

SOWPARNIKA
Delivering Happiness



RERA No: PRM/KA/RERA/1251/308/PR/180120/002528

FLAMENCO

Sarjapur Road, Bangalore

About Sowparnika

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, headquartered in Bengaluru with projects spread across Karnataka, Kerala and Tamil Nadu.



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



ET Now



ET Now



NDTV Profit Real Estate Award



Junior Chamber International
Kottayam



Kerala Financial Corporation
Trivandrum

Key Differentiators

An in-depth understanding of the target homeowners has enabled Sowparnika to develop key differentiators, which are characteristic of our vision, which in reality has propelled Sowparnika with a matchless competitive edge.



Value Creation

Turnkey Delivery - From Design to Execution

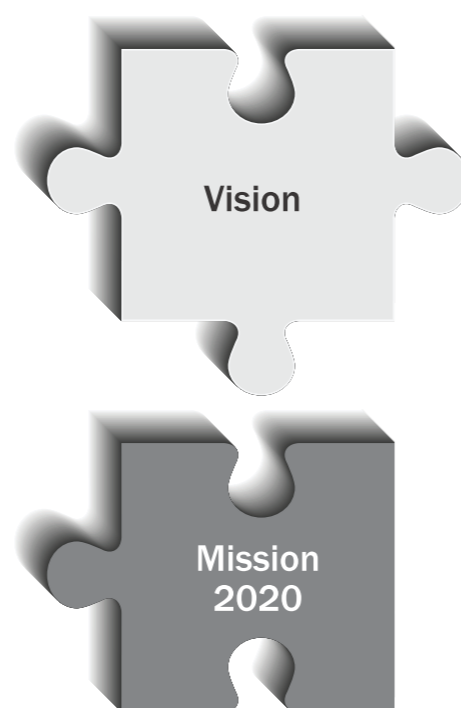


Vision

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

Mission 2020

- Become one among the top ten housing & infrastructure company of South India.
- Achieve 1000 Crores Turnover and a successful IPO by 2020.
- 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.



Core Values

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



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.

7500+

**SATISFIED
CUSTOMERS**

50+

**COMPLETED
PROJECTS**

30+

**ONGOING
PROJECTS**

50+

**LAKH SQ. FT.
DEVELOPED**

50+

**LAKH SQ. FT.
UNDER DEVELOPMENT**

3

**STATES
PRESENCE**

Proximities

Distance To Sowparnika Flamenco:

Proposed Infosys Campus	0.5 km
Decathlon Sports India	8.0 km
Wipro Corporate Office	10.0 km
Whitefield	15.0 km
Outer Ring Road (ORR)	12.0 km
Electronic City	14.0 km
Marathahalli	16.0 km
ITPL	17.0 km
Bengaluru International Airport	53.0 km

Educational Institutions:

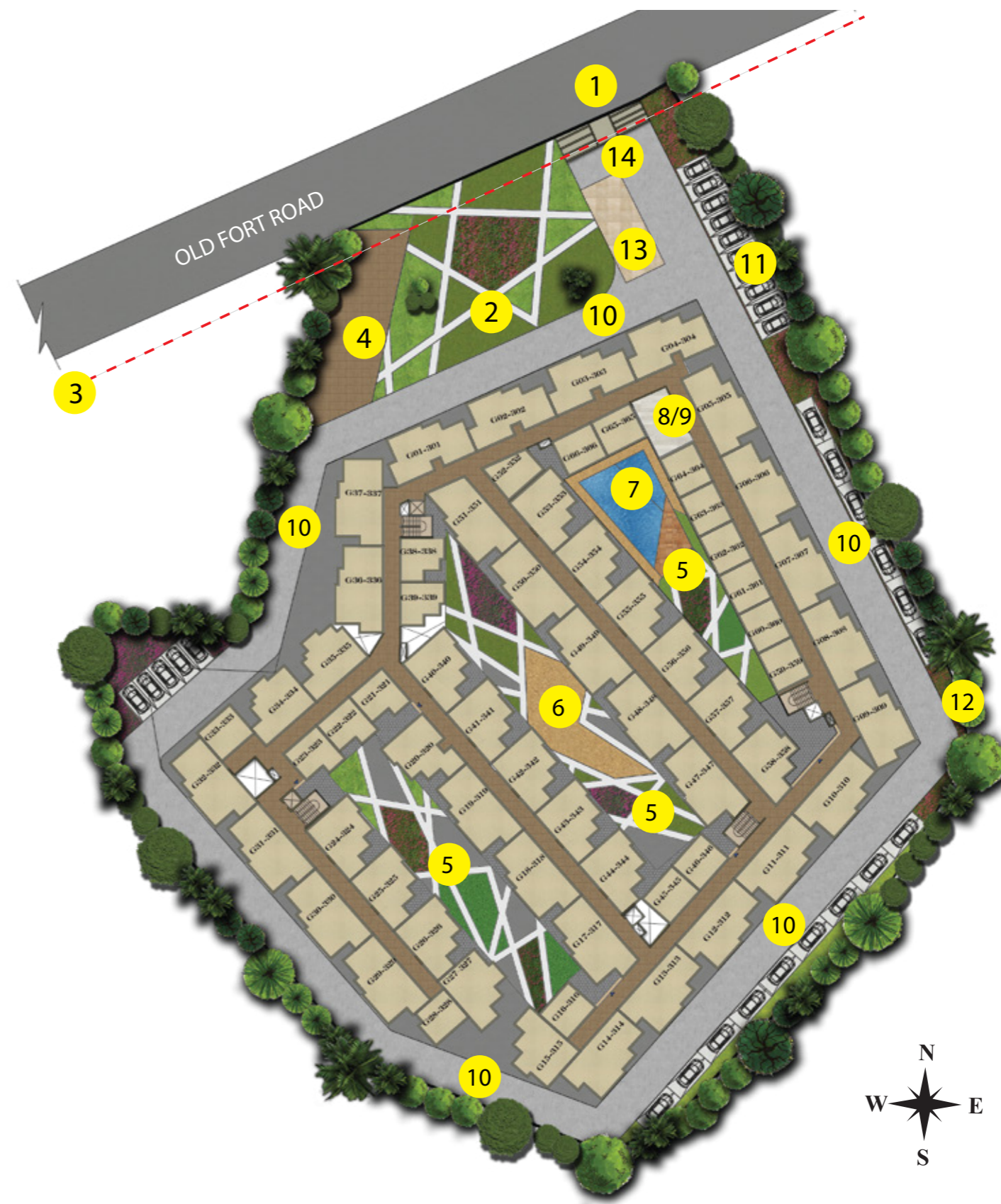
St. Philomena School	1.0 km
GIIS	1.0 km
Indus International School	2.0 km
Sri Sri Ravishankar Vidya Mandir	4.5 km
Inventure Academy	4.5 km
Greenwood High School	4.5 km
TISB	4.5 km
Oakridge International School	4.5 km
Azim Premji University	2.0 km



