



## South India's Fastest Growing Builder

MORE THAN 5 MILLION SQ.FT. DELIVERED | MORE THAN 35 ONGOING PROJECTS

### SOWPARNIKA HOME PVT. LTD.

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# PLUG-AND-PLAY SMART HOMES



*They say where rainbow touches the earth it blesses it with wealth, love and prosperity. Indradhanush is a home that casts multitude of colours in one's life. With its vast range of offerings and benefits not only it is unbelievably affordable but also covers all aspects of your dream home in one place.*



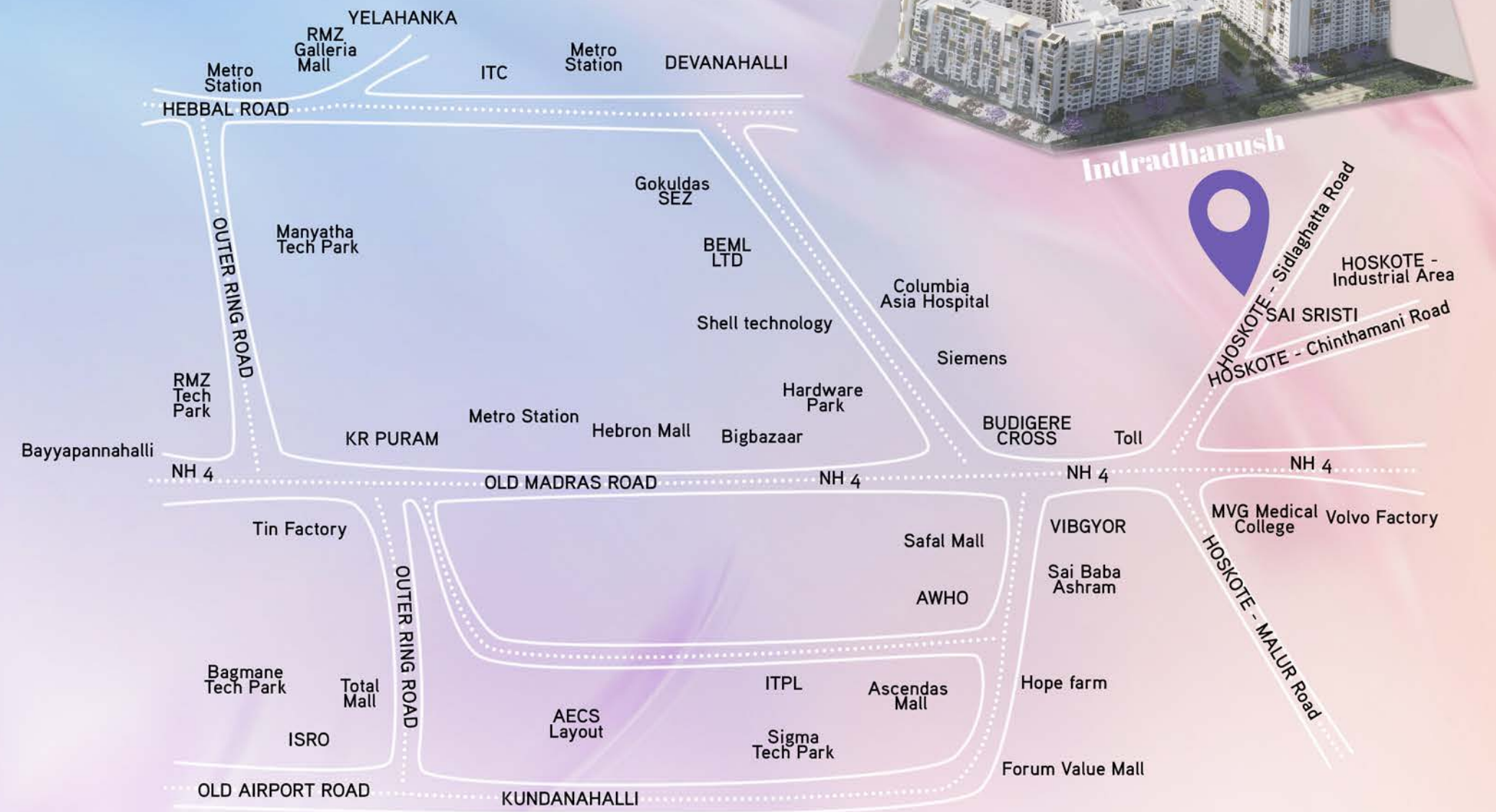
# Location Map



## HOME AT NEW BANGALORE

*Present at a location where social infrastructure is rising at a constant rate, everything around Indradhanush is easily accessible within a few minutes drive.*

