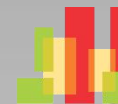


SOWPARNIKA

Delivering Happiness

ISTA



SOWPARNIKA
Delivering Happiness

ISTA

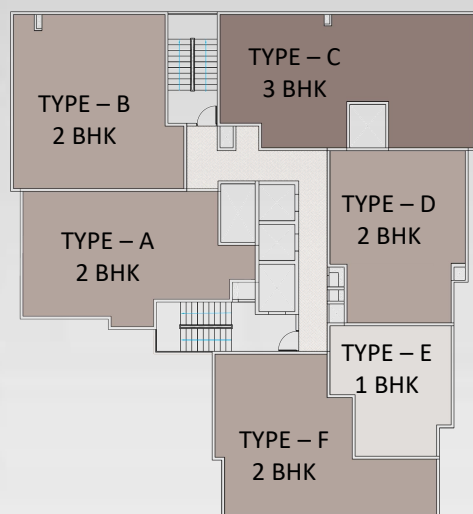
ISTA - PROJECT HIGHLIGHTS

- Total plot Area : 42.953 Cents (18708.60 Sq.ft)
- Total no. of floors : Basement floor + Stilt floor + First floor parking + 12 Typical floors
- Total no. of car parking : 63. No.s
- Total no. of units : 63. No.s

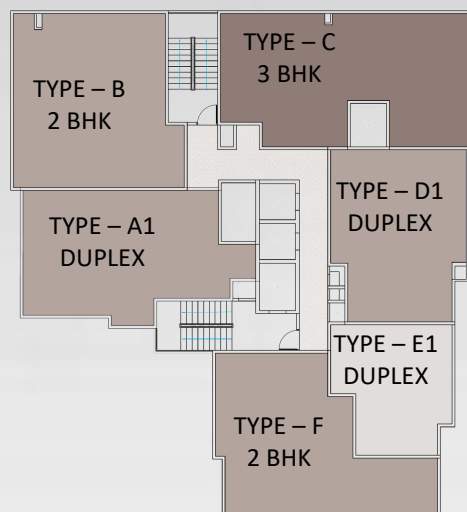
TYPE OF UNITS	TOTAL UNITS	SALEABLE AREA (SQ.FT)
1BHK (E)	08	632
2BHK (A,B,D & F)	36	984 - 1258
3BHK (C)	10	1410
DUPLEX (A1,D1,E1,G,H,K,L,M &N)	09	1263-2798

UNIT MATRIX

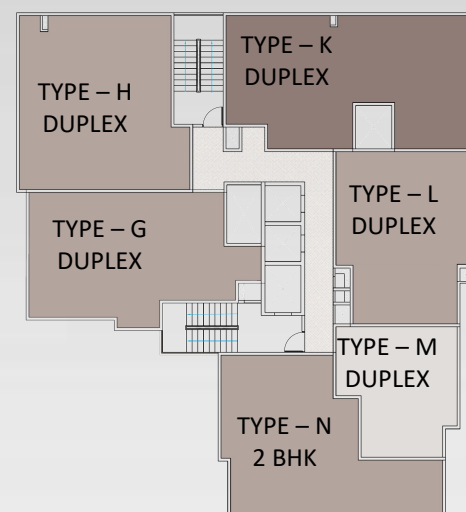
TYPICAL FLOOR (2ND TO 9TH)



10TH & 11TH FLOOR



12TH & 13TH FLOOR



SPECIFICATIONS

➤ **Structure:**

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

➤ **Flooring :**

- Vitrified tiles for living, dining ,kitchen & all Bedrooms
- Anti skid Ceramic tiles in Toilet and Balcony

➤ **Kitchen :**

- Granite top & single bowl 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 :**

- Wall Mounted EWC and Wall Hung Washbasin
- Reputed make C.P fittings
- Provision for geyser and Exhaust fan in toilets
- Glazed Ceramic tiles for Dadoing up to 7 feet height

➤ **Doors :**

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

➤ **Windows :**

- UPVC windows with glazed shutters and provision for mosquito mesh

➤ **Electrical :**

- Modular switches
- Independent EB meter of approved make
- Good quality concealed copper wiring of approved make
- Washing Machine point.

