



**SOWPARNIKA**  
Delivering Happiness



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

# FLAMENCO

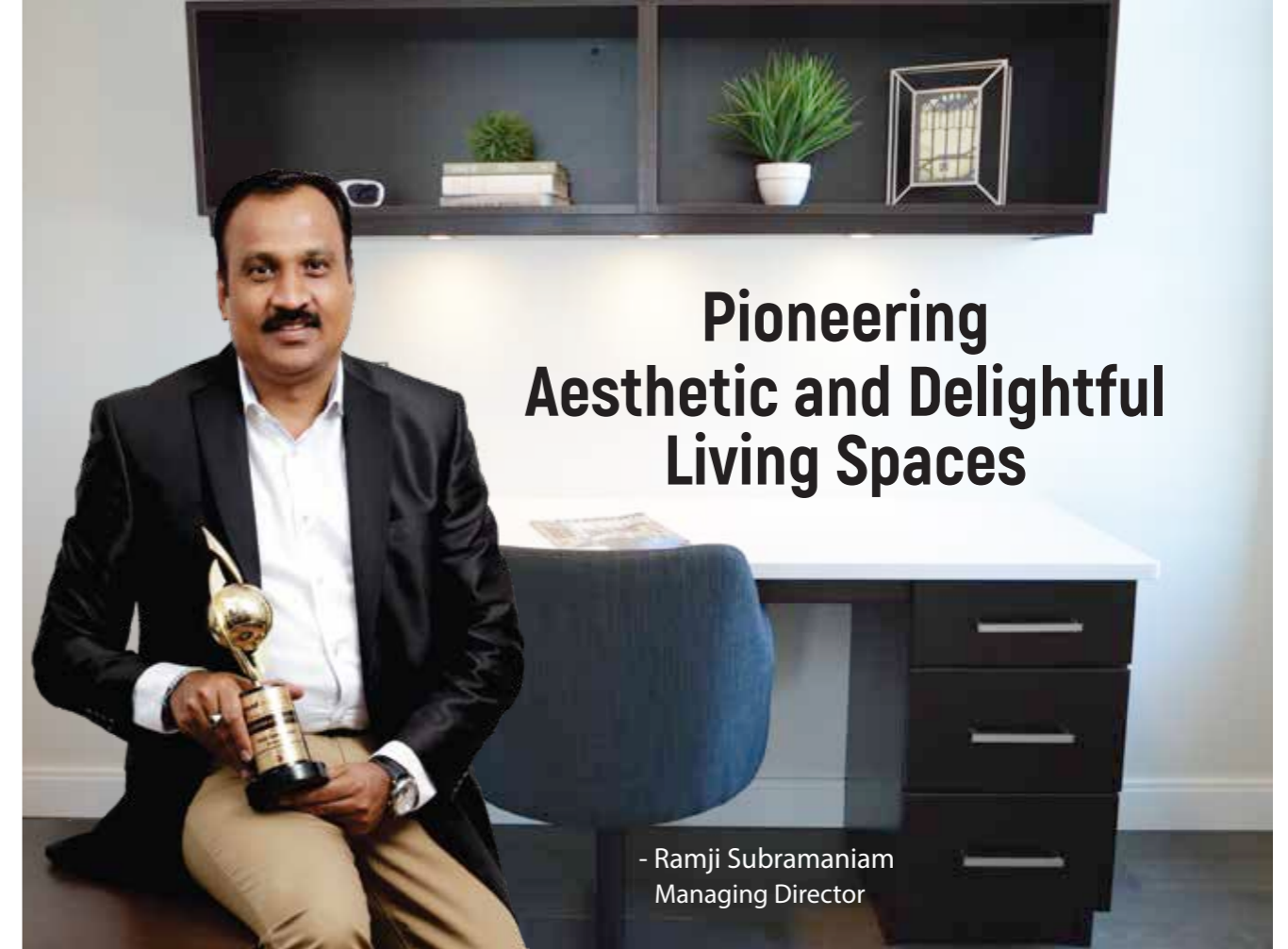
Sarjapur Road, Bangalore



## About Sowparnika

Since its inception in 2003, Sowparnika has been committed to trust, quality and excellence, and these factors have translated 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, headquartered in Bengaluru with projects spread across Karnataka, Kerala and Tamil Nadu.



- 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 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 Creation

Turnkey Delivery - From Design to Execution

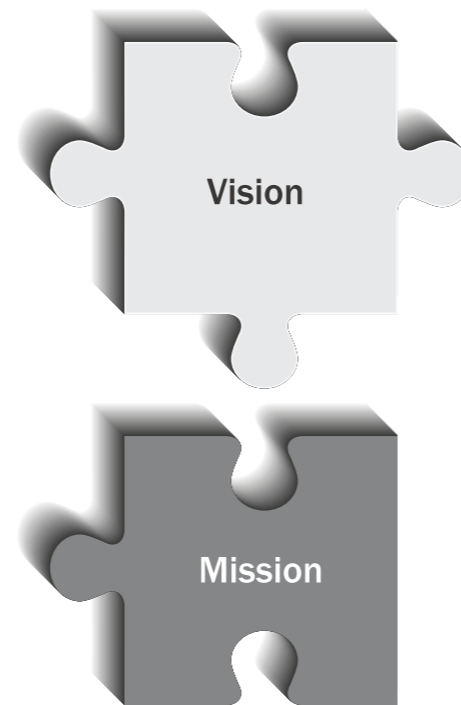


## Vision

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

**7500+**

**SATISFIED  
CUSTOMERS**

**35+**

**COMPLETED  
PROJECTS**

**35+**

**ONGOING  
PROJECTS**

**5.0+**

**MILLION SQ. FT.  
DEVELOPED**

**5.0+**

**MILLION SQ. FT.  
UNDER DEVELOPMENT**

**3**

**STATES  
PRESENCE**

# Proximities

## Distance To Sowparnika Flamenco:

Proposed Infosys Campus	0.5 km
Decathlon Sports India	8.0 km
Wipro Corporate Office	10.0 km
Whitefield	15.0 km
Outer Ring Road ( ORR )	12.0 km
Electronic City	14.0 km
Marathahalli	16.0 km
ITPL	17.0 km
Bengaluru International Airport	53.0 km

