



*Pre Launch*

SOWPARNIKA

**ashiyana**

The MagicLand



Samethanahalli, Whitefield

a residential landmark that will go  
on to become an endearing icon.

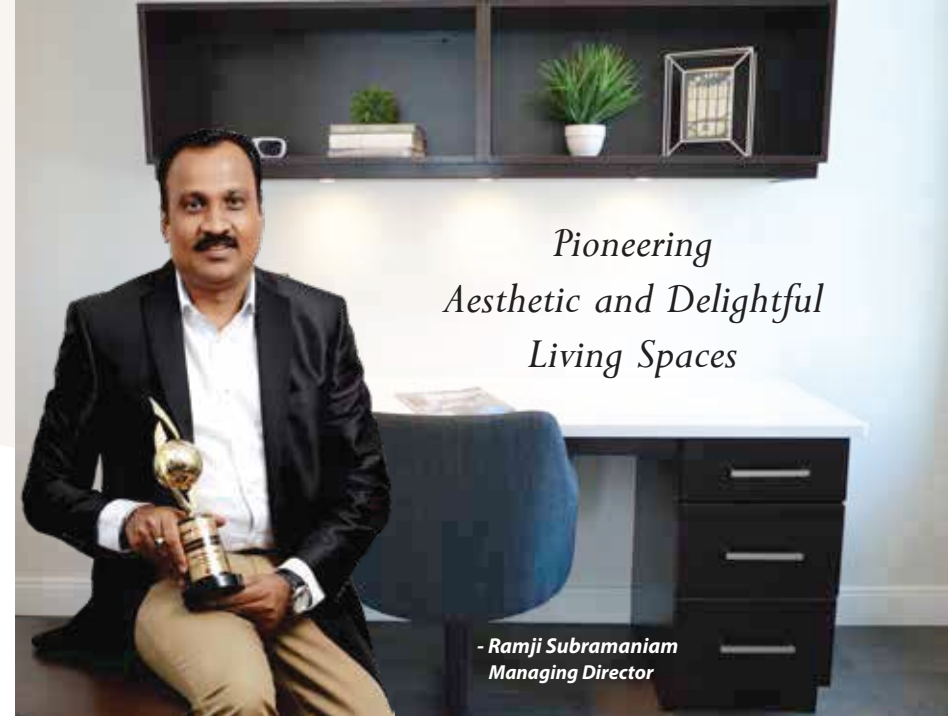


**SOWPARNIKA**  
Delivering Happiness

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. development, 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.



Silicon India with LICHL



Brands Academy Awards



Indian Achievers' Podium



ET Now



ET Now



Junior Chamber International  
Kottayam

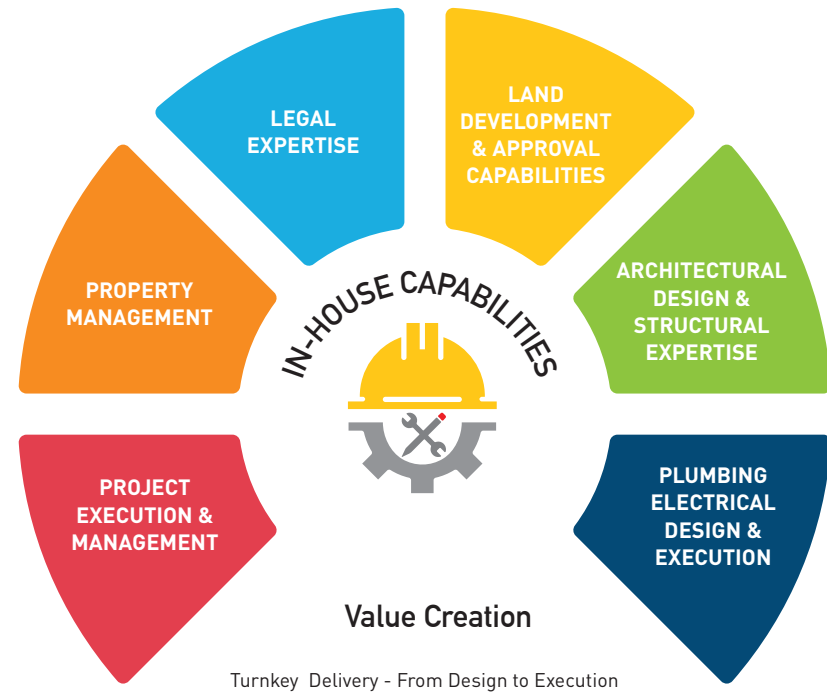
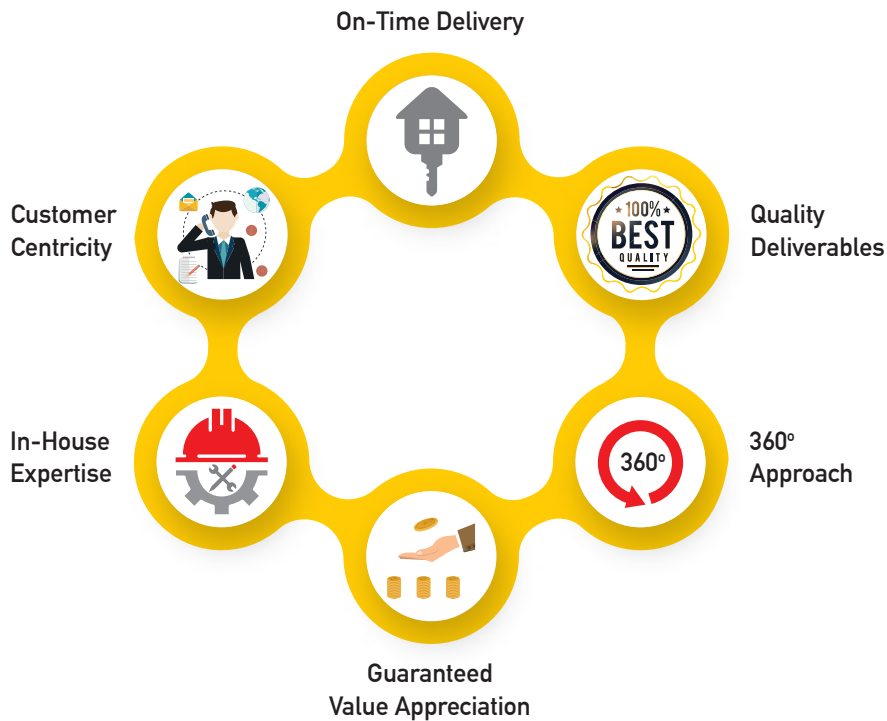


