

yara

  
SOWPARNIKA  
Delivering Happiness

Yara  
is not a home  
It's a feeling!



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

Welcome to  
the world of  
*yara*



Yara means butterfly  
Butterflies are nature's angels;  
they remind us about the gift of life!



# yara

from Sowparnika

With over 7500 satisfied customers, 50 completed projects and 5 Mn Sq Ft spread across 3 states we are recognized as a leading realtor in South India - we have 50+ upcoming projects and many more dreams to fulfill

#### **Awards and Accolades:**

- Indian Leadership Award for Construction & Design by All India Achievers Foundation
- Business Leader of the year by Brands Academy-Leadership Service Excellence
- Brand Leadership Award (Entrepreneur of the Year)



# We add wings to your dreams!

Our prestigious project Yara is a delight  
We have all that it takes to make your future bright





# yara

## Affordable to Attractive

Yara is a luxurious Apartment just 500 mts away from the Phase 1 and Phase 2 of Techno Park. Built to make dreams come true...

These pocket-friendly dream homes have the power to fulfill every dream, big or small!

# Invest in your future today!

With such close proximity to Technopark it is ideal for IT employees. Even if you are not an IT worker, this feature-rich Apartment will be the ideal asset to invest in; you can expect good rent or good appreciation of asset value!



# Live the high life

Ranging from 887 - 1462 sft area Yara is a high rise Apartment with G+10 floors consisting 80 flats in 2 and 3 BHK denominations





# Ground Floor Plan



## AMENITIES

- 1. GYM (270 SQFT)
- 2. MULTIPURPOSE HALL (900 SQFT)
- 3. INDOOR GAME (190 SQFT)
- 4. ENTRANCE LOBBY
- 5. LIFT
- 6. COMMON TOILETS
- 7. PH TOILET
- 8. 4 WHEELER PARKING

SWIMMING POOL ON TERRACE FLOOR



# Master Plan



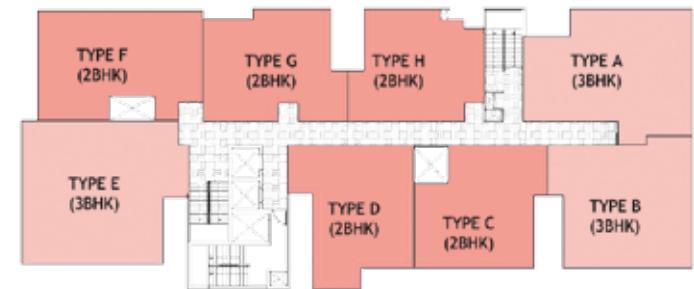
## LEGEND

- 1. MAIN ENTRY/EXIT
- 2. FRONT LANDSCAPE AREA
- 3. RAMP
- 4. TERRACE GARDEN
- 5. BACKYARD LANDSCAPE
- 6. DRIVEWAY



# Typical Floor Plan

Key Plan





# ISO Views for 2&3BHK



# ISO Views for 2&3BHK



# ISO Views for 2&3BHK

KEY PLAN



**TYPE E - 3 BHK**  
East Facing 3 BHK (1st Floor)

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Saleable Area

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**1462 SQ. FT.**

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KEY PLAN



**TYPE F - 2 BHK**  
East Facing 2 BHK (1st Floor)

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Saleable Area

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**1121 SQ. FT.**

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# ISO Views for 2&3BHK

KEY PLAN



TYPE G - 2 BHK  
East Facing 2 BHK (1st Floor)

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Saleable Area

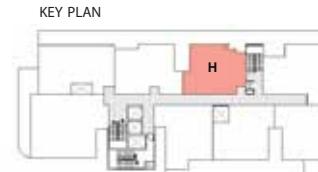
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**944 SQ. FT.**



W N E S

KEY PLAN



TYPE H - 2 BHK  
East Facing 2 BHK (1st Floor)

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Saleable Area

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**887 SQ. FT.**



W N E S



# Amenities that make your investment worthwhile

Designed Lobby



Infinity Pool



Multipurpose Hall



Gym



Indoor Games



 Power back up in  
Common Area

 Security  
Provision

 Sewage  
Treatment Plant

 Children's  
Play Area

 Landscaped  
Garden

 Rainwater  
Harvesting

 Lifts

 Waste Management  
System

 Covered Car  
Parking

# Specifications

## 1. Structure-

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

## 2. Flooring-

- Vitrified tiles for living, dining, Bedroom.
- Anti-skid Ceramic tiles in Kitchen and Balcony.

