



**SOWPARNIKA**  
Delivering Happiness



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

# FLAMENCO

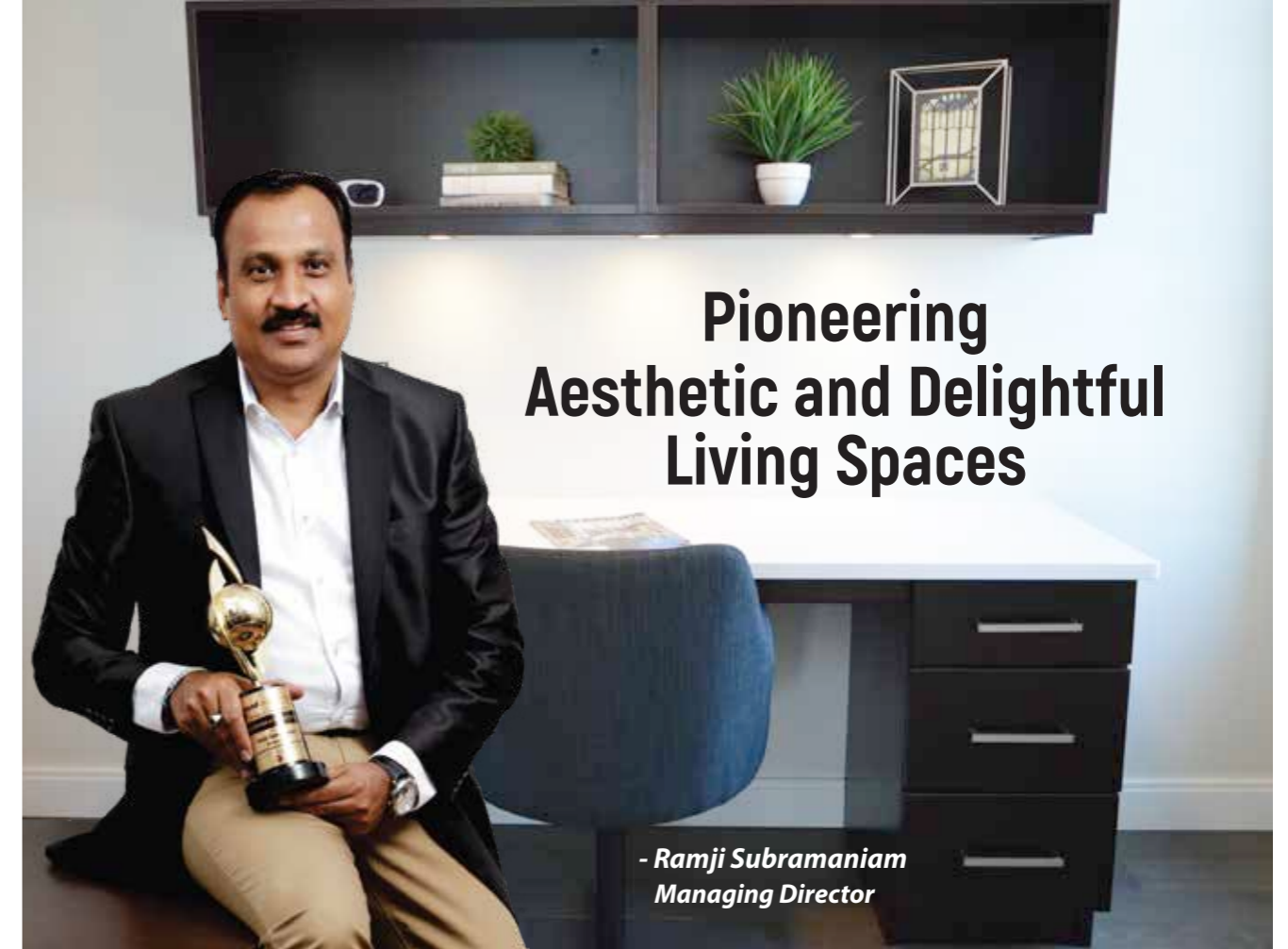
Sarjapur Road, Bangalore



## About Sowparnika

Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence, and these factors have translated in to 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.



**Pioneering  
Aesthetic and Delightful  
Living Spaces**

- Ramji Subramaniam  
Managing Director



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 have enabled Sowparnika to develop key differentiators, which are characteristic to our vision, which in reality has propelled Sowparnika with a matchless competitive edge.



## Value Creation

Turnkey Delivery - From Design to Execution

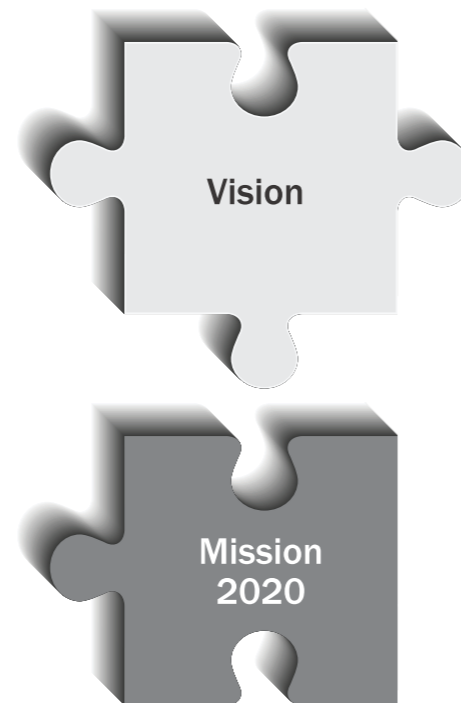


## Vision

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

## 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 a consistent growth
- Offer a transparent work environment that enhances employee excellence



## Core Values

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



### Speed:

A passion to accelerate 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.

**6000+**

**SATISFIED  
CUSTOMERS**

**35+**

**COMPLETED  
PROJECTS**

**35+**

**ONGOING  
PROJECTS**

**50+**

**LAKH SQ. FT.  
DEVELOPED**

**50+**

**LAKH SQ. FT.  
UNDER DEVELOPMENT**

**3**

**STATES  
PRESENCE**

# Site Analysis

## Proximities

### DISTANCE TO SOWPARNIKA FLAMENCO:

- Proposed Infosys Campus - 2 kms
- Decathlon Sports India - 8 kms
- Wipro Corporate Office - 10 kms
- Whitefield - 15kms
- Outer Ring Road (ORR) - 14 kms
- Electronic City (Dommasandra - Huskur Road) - 16 kms
- Marathahalli - 16 kms
- ITPL - 17 kms
- Bangalore International Airport - 53 kms

### SCHOOLS:

- St. Philomena School - 2 kms
- Indus International School - 2 kms
- GIIS - 2 kms
- Sri Sri Ravishankar Vidya Mandir - 4.5 kms
- Inventure Academy - 4.5 kms
- Greenwood High - 4.5 kms
- TISB - 4.5 kms
- Oakridge International School - 4.5 kms