Kerala Financial Corporation  
Trivandrum

Delivering Happiness

## 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..

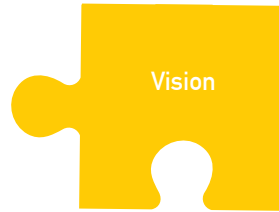
Re-Assurance

Rental

Resale

## Vision

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



## 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.



## 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.

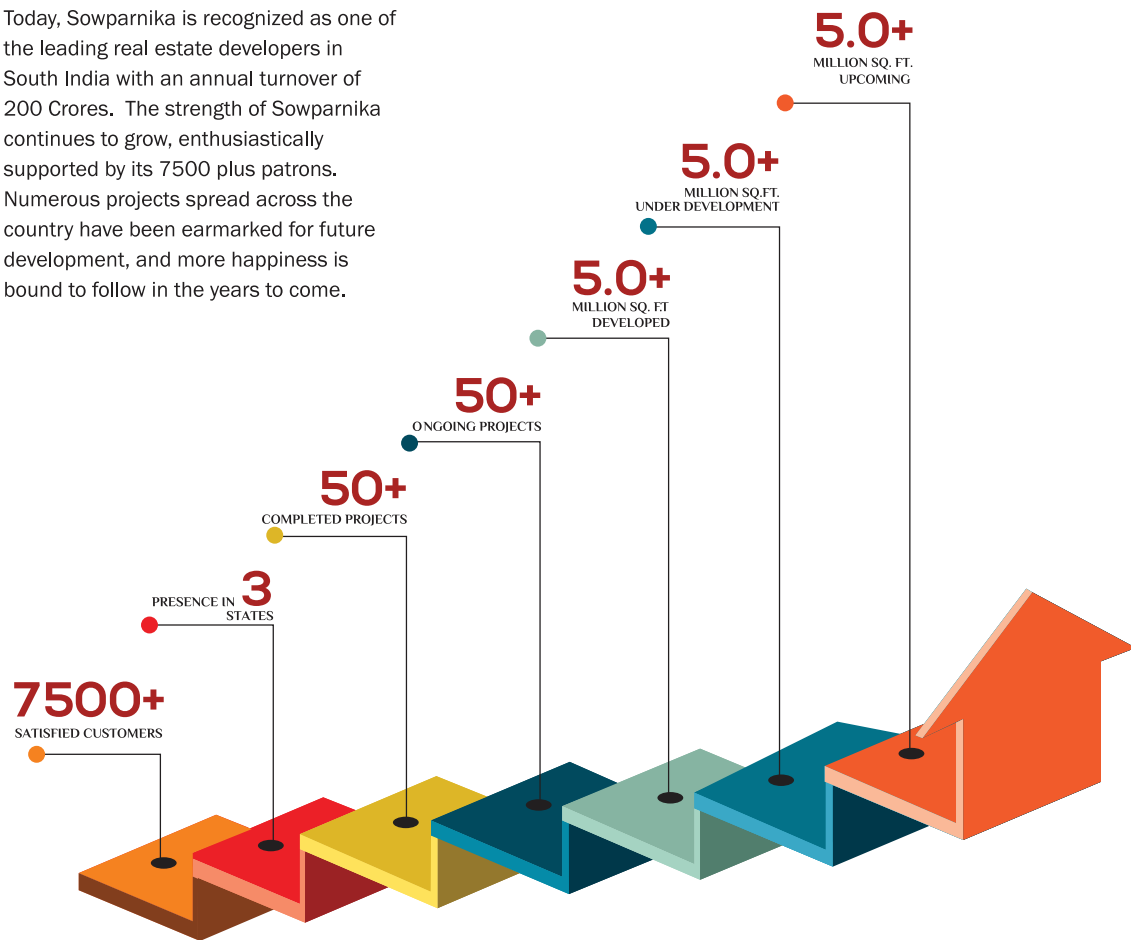


### Safety:

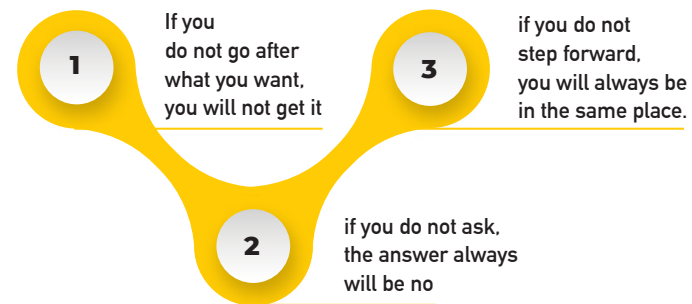
Zero tolerance for safety.

## 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.



## 3 simple rules :



~ Ramji Subramaniam  
Managing Director

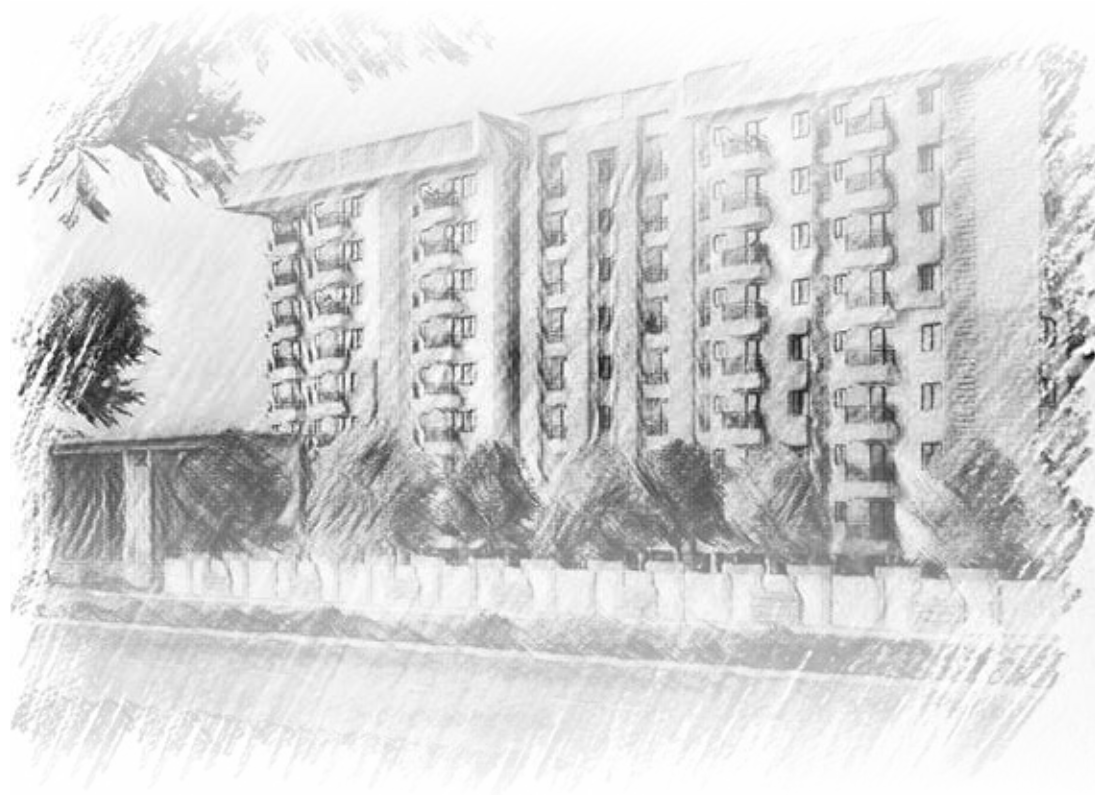
## A magical way of life, now made possible. Only at Sowparnika Ashiyana.

Ashiyana is the '**Magic Land**' which most people have always wished for. A place where worries of a hard day's work '**magically**' disappear, giving its residents ample time to spend with their loved ones. And experience the joy of owning a home to the fullest.

The city of Bengaluru is seeing an increasing number of youngsters who are planning to own their home in this tech-hub. As youngsters, they have very little experience in buying a home and are willing to interact with a brand that takes into account their key needs such as ease of ownership, a promise to make life hassle-free, and above all quality of workmanship.

This group apart, senior citizens who need assistance with their day-to-day activities are also planning on moving to Bengaluru and make this '**pensioner's paradise**' their home.

Sowparnika Ashiyana aims to cater to the needs of these homebuyers through its sprawling integrated township planned near Hoskote.

