sqft.

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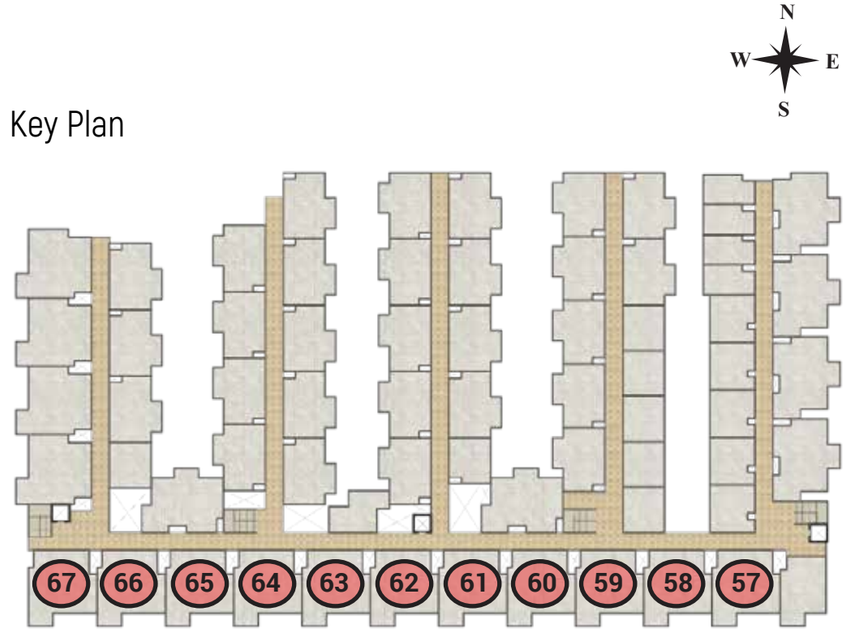
3 BHK

Key Plan



Unit Plan

3 BHK : Type - 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467

Saleable Area - 978 Sqft.

POSITIVE HOMES

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Amenities & Facilities

- Health Club with Multipurpose Hall & Gym.
- Clubhouse with Indoor Games.
- Children's Play Area.
- Landscaped Garden.
- 24 Hrs. Power backup for common area and 0.5 KW for the apartment through limiter switch.
- Generator backup for Studio / 1 BHK (0.2 KW).
- Round the Clock Security.
- Waste Management System.
- Wi-Fi enabled through a service provider.
- Intercom to the apartment from security cabin through a service provider.
- Sewage Treatment Plan (STP).
- Lifts of Reputed Make.
- Transformer.
- Covered Car Parking.
- Rain Water Harvesting.

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Specification

Structure :
RCC framed structure with concrete block masonry.

Flooring :
SOMANY / RAK or equivalent make vitrified tiles for living, dining, kitchen & all bedrooms.
SOMANY / RAK or equivalent make anti-skid ceramic tiles in toilet and balcony.

Kitchen :
Granite top & single bowl FUTURA sink to be provided (Only supply).
Glazed tiles above the counter to a height of 2 feet (Only supply).
Provision for chimney in kitchen.
Provision for water purifier.

Toilet :
American standard or equivalent sanitary ware.
Jaquar or equivalent bathroom fittings.
Faucets, Shower Head with Diverter, Taps & CP fittings.
Provision for geyser and exhaust fan in toilets.
Glazed ceramic tiles for dadoing up to 7 feet in height

Doors :
Main Door - Super quality hardwood frame and shutter with melamine finish.
Internal Doors - Hardwood frames with flush shutters.
PVC doors for toilets.

Windows :
2 Track UPVC windows with glazed shutters and provision for mosquito mesh.

Electrical :
Modular switches of Schneider or equivalent reputed make.
ELCB and MCB with independent EB meter of approved make.
Good quality concealed copper wiring of approved make.
Washing machine point.

Generator :
Generator backup for the elevator, common lighting, water pumps.
Generator backup for the apartment through limiter switch (0.5KW) and for Studio / 1 BHK through limiter switch (0.2KW).

Paint :
Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion.
External - 1 coat external primer & 2 coats of external paint (Asian Paints).

Elevator :
Schindler / Johnson lifts or equivalent make.

Water Supply :
Borewell water supply / Municipal water supply if available.

Air Conditioning :
Provision for fixing AC in the Master bedroom.

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SpandaN

GN Mills, Coimbatore

UnnathI

Attibele, Bangalore

JazzmynA

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Bengaluru

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Sowparnika Sanvi-2
Bengaluru

Sowparnika Tharangini
Bengaluru

Sowparnika Columns
Bengaluru

Sowparnika Chandrakantha - 1
Bengaluru

Sowparnika Chandrakantha - 2
Bengaluru

Sowparnika Sanvi - 1
Bengaluru

Sowparnika Sai Srishti
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Sowparnika Ananda
Bengaluru

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Coimbatore

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Sowparnika Cannary
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Trivandrum

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Sowparnika Seychelles
Trivandrum

Sowparnika West Holmes
Trivandrum

Sowparnika Grand Square
Trivandrum

Sowparnika Shirdi
Trivandrum

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Sowparnika City Crown
Trivandrum

Sowparnika River View Garden
Trivandrum

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Sowparnika Surya Kiran
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Sowparnika Promenade Square
Trivandrum

Sowparnika Bhavani
Trivandrum

POSITIVEHOMES

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Flexible Furniture Ideas

300 sq.ft prototype apartment perform like four times that size. The flexible or Smart furniture designs help to flip, move and stow the house's transformable furniture.
(Think Murphy Beds and foldable dining room tables)

"We can actually be incredibly efficient, but have all the comforts in a smaller space."

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Our Construction Partners

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