Master Plan

Legend

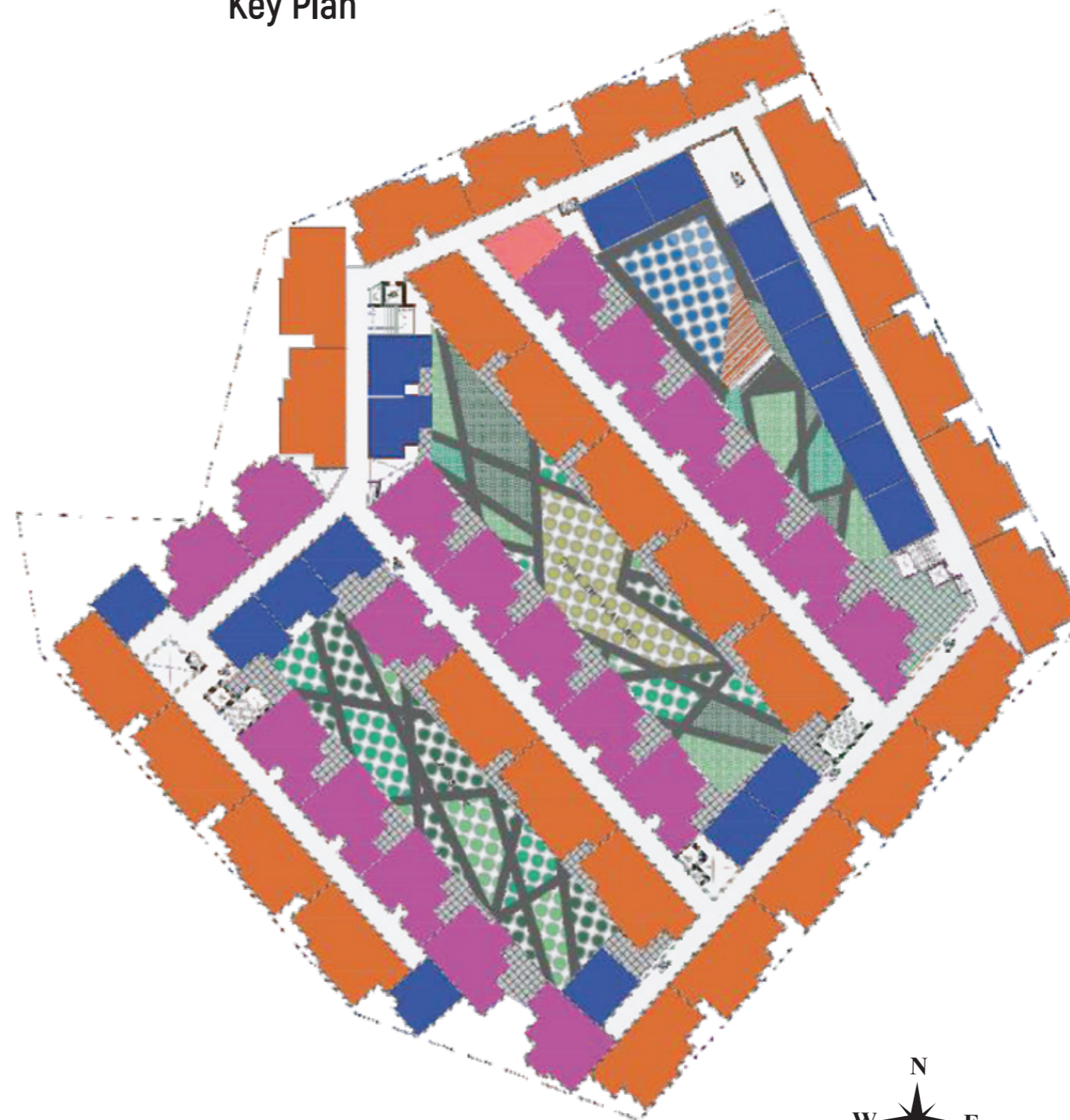
1. Entrance Gateway & Security Room
2. Land Reserved As Per Regulation
3. Road Widening Line
4. Transformer & DG Services
5. Paved Courtyards & Patios
6. Children's Play Area
7. Swimming Pool
8. Clubhouse
9. Laundry / Creche
10. Driveway
11. Surface Parking
12. Car Charging Bay
13. Convenience Store
14. Security & E-Commerce Collection Point



Project Highlights

Total Site Area = 2 Acres 8 Guntas (95,832.75 Sq.m)
 Total No. of Floors = Stilt + 4 Floors
 Total No. of Units = 264 Nos.

Key Plan

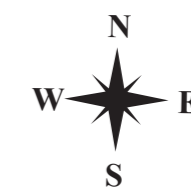


TYPE OF UNITS	UNITS PER FLOOR	SALEABLE AREA IN SQFT.	TOTAL UNITS	% OF UNITS
STUDIO	1	380.9	4	1.5%
1 BHK	18	425 - 450	72	27.3%
2 BHK	19	747 - 822	76	28.8%
3 BHK	28	907 - 996	112	42.4%





