



SOWPARNIKA  
INDRAPRASTHA

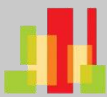


PREMIUM EDITION

# Future Homes should be easily extended to millions

This can be achieved by 3 main characteristics

- Quality
- Sustainability
- Affordable excellence



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**DECATHLON SPORTS  
INDIA PRIVAT LIMITED**



**FLIPKART**



**AMAZON**



**BHARTI  
WALMART**



**SHRI SAI  
TEMPLE**



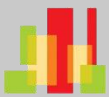
**CLOSURE  
SYSTEMS  
INTERNATIO  
NAL**



**ATM**

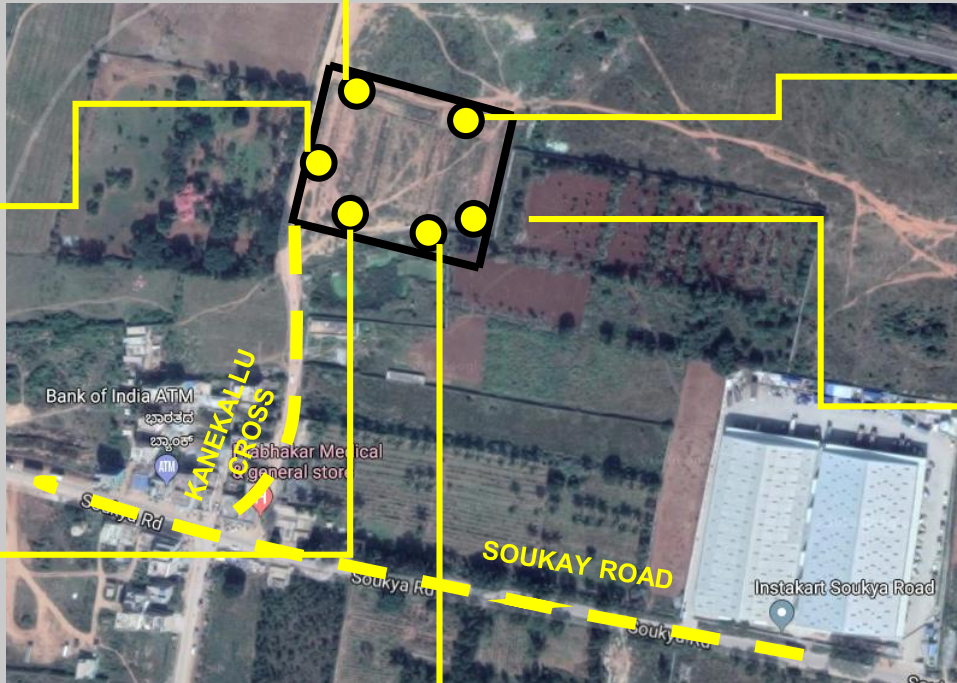


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## **SITE ANALYSIS**



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## **PROJECTS HIGHLIGHTS**

**TOTAL SITE AREA = 2.0 ACRE (AS PER SANCTION)**

**87119.51 SQ.FT**






**TOTAL SALEABLE AREA = 187063 SFT**

**TOTAL NO OF FLOORS = STILT + 4 FLOOR**

**APARTMENT FLOOR TO FLOOR HEIGHT = 2.95 MT**

**TOTAL BUILDING HEIGHT = 14.95 MT ( FROM ROAD LEVEL)**

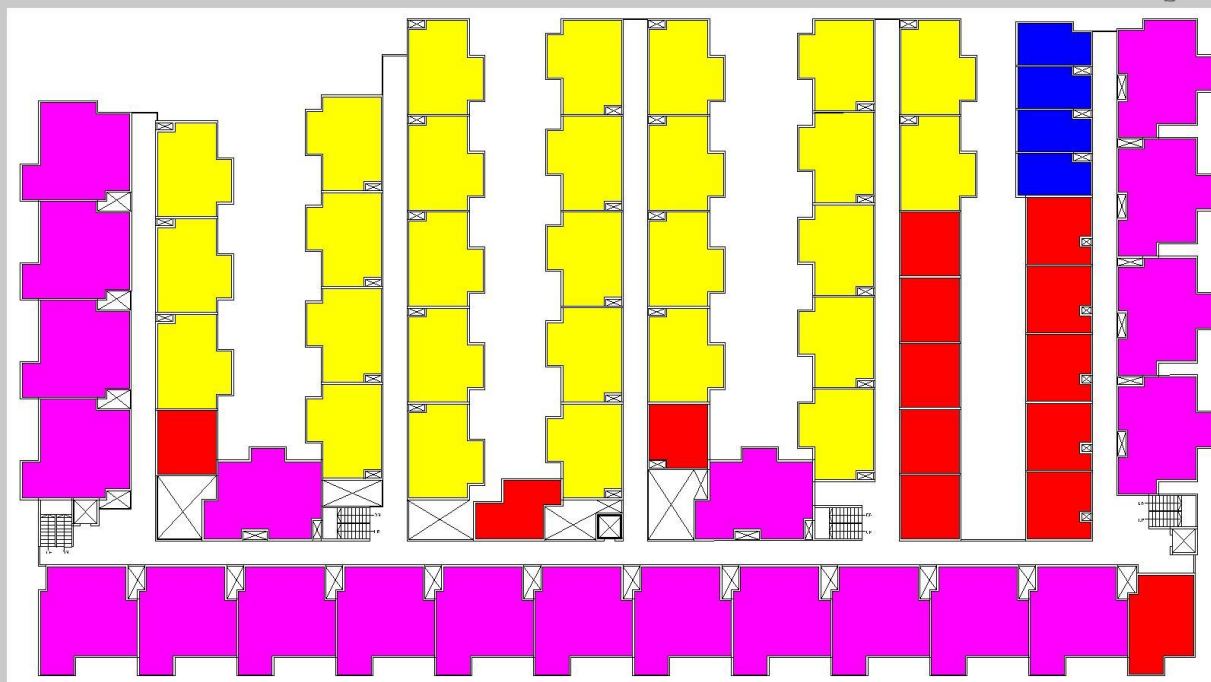
**TOTAL NO UNITS = 268 NOS**






TYPES OF UNIT	UNIT PER FLOOR	TOTAL UNITS
 1 BHK	14	53
 1.5BHK	1	3
 2BHK	28	112
 3BHK	21	84
 STUDIO	4	16

**TOTAL CAR PARKING = 196**

**THE UNITS ARE 100% VASTU COMPLIANT**

**THE PROJECT IS LOADED WITH AMENITIES / FACILITIES.**



TYPES OF UNIT	SALEABLE AREA IN SFT	NO. OF UNITS	% OF UNITS
 1 BHK	401-561	53	20%
 1.5BHK	616-636	3	1%
 2BHK	658-681	112	42%
 3BHK	884-995	84	31%
 STUDIO	328	16	6%

