

SOWPARNIKA

Delivering Happiness

ISTA



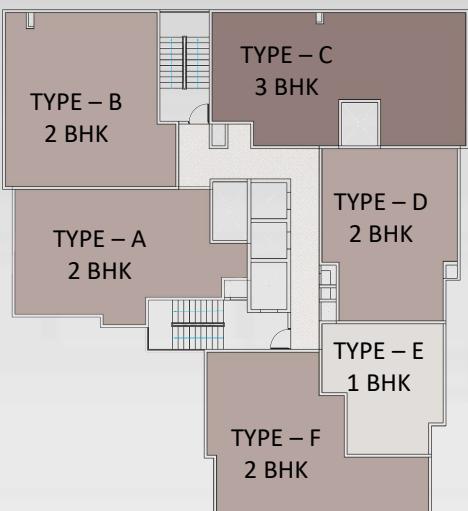
ISTA - PROJECT HIGHLIGHTS

- Total plot Area : 42.953 Cents (18708.60 Sq.ft)
- Total no. of floors : Basement floor + Stilt floor + First floor parking + 12 Typical floors
- Total no. of car parking : 63. No.s
- Total no. of units : 63. No.s

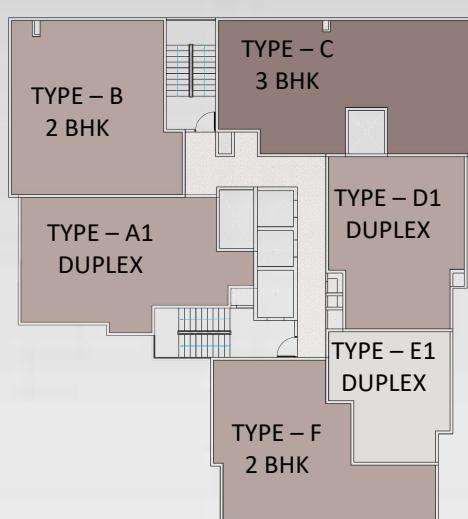
TYPE OF UNITS	TOTAL UNITS	SALEABLE AREA (SQ.FT)
1BHK (E)	08	632
2BHK (A,B,D & F)	36	984 - 1258
3BHK (C)	10	1410
DUPLEX (A1,D1,E1,G,H,K,L,M & N)	09	1263-2798

UNIT MATRIX

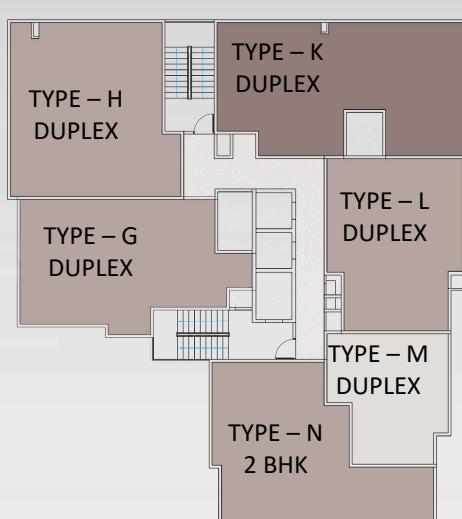
TYPICAL FLOOR (2ND TO 9TH)



10TH & 11TH FLOOR



12TH & 13TH FLOOR





SPECIFICATIONS

➤ **Structure:**

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

➤ **Flooring :**

- Vitrified tiles for living, dining ,kitchen & all Bedrooms
- Anti skid Ceramic tiles in Toilet 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.

➤ **Toilet :**

- Wall Mounted EWC and Wall Hung Washbasin
- Reputed make C.P fittings
- Provision for geyser and Exhaust fan in toilets
- Glazed Ceramic tiles for Dadoing up to 7 feet height

➤ **Doors :**

- Main Door : Super Quality Hard wood frame and shutter with melamine finish
- Internal doors : Hard wood frames with flush shutters
- FRP doors for Toilets

➤ **Windows :**

- UPVC windows with glazed shutters and provision for mosquito mesh

➤ **Electrical :**

- Modular switches
- Independent EB meter of approved make
- Good quality concealed copper wiring of approved make
- Washing Machine point.

