



SOWPARNIKA  
**UNNATHI**

**POSITIVEHOMES**





Imagine life in a home that meet your every needs.  
A home where every inch has been considered and crafted to the highest level.



Single Professional

Studio



Young Couple

1 BHK



Small Family

2 BHK



Extended Family

3 BHK





# 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







SUNYANIKKA  
**UNNATHI**

POSITIVEHOMES









SOWPAR  
Delivering Happiness







# Site Analysis / Location Plan

Bus Stop	- Indlubele	- 3 Mins
Shopping Mall	- Om Store	- 1.1 Km
Hospital	- Sarathy Clinic	- 1.2 Km
School	- St. Dominic School	- 1.5 Km
ATM	- Karur Vysya ATM	- 1.1 Km
Pharmacy	- Harish Medical And General Store	- 4 Mins





# Specifications

- **Structure :**
  - R.C.C framed structure with concrete block masonry
- **Flooring :**
  - SOMANY / RAK or Equivalent make Vitrified tiles for living, dining ,kitchen & all Bedrooms
  - SOMANY / RAK or Equivalent make Anti skid Ceramic tiles in Toilet and Balcony
- **Kitchen :**
  - Granite top & single bowl FUTURA sink to be provided (only supply)
  - Glazed tiles above the counter to a height of 2 feet (Only supply)
  - Provision for Chimney in kitchen
  - Provision for Water purifier.
- **Toilet :**
  - American standard sanitary Ware – Floor Mounted WC and Washbasin
  - Jaquar Bathroom Fittings –  
Faucets, shower Head with Diverter, taps & C.P fittings
  - Provision for geyser and Exhaust fan in toilets
  - Glazed Ceramic tiles for Dadoing up to 7 feet height
- **Doors :**
  - Main Door : Super Quality Hard wood frame and shutter with melamine finish
  - Internal doors : Hard wood frames with flush shutters
  - PVC doors for Toilets
- **Windows :**
  - 2 Track UPVC windows with glazed shutters and provision for mosquito mesh
- **Electrical :**
  - Modular switches of Schneider or Equivalent reputed make
  - ELCB and MCB with independent EB meter of approved make
  - Good quality concealed copper wiring of approved make
  - Washing Machine point.
- **Generator :**
  - Generator backup for elevator, common lighting, Water pumps
  - Generator back up for Apartment through limiter switch (0.5KW) and for Studio / 1 BHK through limiter switch (0.2KW)
- **Paint :**
  - Internal : 2 coats acrylic putty, 1 coat primer & 2 coats of Asian paint emulsion
  - External: 1 coat external primer & 2 coats of external paint (Asian paints)
- **Elevator :**
  - Schindler / Johnson Lifts or equivalent make
- **Water Supply :**
  - Bore well water supply / Municipal water supply if available
- **Air Conditioning :**
  - Provision for fixing AC in Master Bedroom



# Amenities

Health Club with Multipurpose Gym

Clubhouse with Multipurpose Hall and Indoor Games

Children's Play Area

Landscaped Garden

24 Hrs. Power backup for common area and 0.5 KW for apartment through limiter switch

Generator back up for Studio / 1 BHK (0.2KW)

Round the Clock Security

Waste Management System

Wi-Fi Enabled through service provider

Intercom to Apartment from Security Cabin through service provider

Sewer Treatment Plan (STP)

Lifts of Reputed Make

Transformer

Covered Car Parking

Rain Water Harvesting

Visitors Lobby

On Call Maintenance



# Project Highlights

Total Site Area = 1 Acre

Total Saleable Area = 1,04,477 Sft.

Total No of Floors = 2 Basement + G + 11 Floors

Apartment Floor To Floor Height = 2.95 Mts

Total Building Height = 34.9 Mts

Total No Units = 168 Nos

The Units are 100% Vaastu Compliant

- STUDIO
- 1 BHK
- 2 BHK
- 3 BHK



TYPES OF UNIT		TYPE	SALEABLE AREA IN SQFT.	NO. OF UNITS PER FLOOR	TOTAL UNITS	% OF UNITS
<span style="color: orange;">■</span>						
<span style="color: red;">■</span>	SINGLE PROFESSIONAL	STUDIO	302 - 390	3	36	22%
<span style="color: blue;">■</span>	YOUNG COUPLE	1 BHK	402 - 472	3	36	22%
<span style="color: magenta;">■</span>	SMALL FAMILY	2 BHK	590 - 765	4	49	29%
	EXTENDED FAMILY	3 BHK	784 - 1034	4	47	27%

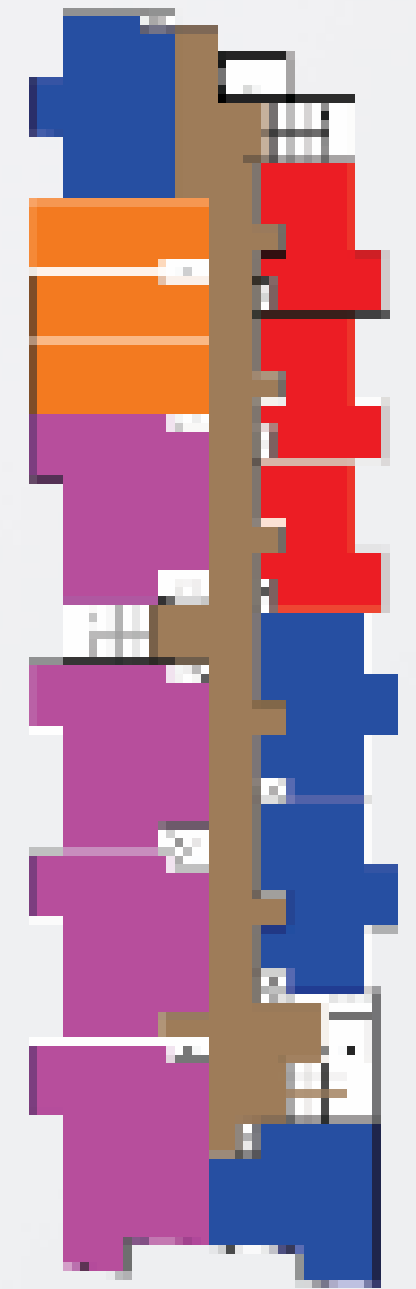
TOTAL REQD. CAR PARKING	NOS.	CATEGORY	BASEMENT - 1	BASEMENT - 2	GROUND LEVEL	TOTAL
3 BHK (1:1)	47	COVERED PARKING	48	41	0	89
2 BHK (1:1)	49	OPEN PARKING	0	0	35	35
TOTAL REQUIRED	96 NOS.	TOTAL ACHIEVED	48	41	35	124



# Ground Floor Plan & Typical Floor Plan

## LEGEND

1. ENTRANCE GATEWAY & SECURITY ROOM
2. CENTRAL PLAZA WITH LANDSCAPE
3. CHILDREN'S PLAY AREA
4. SURFACE PARKING
5. 5% OF AREA AS PER REGULATION
6. RAMP TO BASEMENT
7. DRIVEWAY



- STUDIO
- 1 BHK
- 2 BHK
- 3 BHK



# Single Professionals (Studio)

Smart, comfortable for Single Professionals First Home. Who prefers your bed to a hotel bed with cleverly positioned kitchen and defined space