**TOTAL NO UNITS = 268 NOS**

## PROJECT SUMMARY

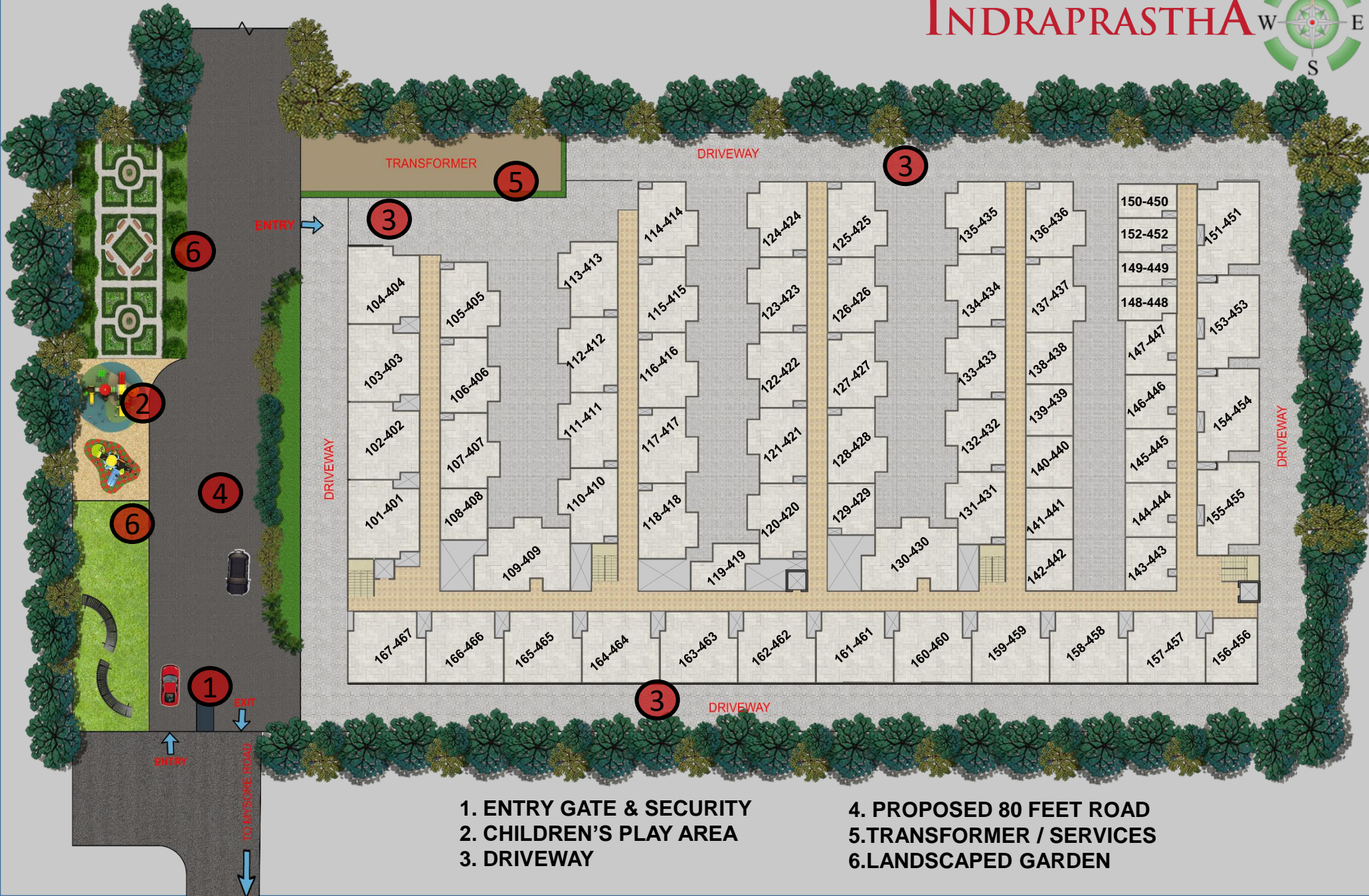
**Affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income.**

**Addressing the housing needs of the lower or middle income households, Sowparnika has taken responsibility to cater to the rising demand for affordable housing with out compromising the quality.**

**Sowparnika's kanikal wanted to be different from its peers. Be the architectural design that stands out with simple yet very modern streaks in true to the future.**



# MASTER PLAN



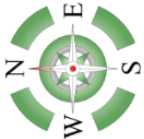
# PROJECT HIGHLIGHTS



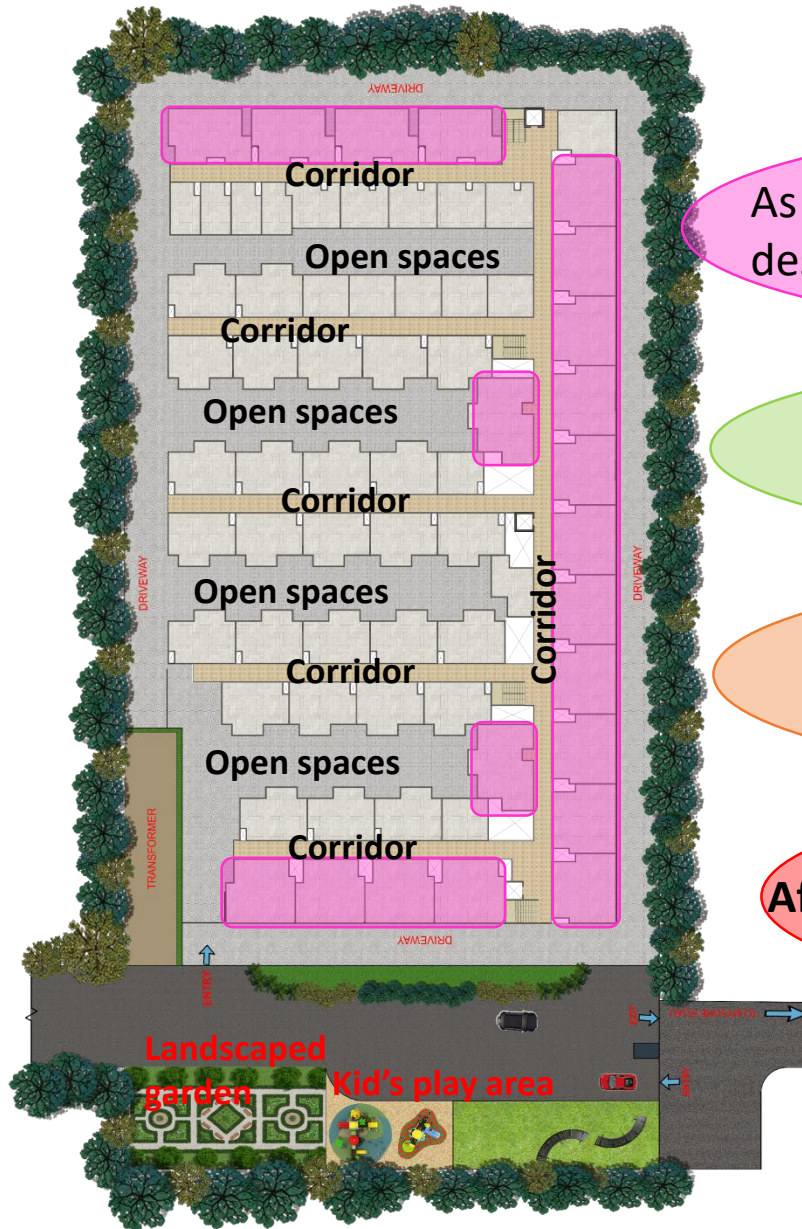
Our skillful space utilization presents studio , 1bhk, 1.5 bhk, 2bkh & 3bkh.

## TYPES OF UNIT

	1 BHK
	1.5BHK
	2BHK
	3BHK
	STUDIO



# PROJECT HIGHLIGHTS

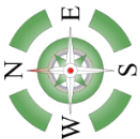


As 3 bhk's are premium units , they are intelligently designed externally for direct ventilation

6 connected wings – kid's play area – landscaped garden – spread across 2 acres.

Sufficient open spaces, wide corridors & large balconies – there is no dearth of space at Indraprastha.

