



SOWPARNIKA
Delivering Happiness

SOWPARNIKA
Glania
LUXURY APARTMENTS

K-RERA/PRJ/037/2021

3

CHANGANASSERY
GETS YET ANOTHER
MILESTONE LANDMARK





Elania

SOWPARNIKA

LUXURY APARTMENTS
CHANGANASSERY, KOTTAYAM

K-RERA/PRJ/037/2021

Following Sowparnika's first two highly successful apartment projects in Changanassery, Elania is the third residential wonder cementing their position as the leading builder in the city.



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The Jewel of Changanassery

Sowparnika Elania is yet another feather in our cap with its central location and architectural excellence.

This 2&3 BHK luxury apartment project positioned in Valiyakulam is truly a jewel of a home to the discerning homebuyer.





Celebrating a Heroic History

Sowparnika Elania is a project that is rooted in the heritage of Kottayam and its architecture pays homage to the legendary Anchuvilakku, the stone lamp post located near the Changanassery boat jetty established by the freedom fighter Velu Thampi Dalawa.

The five-lamp stone post is a symbol of freedom, of hope, of unity in diversity and Sowparnika Elania as a new-age residential project embodies these values bridging the gap between the past and the present.

The name “Anchuvilakku” in the new age is imbued with a new significance and represents the cardinal aspects of Sowparnika Elania: affordable luxury, an upgraded lifestyle, strategic location, classy interiors and new-age amenities.

The Throne of Luxury

Embrace a life of sheer luxury, of maximum comfort and privacy. Soak in the feeling of being pampered day in and day out.





SOWPARNIKA
Glaria

The logo features the word "Glaria" in a large, white, cursive script font. Above it, the word "SOWPARNIKA" is written in a smaller, white, sans-serif font. The entire logo is set against a dark, vertical wood-paneled background.







A Lifestyle Beyond Compare

Experience the lifestyle of the future at Sowparnika Elania where style coexists with functionality. Here, we check all your boxes - comfort, safety and privacy hassle-free.



LOCATION MAP



The Throne of Splendour

Situated in the locus of Changanassery, the apartment project serves as a seat of connectivity with its proximity to major schools, colleges, hospitals and entertainment hubs in the city.

Schools Nearby

Placid Vidya Vihar	- 1.5 km
Kristu Jyoti Vidya Niketan	- 1.5 km
Good Shepherd Public School	- 1.5 km
St. Berchmans HSS	- 1.5 km
St. Ann's Girls HSS	- 1.5 km
St. Joseph HSS	- 3.0 km
S.H.School	- 2.5 km

Hospitals Nearby

St.Thomas Hospital, Chethipuzha	- 1.5 km
NSS Hospital, Perunna	- 3.0 km
Pushpagiri Medical College	- 4.0 km
Believers Church Medical College	- 7.5 km

Colleges Nearby

Kristu Jyothi College	- 1.5 km
Saintgits College of Engg.	- 3.0 km
SB College	- 2.5 km
Assumption College	- 2.5 km
Media Village	- 0.5 km
NSS College Perunna	- 3.0 km
Chethipuzha Nursing College	- 1.5 km
Pushpagiri Medical College	- 4. km
Believers Medical College	- 7.5 km

Transportation Nearby

Railway Station	- 1.5 km
Bus Stand	- 2.0 km





The Seat of Style

Interiors with bespoke designs and functions is every homeowner's dream and at Sowparnika Elania, we make it possible.