➤ **Generator :**

- Generator backup for elevator, common lighting, Water pumps
- Generator back up for Apartment through limiter switch (0.5KW)

➤ **Paint :**

- Internal : 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion paint
- External: 1 coat external primer & 2 coats of weather proof external paint

➤ **Elevator :**

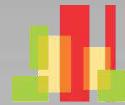
- Reputed make Lifts od suitable size and capacity

➤ **Water Supply :**

- Bore well water supply / Municipal water supply if available

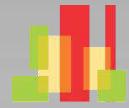
➤ **Air Conditioning :**

- Provision for fixing AC in Master Bedroom



AMENITIES

1. Children's Play Area
2. Visitors Lounge.
3. Recreation Area .
4. Adult's pool at terrace.
5. Kid's pool at terrace.
6. 24 Hrs. Power backup for common area and 0.5 KVA for apartments through limiter switch.
7. Round the clock security.
8. Waste Management System.
9. Intercom to Apartment from Security Cabin through service provider.
10. Sewage treatment plan (STP).
11. CCTV in lobby.
12. Covered car parking.
13. Rain water harvesting.

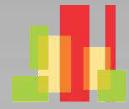


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VIEW



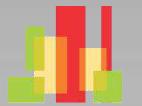


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NIGHT VIEW





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MASTER PLAN





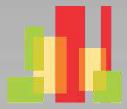
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TYPICAL FLOOR PLAN