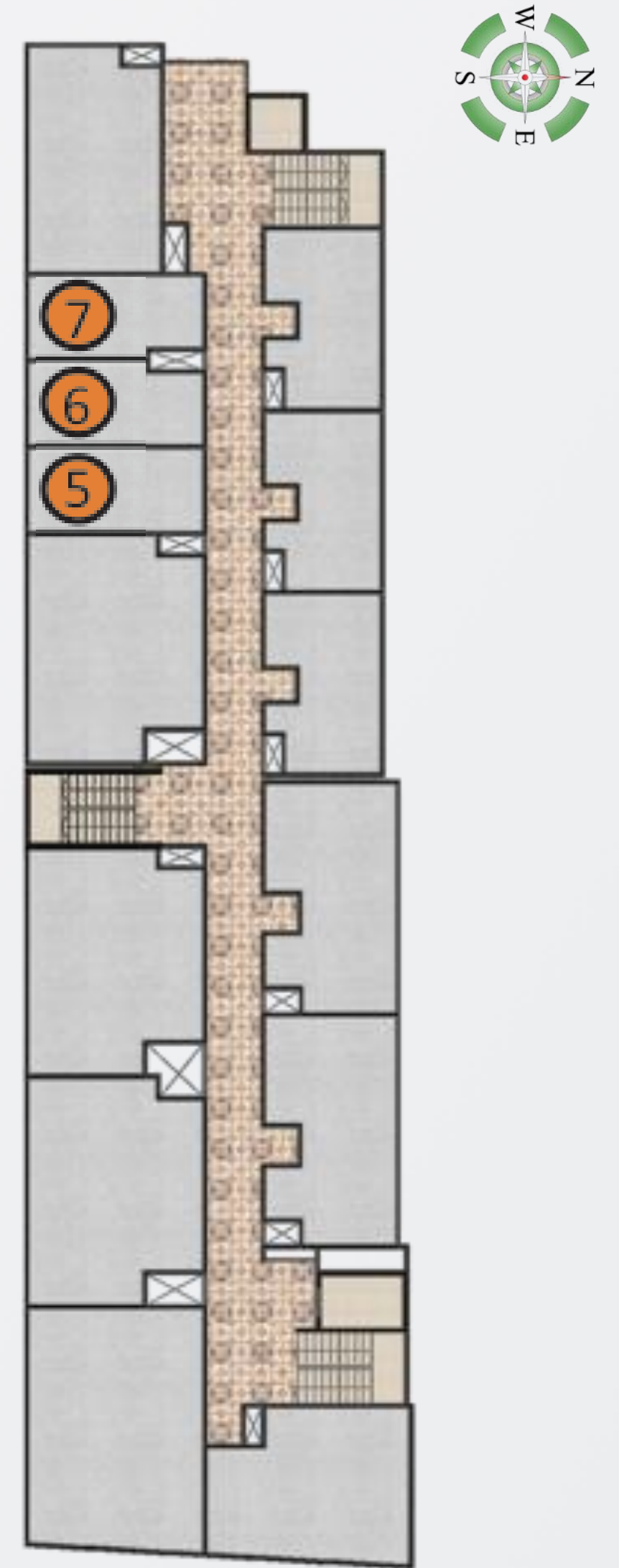


TYPE-1: 302

TYPE-2: 316

TYPE-3: 376

TYPE-4: 390





# Single Professionals (Studio)



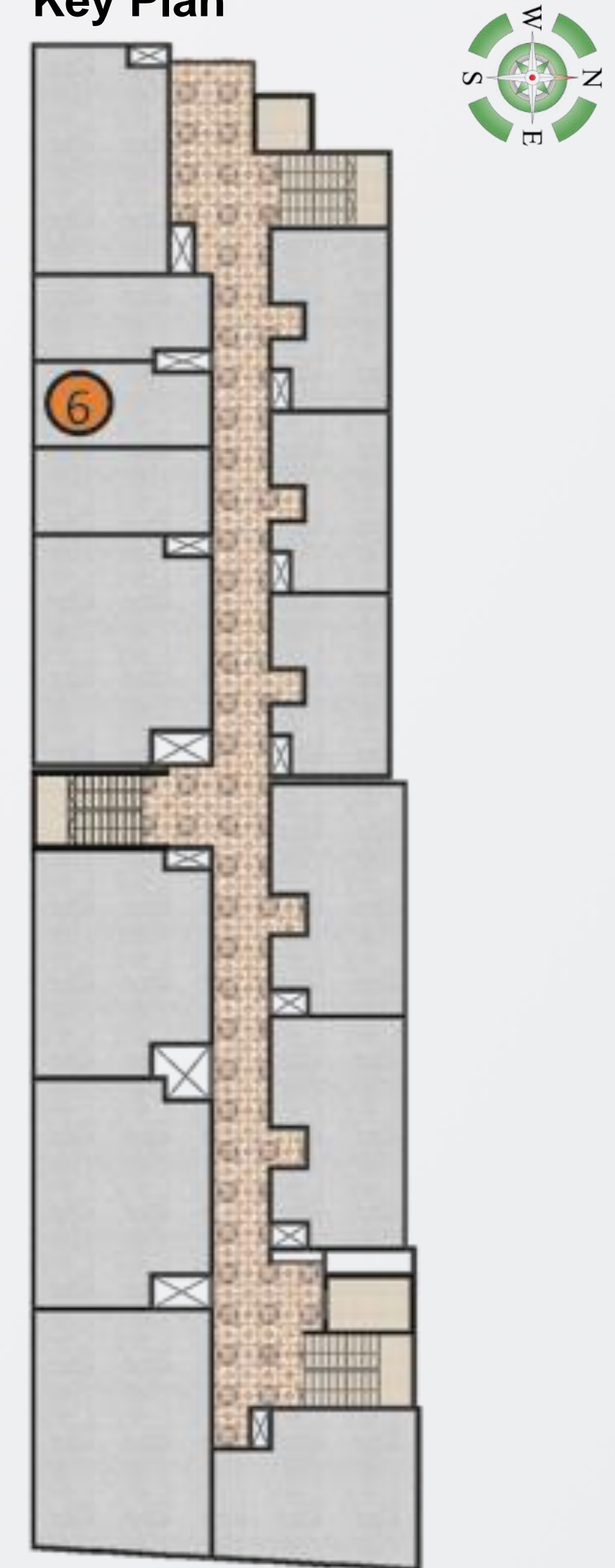
## Unit Plan

Studio : Type – G-06, 106

Saleable Area : 302 Sqft.

Ground, First Floor

## Key Plan





# Single Professionals (Studio)



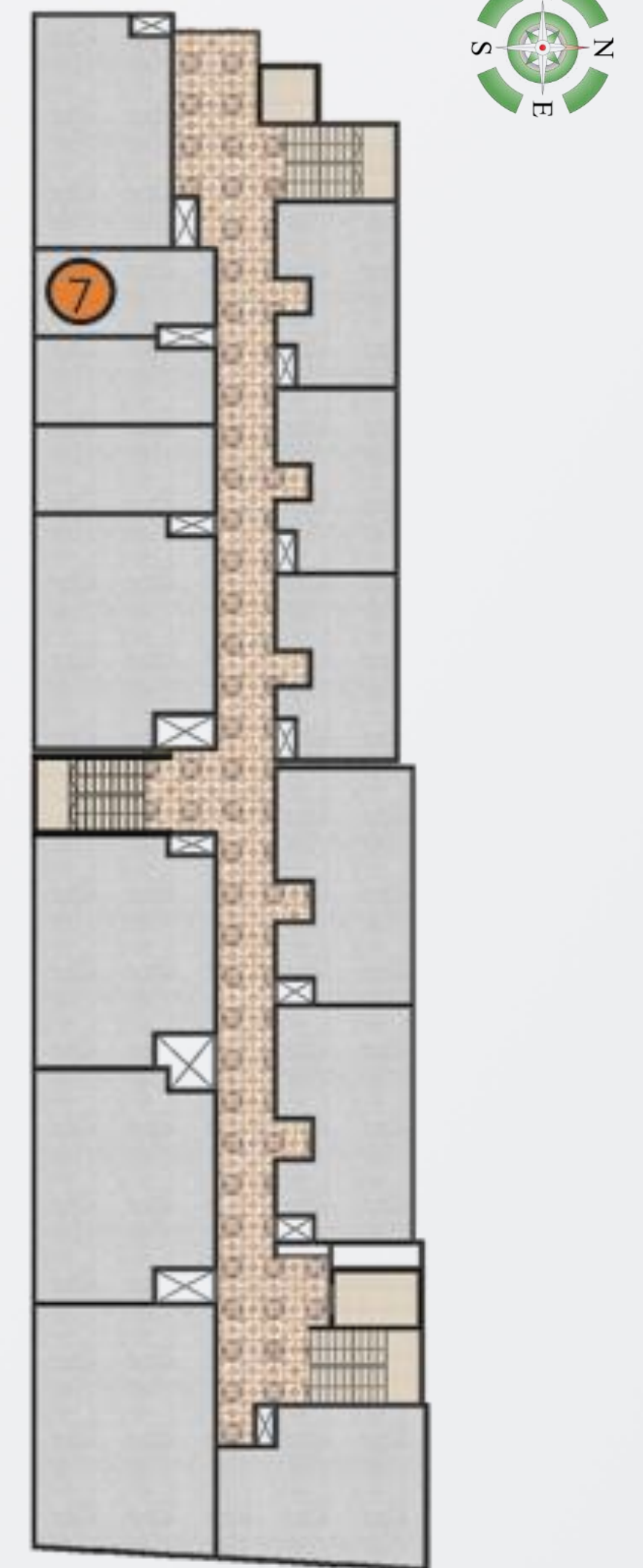
## Unit Plan

Studio : Type – G-07, 107

Saleable Area : 302 Sqft.

Ground, First Floor

## Key Plan





# Single Professionals (Studio)



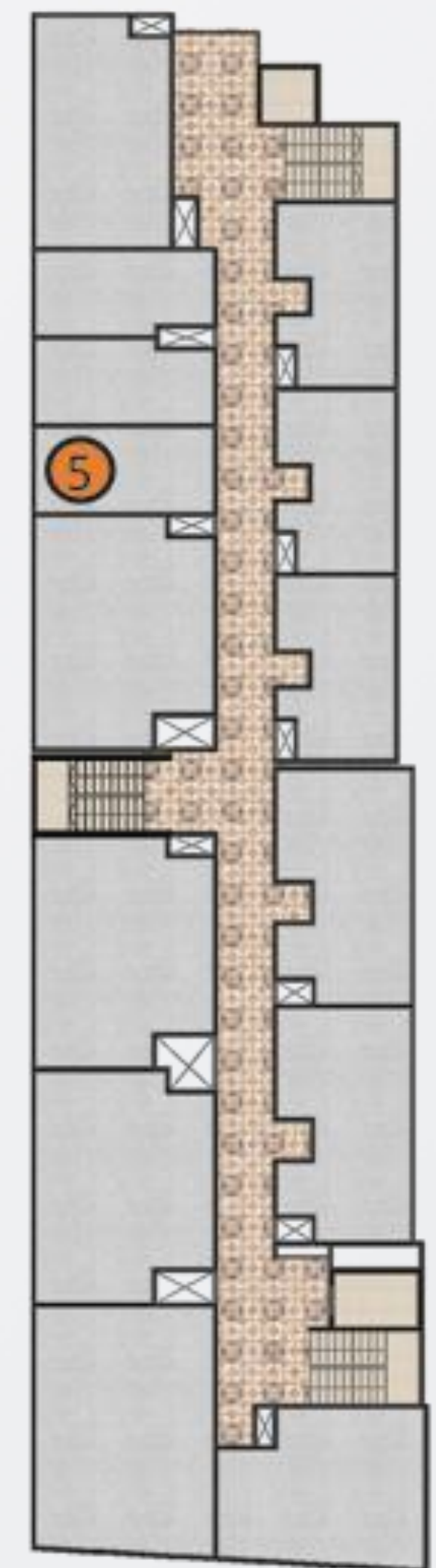
## Unit Plan

Studio : Type – G-05, 105

Saleable Area : 316 Sqft.

