



SOWPARNIKA
Delivering Happiness

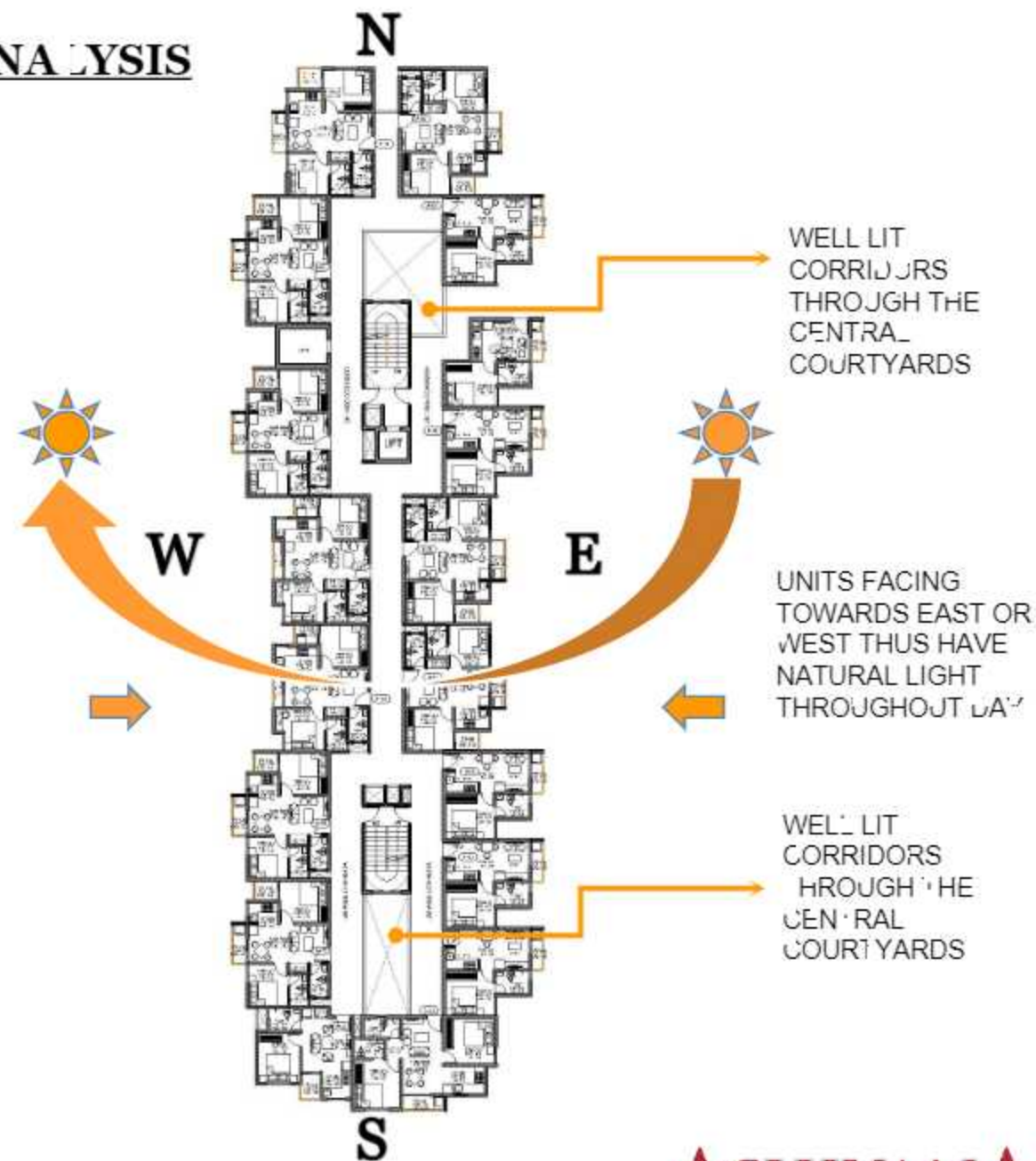


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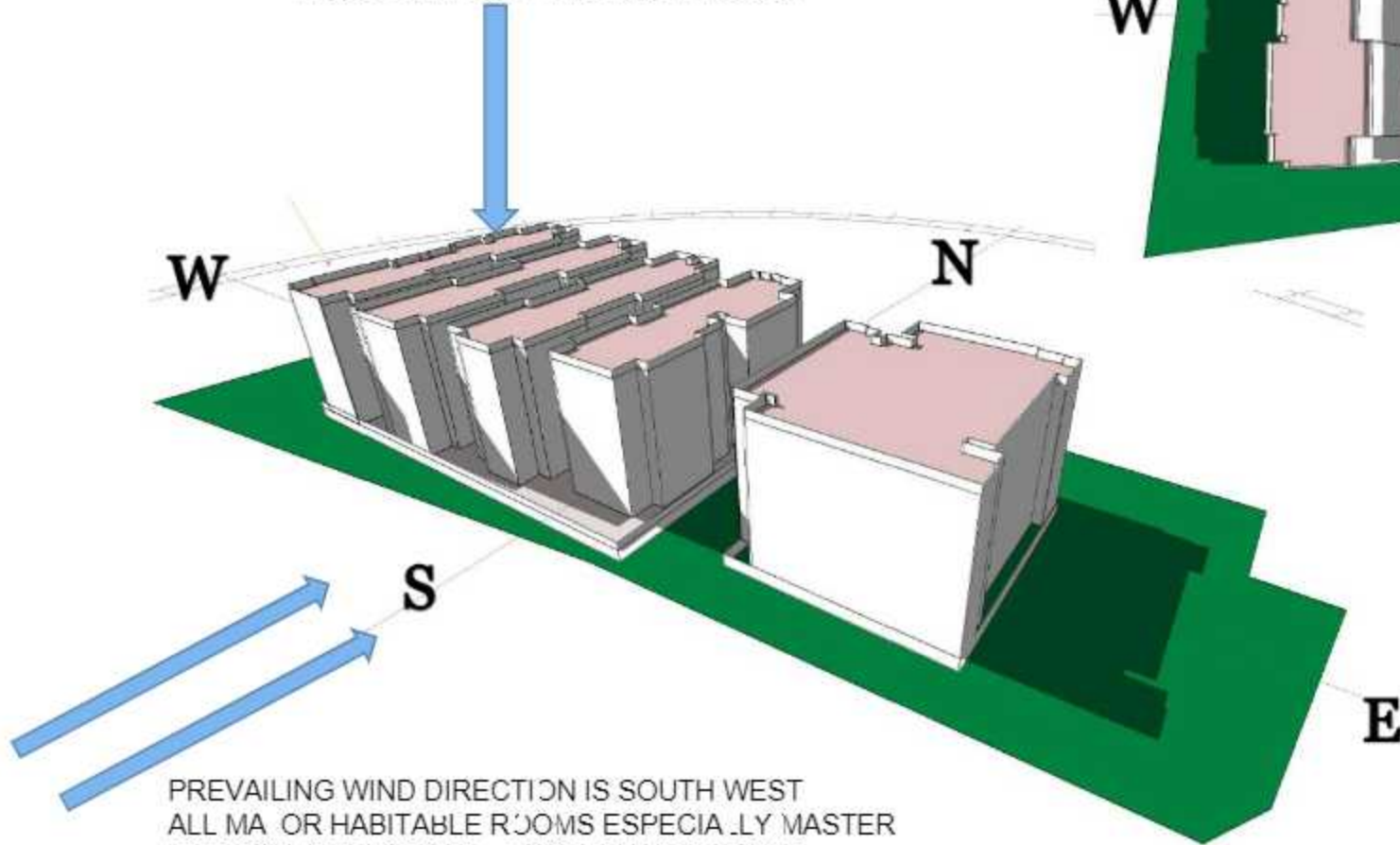
DESIGN FITMENT & MICRO CLIMATE ANALYSIS

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

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

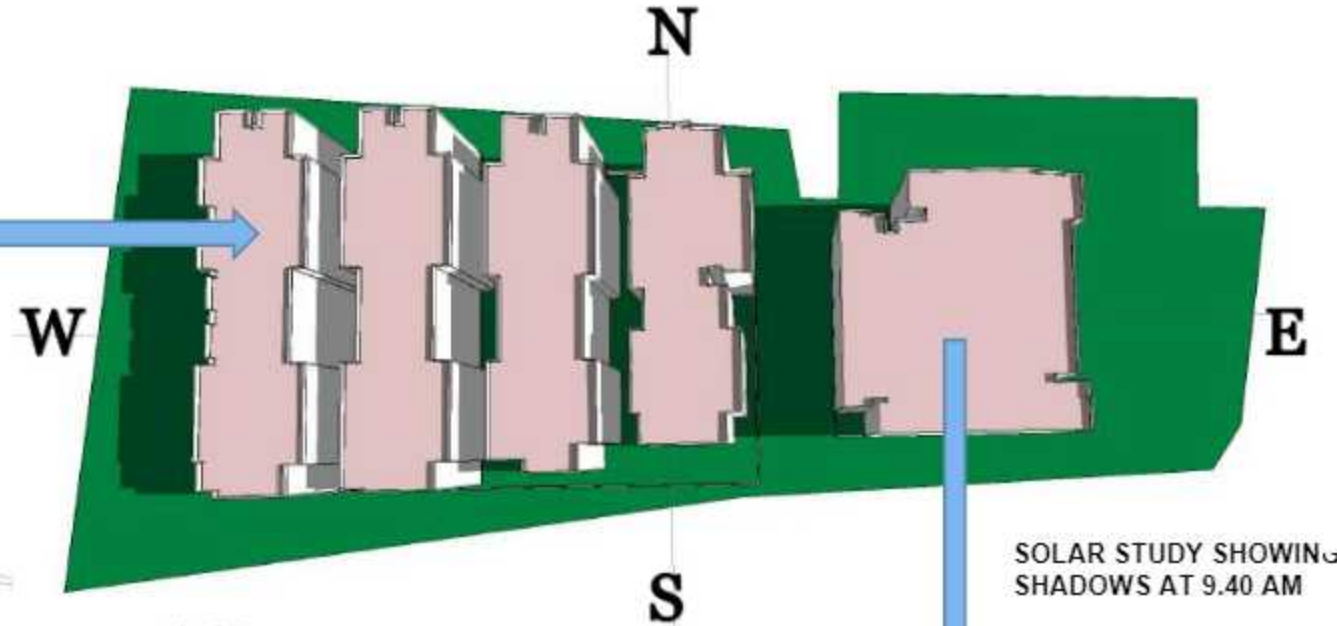


UNITS FACING TOWARDS EAST OR WEST
THUS HAVE NATURAL LIGHT
THROUGHOUT DAY
LIVING ROOMS FACING EAST DIRECTION
THUS GETTING IN THE MORNING SUN