Typical Plan



3BHK Unit Plans

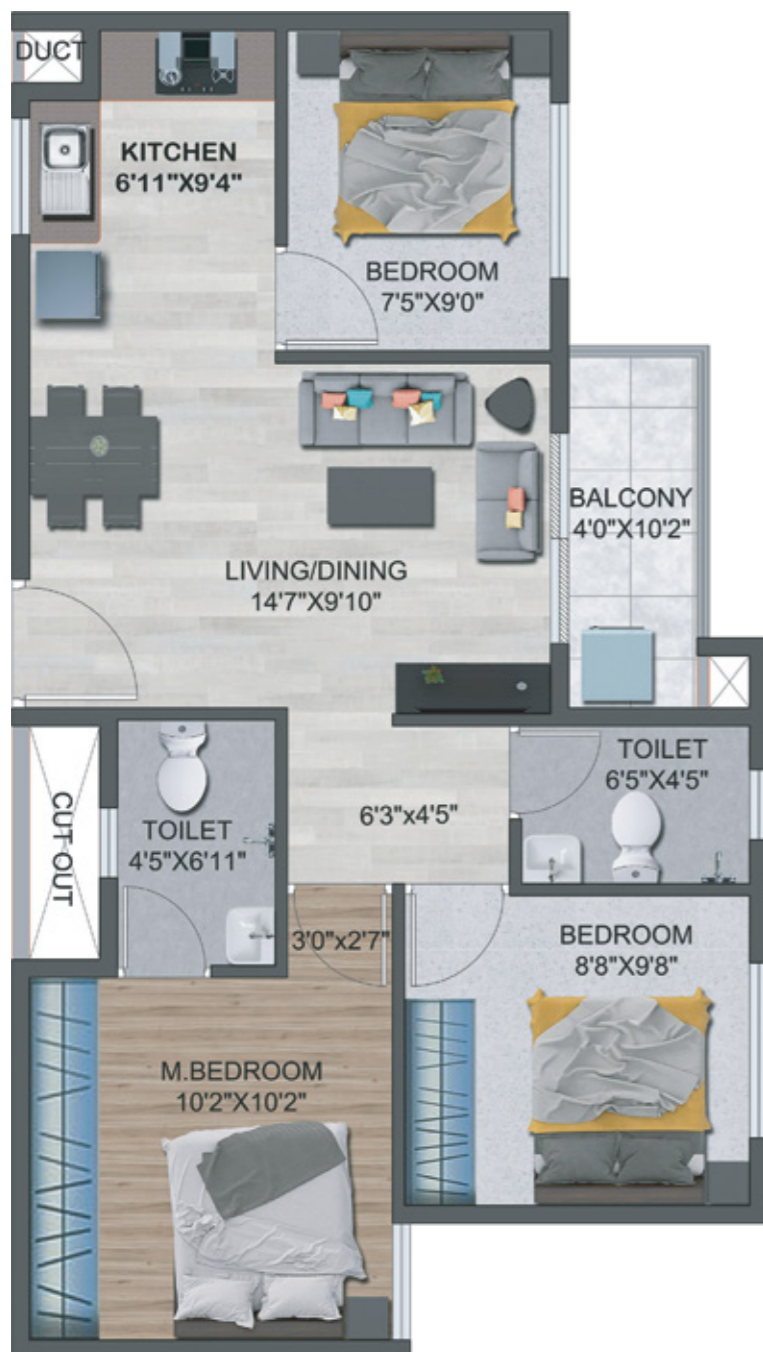


Key Plan



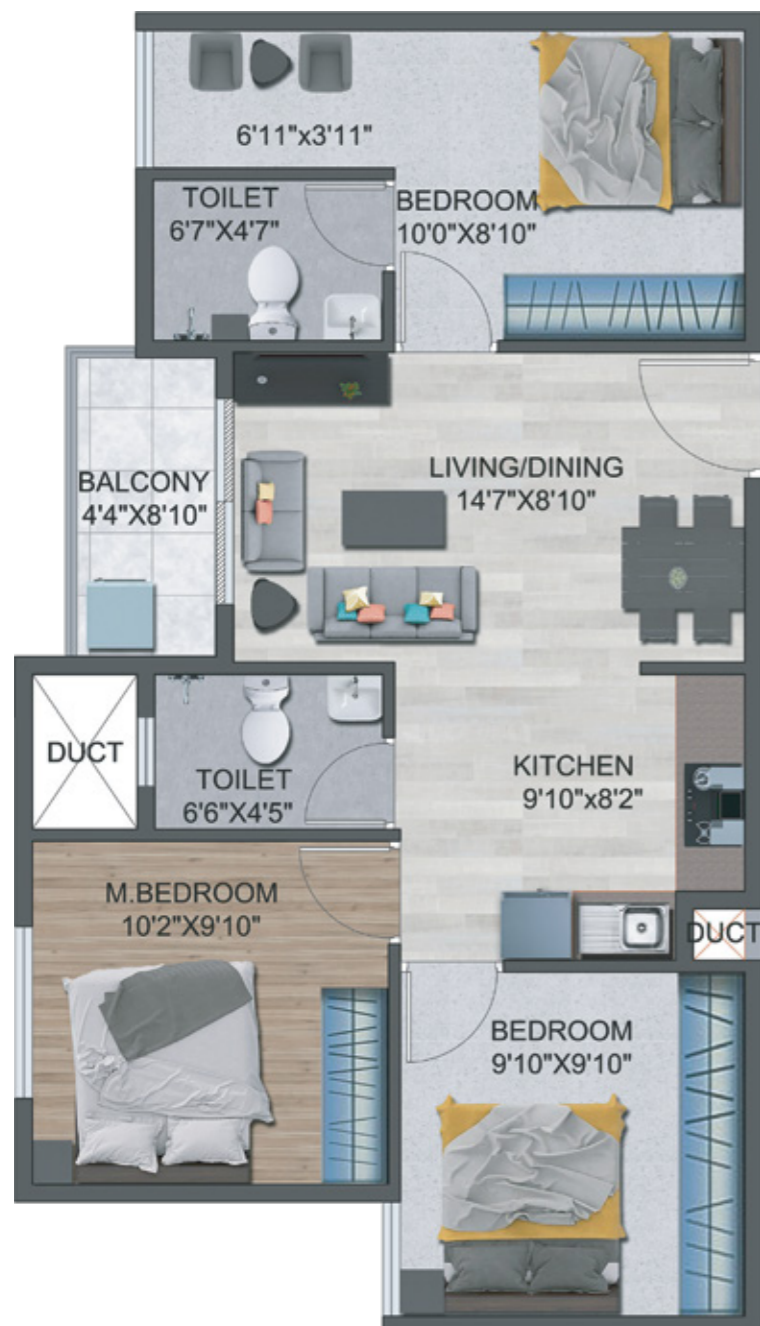
Type - T1, T2, T3 & T4
 Saleable Area - 907 Sq. ft

3BHK Unit Plans



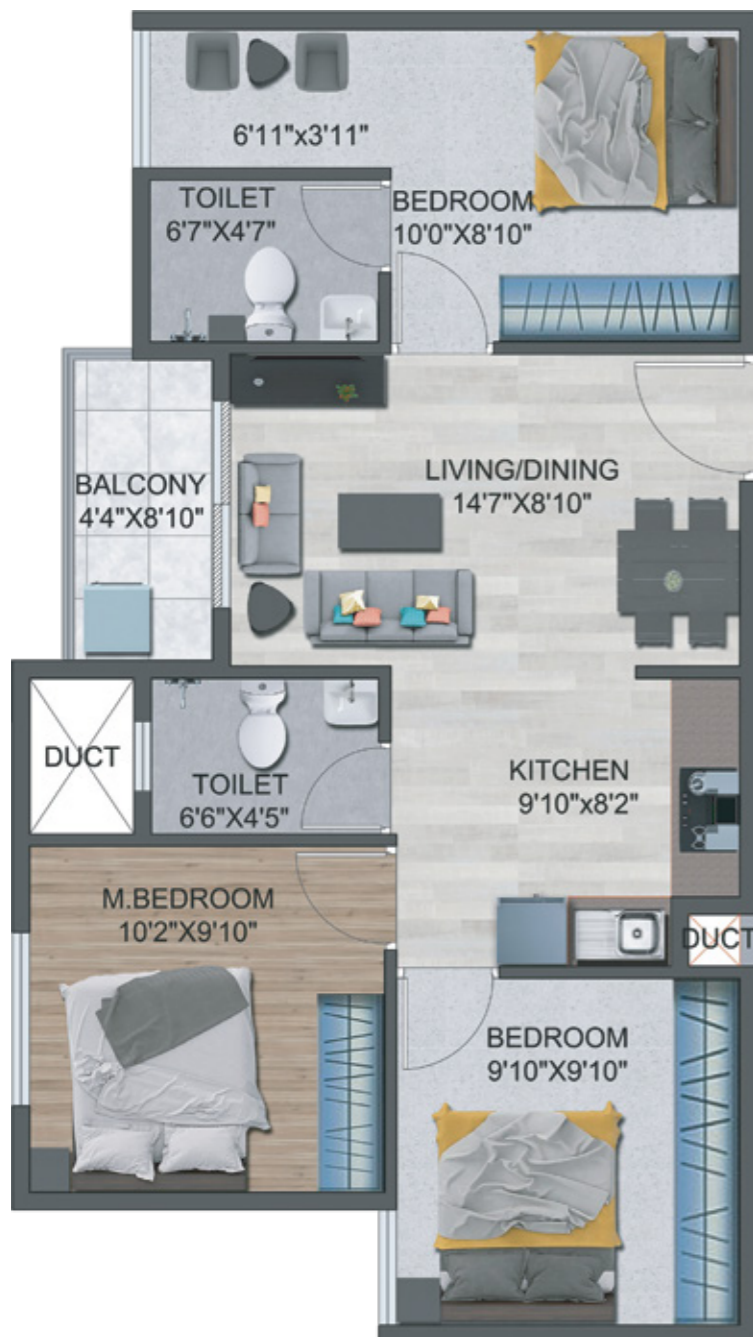
Type - T5, T6, T7, T8 & T9
 Saleable Area - 922 Sq. ft

