

**SOWPARNIKA SIGNATURE TOWER
@ SREEKARIYAM,
TRIVANDRUM**

SIGNATURE TOWER





Best Health Care Facilities :

- 3Km from Kerala Institute of Medical Sciences.
- 5Km from C.J. Hospital.
- 5Km from S.U.T. Hospital.
- 3.5 Km from Trivandrum Medical College.
- 1.5 Km from Sreekaryam Junction.
- 1.0 Km from International Airport
- 5Km from Railway Station.
- 750 M from Defense Organization
- 5 Km from IT hub.
- 1.5Km from Akkulam Lake.
- 4 Km from VSSC.
- 6.5 Km from veli lake and Tourist village

Excellent College:

- 4 Km from CET College.
- 4 Km from Loyal College.
- IGNOU
- 1.5 Km From Shopping & Entertainment Zones.
- Religious Places in the nearby vicinity.



Near to the Best Schools in the vicinity :

- 1.2 Km from Loyola School.
- The school of the Good shepherd.
- Bharatiya Vidya Bhavan.
- Kendriya Vidyalaya



SITE ANALYSIS



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VIEW




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VIEW



MASTER PLAN



Legend

1. Adult's pool
 2. Kid's pool
 3. Gymnasium
 4. Library
 5. Reception/Lounge
 6. Yoga/Meditation hall
 7. Mini dept. store
 8. Indoor games
 9. Children play area
 10. Clinic
 11. STP below

Note: Pool is located at
Terrace floor.

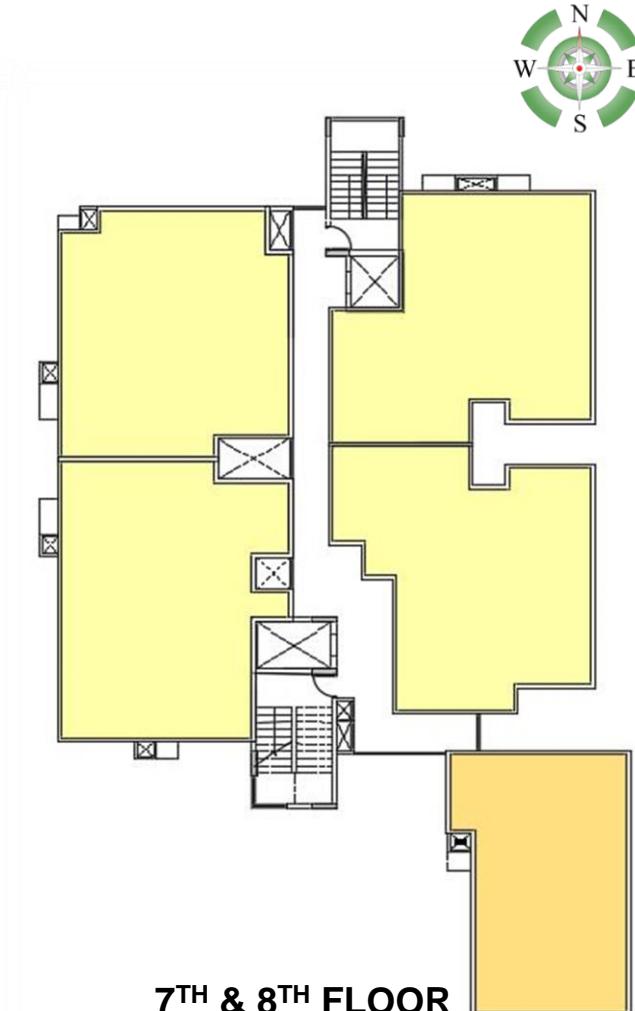
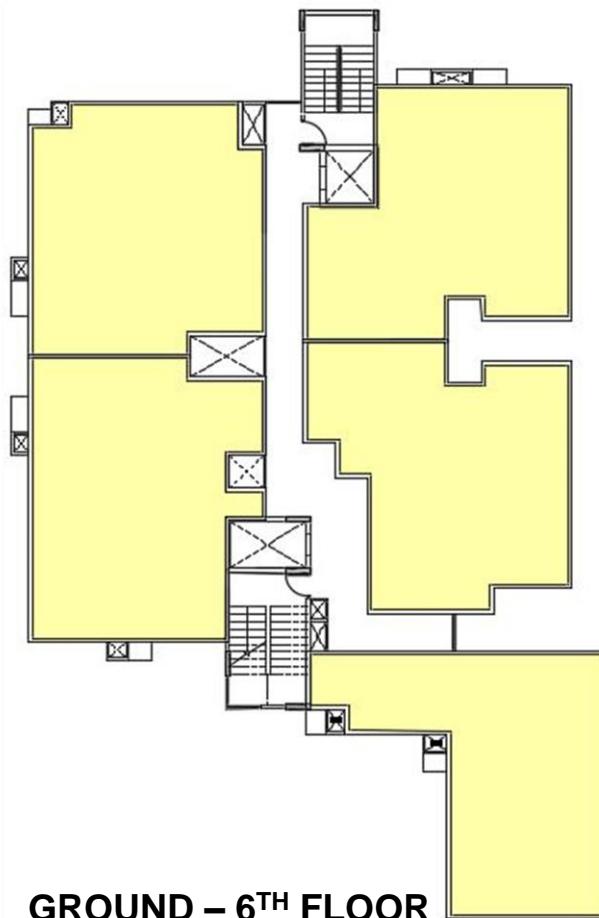


