



# atrium

Edappally, Kochi





SOWPARnika  
CONSTRUCTION

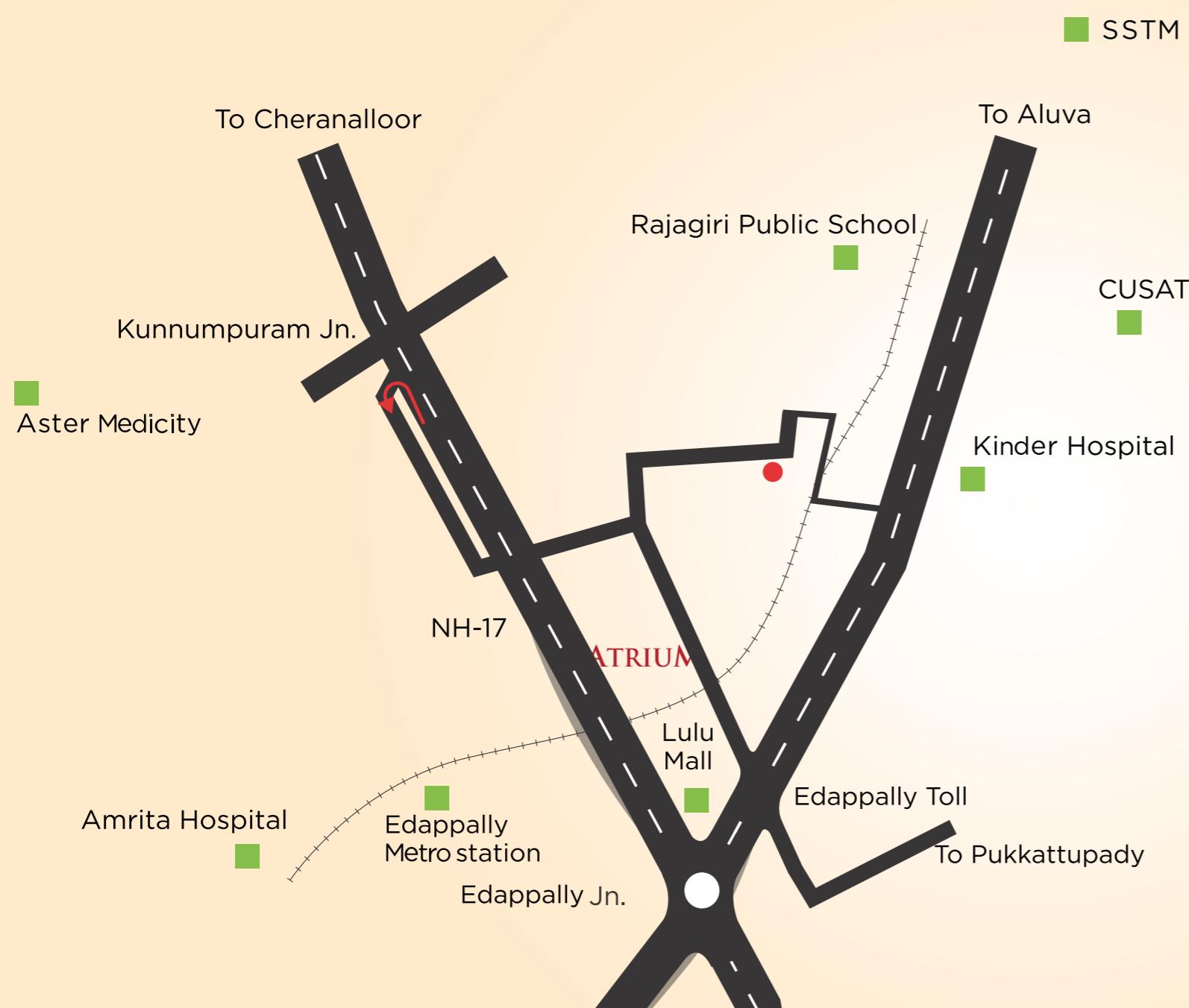
ATRIUM



## About Us

Sowparnika is proud to announce our latest project, Sowparnika Atrium in Edappally. Sowparnika Atrium, a home with a novel blend of modern living with luxury and natural prospects. Each apartment is planned to have a devoted aspect and is accentuated by an abundance of direct light, 360-degree ventilation, and a lot of space. The Apartment is cautiously engineered to form a feeling of calm and comfort and is strategically situated to lessen your travel for all of your daily needs.