Ground, First Floor

## Key Plan





# Single Professionals (Studio)



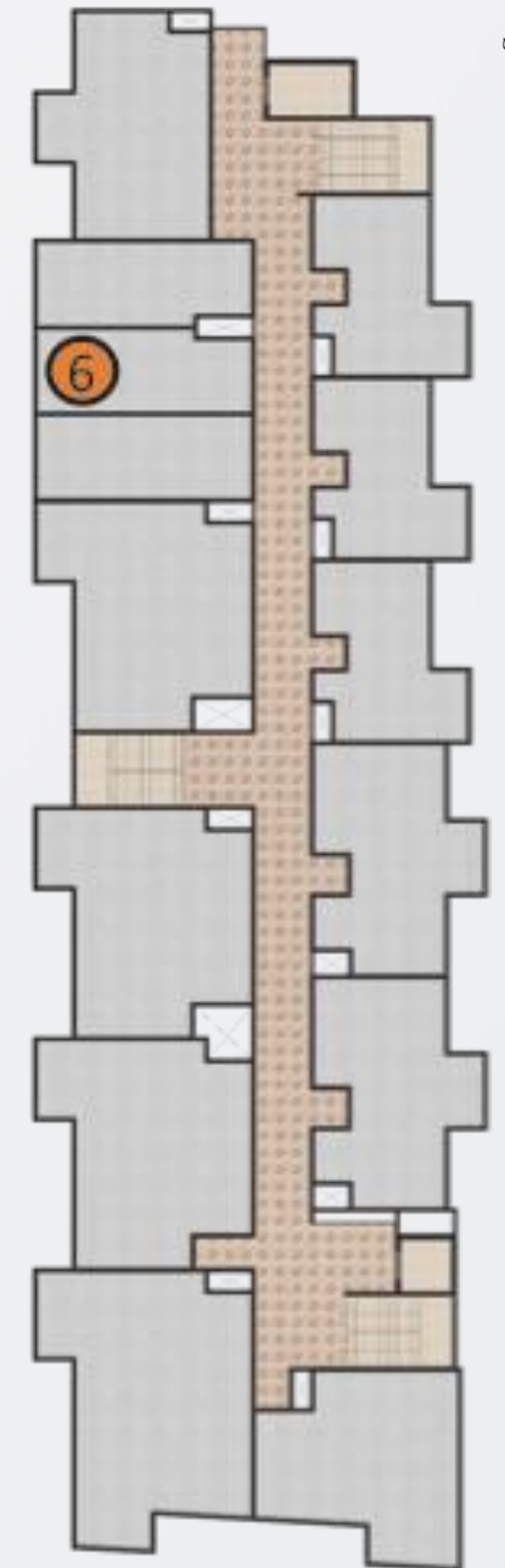
## Unit Plan

Studio : Type – 206, 306, 406, 506, 606, 706, 806, 906, 1006, 1106

Saleable Area : 376 Sqft.

Typical Floor

## Key Plan





# Single Professionals (Studio)



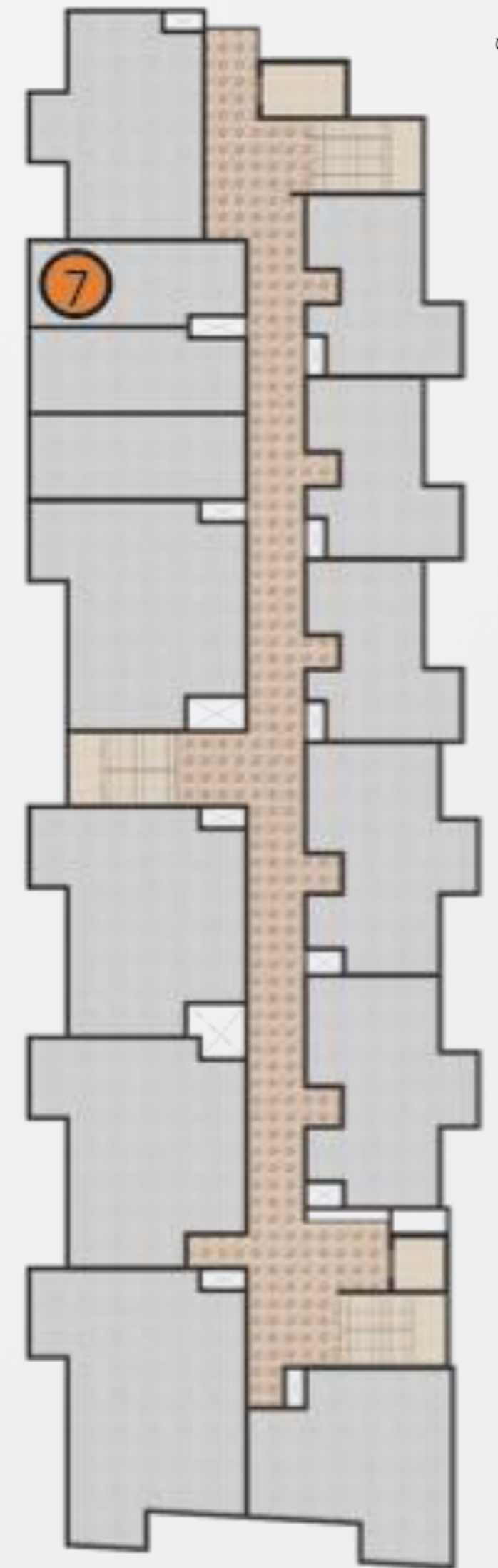
## Unit Plan

Studio : Type – 207, 307, 407, 507, 607, 707, 807, 907, 1007, 1107

Saleable Area : 376 Sqft.

Typical Floor

## Key Plan





# Single Professionals (Studio)



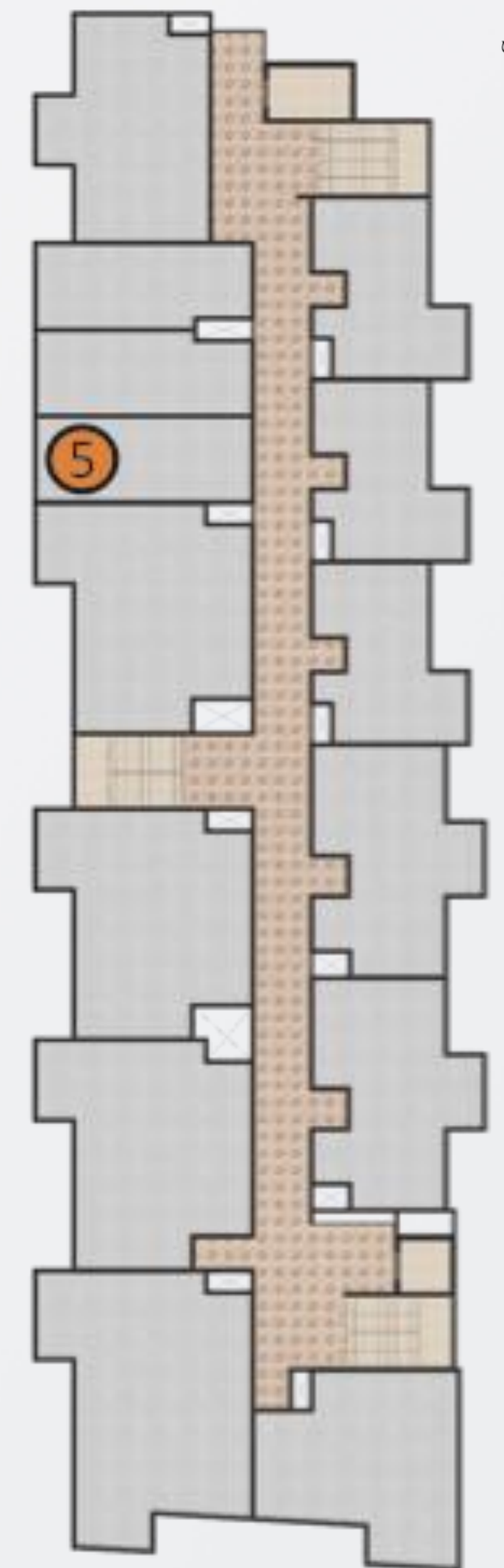
## Unit Plan

Studio : Type – 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105

Saleable Area : 390 Sqft.

Typical Floor

## Key Plan





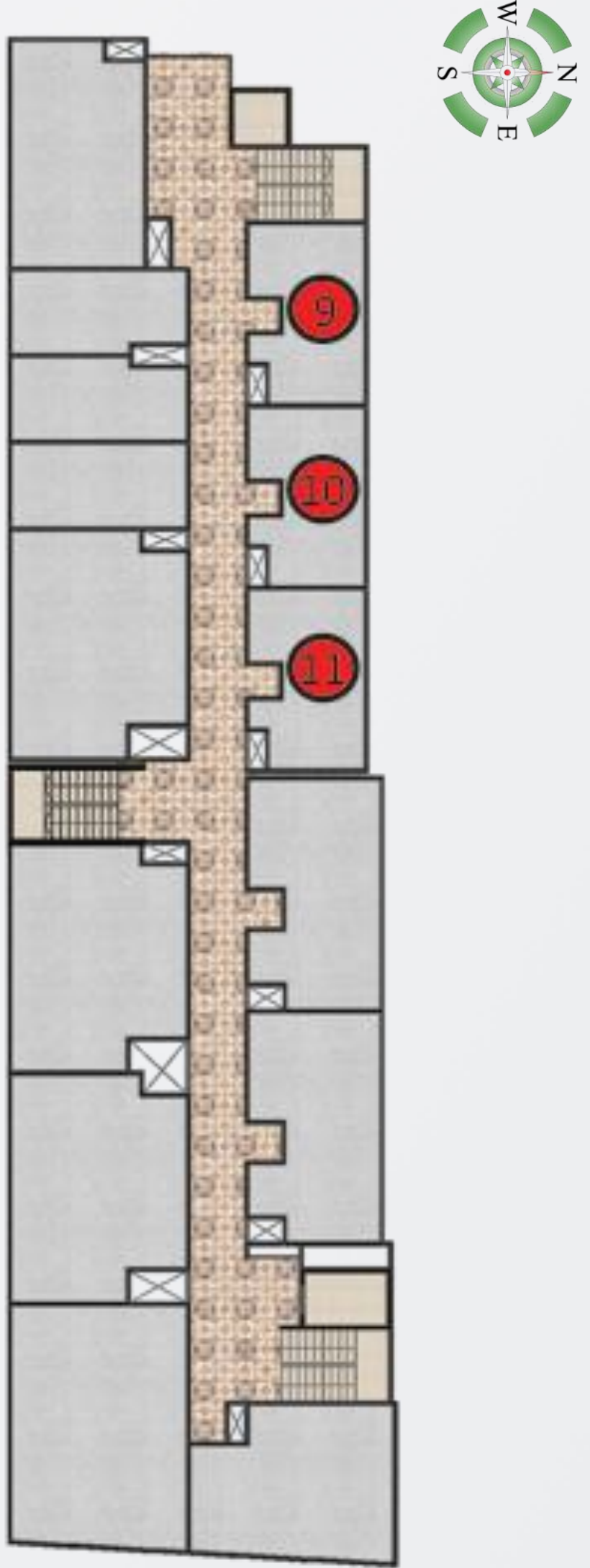
# Young Couple (1 BHK)