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PHASE - 02

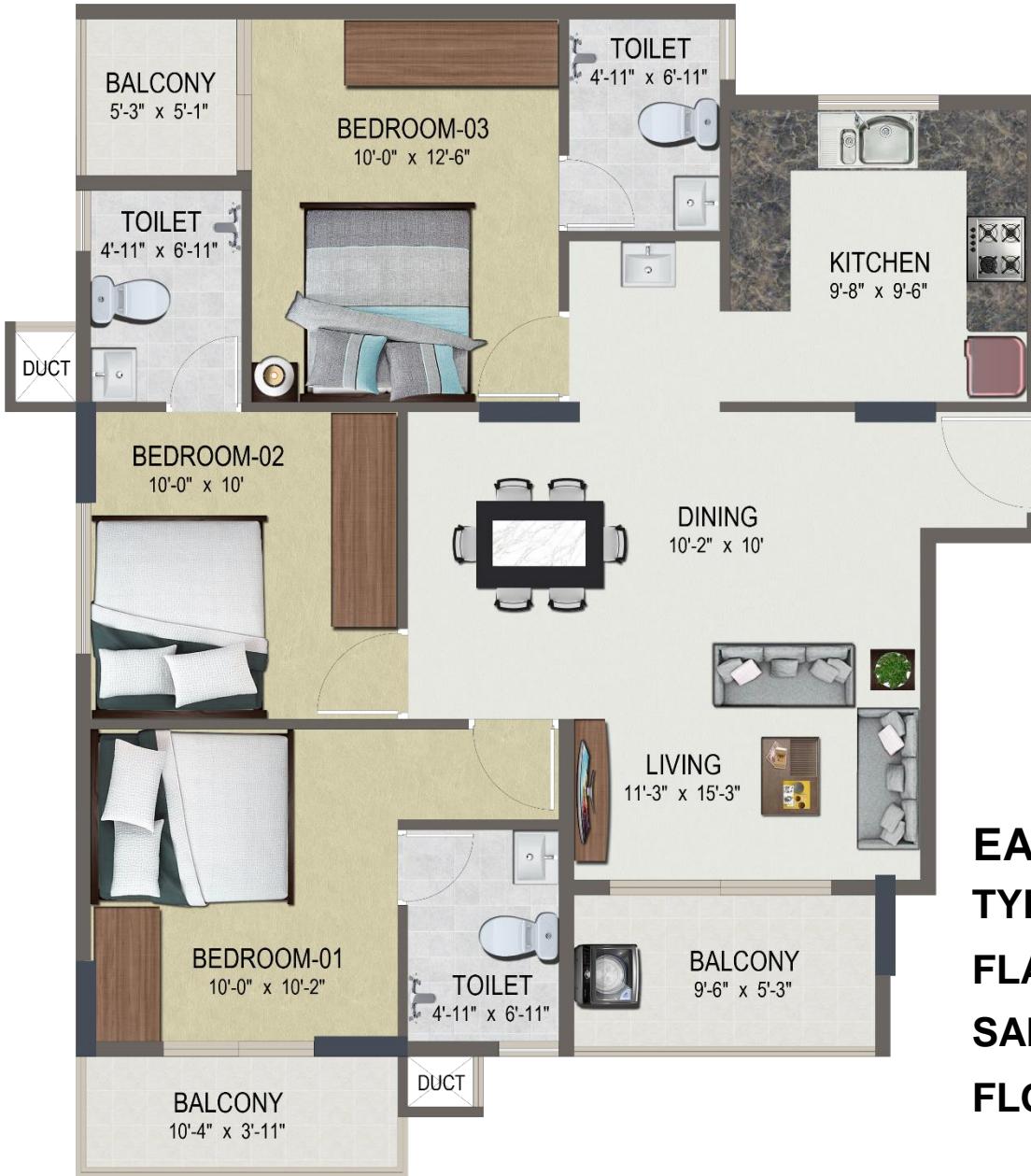
- Total plot Area : 105.15 Cents (481337.11 Sq.ft)
- Total no. of floors : 02 Basements + Ground floor + 8 Upper floor
- Total no. of car parking : 44. No.s
- Total no. of units : 44. No.s