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



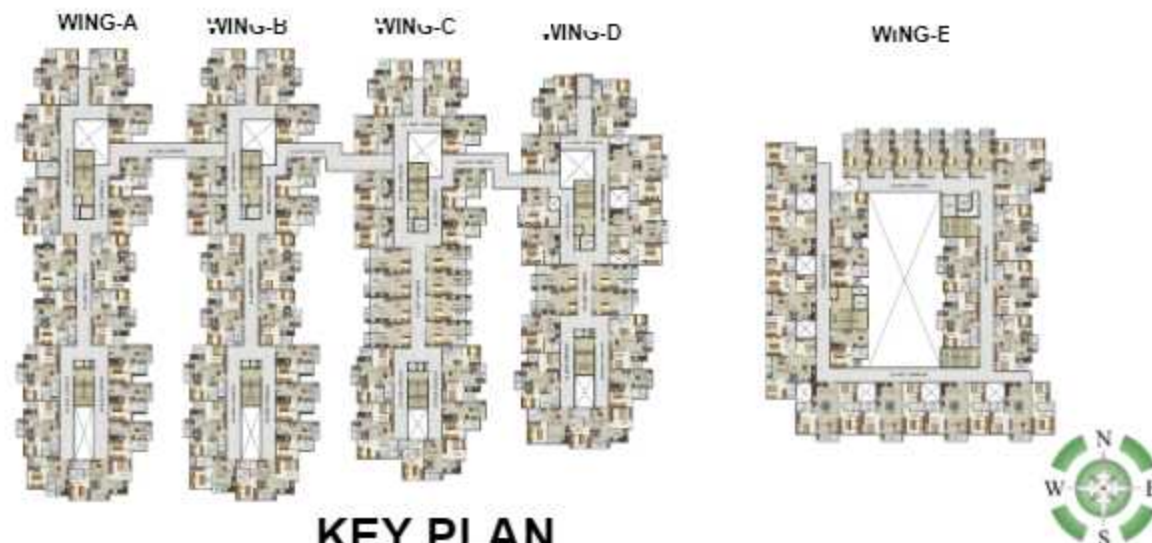
SOLAR STUDY SHOWING
SHADOWS AT 9:40 AM

AMBIENT AIRFLOW INSIDE THE CENTRAL OPEN TO SKY
COURTYARDS AND THE WIDE CORRIDORS IMPROVES THE
INDOOR VENTILATION



PROJECT HIGHLIGHTS :

- SITE AREA = 17704.99SQ.M (4 acres 15 Guntas)
- Total no of floors = 1Basement + Stilt + 8 Typical floors.
- Total no of units = 734 NOS.
- 4 Connected Blocks & One independent Block with central courtyard
- Total no of lift in connected blocks = 6 Nos (2 Service lift+4 passenger lift)
- Total no of lift in independent blocks = 3 Nos (1 Service lift+2 passenger lift)



KEY PLAN

(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	4	32
1bhk	10	80
Total units	14	112

(Wing-C)		
Types of units	Units per floor	Total Units
2bhk	3	24
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

TYPES OF UNITS	UNITS PER FLOOR	TOTAL UNITS	SALEABLE AREA (SQ. FT.)
3BHK	11	88	89 -1156
2BHK	37	296	630 -733
1BHK	12	256	372-470
STUDIO	18	144	343-345

Specifications:

1. Structure -

- RCC framed structure with concrete block masonry

2. 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 tiling up to 7 feet- ceramic glazed tiles – Kajaria / AGL / Qutone or Equivalent make
- Kitchen tiling 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

3. 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

4. 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

5. 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 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 Equivalent make
- ELCB and MCB with independent EE 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 KV power backup for each flat through limiter switch for Studio / 1 BHK through limiter switch (0.2KV)

9. 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

10. Elevator:-

- Schindler / Johnson lifts or equivalent make

11. Water supply:-

- Bore well water supply / Municipal water supply if available

12. Air conditioning:-

- Provision for fixing AC in Master Bedroom & Living

AMENITIES:



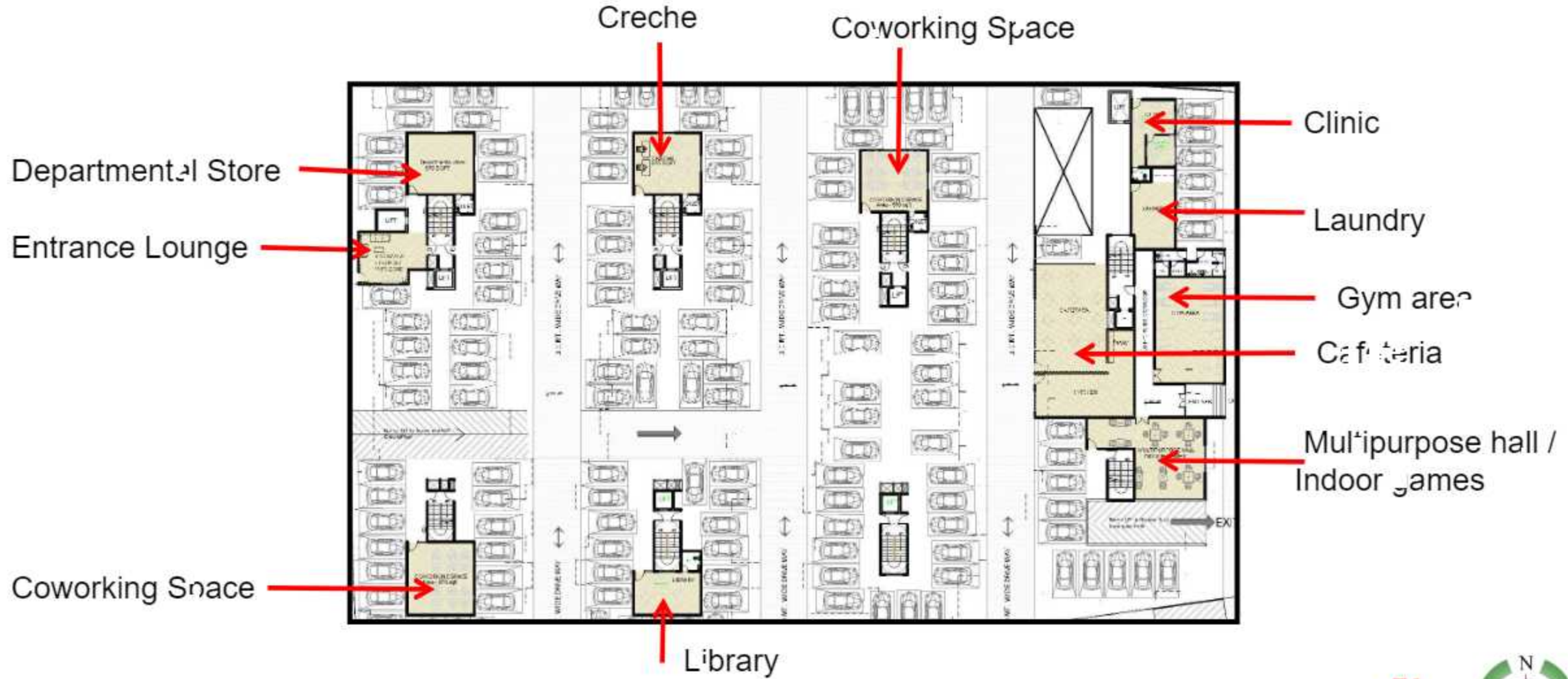
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- | | | | |
|-------------------------------------|---|--|--|
| 1. Entrance Lounge | 16. Wi-Fi Enabled through service provider. | 26. Informal Seating Plaza | 40. Cafeteria |
| 2. Swimming pool. | 17. Intercom to apartment from security Cabin through service provider | 27. Stage performance area | 41. Pantry |
| 3. Toddlers pool. | 18. 24 Hrs. Power backup for common area and 0.5 KW for apartment through limiter switch. | 28. Stepped plaza | 42. Departmental store (Organic / Gourmet store) |
| 4. Multipurpose Hall / Indoor Games | 19. Round the clock security. | 29. Music Lounge with space for karaoke | 43. Rental Cycles |
| 5. Childrens play area. | 20. CCTV In lobby with 10-12 monitoring points | 30. Herbal garden | 44. ATM. |
| 6. Park & open space | 21. Lifts of Reputed make. | <u>Services on call, Chargeable on usage basis</u> | 45. Banquet Hall |
| 7. Gymnasium | 22. Transformer & DG Services. | 31. Wifi zone | 46. Car charging bays |
| 8. Yoga / Meditation | 23. Sewer treatment plan (STP). | 32. Co working space | 47. Laundry |
| 9. Reflexology | 24. Rain water harvesting. | 33. Gaming zone | 48. Creche |
| 10. Outdoor gym | 25. On call maintenance. | 34. Unisex Salon and Spa | 49. Staff accomodation |
| 11. Half basket ball court | | 35. Shoe shiner | 50. Driver's Lounge with accomodation |
| 12. Pet park | | 36. Aerobics | 51. Ola / Uber |
| 13. Opium Zone (Smoking) | | 37. Doctor's Clinic | 52. Swiggy / Zomato |
| 14. Association / Admin Office | | 38. Pharmacy | 53. Badminton court |
| 15. Covered / Surface car parking. | | 39. Library | 54. Skating rink |