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10TH & 11TH FLOOR PLAN

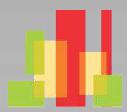


10TH FLOOR PLAN



11TH FLOOR PLAN

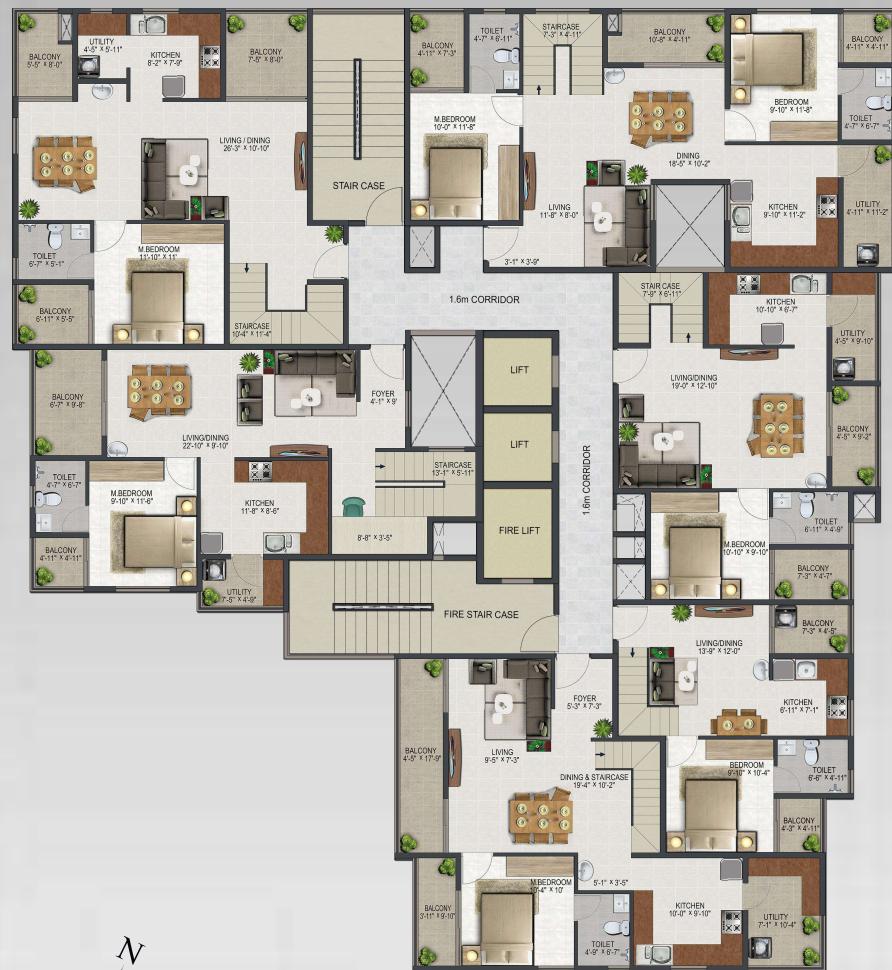




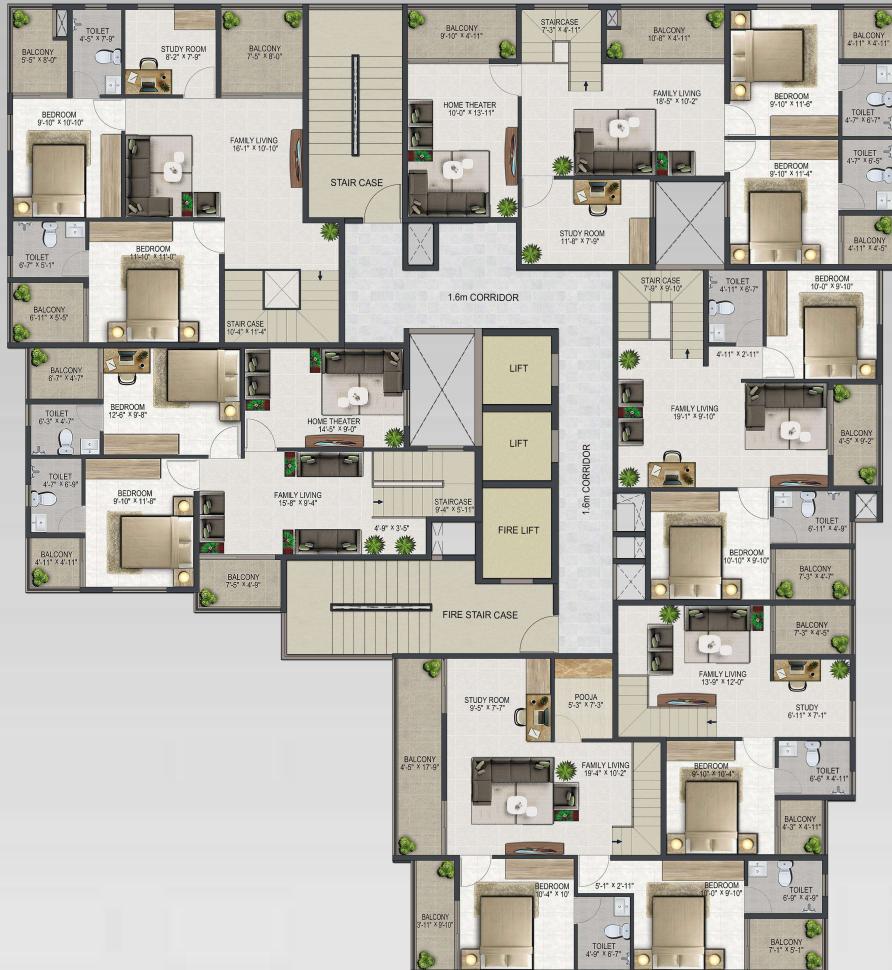
12TH & 13TH FLOOR PLAN

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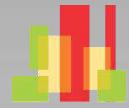


