

**SOWPARNIKA**  
Delivering Happiness

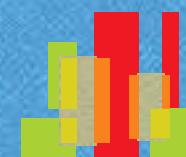
# WEST HOLMES

RERA NO: K- RERA/PRJ/048/2021

A photograph of a woman and a young girl smiling together, overlaid with a red gradient. The woman is in the foreground, looking slightly to the right, and the girl is behind her, also smiling. The text is centered in the lower half of the image.

WHY LIVE IN ~AN ORDINARY HOME,  
WHEN YOU HAVE WEST HOLMES





**SOWPARNIKA**  
Delivering Happiness

THE FINE ART OF  
ENJOYING THE BEST  
OF BOTH WORLDS

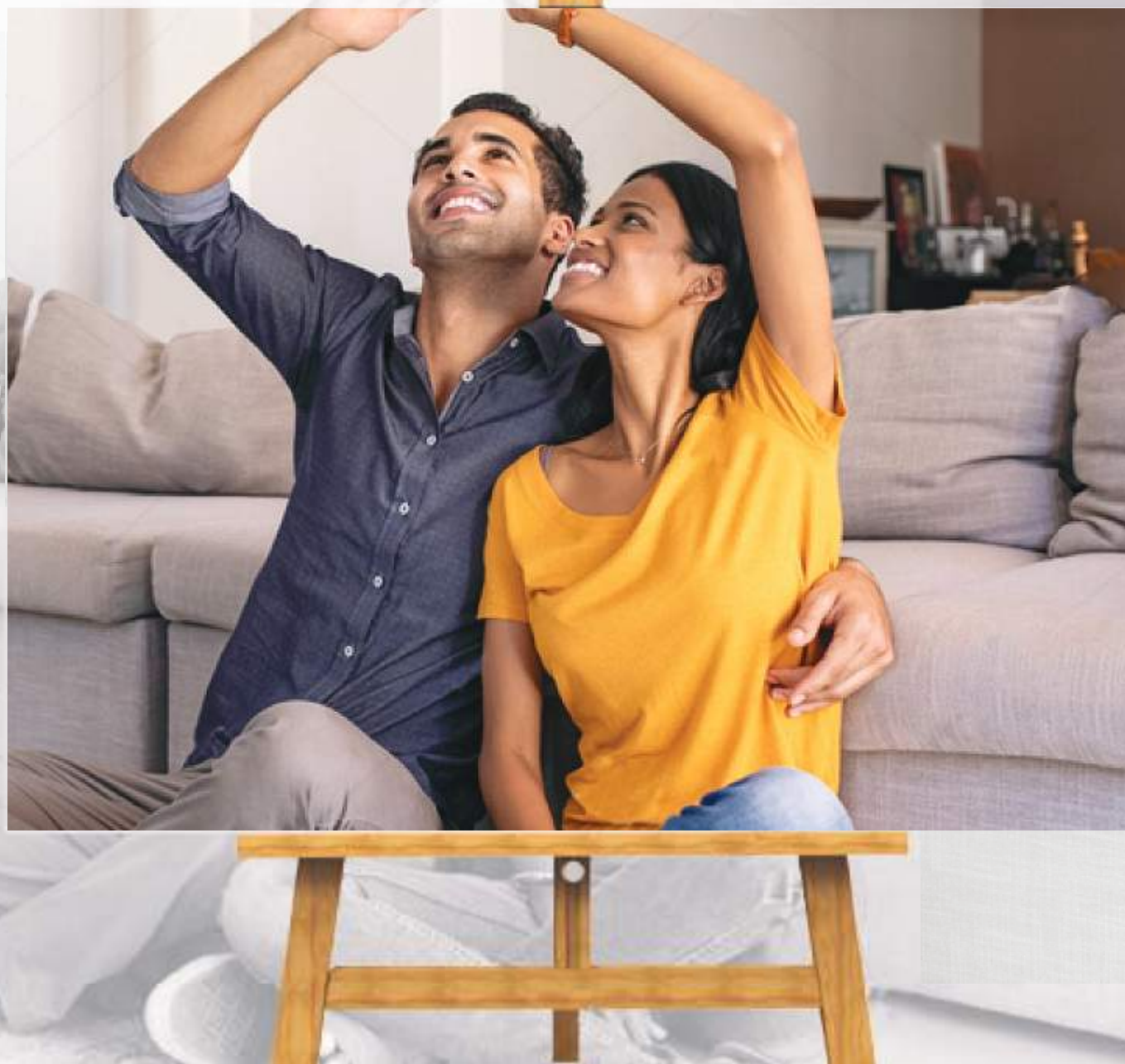


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# DISCONNECT FROM STRESS, BUT STAY CONNECTED TO THE WORLD

Stress is the price we pay for living in today's frantic world filled with steep targets and stiff deadlines. We eagerly await the weekend, to unwind and rejuvenate! All that is set to change. When you live in West Holmes, every evening is your opportunity to escape the concrete jungle.





# EAST OR WEST? ALWAYS CHOOSE THE BEST!

West Holmes, simply the best location that offers city like ambience without compromising on lush greenery. It's a paradise for someone who desires to be nurtured by the finest that Nature has to offer!