## 3. Kitchen-

- Granite top & single bowl with drainboard sink to be provided (supply only)
- Glazed tiles above the counter to a height of 2 feet (supply only).
- Provision for Chimney in kitchen.
- Provision for Water purifier.

## 4. Toilet-

- EWC wall hang with concealed cistern in all toilets.
- Shower head with Diverter.
- C.P fitting and sanitary ware of reputed make.
- Provision for geyser and Exhaust fan in toilets.
- Glazed Ceramic tiles for Dadoing up to 7feet height
- Anti-skid ceramic tile for flooring

## 5. Doors-

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

## 6. Windows-

- UPVC windows with glazed shutters and provision for mosquito mesh.

## 7. Electrical-

- Modular switches of reputed make,
- Branded ELCB and MCB with independent KSEB meter
- Good quality concealed copper wiring.
- Washing Machine point

## 8. Generator-

- Generator back up for elevator, common lighting, Water pumps & apartment through limiter switch. (0.5KV)

## 9. Paint-

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

## 10 . Elevator-

- Lifts of reputed make.

## 11 . Water Supply-

- Bore well water supply/Provision for Municipal Water Supply

## 12 . Air Conditioning-

- Provision for fixing AC in All bedrooms.

# A location that's close to every destination



• Techno Park Back Gate	: 800 trsm	• Akkulam Tourist Village	: 5 Km
• Trivandrum International Stadium	: 2 Km	• V.S.S.C	: 6 km
• University Campus	: 2 Km	• Veli Railway Station	: 6.5 Km
• UST & Infosys	: 2.5 km	• KIMS	: 7 Km
• CET	: 3.5 Km	• Medical College	: 8 Km
• Lulu Mall	: 4.5 Km	• Airport	: 9 km
• Pangappa Health Center	: 4.5 Km		

# Our Vision

Beautifying homes, aesthetic ambiences & quality to the core is our vision. Delivering a lifetime of happiness & value to our honourable patrons is our promise. With all the best-in-class service delivered over the years, we aim to become one of the leading top 10 brands in the Housing & Infrastructure arena.

# Mission 2025

## Dream Big, Achieve Big!

New projects bring added responsibilities. Managing workforce & on-time delivery challenges amid crucial times is another milestone to cover. In any circumstance, we are propelling forward with a seer through attitude & high goals in mind. Our mission plan for 2025 is all set. Every project in our cart is a bundle of beautiful dreams for our patrons to be, & Sowparna as well.



To become one of the top ten housing & infrastructure companies of South India.



Achieve 1000 Crores Turnover and a successful IPO by 2025.



