



SOWPARNIKA
Delivering Happiness




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Delivering Happiness

RERA - TN/11/Building/0107/2019

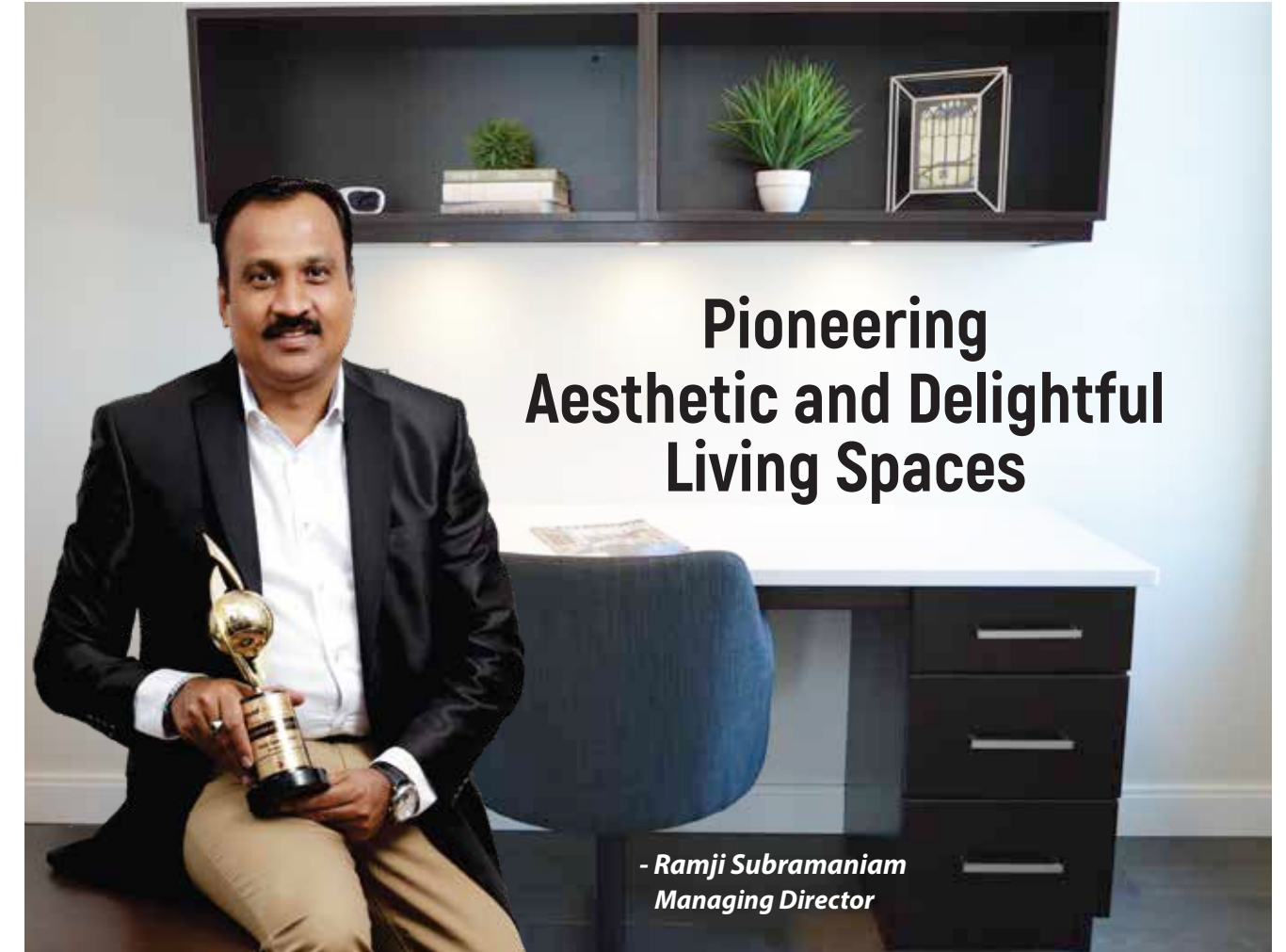
POSITIVEHOMES
SPANDAN
GN Mills, Coimbatore



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.



Pioneering Aesthetic and Delightful Living Spaces

- Ramji Subramaniam
Managing Director



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

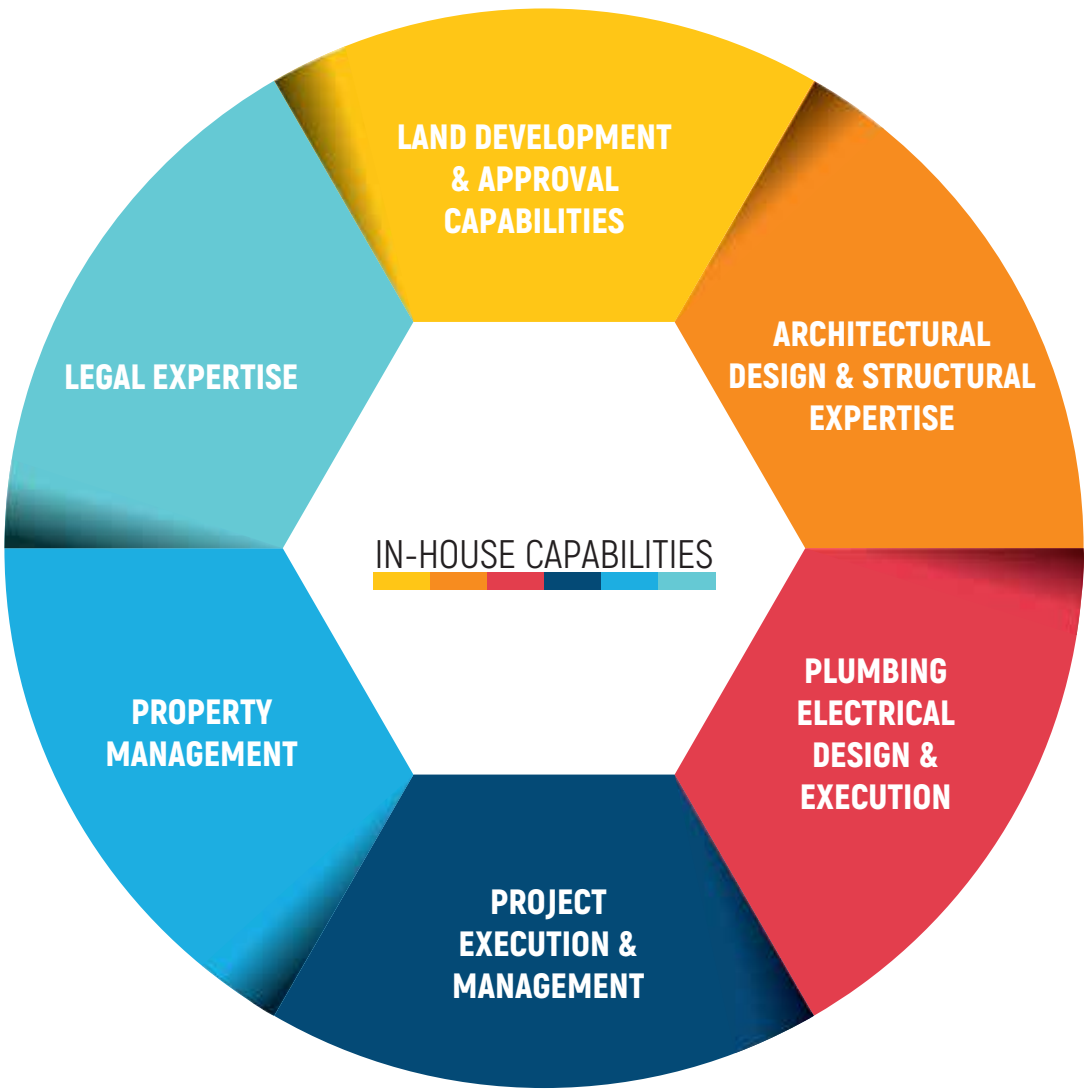
Key Differentiators

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

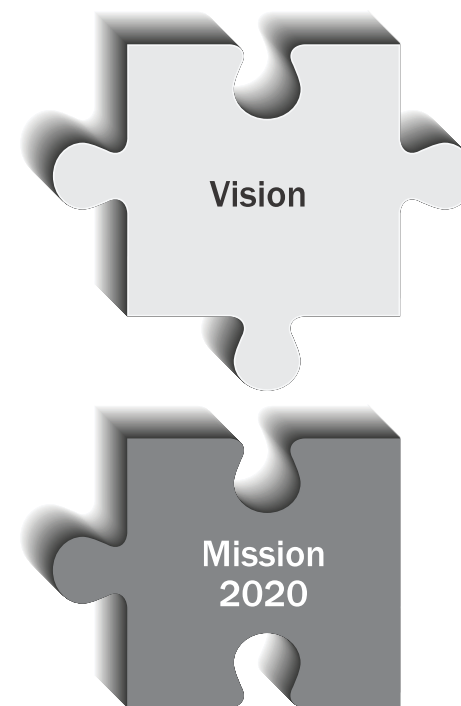


Vision

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 a 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 the 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 on safety.

60000+

**SATISFIED
CUSTOMERS**

35+

**COMPLETED
PROJECTS**

35+

**ONGOING
PROJECTS**

50+

**LAKH SQ. FT.
DEVELOPED**

50+

**LAKH SQ. FT.
UNDER DEVELOPMENT**

3

**STATES
PRESENCE**

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

Positive You

Project Summary

- **SPIPL** is launching its other **POSITIVE HOMES** @ Coimbatore which is the Manchester of South India.
- Spandan is a perfect blend of city and scenic life. It nestles away at a peaceful distance from the polluted air and traffic jams of the city.
- Spandan is planned on an area of approximately **2 acres** and it is intended to house **188** apartments.
- The size of the apartments varies from **1BHK, 2BHK and 3BHK** configuration with a lush green landscape, water body, kids play area, clubhouse and it is structured to meet the needs of everyone in the family.