Whether you are a family of 2 or 3, you will find plenty of way to make this space your home



TYPE-1: 402

TYPE-2: 472

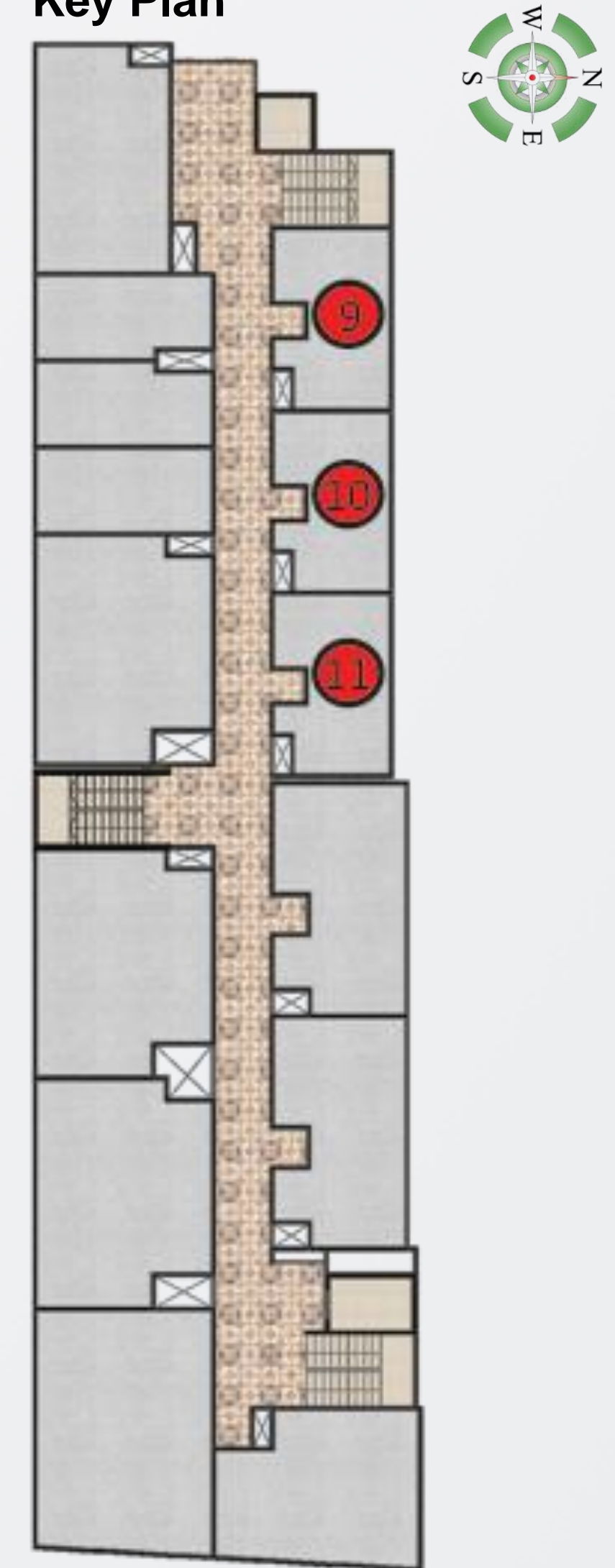




# Young Couple (1 BHK)



Key Plan



## Unit Plan

1 BHK : Type – G-09, G-10, G-11, 109, 110, 111

Saleable Area : 402 Sqft.

Ground, First Floor



# Young Couple (1 BHK)



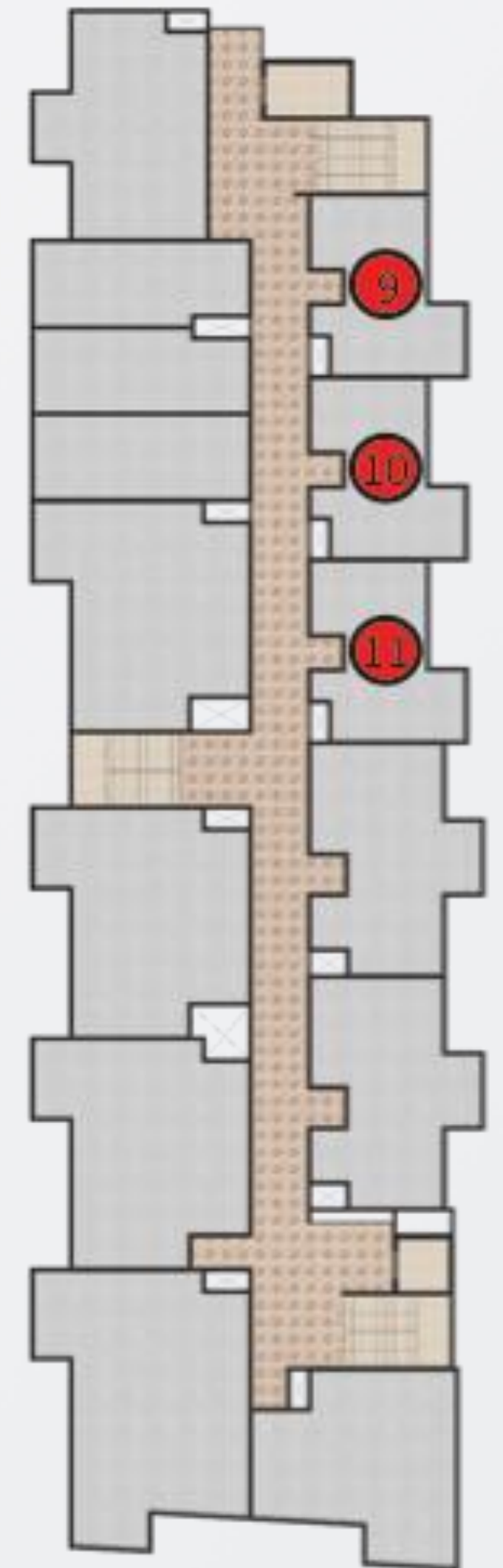
## Unit Plan

1 BHK : Type – 209, 309, 409, 509, 609, 709, 809, 909, 1009, 1109,  
210, 310, 410, 510, 610, 710, 810, 910, 1010, 1110  
211, 311, 411, 511, 611, 711, 811, 911, 1011, 1111

Saleable Area : 472 Sqft.

Typical Floor

## Key Plan





# Small Family (2 BHK)

Ideal for a family with grown up children. It is perfect place for fresh air and family chatter.