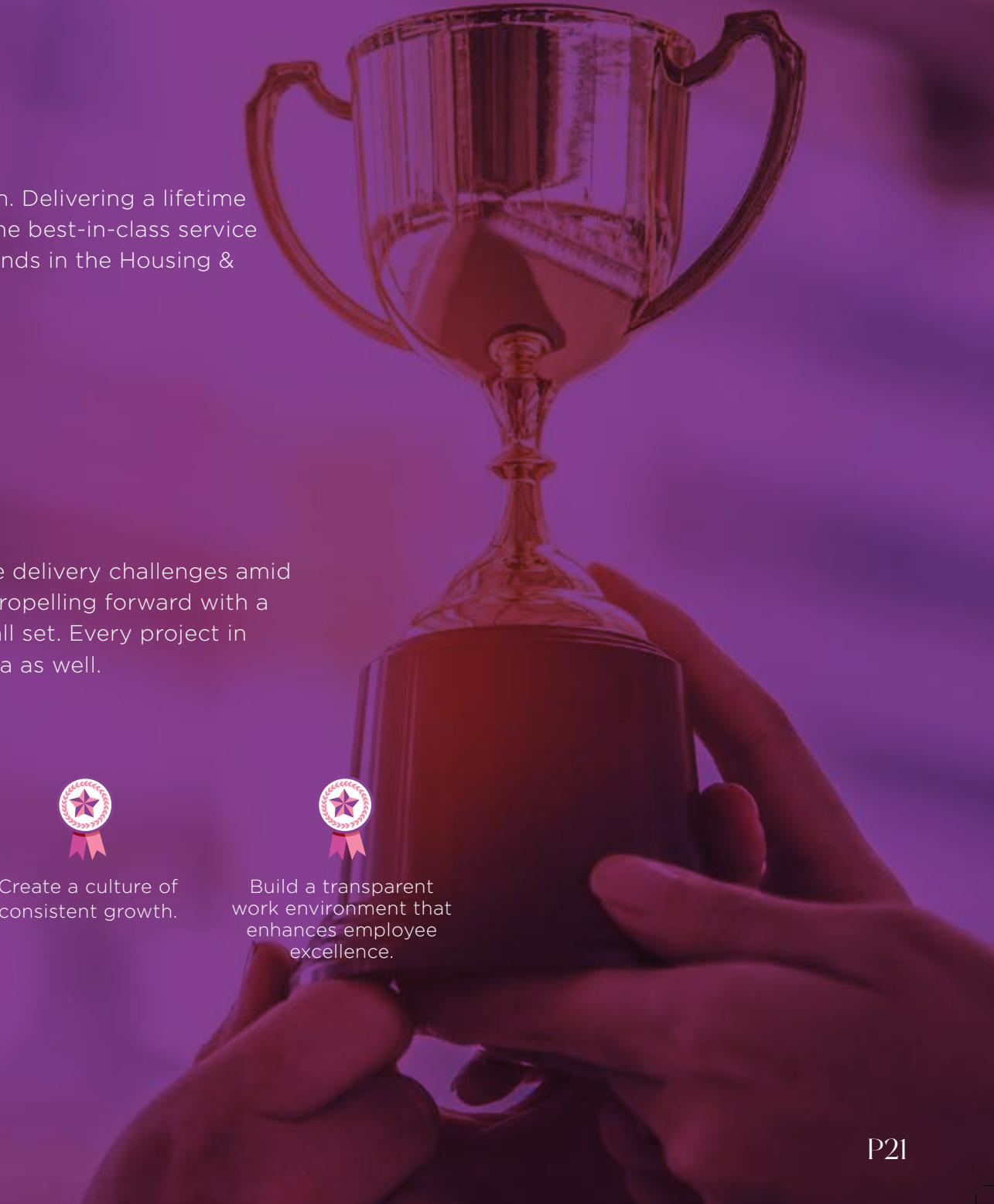
Provide high-quality value homes through continuous innovations, improvements and timely delivery.



Create a culture of consistent growth.



Build a transparent work environment that enhances employee excellence.



# Pioneering Aesthetic and Delightful Living Spaces

Sowparnika is a brand synonymous with its aesthetic appeal and luxury while being modest. Sowparnika is one of the first to introduce Lean Six Sigma theory across all the processes within the organization. The value proposition being timely delivery while maximizing the efficiency in order to extend the benefit to the end customer. We at Sowparnika are firmly committed to our principles of Transparency, Customer Satisfaction and Teamwork at the same time being economically priced. Our journey so far boasts of 7500+ satisfied clients, 35+ completed projects, 35+ ongoing projects, 5 Million+ Sq. ft. development, 5 Million+ Sq.ft. under development with its presence in Karnataka, Kerala, Tamil Nadu & counting. 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, Working in sync with the Prime Minister's Housing Scheme, "Homes for All by 2025", Sowparnika has been delivering quality homes to all. We have redefined the concept of quality housing. With its headquarters in Bangalore, Sowparnika Projects is a leading real estate developer in the Southern part of India.