Proximity

- SBI ATM
- Chandra Hyundai
- Texmo Industries
- Axis Bank
- Amrita Vidyalayam
- Kongu Gardens
- District Employment Office
- Radha Soami Satsang Beas
- Church Of Glory
- Thirumoolar Varmam Research And Therapy Centre
- Rajshree Ford
- Kalpana Multi Speciality Hospital
- SNS School and College
- Greenfield School

Site Analysis



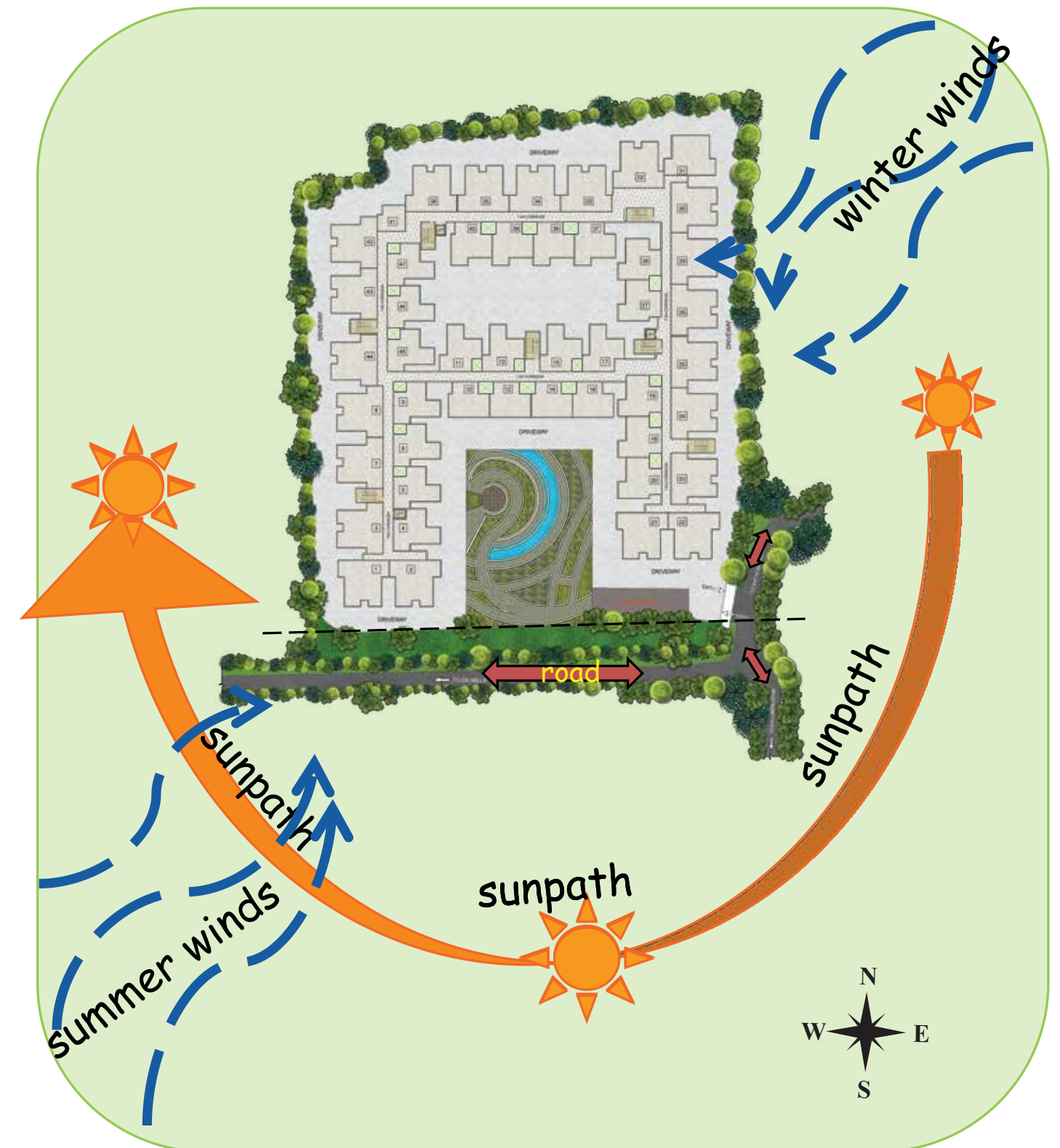
Visualization of Site Analysis

Ever wonder how the environment and natural surroundings will affect the design of a project?

Here is a sample of a typical site analysis we think through in the design process, and sometimes illustrate for the client.

The interplay of the building mass and natural features, such as trees, sun path, wind patterns, and the form of the land are important items to consider and can help ensure that the site is utilized to maximum advantage.

- As the site is in a rectangular shape, able to achieve the proper geometrical design.
- Also, the site is almost flat without any contours.
- The site is free from any high tension lines and Nala.



Master Plan

Legend

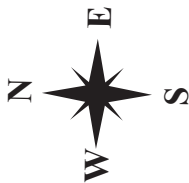
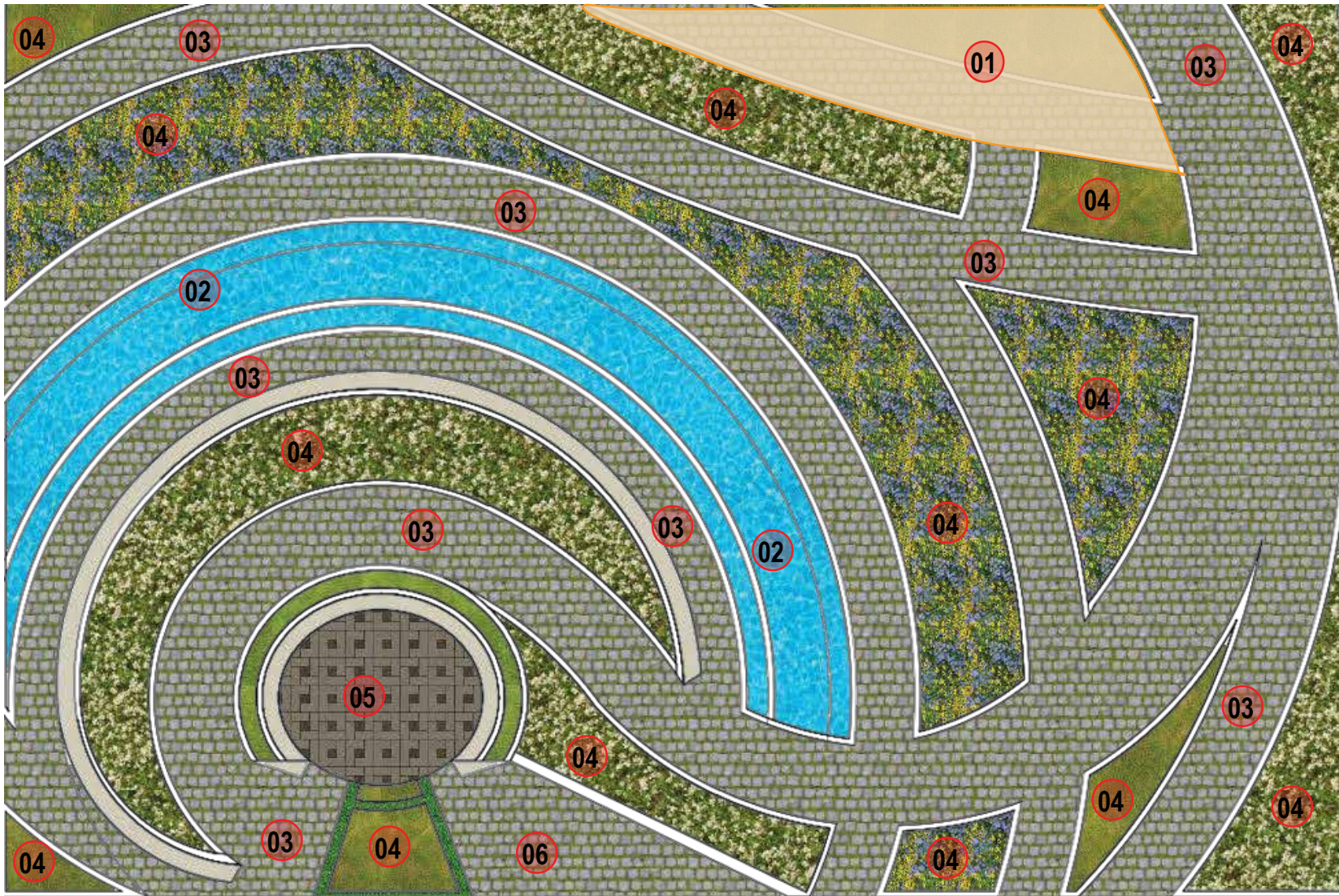
- 01. Entry / Exit Gateway & Security Cabin
- 02. Driveway
- 03. Transformer & DG Services
- 04. Kids Play Area
- 05. Water Cascade
- 06. Landscaped Garden
- 07. Pedestrian Walkways / Jogging Track
- 08. Sewage Treatment Plant (STP)
- 09. Road Widening Line



Amenities Plan

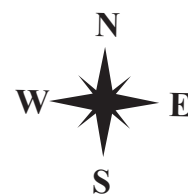
Legend

- 01. Kids Play Area
- 02. Water Cascade
- 03. Pedestrian Walkways/ Jogging Track
- 04. Landscaped Garden
- 05. Central Plaza
- 06. Reflexology



Design USPs

- * Zero Deviation Plan.
- * All the units are positioned for maximum light and breeze for energy efficiency.
- 3 BHK are premium units have been thoughtfully planned externally for direct ventilation and road view.
- Type 2 BHK units are beautifully designed to face the lush green landscaped garden with the water body.
- Type 2 BHK units are ideally designed around that large open to the sky in the center for light & air ventilation.



Project Highlights :

Site Area

: 8093.65 Sq.m (As per sanction)