3BHK Unit Plans



Type - T-18, T-19, T-29, T-30, T-31
T-48, T-49 & T-50
Saleable Area - 965 Sq. ft

3BHK Unit Plans



Type - T36 & T37
 Saleable Area - 965 Sq. ft



3BHK Unit Plans



Type - T17
Saleable Area - 971 Sq. ft



3BHK Unit Plans



Type - T32
Saleable Area - 971 Sq. ft



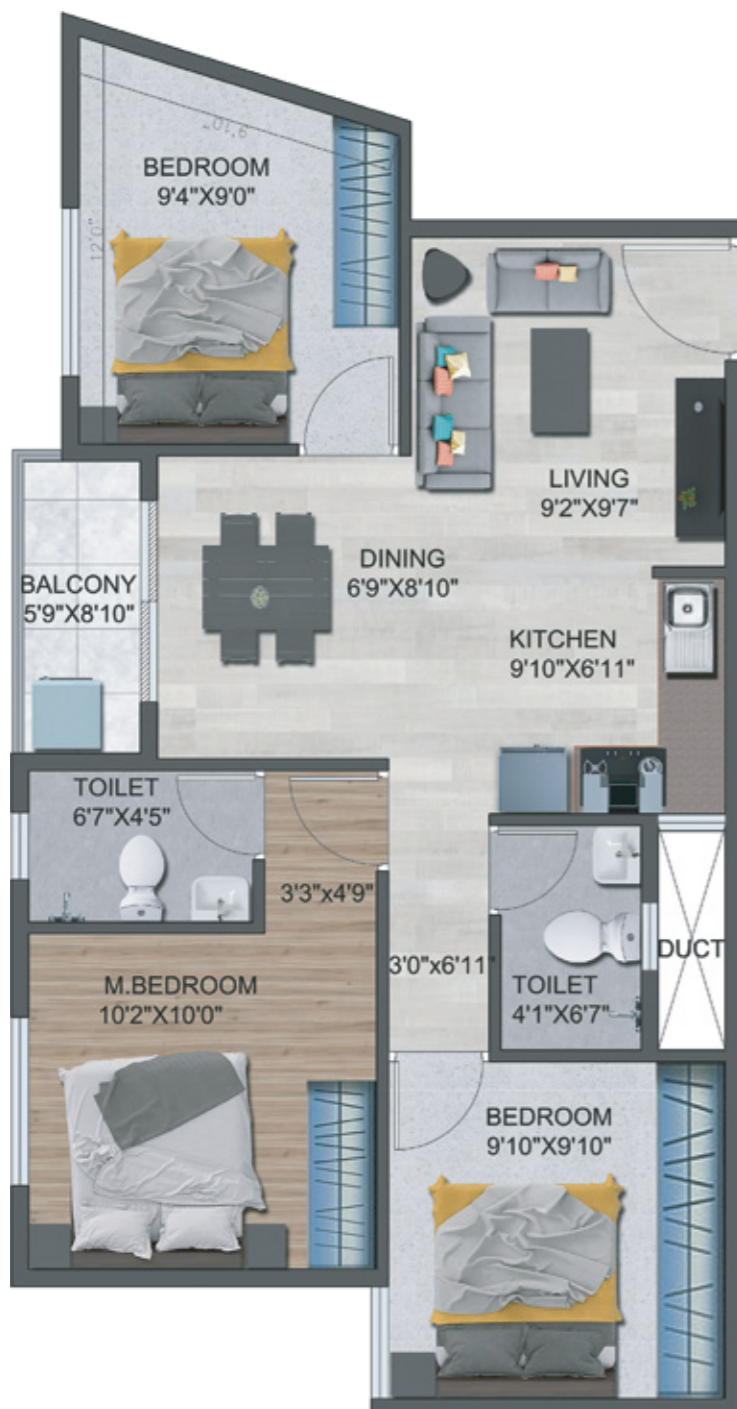
3BHK Unit Plans



Type - T47
Saleable Area - 977 Sq. ft



3BHK Unit Plans



Type - T51