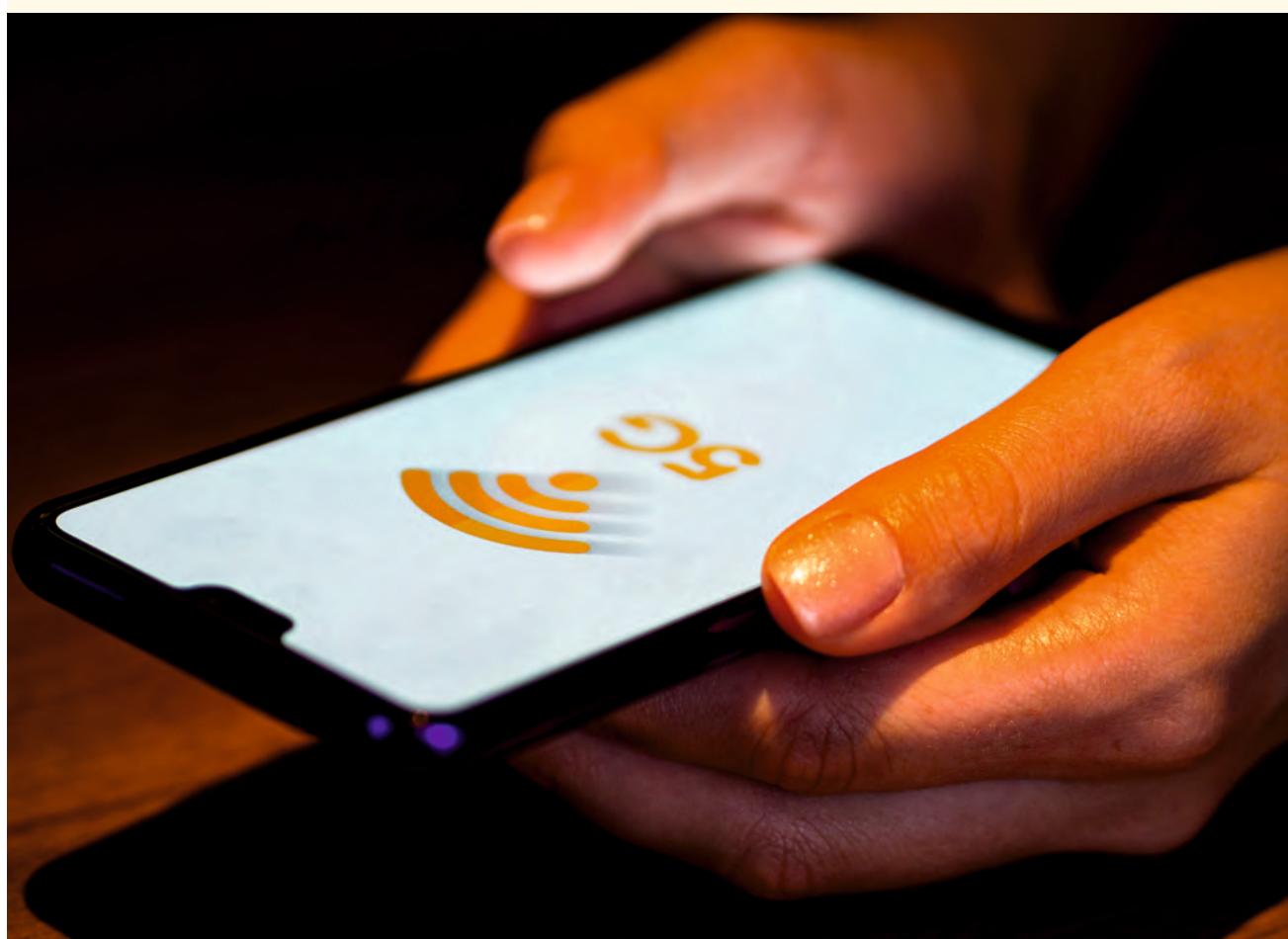
The Heart of Comfort

AMENITIES

-
- 1 Children's Play Area
 - 2 Kid's Swimming Pool
 - 3 Poolside Deck Area
 - 4 Landscaped Garden
 - 5 Gym & Multipurpose Hall
 - 6 Wi-Fi Enabled through Service Provider
 - 7 Lifts of Reputed Make
 - 8 Transformer
 - 9 Automated Shoeshine Facility
 - 10 Driver/Servant Toilet Facility
 - 11 Visitor's Lobby
 - 12 24 Hrs. Power Backup for Common Area and 0.5 kVA for Apartments through Limiter Switch
 - 13 Round the Clock Security
 - 14 Waste Management System
 - 15 App-based Security & Convenience System
 - 16 Sewage Treatment Plant (STP)
 - 17 CCTV in Lobby
 - 18 Covered Car Parking
 - 19 Rainwater Harvesting
 - 20 Visitor's Car Parking
-



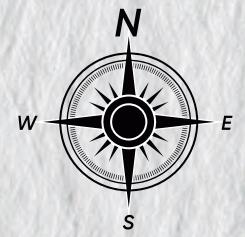
1 2 3 4 5 6 7 8 9 *





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K-RERA/PRJ/037/2021



Project Highlights

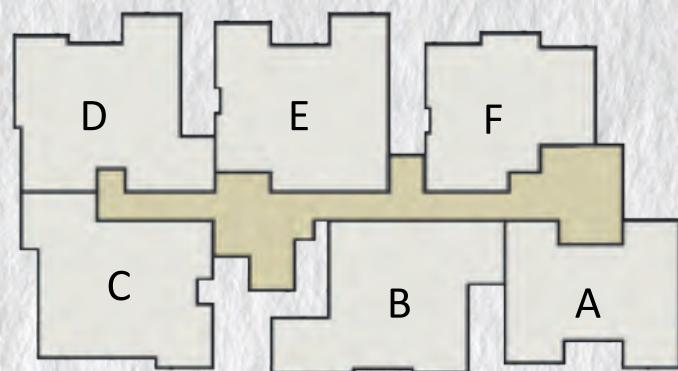
Total no. of floors: 2 Basement + Ground + 13 floors

Total no. of units: 74 Nos

UNIT MATRIX

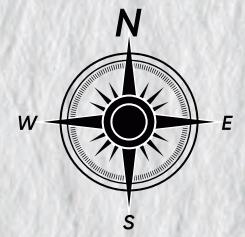
TYPE OF UNITS	TOTAL UNITS	SALEABLE AREA (sq. ft.)
2 BHK	26	1064 - 1194
3 BHK	48	1337 - 1629
TOTAL	74	

TYPICAL FLOOR (1ST TO 12TH)