Total No. Of Floors

: STILT + 4 TYPICAL FLOORS

Total No. Of Units

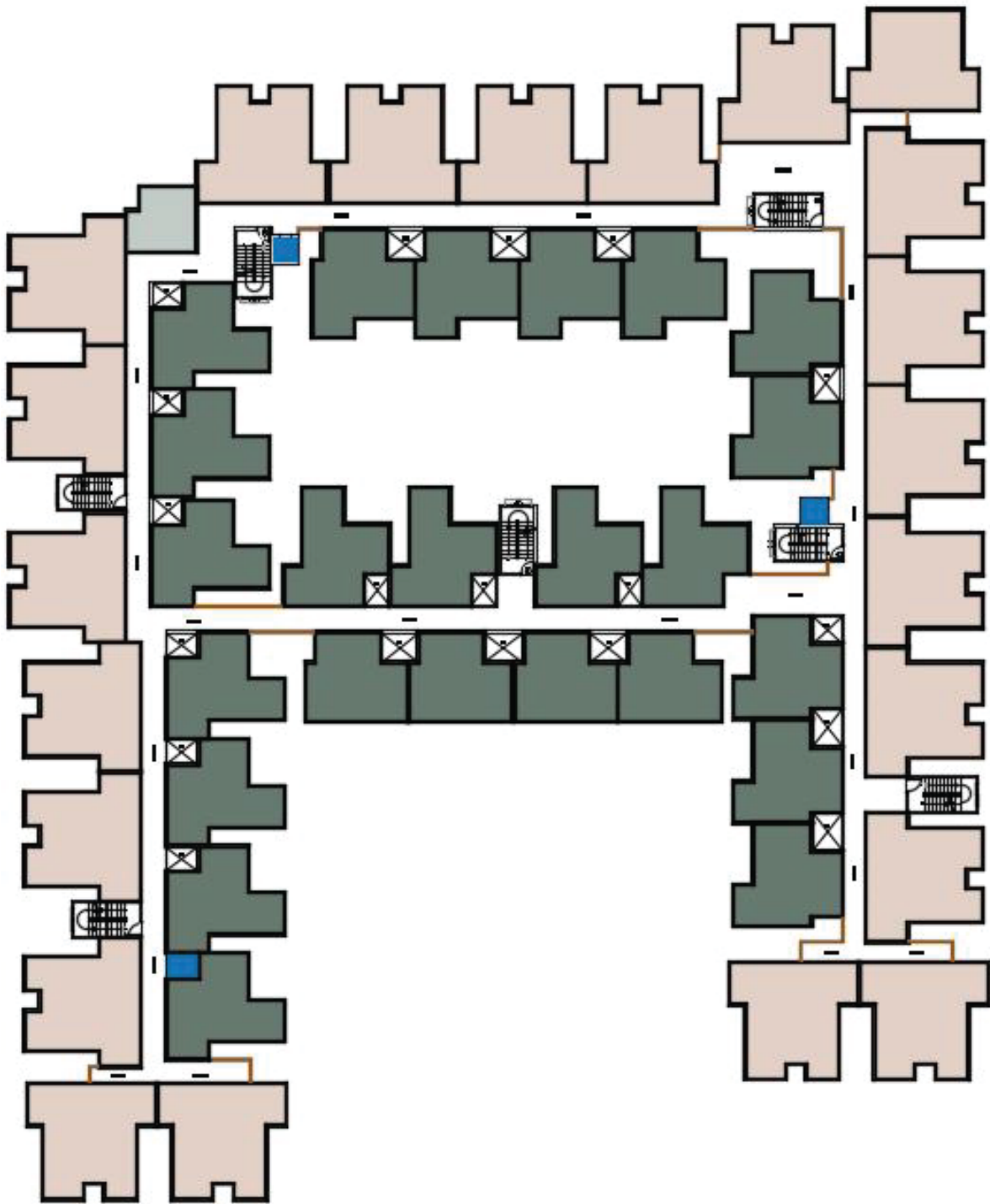
: 188 NOs

Types of Units	Units per Floor	Total Units	Saleable Area (Sq. ft.)	% of Units
1 BHK	01	04	394	2
2 BHK	24	96	738 - 822	51
3 BHK	22	88	1017 - 1128	47

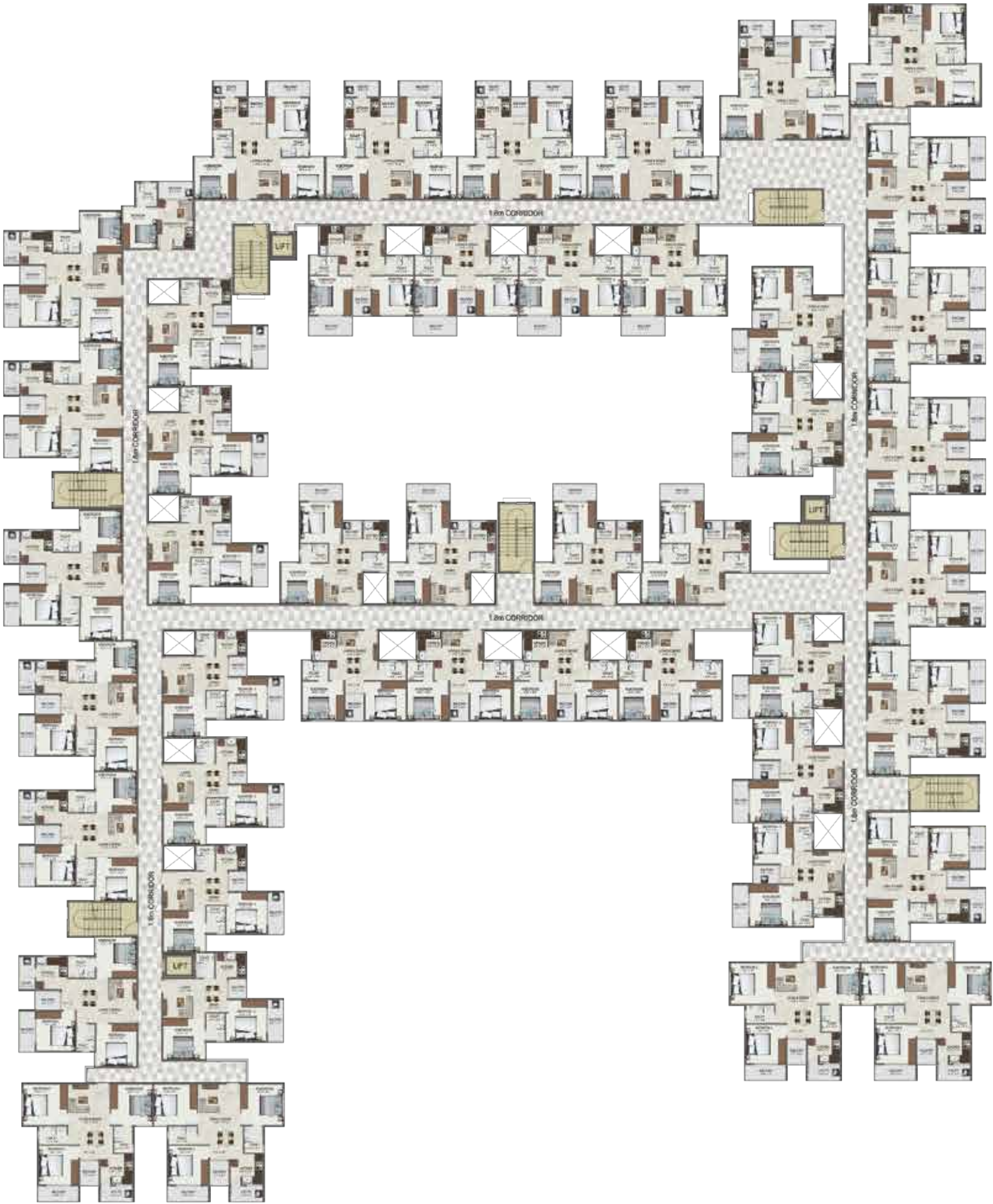
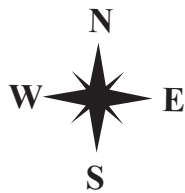
 Lift