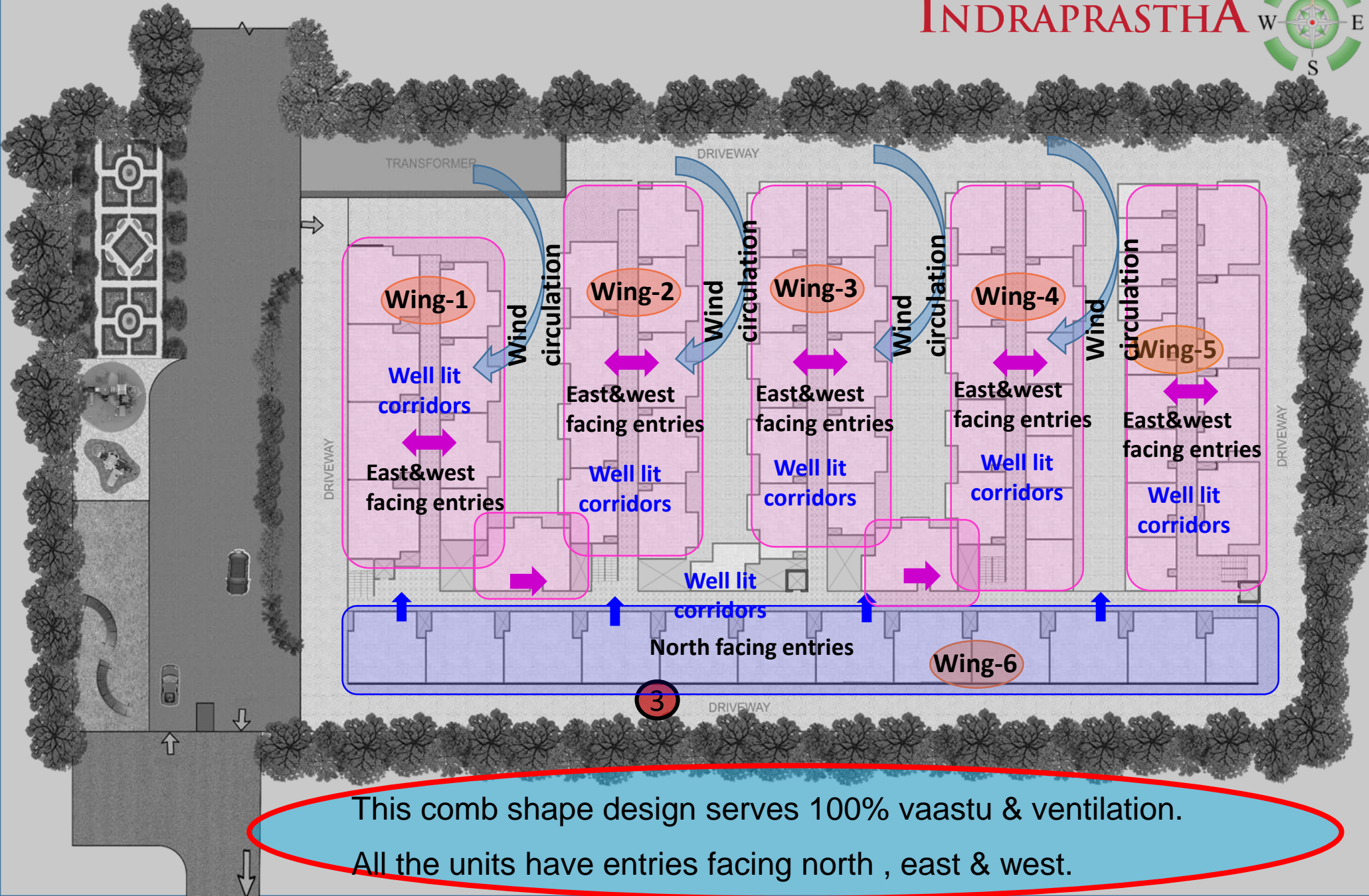
**Affordability – style – comfort : POSITIVE HOMES**





Our skillful space utilization presents studio , 1bhk, 1.5 bhk, 2bhk & 3bhk.

# VAASTU COMPLIANCE



# Compact plans :

Homes which meets your everyday needs, a Compact Home where every inch is considered and crafted to the highest level.

Minimize circulation, skillfully sized and proportional rooms, and utilize open plans wherever appropriate.



## Flexible Furniture Ideas

300-square-foot prototype apartment perform like four times that size. The flexible or Smart furniture designs help to flip, move, and stow the house's transformable furniture (Think Murphy beds and foldable dining room tables).

“We can actually be incredibly efficient, but have all the comforts in a smaller space.”



## Flexible Furniture Ideas





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## **SPECIFICATIONS**

### **1) Structure:**

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

### **2) Flooring:**

- Vitrified Tile : Living, Dining and Kitchen
- Ceramic Tiles : Toilet and Balconies

### **3) Kitchen:**

- Granite top & single bowl sink .
- Glazed tiles above the counter to a height of 2 feet
- Provision for Chimney

### **4) Toilet:**

- Anti-skid ceramic tiles for flooring
- Glazed tiles for Daddoing
- C.P fitting and sanitary ware of reputed make.

### **5) Doors:**

- Main Door: Hardwood Frames with wooden shutter with Melamine Polish
- Internal Doors: Hardwood Frames with flush shutter
- Toilet Doors: PVC frames and PVC shutters

### **6) Window:**

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

### **7) Electrical:**

- Concealed conduits wiring with fire resisting cables
- Elegant modular switches controlled by ELCB and MCB with independent KSEB Meter

### **8) Generator:**

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

### **9) Painting:**

- Internal: Reputed make emulsion paint.
- External: Weather proof paint.

### **10) Elevator:**

- Elevators of Reputed make

### **11) Water Supply:**

- Bore well water / Municipal water .

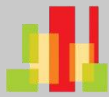
### **12) Air Conditioning:**

- Provision for fixing AC in master bedroom.



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## **AMENITIES.**

1. Health Club with Multipurpose hall Gym 2803.91 sft .
2. Club House with and indoor Games 3018.33 sft
3. Children play area.
4. Landscaped garden.
5. 24 Hrs. Power backup for common area and 0.5 KVA for apartment through limiter switch.
6. Generator back up for Studio / 1 BHK (0.2KV).
7. Round the clock security.
8. Waste Management System.
9. Wi-Fi Enabled through service provider.
10. Intercom to Apartment from Security Cabin through service provider.
11. Sewer treatment plan (STP).
12. Lifts of Reputed make.
13. Transformer.
14. Covered car parking.
15. Rain water harvesting.
16. On call maintenance.



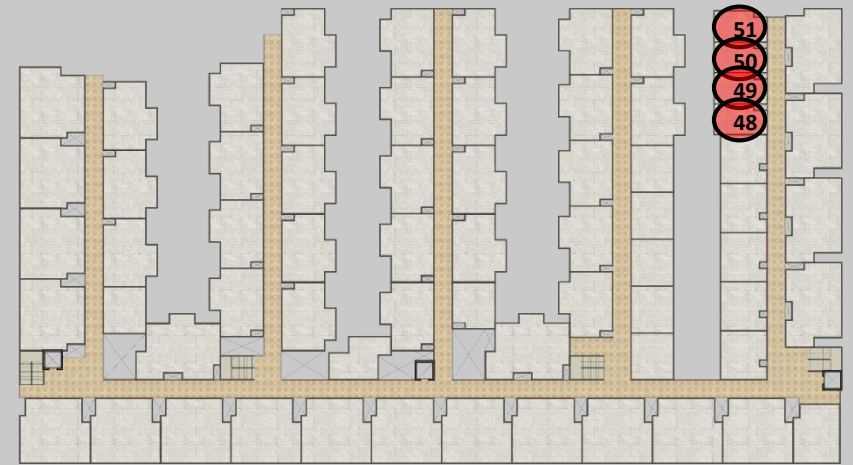
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## TYPICAL FLOOR PLAN



