

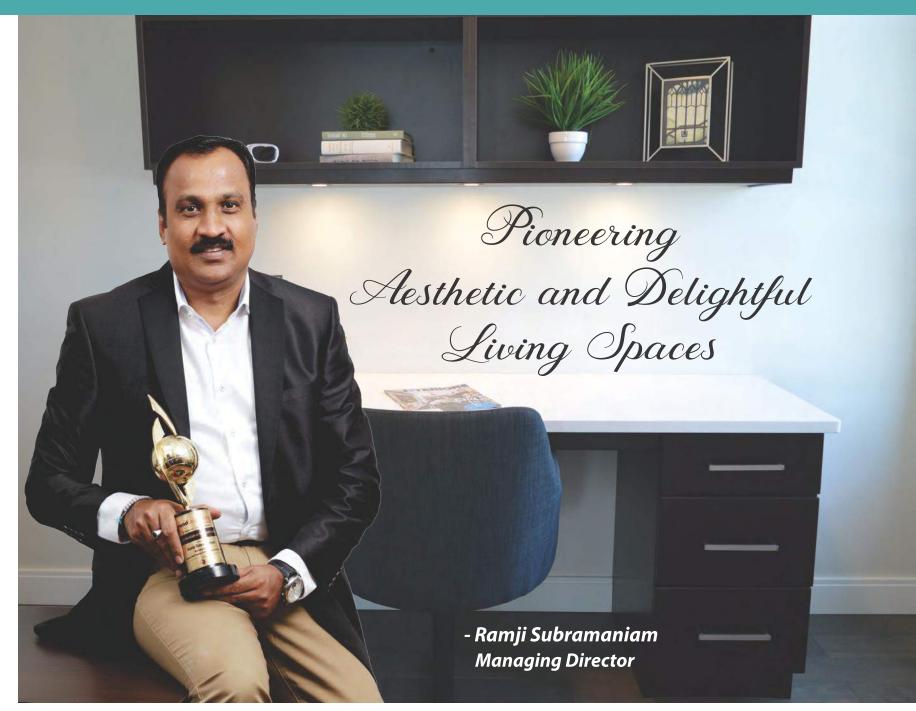
POSITIVEHOMES





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 home owners. 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.





Kottayam

Trivandrum

Key Differentiators

An in-depth understanding of target home owners has enabled Sowparnika to develop Key Differentiators, which are characteristic to our vision, which in reality has propelled Sowparnika with a matchless competitive edge.











Value Creation

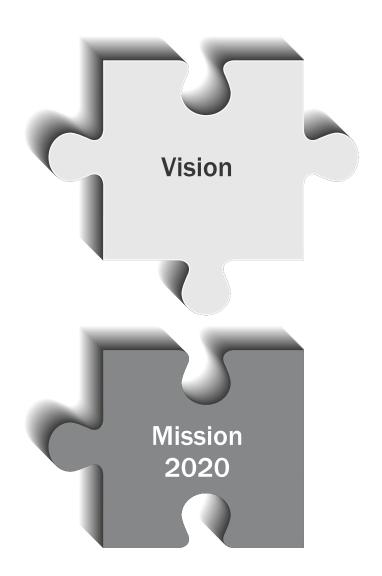
Turnkey Delivery - From Design to Execution





Vision:

To be one among the top10 preferred brands in the Housing & Infrastructure arena, by Delivering Happiness and Value for a Life Time



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 echoes the brand philosophy, which are derived to provide ultimate customer experience for its patrons.



SPEED:

A passion to accelerate 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.



BOUNDRYLESSNESS:

A work culture that transcends boundaries.



OWNERSHIP:

Being accountable for our actions & deliverables.



SAFETY:

Zero Tolerance on Safety.

5004

SATISFIED CUSTOMERS

35+

LAKH SQ. FT. DEVELOPED

35+

COMPLETED PROJECTS

50+

LAKH SQ. FT.
UNDER DEVELOPMENT

30+

ONGOING PROJECTS

3

STATES PRESENCE



POSITIVEHOMES by SOWPANIKA



Your dream of owning a home is not a dream anymore! First series of Positive Homes Just Launched Starting from 6.30 LAKHS onwards*

Building a Positive Home - Dream Come True

Sowparnika is a vertically integrated Real Estate development organisation 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 the first 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 degree in house process, No Joint Venture developments, no construction contractors with the only objective of passing all benefits to the home buyer made Sowparnika Positive Homes a reality

A New Approach

Positive Homes are the most innovative offering in Todays Real Estate from Sowparnika. They are smartly designed compact homes at sought after locations. They are the perfect first homes, that don't cost you the earth. All homes are Vastu compliant and resonates positive vibes and feel.

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 lasts a life long.

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

Positive Homes - The Vision

Sowparnika Positive Homes launched all across South India to start with and as we evaluate the opportunity and identify the need in other states of our country, Positive Homes will be categorised in 3 editions - Premium Series, Luxury Series and Ultra-luxury series.

The first 2 projects under the Positive Homes series are

- 1. Sowparnika Indraprastha Whitefield, Bangalore
- 2. Sowparnika Unnathi Attibele, Bangalore

Modern Design aesthetics blended with Vaastu compliance is used to craft each unit of Positive Homes. Brands of repute are used for fixtures and the construction materials. All Sowparnika Positive Homes qualifies for PMAY Initiative.

POSITIVEHOMES by SOWPARNIKA



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

Positive You









Site Analysis / Location Plan

Bus Stop - Indlabele - 3 Mins

Shopping Mall - Om Store - 1.1 Km

Hospital - Sarathy Clinic - 1.2 Km

School - St. Dominic School - 1.5 Km

- Karur Vysya ATM - 1.1 Km

Pharmacy - Harish Medical And General Store - 4 Mins





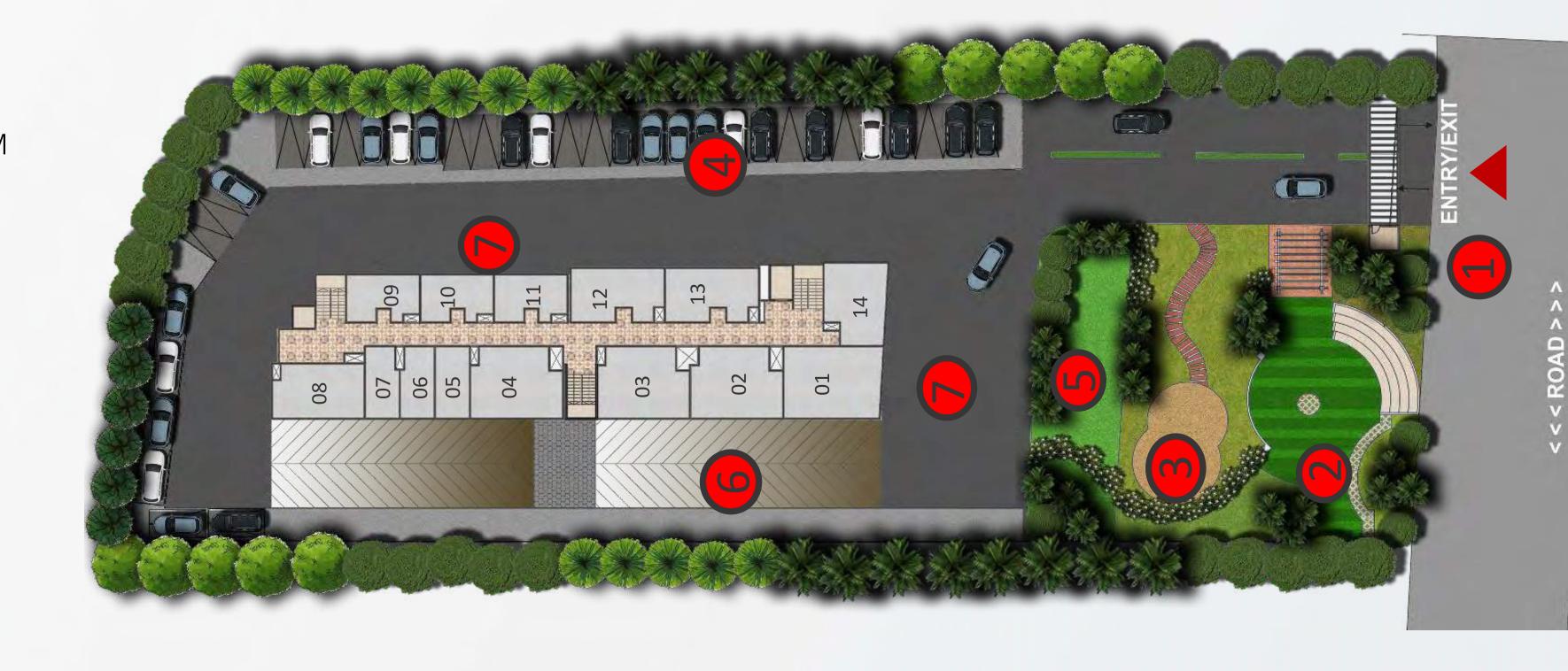


Master Plan



LEGEND

- 1. ENTRANCE GATEWAY & SECURITY ROOM
- 2. CENTRAL PLAZA WITH LANDSCAPE
- 3. CHILDREN'S PLAY AREA
- 4. SURFACE PARKING
- 5. 5% OF AREA AS PER REGULATION
- 6. RAMP TO BASEMENT
- 7. DRIVEWAY







Project Highlights

Total Site Area = 1 Acre

Total Saleable Area = 1,04,477 Sft.

