

yara



SOWPARNIKA
Delivering Happiness

Yara
is not a home
It's a feeling!



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



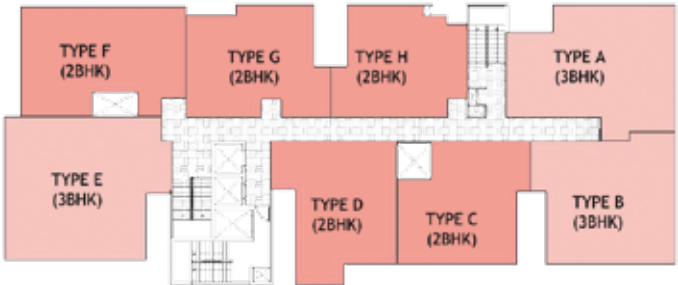
LEGEND

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



Typical Floor Plan

Key Plan





ISO Views for 2&3BHK



TYPE A - 3 BHK
West Facing 3BHK (1st Floor)

Saleable Area
1283 SQ. FT.



TYPE B - 3 BHK
North Facing 3BHK (1st Floor)

Saleable Area
1122 SQ. FT.



ISO Views for 2&3BHK



ISO Views for 2&3BHK



TYPE E - 3 BHK
East Facing 3 BHK (1st Floor)
Saleable Area
1462 SQ. FT.



TYPE F - 2 BHK
East Facing 2 BHK (1st Floor)
Saleable Area
1121 SQ. FT.



ISO Views for 2&3BHK





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 Daddoing 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.

