

**SOWPARNIKA**  
Delivering Happiness

# EDIFICE

Koorkenchery, Thrissur

## Rise Above The Rest







SOMPERIKA  
Living Experience

EDIFICE

# Sowparnika

We deliver happiness! Everyday.

Sowparnika is not just any other real estate company. It is probably the first to bring the concept of Lean Six Sigma across all the processes in the company. Which means you will get your projects delivered on time. You will get better value considering that we maximize efficiencies and we pass the benefits on to our customers. At Sowparnika we believe in sensible pricing. Our commitment is based on the strongly grounded principles of Transparency, Customer Satisfaction and Teamwork. We have **10000+** satisfied customers, **50+** completed projects, **25+** ongoing projects, **5.5** million Sq.ft developed, **5.0** million Sq.ft under development and a strong presence in **3** states namely Karnataka, Tamil Nadu and Kerala. And we have only just begun.



## A Cut Above The Ordinary

Nestled among the lush greenery of the beautiful city of Thrissur, charming Koorkenchery is home to Sowparnika Edifice. Towering above the city with an impressive 95 units in 2B +14 floors, there is nothing ordinary about this majestic structure. Equipped with all state of the art amenities such as a clubhouse, health club with a multipurpose gym, indoor games room, landscaped garden, swimming pool, visitors lobby and much more. The Edifice has everything you need right at your doorstep. Permit No. : KKY/BA-238/16-17

## Koorkenchery, Thrissur

Located in the dynamic district of Thrissur, Edifice is an eclectic combination of luxury living and city bustle. The strategically located Edifice is in close proximity to almost every facility including hospitals, educational institutions, mobility hubs, shopping malls and much more.

# Location Map :



## Distance From Edifice

### Proximity to Mobility Hubs

1. Thrissur Railway Station & KSRTC : 2.5 km
2. Cochin International Airport : 45 km
3. Sakthan Thampuran Bus Stand : 2.0 km

### Religious Places

1. Koorkenchery Temple : 900 m
2. Nirmalapuram Church : 1.0 km
3. Vadakkumnathan Temple : 3.0 km

### Places of Importance

1. Thrissur- Kodungallur Highway : 300 m
2. National Highway (NH 47) : 2.0 km
3. Koorkenchery Junction : 900 m
4. Swaraj Round - Thrissur town : 3.0 km

### Nearest Hospitals

1. Elite Mission hospital : 1.0 km
2. Metropolitan hospital : 1.5 km
3. Sun Medical and Research Centre : 2.0 km
4. Jubilee Mission Medical College : 3.0 km

### Educational Institutions

1. SN Higher Secondary School : 200 m
2. St. Paul's Public School, Kuriachira : 2.0 km
3. Institute of Chartered Accountants of India : 300 m
4. Govt. Women's Polytechnic : 1.5 km
5. St. Thomas College : 3.0 km

### Important Shopping Centers

1. Mall of Joy : 1.5 km
2. City Centre Mall : 3.0 km
3. Shobha City Mall : 6.0 km

# Amenities

- Clubhouse
- Health Club with multipurpose gym and Indoor games room
- Children's play area
- Landscaped garden
- 24 hrs power backup for common area and 0.5 kVA for the apartment through limiter switch
- Round the clock security
- Waste Management System
- Wi-Fi enabled through a service provider
- Intercom to apartment from security cabin through a service provider
- Sewage Treatment Plant (STP)
- Lifts of reputed make
- Transformer
- Covered car parking
- Drivers / Servant toilet facility
- Rainwater Harvesting
- Swimming Pool
- Visitors lobby
- On-call maintenance
- Automated shoe shine facility
- CCTV in lobby





# Specifications

## Structure

- RCC framed structure with concrete block masonry.

## Flooring

- Vitrified tiles for living, dining and bedroom.
- Anti-skid ceramic tiles in kitchen and balcony.

## Kitchen

- Granite top & single bowl with drainboard sink to be provided (supply only).
- Glazed tiles above the counter to a height of 2 feet (supply only).
- Provision of chimney in kitchen & water purifier.