*Indradhanush, the epitome of style and contemporary class, the property is tastefully designed and is strategically located in the heart of fast growing community, spanning over 5 acres of prime land in Bangalore. With its warm sense of community & with the proximity to reputed schools, leading hospitals, Whitefield and ITPL - that has major IT clusters, this home provides all the elements of comfort, ease-of-access, and affordable living.*



### Proximity

- ~15 minutes drive from ITPL
- ~20 minutes from KR puram Railway Station
- ~30 minutes from Bengaluru International Airport
- New arrival of Namma Metro up to Hope Farm
- Upcoming 1600 acres of SEZ Campus
- Close to NH4 and proposed Peripheral Ring Road
- Close to Satellite Township Ring Road
- Close to International School, Hospitals, Shopping Malls,
- Restaurants and other key infrastructures



## Indradhanush - Beyond Ashiyana! ...Bigger, better & smarter

*Indradhanush is built with all the goodness of Ashiyana, our most successful project yet. It is getting all the perks such as super-efficient spaces, modern look and affordability. Smart homes at Indradhanush are fully-furnished 3BHK, 2BHK and 1BHK to fit everyone's needs. Indradhanush completely embraces current technology to automate your home with google voice commands.*

*The community of Indradhanush has over 900+ apartments. It is a ready-to-move-in apartment that boasts its plug-and-play nature and vast range of contemporary amenities.*

# PLUG & PLAY SMART HOMES

*Indradhanush is one of kind apartment that you can buy today! It is an ultra-modern trendsetter apartment that is simply plug-and-play. Apartments at Indradhanush are smart homes that embeds google technology to control your home with your voice.*

*These smart homes are ready-to-live with functional spaces and cool transformational furniture that helps serve every corner of your home with a purpose to enjoy. Indradhanush is truly a deal of fortune that you can buy in just a fraction of price of a luxury home.*



# Master plan

## PROJECT HIGHLIGHT

Site area: 5 acres (13.75 guntas)

Total no. of floors

Building 1 = 1 Basement (Parking) + 1 Stilt (Parking) + 10 floors

Building 2 = 1 Basement (Parking) + 1 Stilt (Parking) + 12 floors

Building Height = 39.5m <40m allowed as per 12m setback

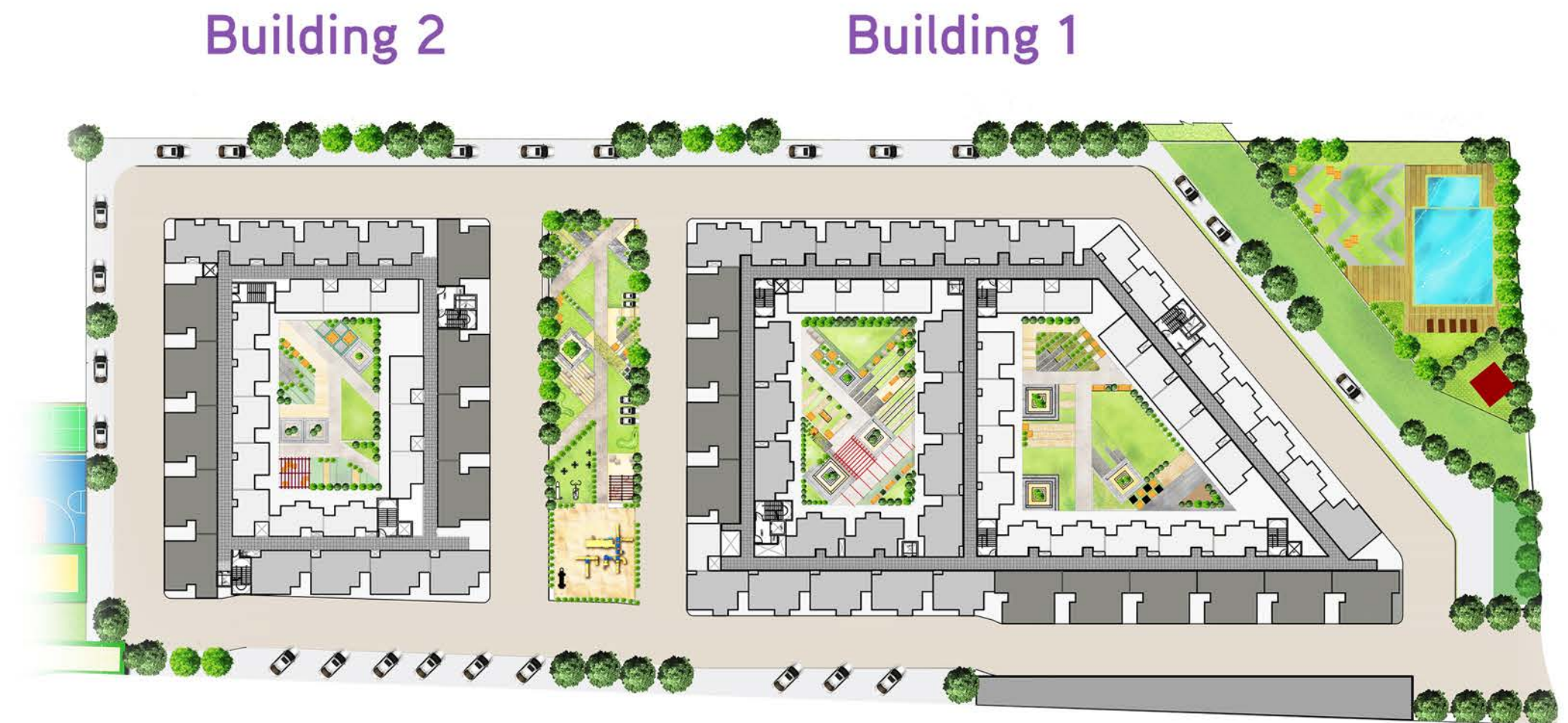
**Total No Units = 930 No.s**  
**Total saleable area = 7,03,136 SQFT**