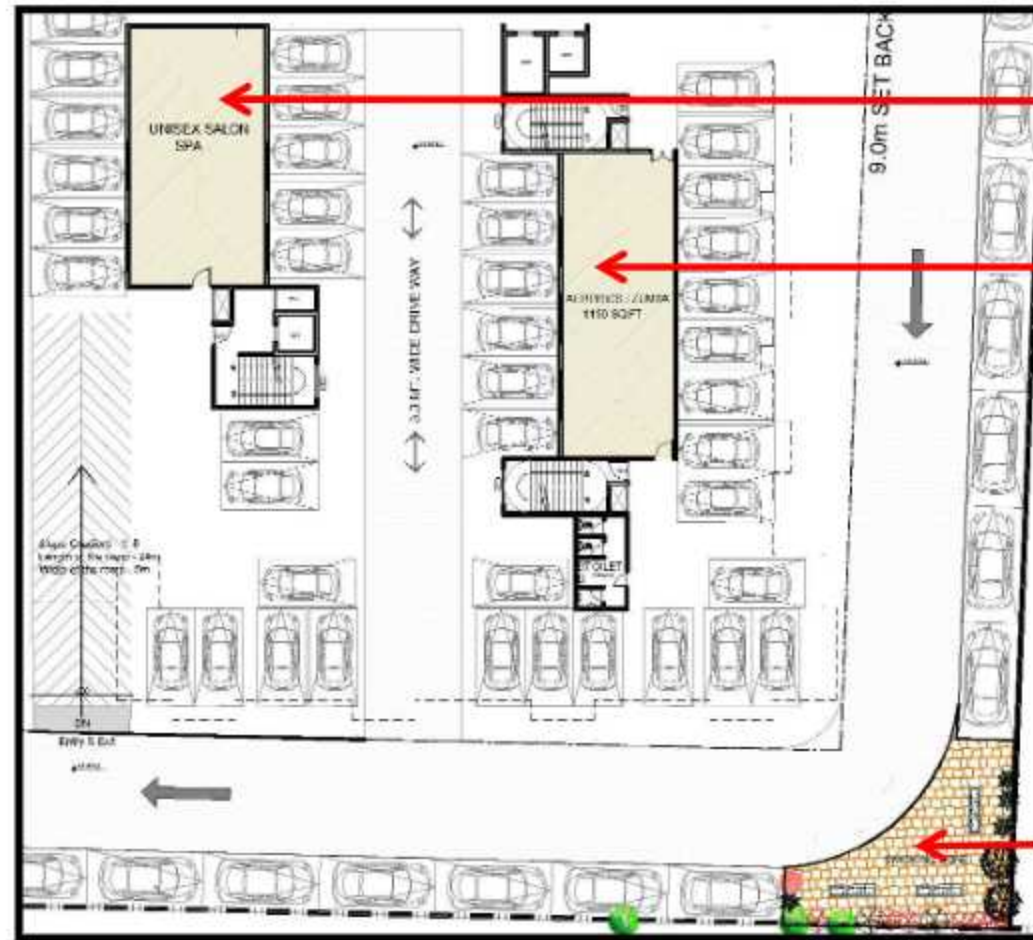
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BASEMENT FLOOR F'LAN



AMENITIES @ STILT FLOOR BLOCK - A TO D



Unisex saloon / Spa

Aerobics / Zumba

Smoking zone

AMENITIES @ STILT FLOOR BLOCK - E



INTERIOR VIEWS (STUDIO)



INTERIOR VIEWS (STUDIO)



INTERIOR VIEWS (1 BHK)



INTERIOR VIEWS (2 BHK)



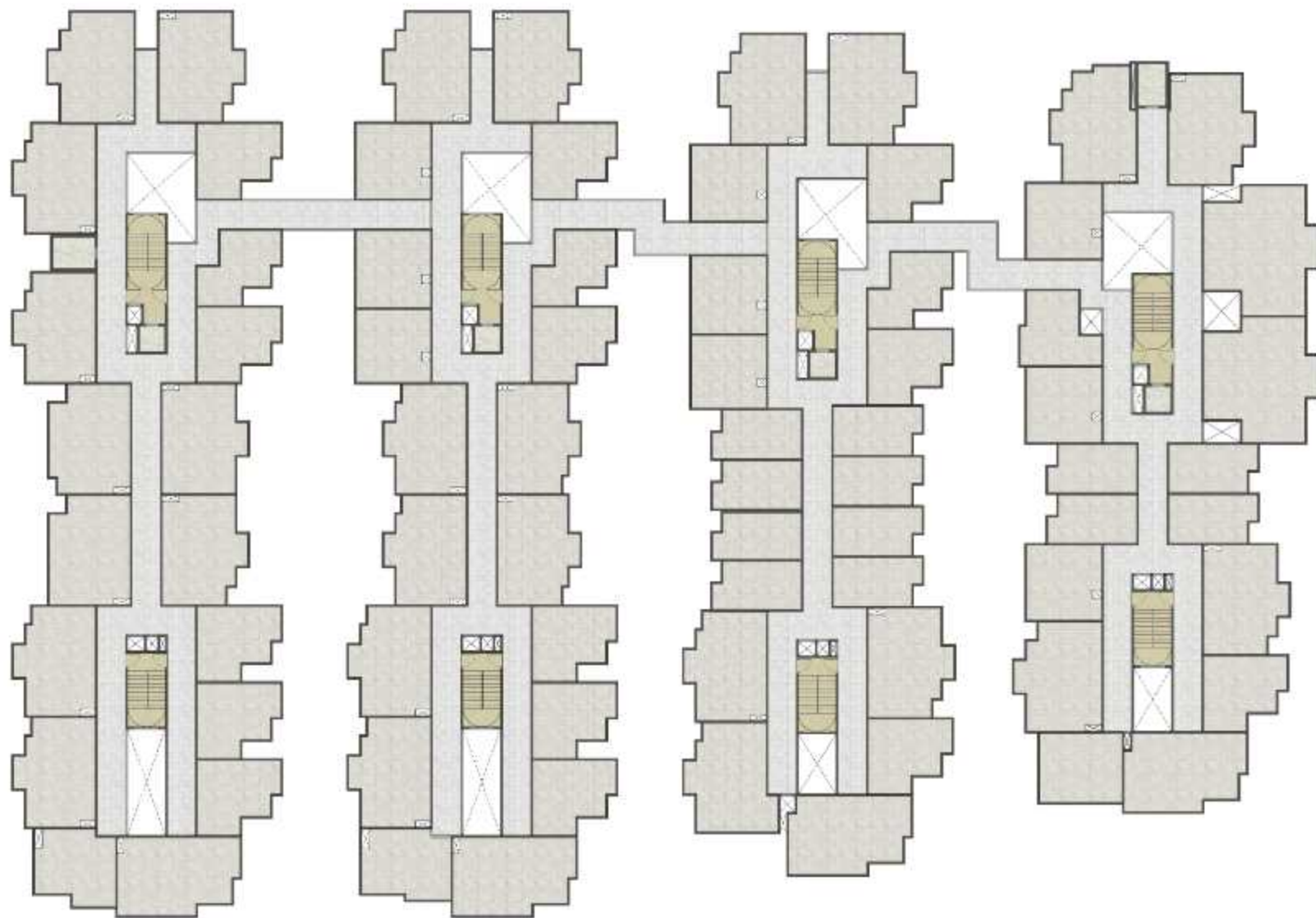
INTERIOR VIEWS (2 BHK)