KEYPLAN





**KEY PLAN**

## UNIT PLAN

**STUDIO : TYPE – 148,248,348,448,149,249,349  
449,150,250,350,450,151,251,351,451,**

**SALEABLE AREA : 328 SQFT**

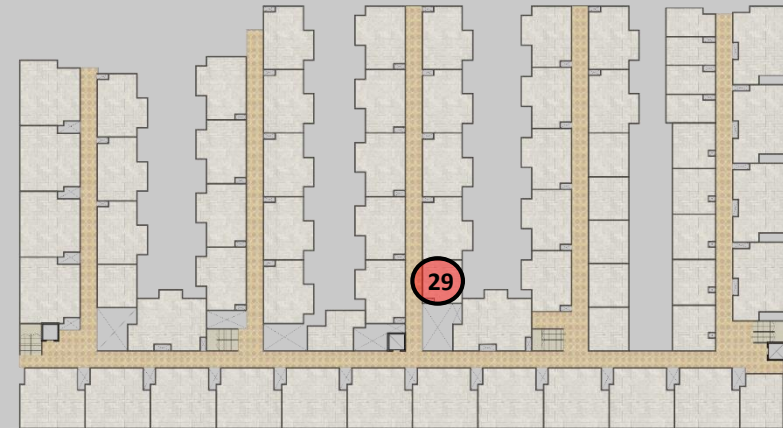
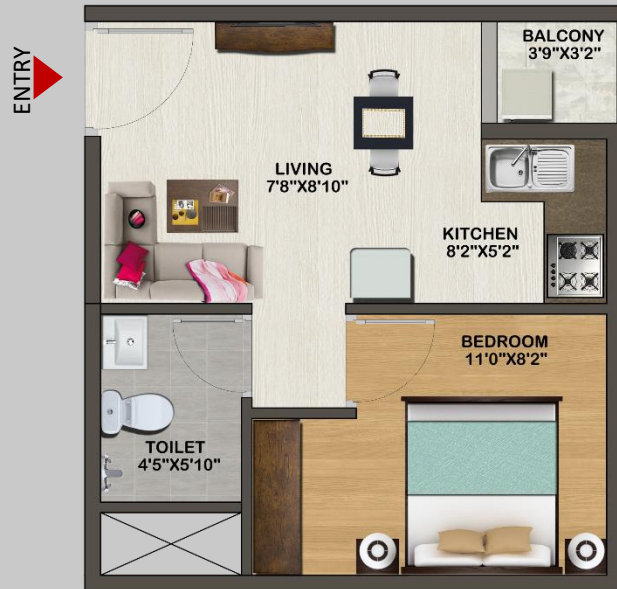