12TH FLOOR PLAN



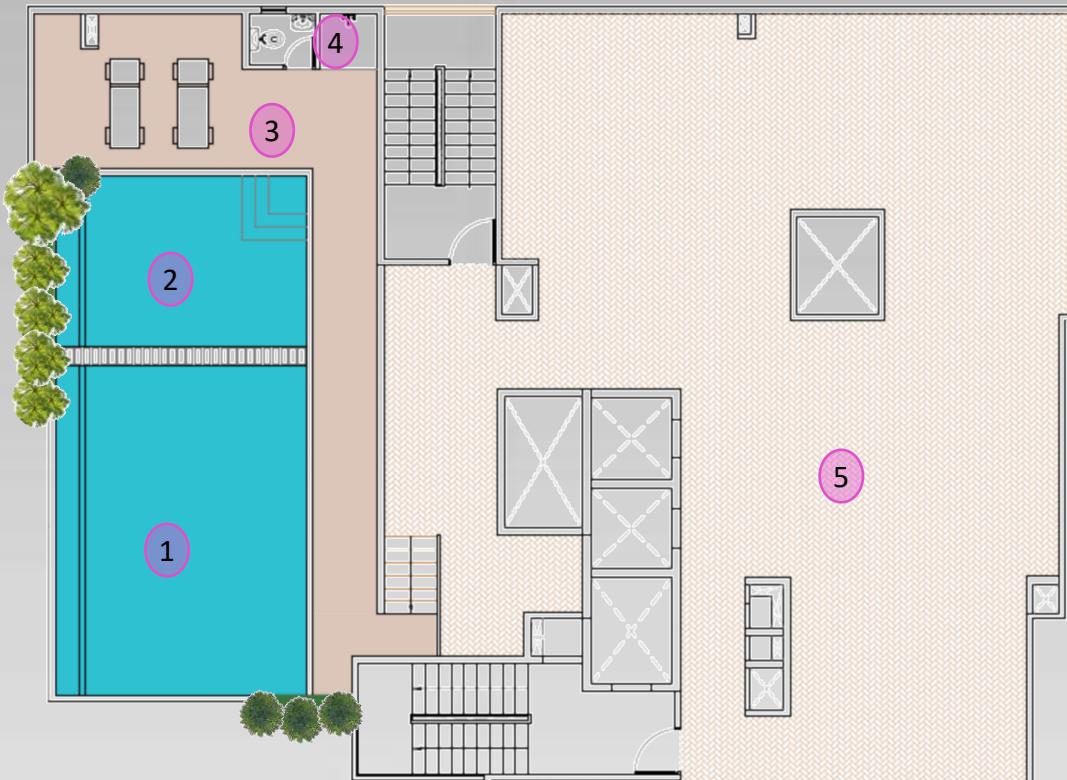
13TH FLOOR PLAN





TERRACE FLOOR PLAN

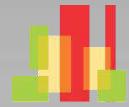
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LEGEND :-