WING A

WING B

WING C

WING D



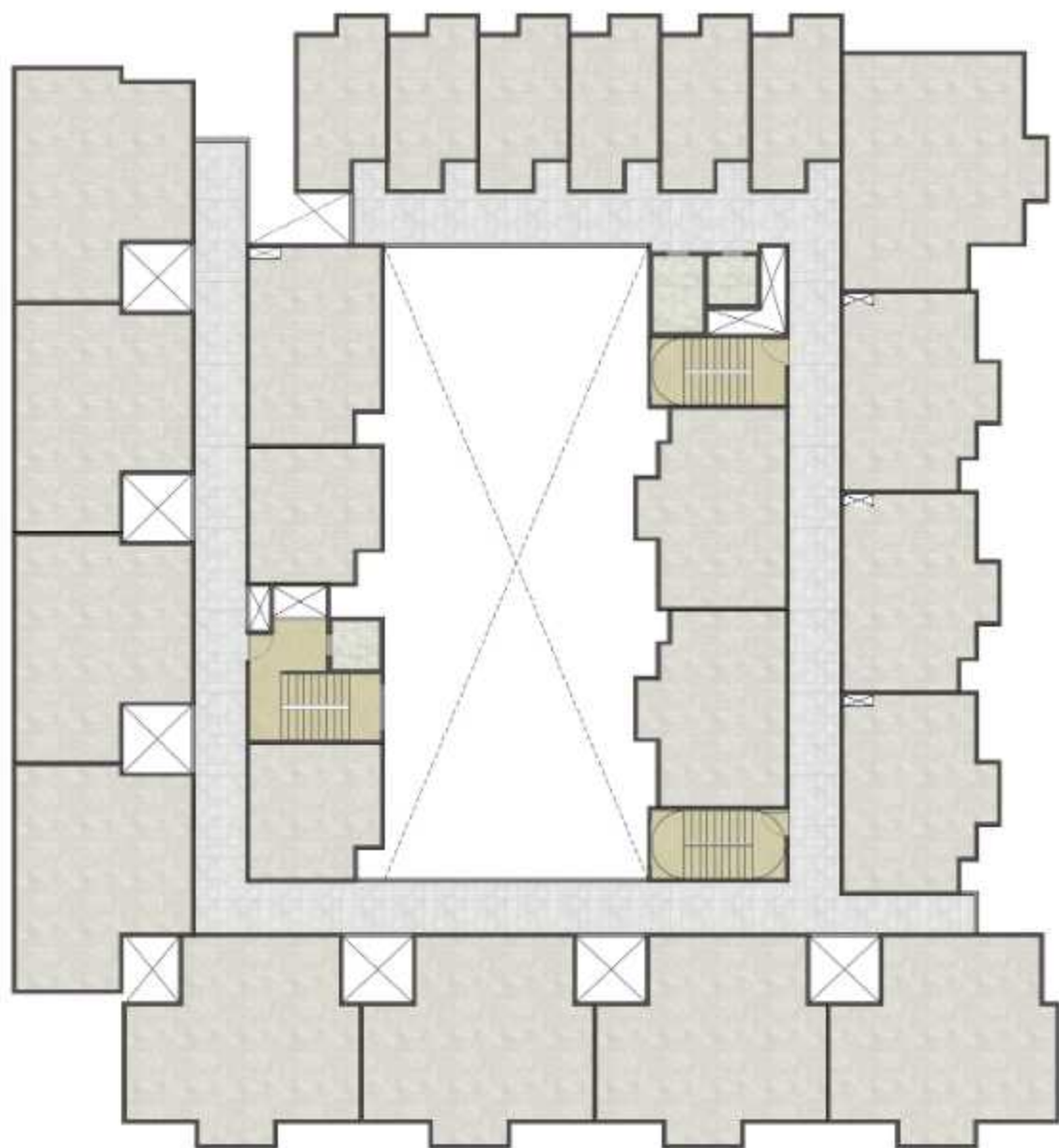
BUILDING - 01 FLOOR PLAN



BUILDING 04 KEY PLAN



WING E



BUILDING - 02 FLOOR PLAN

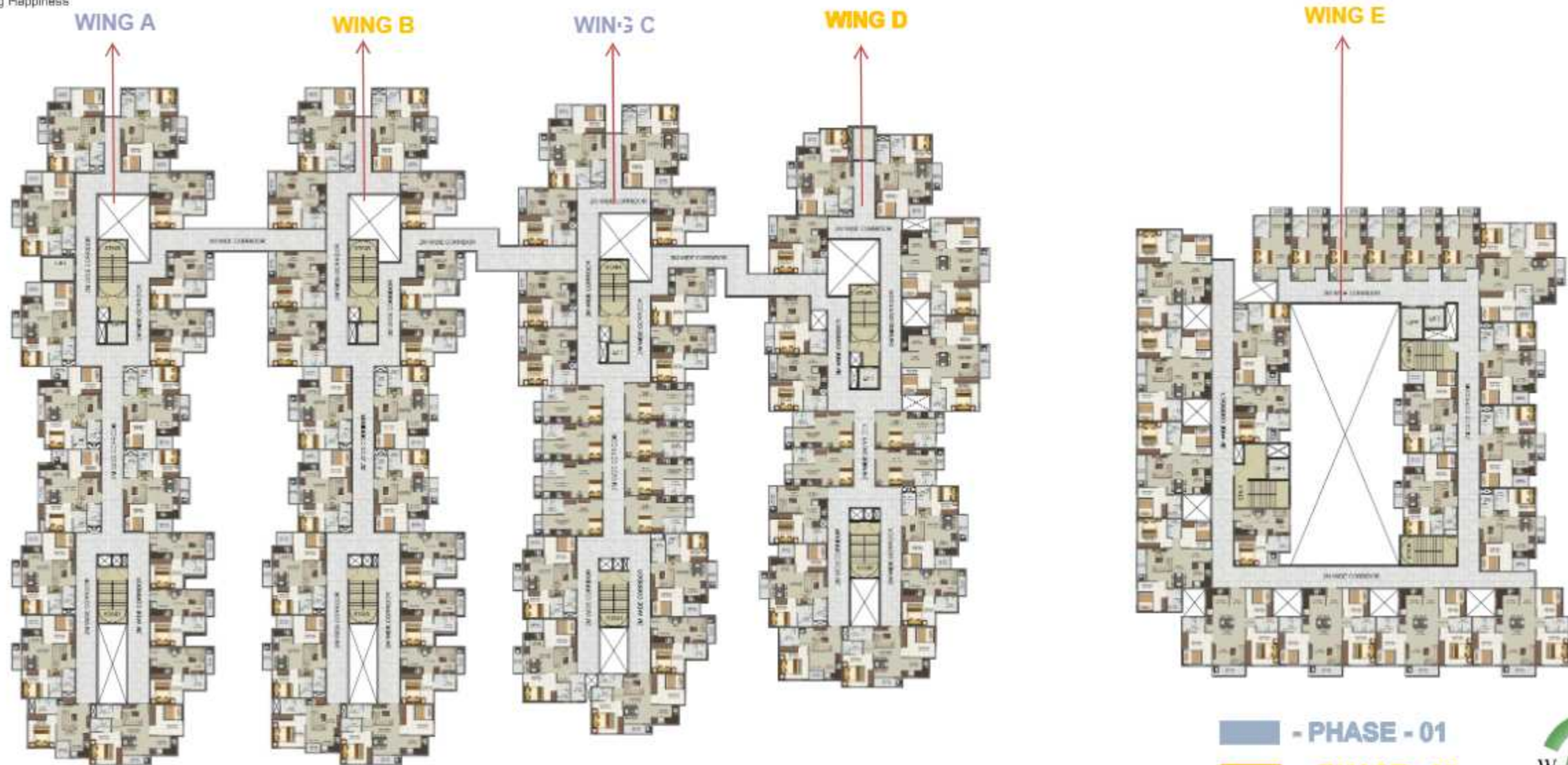


BUILDING 02 KEY PLAN





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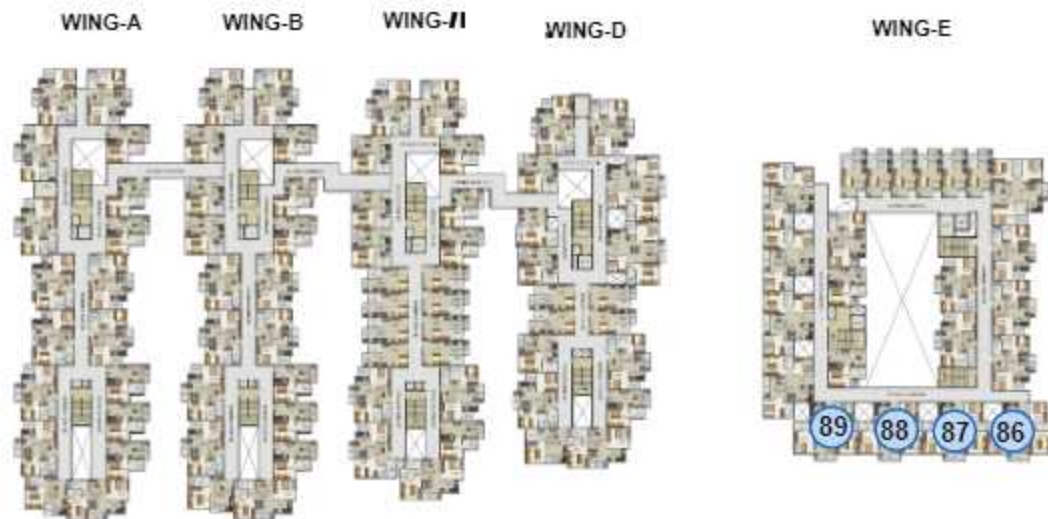


