



**SOWPARNIKA**  
Delivering Happiness



**POSITIVEHOMES**  
**JAZZMYNA**  
Kunnamangalam, Calicut

Redefine luxury in a smart way!

## We Deliver Happiness. Everyday.

Sowparnika is not just any other real estate company. It is probably the first to bring the concept of Lean Six Sigma across all the processes in the company. Which means you'll get your projects delivered on time. You will get better value considering that we maximise efficiencies and we pass the benefits on to our customers. At Sowparnika we believe in sensible pricing.

Our commitment is based on the strongly grounded principles of Transparency, Customer Satisfaction and Teamwork. We have 6000+ satisfied customers, 35+ completed projects, 35+ ongoing projects, 50+ lakh Sq.ft developed, 50+ lakh Sq.ft under development and a strong presence in 3 states namely Karnataka, Tamil Nadu and Kerala. And we have only just begun.

## Live Luxury. Spend Economy.

When the world is jostling for space, we have realised the need to design homes that are efficient without compromising on luxuries that are the norm today for good living.

So was born Jazzmyna, Kunnamangalam, Calicut. Designed for comfort, equipped with the finest of brands. We have 1.5, 2 and 3 BHK. Different sizes to suit different needs. Whatever the size you choose, it will change the way you look at living.

## You are where everyone wants to be

Apart from being next to IIM Kozhikode, Sowparnika Jazzmyna is very close to major institutions such as NIIT, Silver Hills school, Devagiri college & School and Nirmala Hospital. National highway 212 is just 100 meter away, which makes it easily accessible at any point of time making your daily commute simple and easy. That's why we call it POSITIVE Location.

## Specifications

### Structure:

RCC framed structure with concrete block masonry.

### Flooring:

SOMANY / RAK or equivalent make vitrified tiles for living, dining, kitchen and all bedrooms.

SOMANY / RAK or equivalent make anti-skid ceramic tiles in toilet & balcony.

### Kitchen:

Granite top & single bowl FUTURA or equivalent make 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 / SOMANY or equivalent make sanitary ware - Floor mounted WC and washbasin.  
Jaquar or equivalent make 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 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 mosquitos 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 elevator, common lighting, water pumps.  
Generator backup for apartment through limiter switch (0.5kW).

**Paint:**

Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian paints or equivalent make.  
External - 1 coat external primer & 2 coats of external paint (Asian paints or equivalent make)

**Elevator:**

Schindler / Johnson lifts or equivalent make.

**Water Supply:**

Borewell / Municipal water supply if available.

**Air Conditioning:**

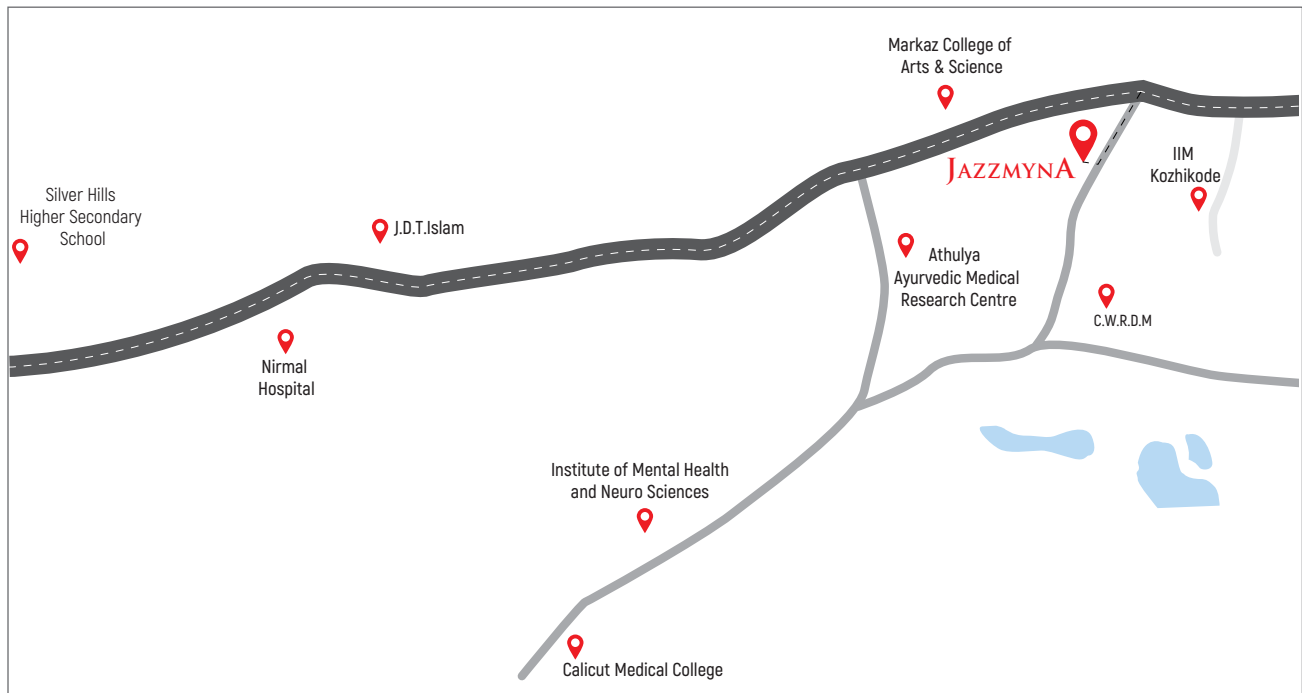
Provision for fixing AC in master bedroom.