TYPE OF UNITS	TOTAL UNITS	SALEABLE AREA (SQ.FT)	% OF UNITS
2BHK	02	1109	05
3BHK	42	1319-1531	95

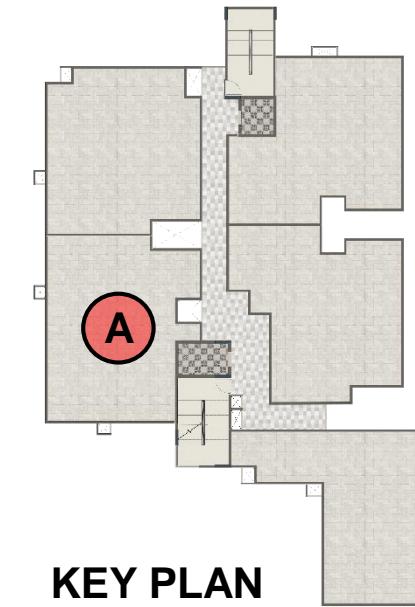


SOWPARNIKA SIGNATURE TOWER, TRIVANDRUM										
Flat No's	Type	Facing	Carpet area (Sq.m)	Balcony area (Sq.m)	Common area (Sq.m)	Apartment area(Sq.m) (carpet + balcony area)	Saleable area (Sq.m)	Saleable area (Sq.ft)	No. of units	Total Saleable area (Sq.ft)
Type - A	3BHK	EAST	77.79	7.27	45.80	85.06	130.86	1409	9	12681
Type - B	3BHK	EAST	78.61	8.86	47.10	87.47	134.57	1449	8	11592
Type - C	3BHK	WEST	76.41	9.39	46.20	85.80	132.00	1421	9	12789
Type - D	3BHK	WEST	74.75	11.47	46.43	86.22	132.65	1428	9	12852
Type - E	3BHK	NORTH	73.31	6.33	42.88	79.64	122.52	1319	7	9233
Type - F	2BHK	NORTH	60.63	6.33	36.06	66.96	103.02	1109	2	2218
Total									44	61,365
TOTAL SALEABLE AREA										61,365





ENTRY



KEY PLAN

EAST FACING
TYPE : 3 BHK
FLAT NO. : A
SALEABLE AREA : 1409Sq.ft
FLOORS: Ground to 8th