TYPICAL FLOOR PLAN

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KEY PLAN

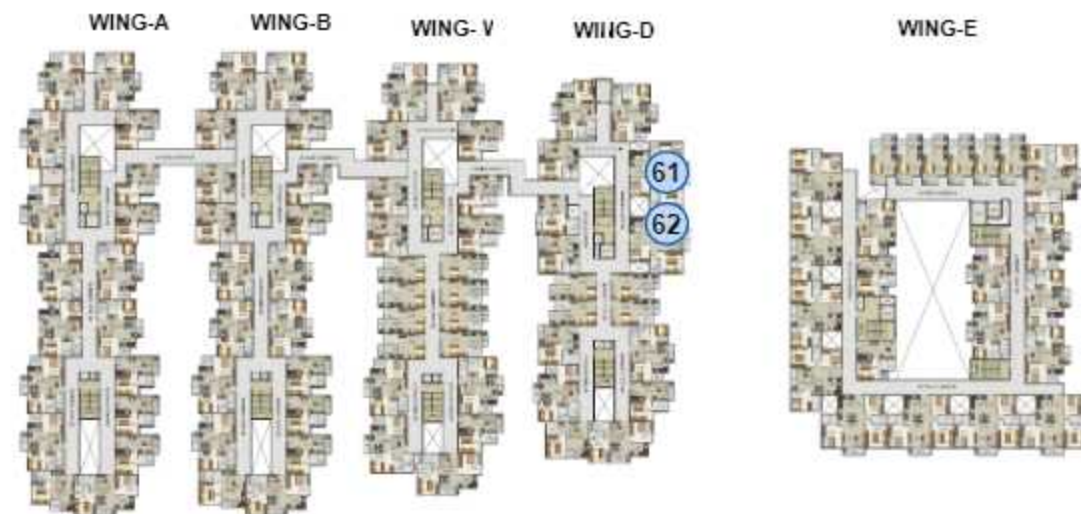
3 BHK

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

SALEABLE AREA – 1012 Sq.ft



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KEY PLAN

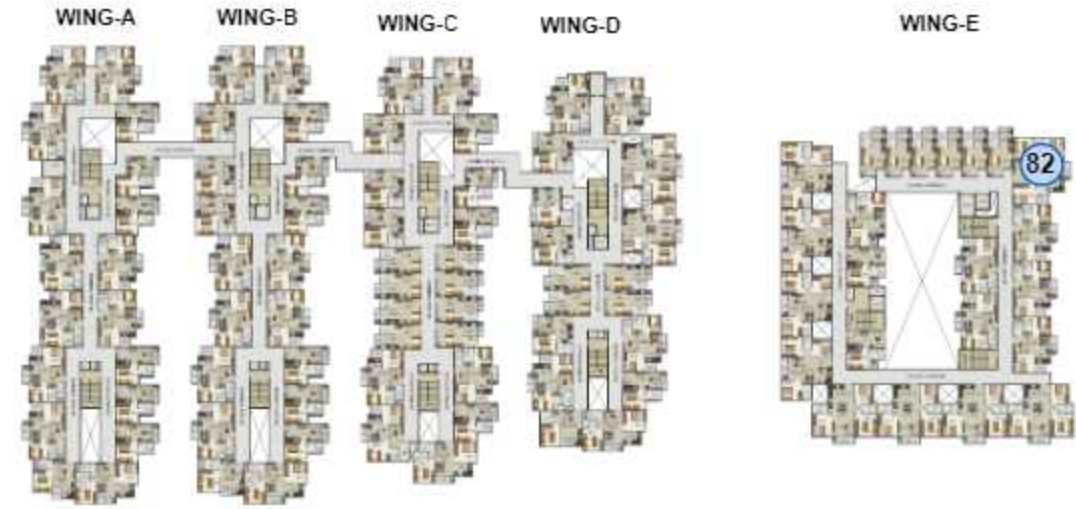
3 BHK

FLAT NOS : D - 61, 62

SALEABLE AREA – 10.2 Sq.ft



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KEY PLAN

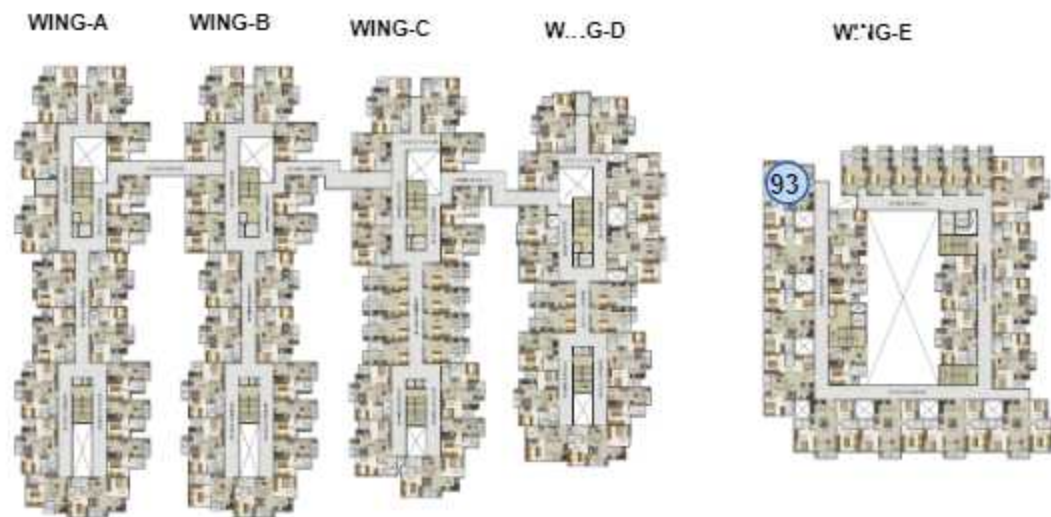
3 BHK

FLAT NOS : E-82

SALEABLE AREA – 1059 Sq./ft



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KEY PLAN

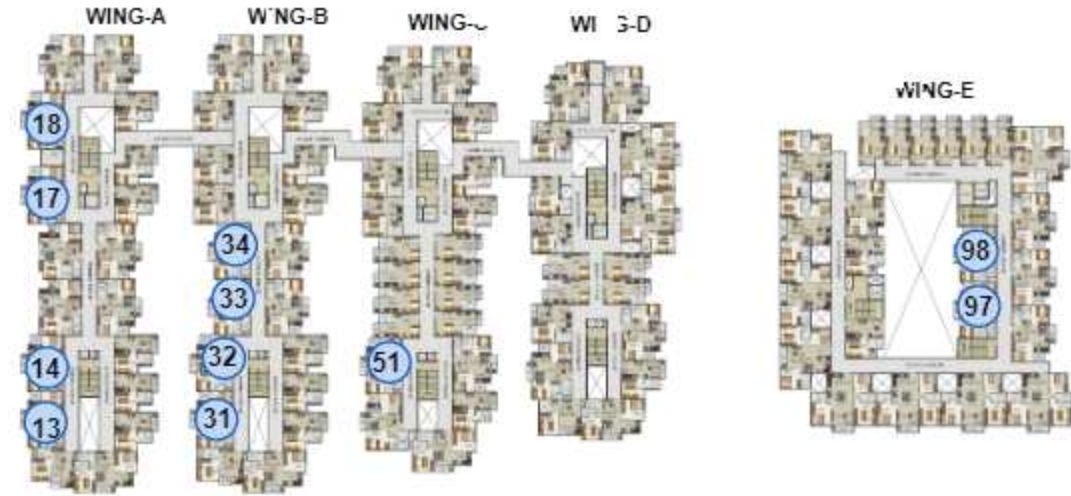
3 BHK

FLAT NOS : E - 793

SALEABLE AREA – 899 Sq.ft



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KEY PLAN

2 BHK

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

B - 31, 32, 33, 34

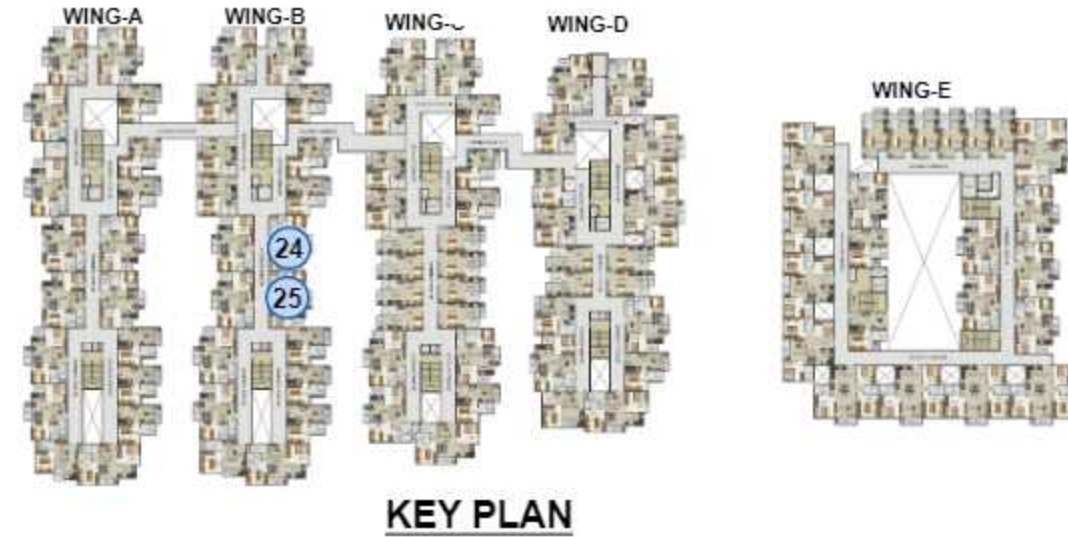
C - 51

E - 97, 98

SALEABLE AREA – 650 Sq.ft



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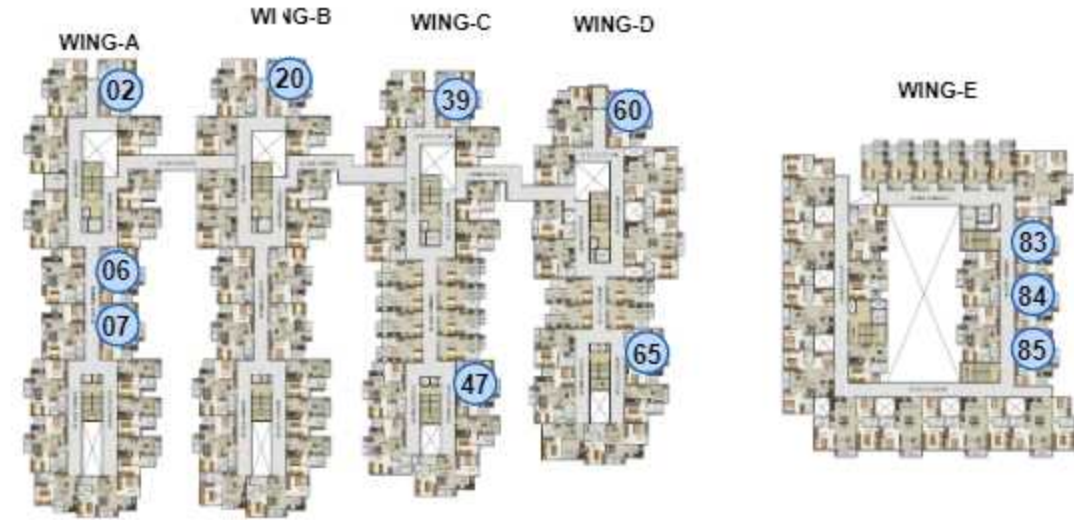
2 BHK