Total No of Floors = 2 Basement + G + 11 Floors

Apartment Floor To Floor Height = 2.95 Mts

Total Building Height = 34.9 Mts

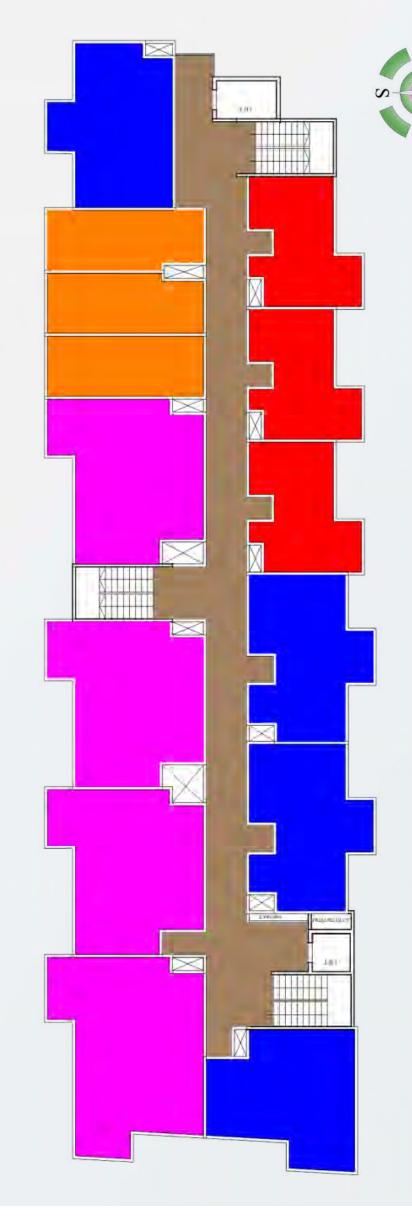
Total No Units = 168 Nos

The Units are 100% Vaastu Compliants

TYPES OF UNIT	TYPE	SALEABLE AREA IN SQFT.	NO. OF UNITS PER FLOOR	TOTAL UNITS	% OF UNITS
SINGLE PROFESSIONAL	STUDIO	302 - 390	3	36	22%
YOUNG COUPLE	1 BHK	402 - 472	3	36	22%
SMALL FAMILY	2 BHK	590 - 765	4	49	29%
EXTENDED FAMILY	3 BHK	784 - 1034	4	47	27%
TOTAL	14	168	100%		

TOTAL REQD. CAR PARKING	NOS.	
3 BHK (1:1)	47	
2 BHK (1:1)	49	
TOTAL REQUIRED	96 NOS.	

CATEGORY	BASEMENT - 1	BASEMENT - 2	GROUND LEVEL	TOTAL
COVERED PARKING	48	41	0	89
OPEN PARKING	0	0	35	35
TOTAL ACHIEVED	48	41	35	124



STUDIO

1 BHK

2 BHK

3 BHK

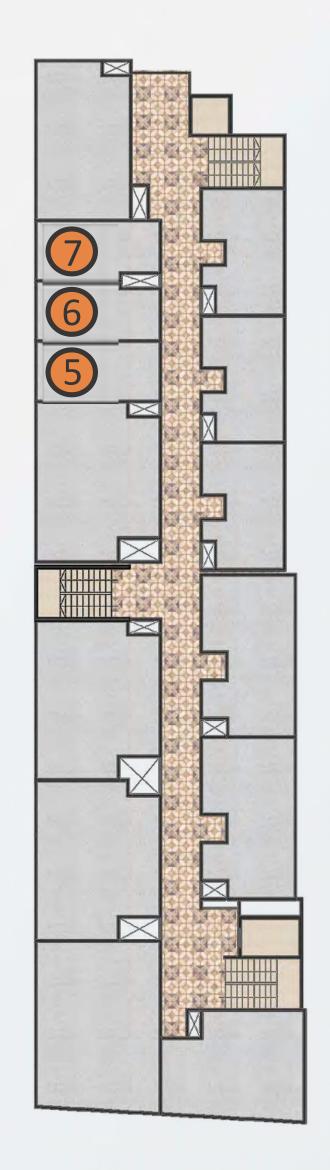




Smart, comfortable for Single Professionals First Home. Who prefers your bed to a hotel bed with cleverly positioned kitchen and defined space