## Educational Institutions:

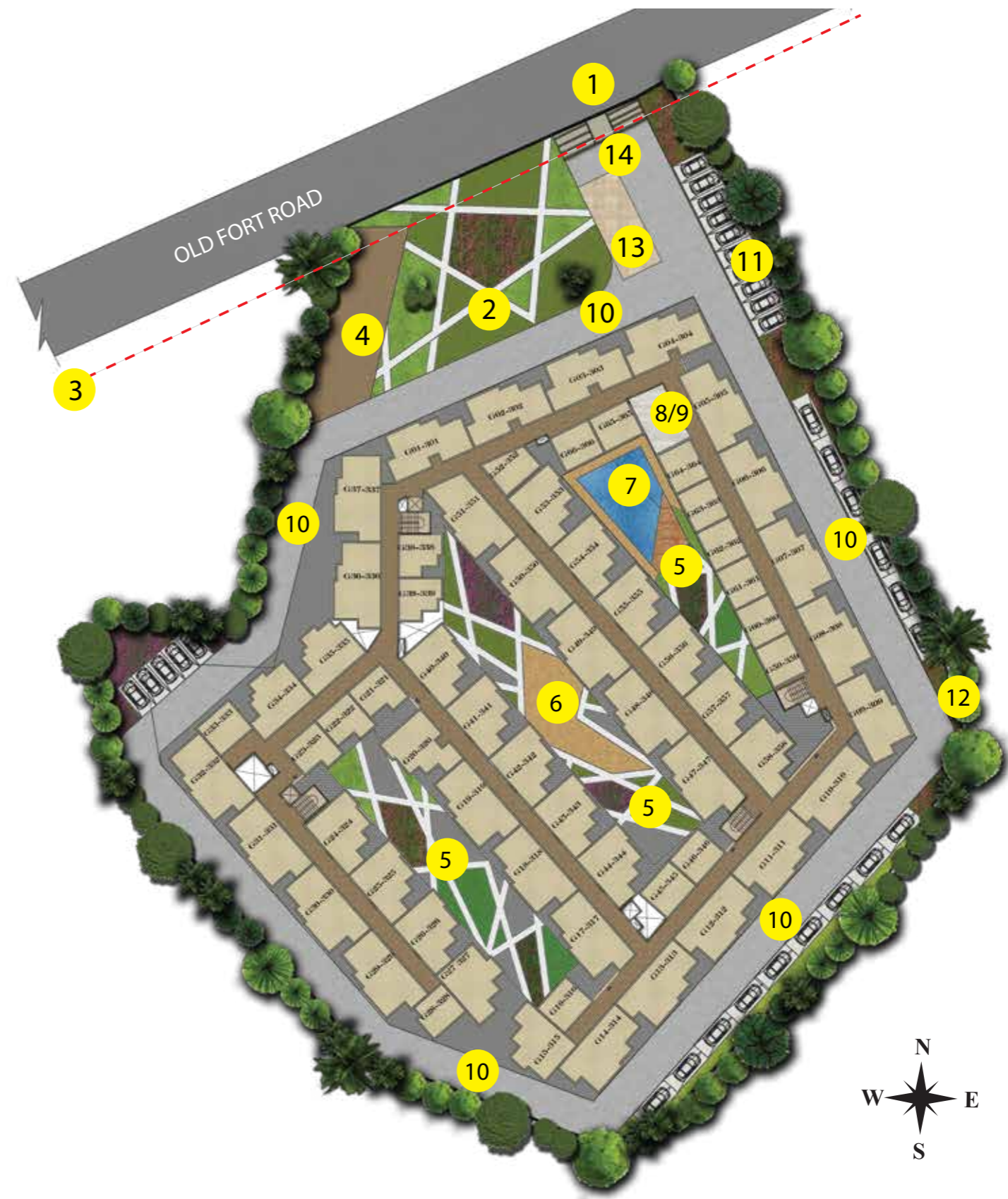
St. Philomena School	1.0 km
GIIS	1.0 km
Indus International School	2.0 km
Sri Sri Ravishankar Vidya Mandir	4.5 km
Inventure Academy	4.5 km
Greenwood High School	4.5 km
TISB	4.5 km
Oakridge International School	4.5 km
Azim Premji University	2.0 km



# Master Plan

## Legend

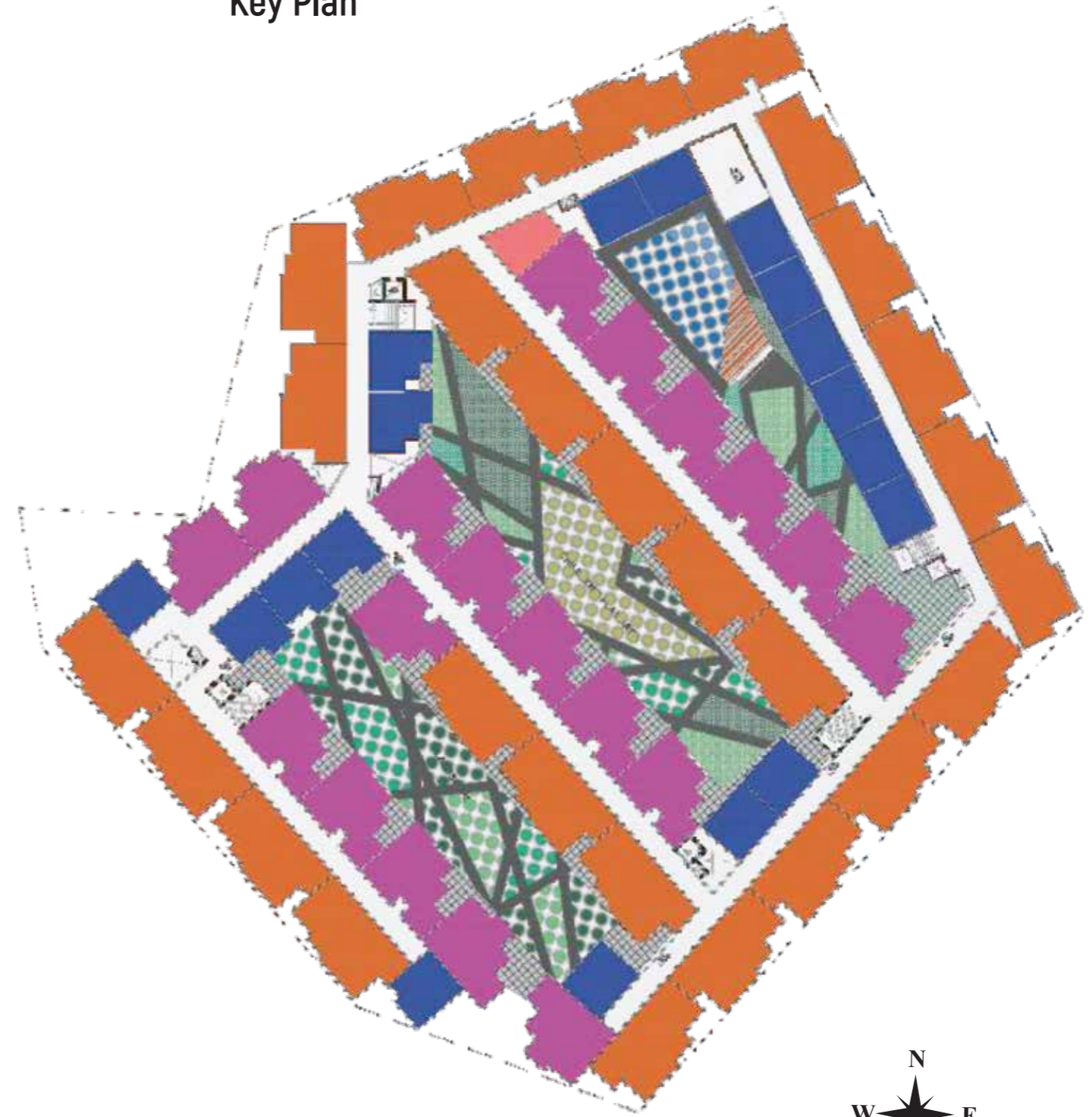
1. Entrance Gateway & Security Room
2. Land Reserved As Per Regulation
3. Road Widening Line
4. Transformer & DG Services
5. Paved Courtyards & Patios
6. Children's Play Area
7. Swimming Pool
8. Clubhouse
9. Laundry / Creche
10. Driveway
11. Surface Parking
12. Car Charging Bay
13. Convenience Store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