### COLLEGES:

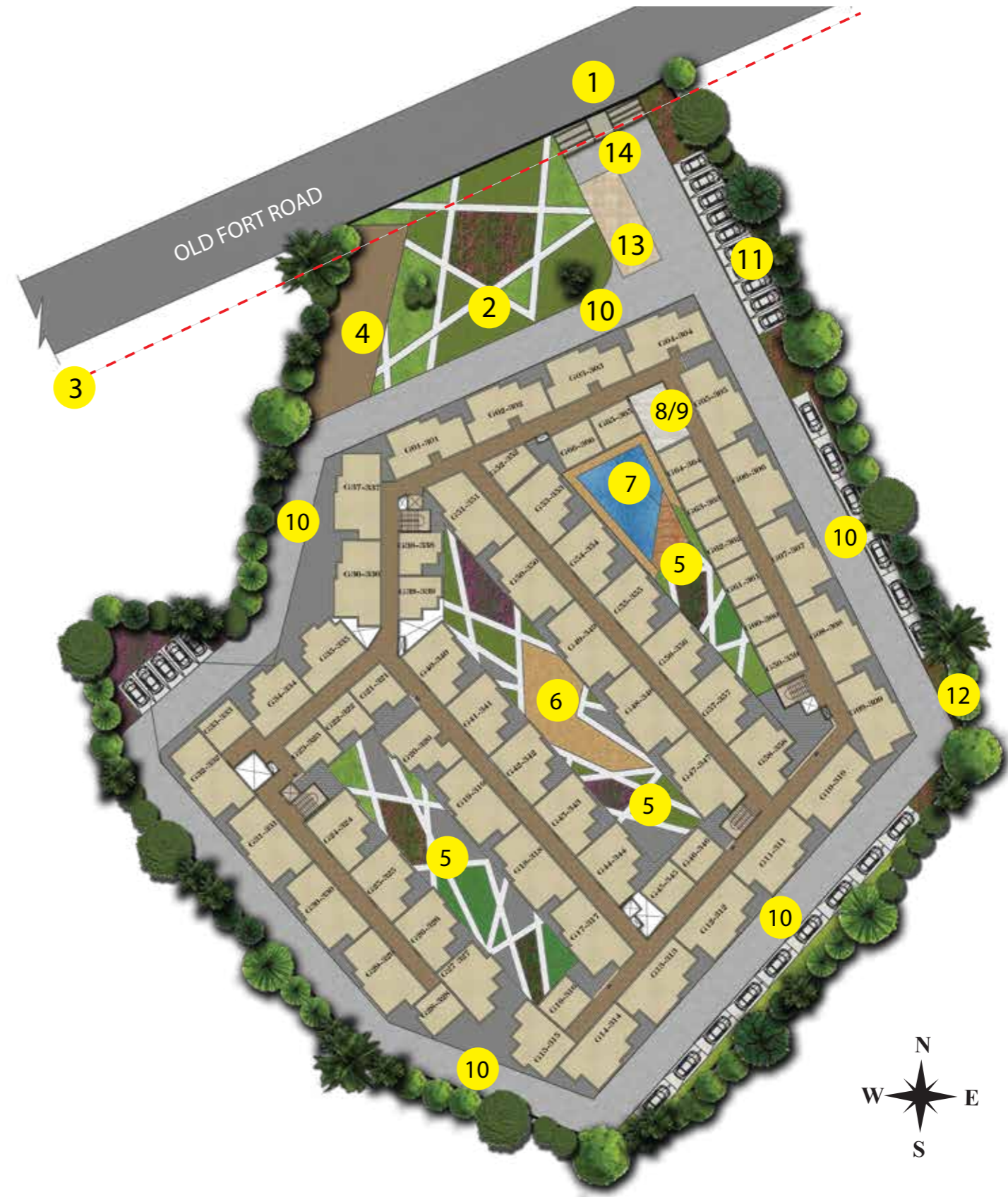
- Aziz Prem Ji University - 2 kms



# Master Plan

## Legend

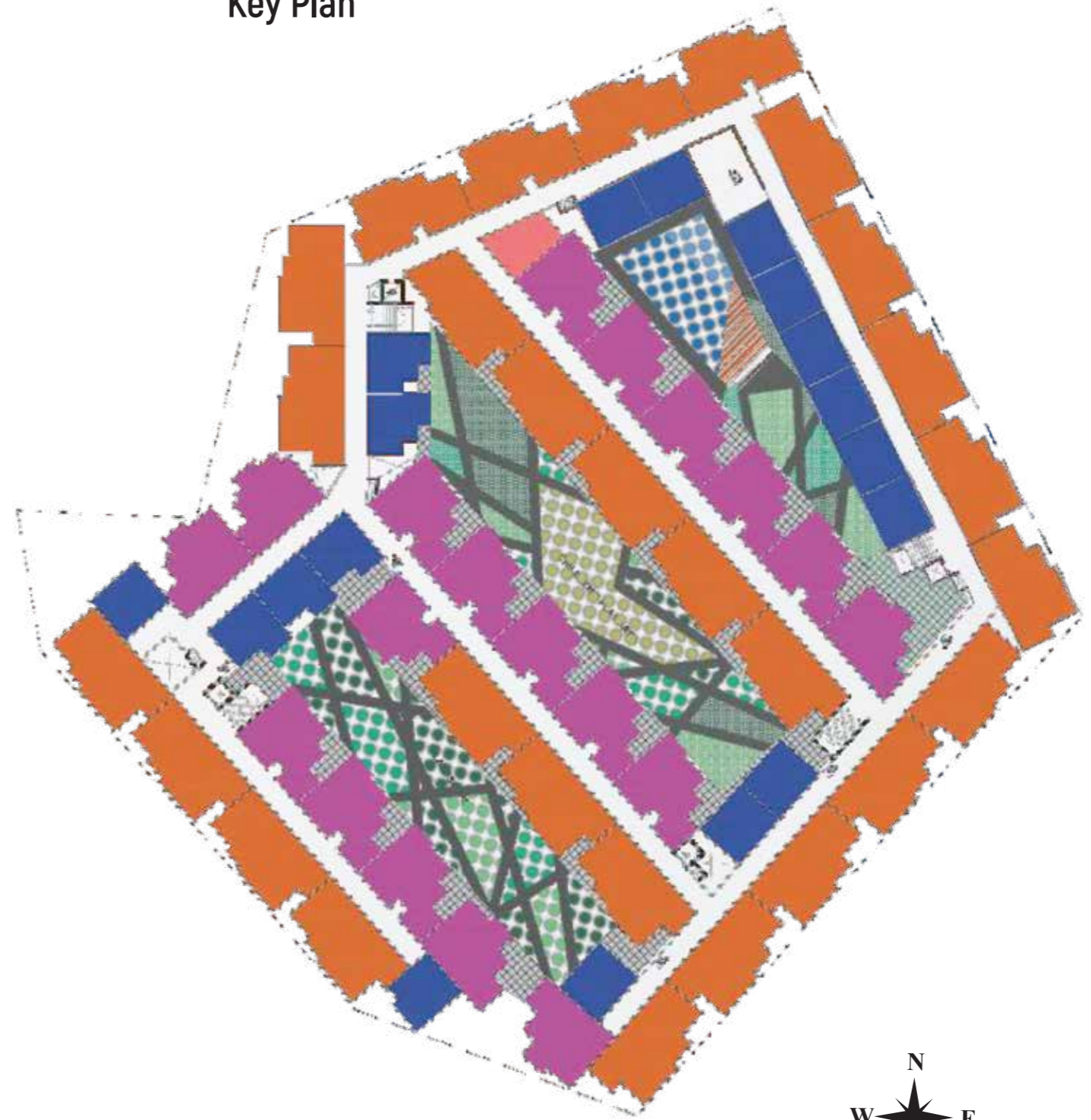
1. Entrance Gateway & Security Room
2. Land Reserved As Per Regulation
3. Road Widening Line
4. Transformer & DG Services
5. Paved Courtyards & Patios
6. Children's Play Area
7. Swimming Pool
8. Clubhouse
9. Laundry / Creche
10. Driveway
11. Surface Parking
12. Car Charging Bay
13. Convenience Store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