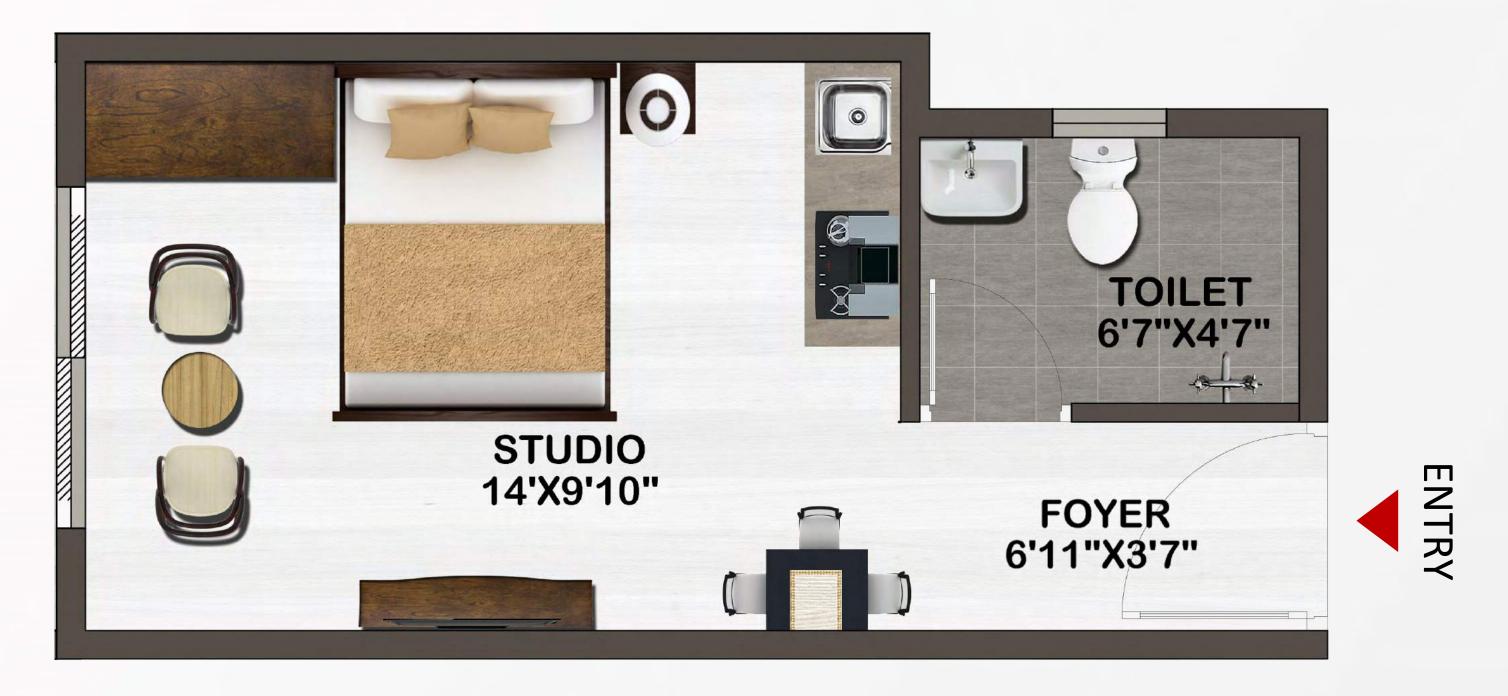


TYPE-1: 302 TYPE-2: 316 TYPE-3: 376 TYPE-4: 390





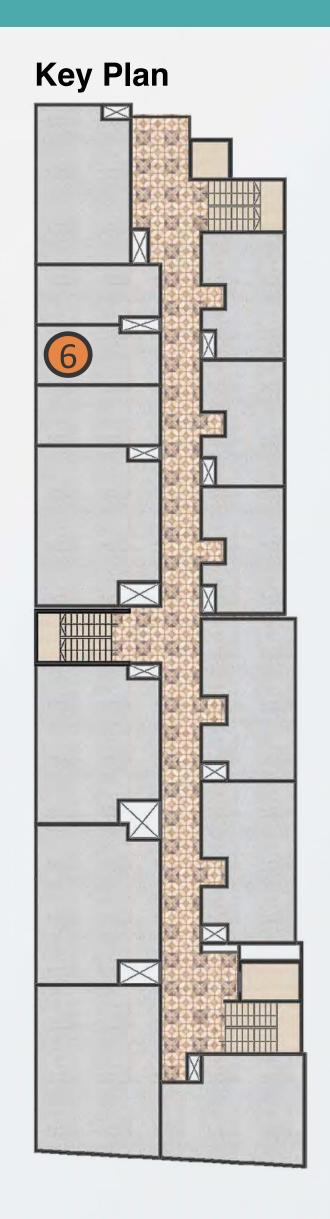




Unit Plan

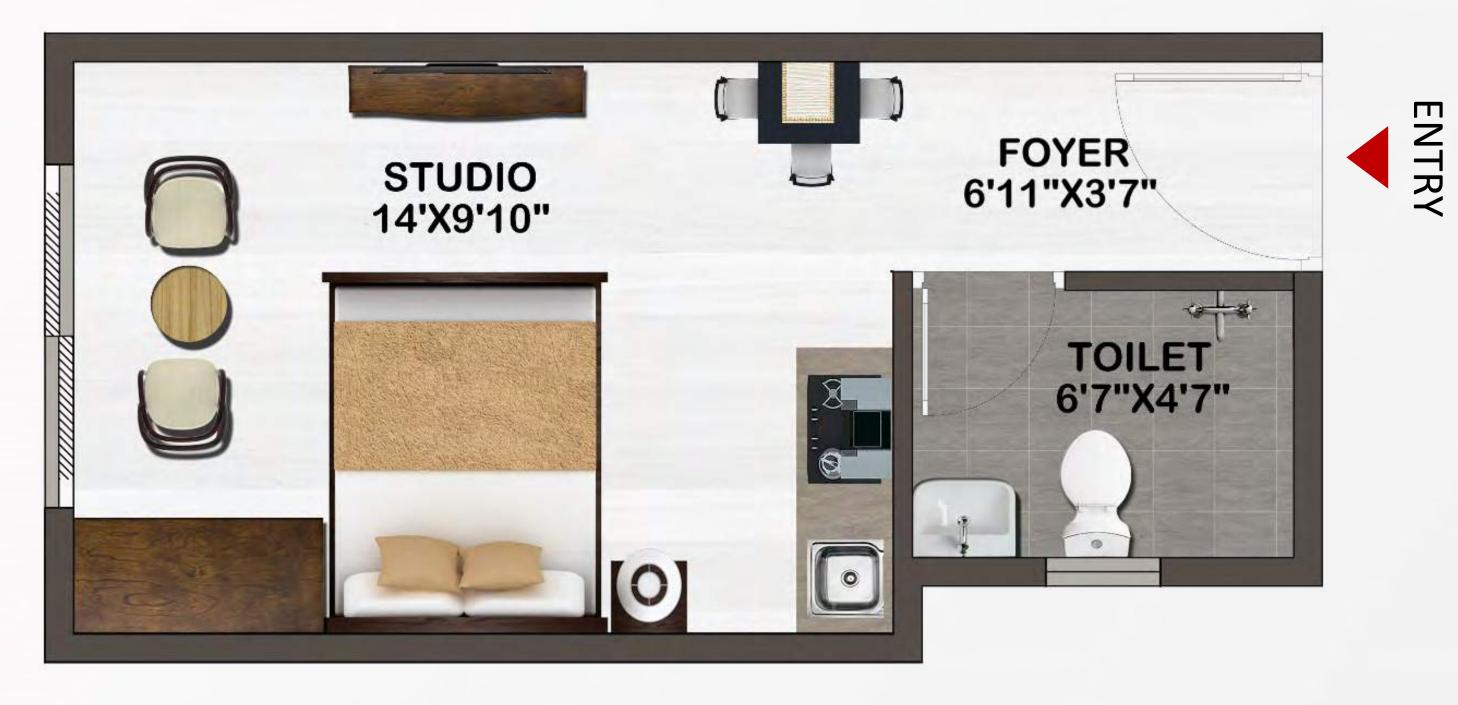
Studio: Type - G-06, 106

Saleable Area: 302 Sqft.



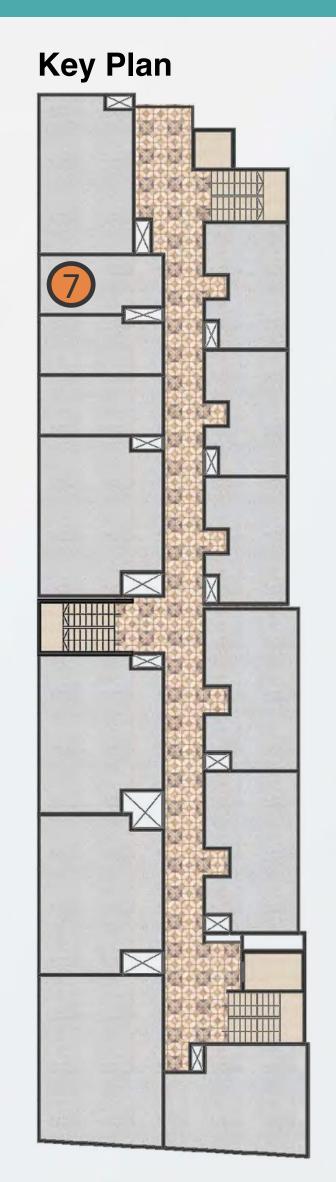






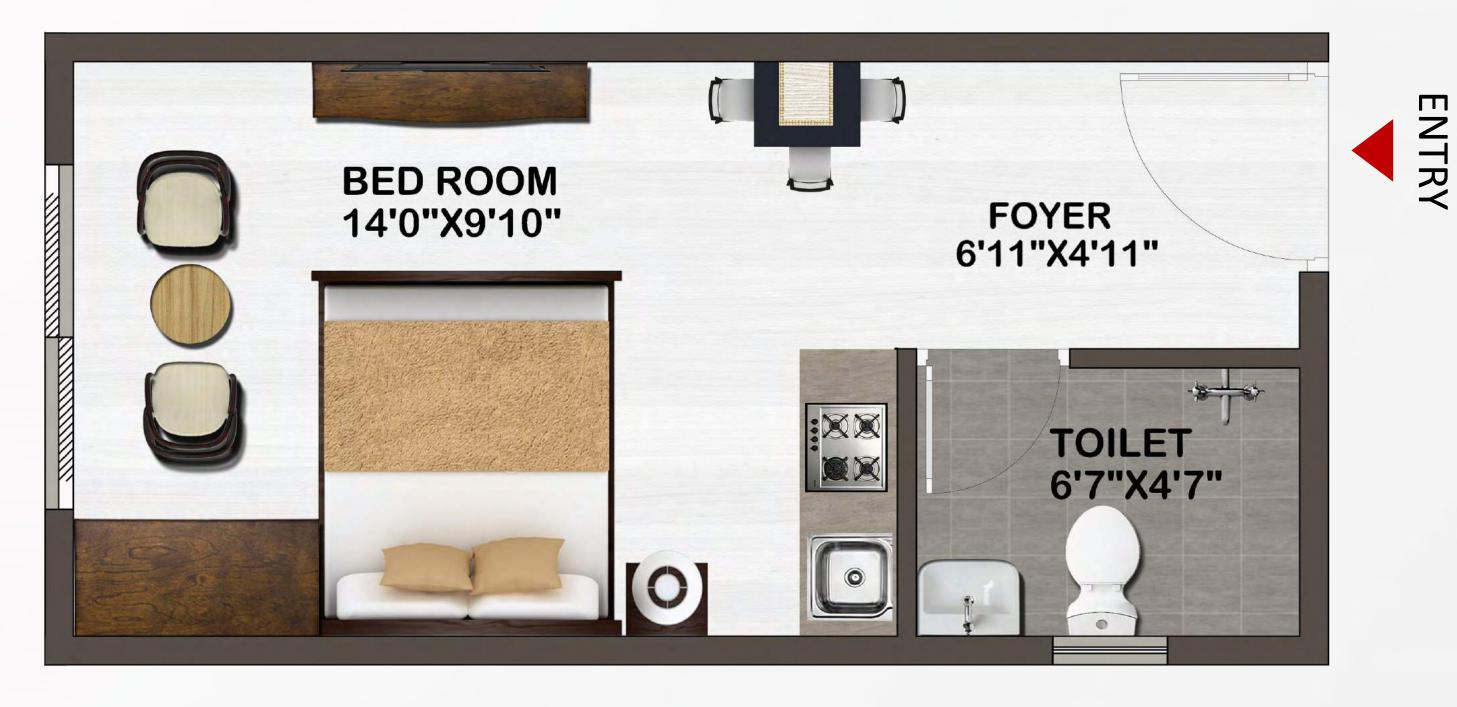
Unit Plan Studio: Type – G-07, 107

Saleable Area: 302 Sqft.