# LUSH GREENERY & CITY LIKE ~ AMBIENCE ENJOY THE ~ BEST OF ~ BOTH WORLDS

In a world where green is becoming a scarce commodity, get surrounded by nature's blessings without having to move far away from the city. Make this your home and may your generations praise you for the wise choice you have made!





# PROJECT OVERVIEW











There are ordinary homes, and then there is West Holmes – a project specially created for the discerning. The locality is blessed with the beauty of mother nature and is also connected to all the places that matter. Aesthetically designed this is the project of your dreams – the one you have been waiting for!

WEST HOLMES



# PROJECT HIGHLIGHTS

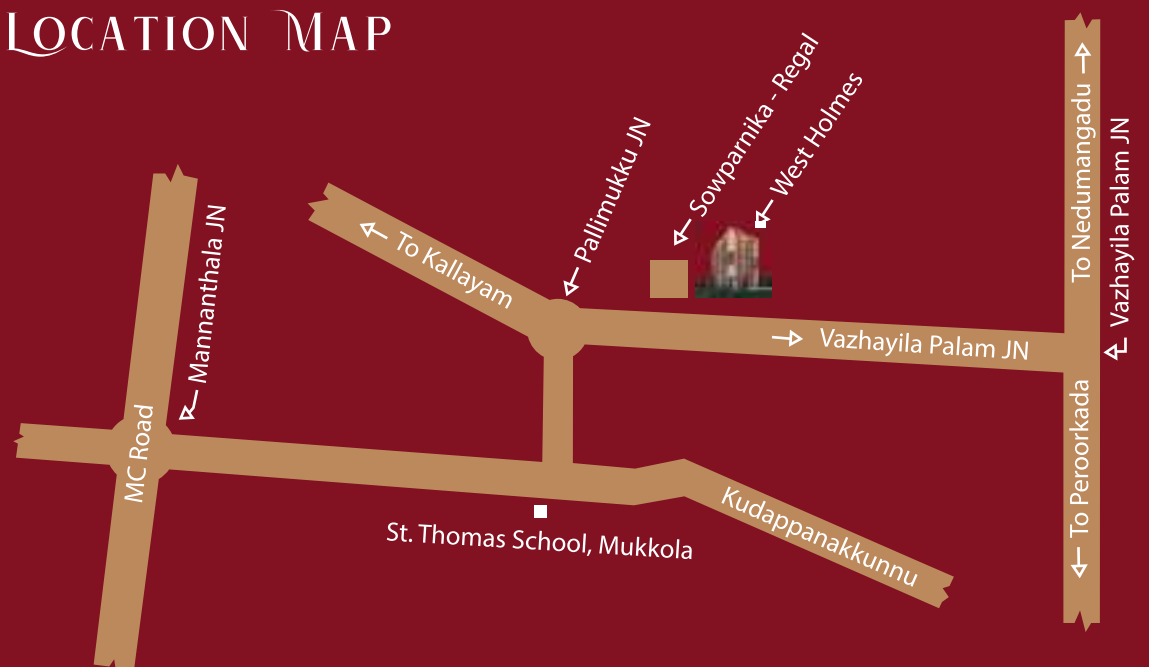
- Total Salable Area is 1,15,128 Sq.Ft.
- Total Plot Area : 108 Cent (47046.86 Sq.ft)
- Total no. of Floors: 3 BF + GF +11 Apts Floors
- Total no. of units per floor (1st to 10th floor-8units) (11th floor-7units)
- Total No of Units 87 Nos
- The Units are 100 % Vaastu Compliant
- Exquisite Landscape View with Central Green Courtyard