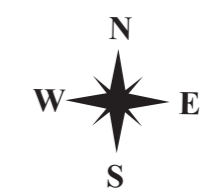
## Project Highlights

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

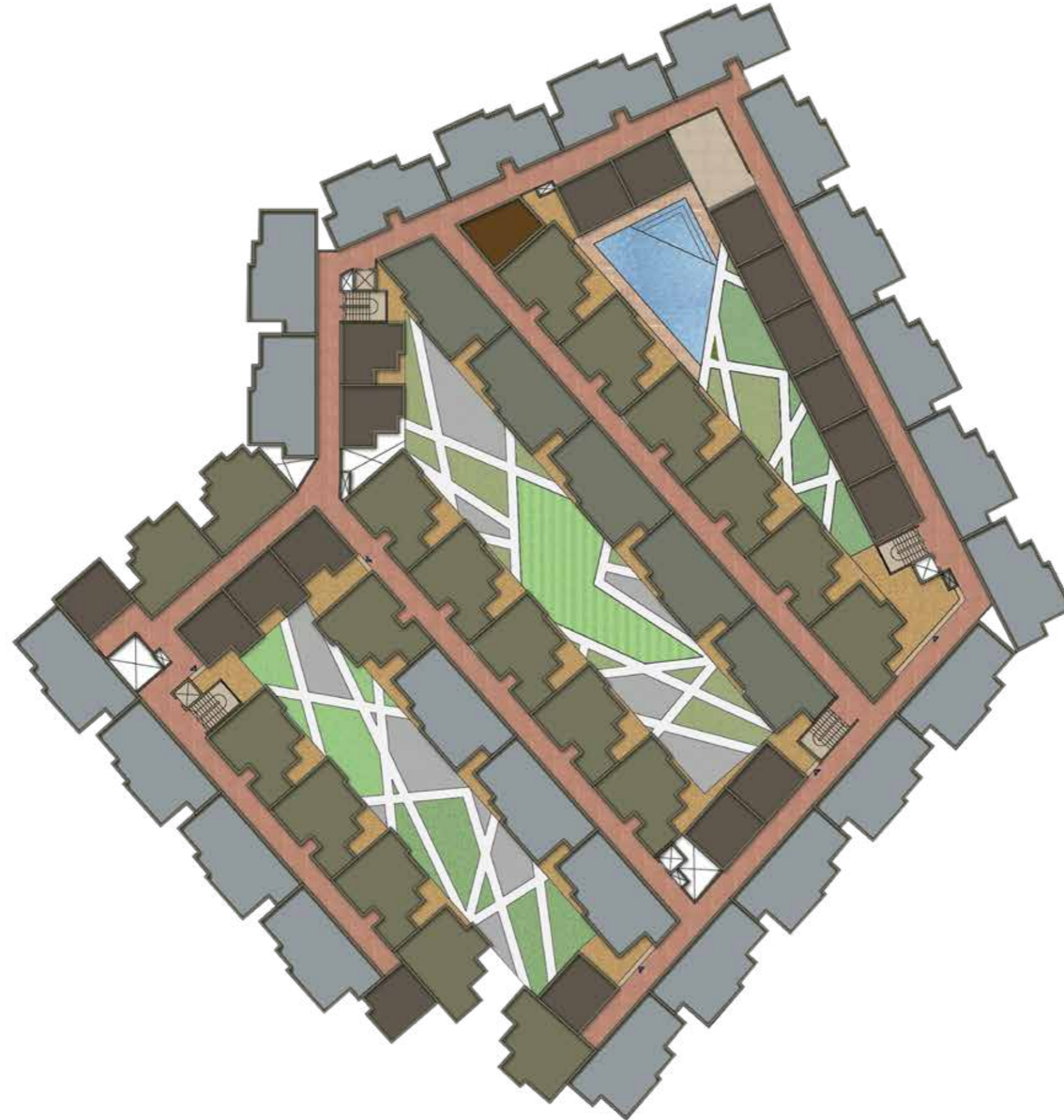
Key Plan



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%



# Key Plan



# Typical Plan



# 3BHK Unit Plans



## Key Plan



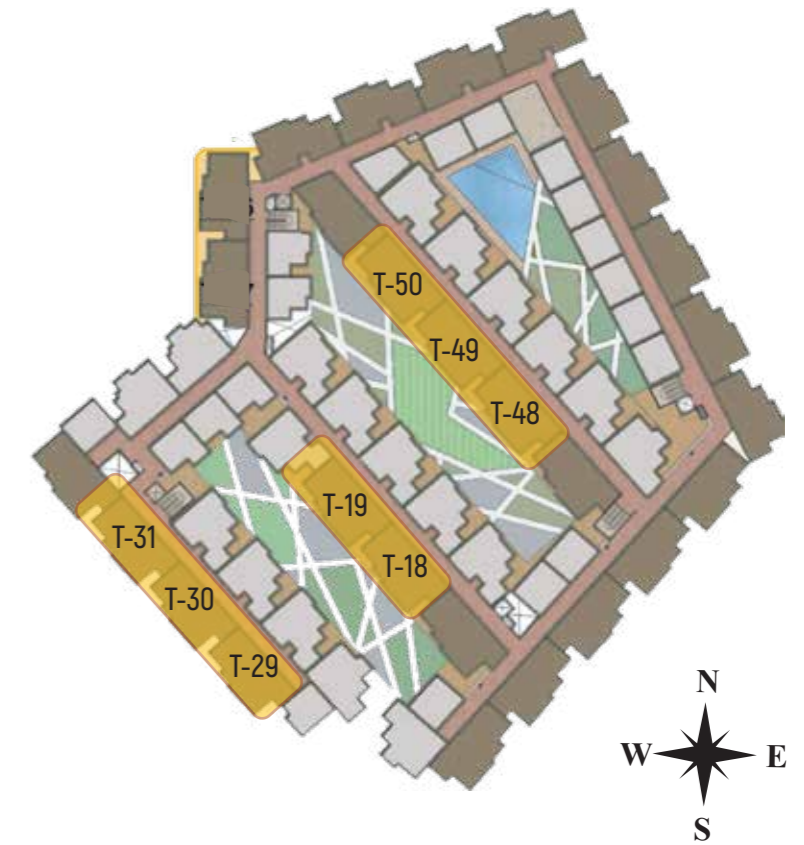
TYPE - T1, T2, T3 & T4  
SALEABLE AREA - 907 Sq. Ft.

# 3BHK Unit Plans



TYPE - T5, T6, T7, T8 &T9  
SALEABLE AREA - 922 Sq. Ft.

# 3BHK Unit Plans



TYPE - T18, T19, T29, T30, T31  
T48, T49 & T50  
SALEABLE AREA - 965 Sq. Ft.

# 3BHK Unit Plans



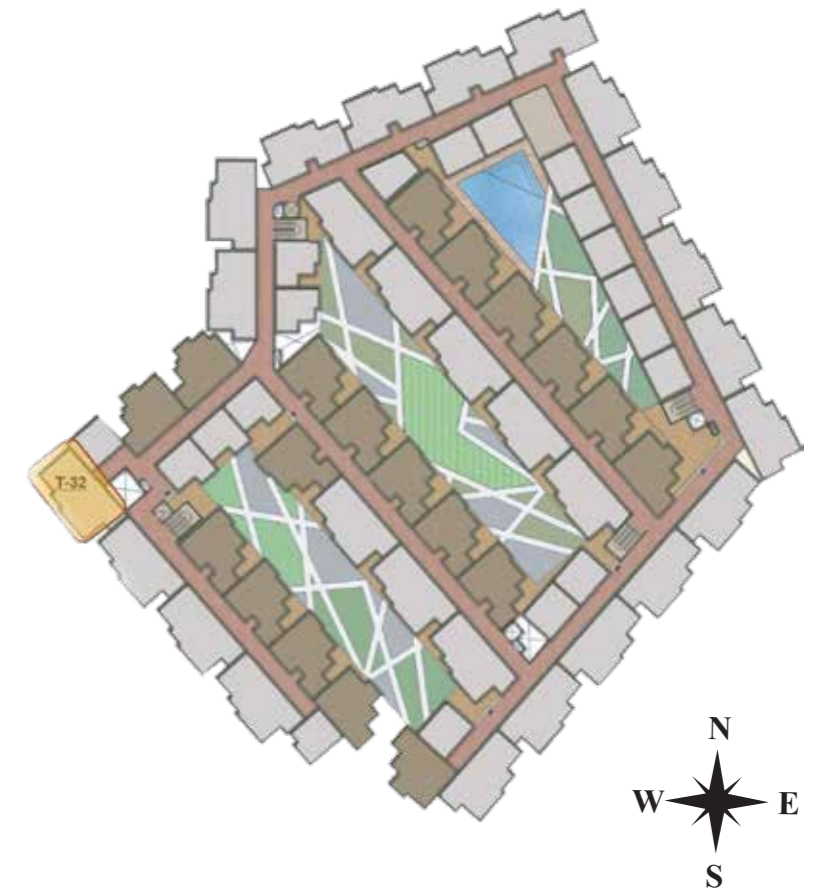
TYPE - T36, T37  
SALEABLE AREA - 965 Sq. Ft.