## Toilet

- EWC wall hung with concealed cistern in all toilets.
- Showerhead with diverter.
- CP fittings and sanitary ware of reputed make.
- Provision for geyser and exhaust fan in toilets.
- Glazed ceramic tiles for dadoing up to 7 feet in height.
- Anti-skid ceramic tiles for flooring.

## Doors

- Main Door - Super quality hardwood frame and shutter with melamine finish.
- Internal Doors - Hardwood frames with moulded shutters.
- FRP door for toilets.

## Windows

- UPVC windows with glazed shutters and provision for mosquito mesh.

## Electrical

- Modular switches of Schneider or equivalent reputed make.
- ELCB and MCB with independent EB meter of approved make.
- Good quality concealed copper wiring of approved make.
- Washing machine point.

## Generator

- Generator backup for the elevator, common lighting, water pumps & apartment through limiter switch (0.5kVA).

## Paint

- Internal - 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion paint.
- External - 1 coat exterior primer & 2 coats of exterior paint.

## Elevator

- Lifts of reputed make.

## Water Supply

- Borewell / Municipal water supply if available.

## Air Conditioning

- Provision for fixing AC in all bedrooms.

# EDIFICE

## Master Plan



# EDIFICE

## Ground Floor Plan



### Legend

- |                     |                                   |                         |
|---------------------|-----------------------------------|-------------------------|
| 1. Grand Entry      | 5. Swimming Pool                  | 9. Children's Play Area |
| 2. Pedestrian Entry | 6. Pool Deck                      | 10. Landscape Area      |
| 3. Lobby            | 7. Change Room/Toilet             | 11. Security            |
| 4. Health Club      | 8. Indoor Games/Multipurpose Hall | 12. Vehicular Ramp      |



# EDIFICE

## Typical Floor Plan



# EDIFICE

## Key Plan



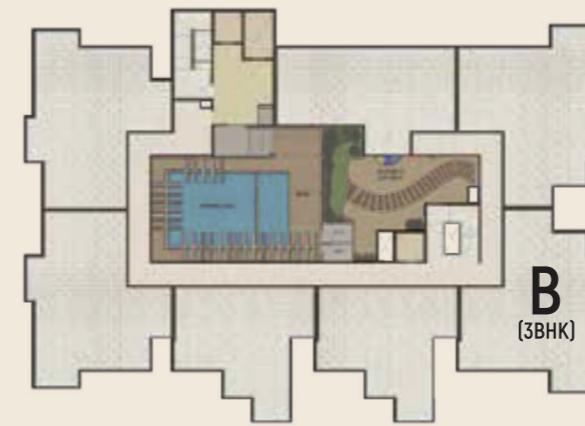
## Unit Plan

Type-A : 3 BHK  
Saleable Area : 1398 Sq.ft  
10 Floors : 1<sup>st</sup> to 10<sup>th</sup>