-  Visitor's Lounge
-  Health Club with Multipurpose Gym
-  Entrance Lobby
-  Multi-purpose hall / Banquet hall
-  Sewage Treatment Plant (STP)
-  Indoor Games Room
-  Swimming Pool
-  Toddler's Pool
-  Pool Deck Area
-  Ramp

## THE PROXIMITY DETAILS

- St.Thomas School : 900 ms.
- Vazhayila : 2 kms.
- Peroorkada : 3 kms.
- Mannanthala Press : 2.3 kms.
- Mannanthala Junction : 3 kms.
- Mar Ivanios College : 4 kms.
- MG College Trivandrum : 6 kms.
- Ambalamukku : 4.8 kms.
- Trivandrum International Airport : 13 kms.
- Trivandrum Central Railway Station : 11 kms.

## LOCATION MAP





# SURROUNDING INFRASTRUCTURE

## SCHOOLS

- St.Thomas Higher Secondary School
- Marygiri Senior Secondary School
- Cardinal Cleemis School of Management
- Mar Ivanious College
- Sarvodaya School

## HOSPITALS

- Peroor Medical Center
- ESI Hospital

## NEAREST LANDMARKS

- Doordharshan Kendra
- Civil Station
- CSI Church
- Bethel Gram Church
- Sri Thalayapooru Bhagavathi Temple
- Mar Baselios College of Engineering and Technology

## AMENITIES

- Clubhouse
- Swimming Pool Deck area
- Toddler's pool
- Visitors Lounge
- Health Club with Multipurpose Gym
- Indoor Games room
- Landscaped garden
- Children's Play Area
- 24 Hrs. Power backup for common area and 0.5 kVA for apartments
- Round the clock security
- Waste Management System
- Intercom to Apartments from security cabin through service provider
- Sewage treatment plant (STP)
- Automated shoe shine facility
- CCTV in lobby
- Covered car parking
- Rainwater harvesting
- Visitors car parking.



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# MASTER PLAN



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# CLUB HOUSE IN LOWER BASEMENT