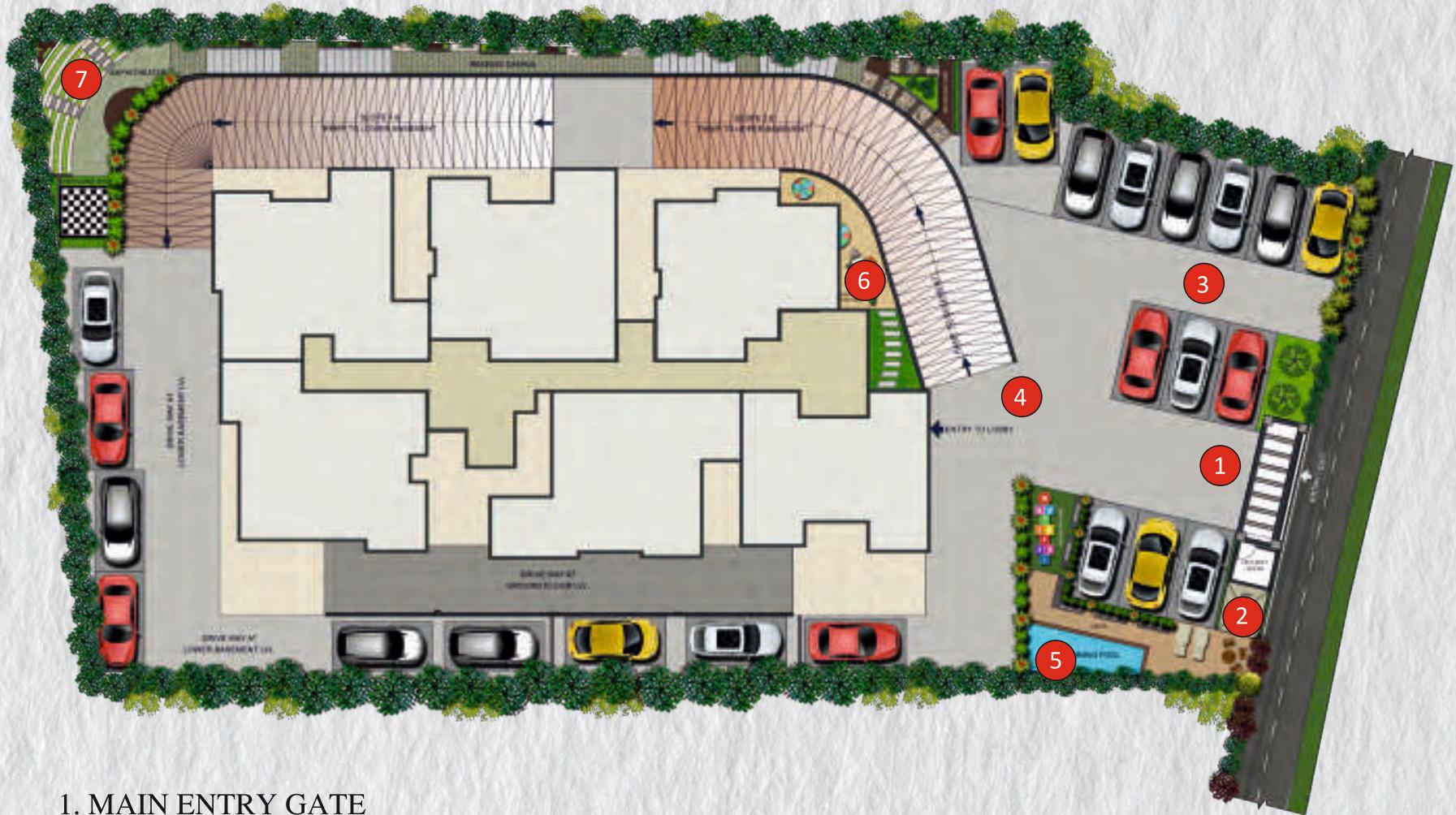


13TH FLOOR

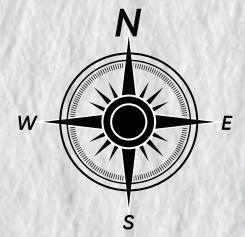




MASTER PLAN



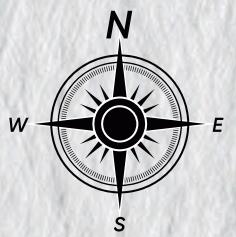
1. MAIN ENTRY GATE
2. RMU YARD
3. SURFACE PARKING
4. FIRE DRIVEWAY
5. KID'S POOL
6. CHILDREN'S PLAY AREA
7. LANDSCAPED GARDEN



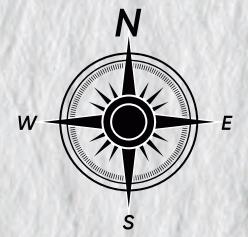
FIRST FLOOR PLAN



TYPICAL FLOOR PLAN (2nd TO 12th FLOOR)

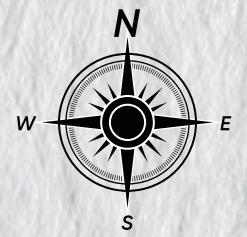


SOWPARNIKA *Glania* LUXURY APARTMENTS CHANGANASSERY, KOTTAYAM



13th FLOOR PLAN





UNIT PLAN A-(F)



NORTH FACING

TYPE: 2 BHK

FLAT NO.: A-(F)

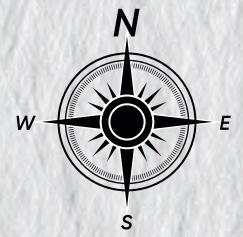
SALEABLE AREA: 1064 sq. ft.

OPEN TERRACE AREA @ 33.33%: 114.39 sq. ft.