KEY PLAN



Typical Floor Plan

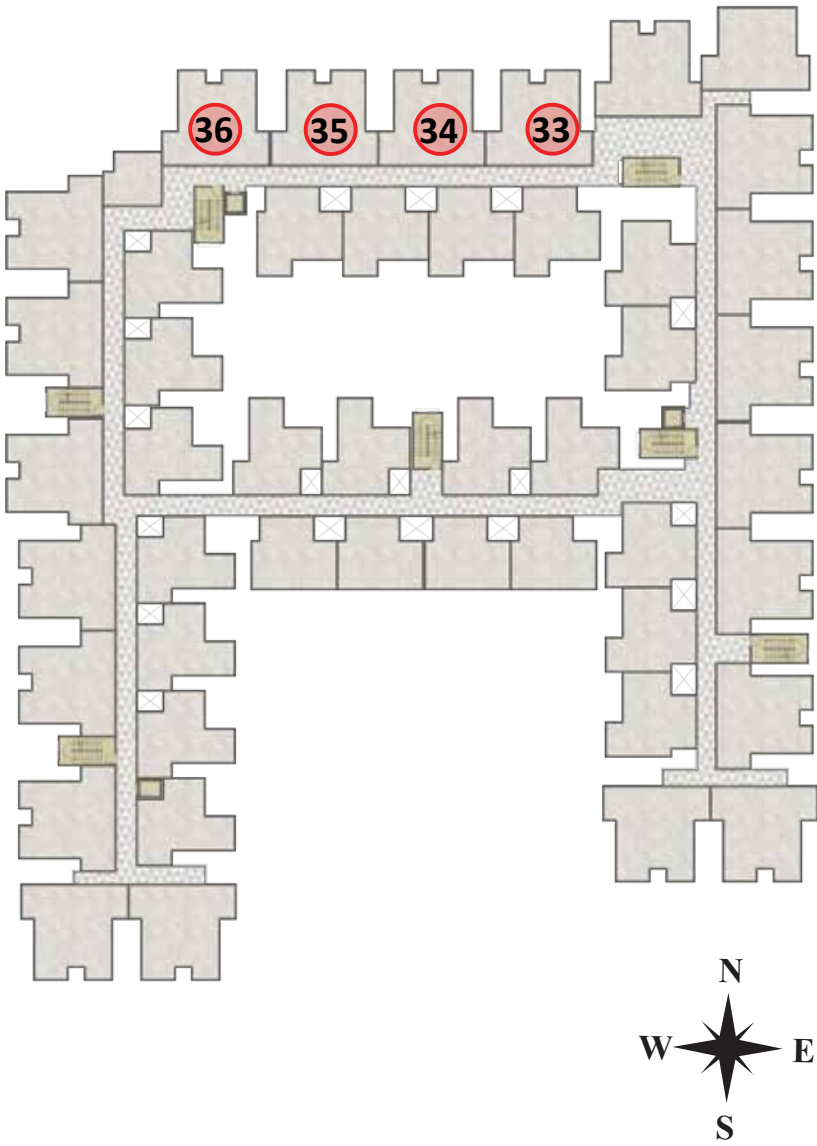


3 BHK



Type - A : 3 BHK
Unit Nos : 33, 34, 35, 36
Saleable Area : 1128 Sq.ft

KEY PLAN

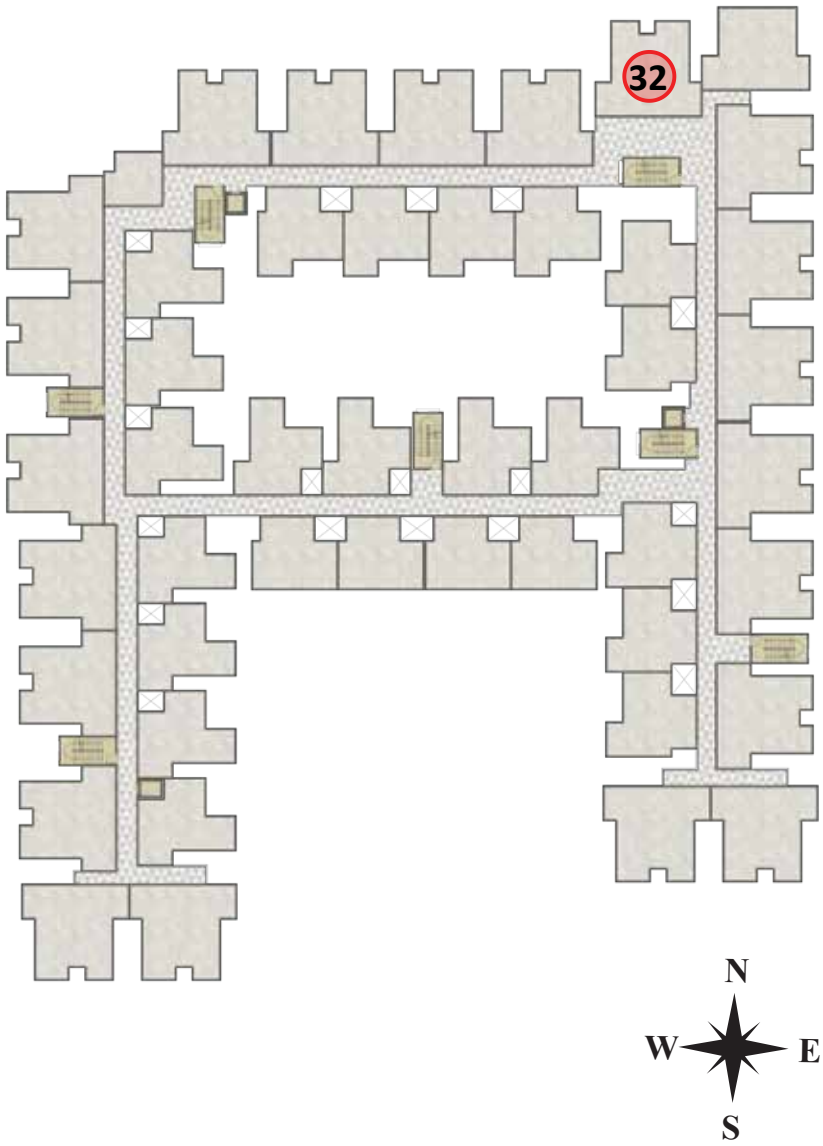


3 BHK



Type - A1 : 3 BHK
Unit Nos : 32
Saleable Area : 1127 Sq.ft

KEY PLAN

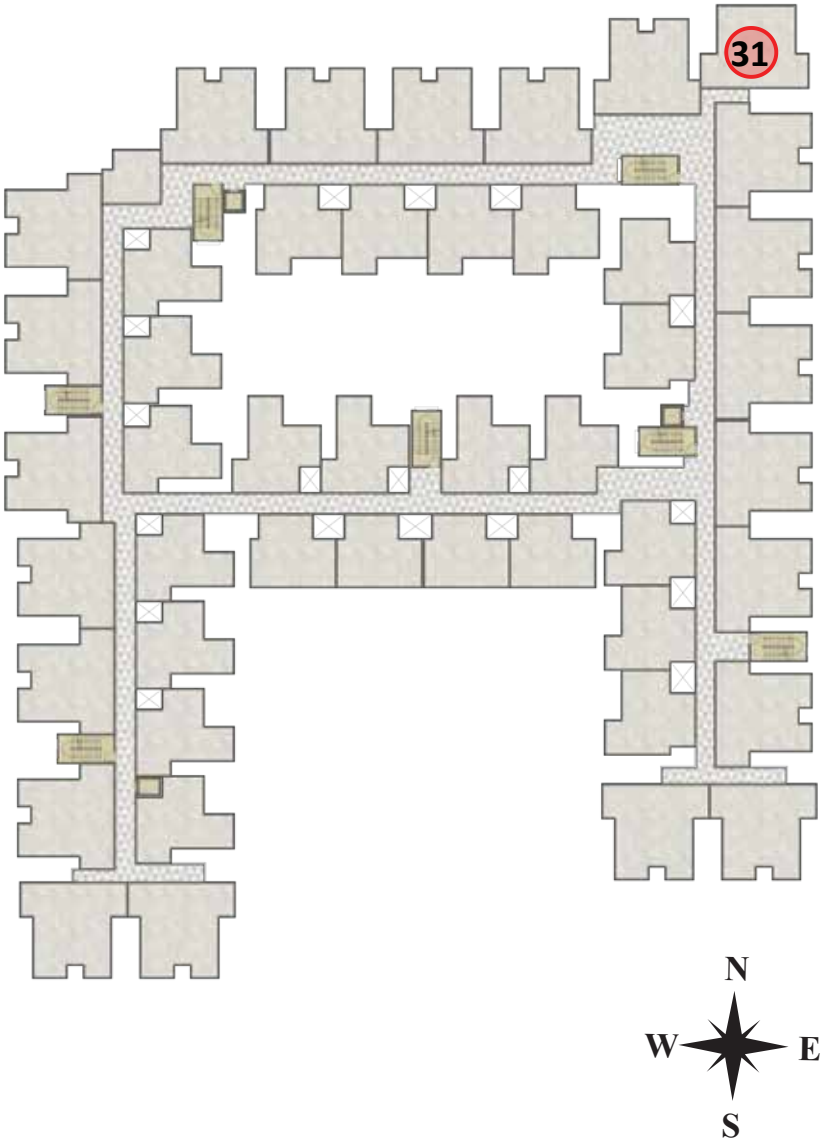


3 BHK

KEY PLAN



Type - B : 3 BHK
Unit Nos : 31