Saleable Area - 996 Sq. ft

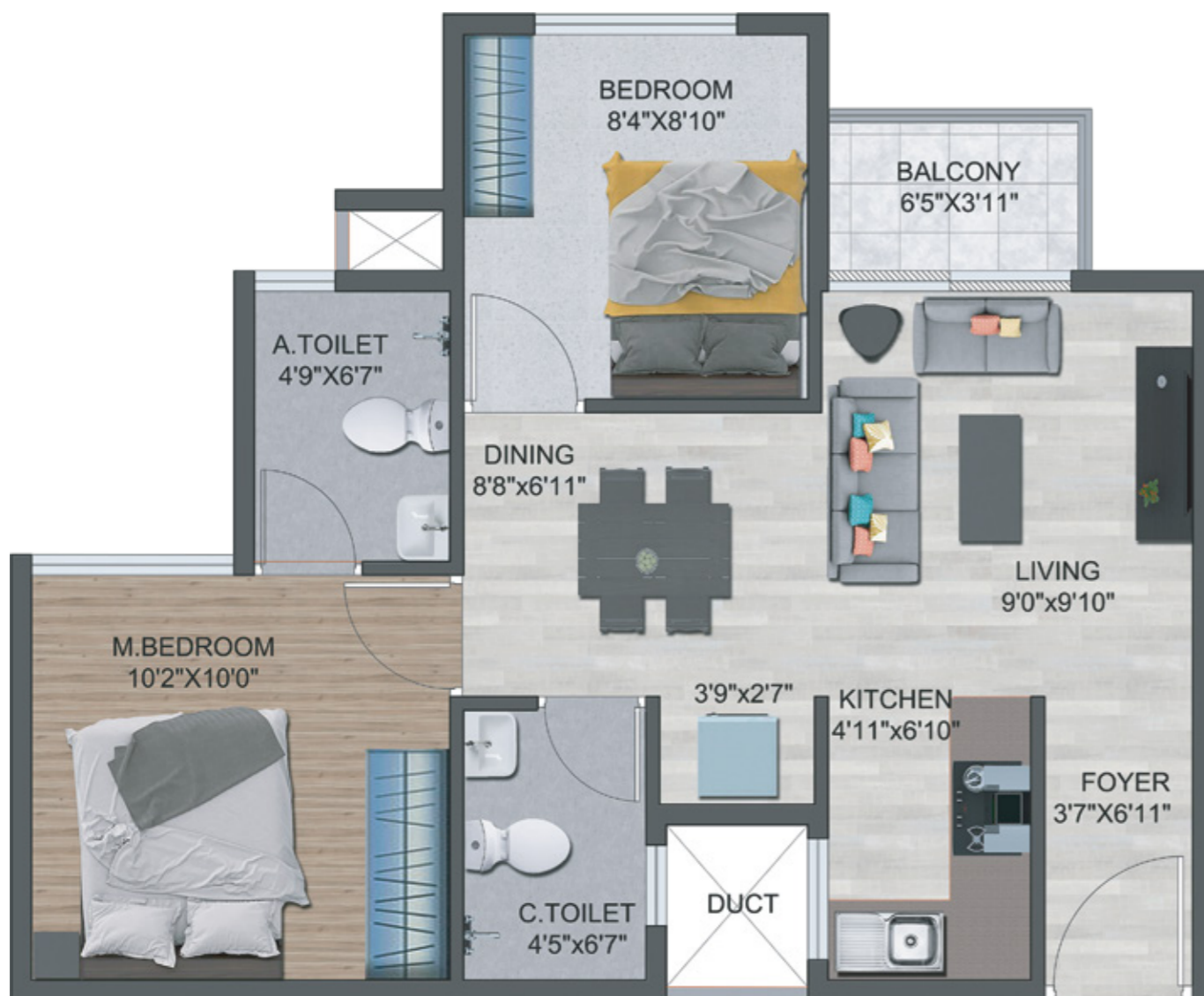
3BHK Unit Plans



Type - T10, T11, T12, T13 & T14
 Saleable Area - 922 Sq. ft



2BHK Unit Plans



Type - T35
Saleable Area - 747 Sq. ft

2BHK Unit Plans

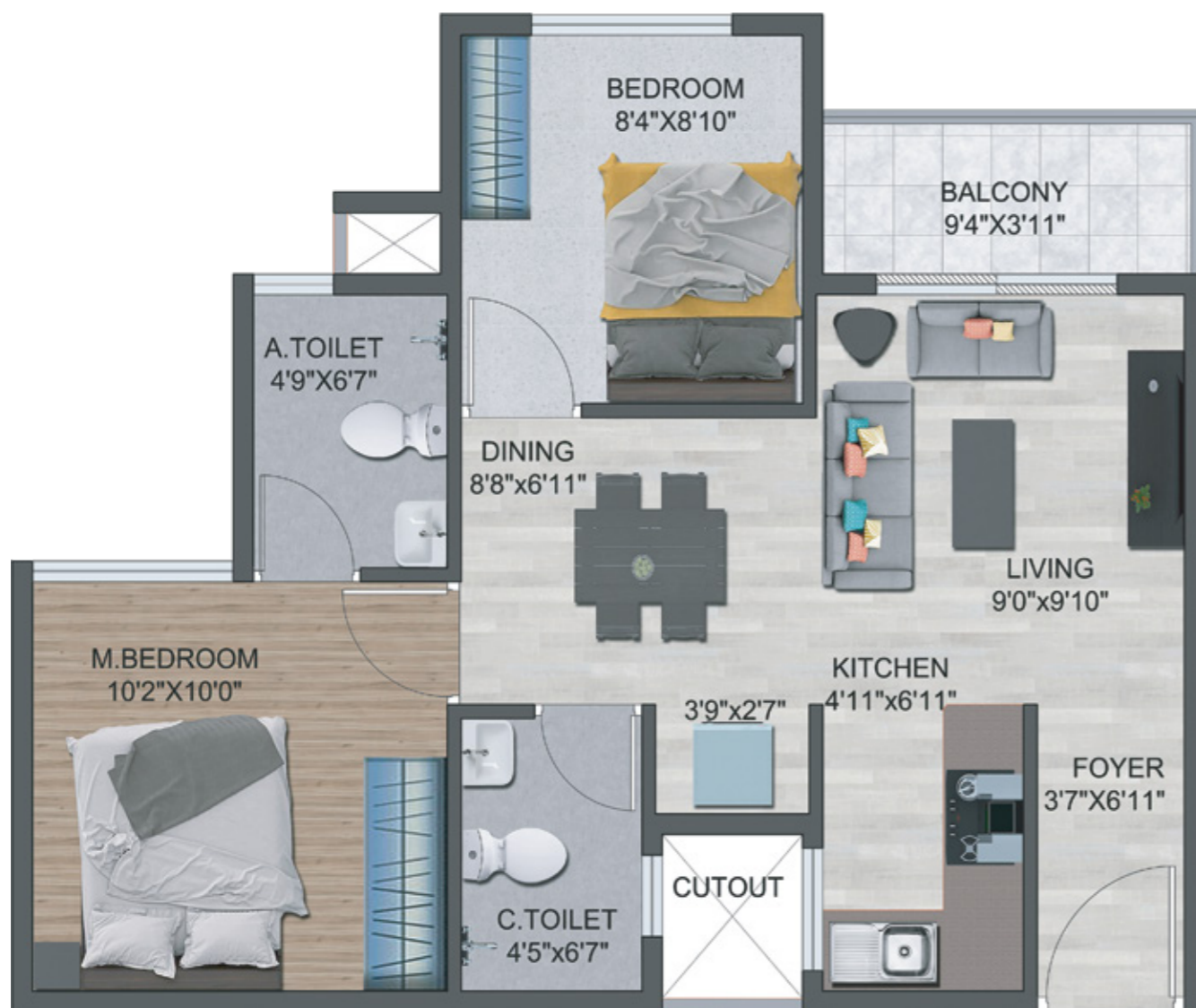


Type - T24, T25, T26, T27,
T40, T41, T42, T43, T44,
T53, T54, T55, T56, T57

Saleable Area - 761 Sq. ft



2BHK Unit Plans



Type - T34
Saleable Area - 765 Sq. ft