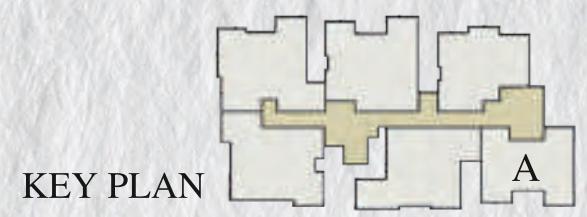
TOTAL SALEABLE AREA

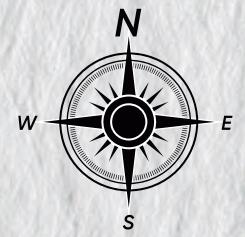
(including open terrace area @33.33%): 1178 sq. ft.

FLOORS: FIRST FLOOR



ISOMETRIC VIEW PLAN A-(F)





UNIT PLAN C-(F)



EAST FACING

TYPE: 3 BHK

FLAT NO.: C-(F)

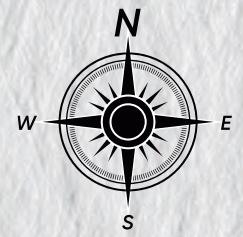
SALEABLE AREA: 1506 sq. ft.

OPEN TERRACE AREA @ 33.33%: 123.75 sq. ft.

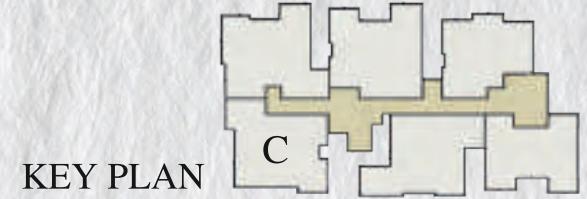
TOTAL SALEABLE AREA

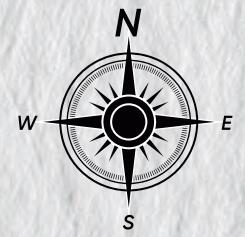
(including open terrace area @33.33%):1629 sq. ft.

FLOORS: FIRST FLOOR



ISOMETRIC VIEW PLAN C-(F)





UNIT PLAN D-(F)



EAST FACING

TYPE: 3 BHK

FLAT NO.: D-(F)

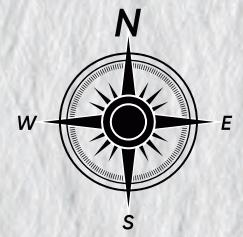
SALEABLE AREA: 1366 sq. ft.

OPEN TERRACE AREA @ 33.33%: 33.08 sq. ft.

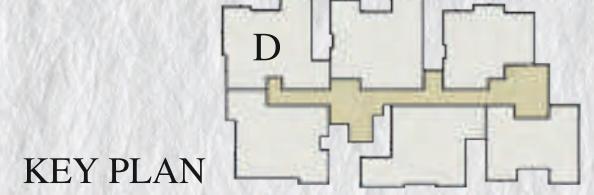
TOTAL SALEABLE AREA

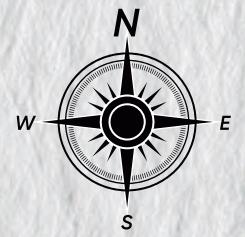
(including open terrace area @33.33%): 1399 sq. ft.

FLOORS: FIRST FLOOR



ISOMETRIC VIEW PLAN D-(F)





UNIT PLAN E-(F)



WEST FACING

TYPE: 3 BHK

FLAT NO.: E-(F)

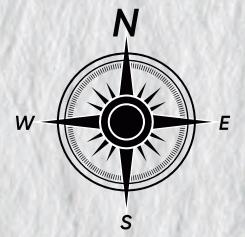
SALEABLE AREA: 1390 sq. ft.

OPEN TERRACE AREA @ 33.33%: 25.30 sq. ft.

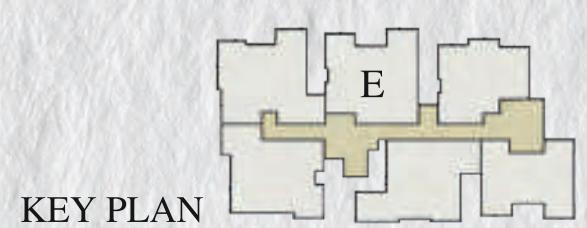
TOTAL SALEABLE AREA

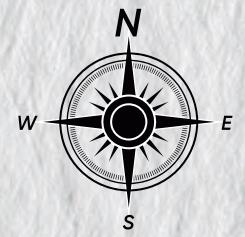
(including open terrace area @33.33%): 1416 sq. ft.