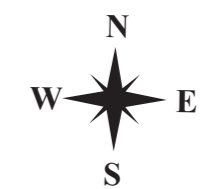
## Project Highlights

Total Site Area = 2 Acres 8 Guntas ( 95,832.75 Sq.m )  
 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%





# Typical Plan



# 3BHK Unit Plans



## Key Plan



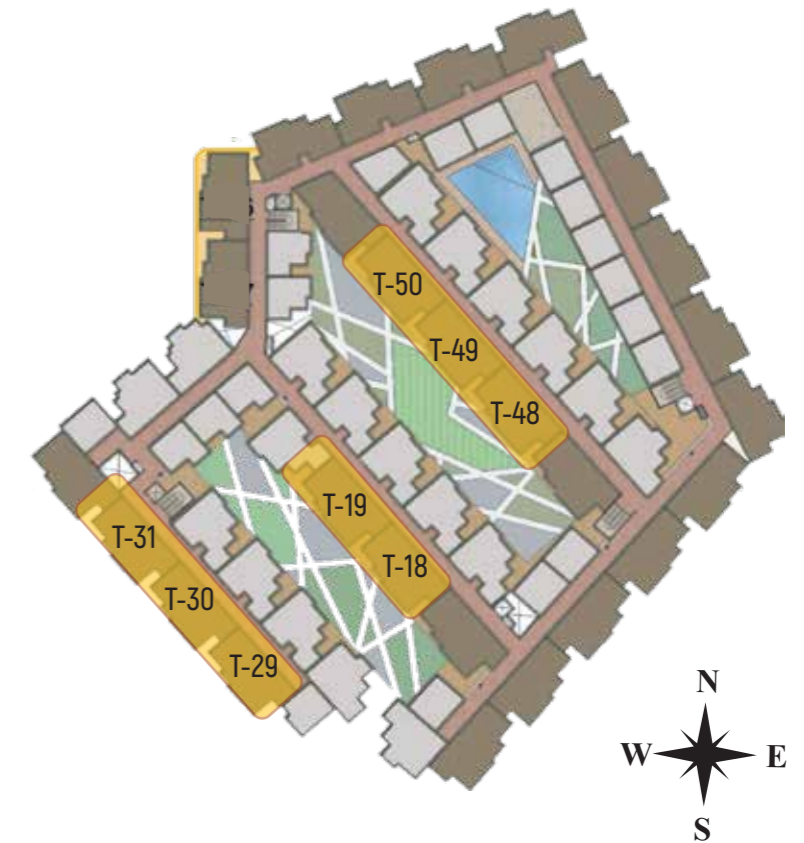
Type - T1, T2, T3 & T4  
 Saleable Area - 907 Sq. ft

# 3BHK Unit Plans



Type - T5, T6, T7, T8 & T9  
 Saleable Area - 922 Sq. ft

# 3BHK Unit Plans



Type - T-18, T-19, T-29, T-30, T-31  
T-48, T-49 & T-50  
Saleable Area - 965 Sq. ft

# 3BHK Unit Plans



Type - T36 & T37  
 Saleable Area - 965 Sq. ft

# 3BHK Unit Plans



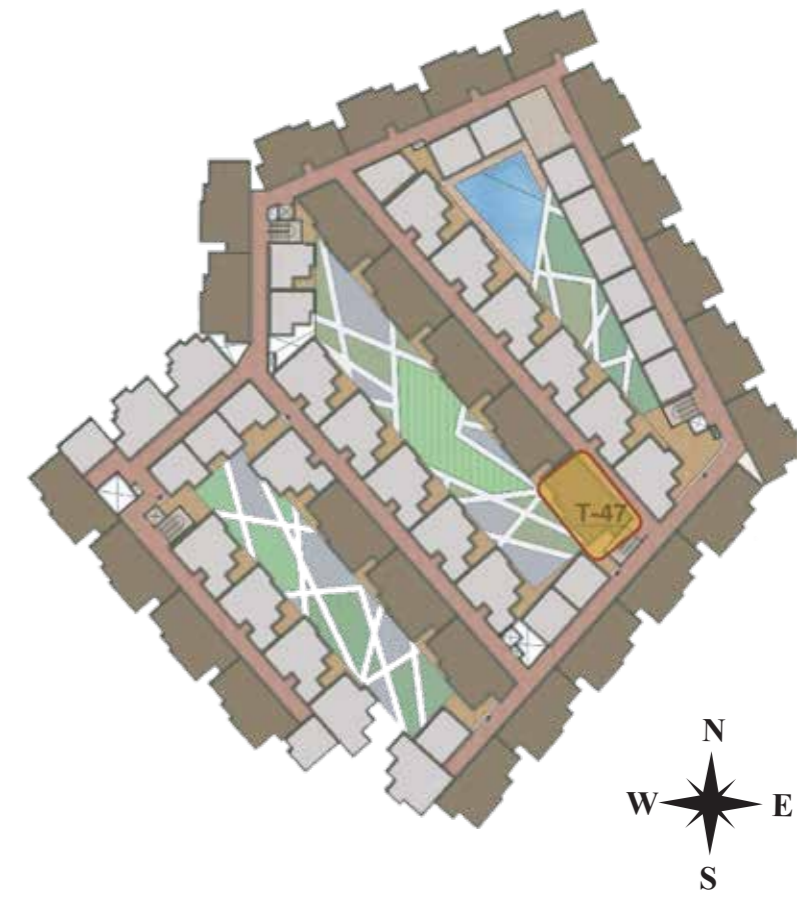
Type - T17  
 Saleable Area - 971 Sq. ft