### Building 1

Types of Unit	Saleable area (in sqft)	Per floor	Total Units (Per floor x10 floors)
3 BHK	1142-1075	10	100 Units
2 BHK	850-749	21	210 Units
1 BHK	547-519	26	260 Units
Total			570 Units

### Building 2

Types of Unit	Saleable area (in sqft)	Per floor	Total Units (Per floor x10 floors)
3 BHK	1142-1075	10	100 Units
2 BHK	850-749	21	210 Units
1 BHK	547-519	26	260 Units
Total			570 Units



*The design of Indradhanush has been articulated for the best view and society enrichment in mind.  
 The strategically placed building combines both functionality and its beautiful aesthetics.*

# LEGEND

01. MAIN ENTRY PORTAL WITH CLOCKTOWER
02. SWIMMING POOL WITH DECK
03. TODDLERS POOL
04. POOL DECK WITH LOUNGE SEATING
05. YOGA AND MEDITATION
06. LAWN
07. SURFACE PARKING
08. TRANSFORMER YARD
09. LANDSCAPE PLAZA
10. SENIOR CITIZEN PARK
11. CHILDRENS PLAY AREA
12. BICYCLE PATH
13. CRICKET PRACTICE PITCH
14. VOLLEY BALL COURT
15. HALF BASKETBALL COURT
16. OUTDOOR BADMITON COURT