FLOORS: FIRST FLOOR

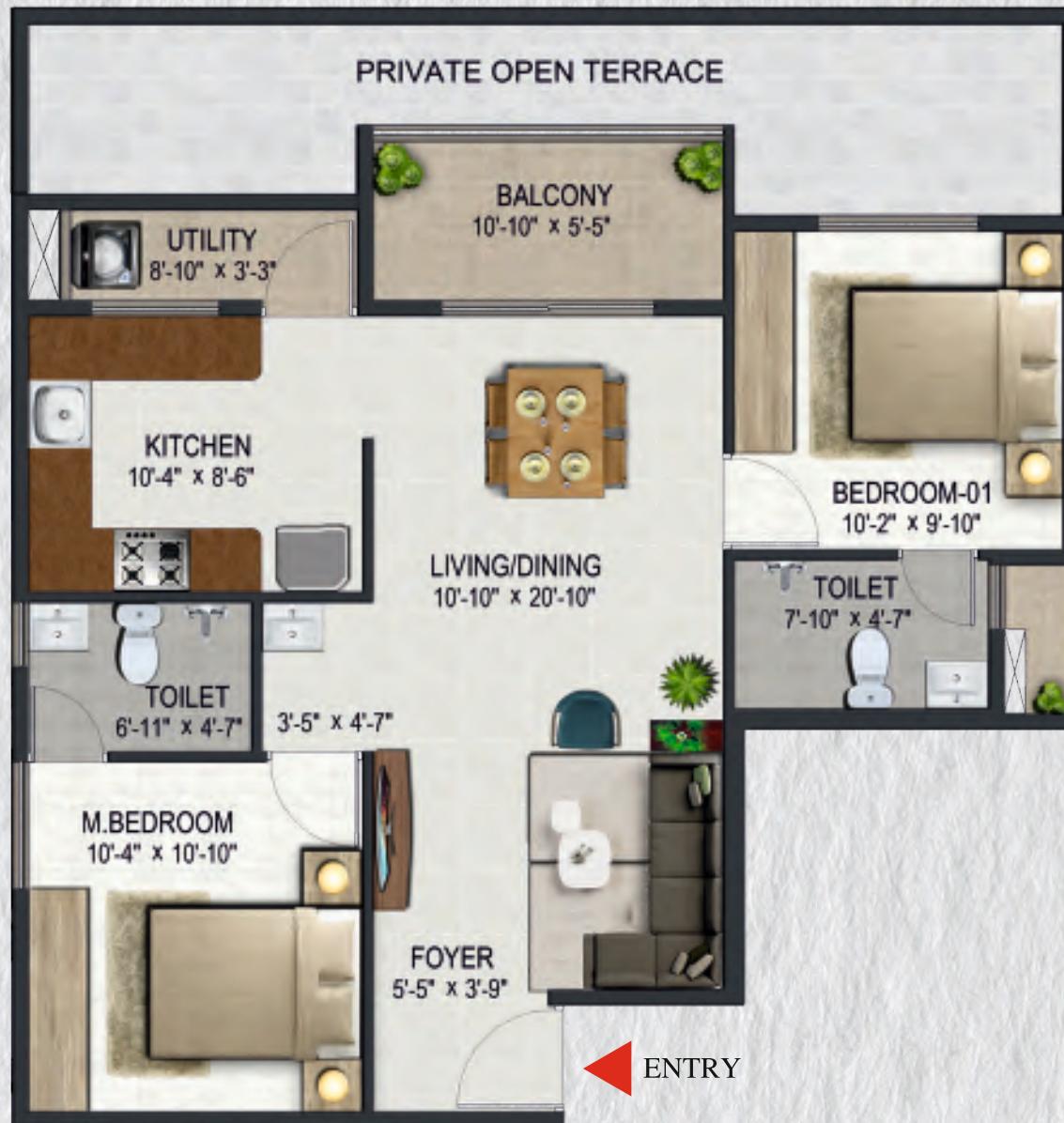


ISOMETRIC VIEW PLAN E-(F)





UNIT PLAN F-(F)



EAST FACING

TYPE: 2 BHK

FLAT NO.: F-(F)

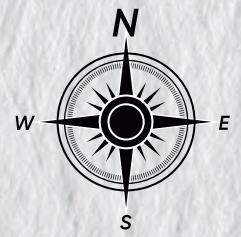
SALEABLE AREA: 1137 sq. ft.

OPEN TERRACE AREA @ 33.33%: 57.12 sq. ft.

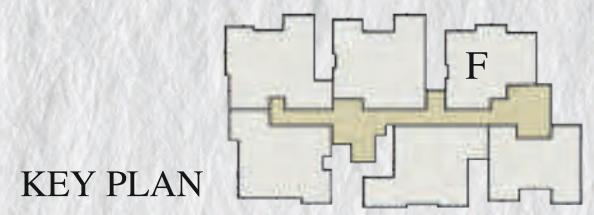
TOTAL SALEABLE AREA

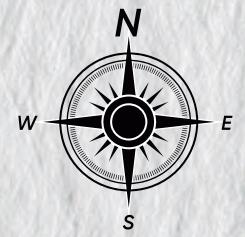
(including open terrace area @33.33%): 1194 sq. ft.

FLOORS: FIRST FLOOR



ISOMETRIC VIEW PLAN F-(F)





UNIT PLAN A



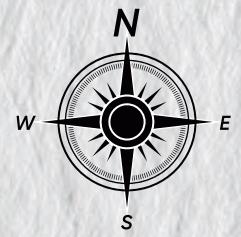
NORTH FACING

TYPE: 2 BHK

FLAT NO.: A

SALEABLE AREA: 1064 sq. ft.

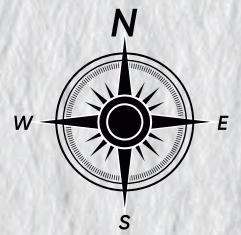
FLOORS: 2nd to 13th



ISOMETRIC VIEW PLAN A



UNIT PLAN B



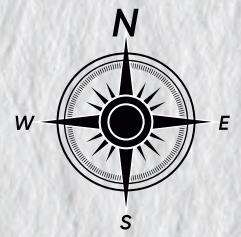
NORTH FACING

TYPE: 3 BHK

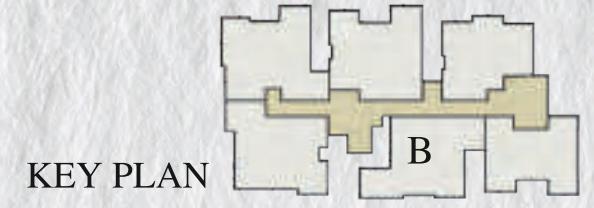
FLAT NO.: B

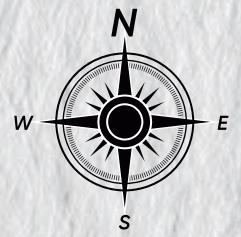
SALEABLE AREA: 1337 sq. ft.