# 3BHK Unit Plans



TYPE - T17  
SALEABLE AREA - 971 Sq. Ft.

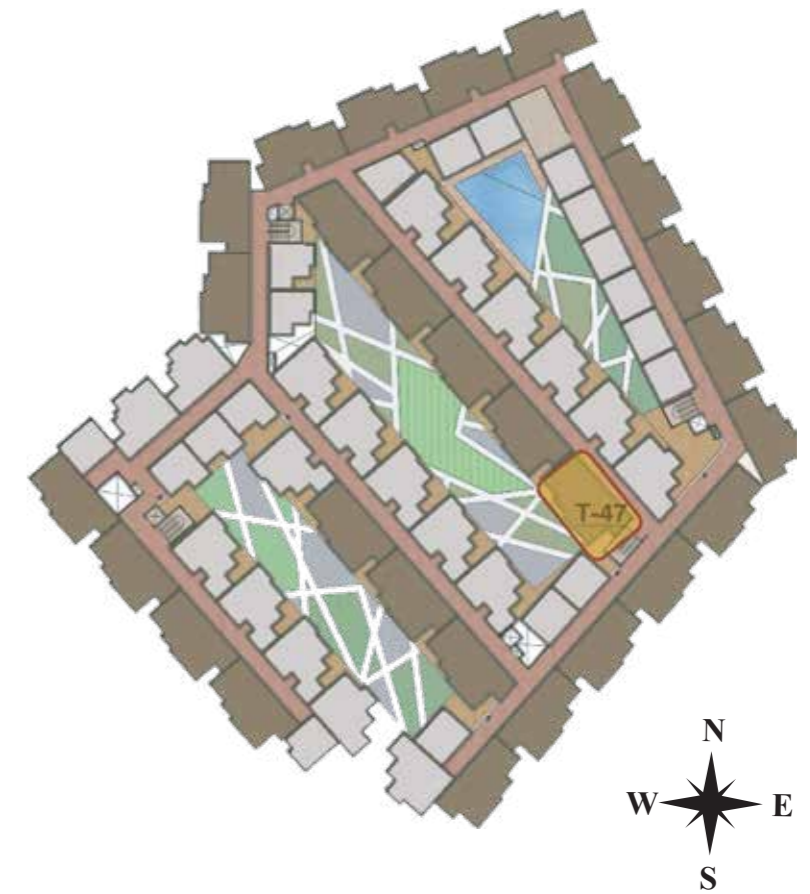
## 3BHK Unit Plans



TYPE - T32

SALEABLE AREA - 971 Sq. Ft.

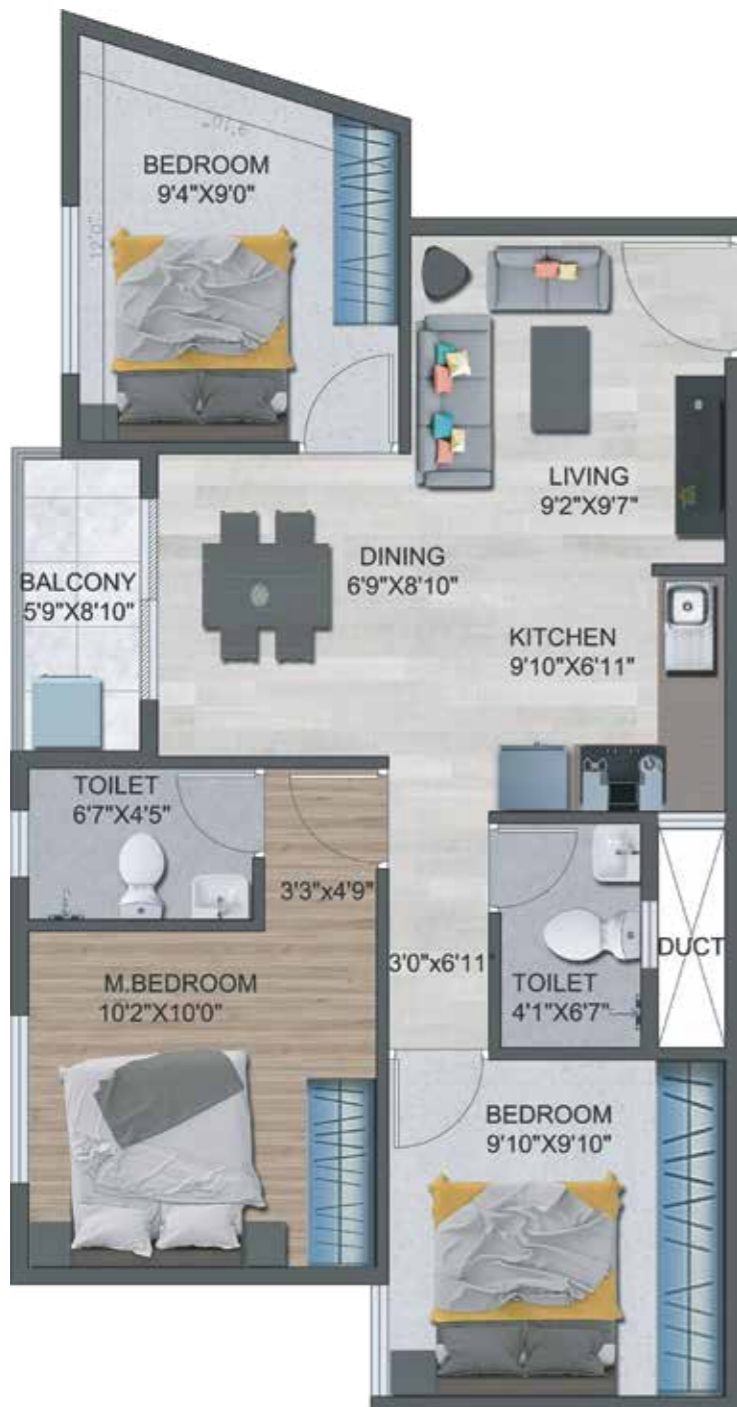
## 3BHK Unit Plans



TYPE - T47

SALEABLE AREA - 977 Sq. Ft.