2BHK Unit Plans



Type - T58
 Saleable Area - 777 Sq. ft



2BHK Unit Plans



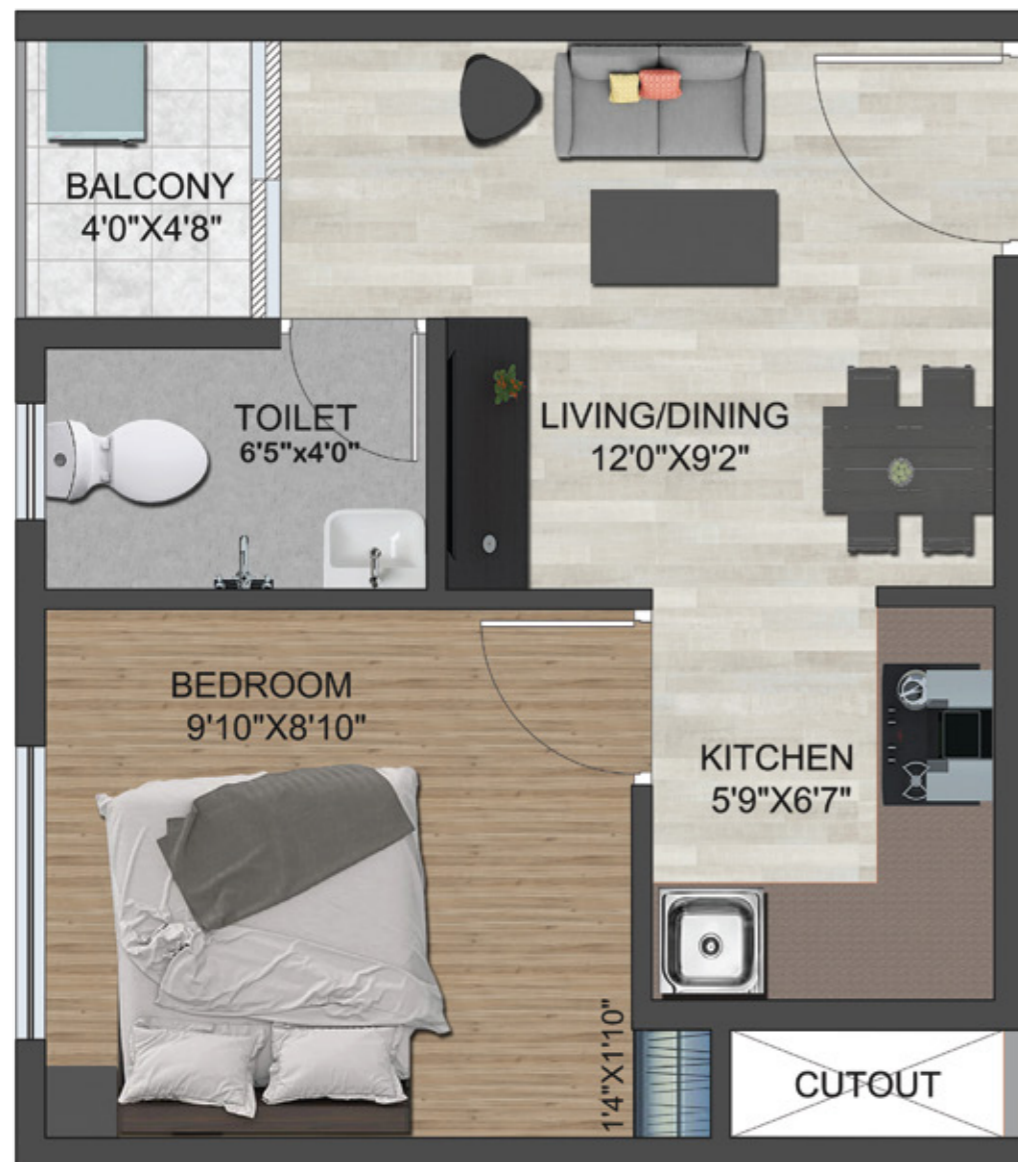
Type - T20
Saleable Area - 788 Sq. ft

2BHK Unit Plans



Type - T15
 Saleable Area - 822 Sq. ft

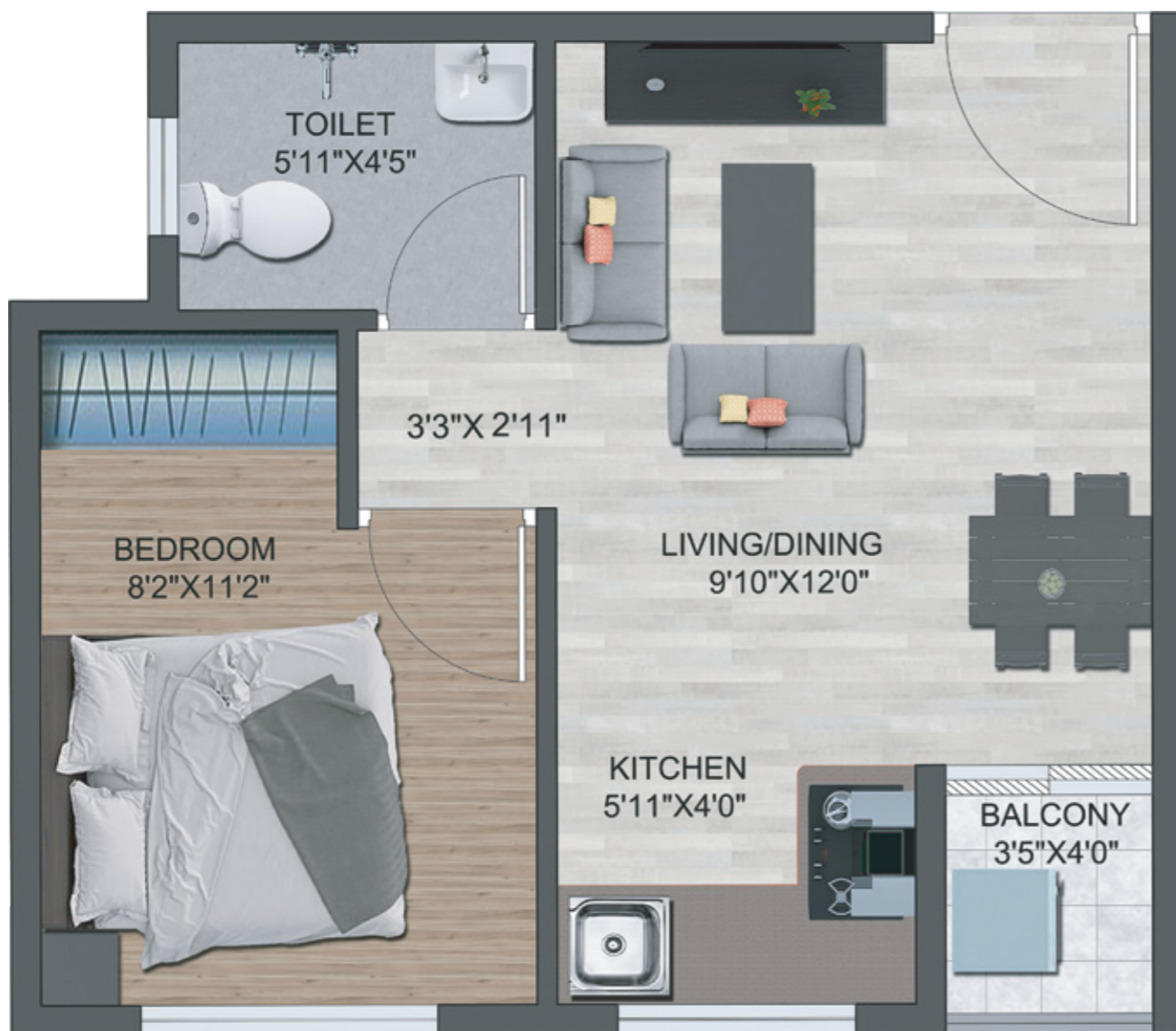
1BHK Unit Plans



Type - T 16 & T 33
 Saleable Area - 425 Sq. ft

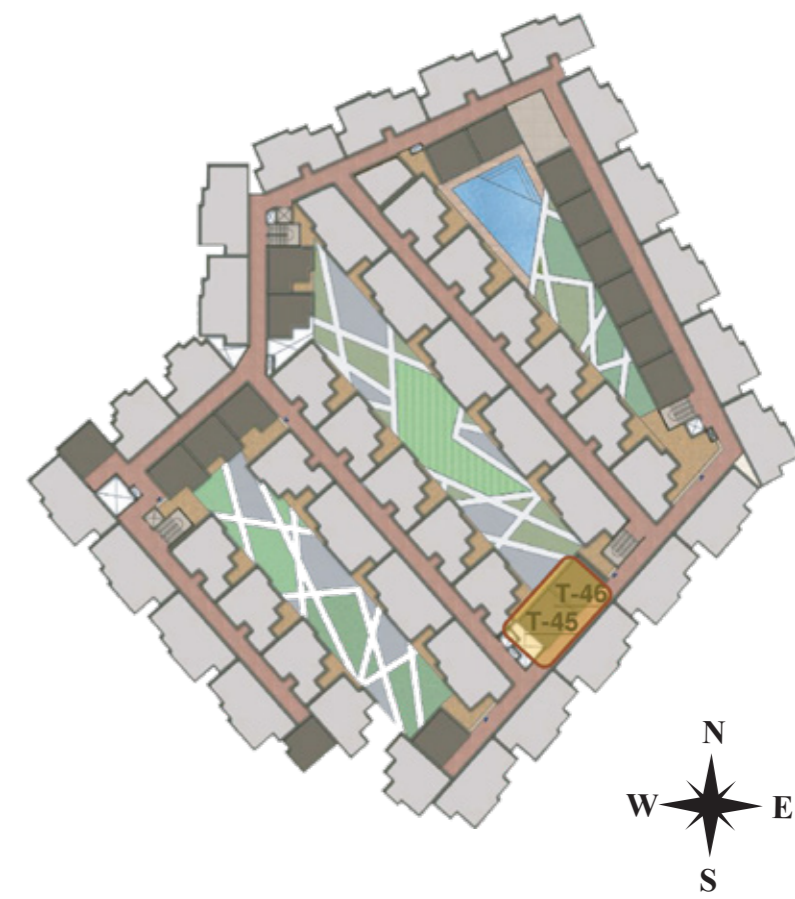
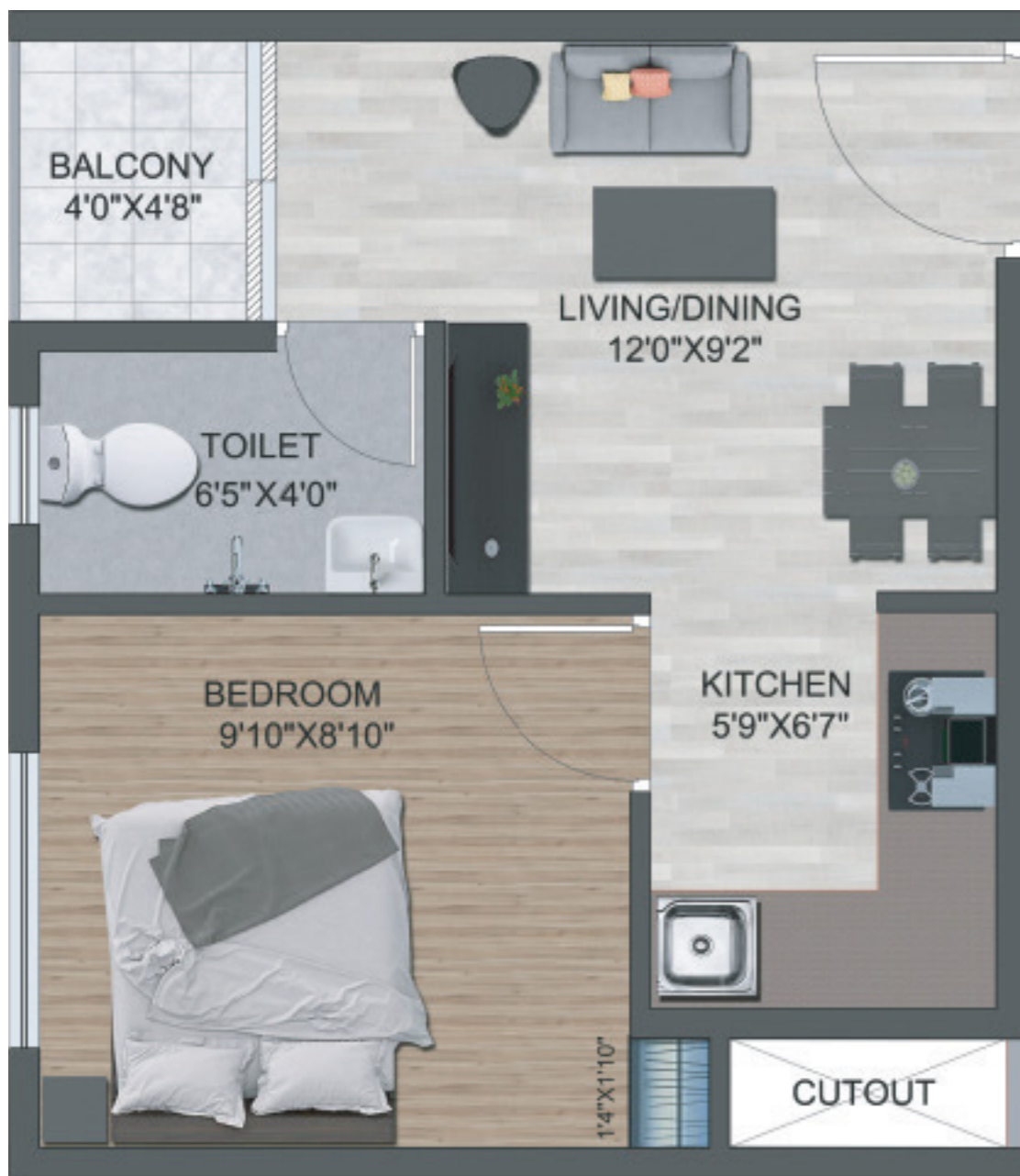