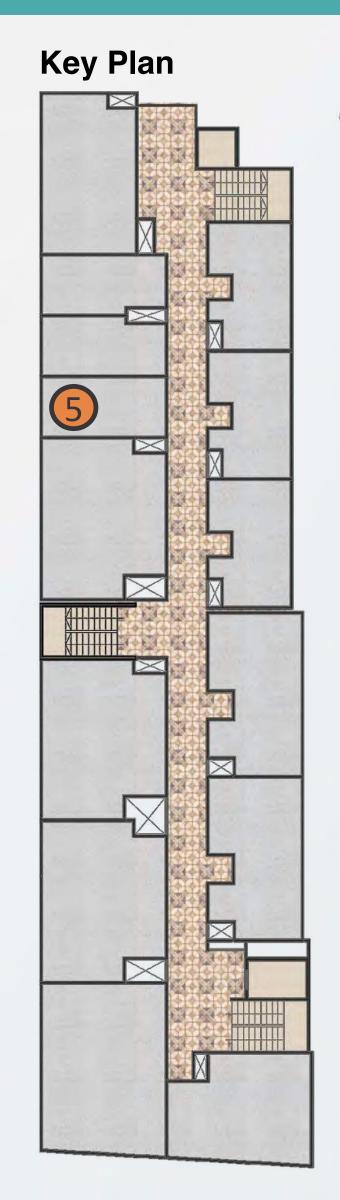






Unit Plan Studio: Type – G-05, 105

Saleable Area: 316 Sqft.



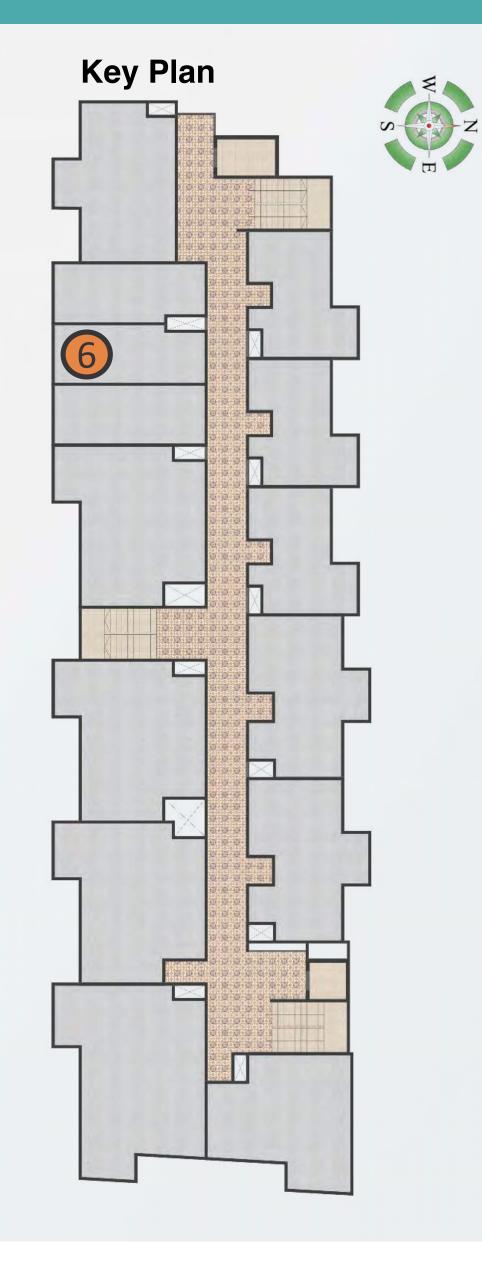






Unit Plan Studio: Type – 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106

Saleable Area: 376 Sqft.



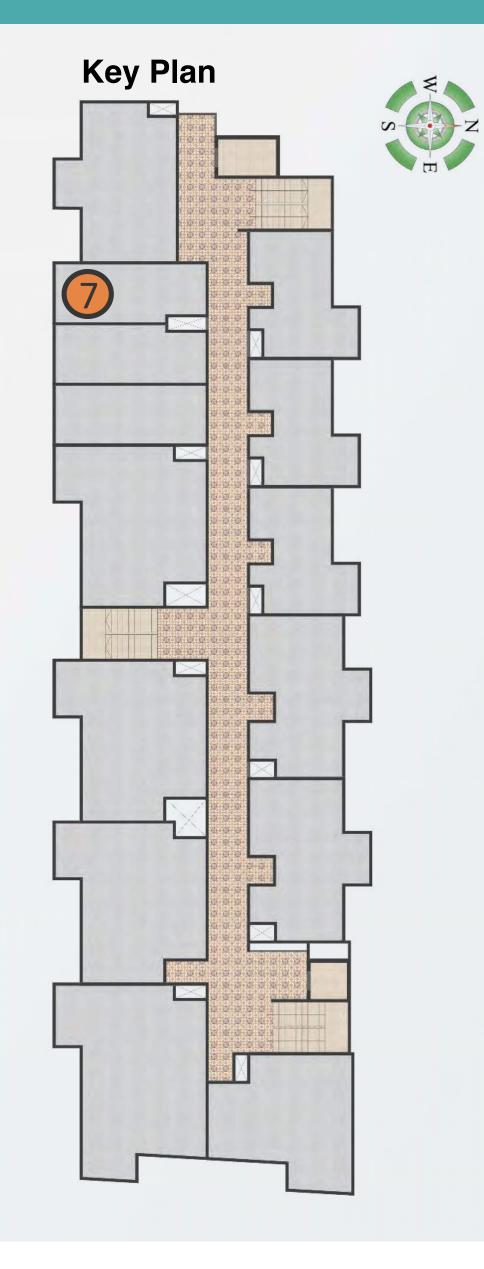






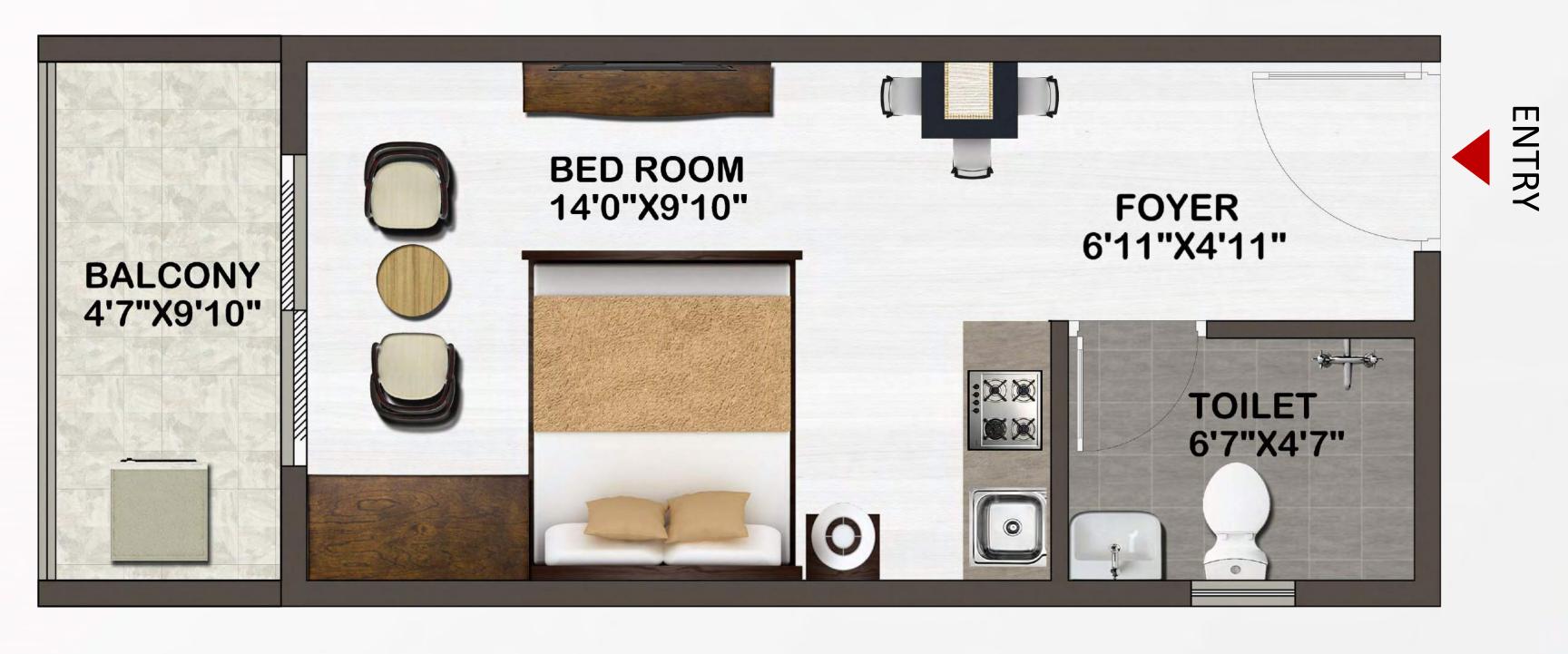
Unit Plan Studio: Type – 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107