➤ **Generator :**

- Generator backup for elevator, common lighting, Water pumps
- Generator back up for Apartment through limiter switch (0.5KW)

➤ **Paint :**

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

➤ **Elevator :**

- Reputed make Lifts of suitable size and capacity

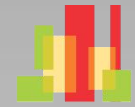
➤ **Water Supply :**

- Bore well water supply / Municipal water supply if available

➤ **Air Conditioning :**

- Provision for fixing AC in Master Bedroom

AMENITIES

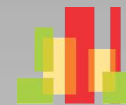


SOWPARNIKA
Delivering Happiness

ISTA

1. Children's Play Area
2. Visitors Lounge.
3. Recreation Area .
4. Adult's pool at terrace.
5. Kid's pool at terrace.
6. 24 Hrs. Power backup for common area and 0.5 KVA for apartments through limiter switch.
7. Round the clock security.
8. Waste Management System.
9. Intercom to Apartment from Security Cabin through service provider.
10. Sewage treatment plan (STP).
11. CCTV in lobby.
12. Covered car parking.
13. Rain water harvesting.

VIEW

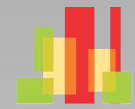


SOWPARNIKA
Delivering Happiness

ISTA



NIGHT VIEW

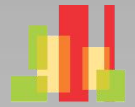


SOWPARNIKA
Delivering Happiness

ISTA



MASTER PLAN



SOWPARNIKA
Delivering Happiness

ISTA



Delivering Happiness



10TH & 11TH FLOOR PLAN



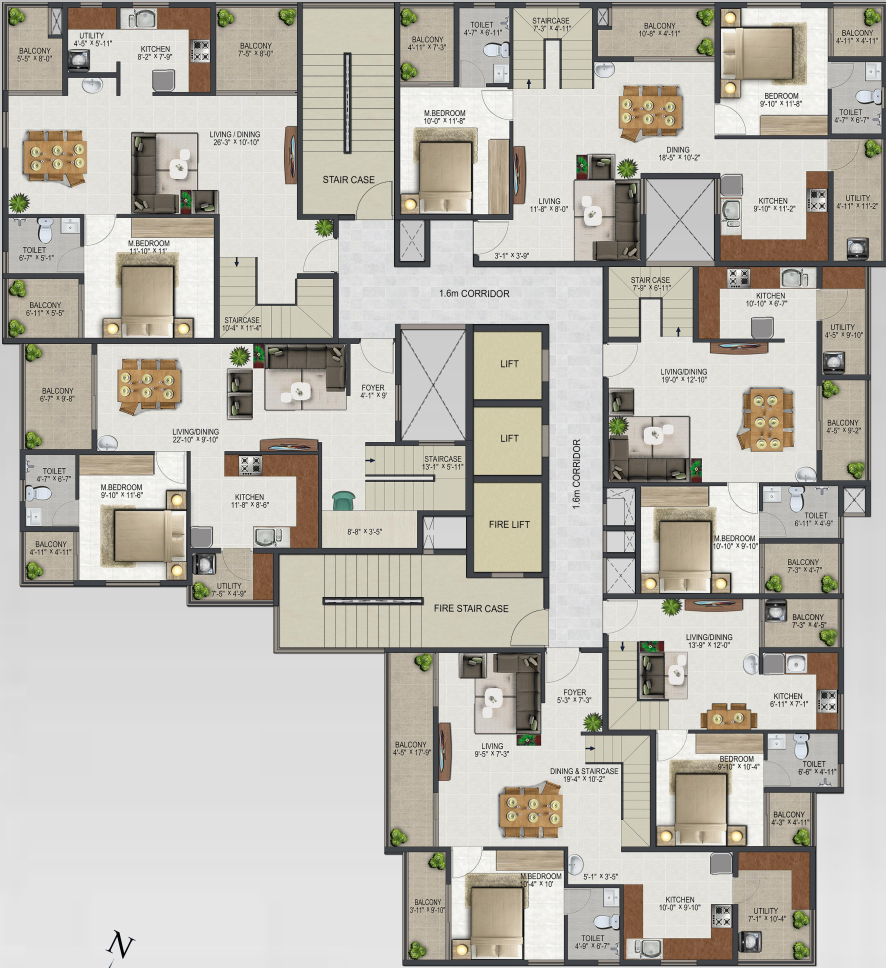
10TH FLOOR PLAN



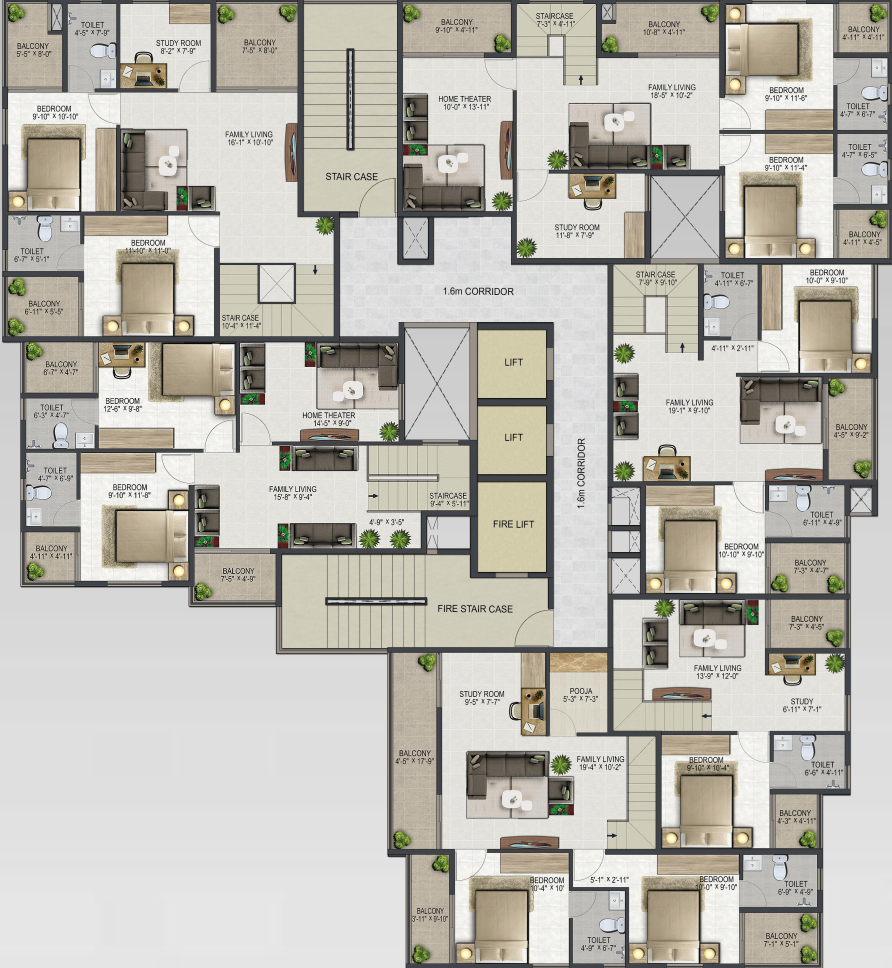
11TH FLOOR PLAN



12TH & 13TH FLOOR PLAN



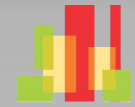
12TH FLOOR PLAN



13TH FLOOR PLAN

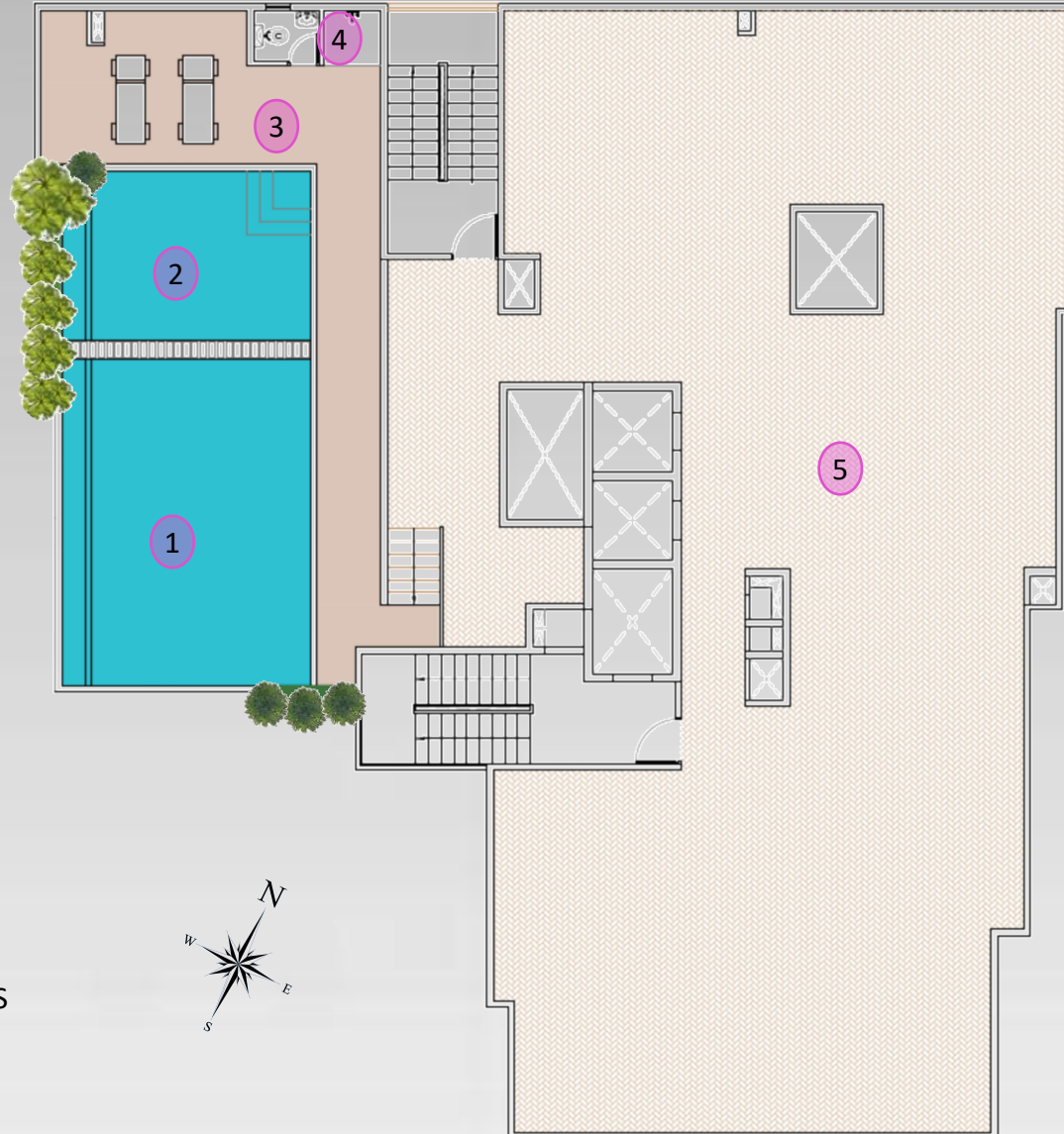


TERRACE FLOOR PLAN



SOWPARNIKA
Delivering Happiness