## Amenities & Facilities

- Health Club with Gym.
- Clubhouse with Multipurpose Hall and Indoor Games.
- Children's Play Area.
- Landscaped Garden.
- 24 hrs Power backup for common area and 0.5kW for the apartment through limiter switch.
- Round the clock security.
- Waste Management System.
- Wi-Fi enabled through service provider.
- Intercom to the apartment from security cabin through a service provider.
- Sewer Treatment Plant (STP).
- Lifts of reputed make.
- Transformer yard.
- Covered car parking.
- Rainwater Harvesting.
- Visitors Lobby.
- On-call maintenance.



## Location Map



## Key Locations

- Markaz Arts College
- Silver Hills Higher Secondary School
- Markaz High School
- J.D.T.Islam
- Nirmala Hospital
- Kozhikode Medical College
- Institute of Mental Health and Neuro Sciences
- Athulya Ayurvedic Medical Research Centre
- I.I.M Kozhikode
- C.W.R.D.M
- State Bank Of India
- ICICI Bank
- Hindustan Petroleum
- Kunnamangalam Bankers
- Kunnamangalam Bus Stand





# JAZZMYNA



## First Floor Plan






Type of Units	No of Units
1.5 BHK	08
2 BHK	50
3 BHK	18





## Typical Floor Plan



Type of Units	No of Units
1.5 BHK 	08
2 BHK 	50
3 BHK 	18

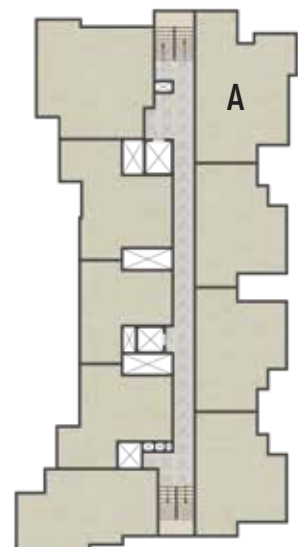


## Unit Plans

Type A : 3 BHK  
 Area : 1126 Sq.ft  
 Floors : 1st to 9th



Key Plan





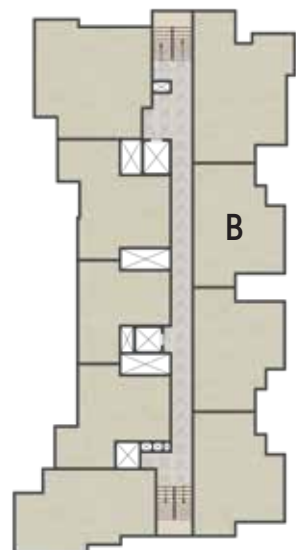
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## Unit Plans

Type B : 2 BHK  
Area : 855 Sq.ft  
Floors : 1st to 9th



Key Plan

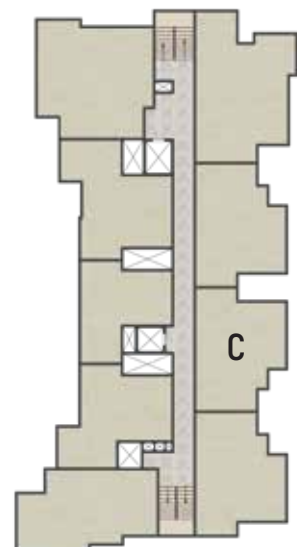


## Unit Plans

Type C : 2 BHK  
 Area : 855 Sq.ft  
 Floors : 2nd to 9th



Key Plan



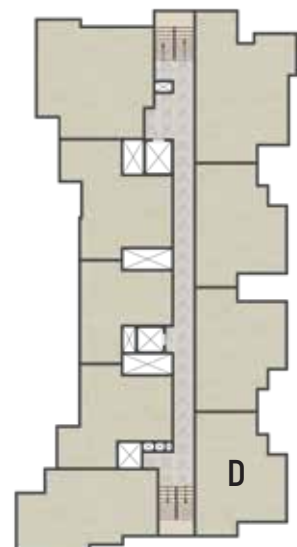
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## Unit Plans

Type D : 2 BHK  
Area : 855 Sq.ft  
Floors : 2nd to 9th



Key Plan





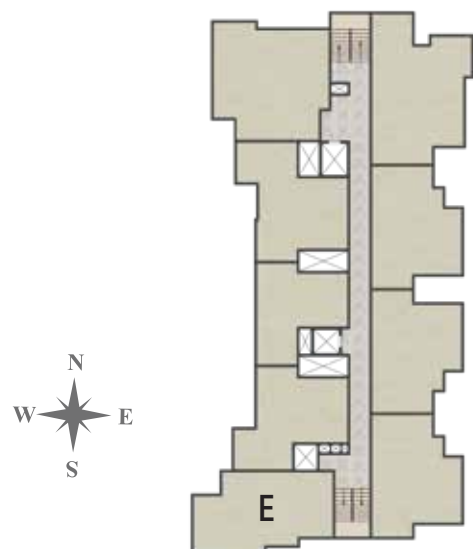
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## Unit Plans