Saleable Area: 376 Sqft.



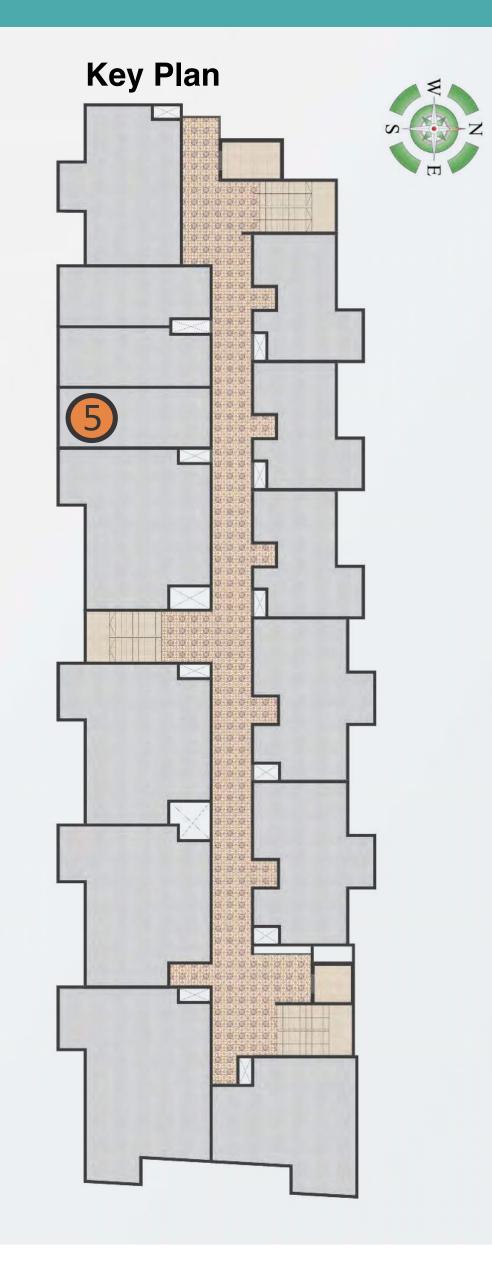






Unit Plan Studio: Type – 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105

Saleable Area: 390 Sqft.







Young Couple (1 BHK)

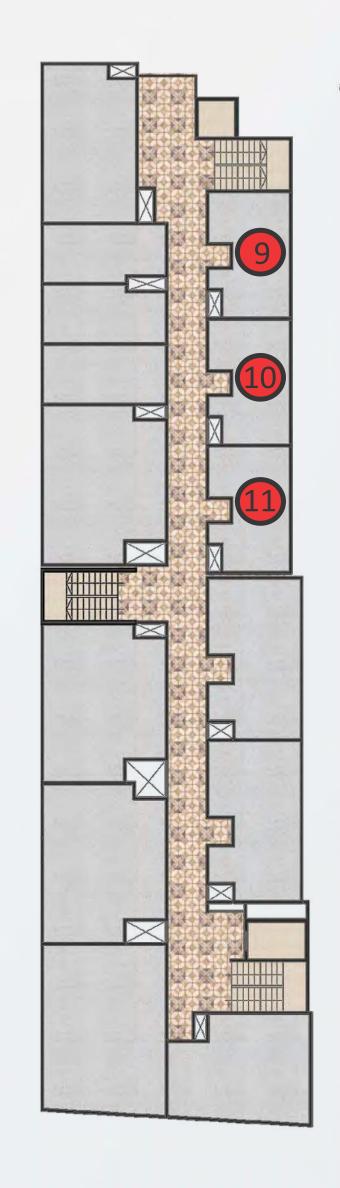
Whether you are a family of 2 or 3, you will find plenty of way to make this space your home



TYPE-1: 402

TYPE-2: 472







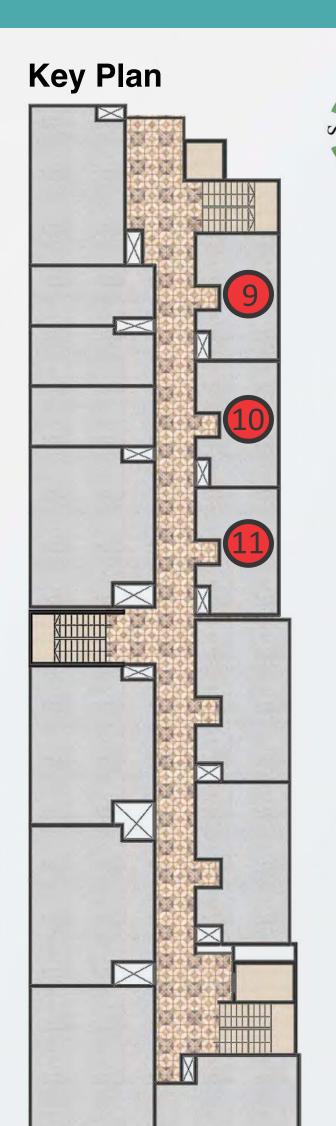
Young Couple (1 BHK)

Unit Plan

1 BHK: Type - G-09, G-10, G-11, 109, 110, 111

Saleable Area: 402 Sqft.









Young Couple (1 BHK)

Unit Plan

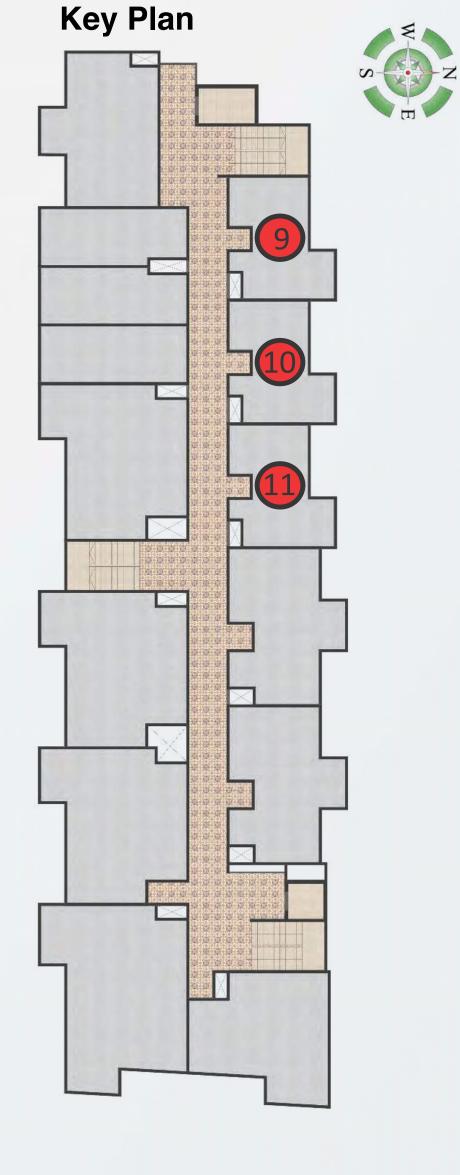
1 BHK: Type – 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109,

210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110

211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111

Saleable Area: 472 Sqft.