FLAT NOS : B-24, B-25

SALEABLE AREA – 650 Sq.ft



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KEY PLAN

2 BHK

FLAT NOS : A - 02, 06, 07

B - 20

C - 39, 47

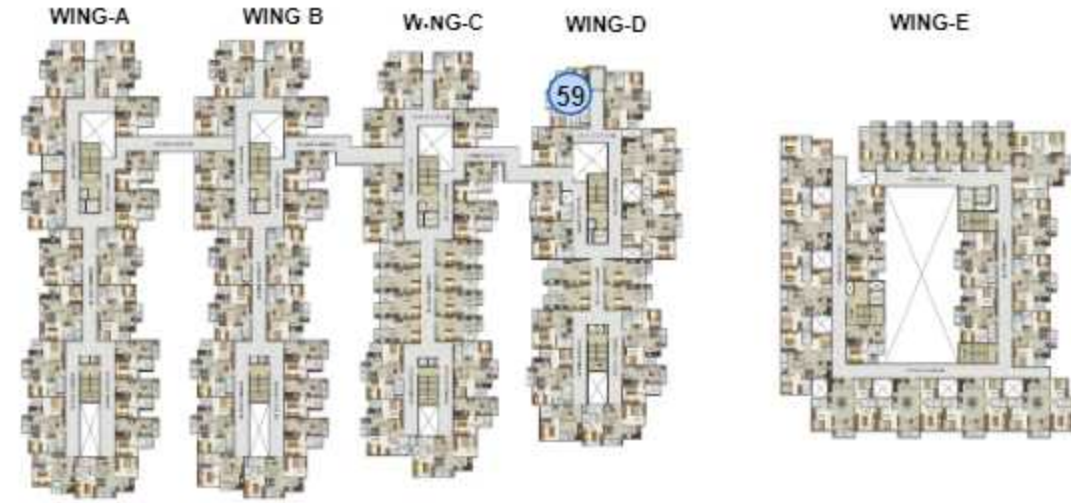
D - 60, 65

E - 83, 84, 85,

SALEABLE AREA – 676 Sq.ft



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KEY PLAN

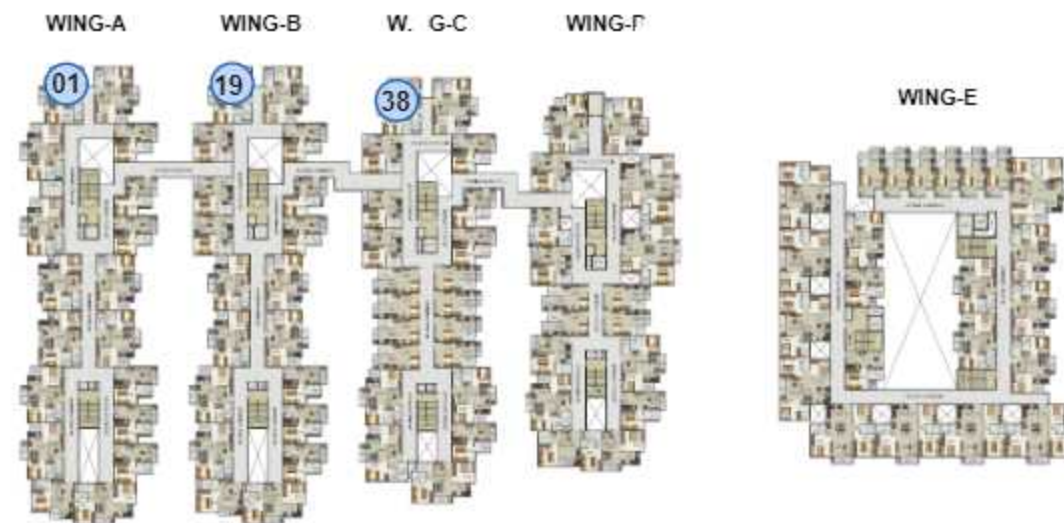
2 BHK

FLAT NOS : D-59

SALEABLE AREA - 67¹/2 Sq.ft



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KEY PLAN

2 BHK

FLAT NOS : A - 01

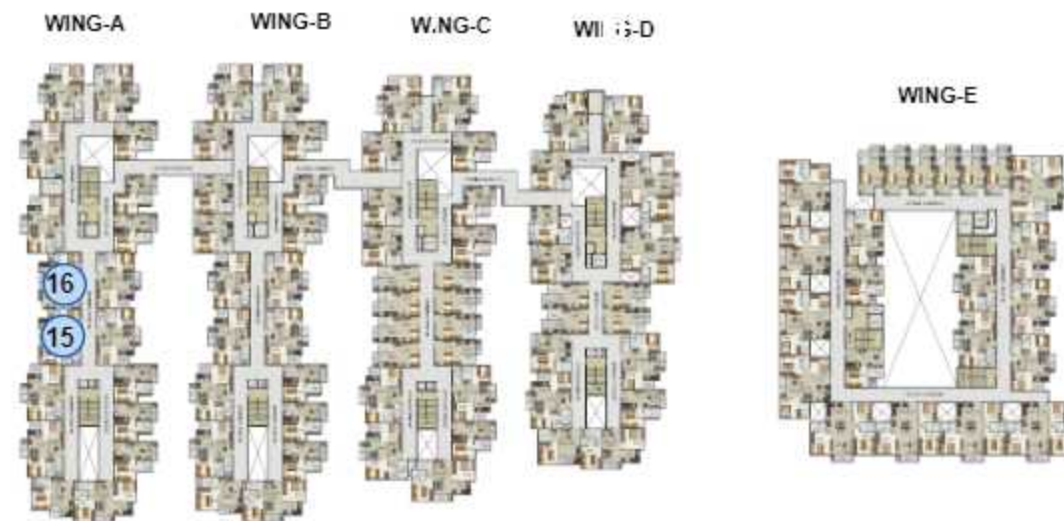
B - 19

38

SALEABLE AREA – 680 Sq.ft



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KEY PLAN

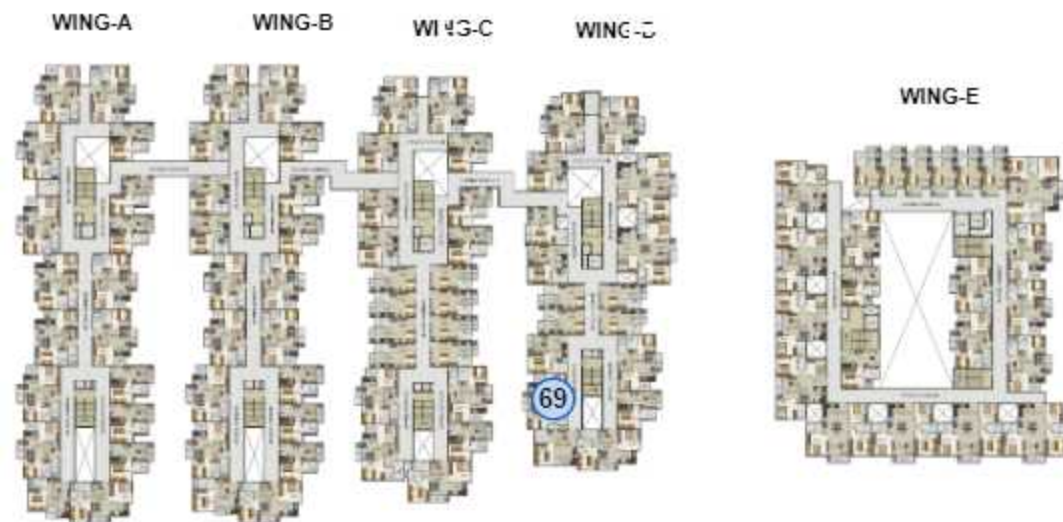
2 BHK

FLAT NOS : A - 15, 16

SALEABLE AREA – 689 Sq.ft



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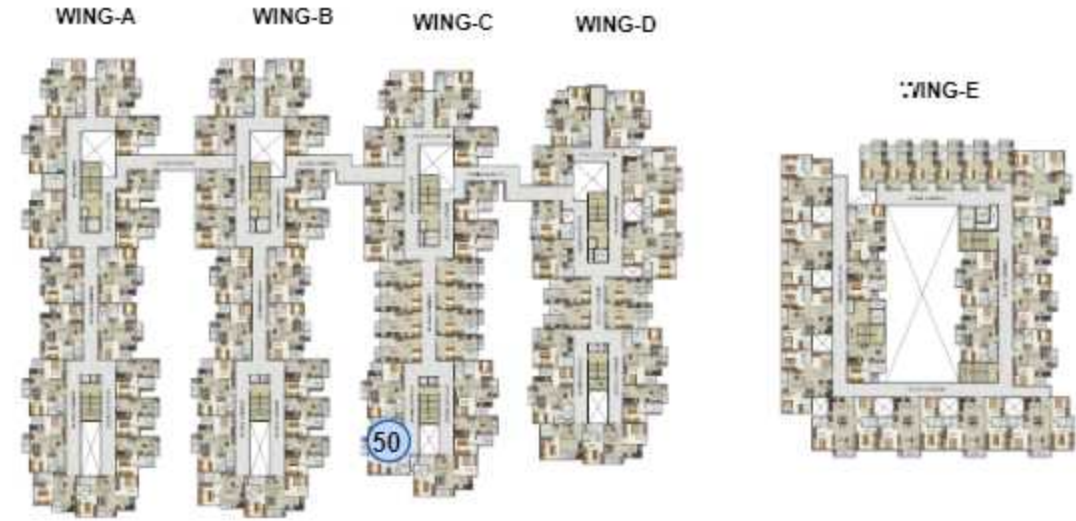
KEY PLAN

