



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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CAPITAL COUNTY  
CITY LIFE MEETS VILLA LIFE

"From a humble beginning to being a brand synonymous with creating aesthetic and delightful living spaces, Sowparnika has trodden the path of success and continues to remain an exemplary testament of commitment, hard work and dedication, resulting in unparalleled success."

### Our Story

#### The Dream:

What does it take to build a successful corporate company was a question that always engrossed Mr. Ramji as he went about his life managing key financial and managerial roles in notable corporate conglomerates. Mr. Ramji's vision was to build a company that would benefit people and builds a responsible workforce that would strive to achieve the mission. Armed with experience, expertise, responsibility and dedication, Mr.Ramji finally began his journey of fulfilling his dream, ably supported by his wife, Ms. Meenakshi and in the year 2003, Sowparnika Projects was initiated.

#### The Beginning:

With a philosophy that success comes one step at a time, Sowparnika started its journey with SaiKuteer, a 4 unit apartment, followed by Sai Poornima, a 5 unit apartment. With its offering of affordable quality homes, Sowparnika struck a chord with its patrons and the company ended up with a turnover of 4.5 crores in the first year. Buoyed by initial success, Sowparnika began to spread its horizons across South India with projects in Kerala and Tamil Nadu. On-time completion, the promise of quality and identification of rich potential land parcels gradually made Sowparnika one of the most preferred developers in South India and started earning earnest patrons over the years.

#### The Success:

Today, Sowparnika is recognized as one of the leading real estate developers in South India with an annual turnover of 200 Crores. The strength of Sowparnika continues to grow, enthusiastically supported by its 6000 plus patrons. Numerous projects spread across the country have been earmarked for future development, and more happiness is bound to follow in the years to come.

|                                     |                       |                            |
|-------------------------------------|-----------------------|----------------------------|
| 35+ Completed Projects              | 35+ Ongoing Projects  | 50+ Lakh Sq. ft. developed |
| 50+ Lakh Sq. ft. under construction | 6000+ Happy Customers | 3 States Presence          |

Ramji Subramaniam, Managing Director



### Mission 2022

- Become one of the top ten housing &infrastructure company of South India.
- Achieve 1000 Crores Turnover and a successful IPO by 2022.
- Provide high-quality value homes through continuous innovations, improvements, and timely delivery.
- Create a culture of consistent growth.
- Offer a transparent work environment that enhances employee excellence.

### Vision

To be one among the top 10 preferred brands in the Housing & Infrastructure arena, by Delivering Happiness and Value for a Lifetime.

### Values

Sowparnika's core values define its work ethics and echo the brand philosophy, which is derived to provide ultimate customer experience for its patrons.

### Core values

**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.

### Key Differentiators

An in-depth understanding of target consumers 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 for Money
- On-Time Delivery
- Quality Deliverables
- 360 Degrees Approach
- Consumer Centricity

### Value Creation

Turnkey Delivery - From Design to Execution  
IN-HOUSE CAPABILITIES:

- LAND DEVELOPMENT & APPROVAL CAPABILITIES
- ARCHITECTURAL DESIGN & STRUCTURAL EXPERTISE
- PLUMBING, ELECTRICAL DESIGN & EXECUTION
- PROJECT EXECUTION & MANAGEMENT
- PROPERTY MANAGEMENT
- LEGAL EXPERTISE





## Simply worth it!

Capital County, yet another ode to happiness from Sowparnika Homes, provides a splendid array of 50 luxury villas in the most happening spot in the capital. These aesthetically appealing, ultra-luxurious villas also offer an unrivalled world of amenities for a life of class and convenience.





## Price; simply worth it.

A plush luxurious villa a short drive away from the heart of the city; that too at a price that doesn't tax you! Capital County is all about making the seemingly impossible happen. Conveniently located and conveniently priced, Capital County can be your ideal investment multiplier as well!