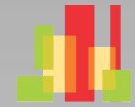
ISTA



LEGEND :-

1. ADULTS POOL
2. KIDS POOL
3. DECK AREA
4. CHANGE ROOMS
5. OPEN TERRACE

UNITS



SOWPARNIKA
Delivering Happiness

ISTA



NORTH FACING

TYPE : 2 BHK

FLAT NO. : A

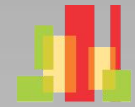
SALEABLE AREA : 1161 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



UNITS



SOWPARNIKA
Delivering Happiness

ISTA



ENTRY

EAST FACING

TYPE : 2 BHK

FLAT NO. : B

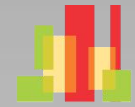
SALEABLE AREA : 1258 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



UNITS



SOWPARNIKA
Delivering Happiness

ISTA



ENTRY

WEST FACING

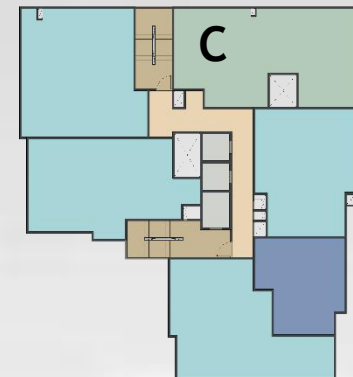
TYPE : 3 BHK

FLAT NO. : C

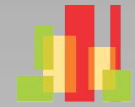
SALEABLE AREA : 1410 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