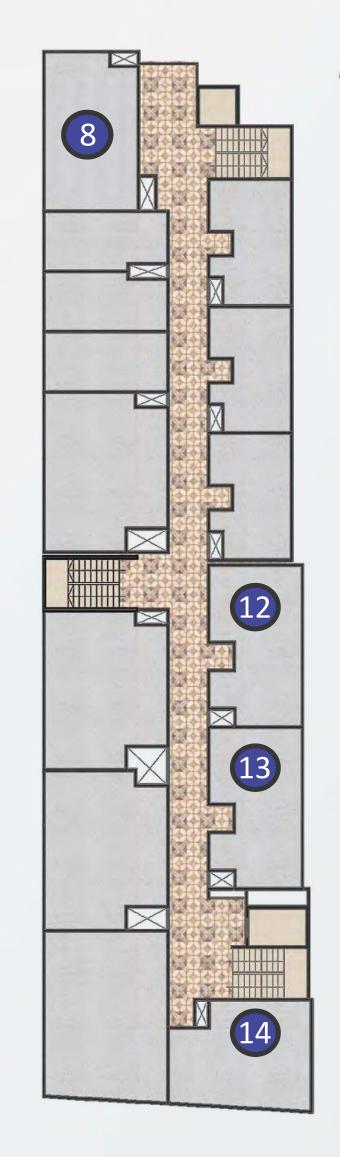
Ideal for a family with grown up children. It is perfect place for fresh air and family chatter.



TYPE-1: 590

TYPE-2: 625 TYPE-6: 717 TYPE-3: 635 TYPE-7: 765 TYPE-4: 661





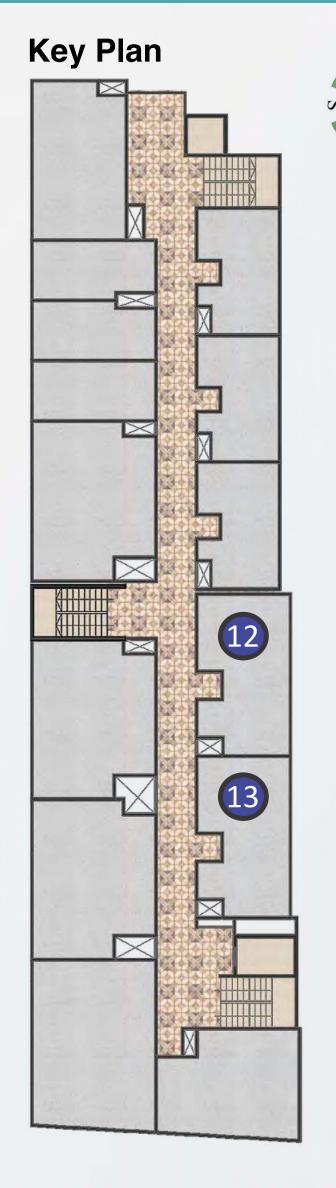


Unit Plan

2 BHK : Type - G12, G13, 112, 113

Saleable Area: 590 Sqft.







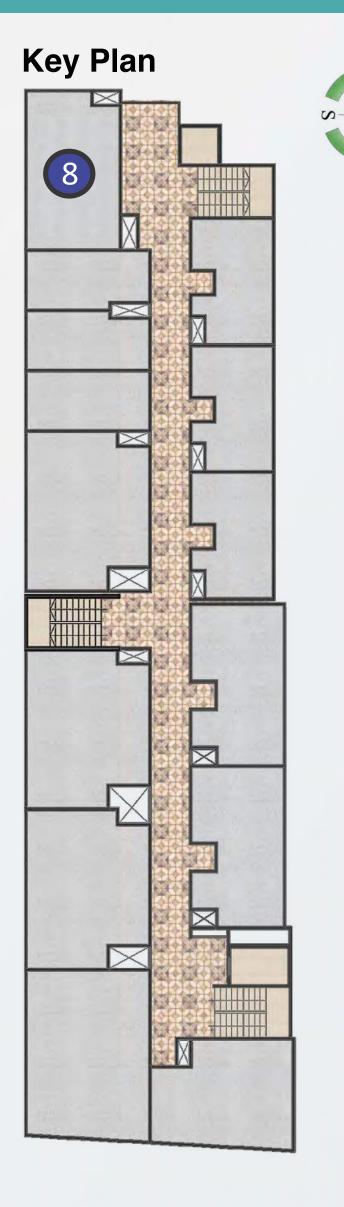


Unit Plan

2 BHK : Type – G08, 108

Saleable Area: 625 Sqft.







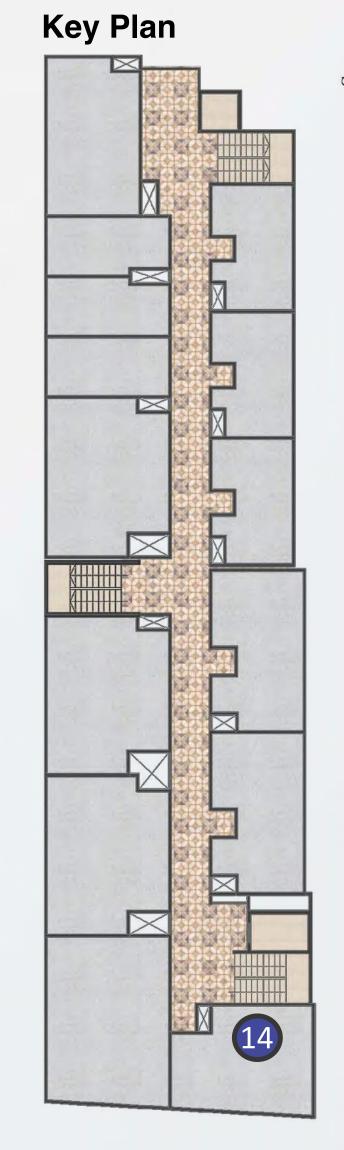


Unit Plan

2 BHK : Type - G14, 114

Saleable Area: 635 Sqft.









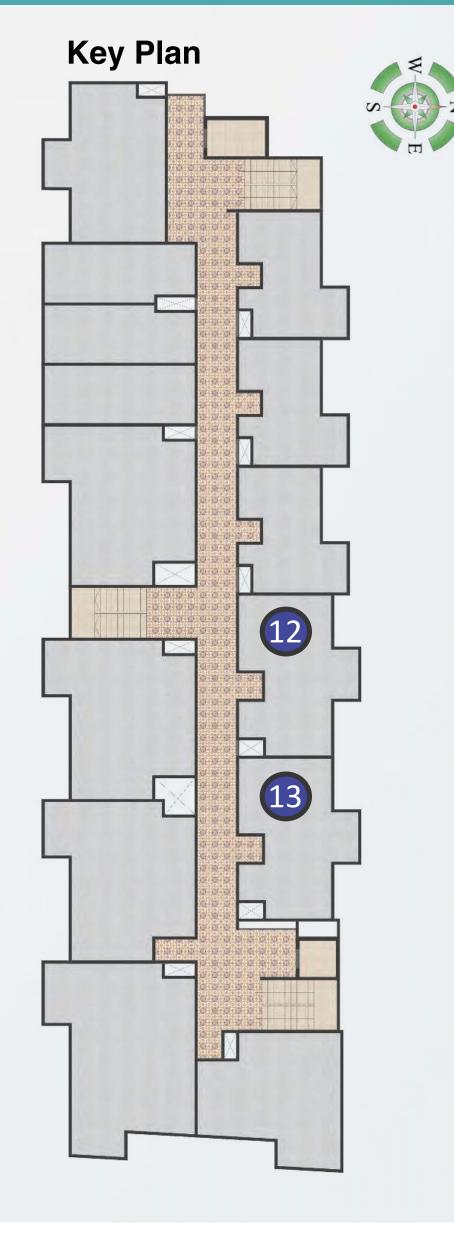
Unit Plan

2 BHK: Type - 212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112,

213, 313, 413, 513, 613, 713, 813, 913, 1013, 1113

Saleable Area: 661 Sqft.