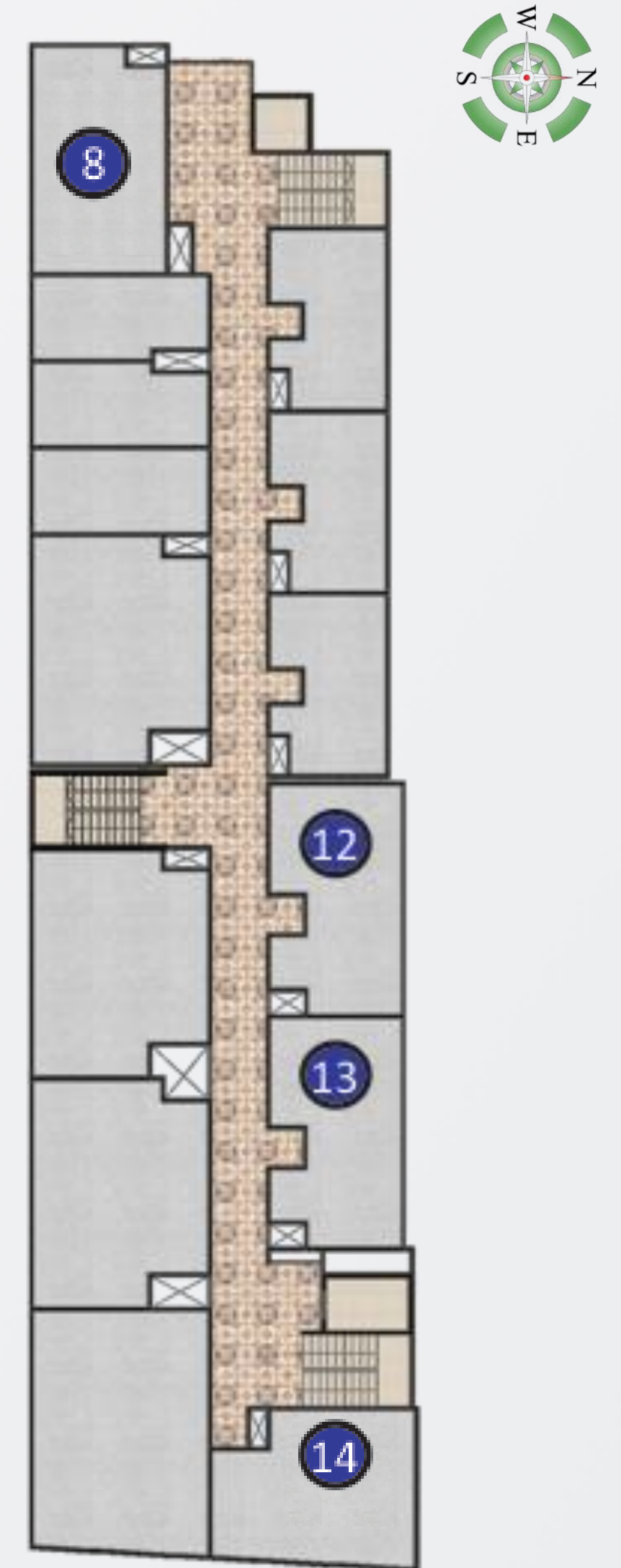


TYPE-1: 590  
TYPE-5: 692

TYPE-2: 625  
TYPE-6: 717

TYPE-3: 635  
TYPE-7: 765

TYPE-4: 661





# Small Family (2 BHK)

## Unit Plan

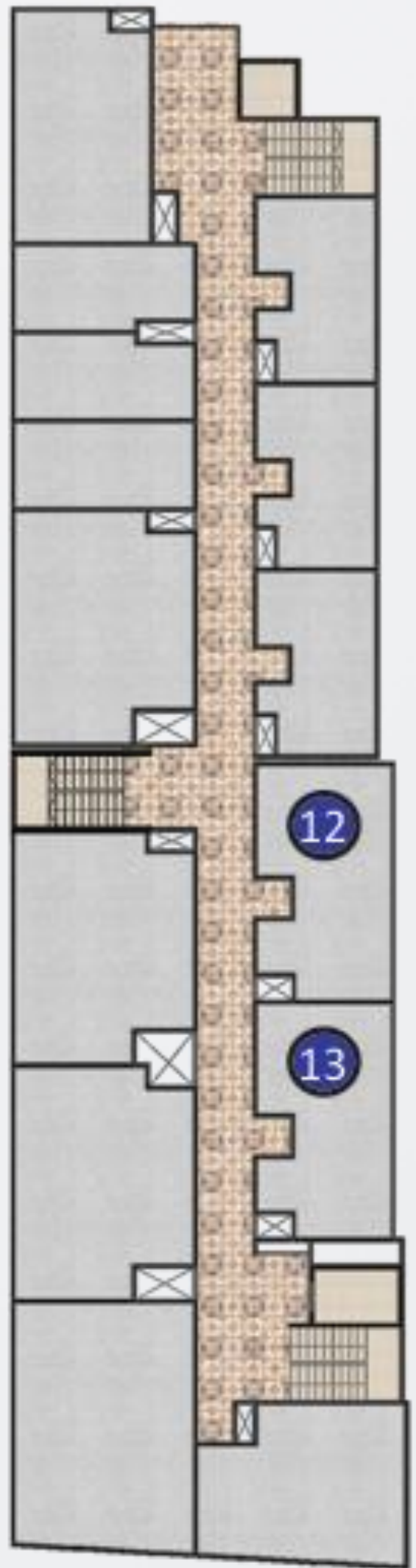
2 BHK : Type – G12, G13, 112, 113

Saleable Area : 590 Sqft.

Ground, First Floor



## Key Plan





# Small Family (2 BHK)

## Unit Plan

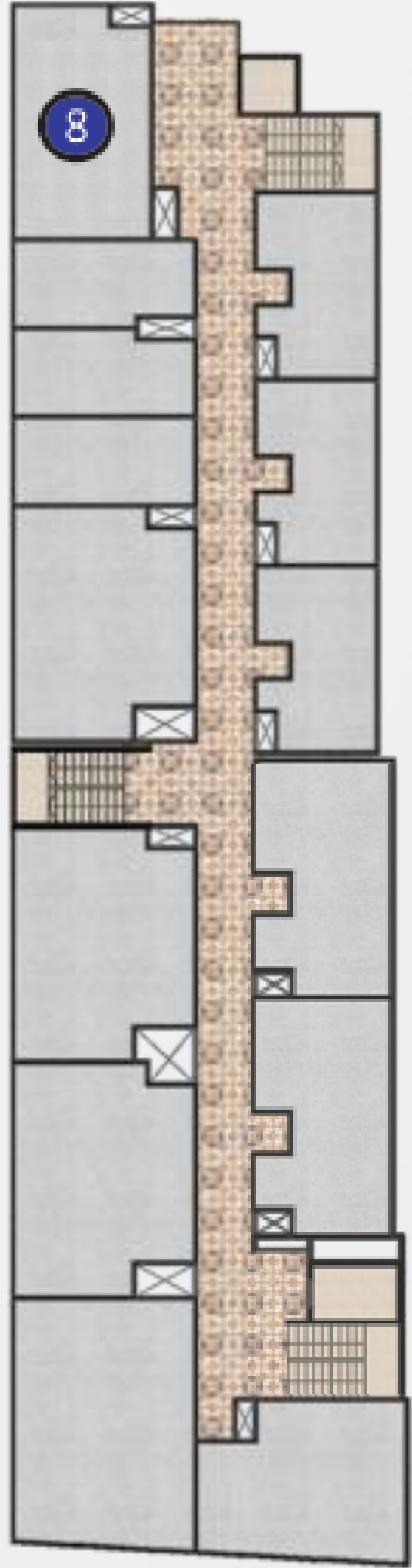
2 BHK : Type – G08, 108

Saleable Area : 625 Sqft.

Ground, First Floor



## Key Plan





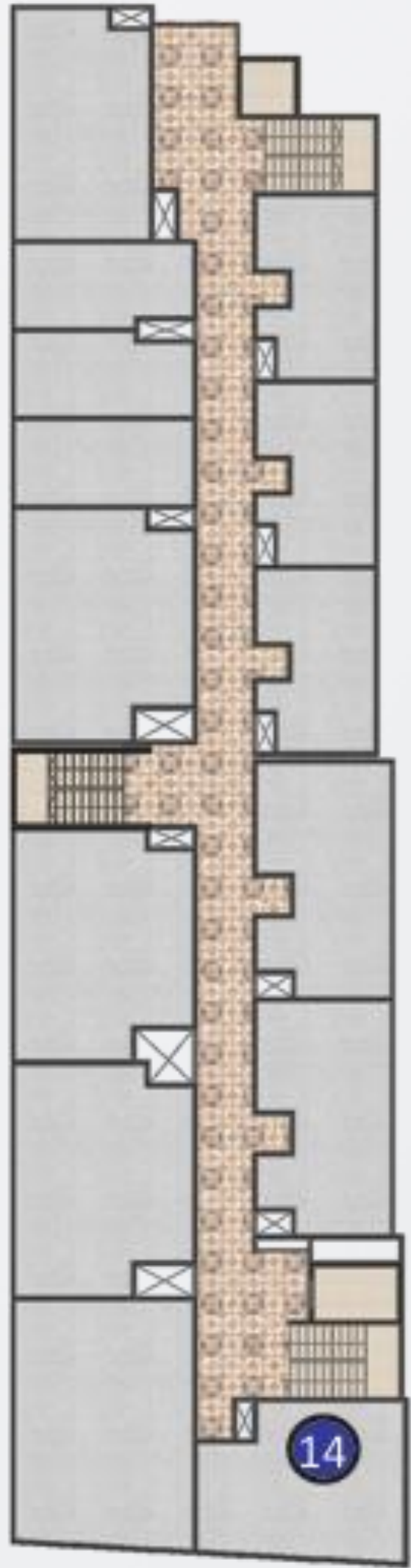
# Small Family (2 BHK)

## Unit Plan

2 BHK : Type – G14, 114  
Saleable Area : 635 Sqft.  
Ground, First Floor



## Key Plan

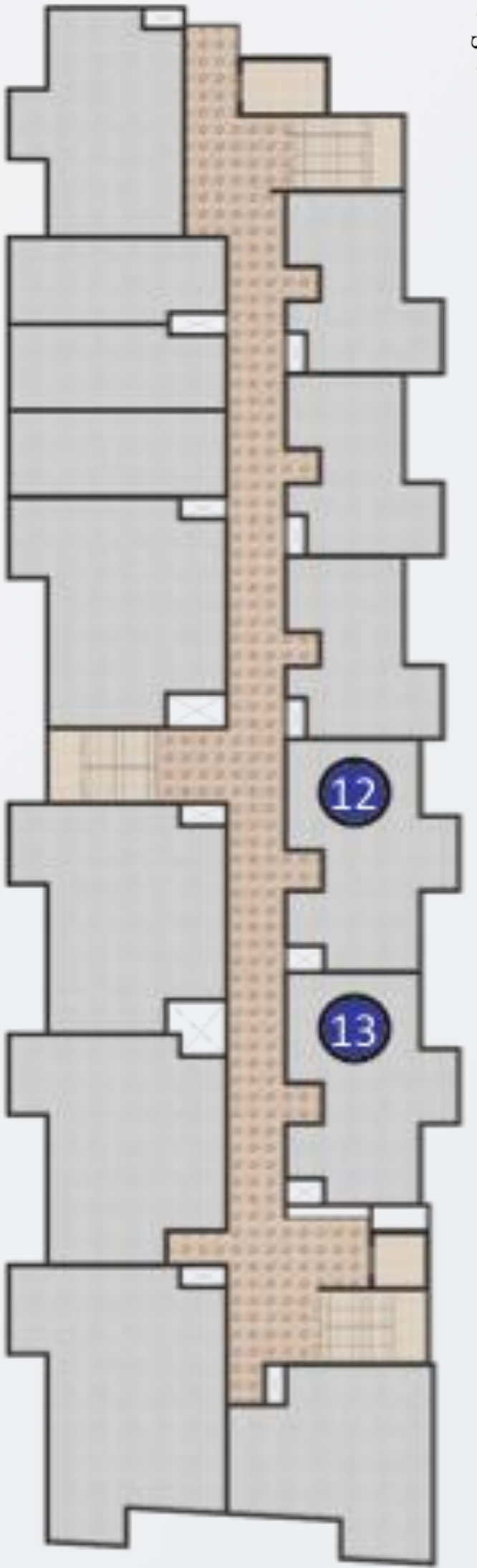




# Small Family (2 BHK)



Key Plan



**Unit Plan**

2 BHK : Type – 212, 312, 412, 512, 612, 712, 812, 912, 1012, 1112, 213, 313, 413, 513, 613, 713, 813, 913, 1013, 1113

Saleable Area : 661 Sqft.