1BHK Unit Plans



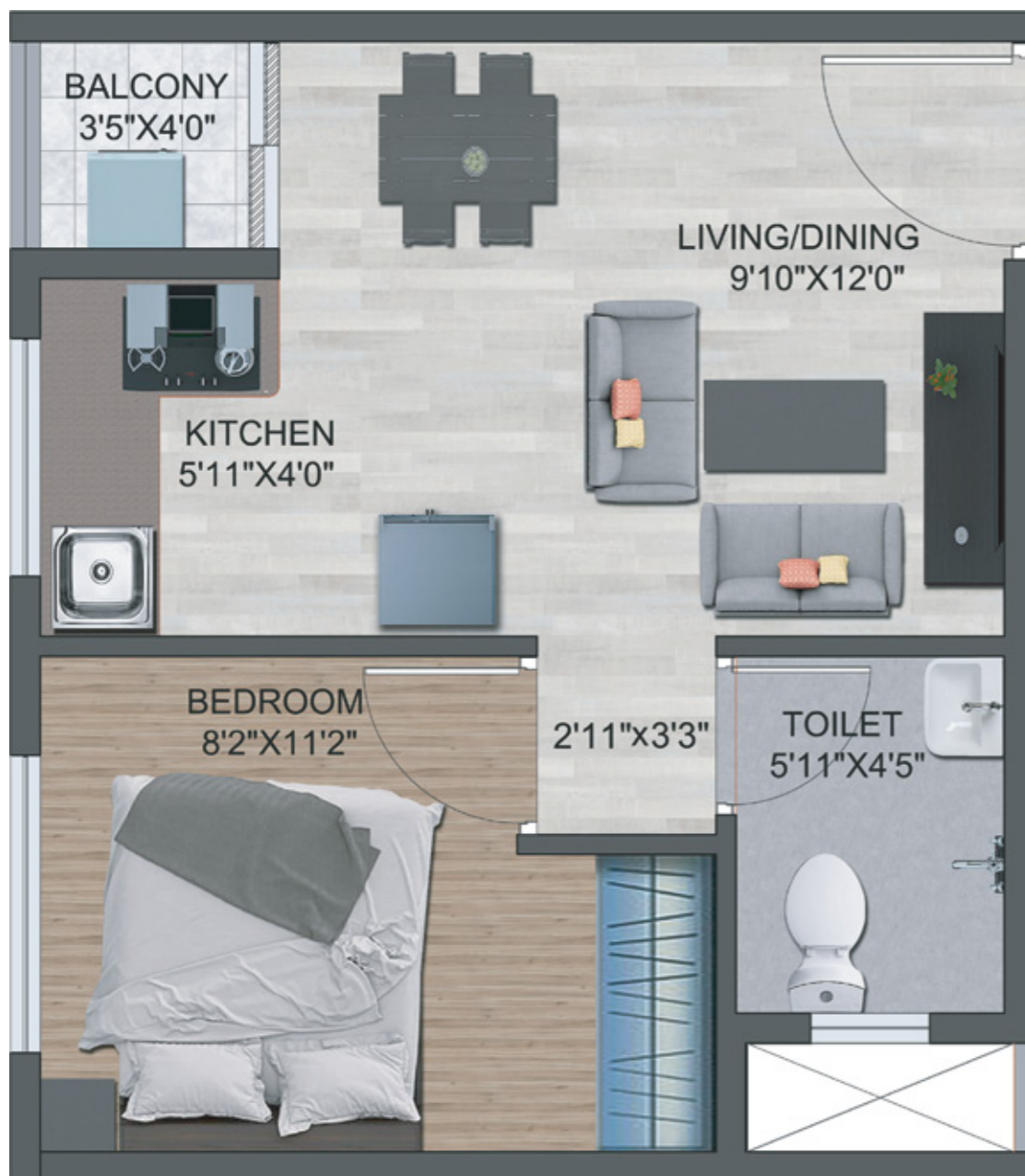
Type - T28
Saleable Area - 425 Sq. ft

1BHK Unit Plans



Type - T45 & T46
 Saleable Area - 425 Sq. ft

1BHK Unit Plans



Type - T59, T60, T61
T62, T63, T64
Saleable Area - 425 Sq. ft

1BHK Unit Plans



Type - T65 & T66
 Saleable Area - 425 Sq. ft

1BHK Unit Plans



Type - T38 & T39
 Saleable Area - 449 Sq. ft.