ENTRY

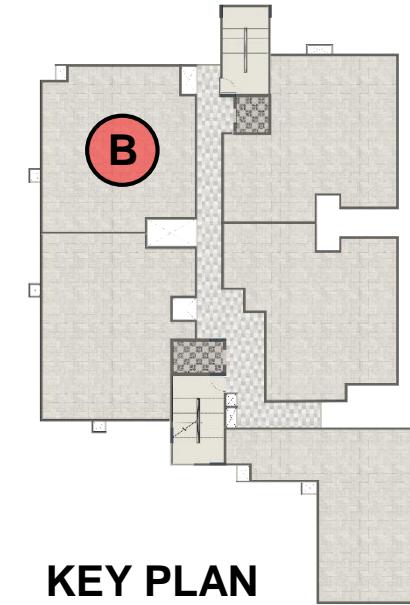
EAST FACING

TYPE : 3 BHK

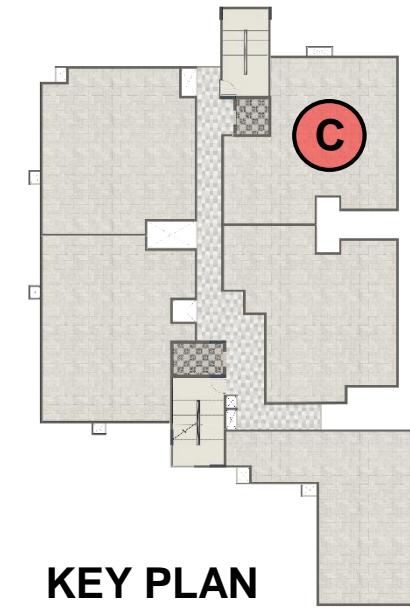
FLAT NO. : B

SALEABLE AREA : 1449 Sq.ft

FLOORS: 1st to 8th



ENTRY 



KEY PLAN

WEST FACING

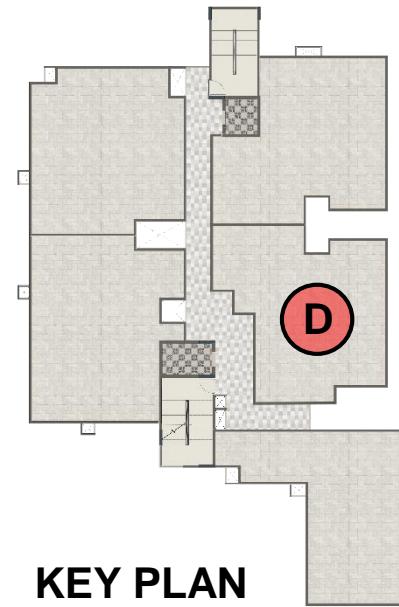
TYPE : 3 BHK

FLAT NO. : C

SALEABLE AREA : 1421 Sq.ft

FLOORS: Ground to 8th





WEST FACING

TYPE : 3 BHK

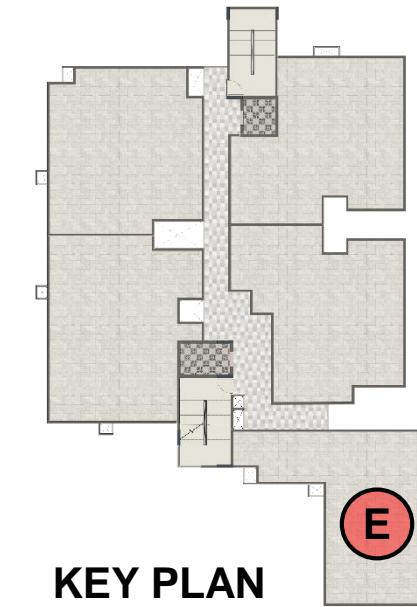
FLAT NO. : D

SALEABLE AREA : 1428 Sq.ft

FLOORS: Ground to 8th



UNIT PLAN



KEY PLAN

NORTH FACING

TYPE : 3 BHK

FLAT NO. : E

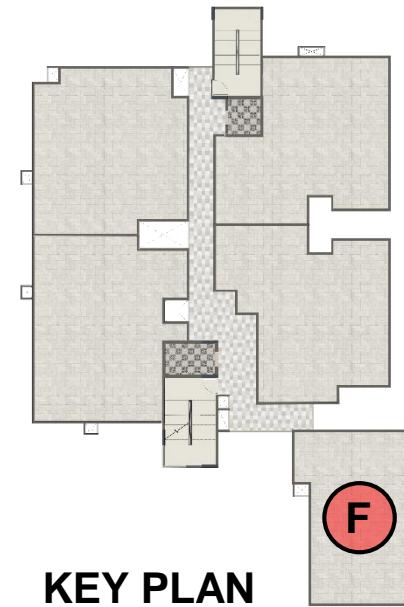
SALEABLE AREA : 1319 Sq.ft

FLOORS: Ground to 6th



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ENTRY



KEY PLAN

NORTH FACING

TYPE : 2 BHK

FLAT NO. : F

SALEABLE AREA : 1109 Sq.ft

FLOORS: 7th & 8th



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FLOOR PLANS



The image displays two architectural floor plans side-by-side. The left side shows the 'GROUND' floor, which consists of a single large rectangular unit. This unit features a central 'LIVING' room (16'-11" x 14'-6") with a built-in sofa set. To the left of the living room is a 'DINING' area (8'-9" x 12'). Above the dining area is a 'BEDROOM-01' (10'-0" x 12'-6") with an attached 'TOILET' (4'-11" x 6'-11"). To the right of the living room is a 'KITCHEN' (9'-8" x 9'-6") with a 'FHR' (Family Room) area above it. A 'BALCONY' (9'-3" x 9'-1") is located at the top of the unit. Below the kitchen is another 'BEDROOM-02' (10'-0" x 10') with an attached 'TOILET' (4'-11" x 6'-11"). At the bottom of the unit is a 'BEDROOM-03' (10'-0" x 12'-0") with an attached 'TOILET' (4'-11" x 6'-11"). There are also two 'BALCONY' areas: one on the left (9'-2" x 3'-1") and one on the right (9'-3" x 3'-11"). A 'DUCT' system is shown on the far left and right edges. The right side shows the '6TH FLOOR' plan, which is a multi-unit structure. It includes several 'BEDROOM' units (e.g., 10'-8" x 12'-2", 10'-8" x 12'-10", 10'-0" x 12'-1", 10'-0" x 12'-1"), 'TOILET' units, 'KITCHEN' units (9'-10" x 11'-2", 9'-10" x 10'-2", 9'-10" x 