2 BHK

FLAT NOS : D-69

SALEABLE AREA – 692 Sq.ft





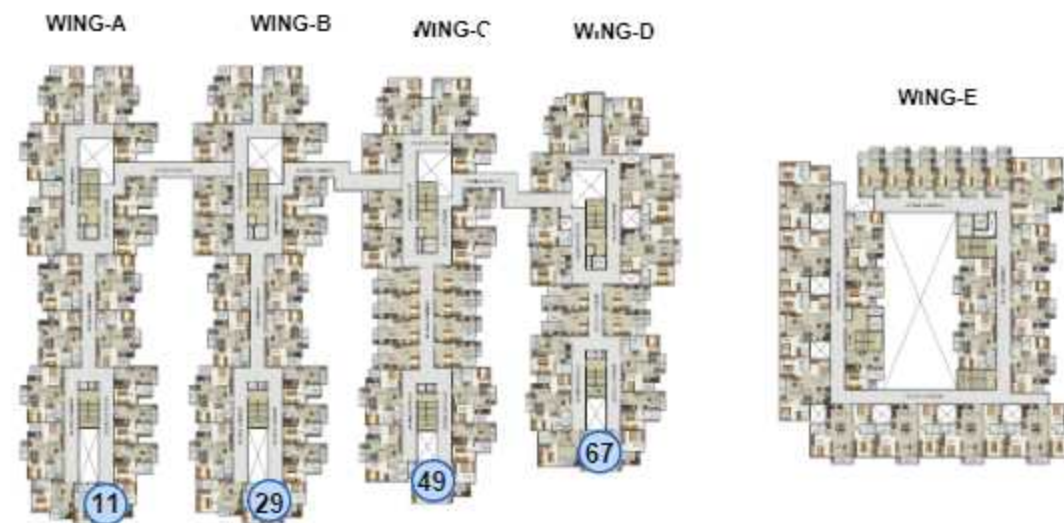
KEY PLAN

2 BHK

FLAT NOS : C-50

SALEABLE AREA – 638 Sq.ft





KEY PLAN

2 BHK

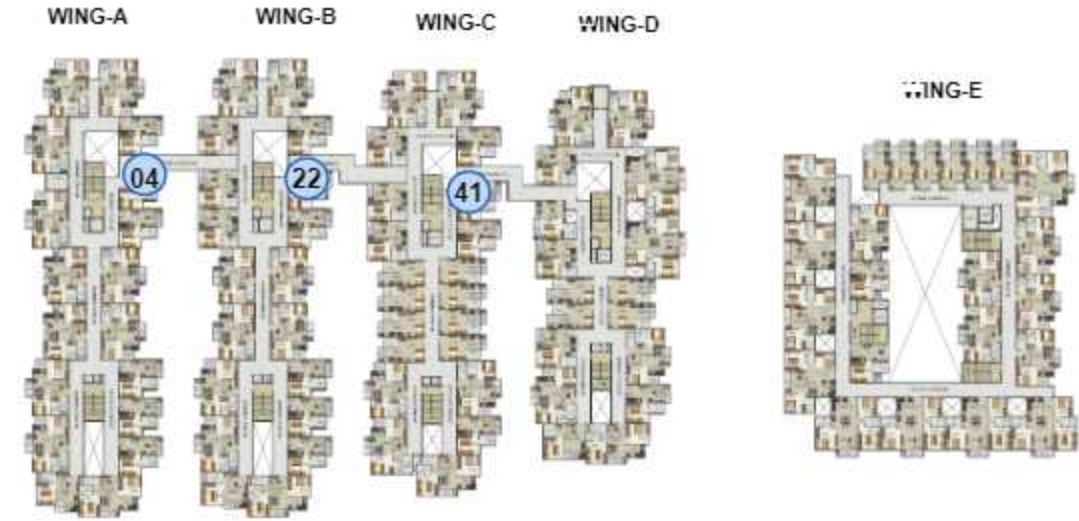
FLAT NOS : A - 11 D - 67

B - 29 C - 49

SALEABLE AREA – 730 Sq.ft



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KEY PLAN

1 BHK

FLAT NOS : A - 04

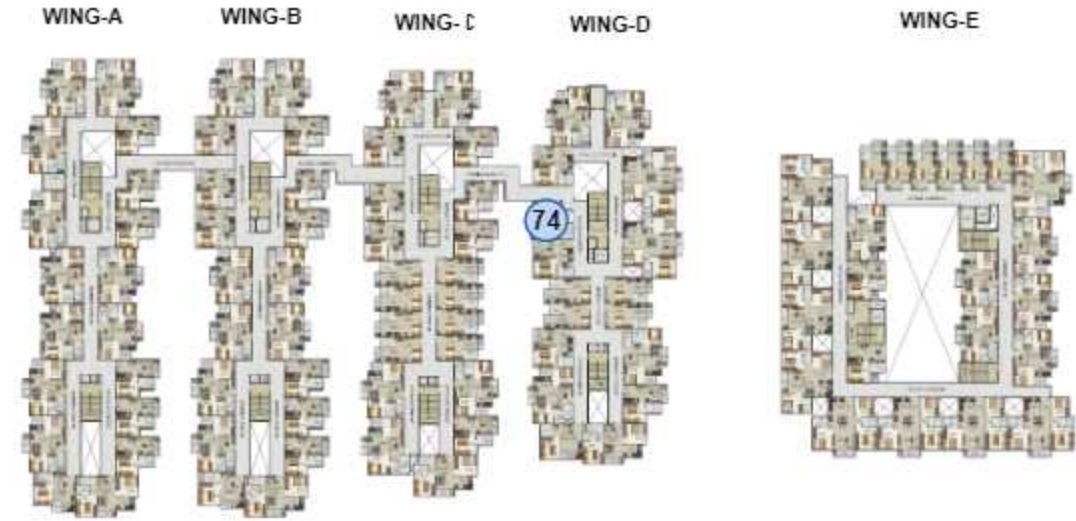
B - 22

C - 41

SALEABLE AREA – 372 Sq.ft



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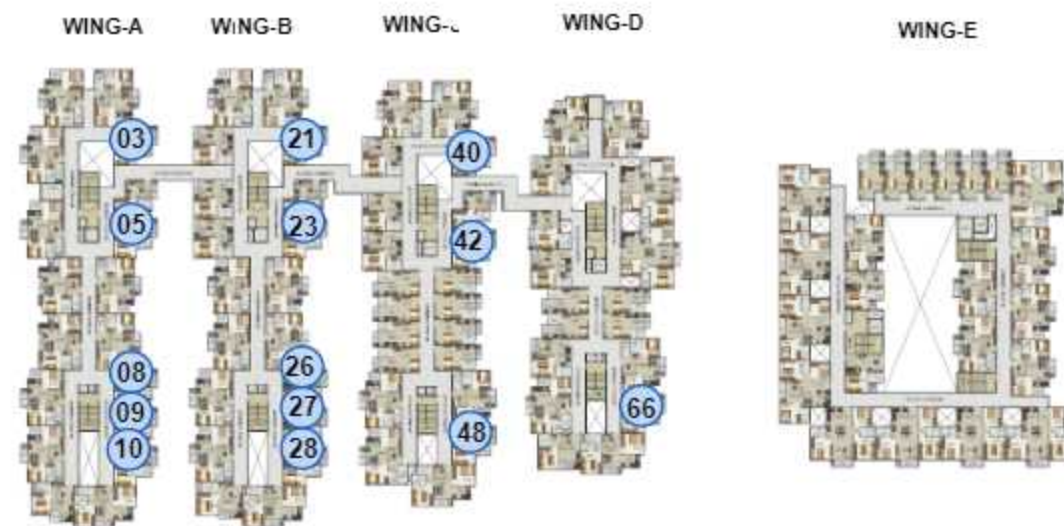
KEY PLAN