Type E : 2 BHK  
Area : 917 Sq.ft  
Floors : 2nd to 9th



Key Plan

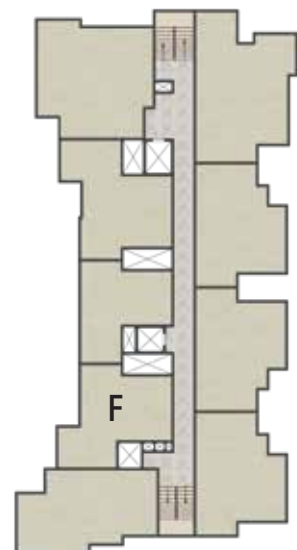


## Unit Plans

Type F : 2 BHK  
 Area : 749 Sq.ft  
 Floors : 2nd to 9th



Key Plan

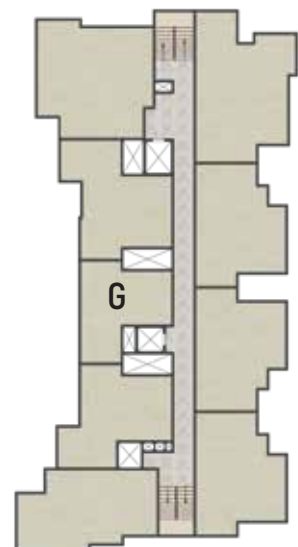


## Unit Plans

Type G : 1.5 BHK  
Area : 630 Sq.ft  
Floors : 2nd to 9th



Key Plan





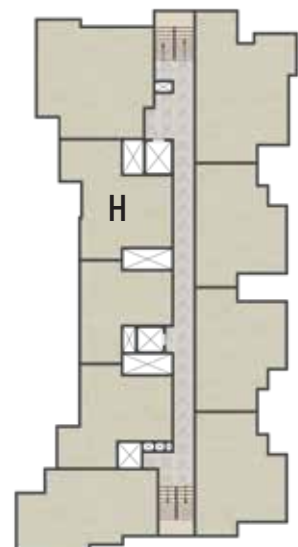
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## Unit Plans

Type H : 2 BHK  
Area : 840 Sq.ft  
Floors : 1st to 9th



Key Plan



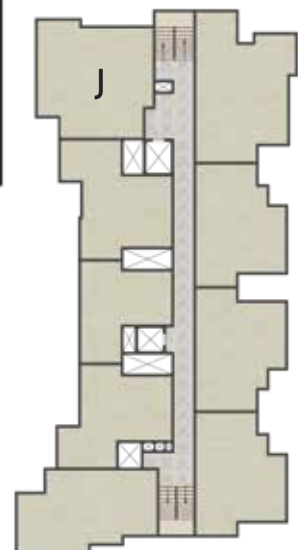
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## Unit Plans

Type J : 3 BHK  
Area : 1117 Sq.ft  
Floors : 1st to 9th



Key Plan



## INDRAPRASTHA



Whitefield, Bangalore

## UNNATHI



Attibele, Bangalore

## NEELAM



Thrikkannapuram, Trivandrum

## SPANDAN



GN Mills, Coimbatore



## Sowparnika Projects - Kerala



Sowparnika Valle  
Kottayam



Sowparnika Elania  
Changanassery



Sowparnika Natura  
Thrissur



Sowparnika Atrium  
Cochin



Sowparnika Sudarsanam  
Guruvayur



Sowparnika Edifice  
Thrissur



Sowparnika Travancore Heights  
Changanassery



Sowparnika Cannary  
Changanassery



Sowparnika West Holmes  
Trivandrum



Sowparnika Grand Square  
Trivandrum



Sowparnika Highlands  
Trivandrum



Sowparnika Seychelles  
Trivandrum



Sowparnika Sandal Tower  
Trivandrum



Sowparnika Navarathinam Pearl  
Trivandrum



Sowparnika Shirdi  
Trivandrum



Sowparnika Shirdi Phase-2  
Trivandrum



Sowparnika City Crown  
Trivandrum



Sowparnika River View Garden  
Trivandrum



Sowparnika Regal  
Trivandrum



Sowparnika Surya Kiran  
Trivandrum



Sowparnika Promenade Square  
Trivandrum



Sowparnika Bhavani  
Trivandrum



## Value Creation

Turnkey Delivery - From Design to Execution

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



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



ET Now



ET Now



NDTV Profit Real Estate Award



Junior Chamber International  
Kottayam



Kerala Financial Corporation  
Trivandrum

[www.sowparnika.com](http://www.sowparnika.com)

**88800 11777**

Sowparnika Jazzmyna : Sy.No. 52/53, Near IIM Main Gate, Cherinchal Road,  
Kunnamangalam, Calicut - 673 570