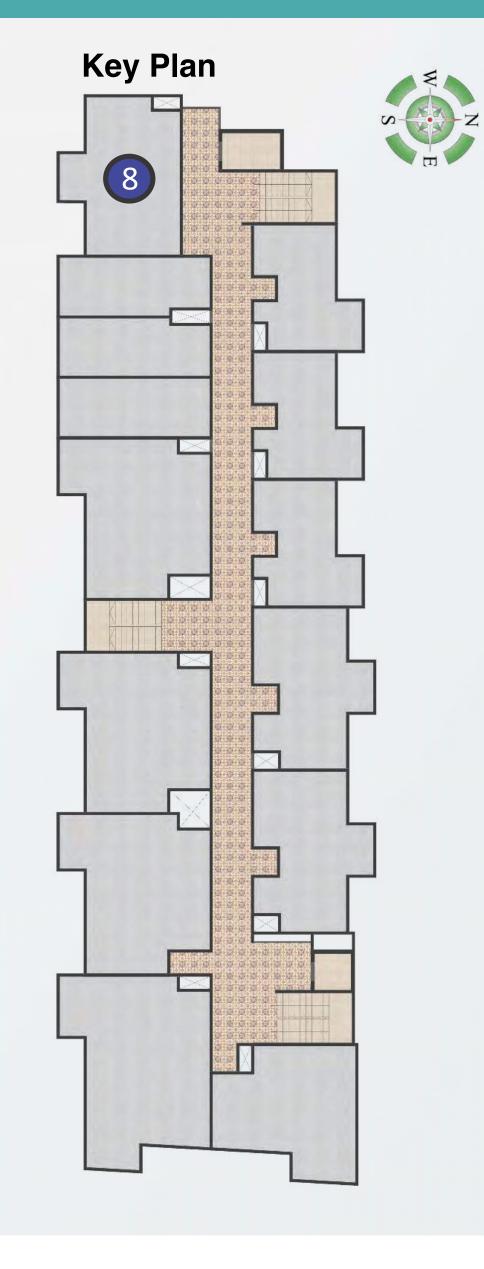


Unit Plan

2 BHK: Type – 208, 308, 408, 508, 608, 909, 1008, 1108

Saleable Area: 692 Sqft.







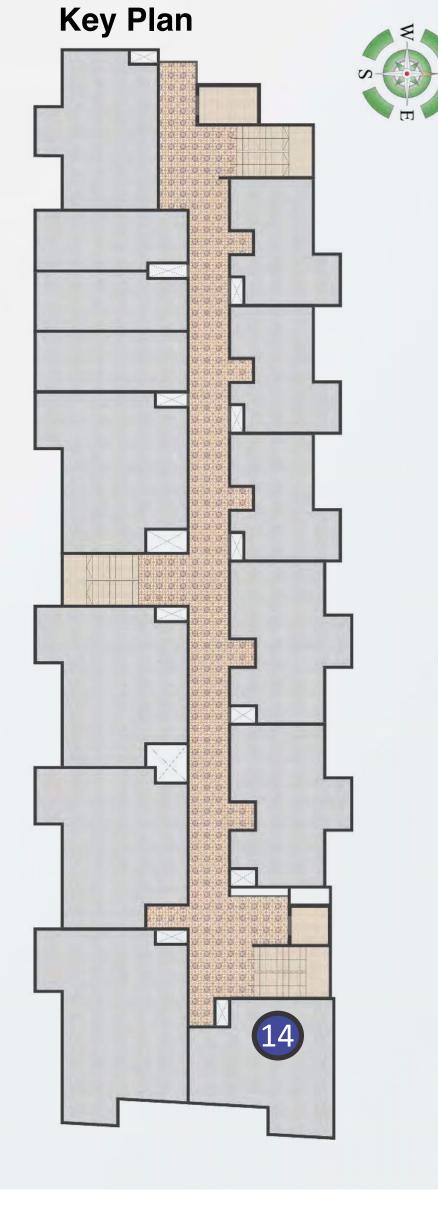




Unit Plan

2 BHK: Type - 214, 314, 414, 514, 614, 714, 814, 914, 1014, 1114

Saleable Area: 717 Sqft.







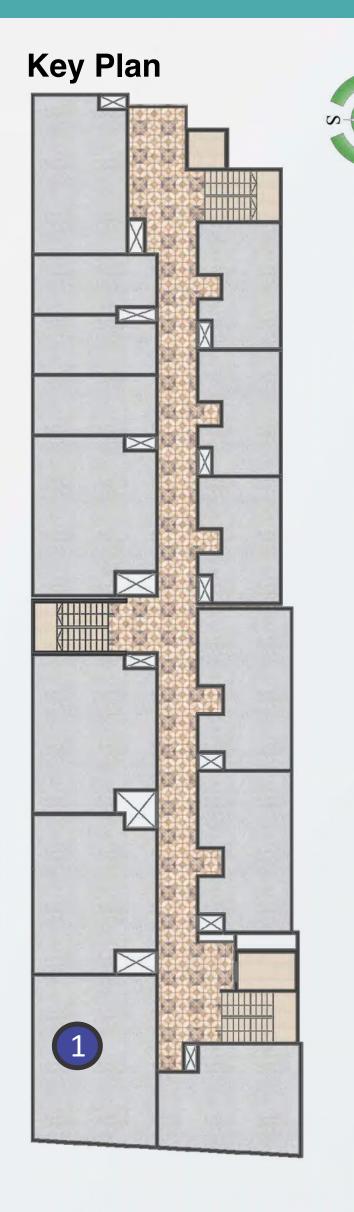
Unit Plan

2 BHK : Type – G01

Saleable Area: 765 Sqft.

Ground Floor





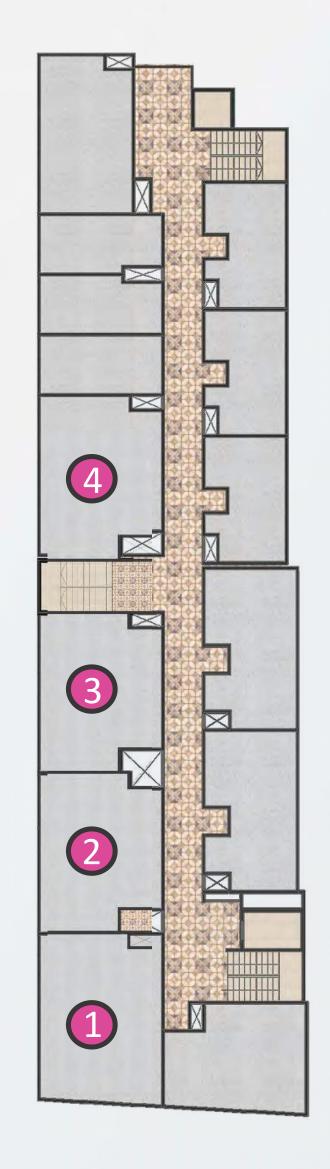




This three bedroom home is designed to make a big happy family happier. Intelligent designed with plenty of natural light



TYPE-1: 784 TYPE-2: 858 TYPE-3: 878 TYPE-4: 1034





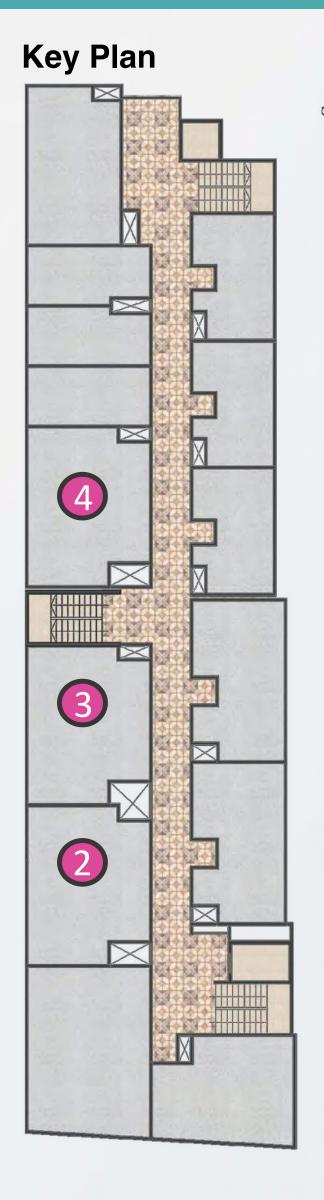


Unit Plan

3 BHK: Type - G02, 102, G03, 103, G04, 104

Saleable Area: 784 Sqft.









Unit Plan

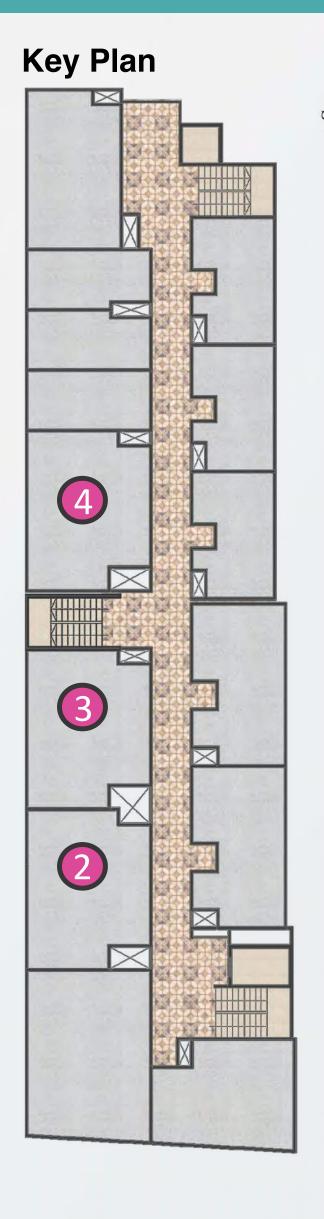
3 BHK: Type - 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102

203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103

204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104

Saleable Area: 858 Sqft.