Saleable Area : 1017 Sq.ft

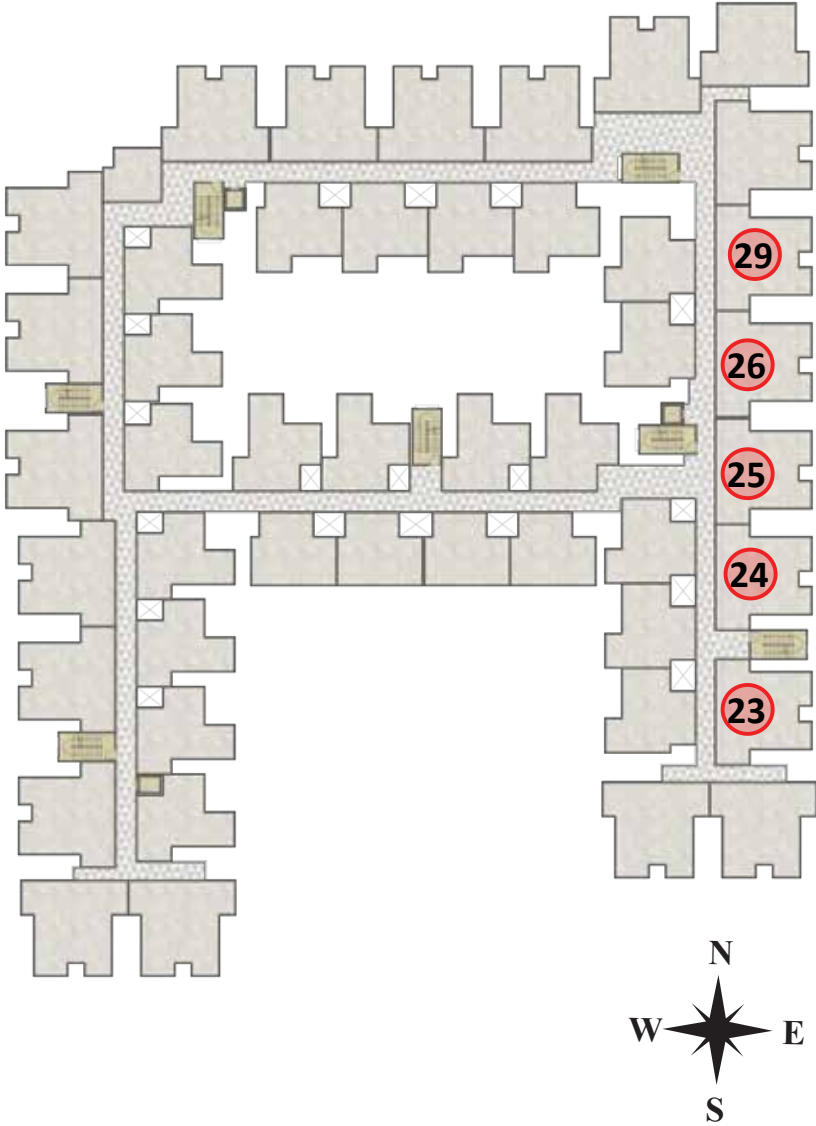


3 BHK



Type - D : 3 BHK
Unit Nos : 23, 24, 25, 26, 29
Saleable Area : 1124 Sq.ft

KEY PLAN

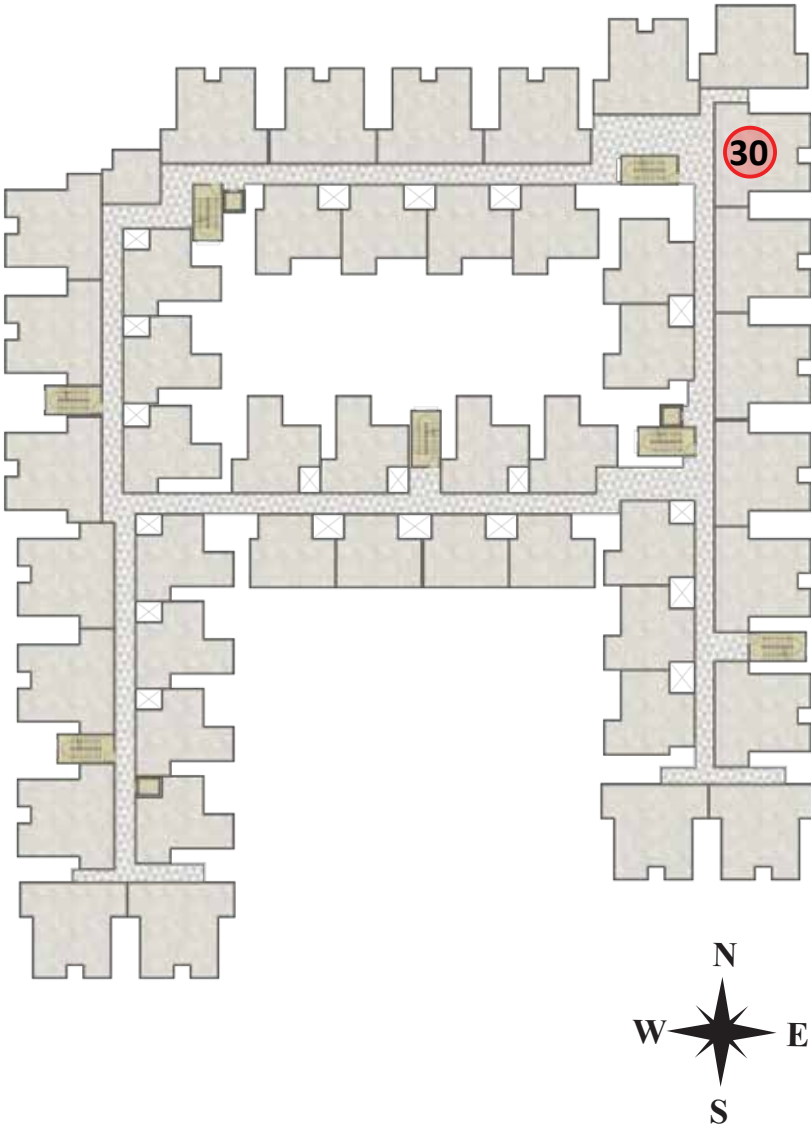


3 BHK



Type - D1 : 3 BHK
Unit Nos : 30
Saleable Area : 1116 Sq.ft

KEY PLAN

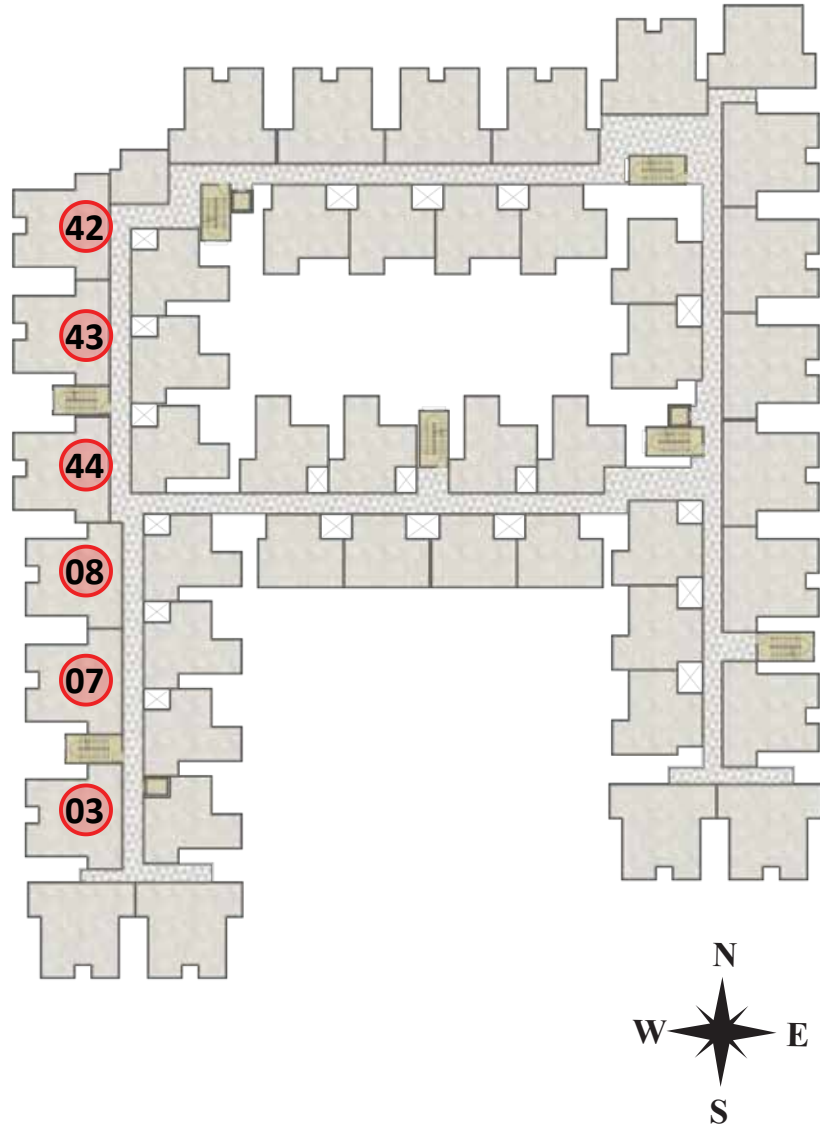


3 BHK



Type - F : 3 BHK
Unit Nos : 3, 7, 8, 42, 43, 44