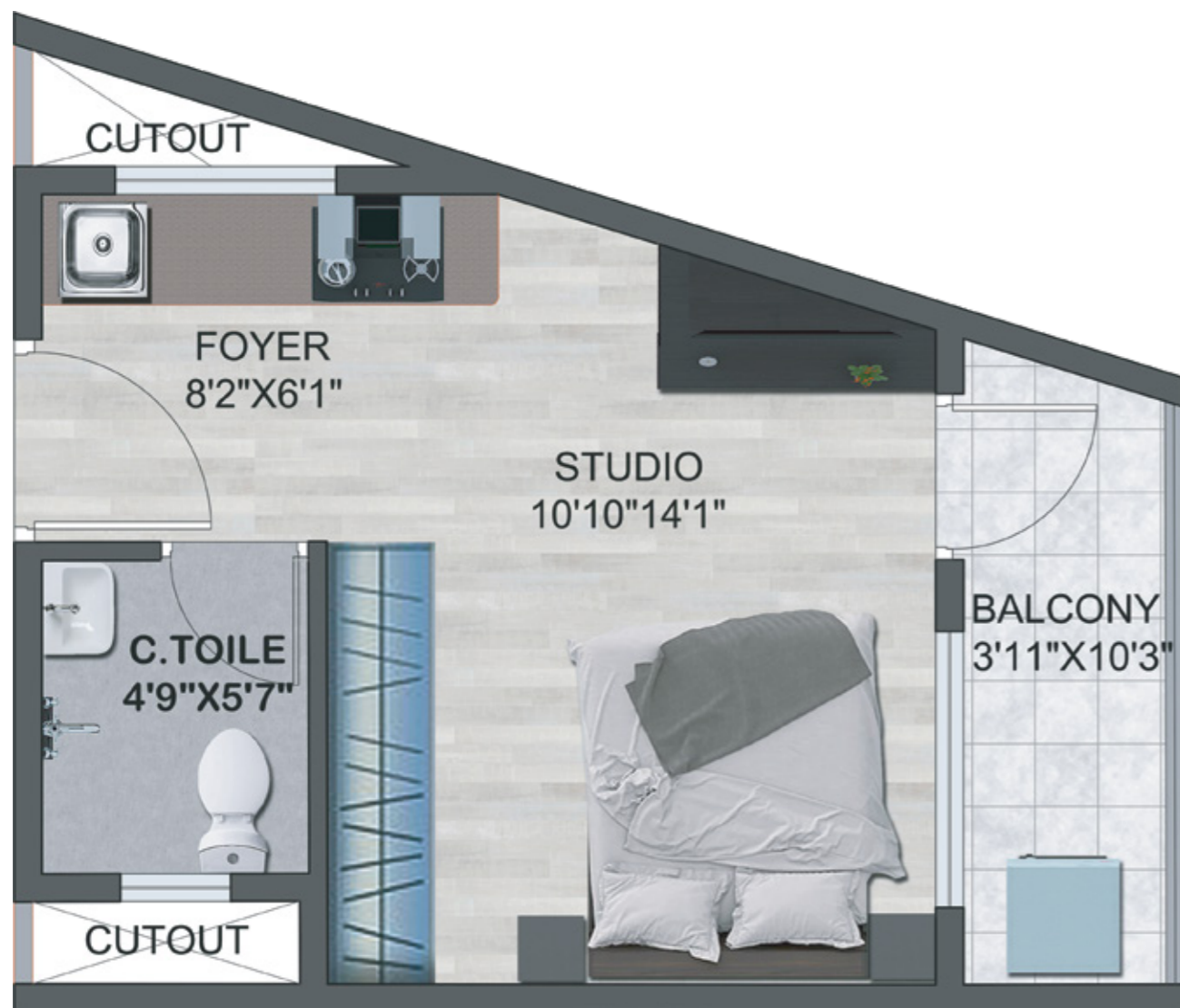
1BHK Unit Plans



Type - T21, T22 & T23
 Saleable Area - 450 Sq. ft



Studio Apartment



Type - T52
Saleable Area - 381 Sq. ft

Specifications

Structure

RCC framed structure with concrete block masonry.

Flooring

Kajaria / RAK / CERA or equivalent make vitrified tiles for living, dining & bedroom.

Laminated wooden flooring for the master bedroom.

Kajaria / RAK / CERA or equivalent make anti-skid ceramic tiles in kitchen and balcony.

Kitchen

Granite top & single bowl sink to be provided (only supply).

Glazed tiles above the counter to a height of 2 feet (only supply).

Provision for the chimney in the kitchen.

Provision for water purifier.

Washing machine point.

Toilet

Toto sanitary ware for WC and washbasin (or equivalent reputed make).

Jaquar bathroom fittings - Faucets, shower head with diverter, taps & CP fittings (or equivalent reputed make).

Provision for geyser and exhaust fan in toilets.

Glazed ceramic tiles for dadoing up to 7 feet in height.

Doors

Main Door - Super quality hardwood frame and shutter with melamine finish.

Internal Doors - Hardwood frames with skin/flush shutters.

FRP doors for toilets.

Godrej hardware or equivalent reputed make.

Windows

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

Electrical

Modular switches of Crabtree or equivalent reputed make.

Havells ELCB and MCB with independent KSEB meter.

Finolex good quality concealed copper wiring (or equivalent reputed make).

Generator

Generator back up for the elevator, common lighting, water pumps & apartment through limiter switch (0.5kV).

Paint

Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion.

External - 1 coat external primer & 2 coats of external paint (Asian Paints) or equivalent reputed make.

Elevator

Schindler or Johnson lifts or equivalent reputed make.

Water Supply

Borewell / Municipal water supply if available.

Air Conditioning

Provision for fixing AC in the master bedroom.

Sowparnika Projects - Karnataka & Tamil Nadu



Sowparnika Purple Rose
Bengaluru



Sowparnika Swastika-2
Bengaluru



Sowparnika Sanvi-2
Bengaluru



Sowparnika Tharangini
Bengaluru



Sowparnika Columns
Bengaluru



Sowparnika Chandrakantha - 1
Bengaluru



Sowparnika Chandrakantha - 2
Bengaluru



Sowparnika Sanvi - 1
Bengaluru



Sowparnika Sai Srishti
Bengaluru



Sowparnika Ananda
Bengaluru



Sowparnika Swastika - 1
Bengaluru



Sowparnika Sai Soukya
Tirupur



Sowparnika Blue Bells
Mysuru



Sowparnika Royale Splendour
Mysuru



Sowparnika Landmark
Mysuru



Sowparnika Beetel
Coimbatore



Sowparnika Skandagiri
Coimbatore



Sowparnika Grandeur
Coimbatore

Sowparnika Projects - Kerala



Sowparnika Valle
Kottayam



Sowparnika Elania
Changanassery



Sowparnika Natura
Thrissur



Sowparnika Atrium
Cochin



Sowparnika Sudarsanam
Guruvayur



Sowparnika Seychelles
Trivandrum



Sowparnika West Holmes
Trivandrum



Sowparnika Grand Square
Trivandrum



Sowparnika Sandal Tower
Trivandrum



Sowparnika Navarathinam Pearl
Trivandrum



Sowparnika Highlands
Trivandrum



Sowparnika Edifice
Thrissur



Sowparnika Travancore Heights
Changanassery



Sowparnika Grand Square
Trivandrum



Sowparnika Shirdi
Trivandrum



Sowparnika Shirdi Phase-2
Trivandrum



Sowparnika City Crown
Trivandrum



Sowparnika River View Garden
Trivandrum



Sowparnika Regal
Trivandrum



Sowparnika Surya Kiran
Trivandrum



Sowparnika Promenade Square
Trivandrum



Sowparnika Bhavani
Trivandrum



SOWPARNIKA

Delivering Happiness

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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