1. ADULTS POOL
2. KIDS POOL
3. DECK AREA
4. CHANGE ROOMS
5. OPEN TERRACE





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NORTH FACING

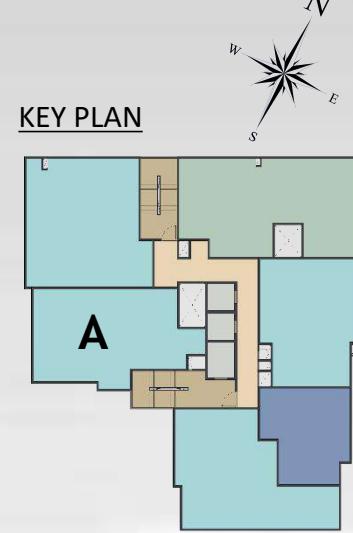
TYPE : 2 BHK

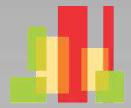
FLAT NO. : A

SALEABLE AREA : 1161 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN





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UNITS

ISTA



ENTRY

EAST FACING

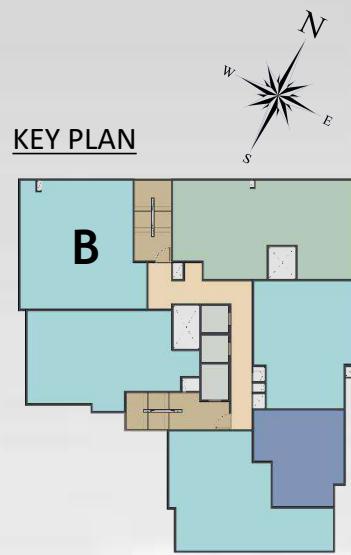
TYPE : 2 BHK

FLAT NO. : B

SALEABLE AREA : 1258 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN





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UNITS

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WEST FACING

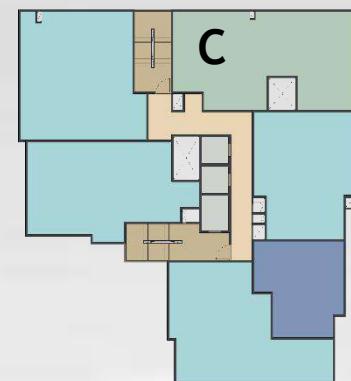
TYPE : 3 BHK

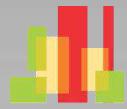
FLAT NO. : C

SALEABLE AREA : 1410 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN





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UNITS

ISTA

ENTRY



WEST FACING

TYPE : 2 BHK

FLAT NO. : D

SALEABLE AREA : 984 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN





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UNITS

ISTA

ENTRY



WEST FACING

TYPE : 1 BHK

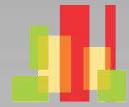
FLAT NO. : E

SALEABLE AREA : 632 Sq.ft

FLOORS: 2nd to 9th

KEY PLAN





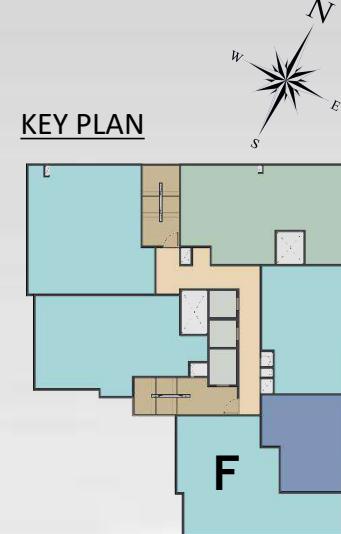
NORTH FACING

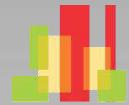
TYPE : 2 BHK

FLAT NO. : F

SALEABLE AREA : 1167 Sq.ft

FLOORS: 2nd to 9th





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DUPLEX



ISTA



NORTH FACING

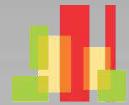
TYPE : DUPLEX

FLAT NO. : A1

SALEABLE AREA : 2320 Sq.ft

FLOORS: 10th to 11th





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ISTA

DUPLEX

ENTRY



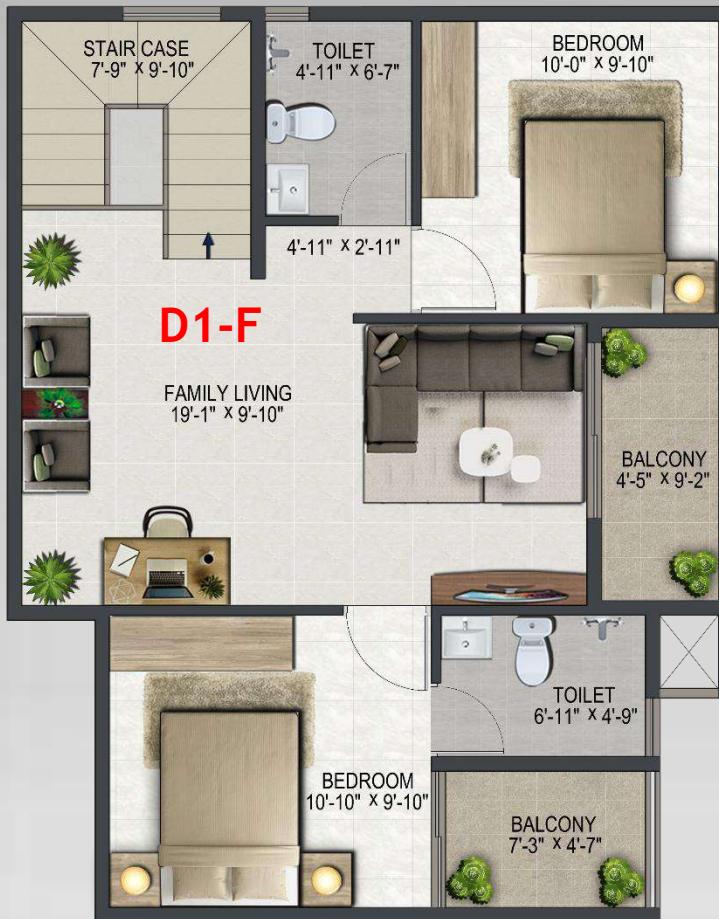
WEST FACING

TYPE : DUPLEX