# Location Map

## LOCATION ADVANTAGE

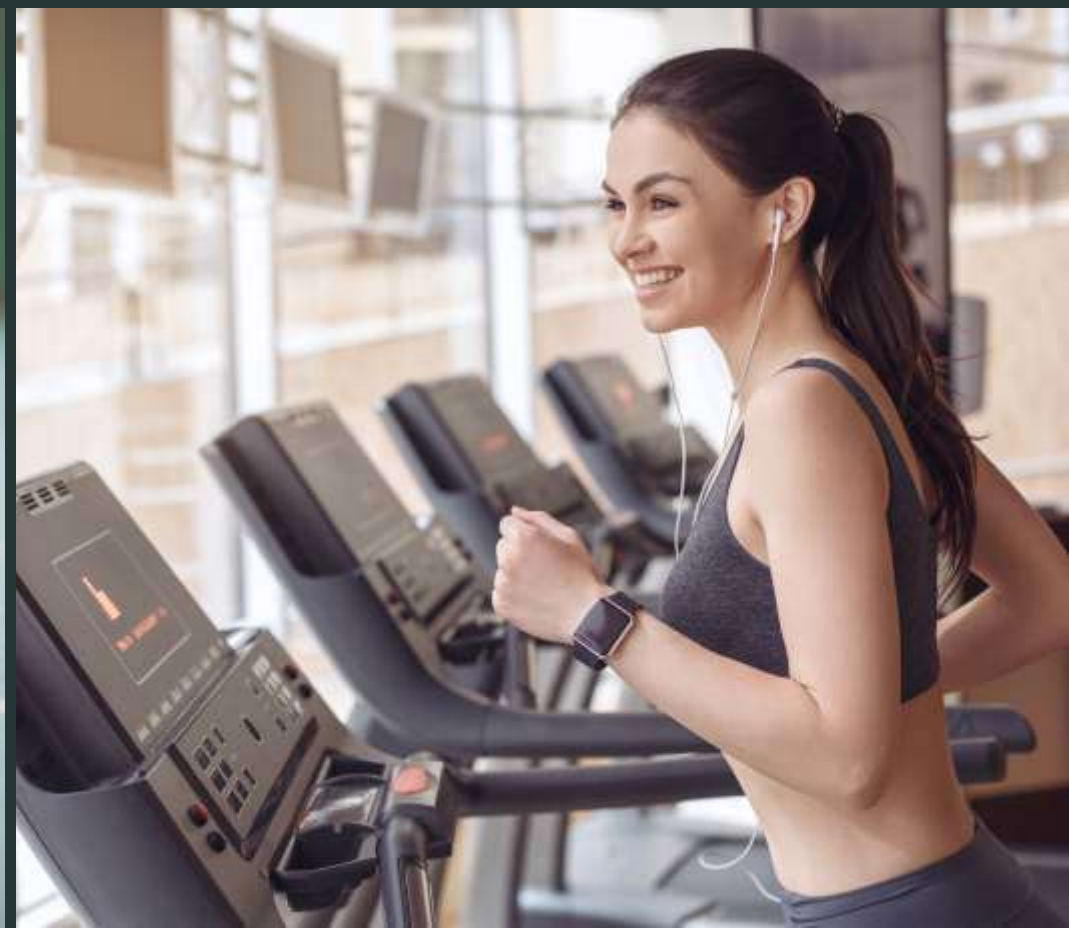
- Trivandrum Central : 6.5 km
- East Fort : 8 km
- Thirumala : 5 km
- Pappanamcode : 3 km
- Attukal Temple : 7 km
- International Airport : 12 km
- Medical College : 10 km
- Technopark : 20 km
- Kovalam : 10 km



# Location; simply worth it.

Imagine an aesthetically appealing villa just a few kilometers away from the heart of the city; Trivandrum Central Railway Station to be precise! Capital County is located at a peaceful spot at Thrikkannapuram, Pappanamcode - one of the most happening spots in the capital.





## Amenities; simply worth it.

Every amenity is simply a notch above the rest. The beauty of Capital County is in the fact that there's a place for everything & nothing is out of place. Well-planned amenities make sure that everything of joy, ease and convenience is just around.

### Exclusive Amenities

- Clubhouse with Gymnasium, Multipurpose hall and Indoor games.
- Half-Basketball court
- Open Badminton court
- Children's play area
- On Call Maintenance





## Master Plan





## Villa 1



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 1**  
3 BHK  
Plot Area (Cents): 4.631  
Saleable Area (Sq. Ft.): 1809





Villa 2



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 2**  
3 BHK  
Plot Area (Cents): 3.863  
Saleable Area (Sq. Ft.): 1638



Villa 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 3**  
4 BHK  
Plot Area (Cents): 5.091  
Saleable Area (Sq. Ft.): 1993



Villa 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 4**  
4 BHK  
Plot Area (Cents): 8.725  
Saleable Area (Sq. Ft.): 2491





Villa 5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 5**  
4 BHK  
Plot Area (Cents): 5.401  
Saleable Area (Sq. Ft.): 2061





Villa 6



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 6**  
4 BHK  
Plot Area (Cents): 5.255  
Saleable Area (Sq. Ft.): 2053





Villa 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 7**  
4 BHK  
Plot Area (Cents): 4.525  
Saleable Area (Sq. Ft.): 1898.00



Villa 8



GROUND FLOOR PLAN

FIRST FLOOR PLAN

**TYPE 8**  
4 BHK  
Plot Area (Cents): 6.000  
Saleable Area (Sq. Ft.): 2023



Villa 9-11



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 9-11**  
3 BHK  
Plot Area (Cents): 3.521  
Saleable Area (Sq. Ft.): 1506



Villa 12



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 12**  
3 BHK  
Plot Area (Cents): 3.440  
Saleable Area (Sq. Ft.): 1466



Villa 12A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 12A**

3 BHK  
Plot Area (Cents): 4.806  
Saleable Area (Sq. Ft.): 1899



Villa 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 14**  
3 BHK  
Plot Area (Cents): 5.076  
Saleable Area (Sq. Ft.): 1949