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## 1 BHK



KEY PLAN

## UNIT PLAN

**1BHK :TYPE – 129,229,339 & 429**

**SALEABLE AREA : 401 SQFT**

# 1 BHK



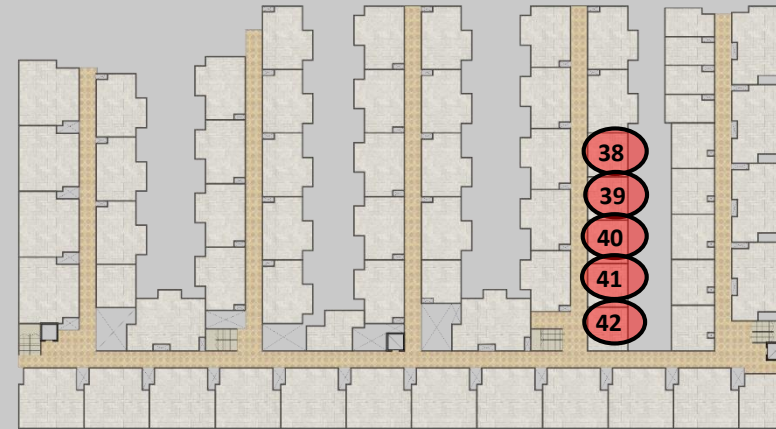
KEY PLAN

UNIT PLAN

1BHK :TYPE – 108,208,308 & 408

SALEABLE AREA : 416 SQFT

## 1 BHK



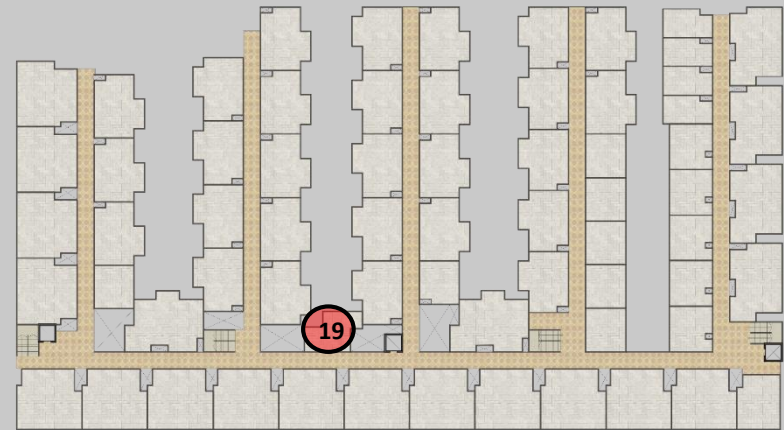
**KEY PLAN**

## **UNIT PLAN**

**1BHK :TYPE – 138,238,338,438,139,239,339  
439,140,240,340,440,141,241,341,441,  
142,242,342& 442**

**SALEABLE AREA : 417 SQFT**

# 1 BHK



KEY PLAN

UNIT PLAN

1BHK :TYPE – 119,219,319 & 419

SALEABLE AREA : 423 SQFT

# 1 BHK



KEY PLAN

## UNIT PLAN

**1BHK :TYPE – 143,243,343,443,144,244,344  
444,145,245,345,445,146,246,346,446,  
147,247,347& 447**

**SALEABLE AREA : 464 SQFT**

# 1 BHK



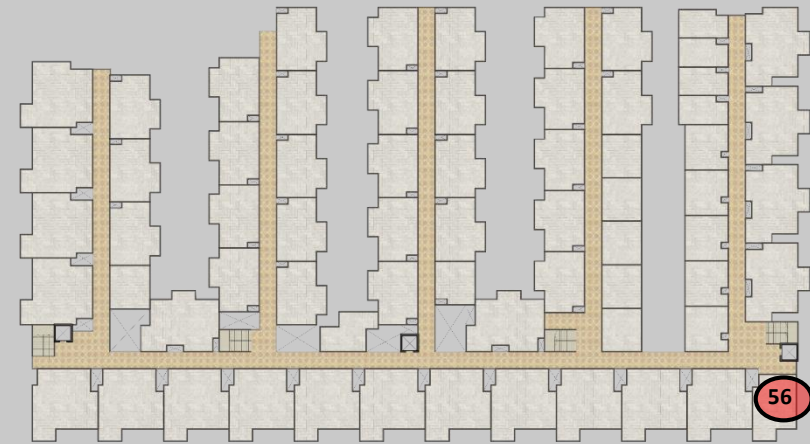
KEY PLAN

## UNIT PLAN

1 BHK :TYPE – 156

SALEABLE AREA : 561SQFT

# 1.5 BHK



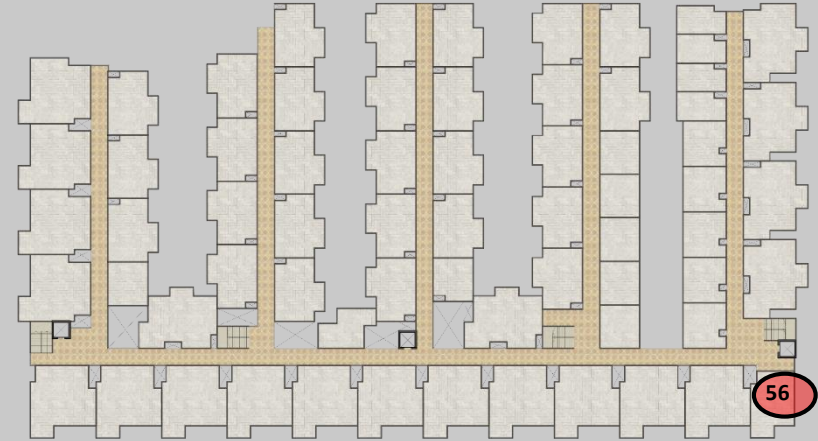
**KEY PLAN**

## **UNIT PLAN**

**1.5 BHK :TYPE – 256**

**SALEABLE AREA : 616 SQFT**

## 1.5 BHK



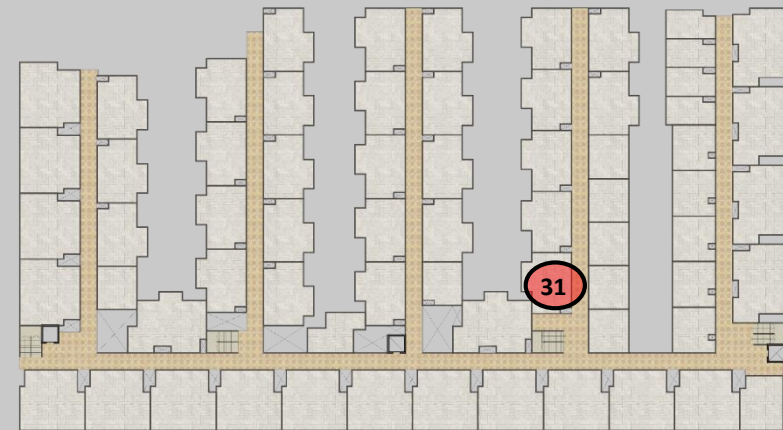
KEY PLAN

## UNIT PLAN

1.5 BHK : TYPE – 356,456

SALEABLE AREA : 636SQFT

## 2 BHK



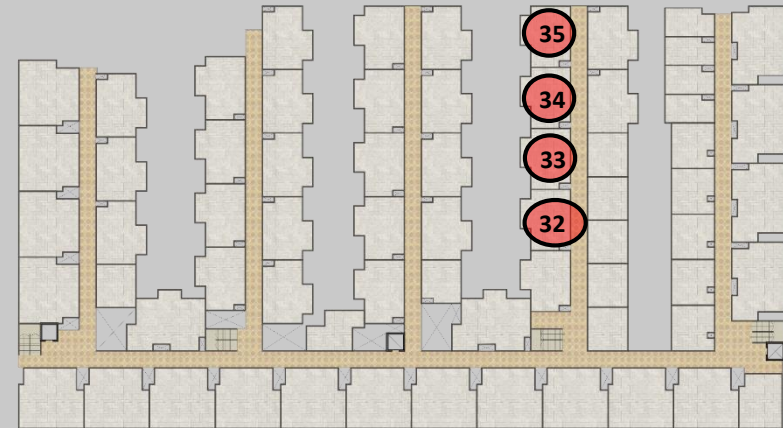
KEY PLAN

## UNIT PLAN

2BHK :TYPE – 131,231,331 & 431

SALEABLE AREA : 658 SQFT

## 2 BHK



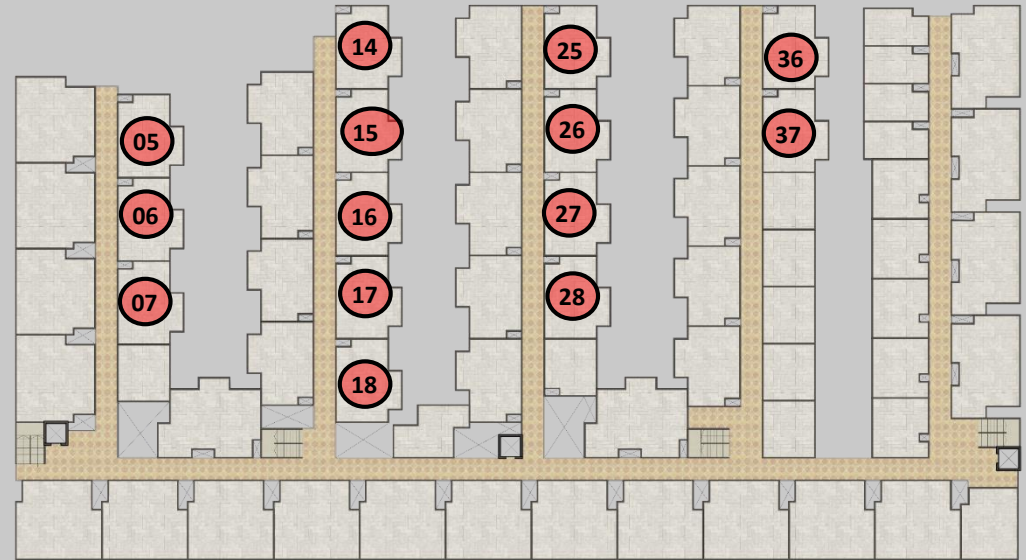
KEY PLAN

## UNIT PLAN

**2BHK :TYPE – 132,232,332,432,133,233,333  
433,134,234,334,434,135,235,335,435**

**SALEABLE AREA : 658 SQFT**

## 2 BHK



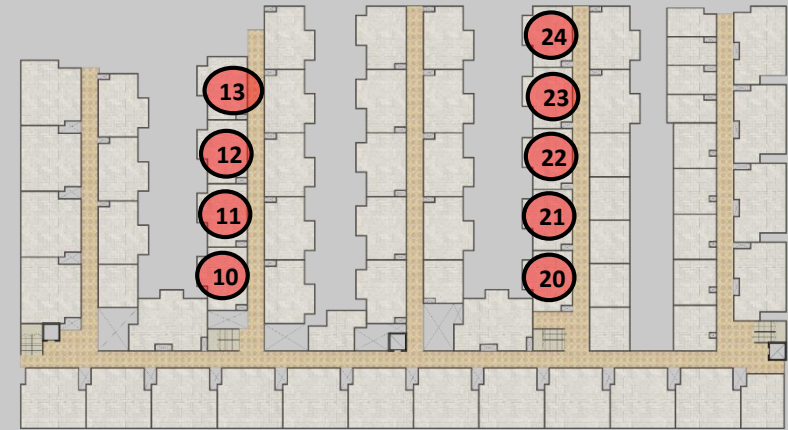
KEY PLAN

## UNIT PLAN

**2BHK :TYPE – 105,205,305,405,106,206,306,406,107  
207,307,407,114,214,314,414,115,215,315,415,116,216  
316,416,117,217,317,417,118,218,318,418,125,225,  
325,425,126,226,326,426,127,227,327,427,128,228,  
328,428,136,236,336,436,137,237,337&437**

**SALEABLE AREA : 681 SQFT**

## 2 BHK



KEY PLAN

### UNIT PLAN

**2BHK :TYPE – 110,210,310,410,111,211,311  
411,112,212,312,412,113,213,313,413,120,220  
320,420,121,221,321,421,122,222,322,422,123  
223,323,423,124,224,324,424**