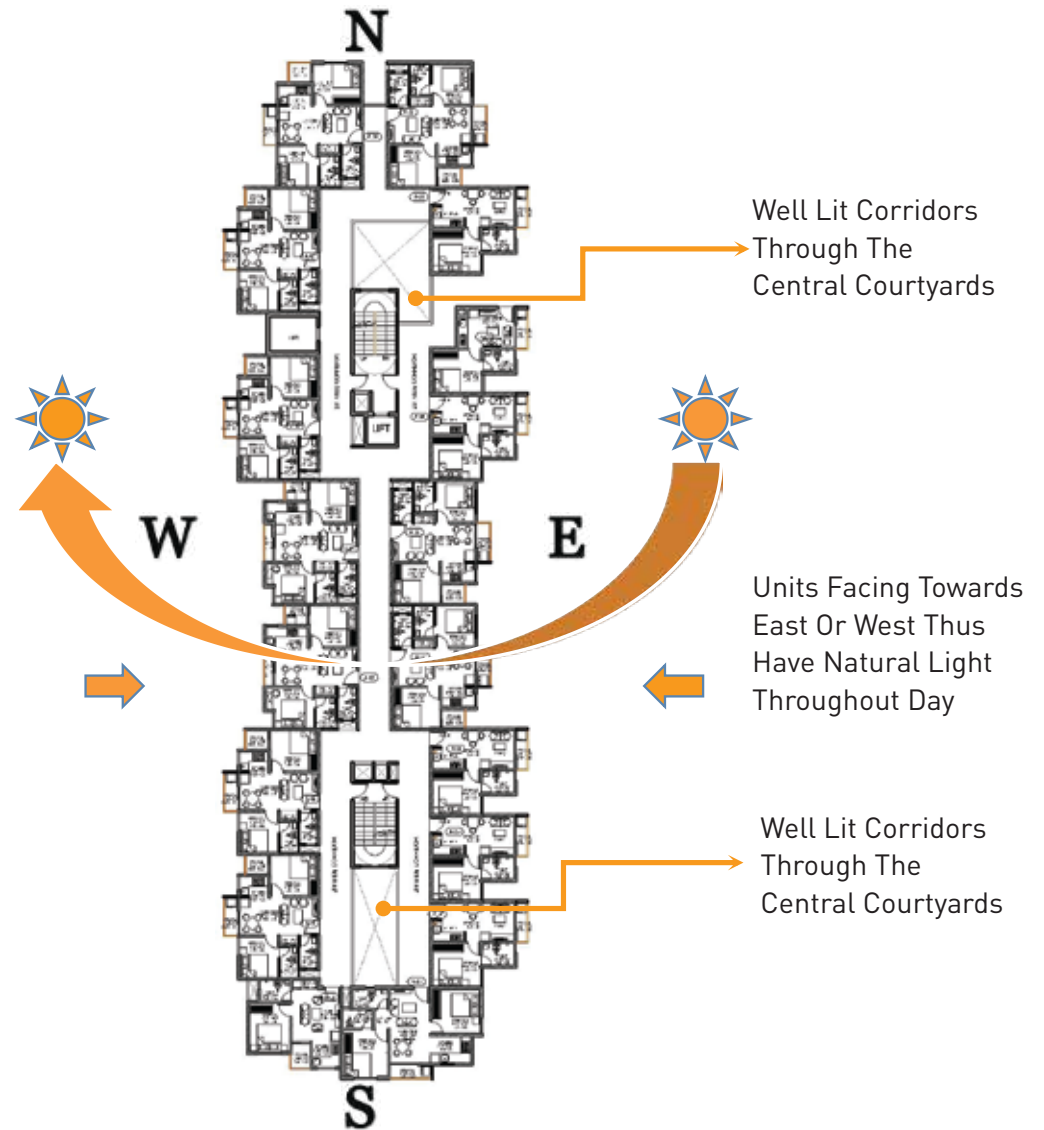


Experience uncompromised living

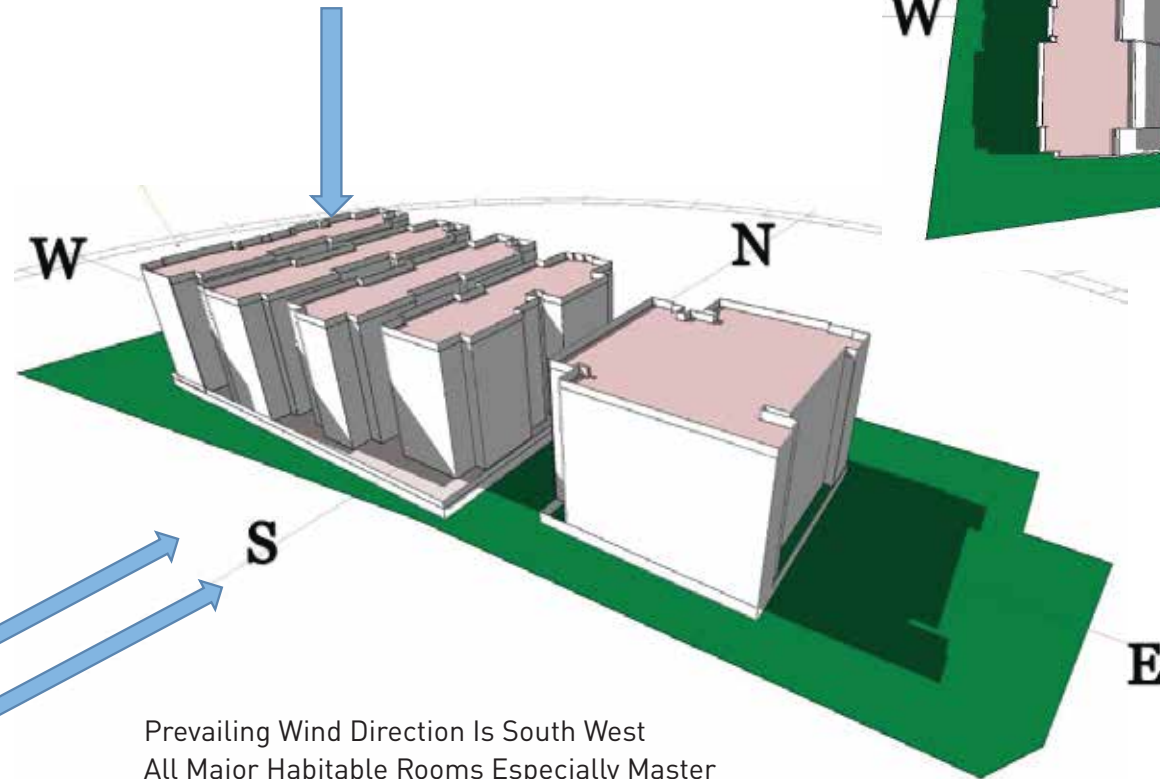
## DESIGN FITMENT & MICRO CLIMATE ANALYSIS

Some of the significant design principles applied are listed as follows:

01. Ambient Airflow inside the central open to sky courtyards and the wide corridors improves the indoor ventilation
02. Units facing towards east or west thus have natural light throughout day
03. Maximizing the opportunities to use solar energy.
04. Compact plan forms reduce infiltration losses.
05. Well lit corridors through central courtyards.
06. Optimized glazing ratios for heat gains and lighting with a simplistic design and lesser offsets.
07. Optimizing on the number of doors and sizes of windows.
08. The wet core areas, such as toilets and kitchen are clubbed together.
09. Optimizing room sizes and heights.
10. Create multipurpose spaces.

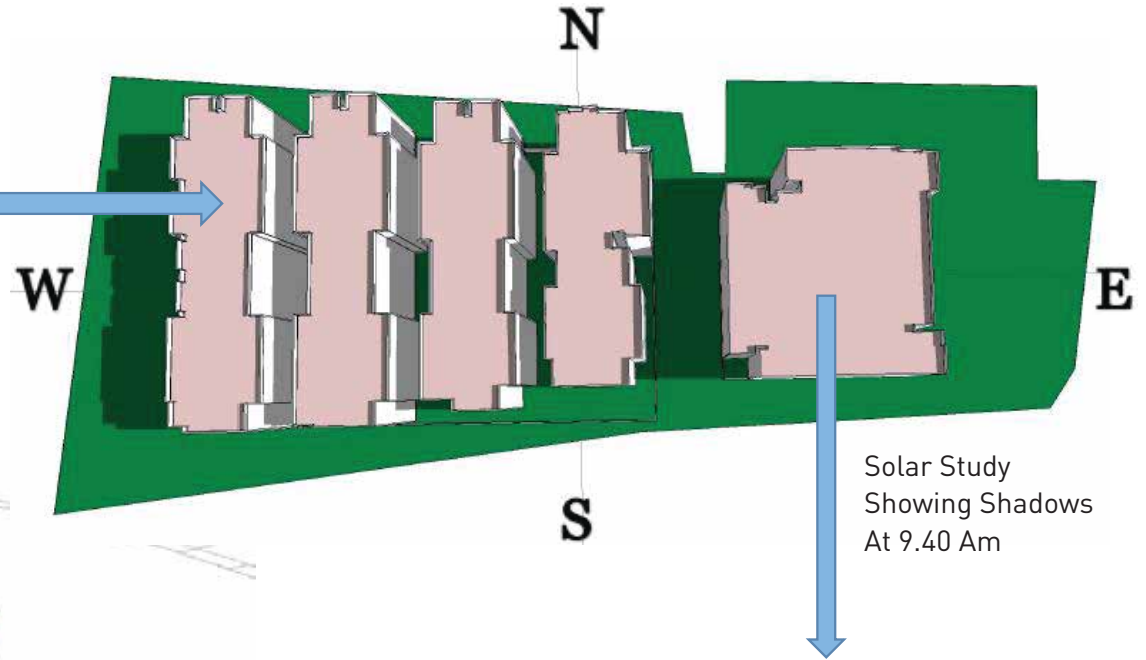


Units Facing Towards East Or West  
thus Have Natural Light Throughout Day  
living Rooms Facing East Direction  
Thus Getting In The Morning Sun



