



South India's Fastest Growing Builder

More than 5 million sq. ft. delivered / More than 35 ongoing projects

SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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CAPITAL COUNTY
CITY LIFE MEETS VILLA LIFE

"From a humble beginning to being a brand synonymous with creating aesthetic and delightful living spaces, Sowparnika has trodden the path of success and continues to remain an exemplary testament of commitment, hard work and dedication, resulting in unparalleled success."

Our Story

The Dream:

What does it take to build a successful corporate company was a question that always engrossed Mr. Ramji as he went about his life managing key financial and managerial roles in notable corporate conglomerates. Mr. Ramji's vision was to build a company that would benefit people and builds a responsible workforce that would strive to achieve the mission. Armed with experience, expertise, responsibility and dedication, Mr. Ramji finally began his journey of fulfilling his dream, ably supported by his wife, Ms. Meenakshi and in the year 2003, Sowparnika Projects was initiated.

The Beginning:

With a philosophy that success comes one step at a time, Sowparnika started its journey with SaiKuteer, a 4 unit apartment, followed by Sai Poornima, a 5 unit apartment. With its offering of affordable quality homes, Sowparnika struck a chord with its patrons and the company ended up with a turnover of 4.5 crores in the first year. Buoyed by initial success, Sowparnika began to spread its horizons across South India with projects in Kerala and Tamil Nadu. On-time completion, the promise of quality and identification of rich potential land parcels gradually made Sowparnika one of the most preferred developers in South India and started earning earnest patrons over the years.

The Success:

Today, Sowparnika is recognized as one of the leading real estate developers in South India with an annual turnover of 200 Crores. The strength of Sowparnika continues to grow, enthusiastically supported by its 6000 plus patrons. Numerous projects spread across the country have been earmarked for future development, and more happiness is bound to follow in the years to come.

35+ Completed Projects | 35+ Ongoing Projects | 50+ Lakh Sq. ft. developed

50+ Lakh Sq. ft. under construction | 6000+ Happy Customers | 3 States Presence

Ramji Subramaniam, Managing Director



Mission 2022

- Become one of the top ten housing & infrastructure company of South India.
- Achieve 1000 Crores Turnover and a successful IPO by 2022.
- 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.

Vision

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

Values

Sowparnika's core values define its work ethics and echo the brand philosophy, which is derived to provide ultimate customer experience for its patrons.

Core values

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.

Key Differentiators

An in-depth understanding of target consumers has enabled Sowparnika to develop Key Differentiators, which are characteristic to our vision, which in reality has propelled Sowparnika with a matchless competitive edge.

- Value for Money ▪ On-Time Delivery ▪ Quality Deliverables ▪ 360 Degrees Approach ▪ Consumer Centricity

Value Creation

Turnkey Delivery - From Design to Execution

IN-HOUSE CAPABILITIES:

- LAND DEVELOPMENT & APPROVAL CAPABILITIES ▪ ARCHITECTURAL DESIGN & STRUCTURAL EXPERTISE
- PLUMBING, ELECTRICAL DESIGN & EXECUTION ▪ PROJECT EXECUTION & MANAGEMENT
- PROPERTY MANAGEMENT ▪ LEGAL EXPERTISE



Simply worth it!

Capital County, yet another ode to happiness from Sowparnika Homes, provides a splendid array of 50 luxury villas in the most happening spot in the capital. These aesthetically appealing, ultra-luxurious villas also offer an unrivalled world of amenities for a life of class and convenience.



Price; simply worth it.

A plush luxurious villa a short drive away from the heart of the city; that too at a price that doesn't tax you! Capital County is all about making the seemingly impossible happen. Conveniently located and conveniently priced, Capital County can be your ideal investment multiplier as well!

Location Map

LOCATION ADVANTAGE

Trivandrum Central	:	6.5 km
East Fort	:	8 km
Thirumala	:	5 km
Pappanamcode	:	3 km
Attukal Temple	:	7 km
International Airport	:	12 km
Medical College	:	10 km
Technopark	:	20 km
Kovalam	:	10 km



Location;
simply worth it.

Imagine an aesthetically appealing villa just a few kilometers away from the heart of the city; Trivandrum Central Railway Station to be precise! Capital County is located at a peaceful spot at Thrikkannapuram, Pappanamcode - one of the most happening spots in the capital.



Amenities; simply worth it.

Every amenity is simply a notch above the rest. The beauty of Capital County is in the fact that there's a place for everything & nothing is out of place.

Well-planned amenities make sure that everything of joy, ease and convenience is just around.