FLOORS: 1st to 12th

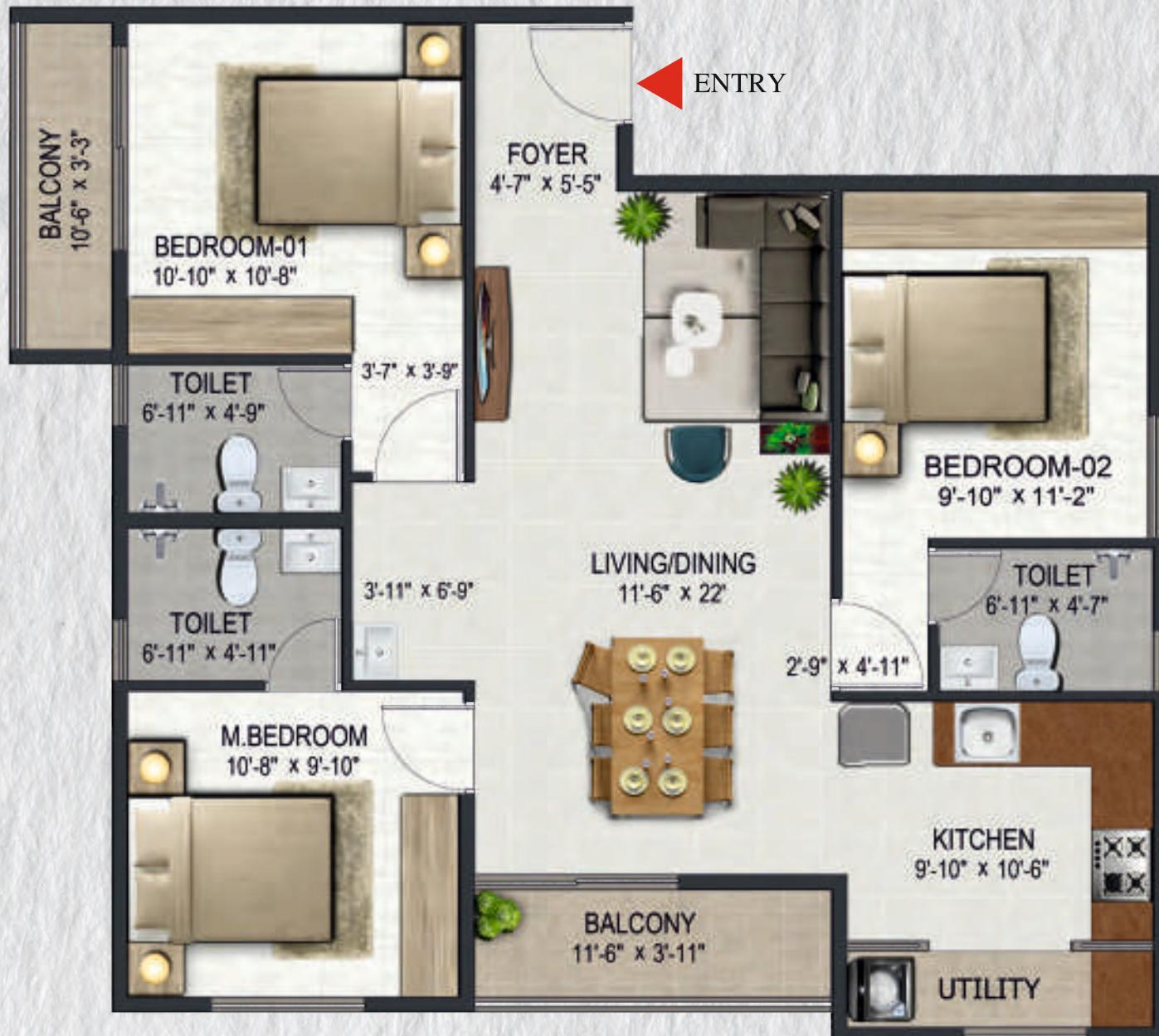


ISOMETRIC VIEW PLAN B





UNIT PLAN C



EAST FACING

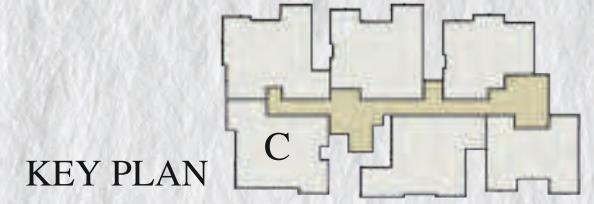
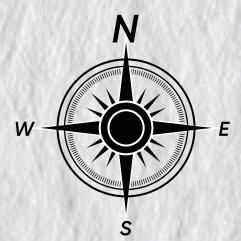
TYPE: 3 BHK

FLAT NO.: C

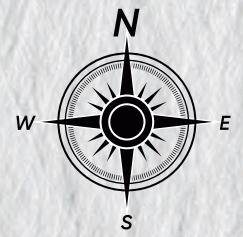
SALEABLE AREA: 1506 sq. ft.