Villa 15



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 15**  
3 BHK  
Plot Area (Cents): 4.025  
Saleable Area (Sq. Ft.): 1693



Villa 16



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 16**

3 BHK

Plot Area (Cents): 4.614

Saleable Area (Sq. Ft.): 1781





Villa 17-24



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 17-24**  
3 BHK  
Plot Area (Cents): 3.459  
Saleable Area (Sq. Ft.): 1491



Villa 25



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 25**  
3 BHK  
Plot Area (Cents): 3.696  
Saleable Area (Sq. Ft.): 1561



Villa 26



GROUND FLOOR PLAN



**TYPE 26**  
3 BHK  
Plot Area (Cents): 4.933  
Saleable Area (Sq. Ft.): 1823





Villa 27-33



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 27-33**  
3 BHK  
Plot Area (Cents): 5.000  
Saleable Area (Sq. Ft.): 1868



Villa 34



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 34**  
3 BHK  
Plot Area (Cents): 4.859  
Saleable Area (Sq. Ft.): 1799



Villa 35



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**TYPE 35**  
4 BHK  
Plot Area (Cents): 5.643  
Saleable Area (Sq. Ft.): 2027



Villa 36-38



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 36-38**  
4 BHK  
Plot Area (Cents): 5.310  
Saleable Area (Sq. Ft.): 1998



Villa 39



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 39**  
3 BHK  
Plot Area (Cents): 5.203  
Saleable Area (Sq. Ft.): 1925



Villa 40



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 40**  
3 BHK  
Plot Area (Cents): 3.578  
Saleable Area (Sq. Ft.): 1536



Villa 41-44



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 41-44**  
3 BHK  
Plot Area (Cents): 3.582  
Saleable Area (Sq. Ft.): 1524



Villa 45



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 45**  
3 BHK  
Plot Area (Cents): 3.611  
Saleable Area (Sq. Ft.): 1528



Villa 46



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 46**  
4 BHK  
Plot Area (Cents): 5.613  
Saleable Area (Sq. Ft.): 2025



Villa 47



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 47**  
3 BHK  
Plot Area (Cents): 4.978  
Saleable Area (Sq. Ft.): 1840



Villa 48



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 48**  
3 BHK  
Plot Area (Cents): 3.797  
Saleable Area (Sq. Ft.): 1616



Villa 49



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 49**

3 BHK

Plot Area (Cents): 3.694

Saleable Area (Sq. Ft.): 1569



Villa 50



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE 50**  
3 BHK  
Plot Area (Cents): 4.426  
Saleable Area (Sq. Ft.): 1782



# Specifications

**Structure**

- 1. RCC framed structure with concrete block masonry.
- 2. Pile/raft/Individual footing/Rubble Foundation complying with seismic 3 zones, as per structural consultant's advice.
- 3. Concrete grade and steel grade as per structural consultant's advice
- 4. Pest control

**Flooring and Tiling**

- 1. Foyer/Living/Family Living/ dining/Kitchen & Bedrooms- Vitrified tiles - Reputed Brand
- 2. Toilet flooring - Anti skid Ceramic Designer tiles – Reputed Brand
- 3. Toilet dadoing up to 7 feet- ceramic glazed/matte tiles Reputed Brand
- 4. Kitchen dadoing above the counter to height of 2 feet- ceramic glazed/matte tiles - Reputed Brand (only supply)
- 5. Balcony/Patio - Anti skid Ceramic tiles – Reputed Brand flooring and skirting with toughened glass railing.

**Kitchen**

- 1. Granite top & single bowl Reputed Brand to be provided (only supply)
- 2. Provision for Chimney in kitchen
- 3. Provision for Water purifier Plug Point

**Toilet**

- 1. Sanitary fittings - Reputed Brand - EWC Wall hung, wash basin (Only premium white colored.
- 2. CP fittings - Reputed Brand – Shower spout, Single lever Diverter, Shower head, Pillar cock, concealed cistern

- 3. Flush plate, angle value, health faucet for all toilets.
- 4. Provision for geyser and Exhaust fan in toilets.

**Air conditioning**

- 1. Provision for fixing AC in living and master bedroom

**Doors**

- 1. Main Door: Super Quality Hard wood frame and shutter with melamine finish
- 2. Internal Doors: Hard wood frames with flush shutters
- 3. Toilet doors - FRP door
- 4. Balcony doors - 2 Track UPVC glazed shutter with mosquito mesh of equivalent make
- 5. Common door - Fire rated steel doors for fire exit

**Windows**

- 1. Track UPVC windows with glazed shutters and mosquito mesh of equivalent make.

**Electrical**

- 1. Modular switches of Schneider or Equivalent make
- 2. ELCB and MCB with independent EB meter of approved make
- 3. Good quality concealed copper wiring of approved make 4. Provision for Washing Machine point

**Paint:**

- 1. Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion Asian / Berger or equivalent make.
- 2. External: 1 coat external primer & 2 coats of external weather paint Asian / Berger or equivalent make

**Water supply**

- 1. Bore well water supply / Municipal water supply if available