## Master plan

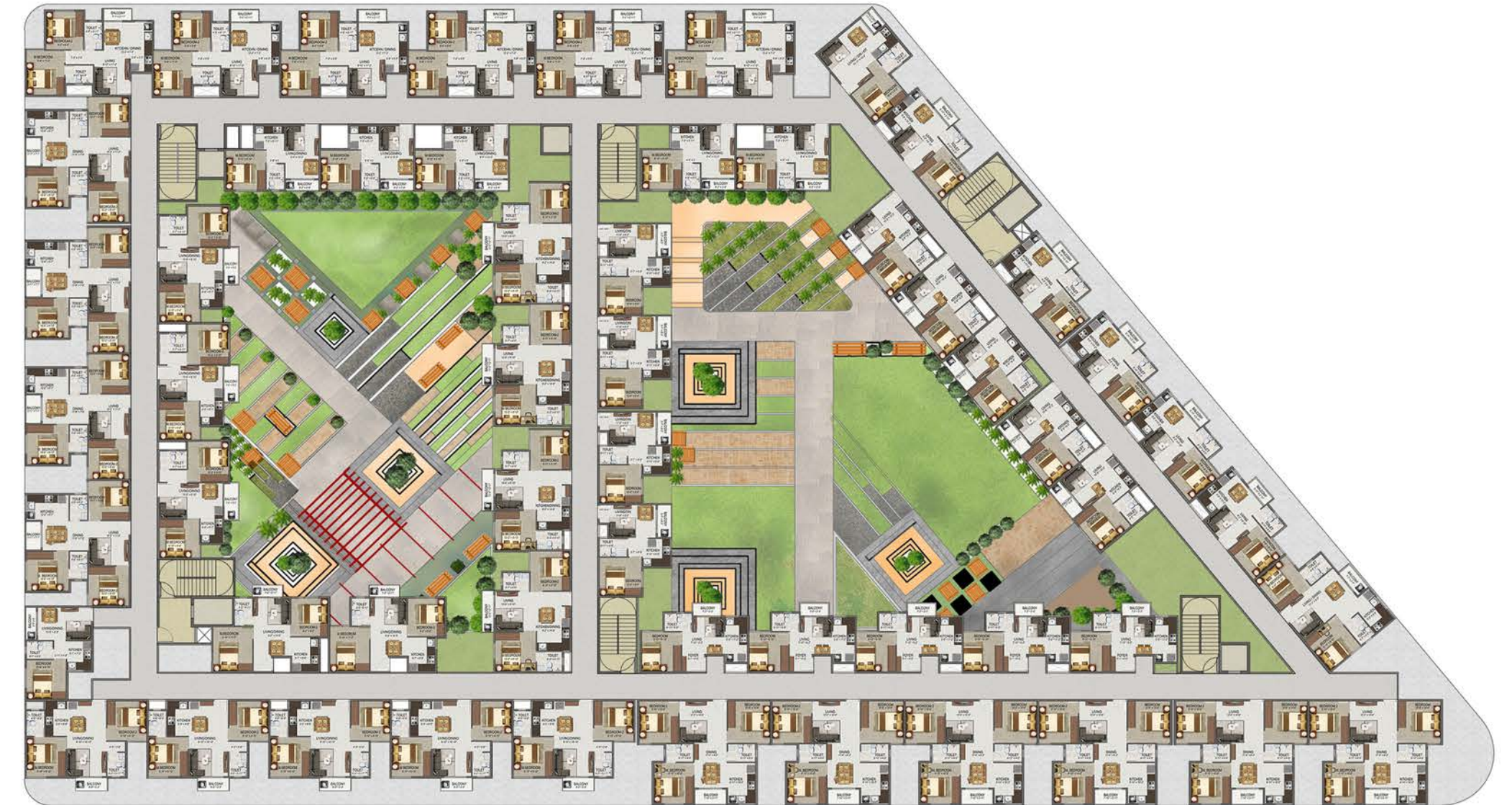


# Floor plan

Building 2



Building 1



*Beautifully designed floor layouts gives everyone the same opportunity to enjoy their view.  
Every flat is carefully crafted for the best airflow and positive energy inflow.*





## YOUR HOME AS AN INVESTMENT

*Indradhanush by Sowparnika is built in Hoskote, the rising industrial location near Whitefield. The value of this budding place is expected to grow multifold in the near future. Your investment at Indradhanush as a new home is looking its way ahead towards market appreciation.*

*Owning your home at Indradhanush cannot be more convenient with only 5% down payment. Top it off with unbelievable no EMI till possession policy! If that's not enough you are also eligible to get 2 years of rental assurance on your property that itself is a great opportunity for investment.*

*Indradhanush is a smart choice for smart individuals!*



## Inspired. Creative. Functional

*To build not just houses, but to design and create stunning homes that you can't wait to come back to.*

## Structure

RCC framed structure with concrete block masonry

## Flooring

Living, Dining, Kitchen & Bedrooms- Vitrified tiles - Kajaria / AGL / Qutone or Equivalent make

Toilet flooring - Anti skid Ceramic tiles - Kajaria / AGL / Qutone or Equivalent make

Toilet dadoing up to 7 feet- ceramic glazed tiles - Kajaria / AGL / Qutone or Equivalent make

Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles - Kajaria/ AGL / Qutone or Equivalent make (only supply)

Balcony - Anti skid Ceramic tiles - Kajaria / AGL / Qutone or Equivalent make

Common Area- Anti skid Ceramic tiles - flooring and skirting

## Kitchen

Granite top & single bowl sink Futura / Jayna or equivalent make to be provided (only supply)

Provision for Chimney in kitchen

Provision for Water purifier

## Toilet

Sanitary fittings - American standard or equivalent make - Floor mounted EWC, wall mounted wash basin

CP fittings - Jaquar or equivalent make - Shower spout, Diverter, Shower head, Pillar cock, concealed cistern, Flush plate, angle valve, health faucet

Provision for geyser and Exhaust fan in toilets.