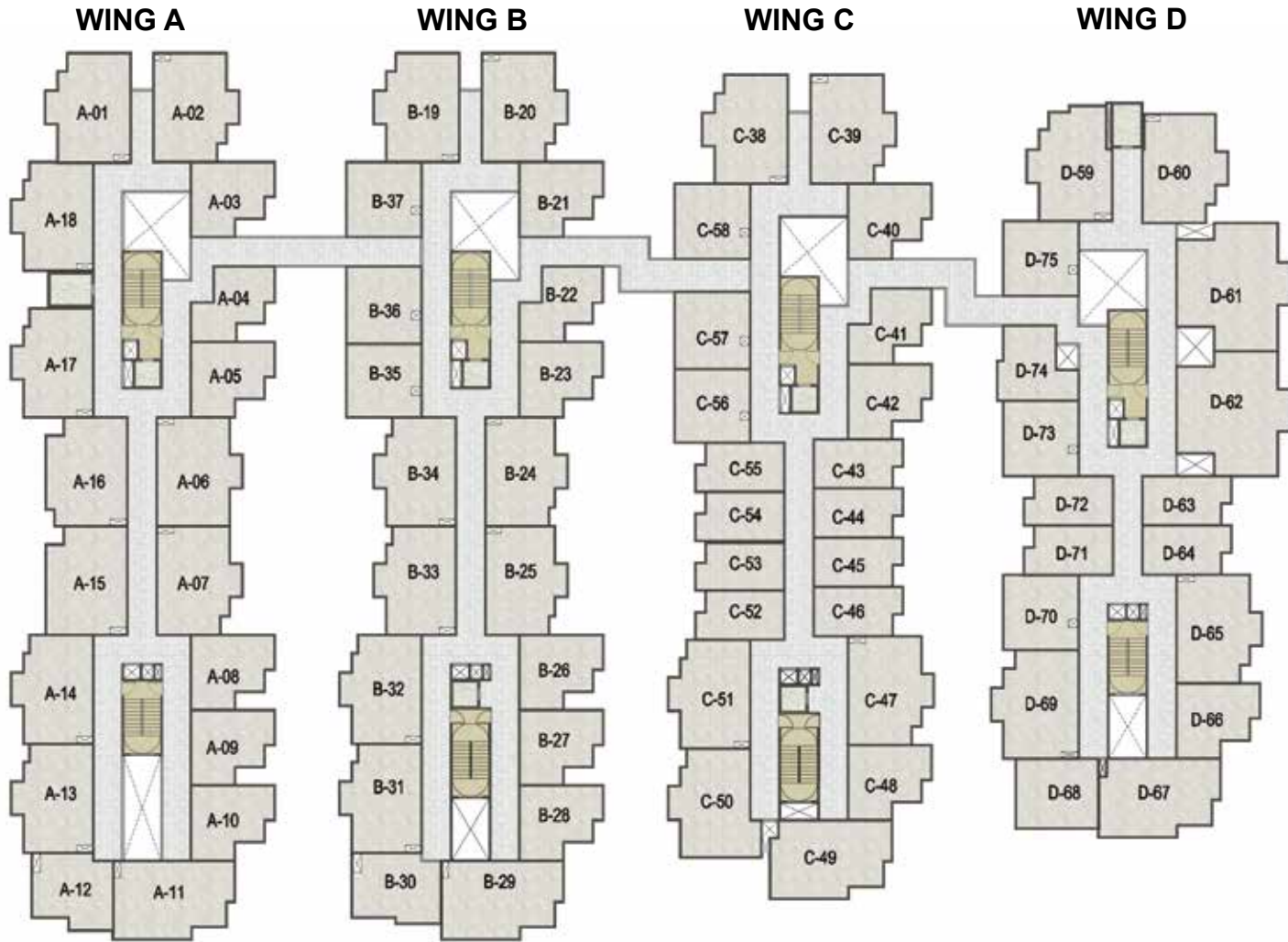
Prevailing Wind Direction Is South West  
All Major Habitable Rooms Especially Master  
Bedroom Are Located In South West Thus  
Ensuring All Day Ventilation

Solar Study Showing  
Shadows At 15.40 Pm

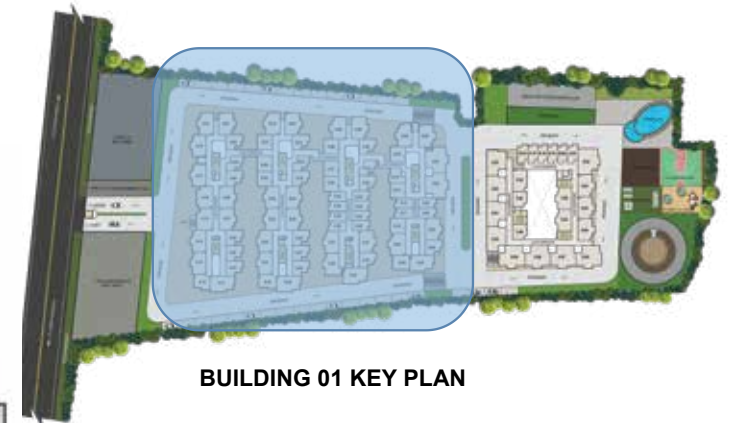


Solar Study  
Showing Shadows  
At 9.40 Am

Ambient Airflow Inside The Central Open To Sky Courtyards  
And The Wide Corridors Improves The Indoor Ventilation