# 3BHK Unit Plans



Type - T32  
 Saleable Area - 971 Sq. ft

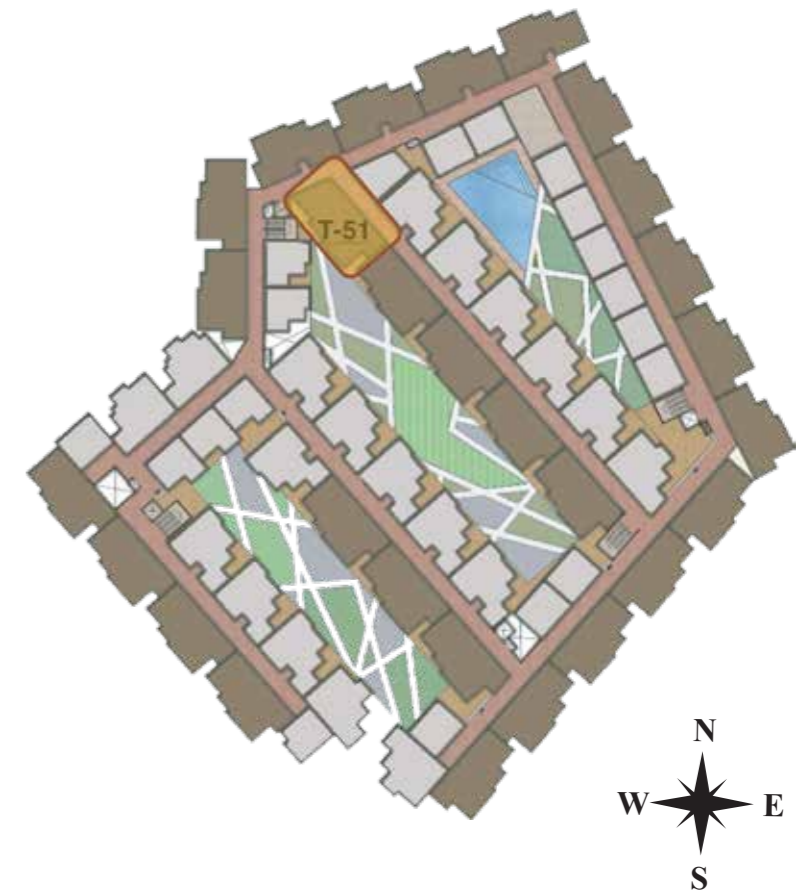
# 3BHK Unit Plans



Type - T47  
 Saleable Area - 977 Sq. ft

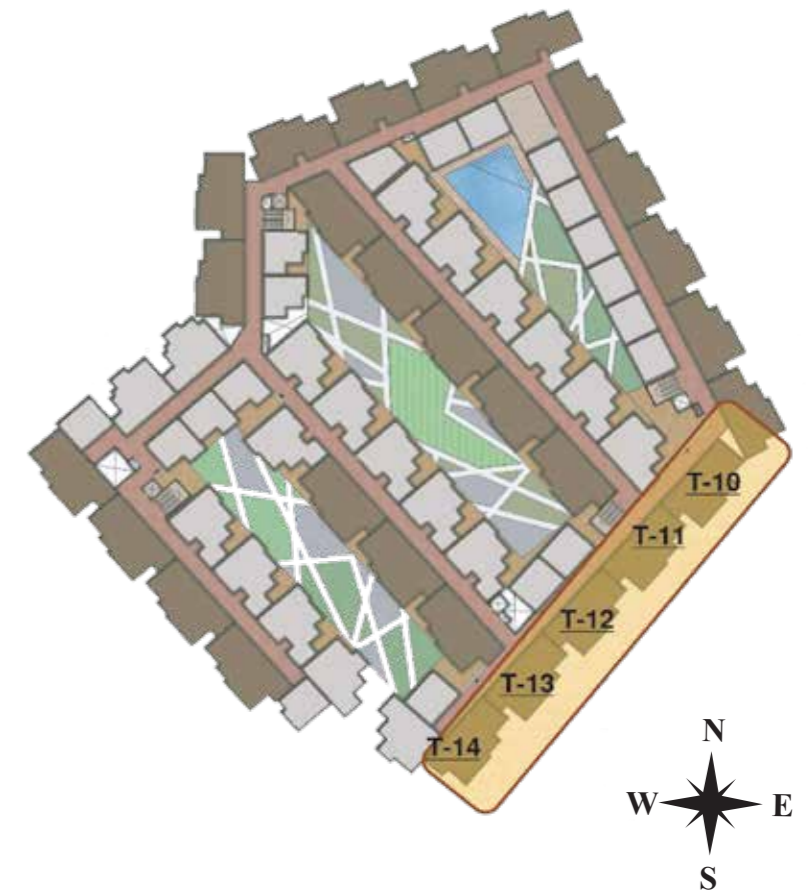


# 3BHK Unit Plans



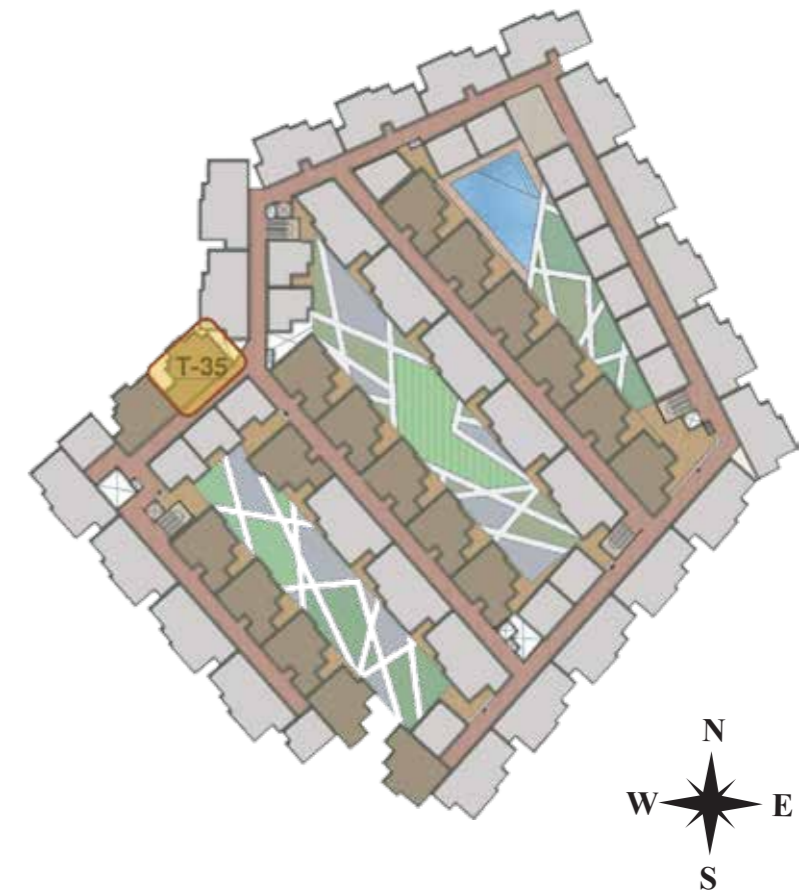
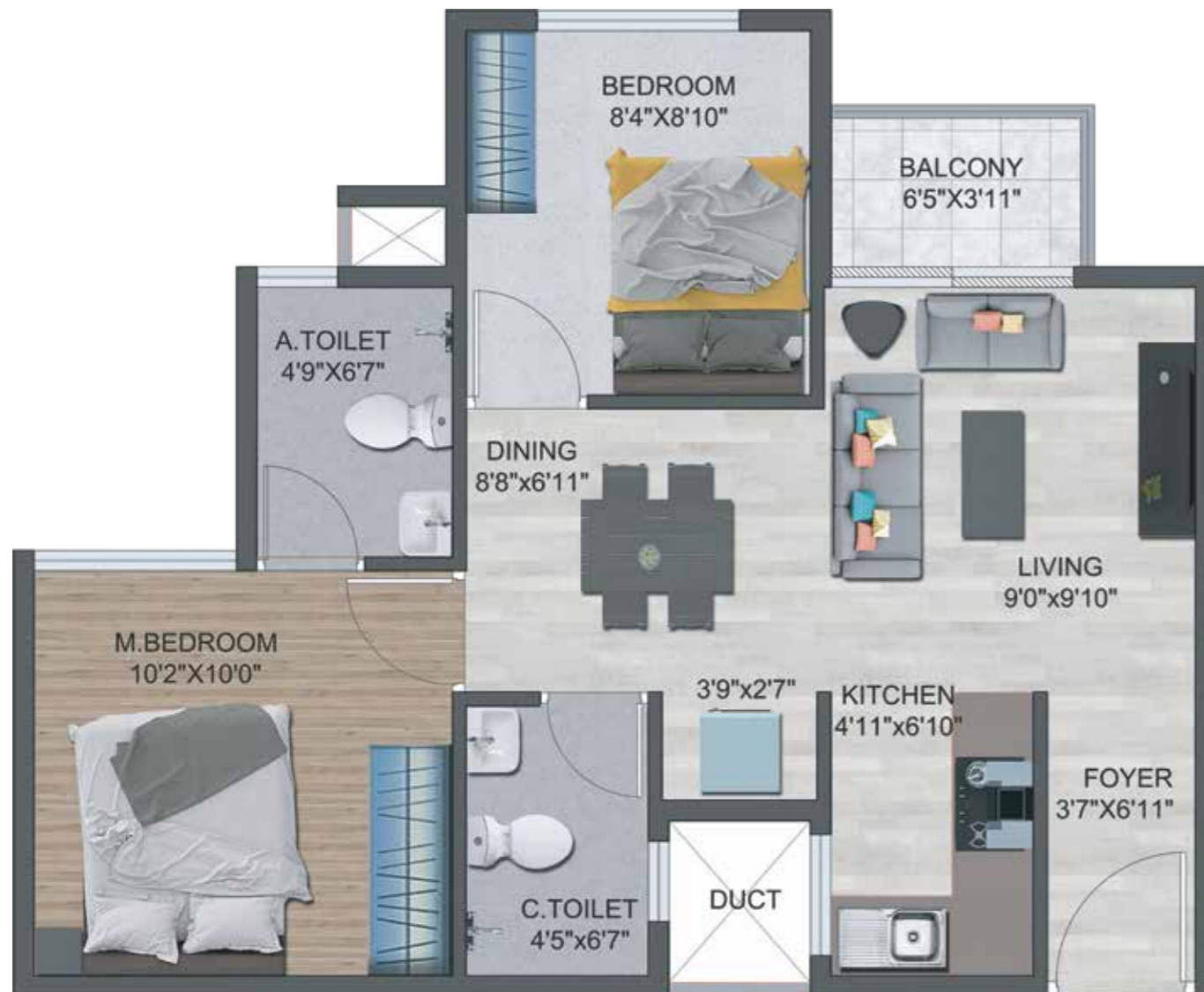
Type - T51  
 Saleable Area - 996 Sq. ft