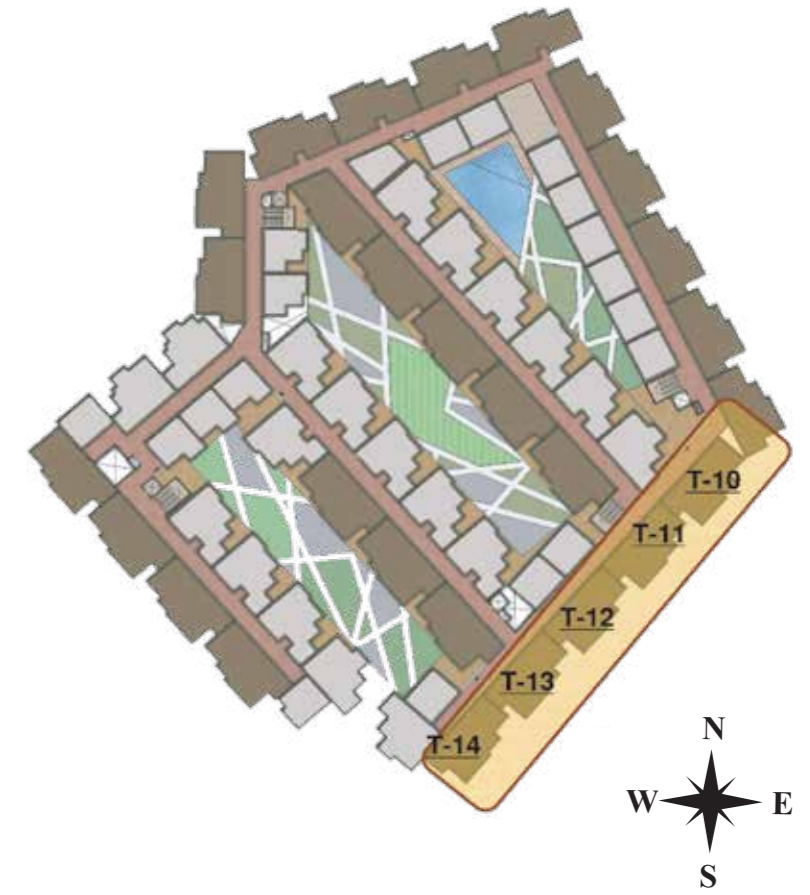
# 3BHK Unit Plans



TYPE - T51

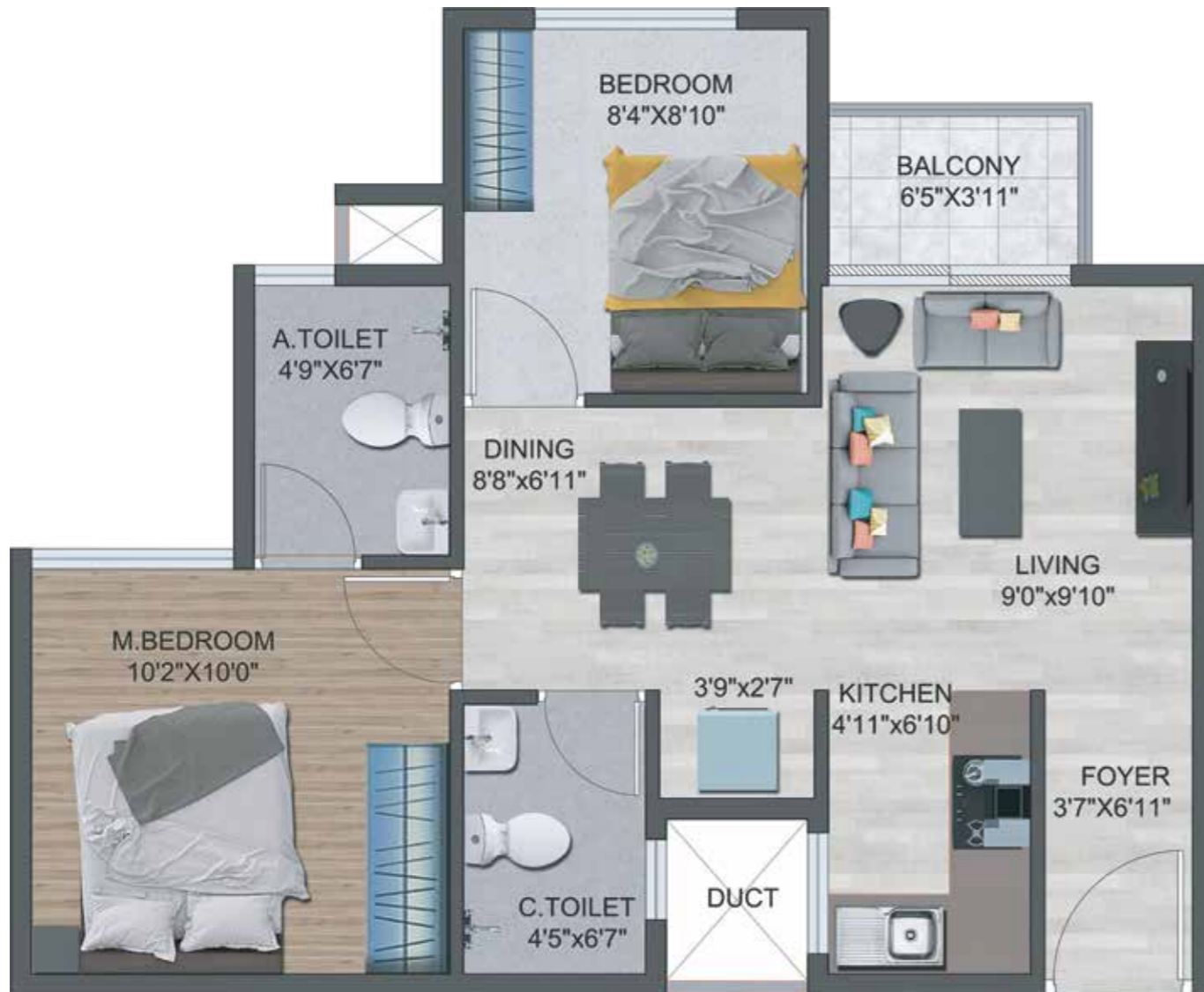
SALEABLE AREA - 996 Sq. Ft.

# 3BHK Unit Plans



TYPE - T10, T11, T12, T13 & T14  
SALEABLE AREA - 922 Sq. Ft.

## 2BHK Unit Plans



TYPE - T35

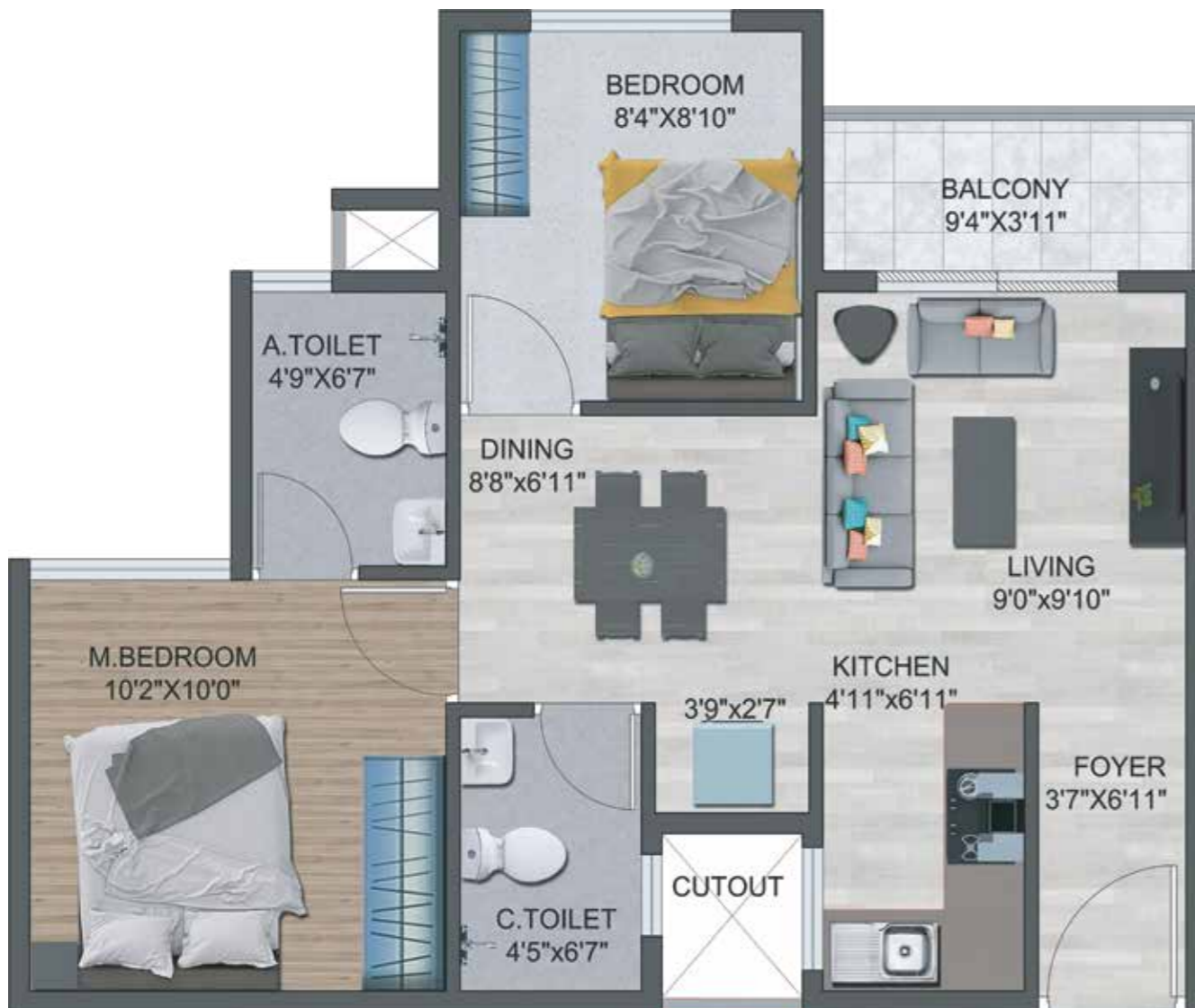
SALEABLE AREA - 747 Sq. Ft.