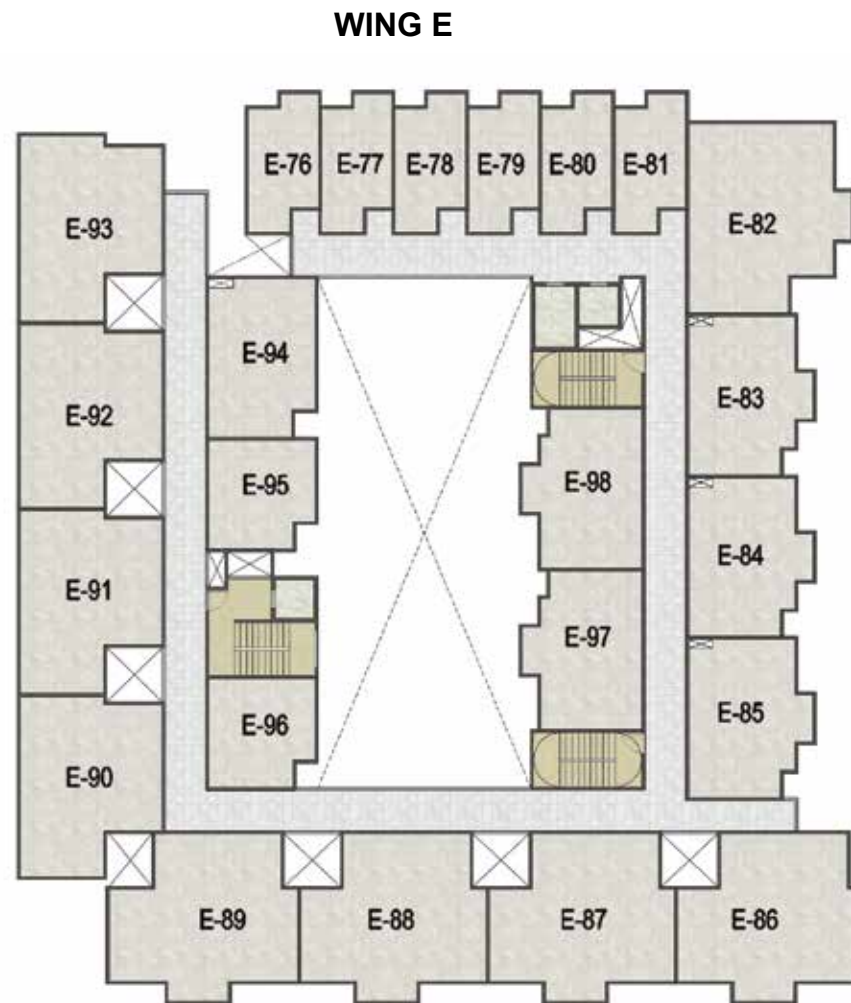


**BUILDING - 01 FLOOR PLAN**



**BUILDING 01 KEY PLAN**





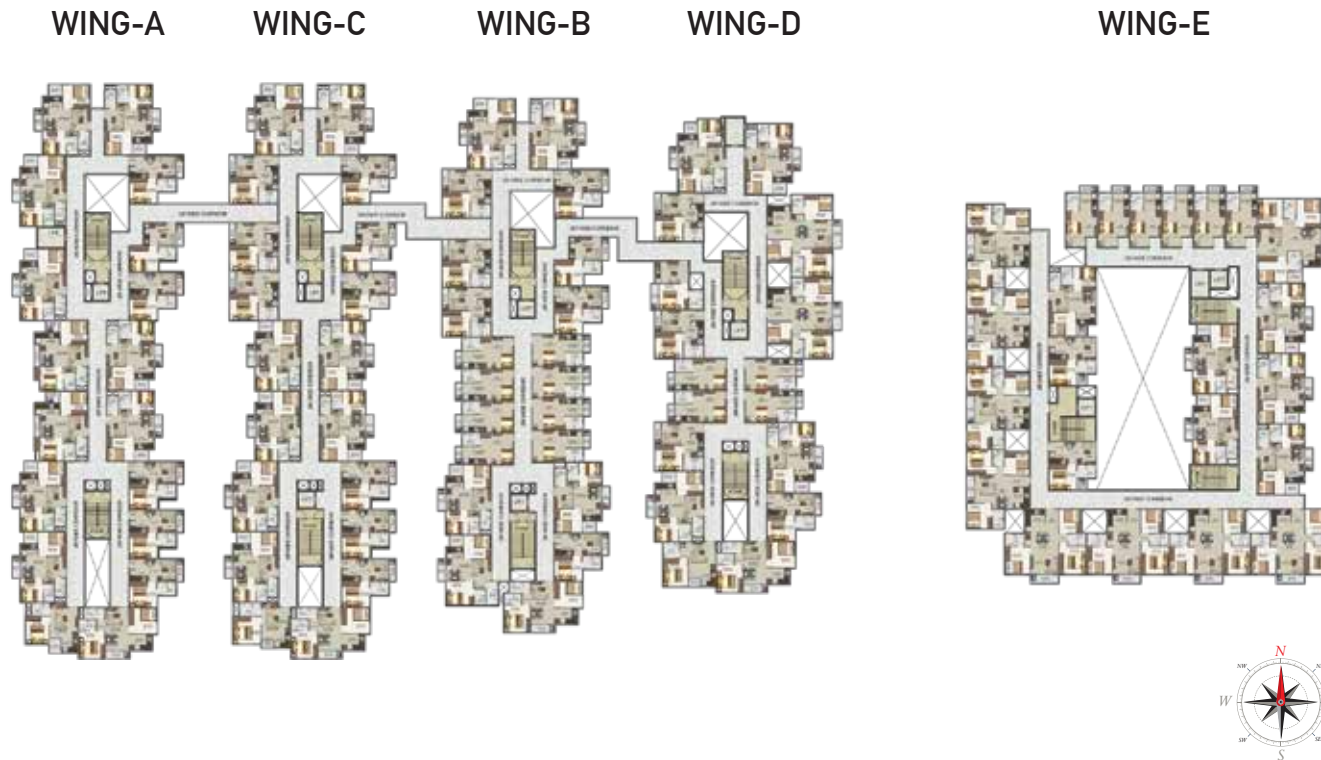
**BUILDING - 02 FLOOR PLAN**



**BUILDING 02 KEY PLAN**



# Project Highlights



- Site Area = 17704.99SQ.M (4 acres 15 Guntas)
- Total no of floors = 1Basement + Stilt + 8 Typical Floors.
- Total no of units = 784 NOS.
- 4 Connected Blocks & One independent Block with central courtyard
- Total no of lifts = 11 NOS.
- Total no of lift in connected blocks = 8 Nos (2 Service lift + 6 passenger lift)
- Total no of lift in independent blocks = 3 Nos (1 Service lift + 2 passenger lift)

Wing - A		
Types of units	Units per floor	Total units
2BHK	11	88
1BHK	7	56
Total units	18	144

Wing - B		
Types of units	Units per floor	Total units
2BHK	9	72
1BHK	10	80
Total units	19	152

Wing - C		
Types of units	Units per floor	Total units
2BHK	6	48
1BHK	7	56
Studio	8	64
Total units	21	168

Wing - D		
Types of units	Units per floor	Total units
3BHK	2	16
2BHK	5	40
1BHK	6	48
Studio	4	32
Total units	17	136

Wing - E		
Types of units	Units per floor	Total units
3BHK	9	72
2BHK	6	48
1BHK	2	16
Studio	6	48
Total units	23	184