UNITS



SOWPARNIKA
Delivering Happiness

ISTA



WEST FACING

TYPE : 2 BHK

FLAT NO. : D

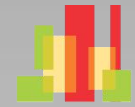
SALEABLE AREA : 984 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



UNITS



SOWPARNIKA
Delivering Happiness

ISTA



WEST FACING

TYPE : 1 BHK

FLAT NO. : E

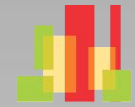
SALEABLE AREA : 632 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



UNITS



SOWPARNIKA
Delivering Happiness

ISTA



NORTH FACING

TYPE : 2 BHK

FLAT NO. : F

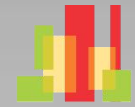
SALEABLE AREA : 1167 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA



NORTH FACING

TYPE : DUPLEX

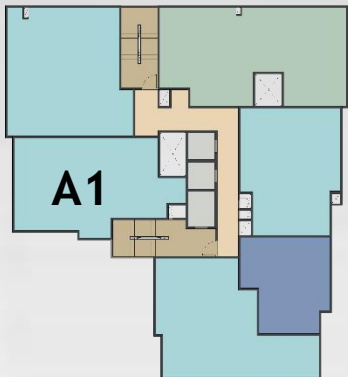
FLAT NO. : A1

SALEABLE AREA : 2320 Sq.ft

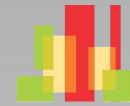
FLOORS: 10th to 11th



KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA

ENTRY



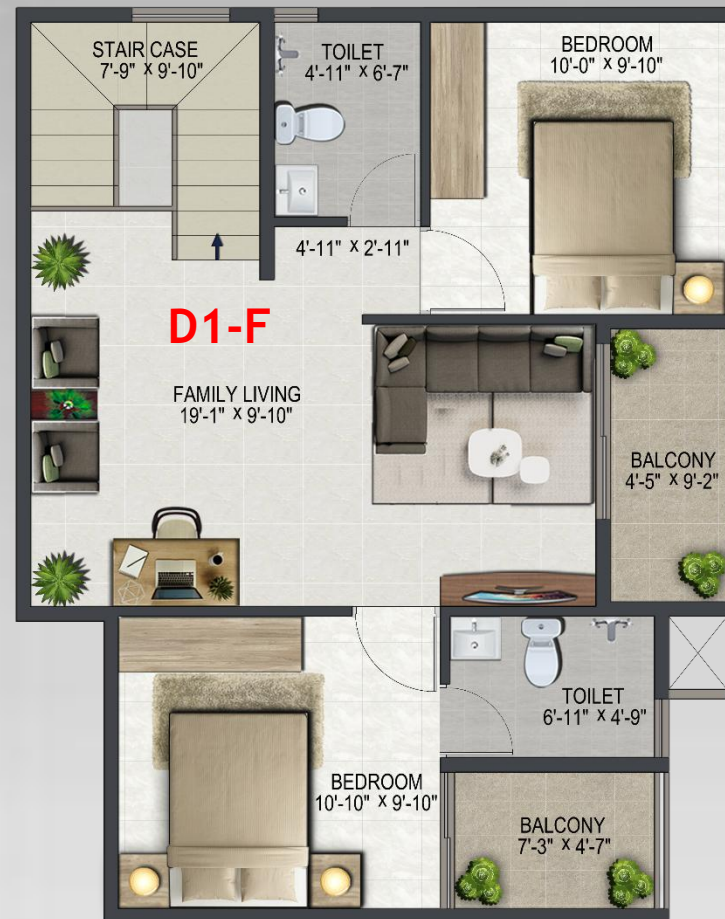
WEST FACING

TYPE : DUPLEX

FLAT NO. : D1

SALEABLE AREA : 1966 Sq.ft

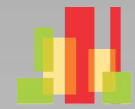
FLOORS: 10TH & 11th



KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA



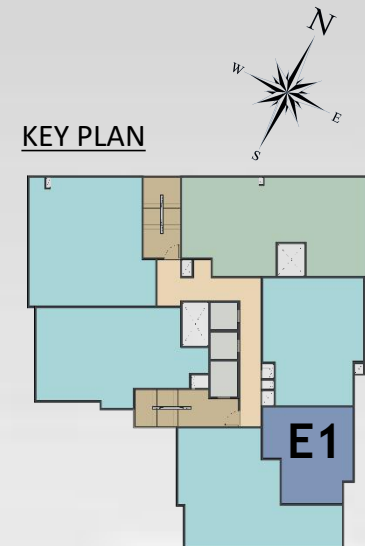
WEST FACING

TYPE : DUPLEX

FLAT NO. : E1

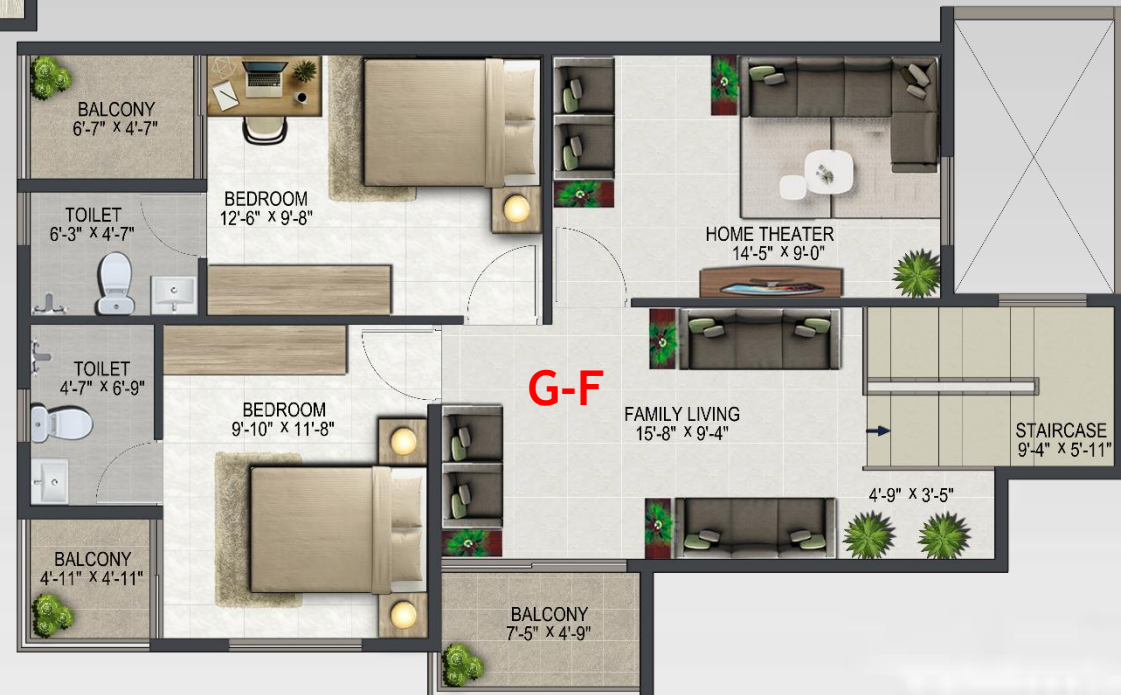
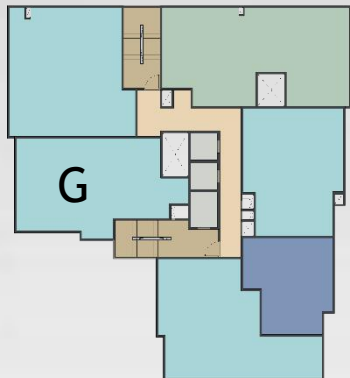
SALEABLE AREA : 1263 Sq.ft