# 3BHK Unit Plans



Type - T10, T11, T12, T13 & T14  
 Saleable Area - 922 Sq. ft

## 2BHK Unit Plans



Type - T35  
Saleable Area - 747 Sq. ft

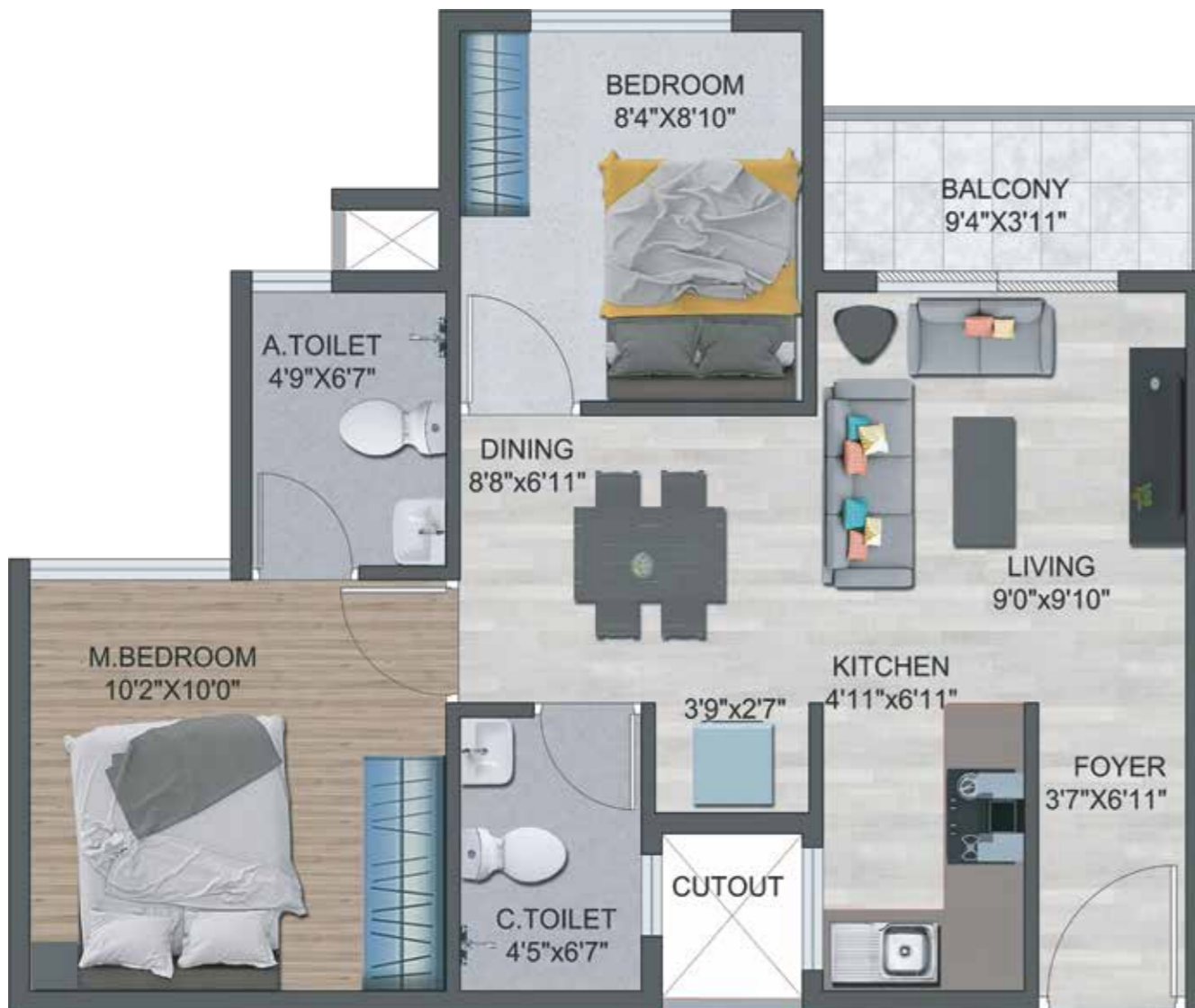
## 2BHK Unit Plans



Type - T24, T25, T26, T27,  
T40, T41, T42, T43, T44,  
T53, T54, T55, T56, T57