WING A

WING B

WING C

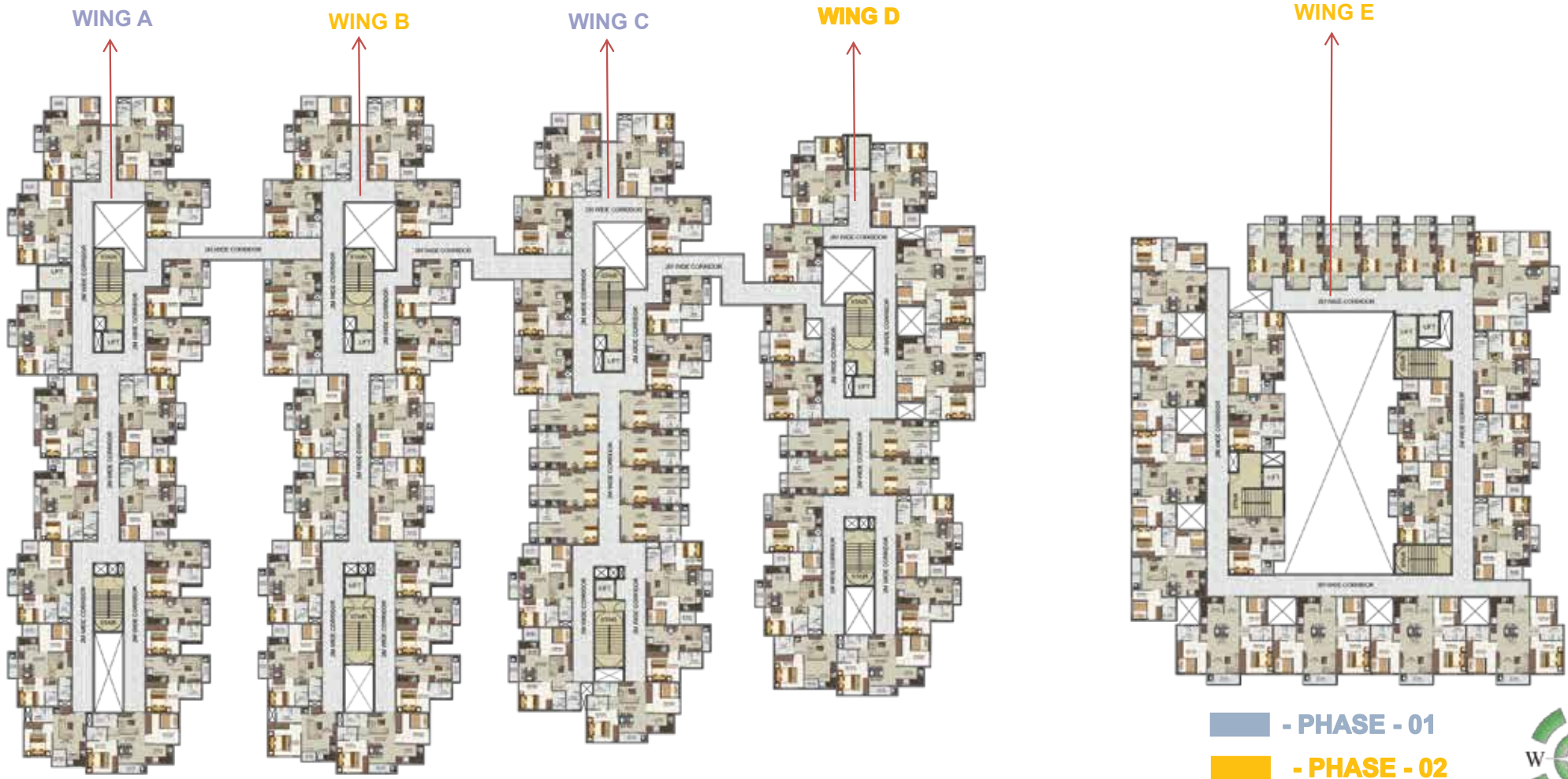
WING D

WING E

**MASTER PLAN**

■ - PHASE - 01

■ - PHASE - 02



**TYPICAL FLOOR PLAN**

■ - PHASE - 01  
 ■ - PHASE - 02





STILT FLOOR PLAN





BASEMENT FLOOR PLAN



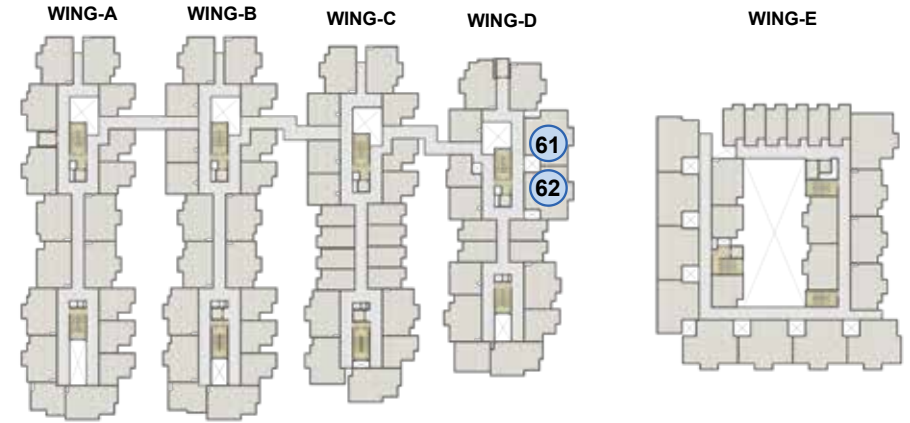
**KEY PLAN**

**3 BHK**

**FLAT NOS : E - 86, 87, 88, 89**

**SALEABLE AREA – 1012 Sq.ft**





**KEY PLAN**

**3 BHK**

**FLAT NOS : D - 61, 62**

**SALEABLE AREA – 1012 Sq.ft**





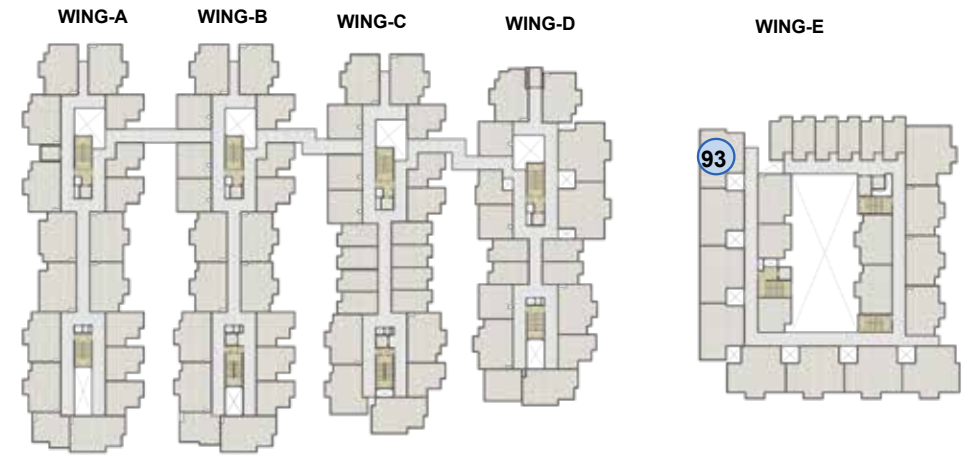
**KEY PLAN**

**3 BHK**

**FLAT NOS : E-82**

**SALEABLE AREA – 1059 Sq.ft**





**KEY PLAN**

**3 BHK**

**FLAT NOS : E - 793**

**SALEABLE AREA – 899 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS :** A - 13, 14, 17, 18

B - 31, 32, 33, 34

C - 51

E - 97, 98

**SALEABLE AREA – 650 Sq.ft**





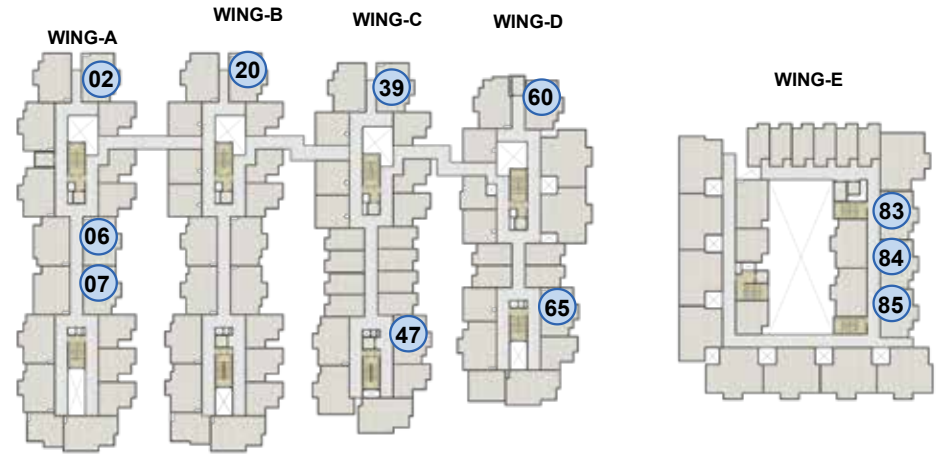
**KEY PLAN**

**2 BHK**

**FLAT NOS : B-24, B-25**

**SALEABLE AREA – 650 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS : A - 02, 06, 07**

**B - 20**

**C - 39, 47**

**D - 60, 65**

**E - 83, 84, 85,**

**SALEABLE AREA – 676 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS : D-59**

**SALEABLE AREA – 679 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS : A - 01**

**B - 19**

**C - 38**

**SALEABLE AREA – 680 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS : A - 15, 16**

**SALEABLE AREA – 689 Sq.ft**





**KEY PLAN**

**2 BHK**

**FLAT NOS : D-69**

**SALEABLE AREA – 692 Sq.ft**





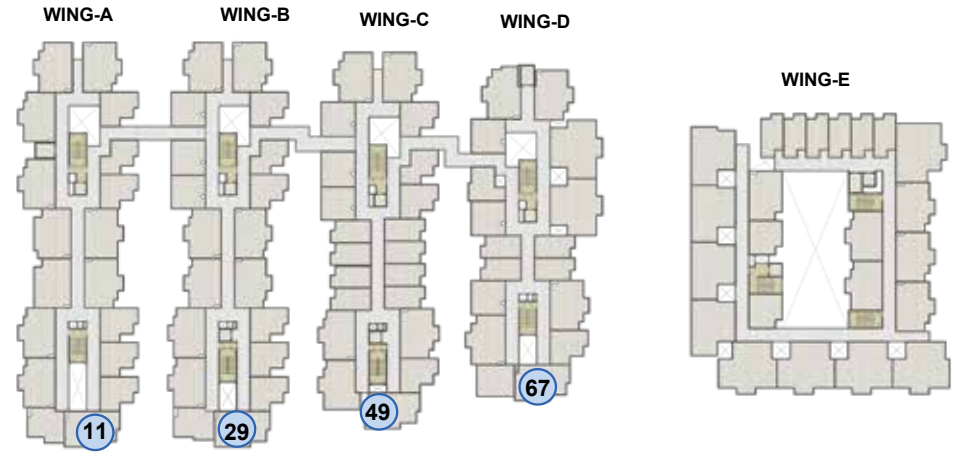
**KEY PLAN**

**2 BHK**

**FLAT NOS : C-50**

**SALEABLE AREA – 698 Sq.ft**





**KEY PLAN**

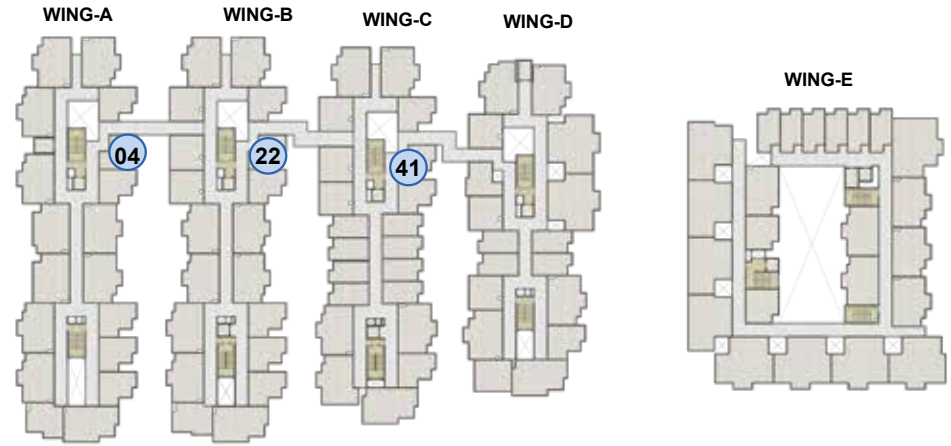
**2 BHK**

**FLAT NOS : A - 11 D - 67**

**B - 29 C - 49**

**SALEABLE AREA – 733 Sq.ft**





**KEY PLAN**

**1 BHK**

**FLAT NOS : A - 04**

**B - 22**

**C - 41**

**SALEABLE AREA – 372 Sq.ft**





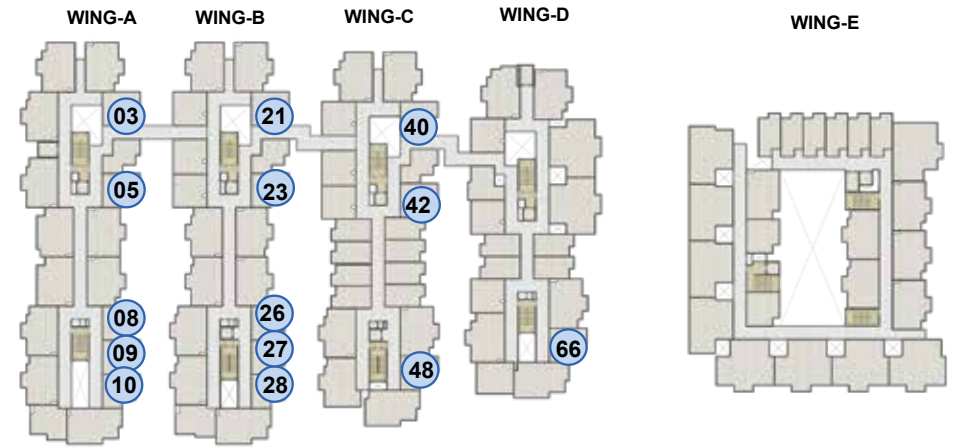
**KEY PLAN**

**1 BHK**

**FLAT NOS : D - 74**

**SALEABLE AREA – 406 Sq.ft**





**KEY PLAN**

**1 BHK**

**FLAT NOS : A - 03, 05, 08, 09, 10**

**B - 21, 23, 26, 27, 28**

**C - 40, 42, 48**

**D - 66**

**SALEABLE AREA – 444 Sq.ft**





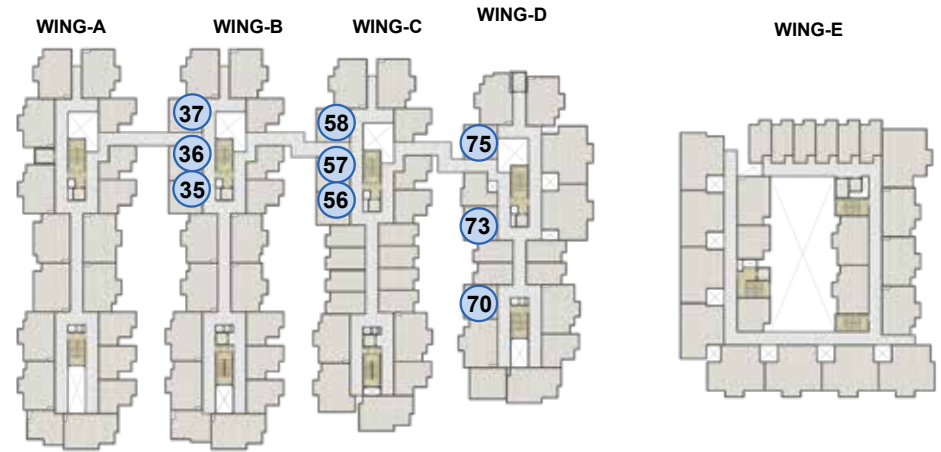
**KEY PLAN**

**1 BHK**

**FLAT NOS : A - 12**

**SALEABLE AREA – 457 Sq.ft**





**KEY PLAN**

**1 BHK**

**FLAT NOS : B - 35, 36, 37,**

**C - 56, 57, 58,**

**D - 70, 73, 75**

**SALEABLE AREA – 460 Sq.ft**





**KEY PLAN**

**1 BHK**

**FLAT NOS : B - 30**

**SALEABLE AREA – 472 Sq.ft**





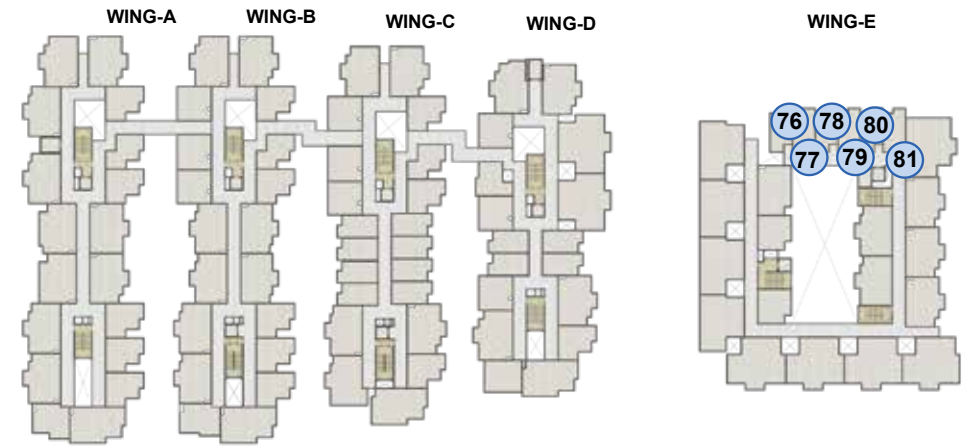
**KEY PLAN**

**1 BHK**

**FLAT NOS : D - 68**

**SALEABLE AREA – 478 Sq.ft**





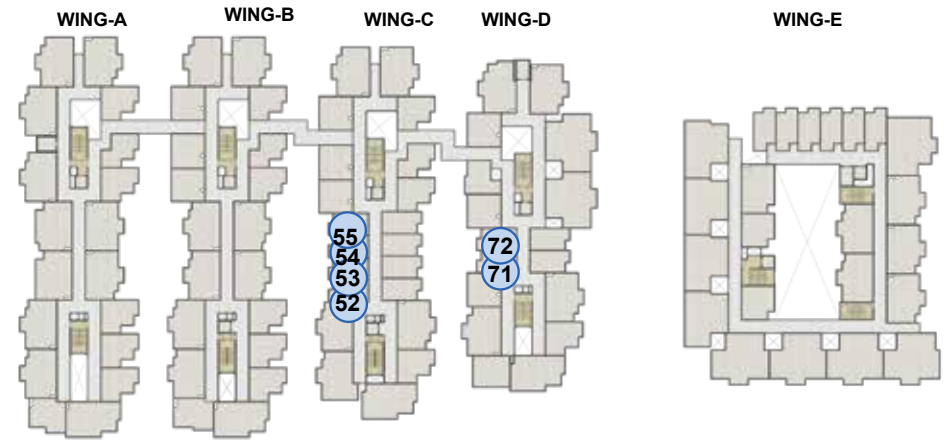
**KEY PLAN**

**STUDIO**

**FLAT NOS : E - 76, 77, 78, 79, 80, 81**

**SALEABLE AREA – 343 Sq.ft**





**KEY PLAN**

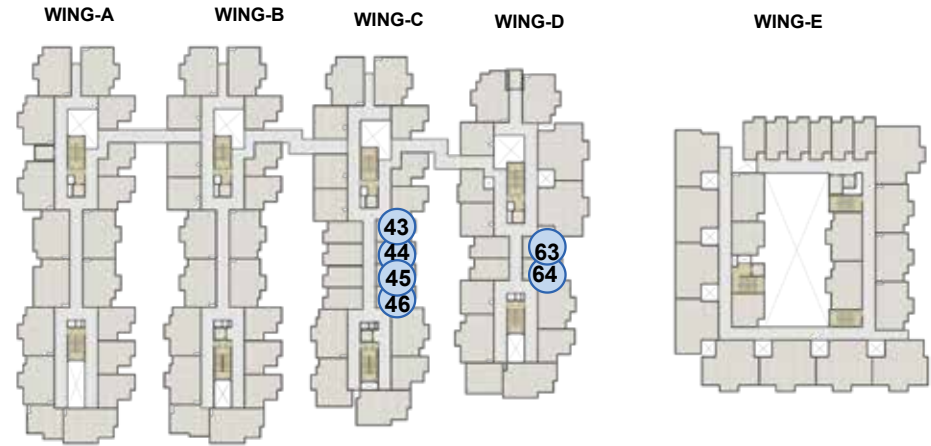