FLOORS: 10TH & 11th

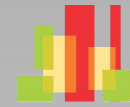


ISTA

FLOORS: 12TH & 13TH



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA



ENTRY

EAST FACING

TYPE : DUPLEX

FLAT NO. : H

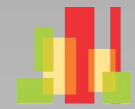
SALEABLE AREA : 2514 Sq.ft

FLOORS: 12th to 13th

KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA

WEST FACING

TYPE : DUPLEX

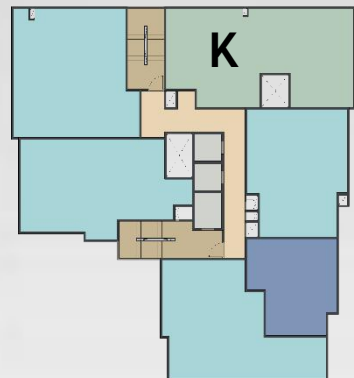
FLAT NO. : K

SALEABLE AREA : 2798 Sq.ft

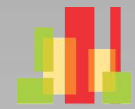
FLOORS: 12th to 13th



KEY PLAN



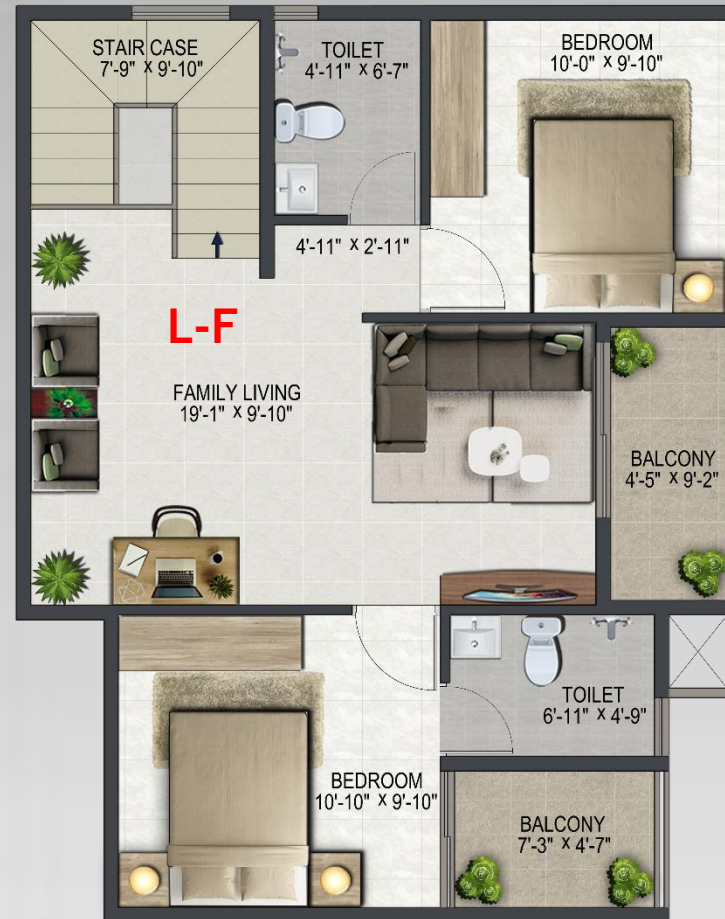
DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA

ENTRY



WEST FACING

TYPE : DUPLEX

FLAT NO. : L

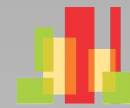
SALEABLE AREA : 1966 Sq.ft

FLOORS: 12th & 13th

KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA



WEST FACING

TYPE : DUPLEX

FLAT NO. : M

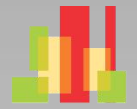
SALEABLE AREA : 1263 Sq.ft

FLOORS: 12th & 13th

KEY PLAN



DUPLEX



SOWPARNIKA
Delivering Happiness

ISTA

ENTRY



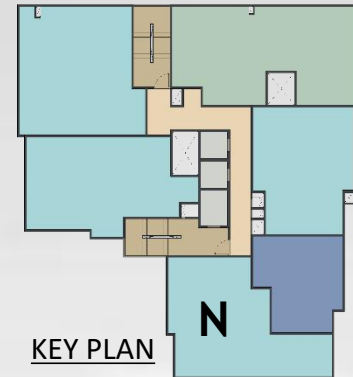
NORTH FACING

TYPE : DUPLEX

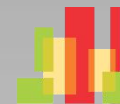
FLAT NO. : N

SALEABLE AREA : 2339 Sq.ft

FLOORS: 12th to 13th



KEY PLAN



SOWPARNIKA
Delivering Happiness

ISTA

THANK YOU