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# TYPICAL PLAN

Floor 1<sup>st</sup> to 4<sup>th</sup> & 8<sup>th</sup> to 11<sup>th</sup>



# TYPICAL PLAN

Floor 5<sup>th</sup> to 7<sup>th</sup>



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# UNIT PLAN

Flat No : A1

Type : 3 BHK

Saleable Area : 1545 sq.ft

Floors : 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup>



Flat No : A2

Type : 3BHK

Saleable Area : 1575 sq.ft

Floors : 1<sup>th</sup> to 4<sup>th</sup> & 8<sup>th</sup> to 11<sup>th</sup>



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# UNIT PLAN

Flat No : B

Type : 2 BHK

Saleable Area : 1144 sq.ft

Floors : 1<sup>st</sup> to 11<sup>th</sup>



KEY PLAN



Flat No : C

Type : 2 BHK

Saleable Area : 1141 sq.ft

Floors : 1<sup>st</sup> to 11<sup>th</sup>



KEY PLAN



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# UNIT PLAN

Flat No : D

Type : 3 BHK

Saleable Area : 1548 sq.ft

Floors : 1<sup>st</sup> to 11<sup>th</sup>



Flat No : E

Type : 3 BHK

Saleable Area : 1432 sq.ft

Floors : 1<sup>st</sup> to 11<sup>th</sup>



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# UNIT PLAN

Flat No : F

Type : 2 BHK

Saleable Area : 1083 sq.ft

Floors : 1<sup>st</sup> to 10<sup>th</sup>



Flat No : G

Type : 2 BHK

Saleable Area : 1083 sq.ft

Floors : 1<sup>st</sup> to 11<sup>th</sup>



WEST HOLMES



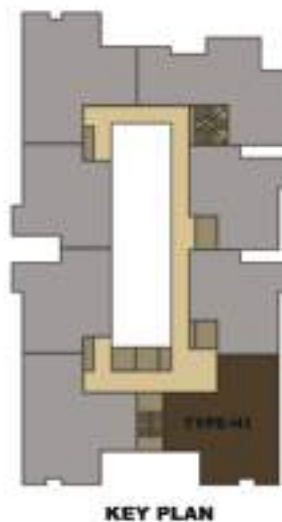
# UNIT PLAN

Flat No : H1

Type : 3BHK

Saleable Area : 1545 sq.ft

Floors : 5<sup>th</sup> to 7<sup>th</sup>

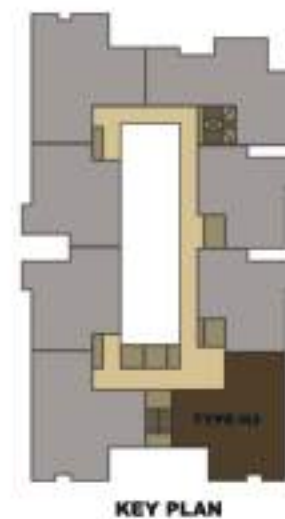


Flat No : H2

Type : 3 BHK

Saleable Area : 1575 sq.ft

Floors : 1<sup>st</sup> to 4<sup>th</sup> & 8<sup>th</sup> to 11<sup>th</sup>



WEST HOLMES







# 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.





# 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 10000+ satisfied clients, 50+ completed projects, 25+ ongoing projects, 5.5 Million+ Sq. ft. developed, 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 2027", 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

# AWARDS & RECOGNITIONS



Best Residential Project  
Affordable - Segment  
Sowparnika Flamenco



Entrepreneur of  
the Year - Real Estate



Mid-Segment Housing Project of  
the year - Olivia Nest



Best Residential Launch of  
the year- Indradhanush



Best Luxury Villa Design of  
the Year - LIFE ON THE GREEN



Entrepreneur of  
the Year - Real Estate



Excellence in Emerging  
Real Estate Brand



Most Anticipated Launch of  
the Year - Indradhanush



Best Emerging  
Real Estate Project



Best Launch - Ashiyana



Junior Chamber International  
Kottayam



NDTV Profit Real Estate Award



Sowparnika Swastika

ET Now



ET Now



Kerala Financial Corporation  
Trivandrum



Silicon India with LICHFL



Brands Academy Awards



Best Emerging Name  
in providing  
Real Estate Solutions

Indian Achievers' Podium



Luxury Villa Project of the  
Year 2024 (South India)



Luxury Villa Developer of the  
Year 2024 (South India)



# VISION

To be one among the top 10 preferred brands in the housing & infrastructure arena, by delivering happiness and value for a life time.

# MISSION

- Become one among the top 10 housing & infrastructure company of South India.
- Achieve 1000 Crores turnover and a successful IPO by 2027.
- 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.

# VALUES

Values are part of a company's DNA. They define what an organization stands for, highlighting an expected and ultimate set of behaviors and skills.

- **SPEED** : A passion to accelerate delivery of commitments for organisational 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 and deliverables.
- **SAFETY** : Zero tolerance on safety.

# 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° approach, In-house expertise, and Guaranteed value are the 6 key differentiators we implemented throughout 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.

## IN-HOUSE CAPABILITIES



PROJECT EXECUTION &  
MANAGEMENT



PROPERTY  
MANAGEMENT



LEGAL  
EXPERTISE



LAND DEVELOPMENT &  
APPROVAL CAPABILITIES



ARCHITECTURAL, INTERIOR DESIGN  
& STRUCTURAL EXPERTISE



PLUMBING, ELECTRICAL &  
FIRE DESIGN EXECUTION



# 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

- Seychelles** : Behind CET, Sreekaryam
- Navarathinam Pearl** : Thrikannapuram, Near Papanamcode
- Bhavani** : Thycaud
- Yara** : Near Techno Park, Thrippandapuram
- Signature Tower** : Near Loyola School, Sreekariyam

- 
- THRISSUR** : Edifice in Koorkkanchery, Natura in Puranattukara
  - KOCHI** : Atrium in Edappally
  - KOZHIKODE** : Jazzmyna in Kunnamangalam

WEST HOLMES







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**SOWPARNIKA**  
Delivering Happiness



**98476 84000**



NEAR ST. THOMAS SCHOOL,  
MUKKOLA



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

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