



South India's Fastest Growing Builder

More than 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
T: +91 80 4243 3000
E: enquiry@sowparnika.com

SOUTH KERALA
Vettakkulam Arcade,
Opp. Mar Ivanious College Main Gate,
Nalanchira P.O. Thiruvananthapuram 695 015
T: +91 471 3222 012
E: marketingtvm@sowparnika.com

CENTRAL KERALA
43/346A, Thekkukara
Palarivattom P.O.
Kochi 682 025
T: +91 92072 00012
E: cksales@sowparnika.com

TAMIL NADU
1st Floor, "Sreevatsa Centre",
Opp. to Martin Homeopathy Medical College,
Mettupalayam Road, GN. Mills (PO), Coimbatore 641 029
T: +91 78490 60002
E: salescmb@sowparnika.com

DUBAI
RAMJI SUBRAMANIAM MARKETING MANAGEMENT | LLC
Office 6/104, 1st Floor,
Al Khalafi Building, Al Mamzar,
Dubai Islamic Bank (Landmark)
E: salesdubai@sowparnika.com



"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

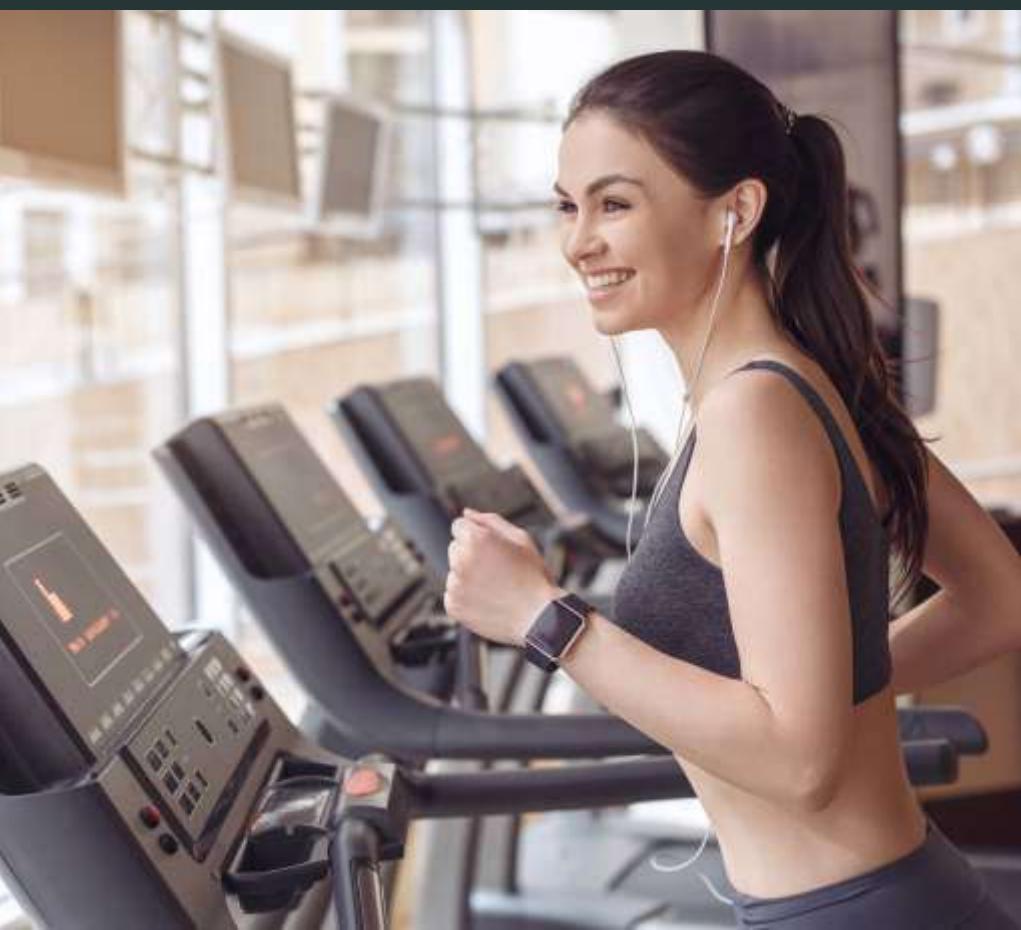
LOCATION ADVANTAGE

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



Villa I



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-II



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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



Villa 12



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





TYPE 12A

3 BHK

Plot Area (Cents): 4.806

Saleable Area (Sq. Ft.): 1899



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



TYPE 15

3 BHK

Plot Area (Cents): 4.025

Saleable Area (Sq. Ft.): 1693

Villa 16



TYPE 16
3 BHK
 Plot Area (Cents): 4.614
 Saleable Area (Sq. Ft.): 1781



TYPE 17-24

3 BHK

Plot Area (Cents): 3.459

Saleable Area (Sq. Ft.): 1491

Villa 25



Villa 26



GROUND FLOOR PLAN



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



Villa 27-33



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



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



Villa 36-38



This 3D floor plan illustrates a modern house layout. The main entrance is through a COYER (Coyer) leading into a LIVING room (360 x 300, 12' x 11'). To the right is a KITCHEN (240 x 270, 8' x 12' 4") with a DRESS (180 x 150, 6' x 5') and a PANTRY. A central HALL provides access to a MASTER BED (330 x 410, 11' x 13' 4") with an attached BATH (150 x 200, 5' x 9') and a DRESS (180 x 150, 6' x 5'). A STAIRCASE leads to an upper level. On the right side, there is a GUEST BED ROOM (300 x 330, 10' x 11') and a TOILET (110 x 120, 4' 11" x 3' 6"). An UTILITY room (140 x 200, 4' 7" x 6' 7") is located near the kitchen. A PATIO area is situated to the right of the guest bedroom. The garage is located on the left side of the house, with a PORCH (180 x 200, 6' x 10') in front. The entire property is surrounded by a green lawn and trees.

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



TYPE 40

3 BHK

Plot Area (Cents): 3.578

Saleable Area (Sq. Ft.): 1536

Villa 4I-44



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 4I-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



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