Saleable Area : 1119 Sq.ft

KEY PLAN

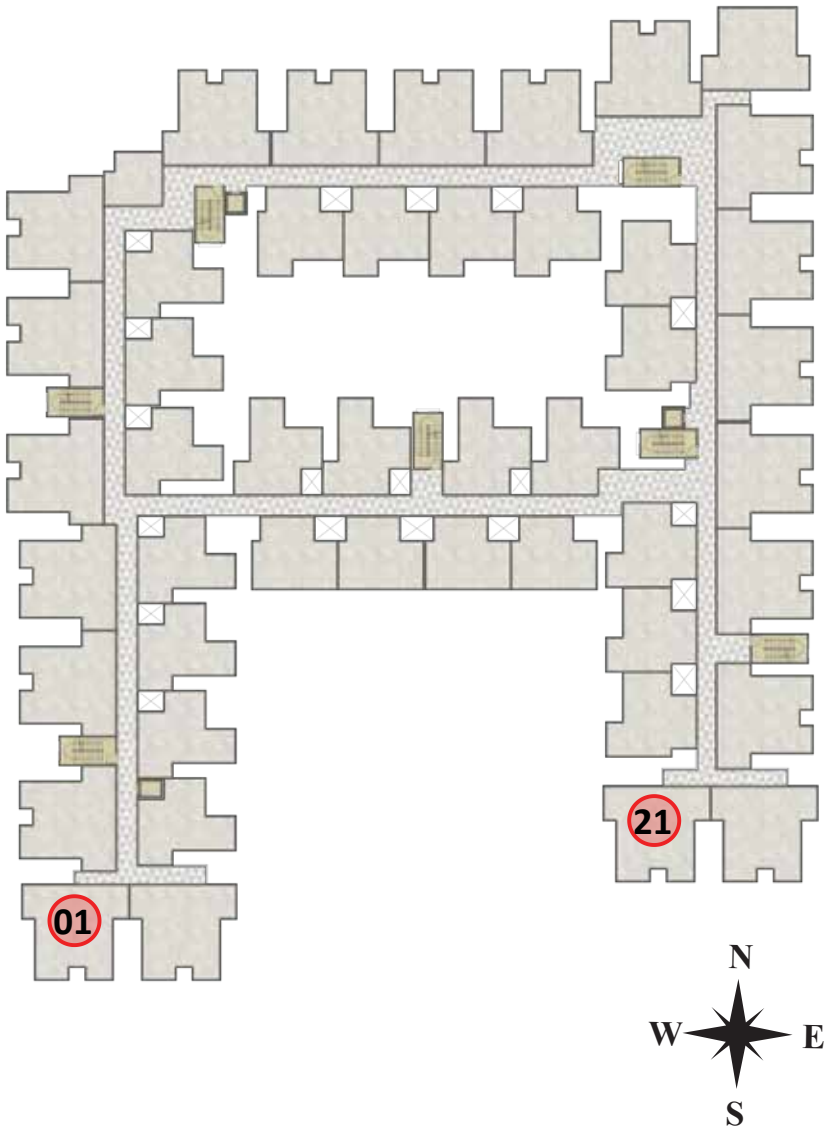


3 BHK

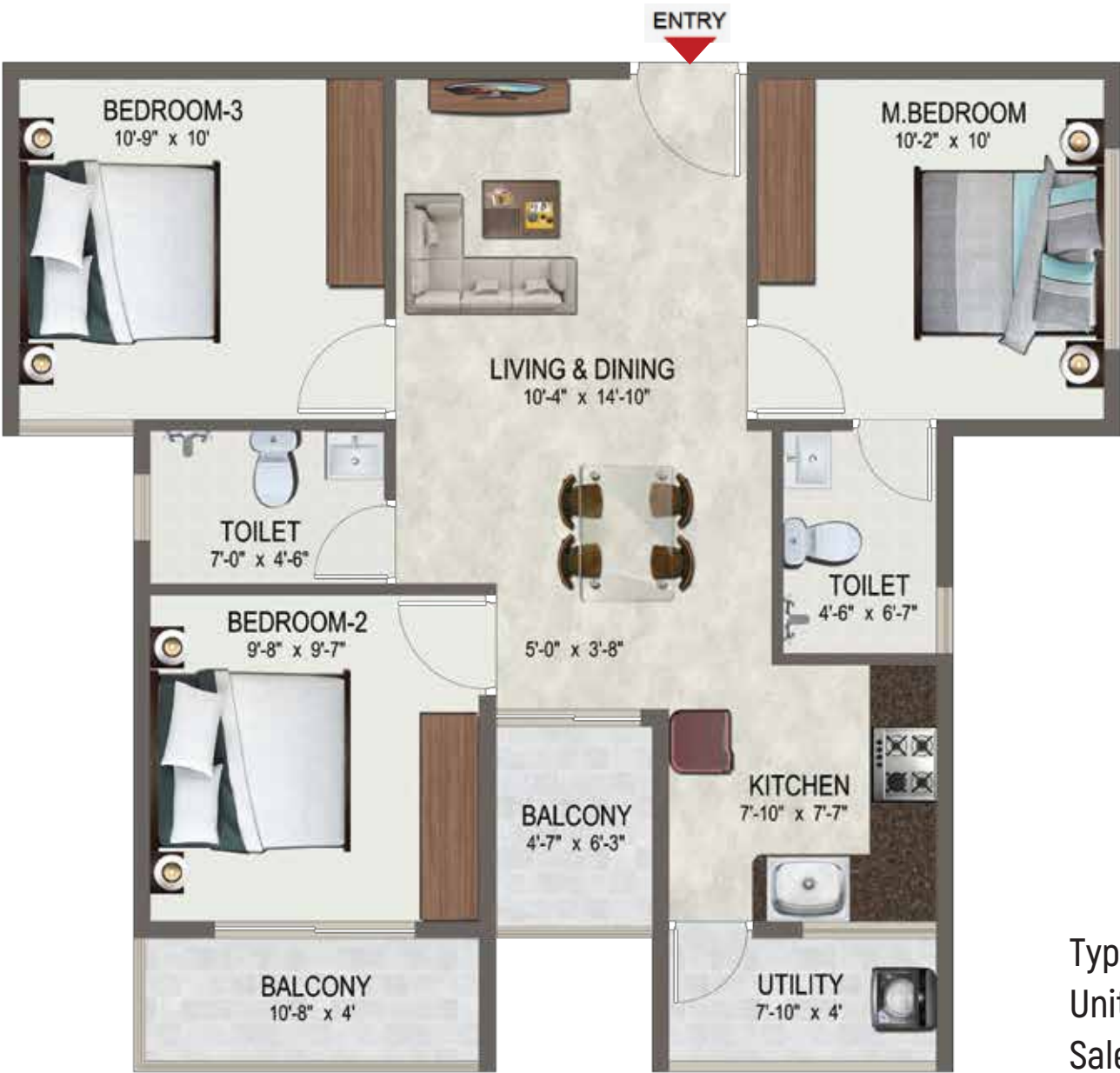


Type - G : 3 BHK
Unit Nos : 01, 21
Saleable Area: 1119 Sq.ft

KEY PLAN

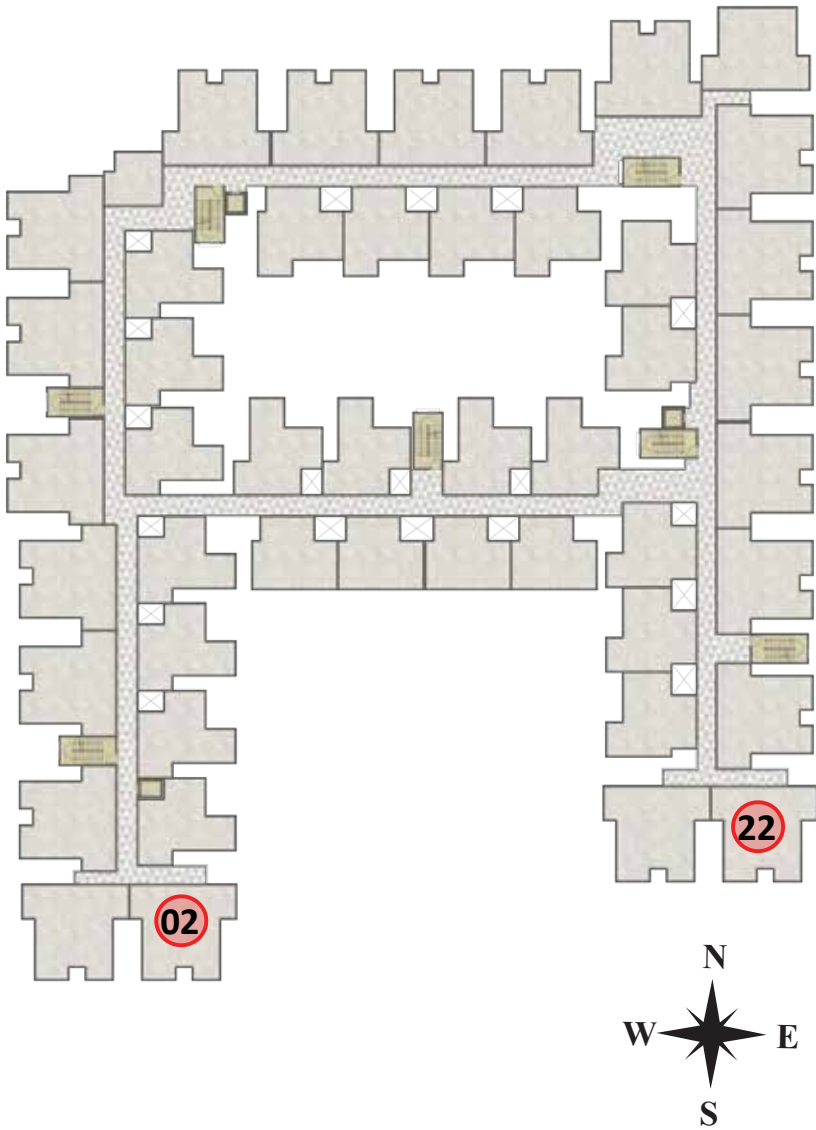


3 BHK



Type - G1 : 3 BHK
Unit Nos : 2, 22
Saleable Area : 1119 Sq.ft

KEY PLAN

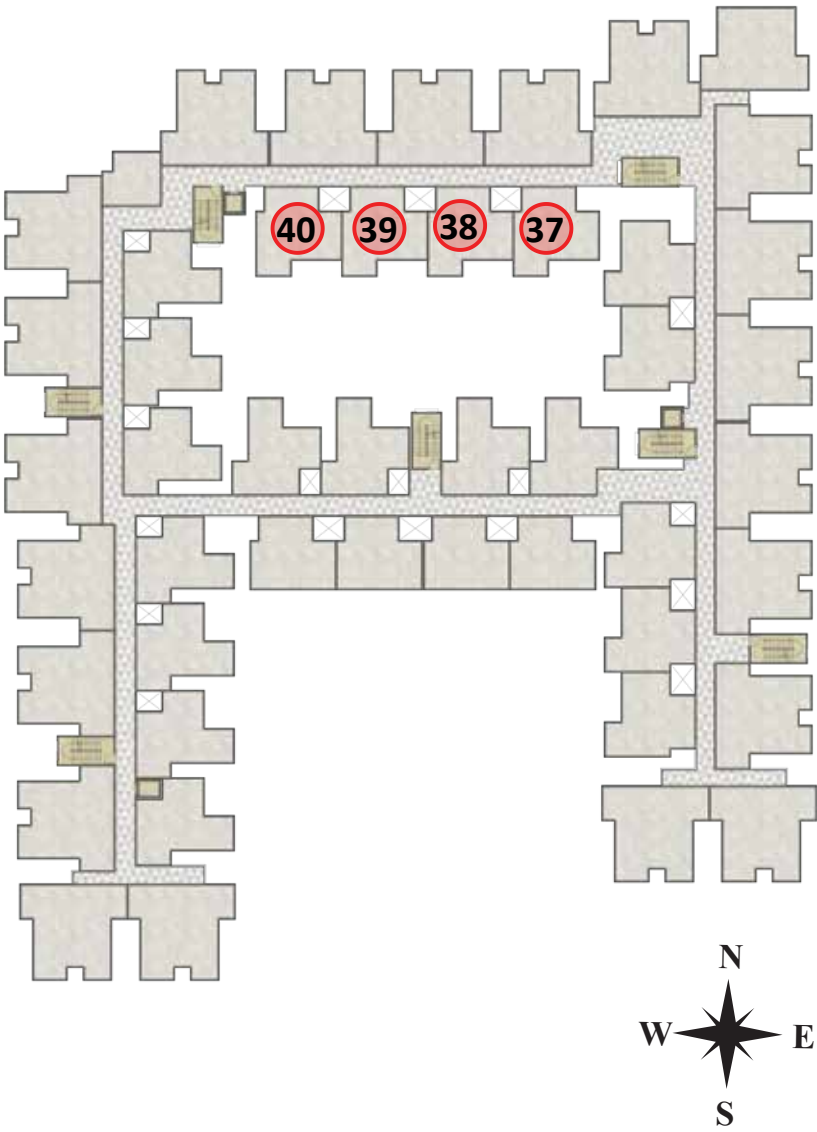


2 BHK