Exclusive Amenities

- Clubhouse with Gymnasium, Multipurpose hall and Indoor games.
- Half-Basketball court
- Open Badminton court
- Children's play area
- On Call Maintenance



Master Plan



Villa I



Villa 2



TYPE 2
3 BHK
Plot Area (Cents): 3.863
Saleable Area (Sq. Ft.): 1638



Villa 3



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 3

4 BHK

Plot Area (Cents): 5.091

Saleable Area (Sq. Ft.): 1993



Villa 4



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 4
4 BHK
Plot Area (Cents): 8.725
Saleable Area (Sq. Ft.): 2491

Villa 5



The villa features a modern architectural style with a combination of white and dark wood elements. The ground floor includes a living room, dining room, kitchen, two bedrooms, a bathroom, and a central patio area. The first floor contains three bedrooms, a family room, a bathroom, a balcony, and a roof garden. The property also includes a detached garage and a sit-out area.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE 5
4 BHK
Plot Area (Cents): 5.401
Saleable Area (Sq. Ft.): 2061

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TYPE 6
4 BHK
Plot Area (Cents): 5.255
Saleable Area (Sq. Ft.): 2053



Villa 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 7

4 BHK

Plot Area (Cents): 4.525

Saleable Area (Sq. Ft.): 1898.00



Villa 8



TYPE 8

4 BHK

Plot Area (Cents): 6.000

Saleable Area (Sq. Ft.): 2023

Villa 9-II



TYPE 9-II
3 BHK
Plot Area (Cents): 3.521
Saleable Area (Sq. Ft.): 1506



Villa 12



TYPE 12
3 BHK
Plot Area (Cents): 3.440
Saleable Area (Sq. Ft.): 1466



Villa 12A



The villa features a modern architectural style with a combination of light grey and white panels. It has a prominent central entrance with a glass door and sidelights. Large windows with wooden frames are distributed across the facade. A sleek, angular driveway leads to a covered parking area where a silver sedan is parked. The property is landscaped with small trees and shrubs.

GROUND FLOOR PLAN



This floor plan includes:

- UTILITY (10'0" x 2'11")
- KITCHEN (10'0" x 3'0")
- Master BED (13'0" x 14'8")
- DRESS (7'4" x 4'0")
- DINING ROOM (9'0" x 12'0")
- LIVING ROOM (12'0" x 12'0")
- SIT OUT (10'10" x 9'8")
- PATIO
- TOILET (5'0" x 3'0")
- PORCH
- ROOF GARDEN

FIRST FLOOR PLAN



This floor plan includes:

- DRESS (5'4" x 3'8")
- TOILET (5'0" x 3'0")
- BED ROOM (11'0" x 14'8")
- BED ROOM (11'0" x 14'8")
- DRESS (7'4" x 4'0")
- FAMILY ROOM (12'0" x 10'6")
- TOILET (5'0" x 8'4")
- BALCONY (6'10" x 9'5")

TYPE 12A
3 BHK
Plot Area (Cents): 4.806
Saleable Area (Sq. Ft.): 1899

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Villa 14



The villa features a modern architectural style with a combination of light blue and grey panels. It includes a central entrance with a glass door, flanked by two sets of windows. A prominent feature is a dark grey wall with a large, stylized 'X' pattern. The ground floor has a garage and a porch area. The first floor includes a roof garden and a balcony.

GROUND FLOOR PLAN



- UTILITY 10x12
- KITCHEN 300x300 9x11
- MASTER BED 345x440 11'-6"x14'-8"
- DRESS 160x110 5'-4"x3'-8"
- Maid's Toilet 150x110 5'-0"x3'-0"
- DINING ROOM 300x300 10x11
- LIVING ROOM 300x300 10x11
- PATIO
- BED ROOM 300x330 10x11
- TOILET 150x210 5x7
- SIT OUT 210x208 7x9'-11"
- PORCH

FIRST FLOOR PLAN



- DRESS 160x110 5'-4"x3'-8"
- BED ROOM 300x330 10x11
- TOILET 150x210 5x7
- BED ROOM 345x440 11'-6"x14'-8"
- ROOF GARDEN
- DRESS 220x120 7'-5"x4'
- TOILET 150x250 5x8'-4"
- FAMILY ROOM 360x330 12'x11'
- BALCONY 210x288 7x9'-11"

TYPE 14
3 BHK
Plot Area (Cents): 5.076
Saleable Area (Sq. Ft.): 1949

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TYPE 15
3 BHK
Plot Area (Cents): 4.025
Saleable Area (Sq. Ft.): 1693



Villa 16



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 16
3 BHK
Plot Area (Cents): 4.614
Saleable Area (Sq. Ft.): 1781