## 2BHK Unit Plans



TYPE - T24, T25, T26, 27,  
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

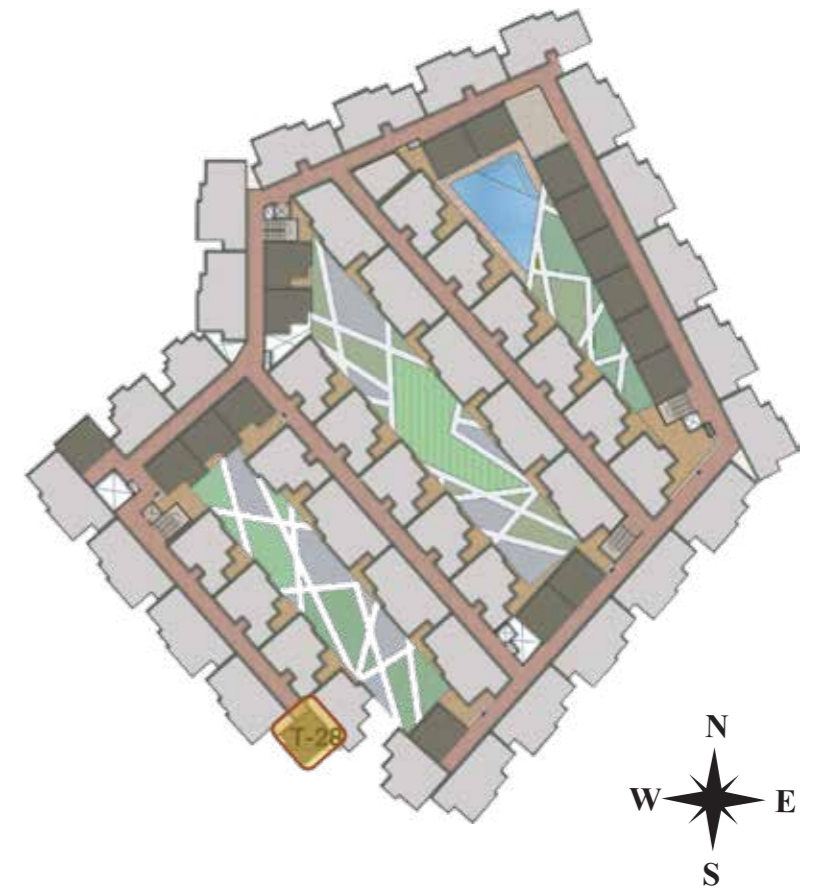
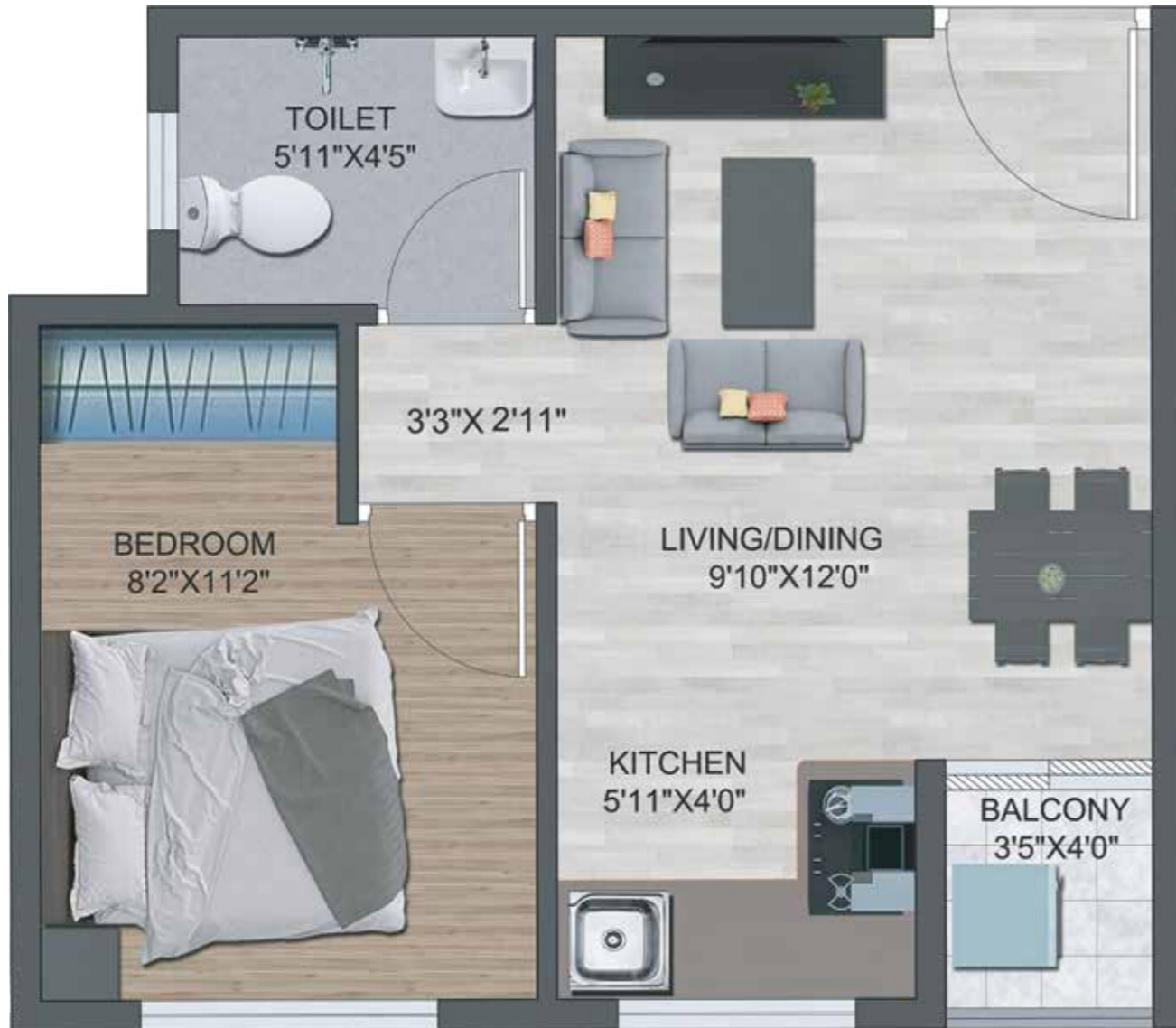
SALEABLE AREA - 822 Sq. Ft.

# 1BHK Unit Plans



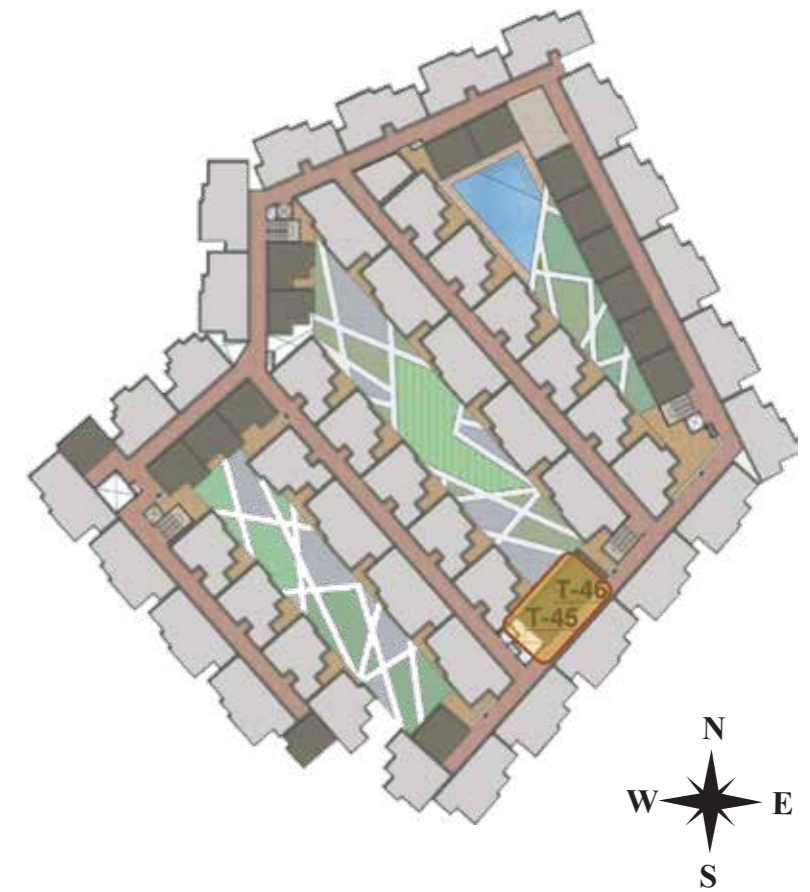
TYPE - T16 & T33  
SALEABLE AREA - 425 Sq. Ft.