**SALEABLE AREA : 681 SQFT**

## 3 BHK



**KEY PLAN**

## **UNIT PLAN**

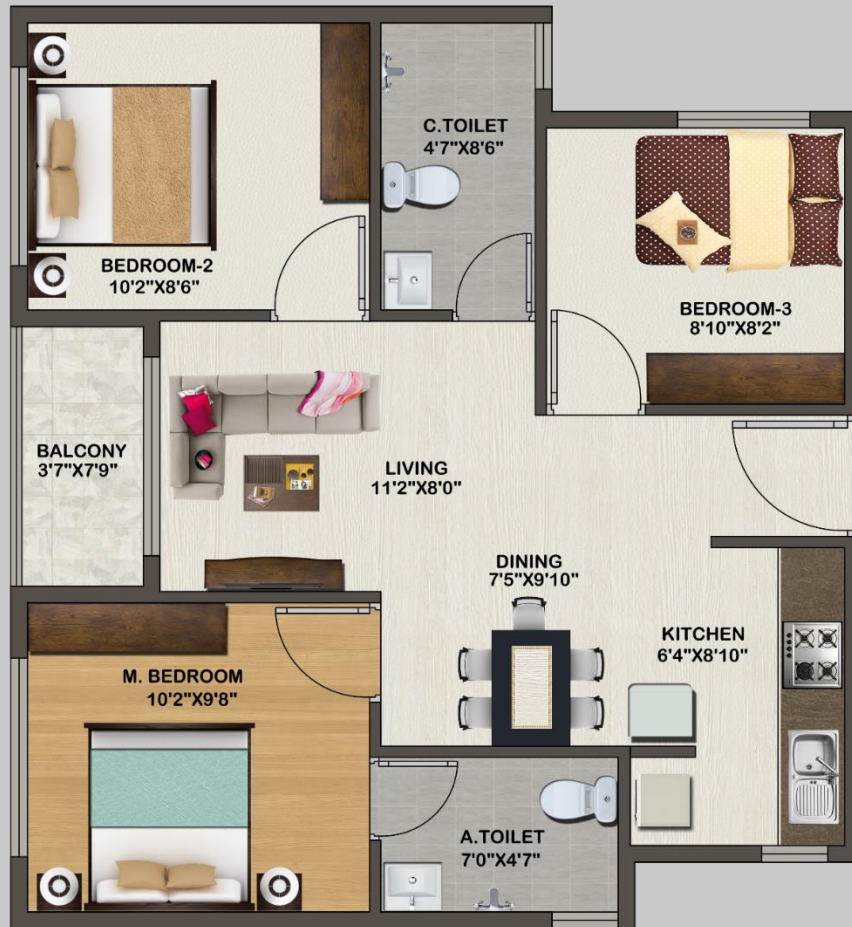
**3 BHK :TYPE – 152,153,154 & 155**

**SALEABLE AREA : 884 SQFT**



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## 3 BHK



**KEY PLAN**

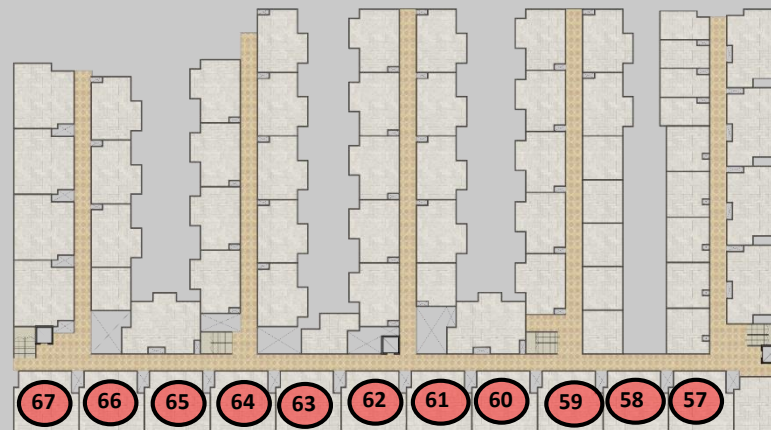
## **UNIT PLAN**

**3BHK :TYPE – 102,103 &104**

**SALEABLE AREA : 896 SQFT**



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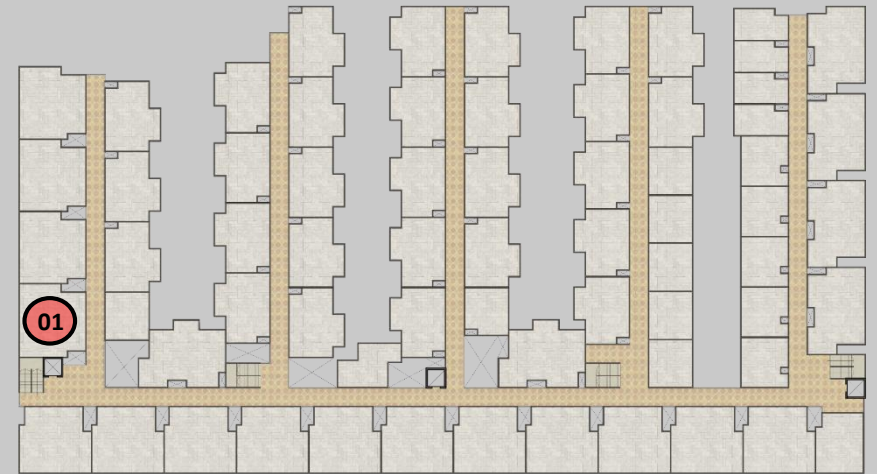
**KEY PLAN**

**UNIT PLAN**

**3 BHK :TYPE – 157,158,159,160,161,162,163  
164,165,166 & 167**

**SALEABLE AREA : 896 SQFT**

# 3 BHK



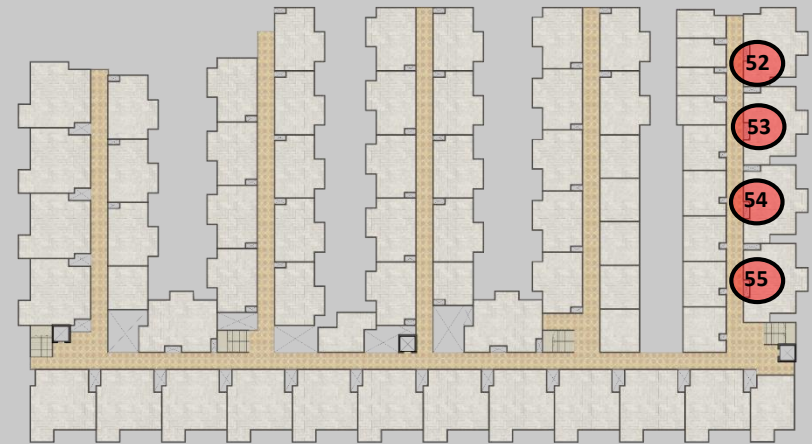
**KEY PLAN**

## **UNIT PLAN**

**3BHK :TYPE – 101**

**SALEABLE AREA : 909 SQFT**

## 3 BHK



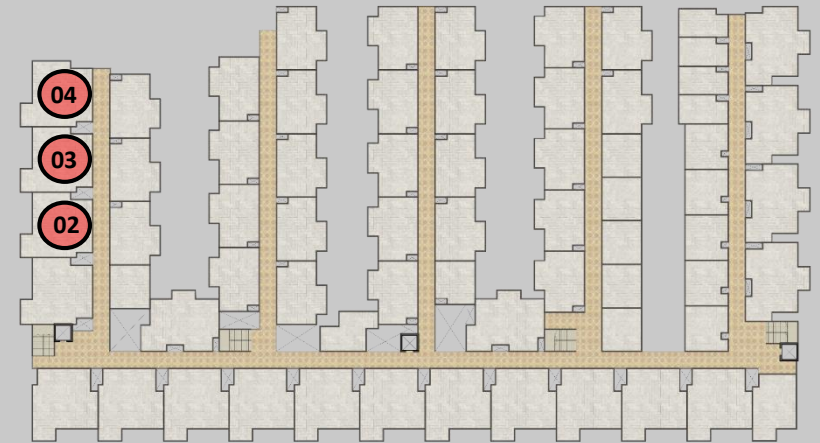
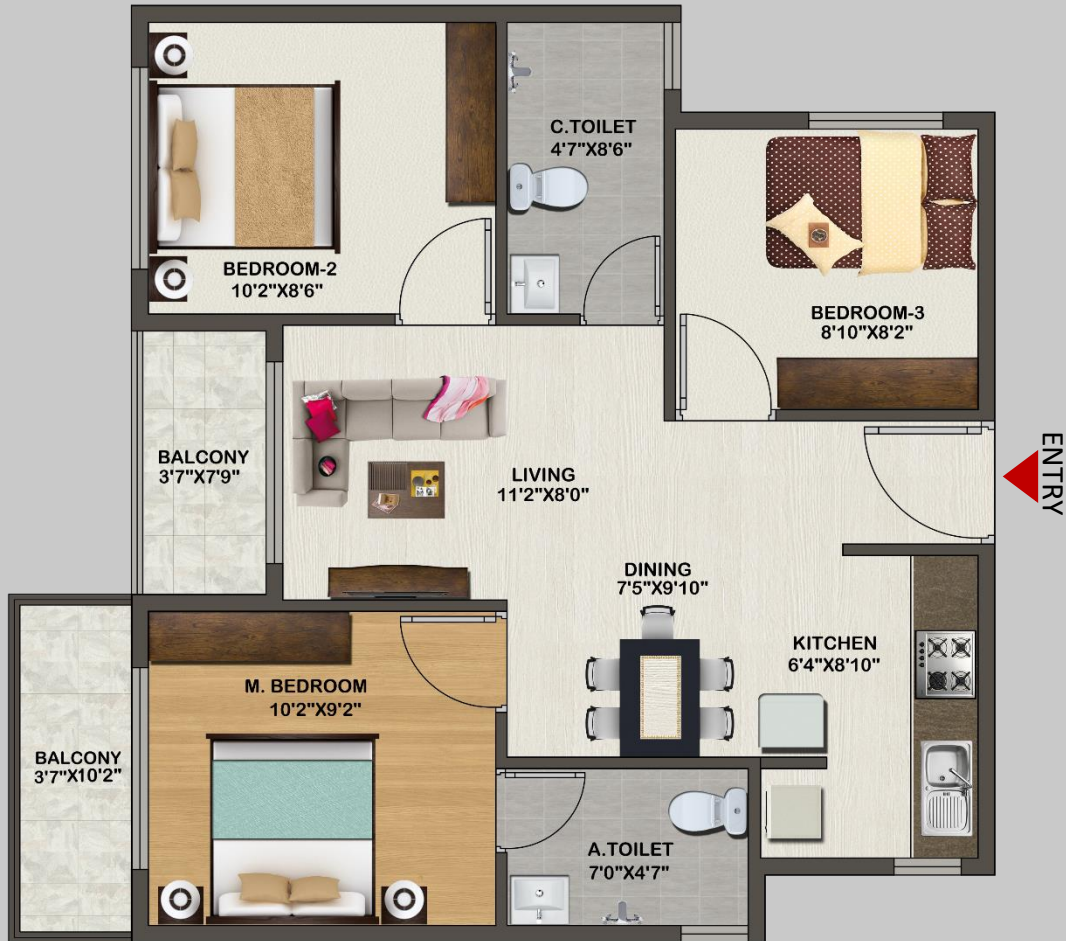
**KEY PLAN**