## Door

Main Door -Tata steel or equivalent make -Super steel frame & Dual door

Internal doors - Tata steel or equivalent make

Toilet doors - FRP door

Balcony doors - 2.5 Track UPVC glazed shutter with mosquito mesh

Common door - Fire rated steel doors for fire exit

## Windows

Two track UPVC windows with glazed shutters and mosquito mesh

## Electrical

Modular switches of Schneider or Equivalent make

ELCB and MCB with independent EB meter of approved make

Good quality concealed copper wiring of approved make

Provision for Washing Machine point

## Power Backup

Power backup for common areas, lift lobbies and 0.5 KW power backup for each flat through limiter switch for Studio / 1 BHK through limiter switch (0.2KW)

## Paint

Internal : 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion Asian / Berger or equivalent make.

External : 1 coat external primer & 2 coats of external weather paint Asian / Berger or equivalent make

## 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 & Living

LIVING ROOM TO LIVE FOR  
AND A VIEW TO DIE FOR



## BUY YOUR HOME WITH CONFIDENCE

*Sowparnika Indradhanush is an excellent choice for someone looking to buy a home to gain additional income or reduce the burden of their EMI with its 2 years rental assurance.*

*Also, professionals can reap the benefit of no EMI till possession when they buy their dream homes in Indradhanush.*



THE LIST OF THINGS TO DO  
WHEN YOU COME HOME  
ARE OFTEN NEVER ENDING.



SOWPARNIKA  
Delivering Happiness

INDRADHANUSH

INDRA



# Amenities

01. MAIN ENTRY PORTAL WITH CLOCKTOWER

02. SWIMMING POOL WITH DECK

03. TODDLERS POOL

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05. YOGA AND MEDITATION

06. LAWN

07. LANDSCAPE PLAZA

08. SENIOR CITIZEN PARK

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# Amenities

10. BICYCLE PATH
11. CRICKET PRACTICE PITCH
12. VOLLEY BALL COURT
13. HALF BASKETBALL COURT
14. OUTDOOR BADMITON COURT
15. DROPOFF POINT
16. MULTIPURPOSE HALL
17. INDOOR GAMES
18. DOCTOR CLINIC



\*charges may be applicable on usage basis





# Amenities

19. STAFF ACCOMODATION

20. CO-WORKING SPACE

21. CAFETERIA

22. CRECHE

23. SALON

24. DEPARTMENTAL STORE

25. DRIVER LOUNGE

26. LAUNDRY

27. STAFF ACCOMODATION





## Amenities

28. GYM
29. INTERCOM TO APARTMENT FROM SECURITY CABIN THROUGH SERVICE PROVIDER
30. 24 HRS. POWER BACKUP FOR COMMON AREA AND 0.5 KW FOR APARTMENT THROUGH LIMITER SWITCH AND 0.2 KW FOR 1 BHK THROUGH LIMITER SWITCH
31. ROUND THE CLOCK SECURITY
32. CCTV SURVEILLANCE
33. TRANSFORMER & DG SERVICES
34. SEWAGE TREATMENT PLANT (STP)
35. RAIN WATER HARVESTING
36. LIFTS OF REPUTED MAKE

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 7500+ satisfied clients, 35+ completed projects, 35+ ongoing projects, 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 2025", 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.



## Vision

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

## Core Values

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

## 3 Simple Rules:

If you do not go after what you want, you will not get it



If you do not ask, the answer always will be no



If you do not step forward, you will always be in the same place.

- Ramji Subramaniam  
Managing Director

## 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 7500 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.

### **Mission 2025**

- *Become one among the top ten housing & infrastructure company of south India.*
- *Achieve 1000 Crores Turnover and a successful IPO by 2025*
- *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.*

### **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 Added Services in Future :**

#### *Interiors :*

*Soft/Hard Furnishing, plumbing, electrical, flooring, and so on..*

#### *Concierge Services :*

*Laundry services, food services, housekeeping services, tutor services, and so on..*

# 7500+

Satisfied customers

# 35+

Completed projects

# 35+

Ongoing projects

# 5.0+

Million sq. ft. developed

# 5.0+

Million sq. ft.  
underdevelopment

# 3+

States covered



SOWPARNIKA  
INDRADHANUSH

*There's nothing left to say really.  
Except maybe, welcome home.*