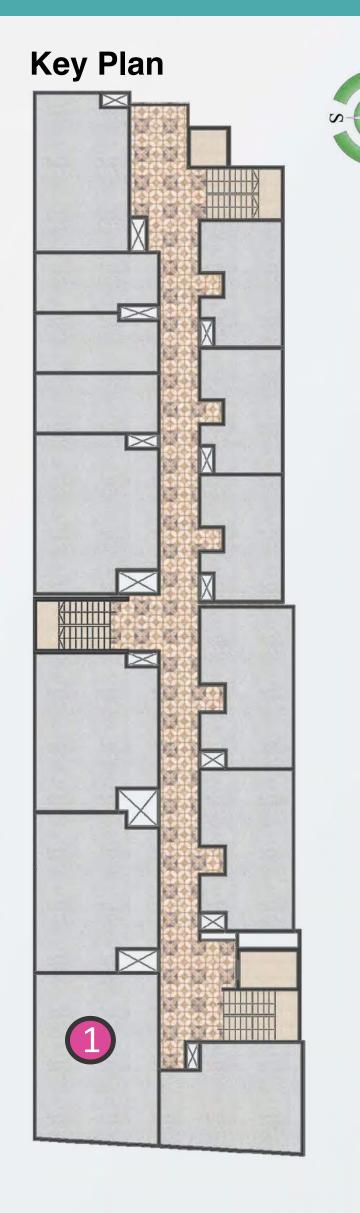


Unit Plan

3 BHK : Type - 101

Saleable Area: 878 Sqft.







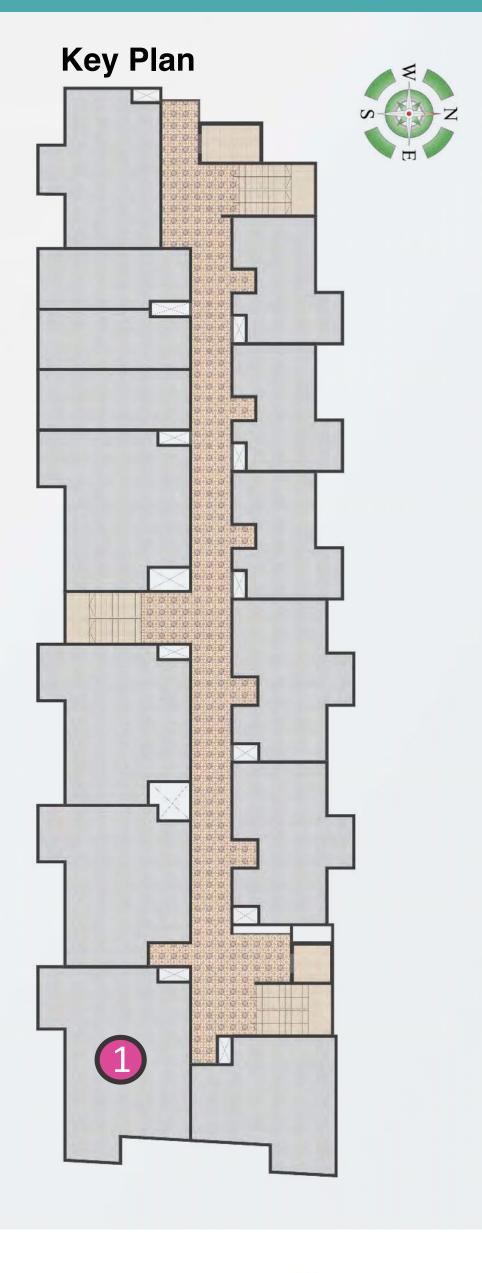


Unit Plan

3 BHK: Type - 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101

Saleable Area: 1034 Sqft.









Amenities & Facilities

Health Club with Multipurpose Gym

Clubhouse with Multipurpose Hall and Indoor Games

Children's Play Area

Landscaped Garden

24 Hrs. Power backup for common area and 0.5 KW for apartment through limiter switch

Generator back up for Studio / 1 BHK (0.2KW)

Round the Clock Security

Waste Management System

Wi-Fi Enabled through service provider

Intercom to Apartment from Security Cabin through service provider

Sewer Treatment Plan (STP)

Lifts of Reputed Make

Transformer

Covered Car Parking

Rain Water Harvesting

Visitors Lobby

On Call Maintenance





Specifications

· Structure:

·R.C.C 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 sanitary Ware Floor Mounted WC and Washbasin
- Jaquar Bathroom Fittings –
 Faucets, shower Head with Diverter, taps & 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
- 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 elevator, common lighting, Water pumps
- Generator back up for 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 paint emulsion
- External: 1 coat external primer & 2 coats of external paint (Asian paints)

· Elevator:

Schindler / Johnson Lifts or equivalent make

Water Supply :

· Bore well water supply / Municipal water supply if available

· Air Conditioning:

Provision for fixing AC in Master Bedroom





SOWPARNIKA PROJECTS KARNATAKA & TAMIL NADU



Sowparnika Tharangini, Bengaluru



Sowparnika The Columns, Bengaluru



Sowparnika Purple Rose, Bengaluru



Sowparnika Swastika-2, Bengaluru



Sowparnika Sanvi-2, Bengaluru



Sowparnika The LandMark, Mysuru



Sowparnika Blue Bells, Mysuru



Sowparnika Chandrakantha-1, Bengaluru



Sowparnika Chandrakantha-2, Bengaluru



Sowparnika Sanvi-1, Bengaluru



Sowparnika Ananda, Bengaluru



Sowparnika Sai Srishti, Bengaluru



Sowparnika Swastika-1, Bengaluru



Sowparnika Royale Splendour, Mysuru



Sowparnika Sai Soukya, Tirupur



Sowparnika Skandagiri, Coimbatore



Sowparnika Beetel, Coimbatore



Sowparnika Grandeur, Coimbatore





SOWPARNIKA PROJECTS KERALA



Sowparnika Valle, Kottayam



Sowpamika Edifice, Thrissur



Sowparnika Natura, Thrissur



Sowparnika Atrium, Cochin



Sowparnika Sudarsanam, Guruvayoor



Sowparnika Elania, Changanassery



Sowparnika Vaishnavam, Trivandrum



Sowpamika Bhavani, Trivandrum



Sowparnika Seychelles, Trivandrum



Sowpamika Royal, Trivandrum



Sowparnika Grand Square, Trivandrum



Sowparnika Highlands, Trivandrum



Sowparnika Sandal Tower, Trivandrum



Sowparnika Navarathinam Pearl, Trivandrum



Sowparnika Travancore Heights, Changanassery



Sowpamika Cannary, Changanassery



Sowparnika Shirdi, Trivandrum



Sowparnika Shirdi Phase-2, Trivandrum



Sowparnika City Crown, Sowparnika River View Garden, Trivandrum



Sowparnika Regal, Trivandrum



Sowparnika Surya Kiran Trivandrum



Sowparnika Promenade Square Trivandrum





Flexible Furniture Ideas













300-square-foot 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



























South India's Fastest Growing Builder

More than 3.5 million sq.ft. delivered | More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

CORP. OFFICE - BANGALORE

750, 1st Main Road C-Block AECS Layout, Kundalahalli Bengaluru - 560 037, INDIA Phone: +91 80 4243 3000 E-mail: enquiry@sowparnika.com

SOUTH KERALA

Vettakulam Arcade Opp. Marlvanious College Main Gate, Nalanchira P.O. Thiruvanathapuram - 695 015 Phone: +91 471 3222 012 E-mail: marketingtvm@sowparnika.com

CENTRAL KERALA

43/346A, Thekkekara
Palarivattom P.O.
Kochi - 682 025
Phone: +91 92072 00012
E-mail: cksales@sowparnika.com

TAMIL NADU

Sowparnika Grandeur NRI Garden, Behind Codissia Coimbatore- 641036 Phone: +91 78490 60002 Email: salescmb@sowparnika.com

DUBAI

RAMJI SUBRAMANIAM MARKETING MANAGEMENT | LLC Office 6/104, 1st Floor, Al Khalafi Building, Al Mamzar, Dubai Islamic Bank (Landmark) Contact: 050 5862012 / 050 9562012 / 042 552012 | salesdubai@sowparnika.com

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