# EDIFICE

## Key Plan



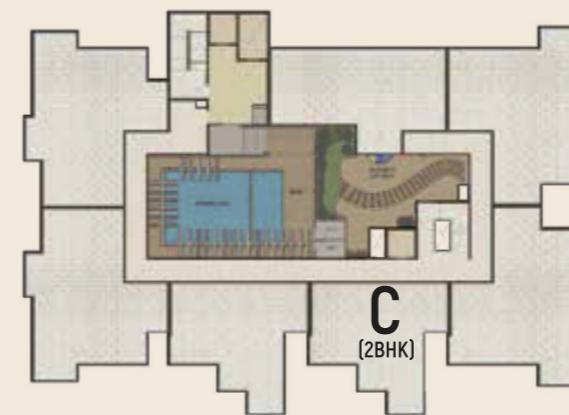
## Unit Plan

Type-B : 3 BHK  
Saleable Area : 1398 Sq.ft  
11 Floors : G+10



# EDIFICE

Key Plan



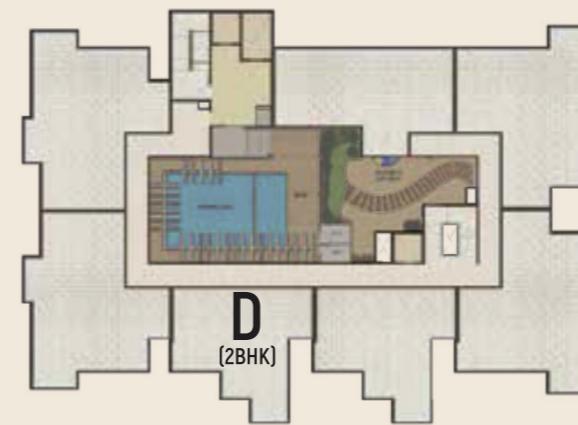
Unit Plan

Type-C  
Saleable Area : 1060 Sq.ft  
11 Floors : G+10



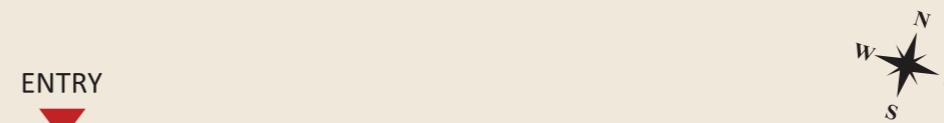
# EDIFICE

Key Plan



Unit Plan

Type-D  
Saleable Area : 2 BHK  
11 Floors : 1060 Sq.ft  
: G+10



# EDIFICE

Key Plan



Unit Plan

Type-E  
Saleable Area : 3 BHK  
11 Floors : 1410 Sq.ft  
              : G+10



# EDIFICE

## Key Plan



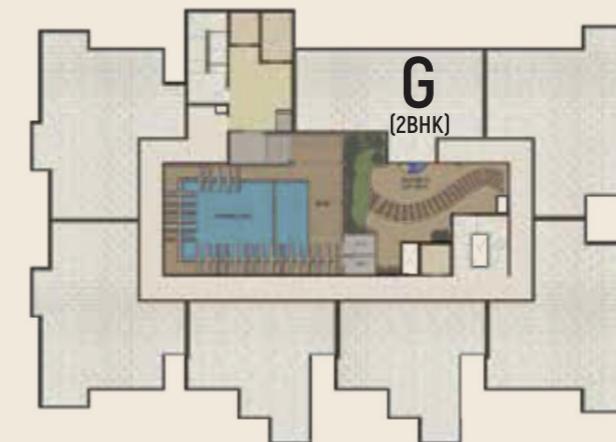
## Unit Plan

Type-F : 3 BHK  
Saleable Area : 1410 Sq.ft  
10 Floors : 1<sup>st</sup> to 10<sup>th</sup>



# EDIFICE

Key Plan



Unit Plan

Type-G : 2 BHK  
Saleable Area : 1180 Sq.ft  
10 Floors : 1<sup>st</sup> to 10<sup>th</sup>





# Pioneering Aesthetic and Delightful Living Spaces



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 the 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 10000+ satisfied customers, 50+ completed projects, 25+ ongoing projects, 5.5 Million+ Sq. ft. developed, 5 Million+ Sq.ft. under development with it's 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 homeowners.

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 2027", 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.

## ACHIEVED MILESTONES

**10000+**  
SATISFIED CUSTOMERS

**50+**  
COMPLETED PROJECTS

**25+**  
ONGOING PROJECTS

**5.5+**  
MILLION SQ. FT.  
DEVELOPED

**5.0+**  
MILLION SQ. FT.  
UNDER DEVELOPMENT

**3**  
STATES  
PRESENCE



To become one of the top ten housing & Infrastructure companies of South India.