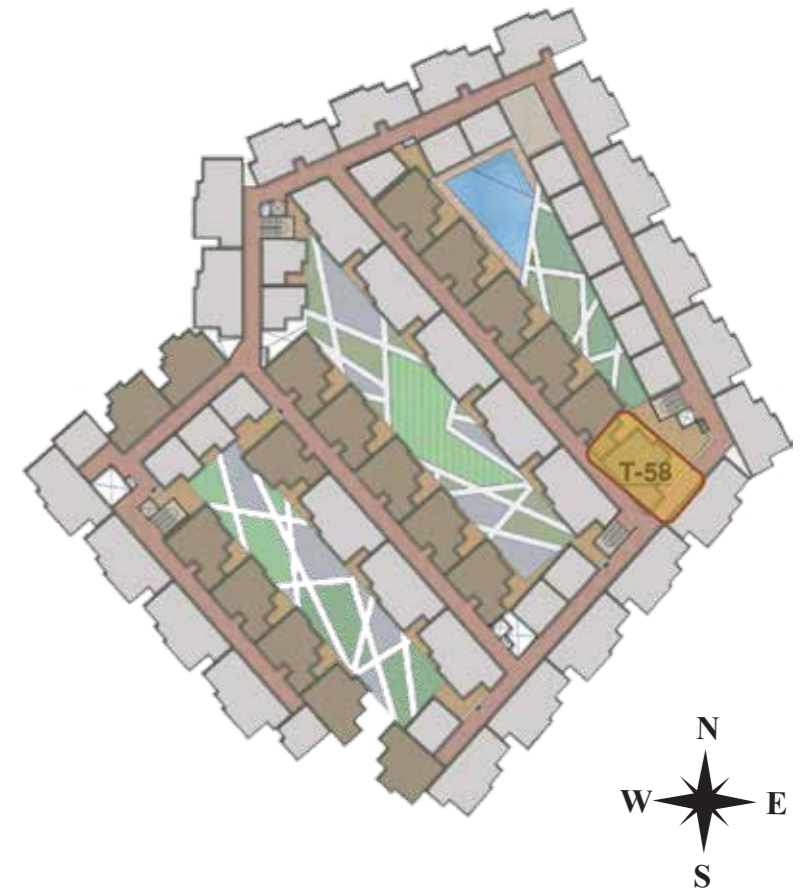
Saleable Area - 761 Sq. ft

## 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

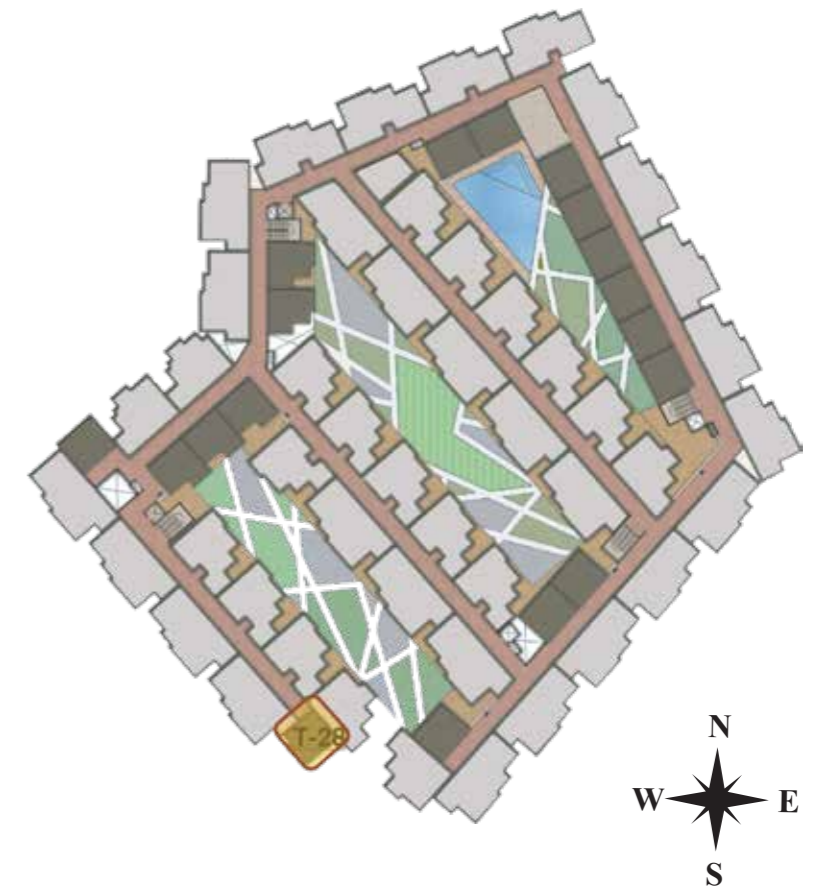


# 1BHK Unit Plans



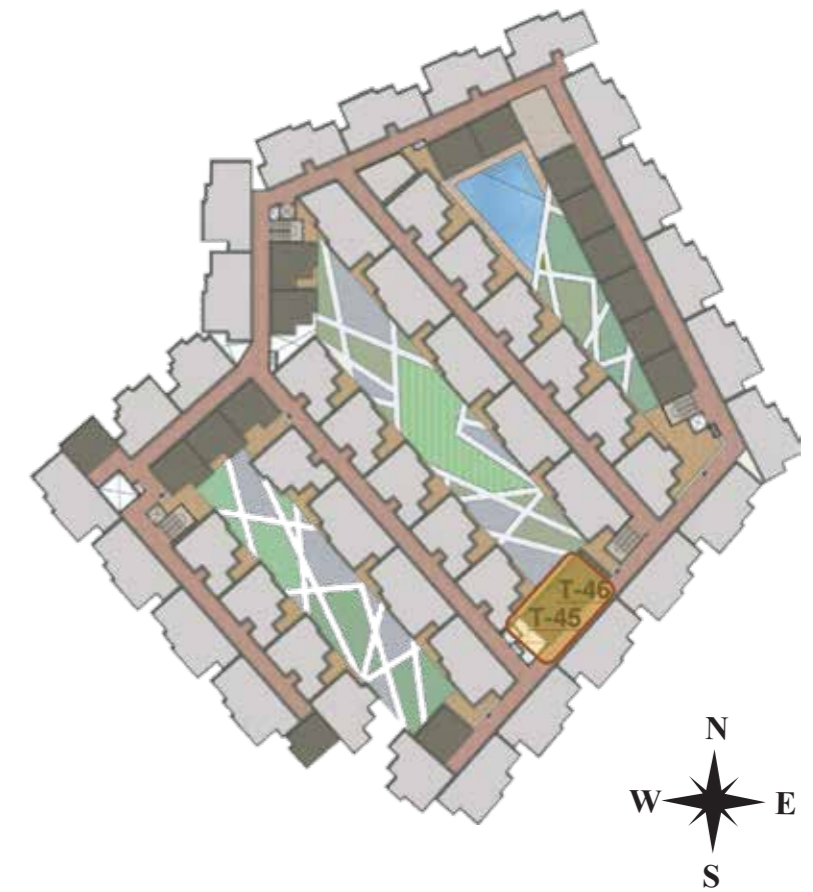
Type - T 16 & T 33  
 Saleable Area - 425 Sq. ft