1 BHK

FLAT NOS : D - 74

SALEABLE AREA – 406 Sq.ft





KEY PLAN

1 BHK

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

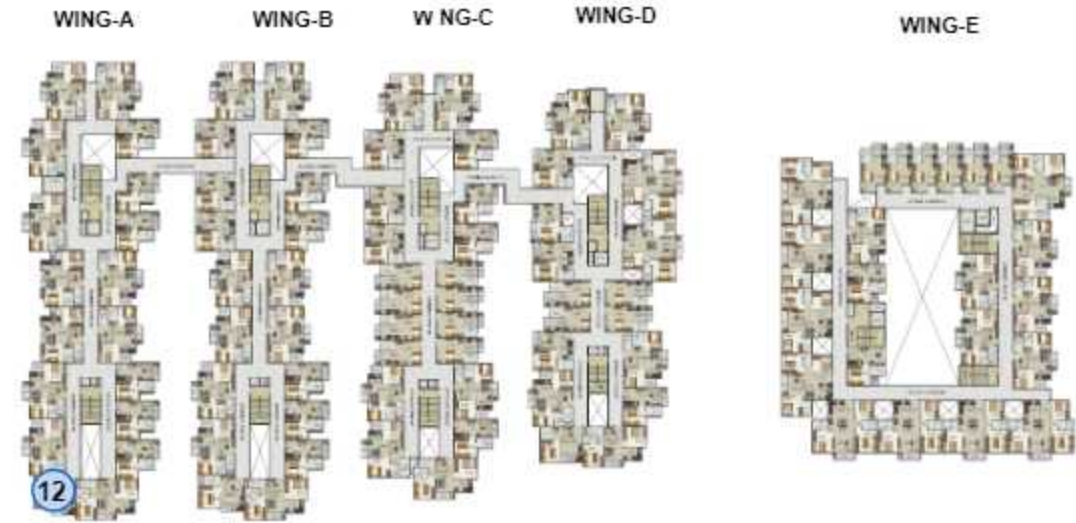
B - 21, 23, 26, 27, 28

C - 40, 42, 48

D - 66

SALEABLE AREA – 444 Sq.ft





KEY PLAN

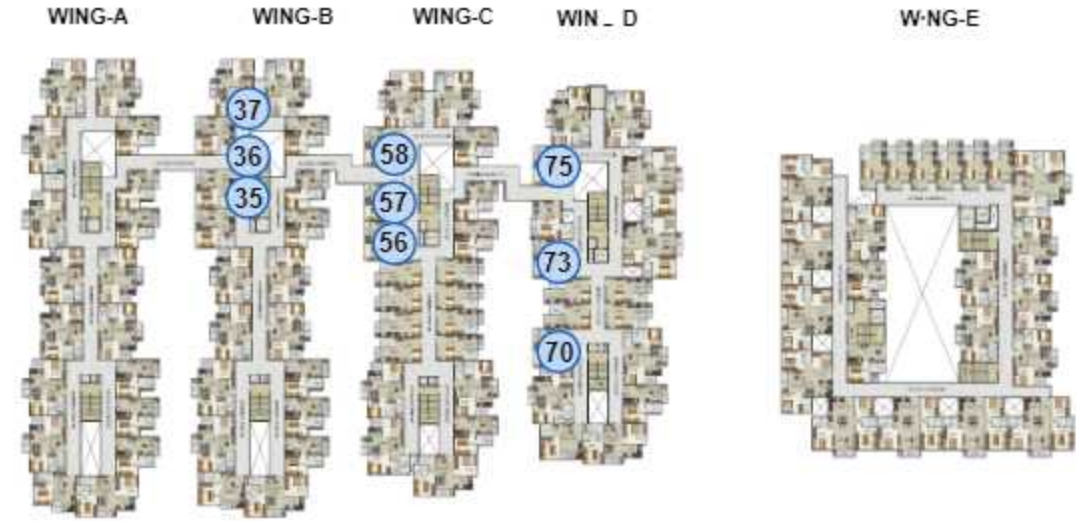
1 BHK

FLAT NOS : A - 12

SALEABLE AREA – 457 Sq.ft



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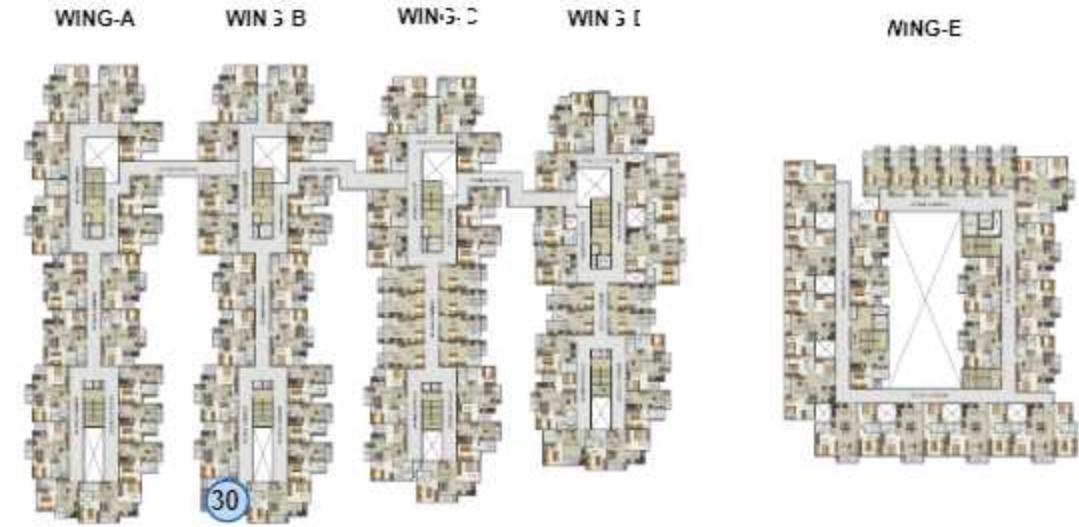
KEY PLAN

1 BHK

FLAT NOS : B - 35, 36, 37,
C - 56, 57, 58,
D - 70, 73, 75

SALEABLE AREA – 460 Sq.ft





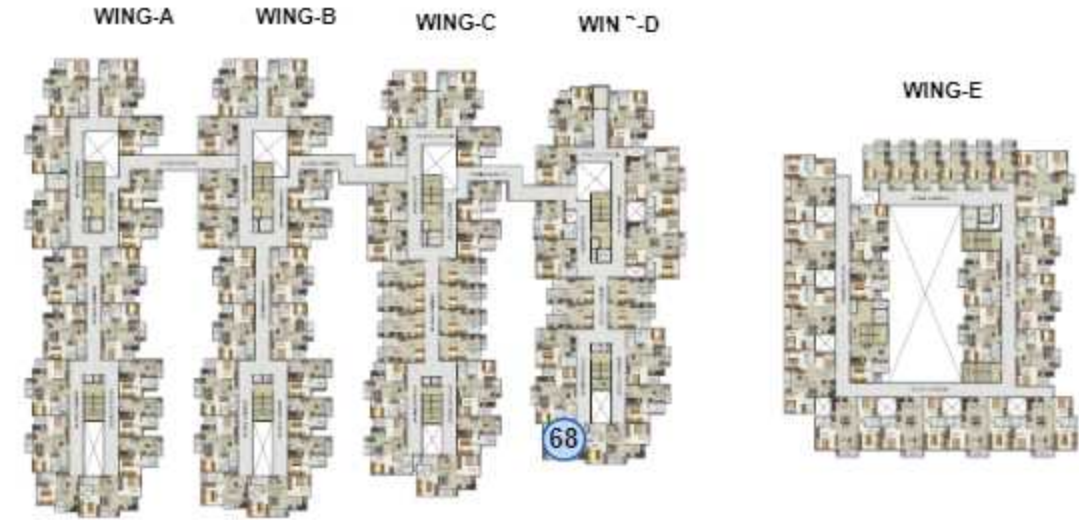
KEY PLAN

1 BHK

FLAT NOS : B - 30

SALEABLE AREA – 472 Sq.ft





KEY PLAN

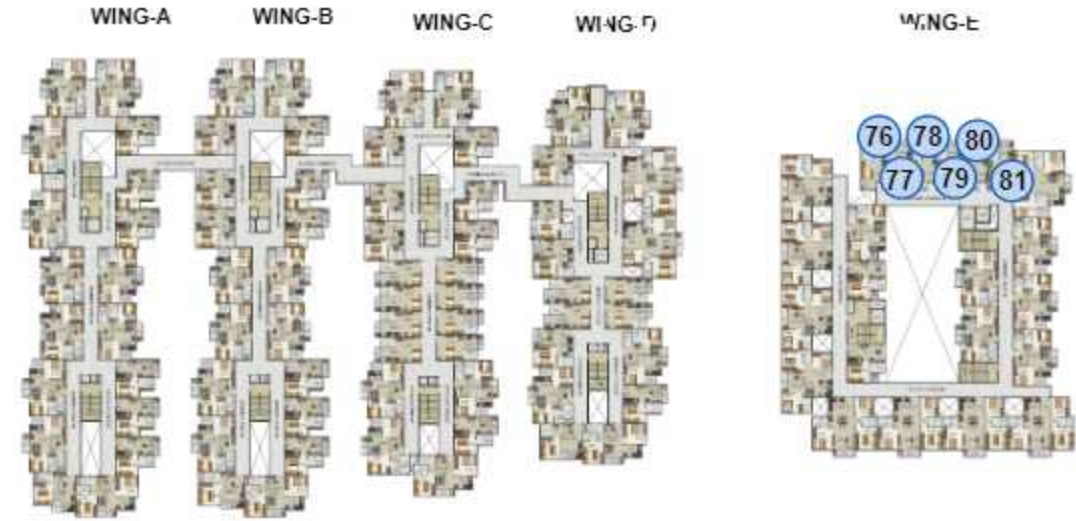
1 BHK

FLAT NOS : D - 68

SALEABLE AREA – 478 Sq.ft



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KEY PLAN

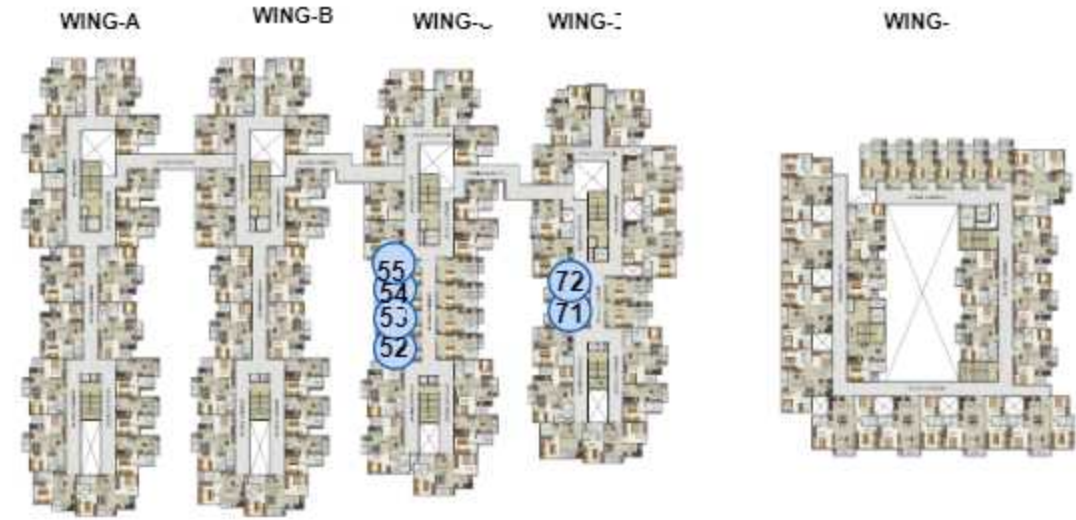
STUDIO

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

SALEABLE AREA – 343 Sq.ft



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KEY PLAN

STUDIO

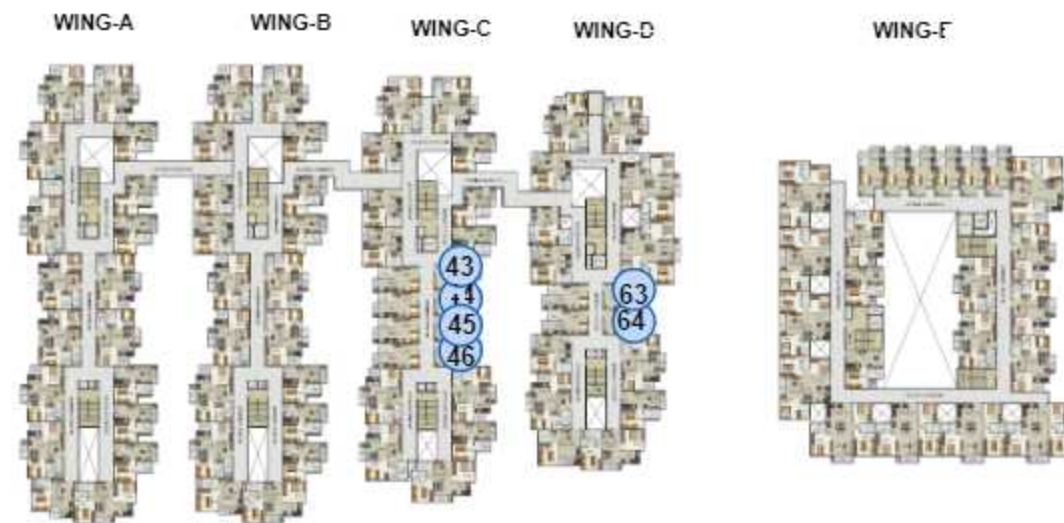
FLAT NOS : C - 52, 53, 54, 55

D - 71, 72

SALEABLE AREA – 345 Sq.ft



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KEY PLAN

STUDIO

**FLAT NOS : C - 43, 44, 45, 46,
D - 63, 64**

SALEABLE AREA – 345 Sq.ft



THANK YOU