Typical Floor



# Small Family (2 BHK)

## Unit Plan

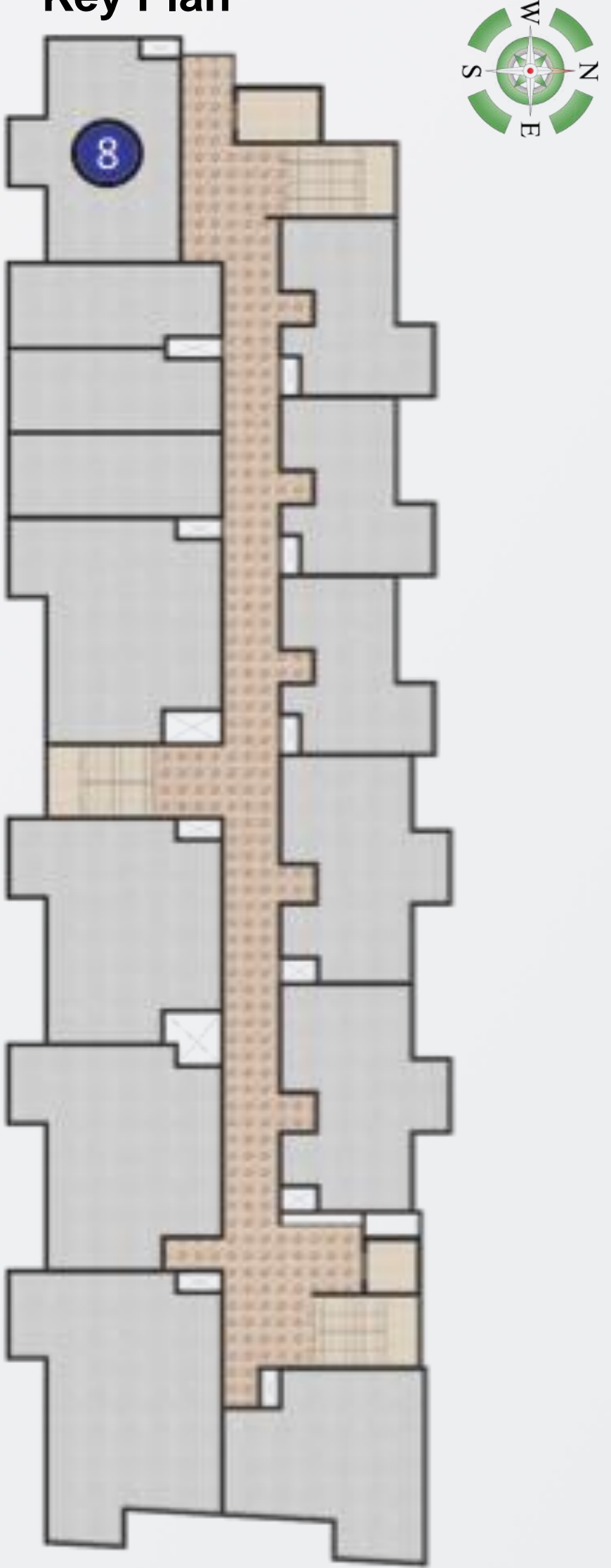
2 BHK : Type – 208, 308, 408, 508, 608, 909, 1008, 1108

Saleable Area : 692 Sqft.

Typical Floor



## Key Plan

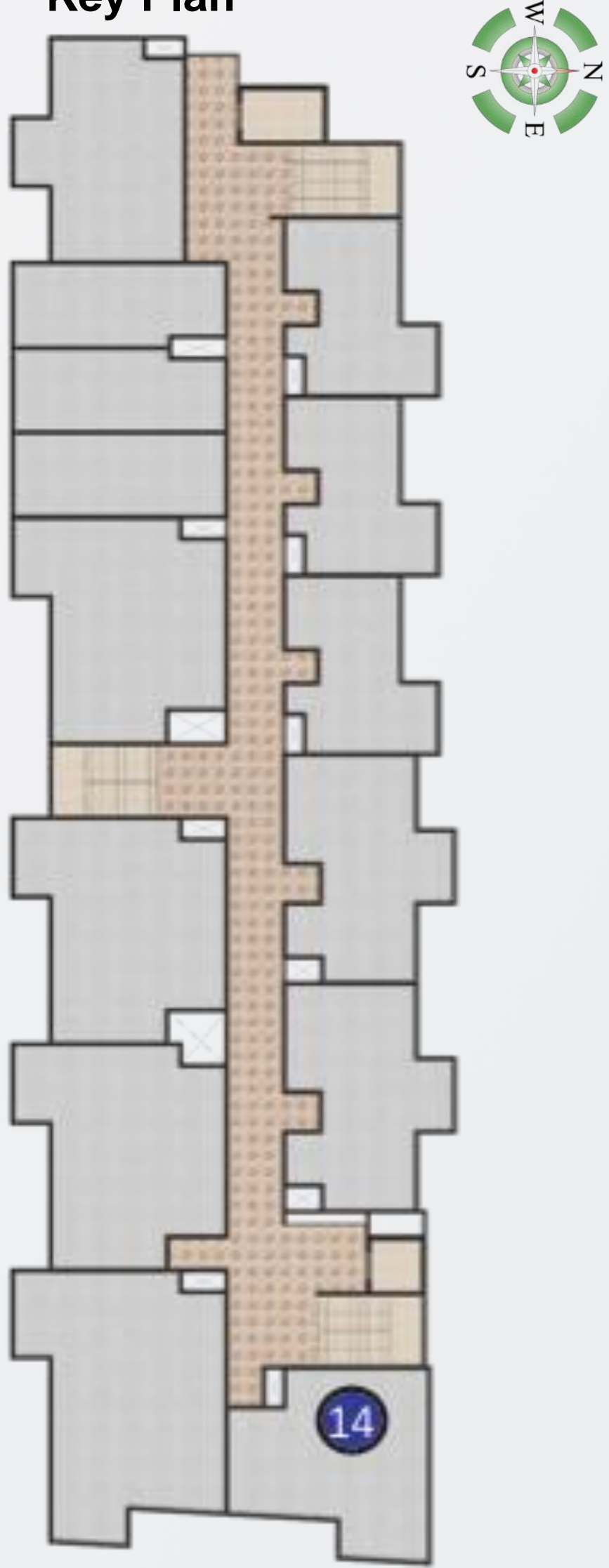




# Small Family (2 BHK)



Key Plan



### Unit Plan

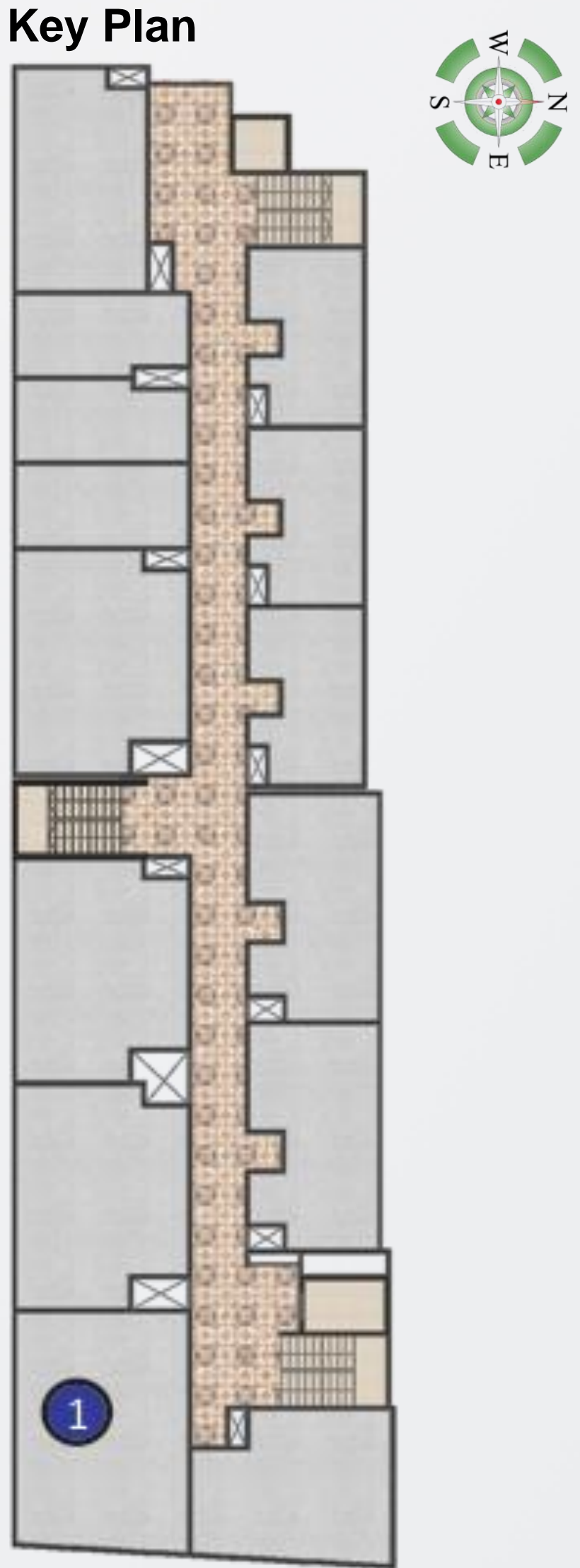
2 BHK : Type – 214, 314, 414, 514, 614, 714, 814, 914, 1014, 1114

Saleable Area : 717 Sqft.