# 1BHK Unit Plans



Type - T28  
 Saleable Area - 425 Sq. ft

# 1BHK Unit Plans



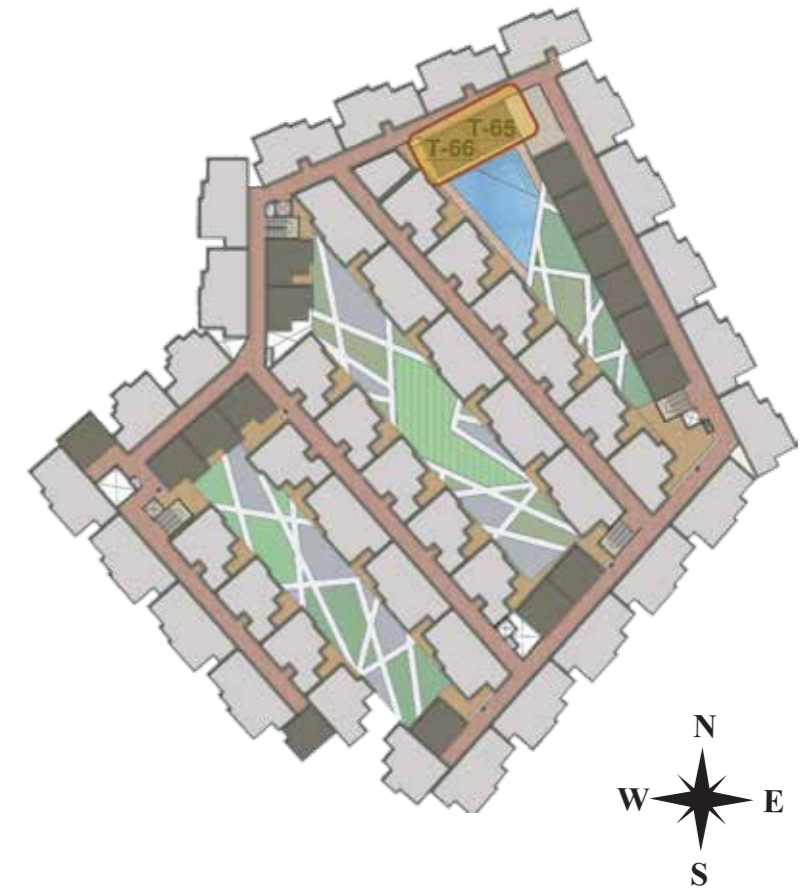
Type - T45 & T46  
 Saleable Area - 425 Sq. ft

# 1BHK Unit Plans



Type - T59, T60, T61  
T62, T63, T64  
Saleable Area - 425 Sq. ft

# 1BHK Unit Plans



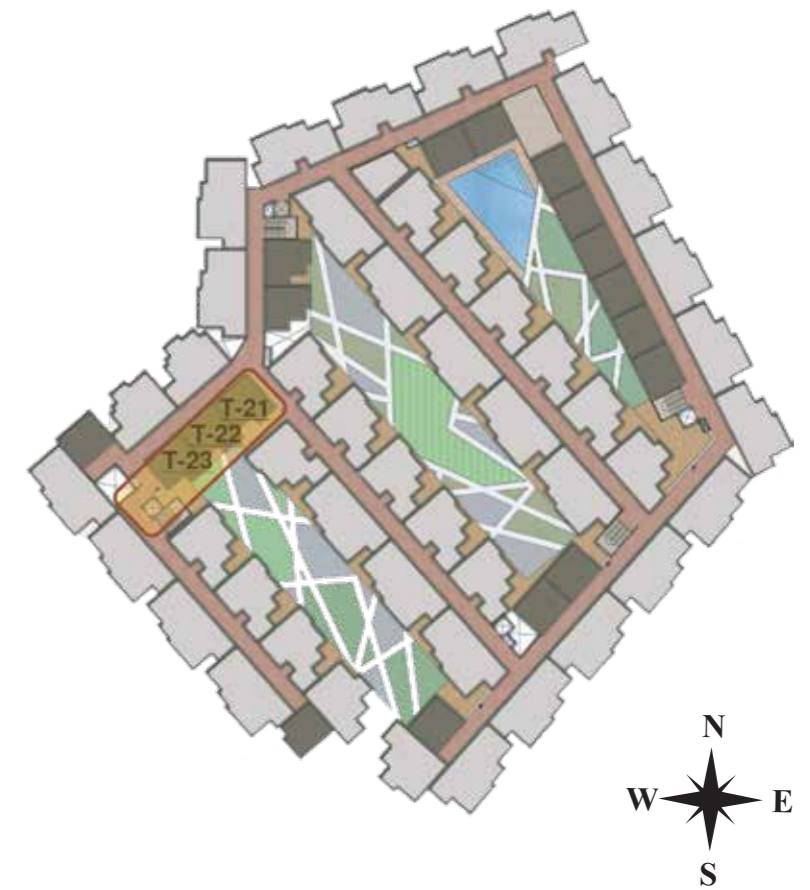
Type - T65 & T66  
Saleable Area - 425 Sq. ft