**Ramji Subramaniam** | Managing Director



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



ET Now



NDTV Profit Real Estate Award



Junior Chamber International  
Kottayam



Kerala Financial Corporation  
Trivandrum



ET Now



Best Launch - Ashiyana



Best Emerging Real Estate Project  
Sowparnika Projects

# Core Values:

With defined work ethics and brand philosophy, we provide ultimate customer experience to our patrons. Speed, Integrity, Transparency, Beyond Borders, Ownership & Safety are the 6 core values we follow.

# Six Sigma Culture:

Armed with a Six Sigma Black Belt, Mr Ramji has inculcated all his prior experience and learning to transform Sowparnika into a Six Sigma driven Project Management & Engineering Company with prime focus on Cost, Time and Quality. To meet its prime objective, Sowparnika has systematically developed “in-house” expertise for competencies like Design, Quality Check, Plumbing, Electrical, Blockwork & Fabrication activities that are traditionally outsourced. Our experts at Sowparnika monitor and evaluate each construction improvement, right from the design stage to timely delivery to make sure that clients have the maximum advantage with their investment.

The induced Six Sigma culture has transformed the company in a better organized and accountable way. For professional as well as personal development, every employee at Sowparnika is empowered with lean practices by encouraging innovation, organizing regular Total Quality Management training and conducting workshops.

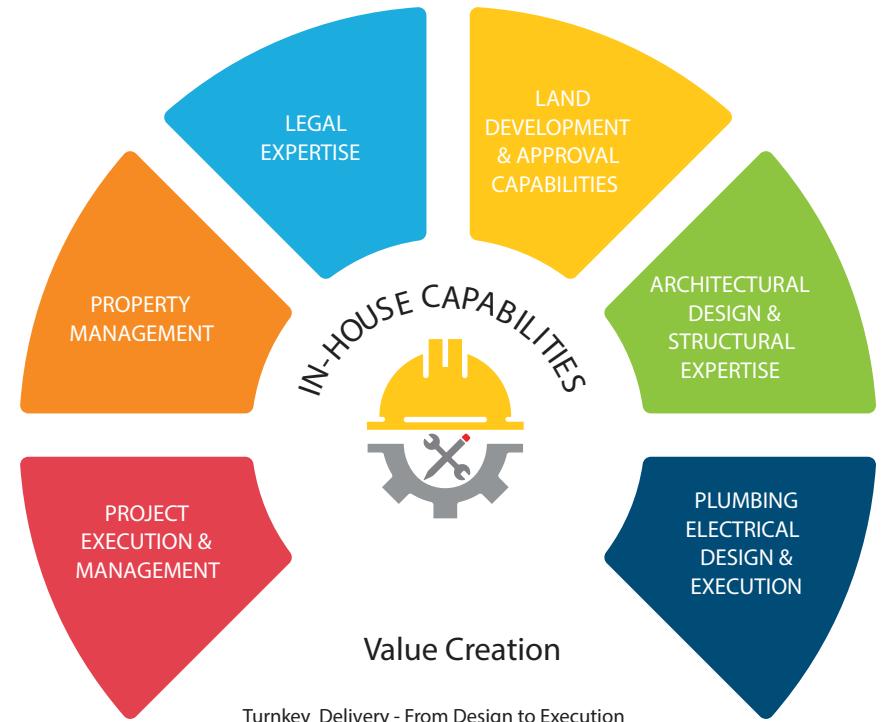


# Key Differentiators:

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless competitive edge. Customer-centric, On-time delivery, Quality deliverables, 360-degree approach, in house expertise, and guaranteed value are the 6 key differentiators we implemented throughout our Sowparnika's journey.

# Value Creation:

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.