# 1BHK Unit Plans



TYPE - T28 (1BHK)  
SALEABLE AREA - 425 Sq. Ft.

# 1BHK Unit Plans



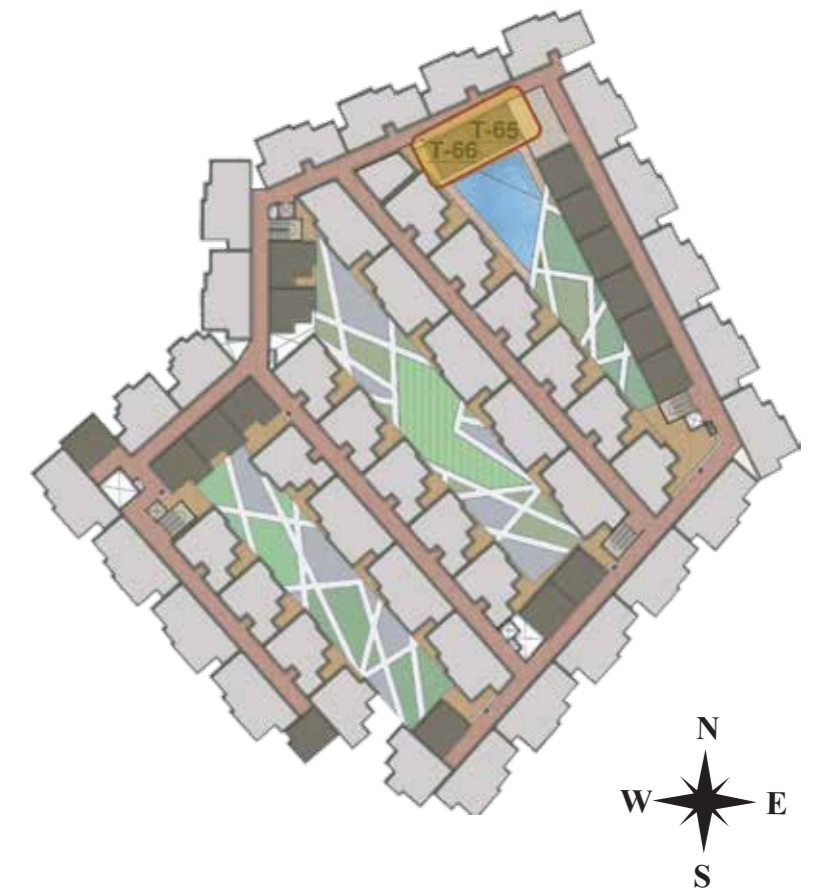
TYPE - T45, & T46 (1BHK)  
SALEABLE AREA - 425 Sq. Ft.

# 1BHK Unit Plans



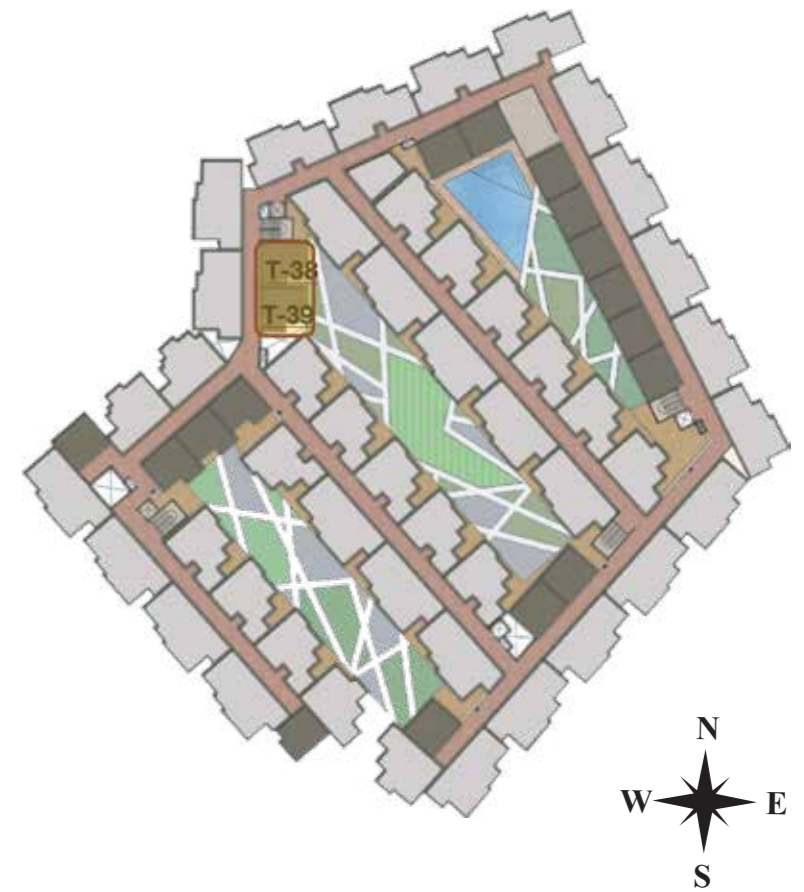
TYPE - T59, T60, T61  
T62, T63, T64 (1BHK)  
SALEABLE AREA - 425 Sq. Ft.

# 1BHK Unit Plans



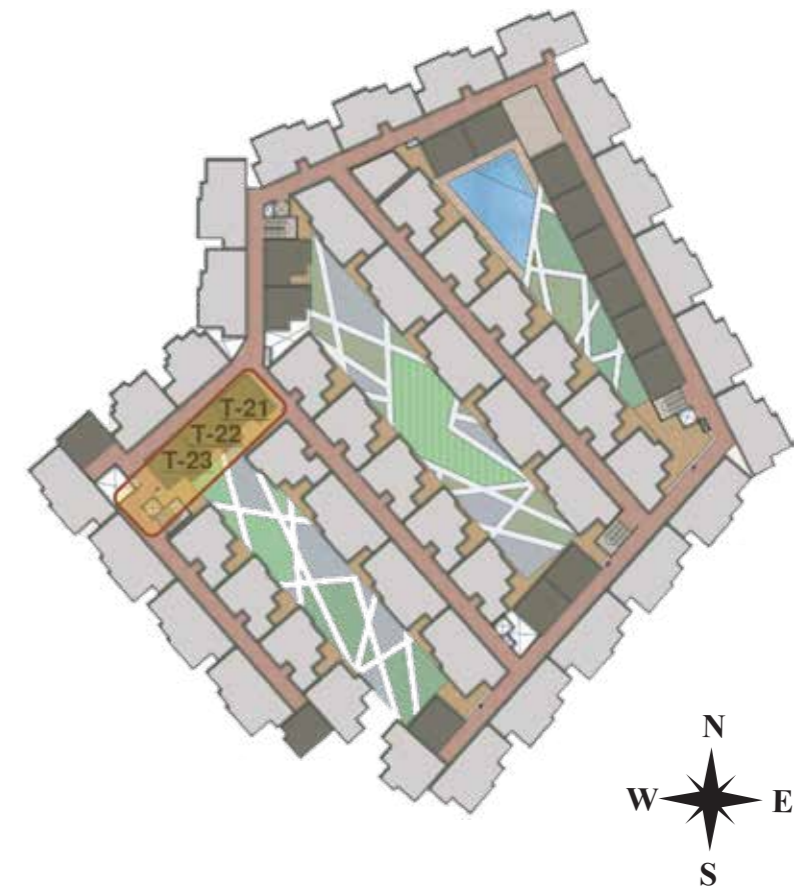
TYPE - T65, & T66  
SALEABLE AREA - 425 Sq. Ft.