10'-11"), 'BALCONY' units (e.g., 7'-8" x 7'-5", 9'-7" x 9'-6", 9'-7" x 5'-7", 9'-11" x 3'-11", 9'-11" x 3'-11", 9'-11" x 3'-11", 9'-11" x 3'-11", 9'-11" x 3'-11"), and 'FOYER' areas. A 'PASSENGER LIFT' is located in the center. A 'SERVICE LIFT' is positioned in the lower-left section of the 6th floor. Ductwork is indicated throughout the 6th floor plan.

7TH & 8TH FLOOR



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➤ **Structure:**

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

➤ **Flooring :**

- SOMANY / RAK or Equivalent make Vitrified tiles for living, dining ,kitchen & all Bedrooms
- SOMANY / RAK or Equivalent make Anti skid Ceramic tiles in Toilet and Balcony

➤ **Kitchen :**

- Granite top & single bowl FUTURA sink or Equivalent make 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 :**

- American standard or Equivalent make sanitary Ware
- Wall Mounted WC and Washbasin
- Jaguar or Equivalent make Faucets, shower Head with Diverter, taps & 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 :**

- 2 Track 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 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 Asian paint emulsion
- External: 1 coat external primer & 2 coats of external paint (Asian paints)

➤ **Elevator :**

- Schindler / Johnson Lifts or equivalent make

➤ **Water Supply :**

- Bore well water supply / Municipal water supply if available

➤ **Air Conditioning :**

- Provision for fixing AC in Master Bedroom



1. Visitors Lounge.
2. 24 Hrs. Power backup for common area and 0.5 KVA for apartments through limiter switch.
3. Round the clock security.
4. Waste Management System.
5. Intercom to Apartment from Security Cabin through service provider.
6. Sewage treatment plan (STP).
7. CCTV in lobby.
8. Covered car parking.
9. Rain water harvesting.

➤ **Shared Amenities:**

1. Adult's pool
2. Kid's pool
3. Indoor games
4. Gymnasium
5. Children's Play Area
6. Yoga / Meditation Room
7. Library/ Reading Room
8. Mini department store
9. Doctor's clinic

Note: Pool is located at
Terrace floor.

THANK YOU