Type - C : 2 BHK
Unit Nos : 37, 38, 39, 40
Saleable Area : 822 Sq.ft

KEY PLAN

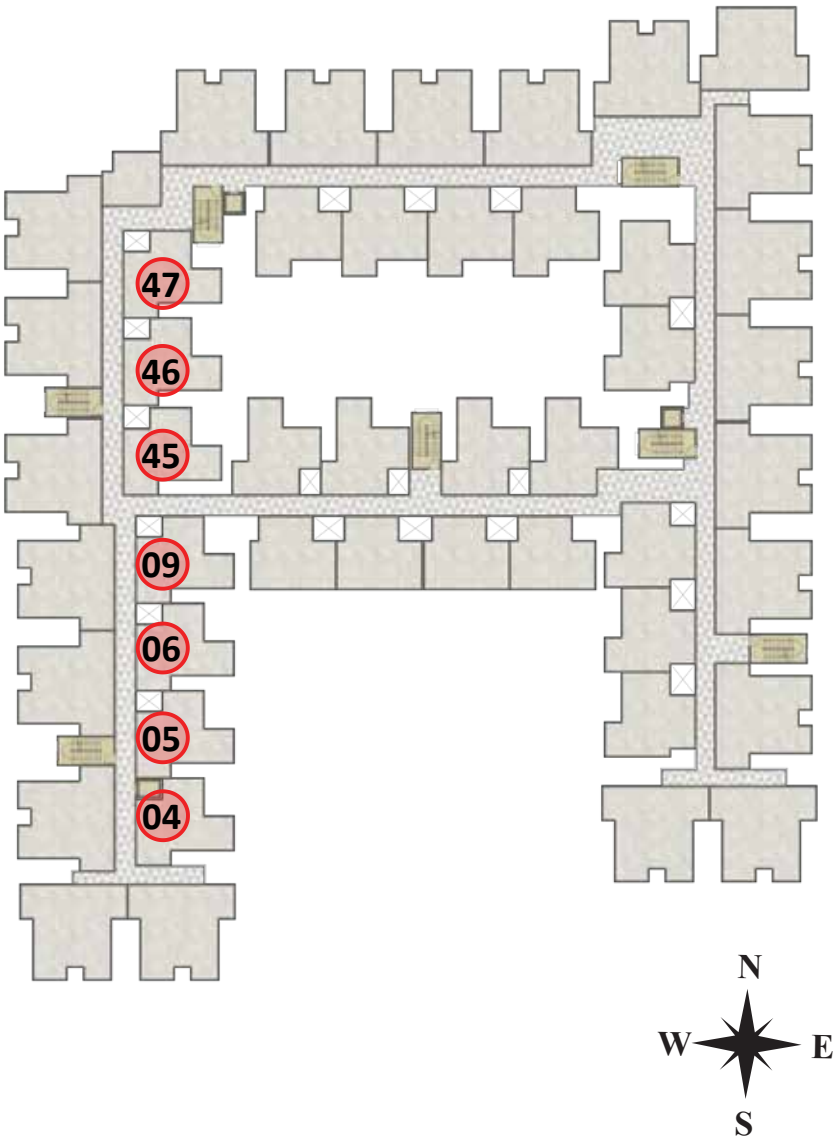


2 BHK



Type - E : 2 BHK
Unit Nos : 4, 5, 6, 9, 45, 46, 47
Saleable Area : 798 Sq.ft

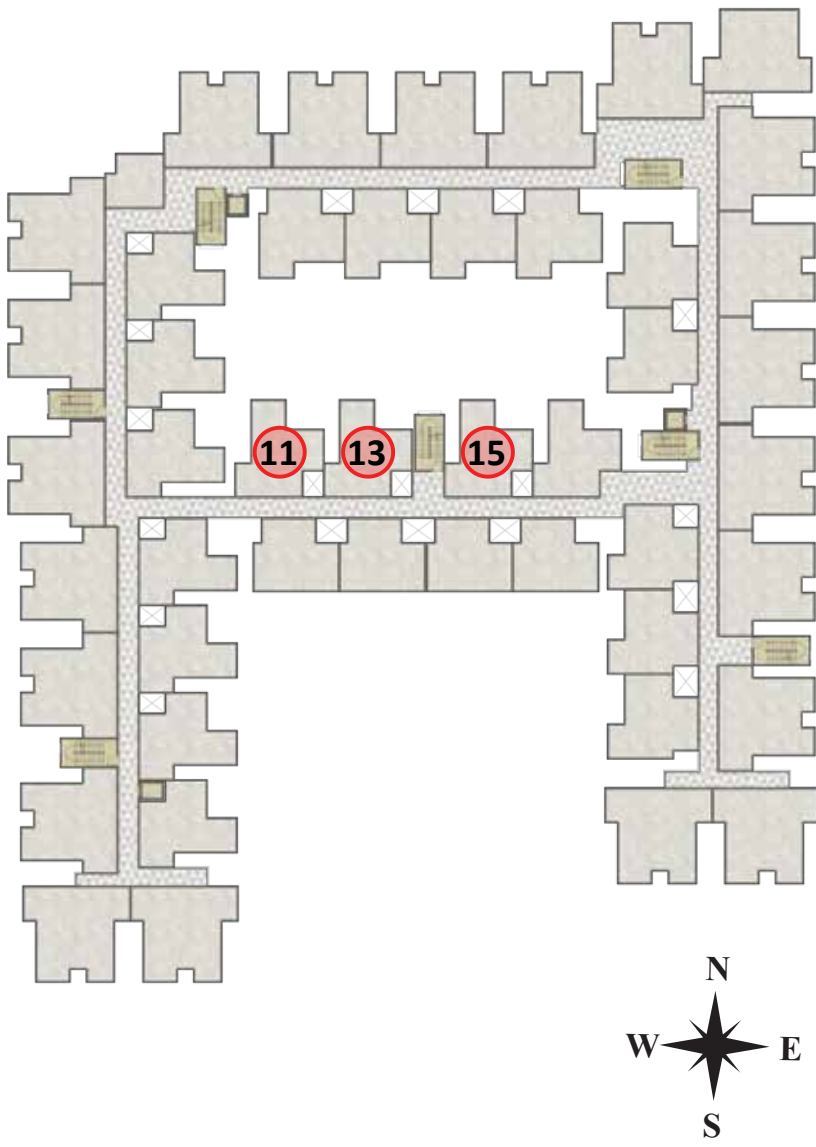
KEY PLAN



2 BHK



KEY PLAN



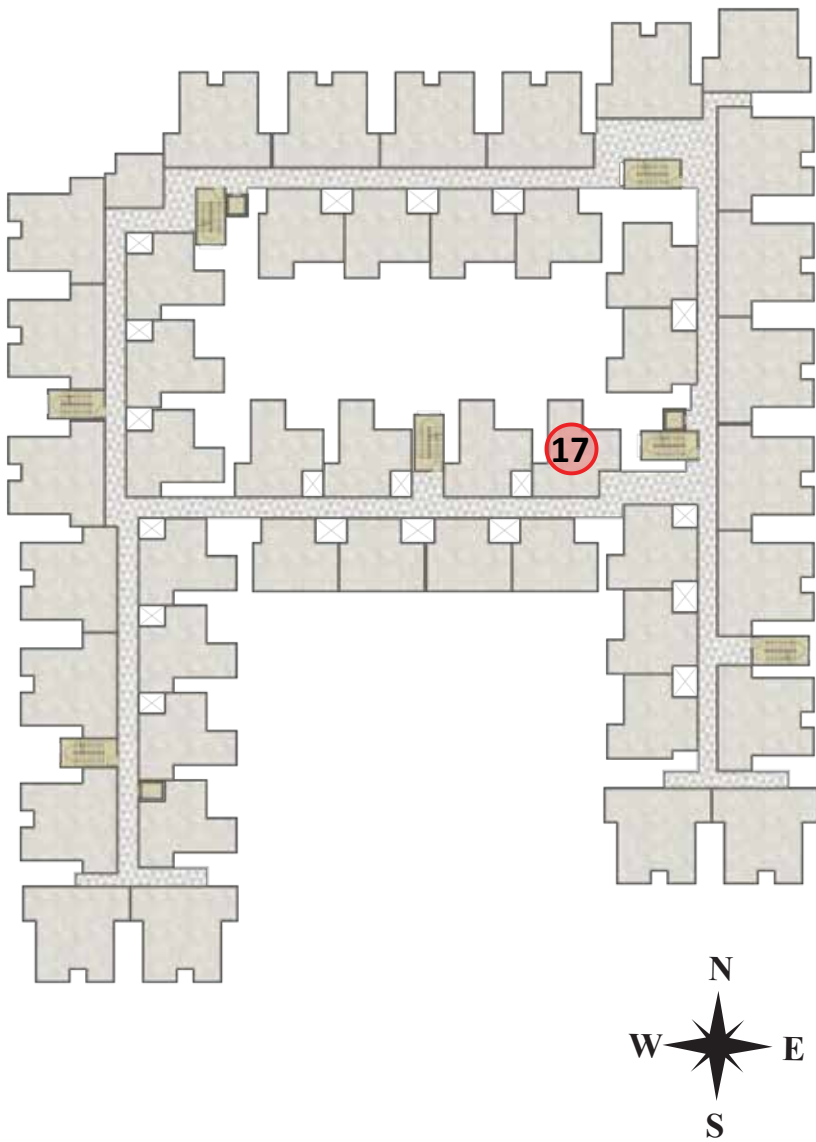
Type - H : 2 BHK
Unit Nos : 11, 13, 15
Saleable Area : 799 Sq.ft