Villa 17-24



TYPE 17-24

3 BHK

Plot Area (Cents): 3.459

Saleable Area (Sq. Ft.): 1491

Villa 25



TYPE 25
3 BHK
Plot Area (Cents): 3.696
Saleable Area (Sq. Ft.): 1561



Villa 26



GROUND FLOOR PLAN



TYPE 26
3 BHK
Plot Area (Cents): 4.933
Saleable Area (Sq. Ft.): 1823



Villa 27-33



W
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TYPE 27-33

3 BHK

Plot Area (Cents): 5.000

Saleable Area (Sq. Ft.): 1868

Villa 34



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 34

3 BHK

Plot Area (Cents): 4.859

Saleable Area (Sq. Ft.): 1799



Villa 35



TYPE 35
4 BHK
Plot Area (Cents): 5.643
Saleable Area (Sq. Ft.): 2027



Villa 36-38



TYPE 36-38
4 BHK
Plot Area (Cents): 5.310
Saleable Area (Sq. Ft.): 1998

Villa 39



TYPE 39

3 BHK

Plot Area (Cents): 5.203

Saleable Area (Sq. Ft.): 1925

Villa 40



TYPE 40

3 BHK

Plot Area (Cents): 3.578

Saleable Area (Sq. Ft.): 1536

Villa 4I-44



TYPE 4I-44

3 BHK

Plot Area (Cents): 3.582

Saleable Area (Sq. Ft.): 1524



Villa 45



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TYPE 45

3 BHK

Plot Area (Cents): 3.611

Saleable Area (Sq. Ft.): 1528

Villa 46



TYPE 46

4 BHK

Plot Area (Cents): 5.613

Saleable Area (Sq. Ft.): 2025



Villa 47



TYPE 47
3 BHK
Plot Area (Cents): 4.978
Saleable Area (Sq. Ft.): 1840

Villa 48



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 48

3 BHK

Plot Area (Cents): 3.797

Saleable Area (Sq. Ft.): 1616

Villa 49



TYPE 49
3 BHK
Plot Area (Cents): 3.694
Saleable Area (Sq. Ft.): 1569

Villa 50



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TYPE 50

3 BHK

Plot Area (Cents): 4.426

Saleable Area (Sq. Ft.): 1782

Specifications

Structure

1. RCC framed structure with concrete block masonry.
2. Pile/raft/Individual footing/Rubble Foundation complying with seismic 3 zones, as per structural consultant's advice.
3. Concrete grade and steel grade as per structural consultant's advice
4. Pest control

Flooring and Tiling

1. Foyer/Living/Family Living/ dining/Kitchen & Bedrooms- Vitrified tiles - Reputed Brand
2. Toilet flooring - Anti skid Ceramic Designer tiles – Reputed Brand
3. Toilet dadoing up to 7 feet- ceramic glazed/matte tiles Reputed Brand
4. Kitchen dadoing above the counter to height of 2 feet- ceramic glazed/matte tiles - Reputed Brand (only supply)
5. Balcony/Patio - Anti skid Ceramic tiles – Reputed Brand flooring and skirting with toughened glass railing.

Kitchen

1. Granite top & single bowl Reputed Brand to be provided (only supply)
2. Provision for Chimney in kitchen
3. Provision for Water purifier Plug Point

Toilet

1. Sanitary fittings - Reputed Brand - EWC Wall hung, wash basin (Only premium white colored).
2. CP fittings - Reputed Brand – Shower spout, Single lever Diverter, Shower head, Pillar cock, concealed cistern

3. Flush plate, angle value, health faucet for all toilets.
4. Provision for geyser and Exhaust fan in toilets.

Air conditioning

1. Provision for fixing AC in living and master bedroom

Doors

1. Main Door: Super Quality Hard wood frame and shutter with melamine finish
2. Internal Doors: Hard wood frames with flush shutters
3. Toilet doors - FRP door
4. Balcony doors - 2 Track UPVC glazed shutter with mosquito mesh of equivalent make
5. Common door - Fire rated steel doors for fire exit

Windows

1. Track UPVC windows with glazed shutters and mosquito mesh of equivalent make.

Electrical

1. Modular switches of Schneider or Equivalent make
2. ELCB and MCB with independent EB meter of approved make
3. Good quality concealed copper wiring of approved make
4. Provision for Washing Machine point

Paint:

1. Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion Asian / Berger or equivalent make.
2. External: 1 coat external primer & 2 coats of external weather paint Asian / Berger or equivalent make

Water supply

1. Bore well water supply / Municipal water supply if available