# An exciting experience awaits You!

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

## Our other Projects in Kerala

### TRIVANDRUM

<b>West Holmes</b>	: Near St. Thomas school, Mukkola
<b>Seychelles</b>	: Behind CET, Sreekaryam
<b>Navarathnam Pearl</b>	: Trikkanapuram
<b>Bhavani</b>	: Thycaud

### THRISSUR

: Edifice in Koorkkanchery, Natura in Puranattukara

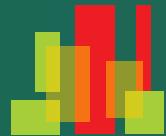
### KOCHI

: Atrium in Edappally

### KOZHIKODE

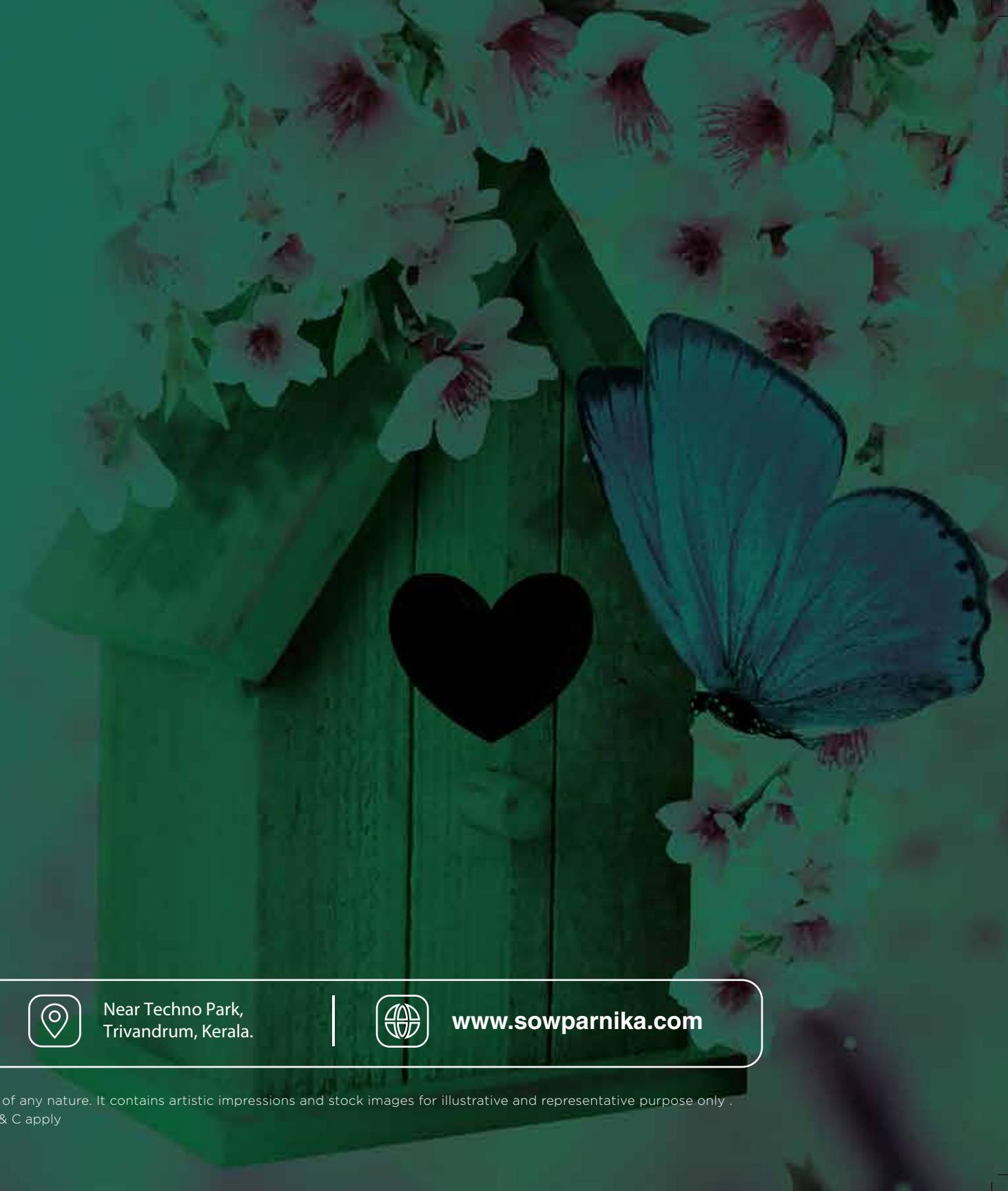
: Jazzmyna in Kunnamangalam





**SOWPARNIKA**  
Delivering Happiness

yaRa



**98476 94000**



Near Techno Park,  
Trivandrum, Kerala.



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

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