2 BHK



Type - H1 : 2 BHK
Unit Nos : 17
Saleable Area : 799 Sq.ft

KEY PLAN

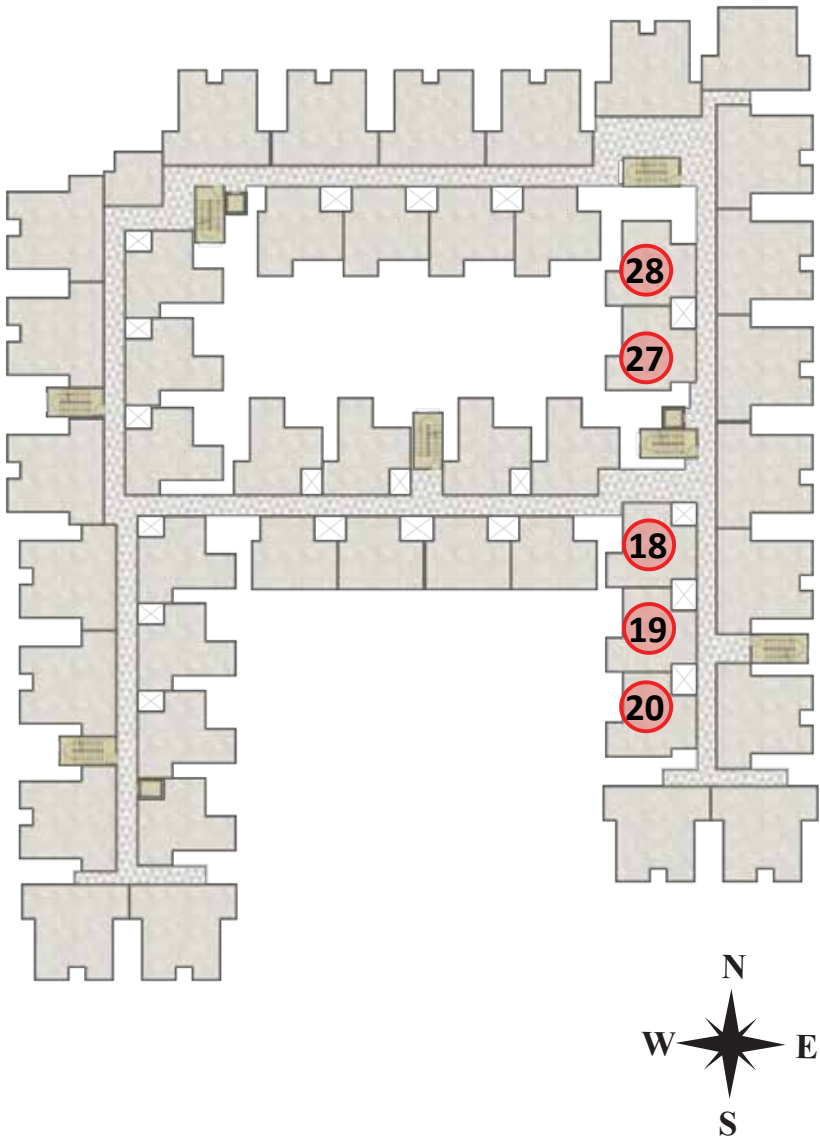


2 BHK



Type - J : 2 BHK
Unit Nos : 18, 19, 20, 27, 28
Saleable Area : 818 Sq.ft

KEY PLAN

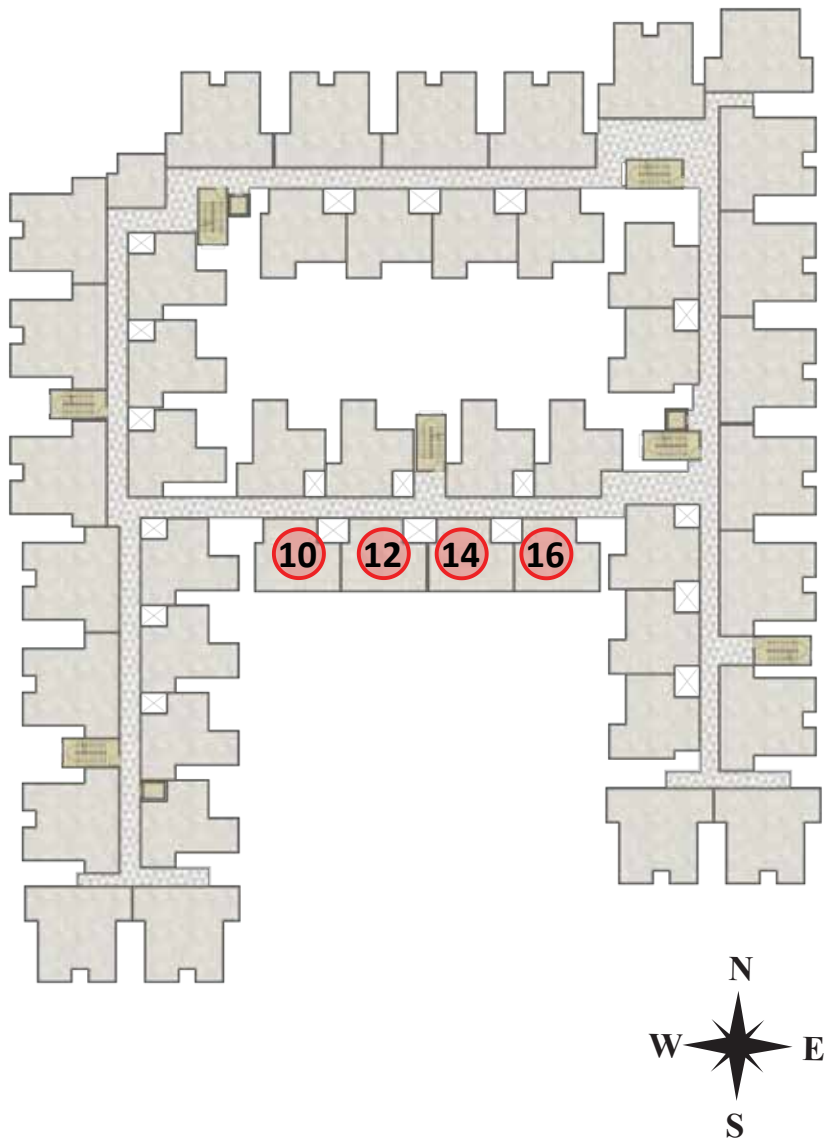


2 BHK

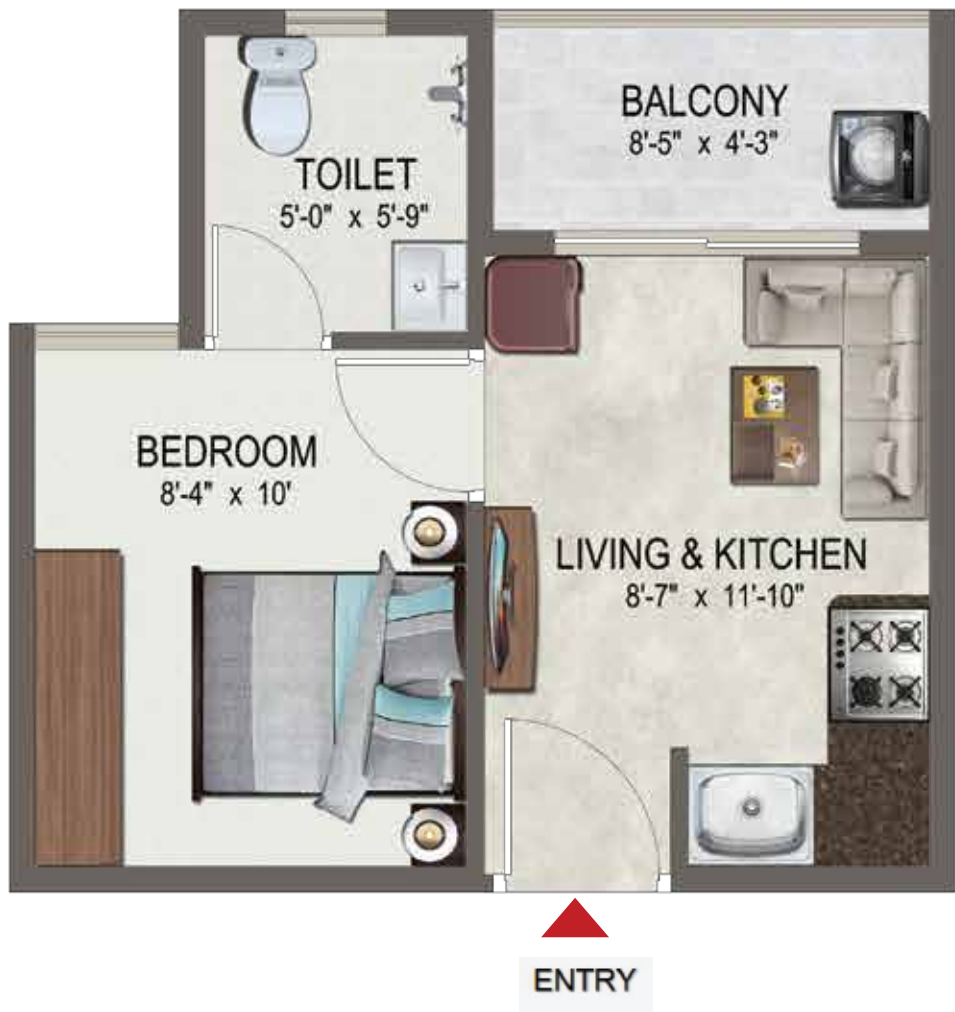


Type - L : 2 BHK
Unit Nos : 10, 12, 14, 16
Saleable Area : 738 Sq.ft

KEY PLAN

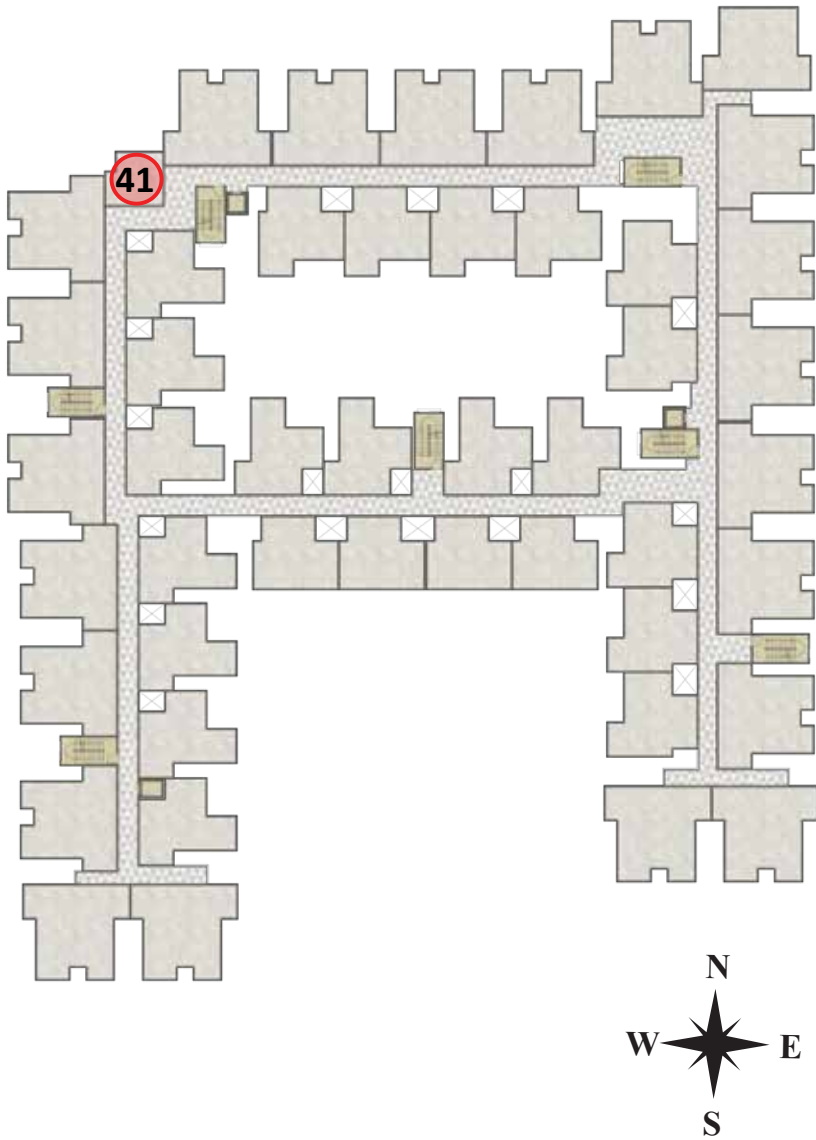


1 BHK



Type - K : 1 BHK
Unit Nos : 41
Saleable Area : 394 Sq.ft

KEY PLAN



Amenities:

1. Children's Play Area.
2. Landscaped Garden
3. Citizen Park
4. Jogging / Walking Track
5. Visitors Lobby
6. Wi-fi Enabled Through Service Provider.
7. Intercom To Apartment From Security Cabin Through Service Provider.
8. 24 Hrs. Power Backup For Common Area And 0.5 kW For Apartment Through Limiter Switch.
9. Round The Clock Security.
10. Sewer Treatment Plant (STP).
11. Lifts Of Reputed Make.
12. Transformer & DG Services.
13. Rain Water Harvesting.

Specifications:

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 & 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 the chimney in the kitchen.

Provision for water purifier.

Toilet:

American standard or equivalent make sanitary ware – Floor mounted WC and washbasin.

Jaquar or equivalent make bathroom fittings – Faucets, Showerhead with diverter taps & CP fittings.

Provision for geyser and exhaust fan in toilets.

Glazed ceramic tiles for dadoing up to 5 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 1 BHK through limiter switch (0.2kW).

Paint:

Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion 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 the master bedroom.

INDRAPRASTHA



Whitefield, Bangalore

UNNATHI



Attibele, Bangalore

JAZZMYNA



Kunnamangalam, Calicut

NEELAM



Thrikkannapuram, Trivandrum

Sowparnika Projects - Karnataka & Tamil Nadu



Sowparnika Purple Rose
Bengaluru



Sowparnika Swastika-2
Bengaluru



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
Bengaluru



Sowparnika Ananda
Bengaluru



Sowparnika Swastika - 1
Bengaluru



Sowparnika Sai Soukya
Tirupur



Sowparnika Blue Bells
Mysuru



Sowparnika Royale Splendour
Mysuru



Sowparnika Landmark
Mysuru



Sowparnika Beetel
Coimbatore



Sowparnika Skandagiri
Coimbatore



Sowparnika Grandeur
Coimbatore

Sowparnika Projects - Kerala



Sowparnika Valle
Kottayam



Sowparnika Elania
Changanassery



Sowparnika Natura
Thrissur



Sowparnika Atrium
Cochin



Sowparnika Sudarsanam
Guruvayur



Sowparnika Seychelles
Trivandrum



Sowparnika West Holmes
Trivandrum



Sowparnika Grand Square
Trivandrum



Sowparnika Sandal Tower
Trivandrum



Sowparnika Navarathinam Pearl
Trivandrum



Sowparnika Highlands
Trivandrum



Sowparnika Edifice
Thrissur



Sowparnika Travancore Heights
Changanassery



Sowparnika Grand Square
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

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."

Our Construction Partners





SOWPARNIKA

Delivering Happiness

South India's Fastest Growing Builder

More than 5 million sq.ft. delivered | More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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DUBAI

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