FLOORS: 2nd to 12th

ISOMETRIC VIEW PLAN C



KEY PLAN



UNIT PLAN D



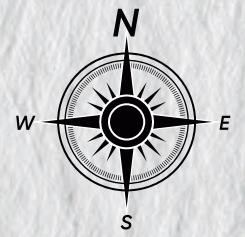
EAST FACING

TYPE: 3 BHK

FLAT NO.: D

SALEABLE AREA: 1366 sq. ft.

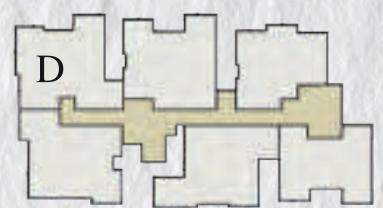
FLOORS: 2nd to 12th

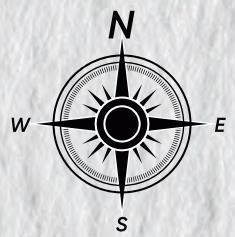


ISOMETRIC VIEW PLAN D



KEY PLAN





UNIT PLAN E



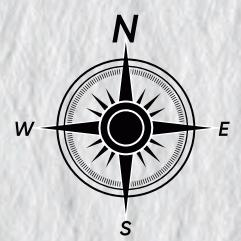
WEST FACING

TYPE: 3 BHK

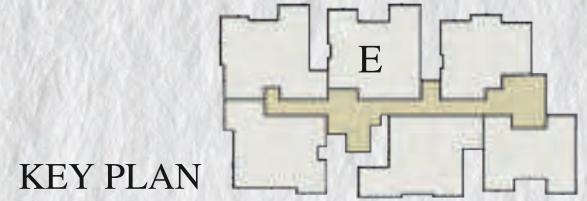
FLAT NO.: E

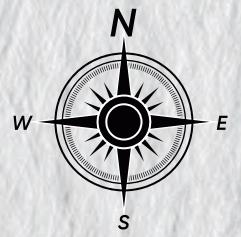
SALEABLE AREA: 1390 sq. ft.

FLOORS: 2nd to 12th



ISOMETRIC VIEW PLAN E





UNIT PLAN F



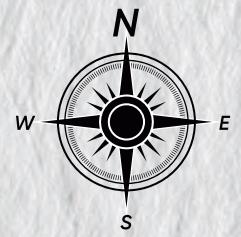
EAST FACING

TYPE: 2 BHK

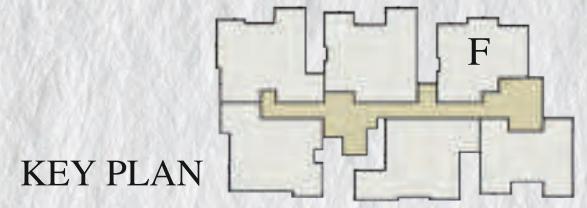
FLAT NO.: F

SALEABLE AREA: 1137 sq. ft.

FLOORS: 2nd to 13th



ISOMETRIC VIEW PLAN F





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 with concealed cistern and wall hung washbasin. Hot & cold diverter with over head shower. Provision for geyser and exhaust fan in toilets. Glazed ceramic tiles for dadoing up to 7 feet height.
Doors	Main door - Tata steel-super steel frame. Internal doors - Tata steel. FRP doors for toilets.
Window	UPVC windows with glazed shutters with mosquito mesh.
Electrical	Modular switches, independent EB meter of approved make, good quality concealed copper wiring of approved make and washing machine point.
Generator	Generator backup for elevator, common lighting, water pumps. Generator back up for apartment through limiter switch (0.5 kW).
Paint	Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of acrylic emulsion paint. External: 1 coat external primer & 2 coats of weather-proof external paint.
Elevator	Reputed make lifts of suitable size and capacity.
Water Supply	Municipal water supply if available.
Air-conditioning	Provision for fixing AC in master bedroom.

Creating a Legacy of Masterpieces

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 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, 50+ completed projects, 25+ ongoing projects, 5 million+ sq. ft. development, 5 million+ sq. ft.

under development with its 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 home owners.

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.



Ramji Subramaniam | Managing Director



Entrepreneur of the Year - Real Estate



Mid-Segment Housing Project of the year - Olivia Nest



Best Residential Launch of the Year - Indradhanush



Entrepreneur of the Year - Real Estate



Excellence in Emerging Real Estate Brand



Most Anticipated Launch of the Year - Indradhanush



Best Emerging Real Estate Project



Best Launch - Ashiyana



Junior Chamber International Kottayam



NDTV Prot Real Estate Award



ET Now



ET Now



Kerala Financial Corporation Trivandrum



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium

Key Differentiators

In-depth knowledge of our target customers helped us initiate Key Differentiators. A decision unique & essential for our vision which propelled Sowparnika with a matchless competitive edge. Customer-centric, on-time delivery, quality deliverables, 360° approach, in-house expertise, and guaranteed value are the 6 key differentiators we implemented throughout Sowparnika's journey.



Value Creation

We always believed that for a marvellous outside, we must be perfect inside. We invested every bit of our precious time into building the best in-house capabilities. Every single phase of our in-house capacity reflects our utmost confidence & clarity towards the future.