## **UNIT PLAN**

**3 BHK :TYPE – 252,253,254 & 255**

**SALEABLE AREA : 942SQFT**

# 3 BHK



**KEY PLAN**

## UNIT PLAN

**3BHK :TYPE – 202,203 &204**

**SALEABLE AREA : 957 SQFT**

## 3 BHK



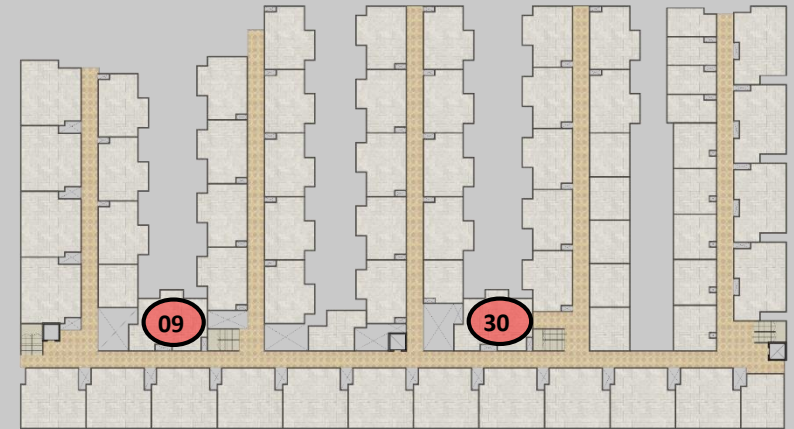
KEY PLAN

## UNIT PLAN

3 BHK :TYPE – 257,258,259,260,261,262,263  
264,265,266 & 267

SALEABLE AREA : 957 SQFT

## 3 BHK



KEY PLAN

## UNIT PLAN

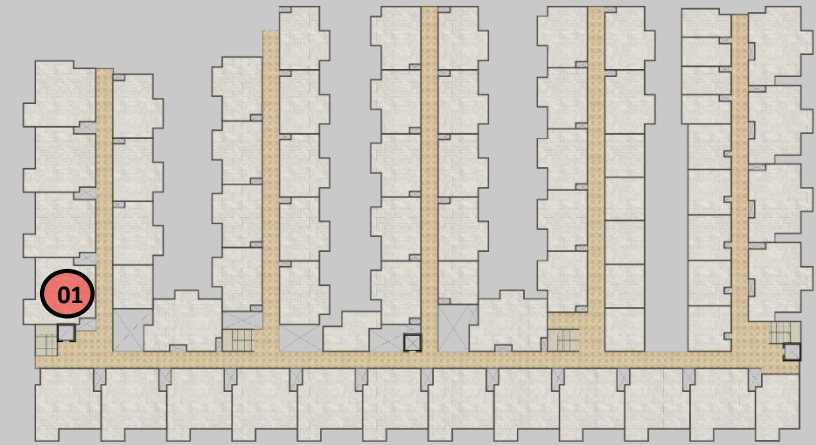
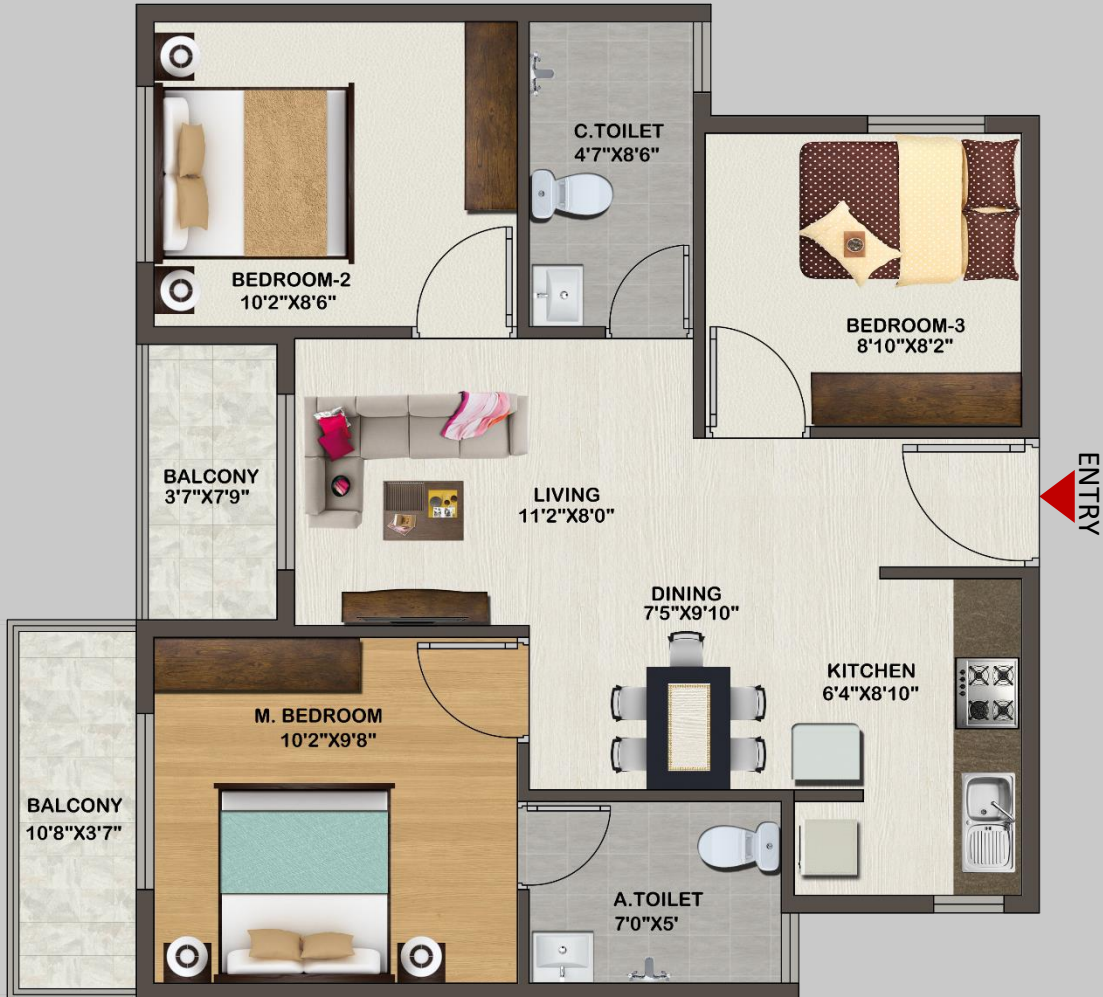
**3BHK :TYPE – 109,209,309 ,409  
130,230,330,&430**