**STUDIO**

**FLAT NOS : C - 52, 53, 54, 55**

**D - 71, 72**

**SALEABLE AREA – 345 Sq.ft**





**KEY PLAN**

**STUDIO**

**FLAT NOS : C - 43, 44, 45, 46,**

**D - 63, 64**

**SALEABLE AREA – 345 Sq.ft**



# Location Map

Sowparnika Ashiyana, Sy.No.57/2, 57/1 & 277, Samethanahalli Village, Hoskote, Taluk, Bengaluru, Karnataka 560067



## SCHOOLS

Bangalore International Academy (1 km)

Winmore Academy (8 km)

## COLLEGES

MVJ College of Engineering (6 km)

Samruddhi PU & Degree College (10 km)

## IT PARKS

Over 350 IT companies are here

Around 4,00,000 employees work here

## HOSPITALS

Sri Satya Sai General Hospital (8 km)

Columbia Asia Hospital (9 km)

## SHOPPING MALLS

Ascendas Park Square Mall (8 km)

The Forum Neighbourhood Mall (9 km)

Phoenix Market City (12 km)

VR Bengaluru Mall (12 km)

# Amenities



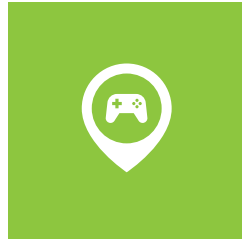
1. Drop-Off Point / Lift Lobby
2. Swimming Pool.
3. Toddlers Pool.
4. Multipurpose Hall / Indoor Games
5. Childrens Play Area.
6. Green Boulevard
7. Gymnasium
8. Yoga / Meditation
9. Reflexology Path
10. Outdoor Gym
11. Half Basketball Court
12. Pet Park
13. Opium Zone (Smoking)
14. Covered / Surface Car Parking.
15. Wi-Fi Enabled Through Service Provider.
16. Intercom to Apartment from Security Cabin through Service Provider
17. 24 Hrs. Power Backup for Common Area and 0.5 KW for Apartment through Limiter Switch.
18. Round the Clock Security.
19. CCTV In Lobby with 10-12 Monitoring Points
20. Lifts of Reputed Make.
21. Transformer & DG Services.
22. Sewer Treatment Plant (STP).
23. Rain Water Harvesting.
24. On Call Maintenance.
25. Stage Performance Area / Karaoke
26. Stepped Plaza
27. Herbal Garden
28. Badminton Court
29. Skating Rink



# Services On-Call



Co-Working Space



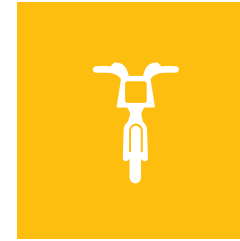
Gaming Zone



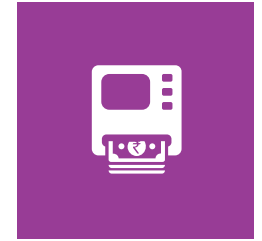
Unisex Salon & Spa



Shoe Shiner



Rental Cycles



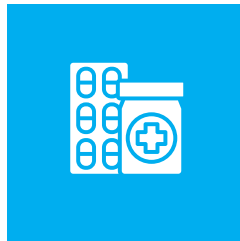
ATM



Aerobics Centre



Doctor's Clinic



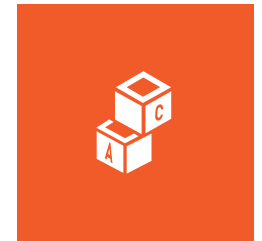
Pharmacy



Library



Laundry



Creche



Cafeteria



Wifi Zone



Pantry



Departmental Stores  
(Organic/Gourmet Store)



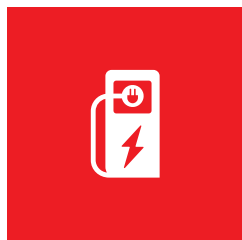
Ola / Uber



Swiggy



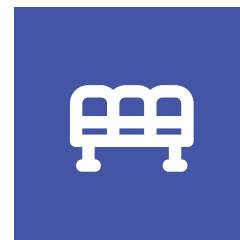
Banquet Hall



Car Charging Bays



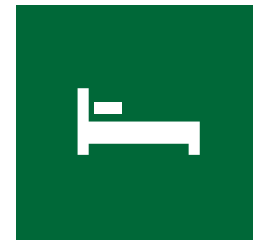
Staff Accommodation  
Facility



Drivers Lounge  
with Accommodation



Zomato



Guest Accommodation  
Facility

Trends change, Lifestyle's change,  
but can you be left behind?

Life today is more than keeping up  
with your neighbours.

Sowparnika Ashiyana apartment's feature