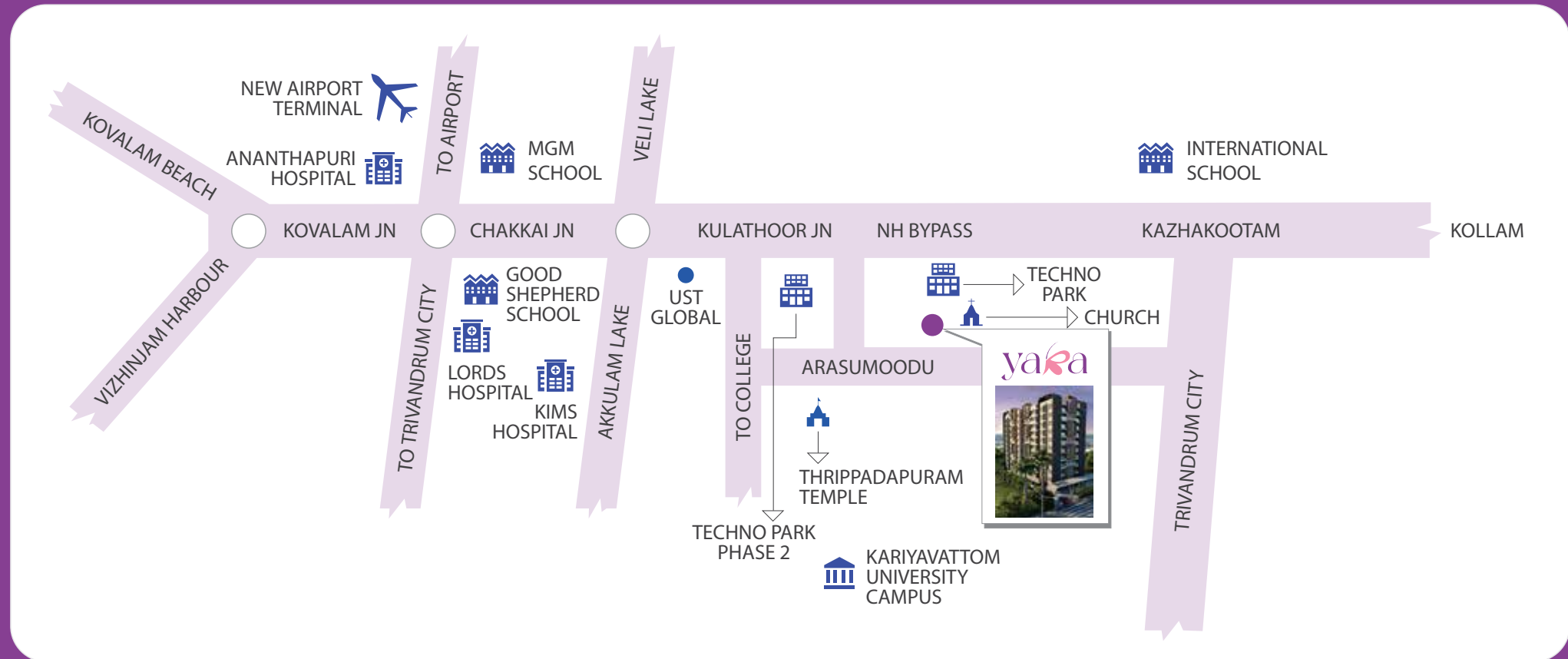
11. Water Supply-

- 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
- Trivandrum International Stadium : 2 Km
- University Campus : 2 Km
- UST & Infosys : 2.5 km
- CET : 3.5 Km
- Lulu Mall : 4.5 Km
- Pangappara Health Center : 4.5 Km

- Akkulam Tourist Village : 5 Km
- V.S.S.C : 6 km
- Veli Railway Station : 6.5 Km
- KIMS : 7 Km
- Medical College : 8 Km
- Airport : 9 km

Our Vision

Beautifying homes, aesthetic ambiances & 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 it's 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.

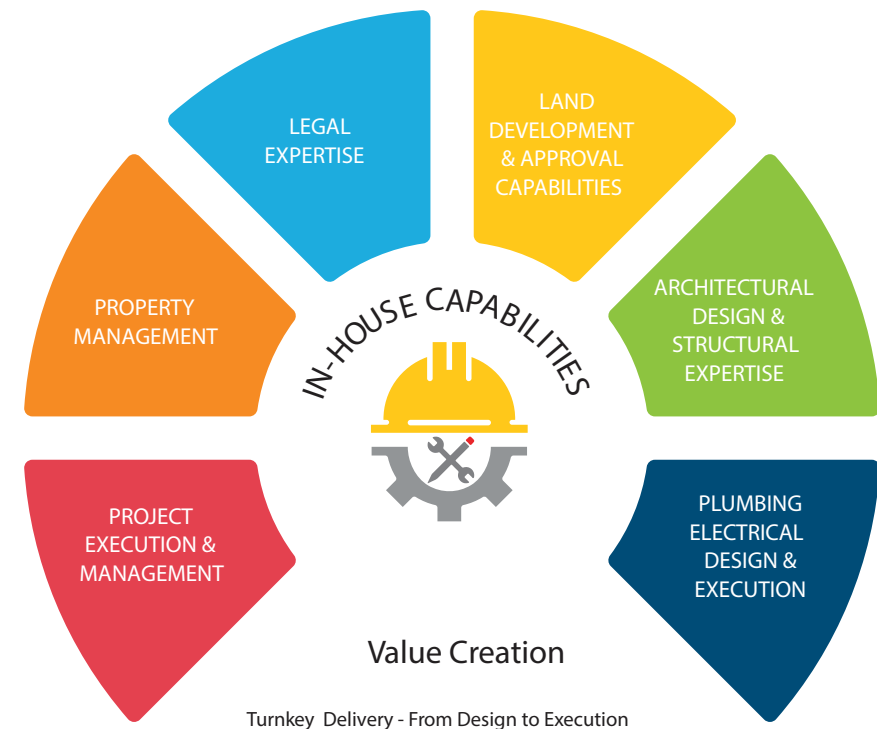


Key Differentiators:

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

- West Holmes** : Near St. Thomas school, Mukkola
- Seychelles** : Behind CET, Sreekaryam
- Navarathnam Pearl** : Trikkannapuram
- Bhavani** : Thycaud

THRISSUR

- : Edifice in Koorkkanchery, Natura in Puranattukara

KOCHI

- : Atrium in Edappally

KOZHIKODE

- : Jazzmya in Kunnamangalam





SOWPARNIKA
Delivering Happiness

yaka



98476 94000



Near Techno Park,
Trivandrum, Kerala.



www.sowparnika.com

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