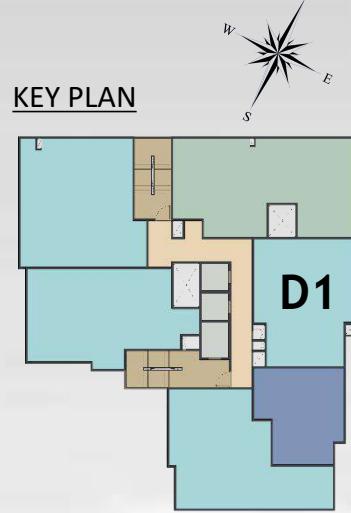
FLAT NO. : D1

SALEABLE AREA : 1966 Sq.ft

FLOORS: 10TH & 11TH



KEY PLAN





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DUPLEX

ENTRY



E1



E1-F

WEST FACING

TYPE : DUPLEX

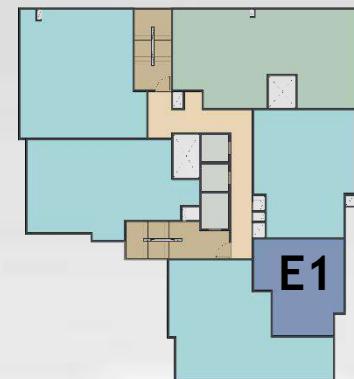
FLAT NO. : E1

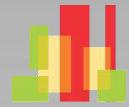
SALEABLE AREA : 1263 Sq.ft

FLOORS: 10TH & 11TH

ISTA

KEY PLAN





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DUPLEX

ISTA

ENTRY



G



KEY PLAN



NORTH FACING

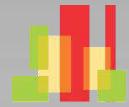
TYPE : DUPLEX

FLAT NO. : G

SALEABLE AREA : 2320 Sq.ft

FLOORS: 12TH & 13TH





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DUPLEX

ISTA



ENTRY

H



H-F

EAST FACING

TYPE : DUPLEX

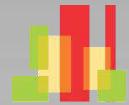
FLAT NO. : H

SALEABLE AREA : 2514 Sq.ft

FLOORS: 12th to 13th

KEY PLAN





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DUPLEX

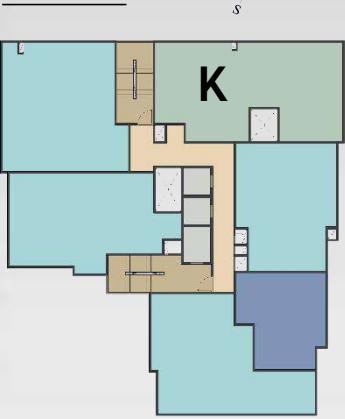


K

ENTRY



KEY PLAN



WEST FACING

TYPE : DUPLEX

FLAT NO. : K

SALEABLE AREA : 2798 Sq.ft

FLOORS: 12th to 13th

ISTA





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DUPLEX



WEST FACING

TYPE : DUPLEX

FLAT NO. : L

SALEABLE AREA : 1966 Sq.ft

FLOORS: 12th & 13th



KEY PLAN



ISTA



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DUPLEX

ENTRY



ISTA

WEST FACING

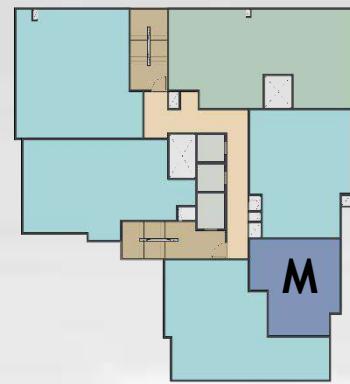
TYPE : DUPLEX

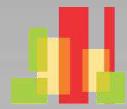
FLAT NO. : M

SALEABLE AREA : 1263 Sq.ft

FLOORS: 12th & 13th

KEY PLAN





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DUPLEX

ENTRY



N



N-F

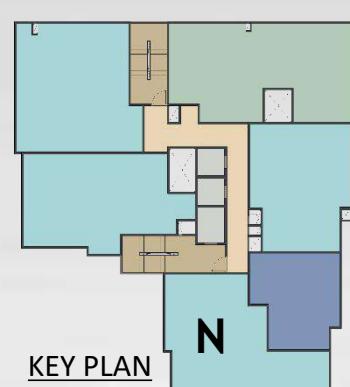
NORTH FACING

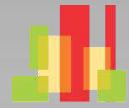
TYPE : DUPLEX

FLAT NO. : N

SALEABLE AREA : 2339 Sq.ft

FLOORS: 12th to 13th





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THANK YOU