Core Values

With defined work ethics and brand philosophy, we provide the ultimate customer experience to our patrons. Speed, Integrity, Transparency, Boundarylessness, Ownership & Safety are the 6 core values we follow.

Six Sigma Culture

Armed with a Six Sigma Black Belt, Mr. Ramji has inculcated all his prior experience and learning to transform Sowparnika into a Six Sigma driven Project Management & Engineering Company with prime focus on Cost, Time and Quality. To meet its prime objective, Sowparnika has systematically developed “in-house” expertise for competencies like Design, Interiors, Quality Check, Plumbing, Electrical, Blockwork & Fabrication activities that are traditionally outsourced. Our experts at Sowparnika monitor and evaluate each construction improvement, right from the design stage to timely delivery to make sure that clients have the maximum advantage with their investment. The induced Six Sigma culture has transformed the company in a better, organized and accountable way. For professional as well as personal development, every employee at Sowparnika is empowered with lean practices by encouraging innovation, organizing regular Total Quality Management training and by conducting workshops.

ANewWorld Awaits.

Our stringent standards followed by a 360-degree in-house process, vertical integration and efficient construction methods, has helped us deliver the benefit of housing at an enviable price to our customers, through the optimal utilization of resources.

Our other ongoing projects

TRIVANDRUM

Seychelles	: Behind CET, Sreekaryam
Navarathinam Pearl	: Thrikannapuram, Near Papanamcode
Bhavani	: Thycaud
Yara	: Near Technopark, Thrippadapuram
Signature Tower	: Near Loyola School, Sreekariyam
WestHolmes	: Near St. Thomas School, Mukkola
Capital County	: Near Pappanamcode
Ista	: Ulloor, Trivandrum

THRISSUR : Edifice in Koorkanchery, Natura in Puranattukara

KOCHI : Atrium in Edappally

KOZHIKODE : Jazzmyna in Kunnamangalam

COIMBATORE : Spandan

BANGALORE

The Columns	: Whitefield, Bangalore
Ashiyana	: Whitefield, Bangalore
Pragati	: Ittangur, Sarjapur, Bangalore
Pranathi	: Kumbalagodu, Mysore Road, Bangalore
Unnathi	: Attibele, Bangalore
Indradhanush	: Hoskote
Olivia Nest	: Sarjapur
Life on The Green	: Sarjapur

SOWPARNIKA PROJECTS - KARNATAKA & TAMIL NADU



Sowparnika Purple Rose
Bengaluru



Sowparnika Swastika - 2
Bengaluru



Sowparnika Sanvi - 2
Bengaluru



Sowparnika Tharangini
Bengaluru



Sowparnika The Columns
Bengaluru



Sowparnika Chandrakantha - 2
Bengaluru



Sowparnika Sanvi - 1
Bengaluru



Sowparnika Sai Srishti
Bengaluru



Sowparnika Ananda
Bengaluru



Sowparnika Swastika - 1
Bengaluru



Sowparnika Blue Bells
Mysuru



Sowparnika Royale Splendour
Mysuru



Sowparnika Landmark
Mysuru



Sowparnika Chandrakantha - 1
Bengaluru



Sowparnika Beetel
Coimbatore



Sowparnika Sai Soukya
Tirupur



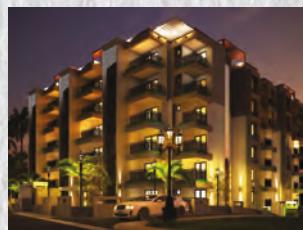
Sowparnika Skandagiri
Coimbatore



Sowparnika Grandeur
Coimbatore

SOWPARNIKA PROJECTS - KERALA

COMPLETED PROJECTS



Sowparnika Valle
Kottayam



Sowparnika Cannary
Changanassery



Sowparnika Travancore Heights
Changanassery



Sowparnika Sudarsanam
Guruvayur



Sowparnika Grand Square
Trivandrum



Sowparnika Sandal Tower
Trivandrum



Sowparnika Highlands
Trivandrum



Sowparnika Shirdi
Trivandrum



Sowparnika Shirdi Phase -2
Trivandrum



Sowparnika City Crown
Trivandrum



Sowparnika Regal
Trivandrum



Sowparnika Surya Kiran
Trivandrum



Sowparnika Promenade Square
Trivandrum



Sowparnika River View Garden
Trivandrum

ONGOING PROJECTS



Sowparnika Natura
Thrissur



Sowparnika WestHolmes
Trivandrum



Sowparnika Atrium
Cochin



Sowparnika Navarathinam Pearl
Trivandrum



Sowparnika Seychelles
Trivandrum



Sowparnika Edifice
Thrissur



Sowparnika Bhavani
Trivandrum



Sowparnika Yara
Trivandrum



Sowparnika Ista
Trivandrum



Sowparnika Capital County
Trivandrum



Sowparnika Signature
Tower, Trivandrum



Sowparnika Jazzmyna
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Sowparnika Projects & Developers

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SOUTH KERALA: Vettakulam Arcade, Opp. Mar Ivanios College Main Gate, Nalanchira P.O., Thiruvananthapuram, Kerala - 695 015

CORPORATE OFFICE: Sowparnika Projects & Infrastructure Pvt. Ltd., 750, 1st Main Road, "C" Block, AECS Layout, Bangalore - 560037

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