Typical Floor



# Small Family (2 BHK)



### Unit Plan

2 BHK : Type – G01  
Saleable Area : 765 Sqft.  
Ground Floor



# Extended Family (3 BHK)

This three bedroom home is designed to make a big happy family happier. Intelligent designed with plenty of natural light

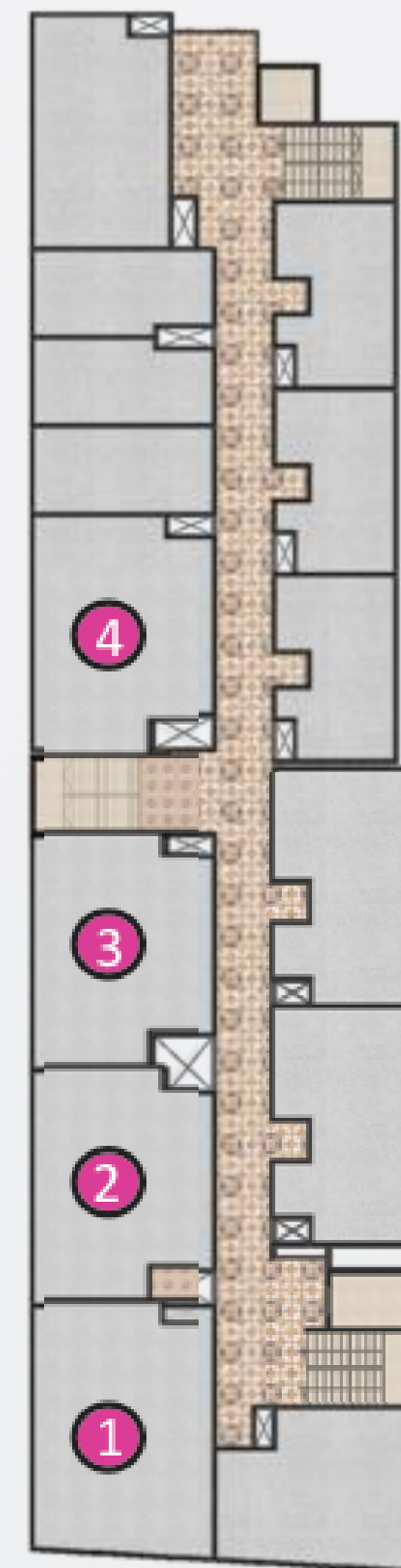


TYPE-1: 784

TYPE-2: 858

TYPE-3: 878

TYPE-4: 1034





# Extended Family (3 BHK)

## Unit Plan

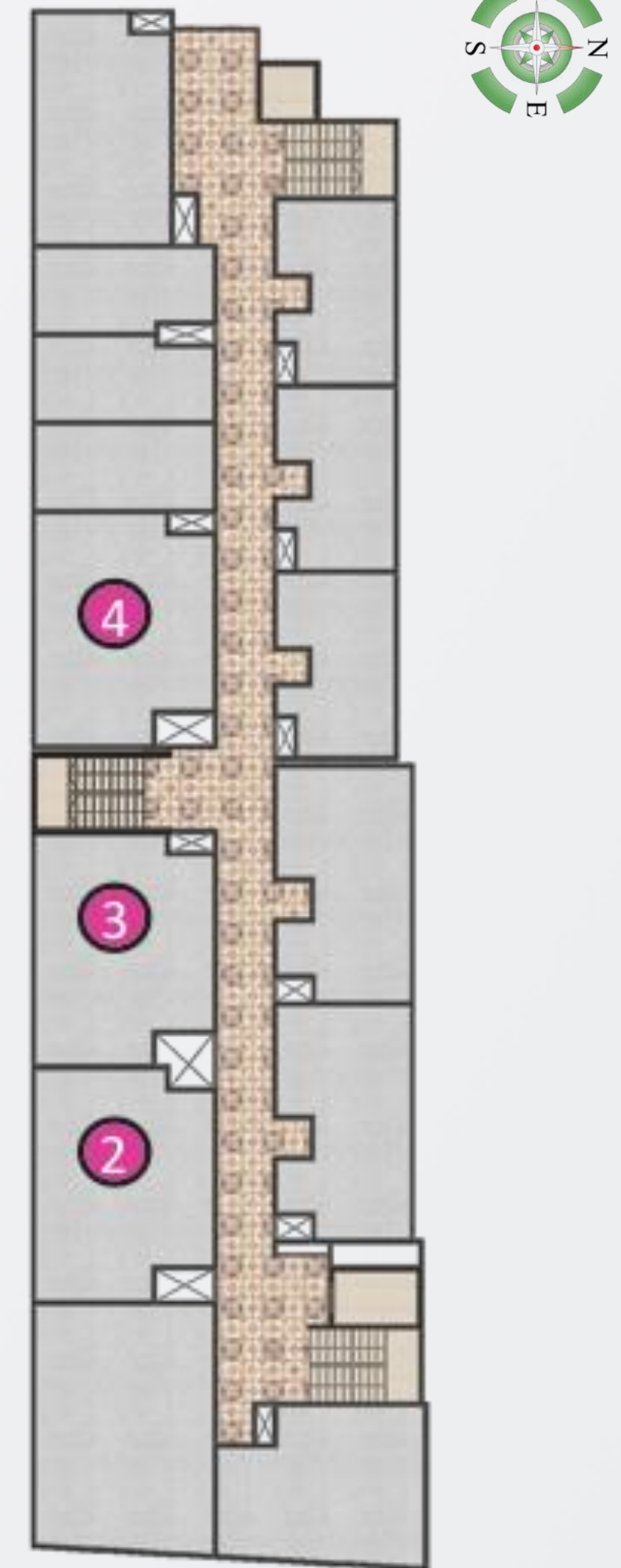
3 BHK : Type – G02, 102, G03, 103, G04, 104

Saleable Area : 784 Sqft.