Achieve 1000 crores Turnover and a successful IPO by 2025



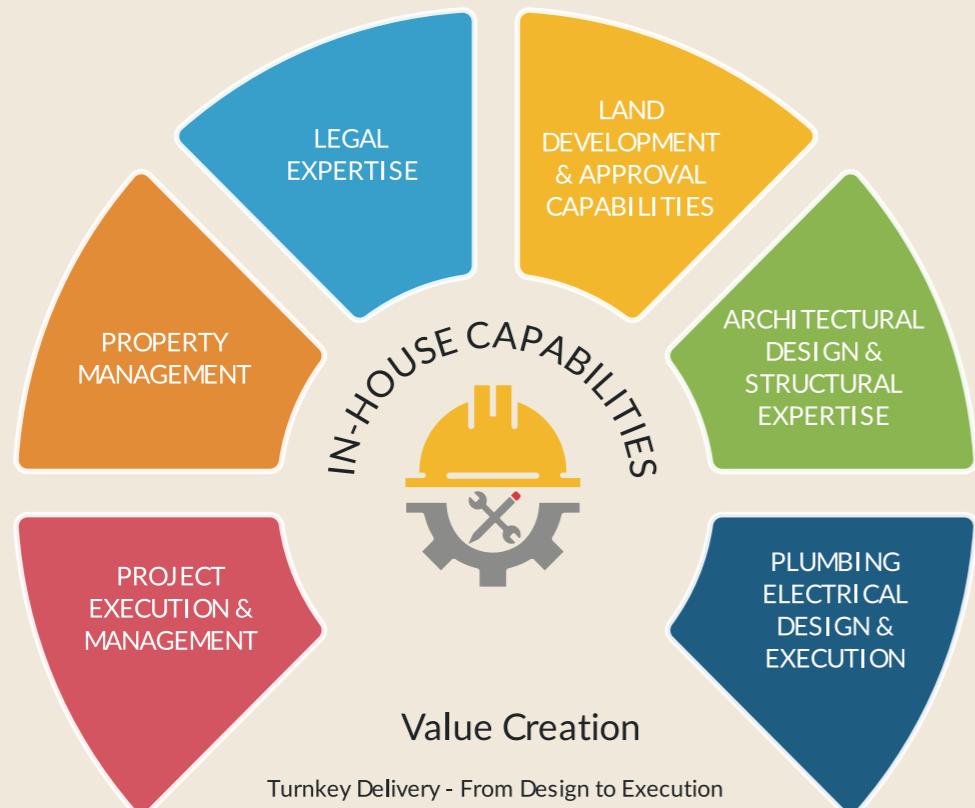
Provide high quality value homes through continuous innovation. Improvements and timely delivery.



Create a culture of Consistent growth.



Build a transparent work environment that enhances employee excellence.



#### OUR PRESENCE IN 3 STATES

KARNATAKA

KERALA

TAMIL NADU

## OUR 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 2025 DREAM BIG, ACHIEVE BIG!

Become one among the top ten housing & infrastructure company of South India  
 Achieve 1000 Crores Turnover and a successful IPO by 2027  
 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

Values are part of a company's DNA. They define what an organization stands for, highlighting an expected and ultimate set of behaviors and skills.

- **Speed:** A passion to accelerate delivery of commitments for organisational 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 and deliverables
- **Safety:** Zero tolerance on safety

## KEY DIFFERENTIATORS

An in-depth understanding of the target homeowners has enabled Sowparnika to develop key differentiators, which are characteristic of our vision, that has propelled Sowparnika with a matchless competitive edge.

## VALUE CREATION

We always believed that for a marvelous 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 and clarity towards the future.

# AWARDS & RECOGNITIONS



Entrepreneur of  
the Year - Real Estate



Mid-Segment Housing Project of  
the year - Olivia Nest



Best Residential Launch of  
the year- Indradhanush



Best Luxury Villa Design of  
the Year - LIFE ON THE GREEN



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 Profit Real Estate Award



Sowparnika Swastika



ET Now



Kerala Financial Corporation  
Trivandrum



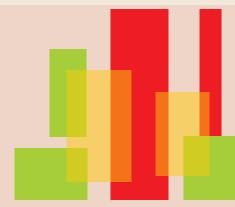
Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium



# SOWPARNIKA

Delivering Happiness

## SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

### CORP. OFFICE - BANGALORE

750, 1st Main Road  
C-Block AECS Layout, Kundalahalli  
Bangalore - 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, Thekkukara  
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 - 641 029  
Phone: +91 78490 60002  
Email: salescmb@sowparnika.com

**Call: 9343 51 51 52**

[www.sowparnika.com](http://www.sowparnika.com)

Rera No: KKY/BA-238/16-17

Sowparnika Edifice, I.M. Velayudhan Master Road, Koorkenchery, Kanimangalam P.O., Thrissur - 680027