**SALEABLE AREA : 981 SQFT**



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# 3 BHK



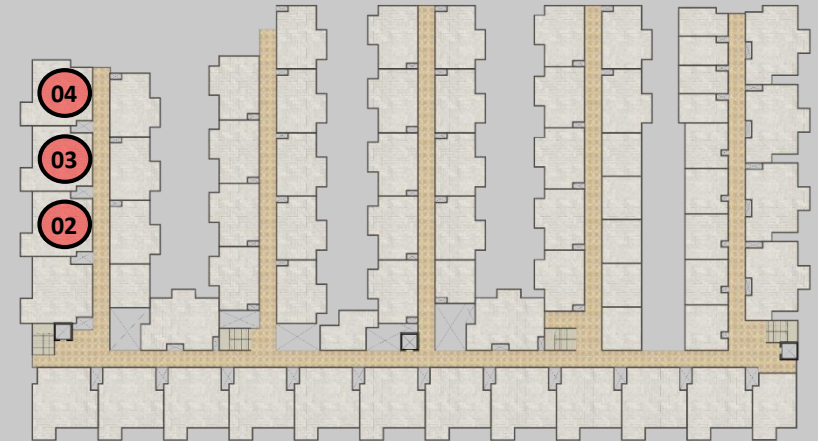
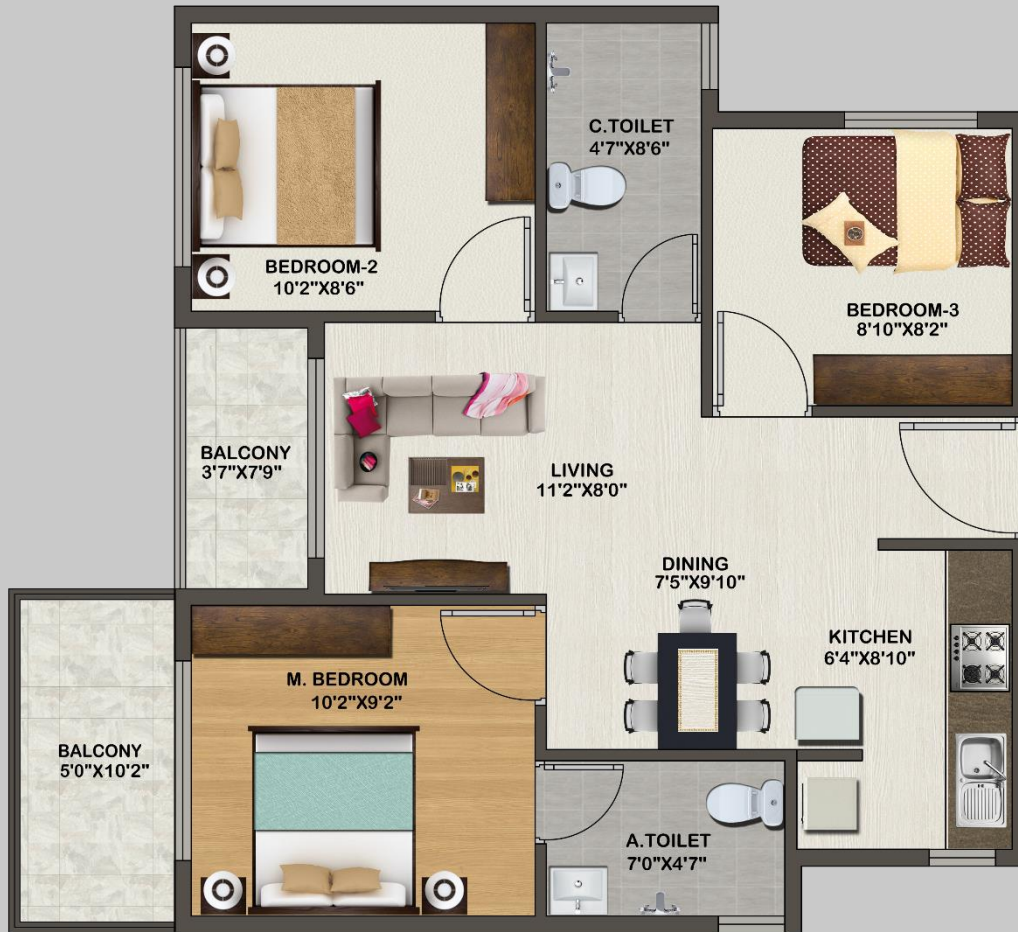
**KEY PLAN**

## **UNIT PLAN**

**3BHK : TYPE – 201**

**SALEABLE AREA : 973 SQFT**

# 3 BHK



**KEY PLAN**

## UNIT PLAN

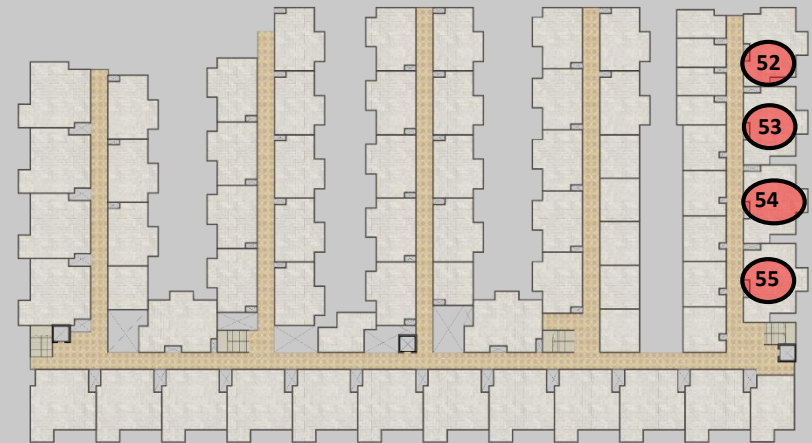
**3BHK :TYPE – 302,303,304,  
402,403 & 404**

**SALEABLE AREA : 978 SQFT**



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## 3 BHK



**KEY PLAN**

## **UNIT PLAN**

**3 BHK** :TYPE – 352,353,354,355  
452,453,454 & 455

**SALEABLE AREA : 963SQFT**



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## 3 BHK



**KEY PLAN**

## **UNIT PLAN**

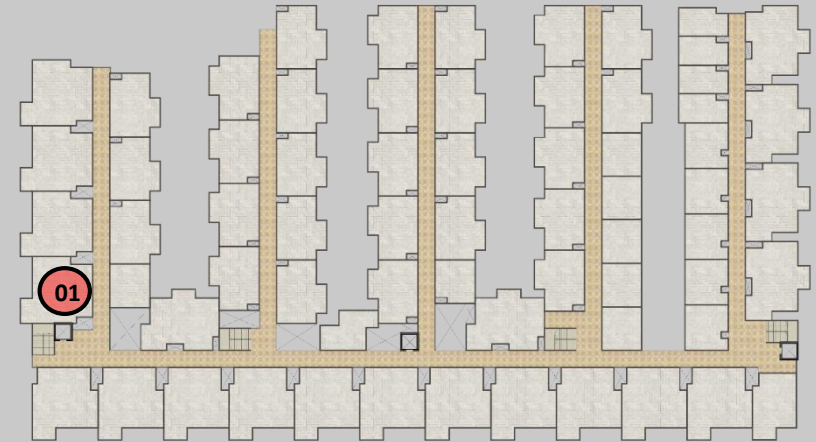
**3 BHK :TYPE – 357,358,359,360,361,362,363  
364,365,366,367,457,458,459,460,461,462,463,  
464,465,466,& 467**

**SALEABLE AREA : 978 SQFT**

# 3 BHK



ENTRY



KEY PLAN

## UNIT PLAN

3BHK :TYPE – 301 & 401

SALEABLE AREA : 995 SQFT



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**THANK YOU**



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