Ground, First Floor

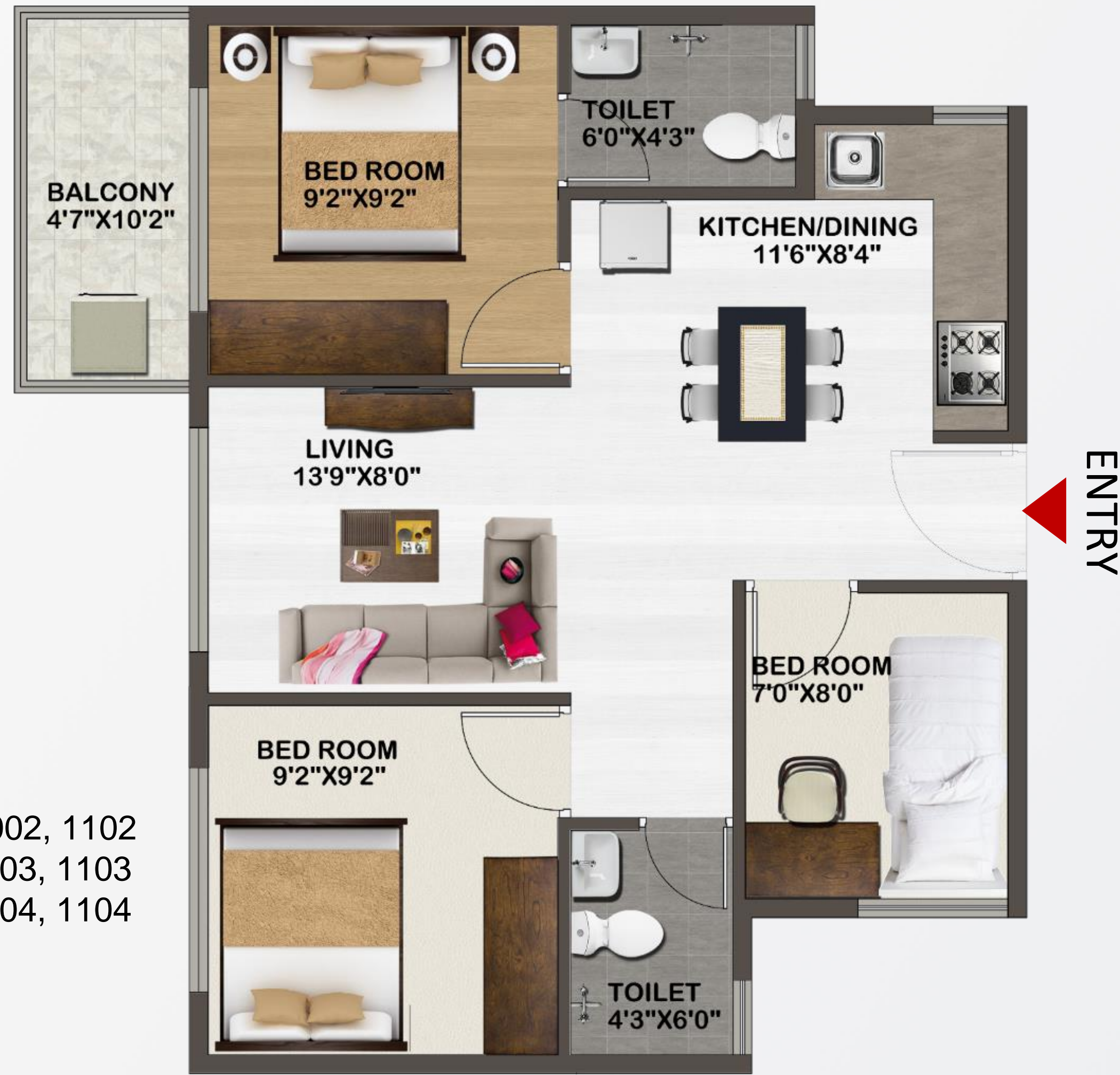


## Key Plan

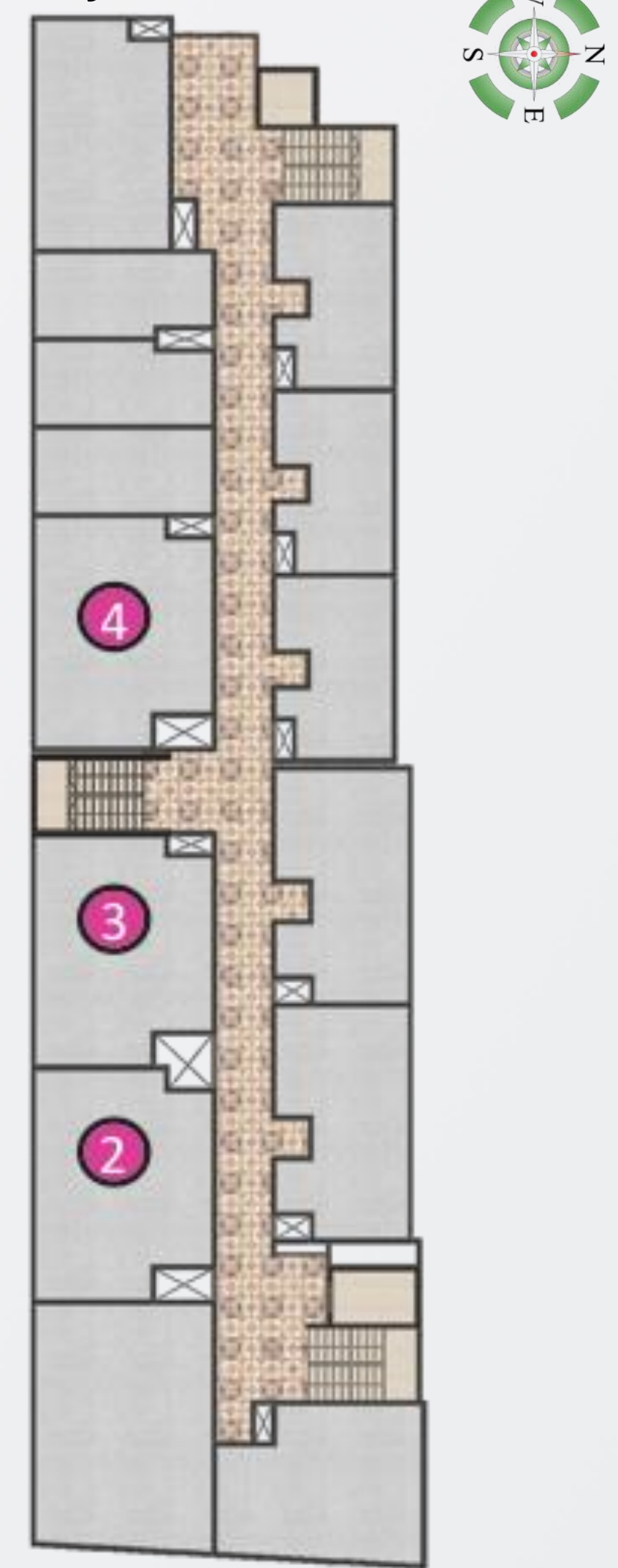




# Extended Family (3 BHK)



Key Plan



### Unit Plan

3 BHK : Type – 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102  
 203, 303, 403, 503, 603, 703, 803, 903, 1003, 1103  
 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1104

Saleable Area : 858 Sqft.

Typical Floor



# Extended Family (3 BHK)

## Unit Plan

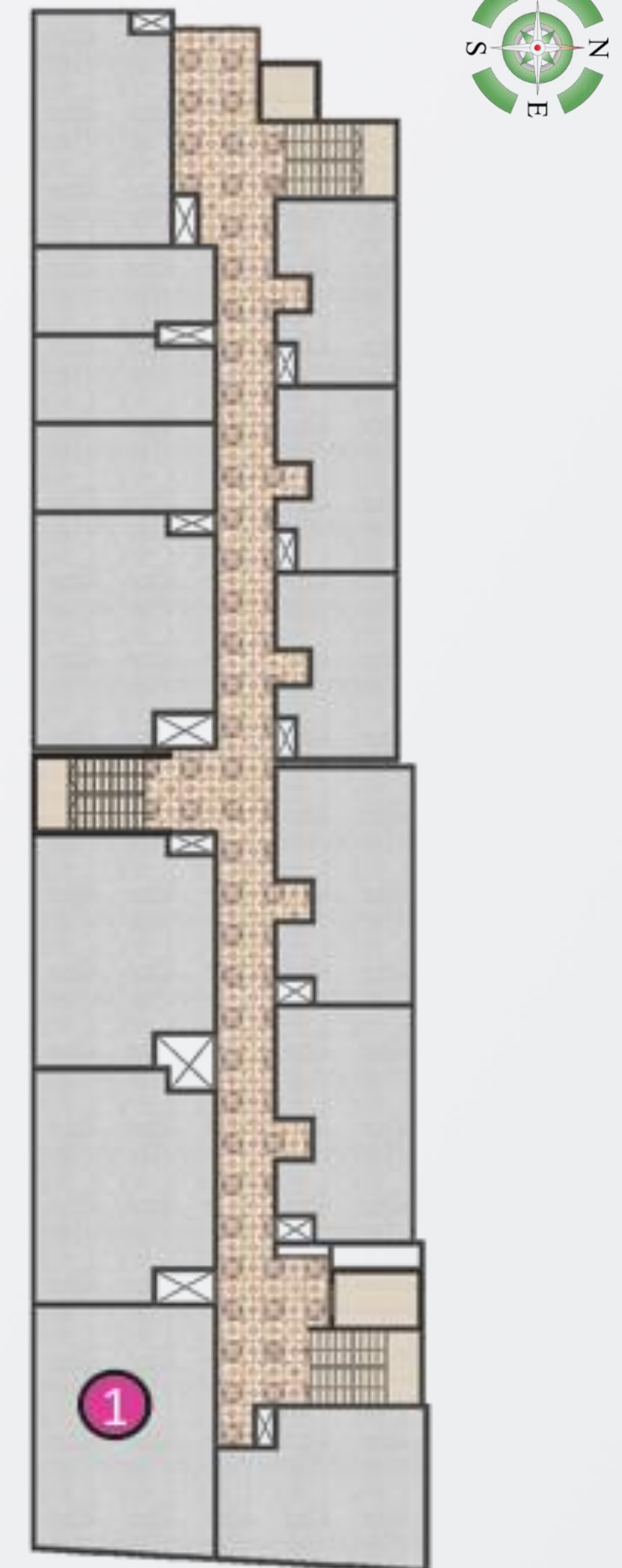
3 BHK : Type – 101

Saleable Area : 878 Sqft.

Typical Floor



## Key Plan

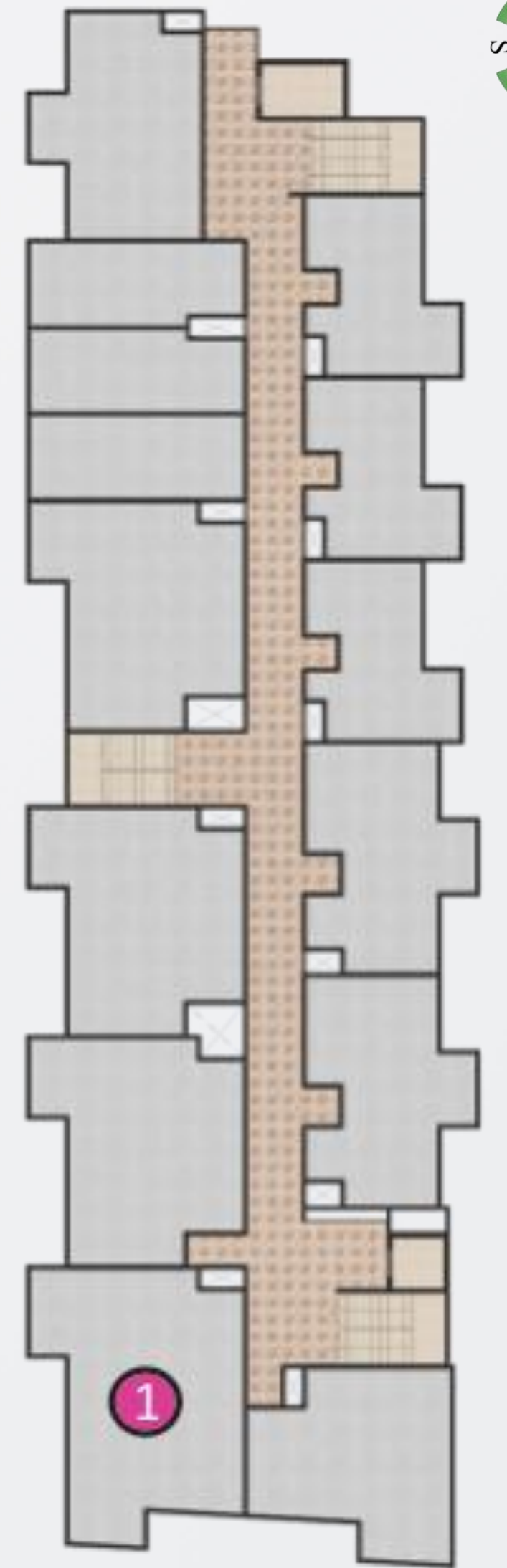




# Extended Family (3 BHK)



Key Plan



## Unit Plan

3 BHK : Type – 201, 301, 401, 501, 601, 701, 801, 901, 1001, 1101

Saleable Area : 1034 Sqft.

Typical Floor



# Our Construction Partners





*Thank You!*