# 1BHK Unit Plans



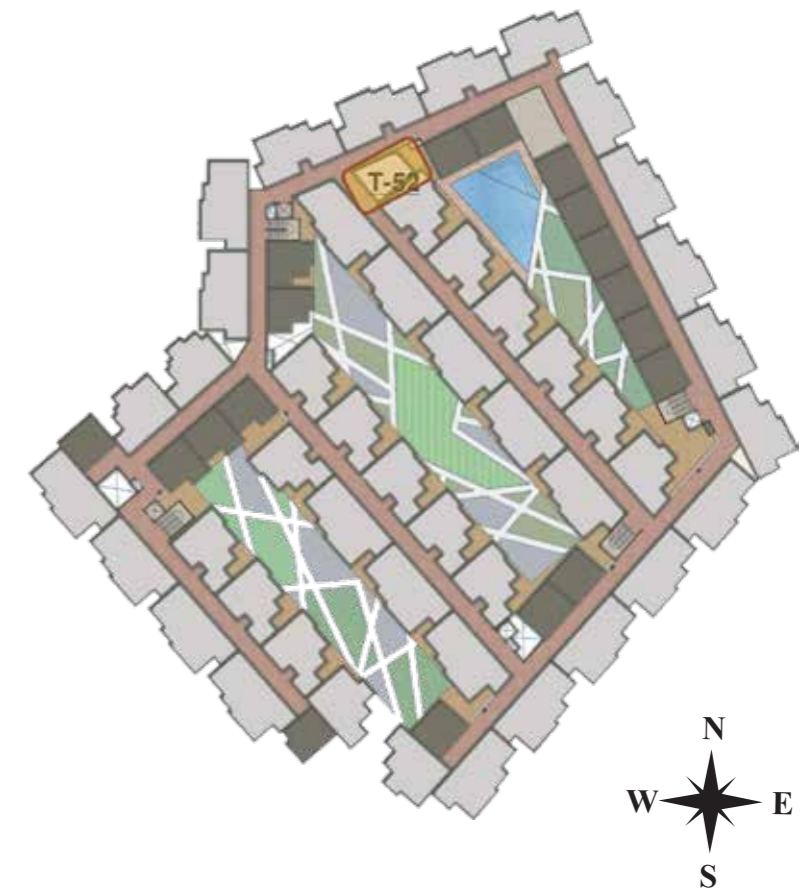
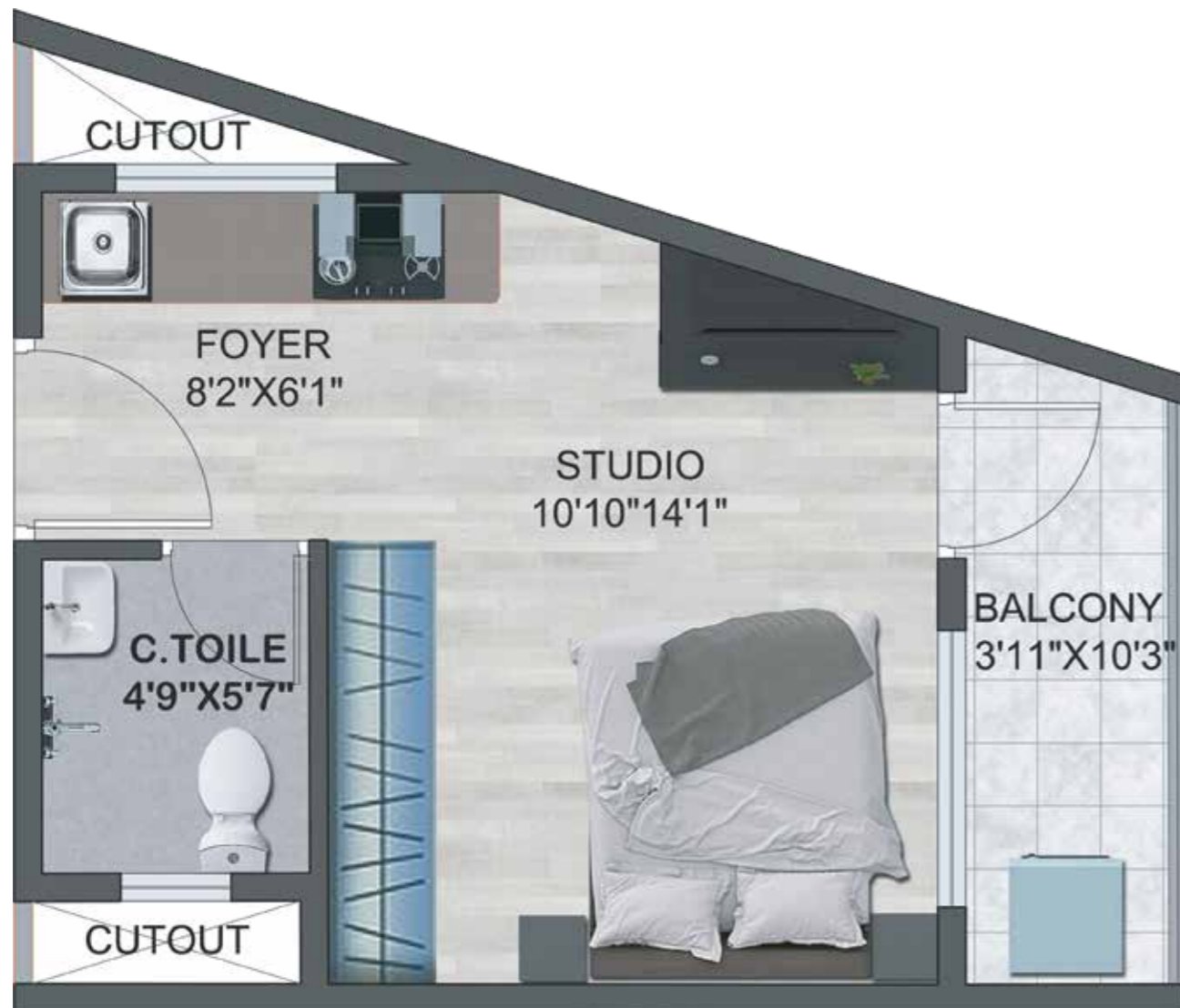
Type - T38 & T39  
 Saleable Area - 449 Sq. ft.

# 1BHK Unit Plans



Type - T21, T22 & T23  
 Saleable Area - 450 Sq. ft

# Studio Apartment



Type - T52  
Saleable Area - 381 Sq. ft



## Specifications

### Structure

RCC framed structure with concrete block masonry.

### Flooring

Kajaria / RAK / CERA or equivalent make vitrified tiles for living, dining & bedroom.

Laminated wooden flooring for the 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 the chimney in the kitchen.

Provision for water purifier.

Washing machine point.

### Toilet

Toto sanitary ware for WC and washbasin (or equivalent reputed make).

Jaquar bathroom fittings - Faucets, shower head with diverter, taps & CP fittings (or equivalent reputed make).

Provision for geyser and exhaust fan in toilets.

Glazed ceramic tiles for dadoing up to 7 feet in height.

### Doors

Main Door - Super quality hardwood frame and shutter with melamine finish.

Internal Doors - Hardwood frames with skin/flush shutters.

FRP doors for toilets.

Godrej hardware or equivalent reputed make.

### Windows

3 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 KSEB meter.

Finolex good quality concealed copper wiring (or equivalent reputed make).

### Generator

Generator back up for the elevator, common lighting, water pumps & apartment through limiter switch (0.5kV).

### Paint

Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of Asian Paints emulsion.

External - 1 coat external primer & 2 coats of external paint (Asian Paints) or equivalent reputed make.

### Elevator

Schindler or Johnson lifts or equivalent reputed make.

### Water Supply

Borewell / Municipal water supply if available.

### Air Conditioning

Provision for fixing AC in the master bedroom.



# 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 - BENGALURU

750, 1st Main Road  
C-Block AECS Layout, Kundalahalli  
Bengaluru - 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: marketingtvm@sowparnika.com

#### CENTRAL KERALA

43/346A, Thekkekara  
Palarivattom P.O.  
Kochi - 682 025  
Phone: +91 93426 16162  
E-mail: cksales@sowparnika.com

#### TAMIL NADU

1st Floor, "Sreevatsa Centre",  
Opp to Martin Homeopathy Medical College,  
Mettupalayam Road, GN.Mills (PO), Coimbatore - 641029  
Phone: +91 78490 60002  
Email: salescmb@sowparnika.com

# FLAMENCO

Sowparnika Flamenco, Survey No. 431, Old Fort Road, Sarjapur, Bengaluru - 562125