# 1BHK Unit Plans



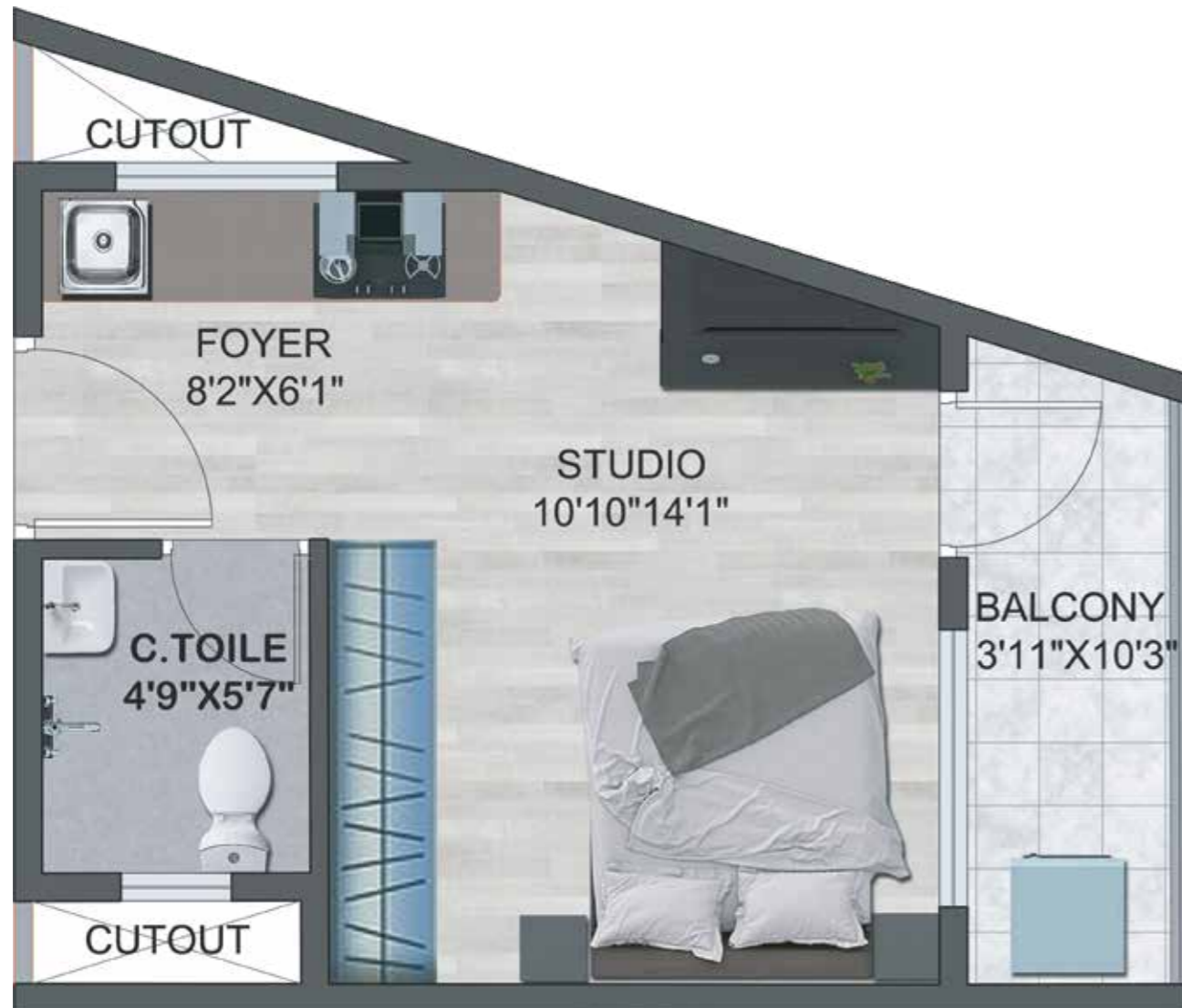
TYPE - T38, & T39 (1BHK)  
SALEABLE AREA - 449 Sq. Ft.

# 1BHK Unit Plans



TYPE - T21, T22 & T23 (1BHK)  
SALEABLE AREA - 450 Sq. Ft.

# Studio Apartment



TYPE - T52 (STUDIO)  
SALEABLE AREA - 381 Sq. Ft.

## Specifications

### Structure

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

### Flooring

Kajaria/ RAK / CERA or equivalent make Vitrified tiles for Living, Dining & Bedroom.

Laminated Wooden flooring for 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 Chimney in kitchen.

Provision for Water purifier.

Washing Machine point.

### Toilet

Toto Sanitary Ware - Floor Mounted WC and Washbasin(or equivalent reputed make).

Jaquar Bathroom Fittings - Faucets , Shower Head with Diverter, Taps & C.P fittings.

Provision for Geyser and Exhaust fan in toilets.

Glazed Ceramic tiles for Daddoing up to 7 feet height.

### Doors

Main Door: Super Quality Hard wood frame and shutter with melamine finish.

Internal Doors: Hard wood frames with skin/flush shutters.

FRP doors for Toilets.

Godrej Hardware or equivalent reputed make.

### Windows

2 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 EB meter

Finolex Good quality concealed copper wiring.

### Generator

Generator back up for elevator, common lighting, Water pumps & apartment through limiter switch (0.5KV).

Generator back up for 1 BHK/Studio (0.2KV).

### 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 or Johnson Lifts.

### Water Supply

Bore well water supply / Municipal water supply if available.

### Air Conditioning

Provision for fixing AC in Master Bedroom

# SOWPARNIKA PROJECTS KARNATAKA & TAMIL NADU



Sowparnika Tharangini,  
Bengaluru



Sowparnika The Columns,  
Bengaluru



Sowparnika Purple Rose,  
Bengaluru



Sowparnika Swastika-2,  
Bengaluru



Sowparnika Sanvi-2,  
Bengaluru



Sowparnika The LandMark,  
Mysuru



Sowparnika Blue Bells,  
Mysuru



Sowparnika Chandrakantha-1,  
Bengaluru



Sowparnika Chandrakantha-2,  
Bengaluru



Sowparnika Sanvi-1,  
Bengaluru



Sowparnika Ananda,  
Bengaluru



Sowparnika Sai Srishti,  
Bengaluru



Sowparnika Swastika-1,  
Bengaluru



Sowparnika Royale Splendour,  
Mysuru



Sowparnika Sai Soukya,  
Tirupur



Sowparnika Skandagiri,  
Coimbatore



Sowparnika Beetel,  
Coimbatore



Sowparnika Grandeur,  
Coimbatore

# SOWPARNIKA PROJECTS KERALA



Sowparnika Valle,  
Kottayam



Sowparnika Edifice,  
Thrissur



Sowparnika Natura,  
Thrissur



Sowparnika Atrium,  
Cochin



Sowparnika Sudarsanam,  
Guruvayoor



Sowparnika Elania,  
Changanassery



Sowparnika Vaishnavam,  
Trivandrum



Sowparnika Bhavani,  
Trivandrum



Sowparnika Seychelles,  
Trivandrum



Sowparnika Royal,  
Trivandrum



Sowparnika Grand Square,  
Trivandrum



Sowparnika Highlands,  
Trivandrum



Sowparnika Sandal Tower,  
Trivandrum



Sowparnika Navarathinam Pearl,  
Trivandrum



Sowparnika Travancore Heights,  
Changanassery



Sowparnika Canary,  
Changanassery



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

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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E-mail: marketingtvm@sowparnika.com

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Phone: +91 92072 00012  
E-mail: cksales@sowparnika.com

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Sowparnika Flamenco