## Smart fixtures and fittings.





## Specifications :

### 1. Structure:-

RCC framed structure with concrete block masonry

### 2. Flooring:-

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

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

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

Kitchen dadoing above the counter to height of 2 feet - ceramic glazed tiles

- Kajaria / AGL / Qutone or Reputed make (only supply).

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

Common Area - Anti skid Ceramic tiles - flooring and skirting

### 3. Kitchen:-

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

Provision for Chimney in kitchen.

Provision for Water purifier

### 4. Toilet:-

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

CP fittings - Jaquar or reputed make - shower spout, diverter, shower head, pillar cock,

concealed cistern, flush plate, angle valve, health faucet.

Provision for geyser and exhaust fan in toilets.

### 5. Door:-

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

Internal doors - Tata steel or reputed make.

Toilet doors - FRP door.

Balcony doors - 2 Track UPVC glazed shutter with mosquito mesh.

Common door - Fire rated steel doors for fire exit

### 6. Windows:-

2 Track UPVC windows with glazed shutters and mosquito mesh

### 7. Electrical:-

Modular switches of Schneider or reputed make.

ELCB and MCB with independent EB meter of approved make.

Good quality concealed copper wiring of approved make.

Provision for Washing Machine point

### 8. 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)

### 9. Paint:-

Internal : 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion

- Asian / Berger or reputed make.

External : 1 coat external primer & 2 coats of external weather paint

- Asian / Berger or reputed make

### 10. Elevator:-

Schindler / Johnson lifts or reputed make

### 11. Water supply:-

Bore well water supply / Municipal water supply if available

### 12. Air conditioning:-

Provision for fixing AC in Master Bedroom & Living



# 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.

### CORP. OFFICE - BANGALORE

750, 1st Main Road  
C-Block AECS Layout, Kundalahalli  
Bangalore - 560 037, INDIA  
Phone: +91 80 4243 3000  
E-mail: enquiry@sowparnika.com

### SOUTH KERALA

Vettakulam Arcade Opp. Mar Ivanious College  
Main Gate, Nalanchira P.O.  
Thiruvananthapuram - 695 015  
Phone: +91 471 3222 012  
E-mail: marketingvm@sowparnika.com

### CENTRAL KERALA

43/346A, Thekkakara  
Palarivattom P.O.  
Kochi - 682 025  
Phone: +91 484 233 6263  
E-mail: cksales@sowparnika.com

### TAMIL NADU

1st Floor, "Sreevatsa Centre", Opp to  
Martin Homeopathy Medical College,  
Mettupalayam Road, GN.Mills (PO), Coimbatore - 641 029  
Phone: +91 78490 60002  
Email: salescmb@sowparnika.com