# Location Map



## Site Analysis

Landmark	Distance from Project Site
Amrita Hospital	: 3 km
Kinder Hospital	: 1.8 km
Lulu Mall	: 2.5 km
Metro Station	: 2.3 km
Aster Medcity	: 10 KM
Edappally Junction	: 2.2 km
SSTM	: 8 km
CUSAT	: 2.2 km

**ATRIUM**

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# atrium - master plan



## Project Highlights

Total saleable area	: 1,34,969 Sq.ft
Total plot area	: 66.65 Cents 29034.01 sq.ft
Total no. of floors	: Typical 1 <sup>st</sup> to 9 <sup>th</sup> Floors, Ground floor partially parking & partially residential + 2 Basements
Apartment floor to floor height	: 2.85 m
Total building height	: 26.80 m from Northside road level.
Total no. of units	: 142 nos
Total no. of car parking	: 142 nos
Total no. of 1 BHK	: 9 nos
Total no. of 2 BHK	: 104 nos
Total no. of 3 BHK	: 29 nos

- 1 BHK, 2 BHK and 3 BHK
- The units are 100 % Vaastu compliant
- Central landscape
- Visitors lounge
- The project is loaded with Amenities/Facilities



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# atrium - GROUND FLOOR PLAN



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## Typical Floor Plan



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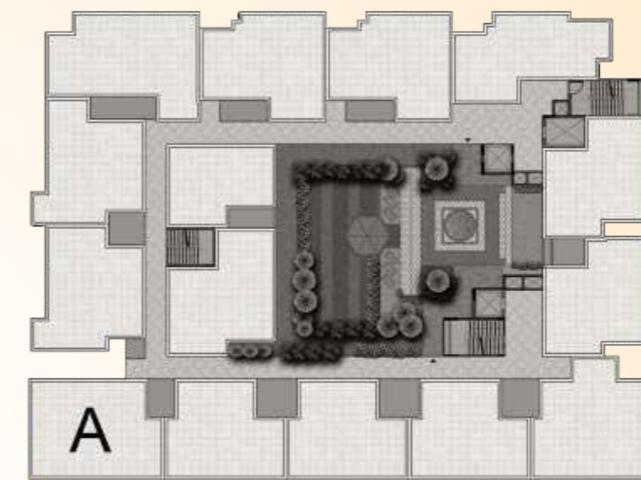
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## Unit Plan

Type A : 3 BHK  
 Saleable Area : 1052 sq.ft  
 Floors : GF to 9th



Key Plan

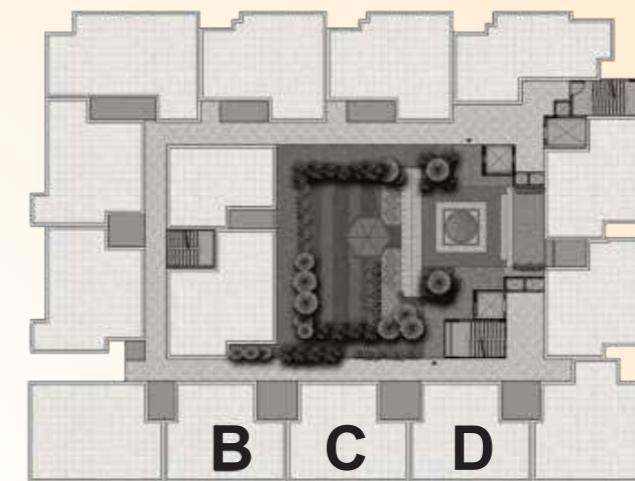


## Unit Plan

Type B / C / D : 2 BHK  
 Saleable Area : 888 sq.ft  
 Floors : GF to 9th



Key Plan

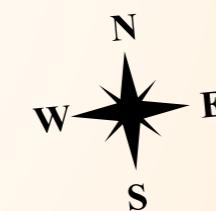
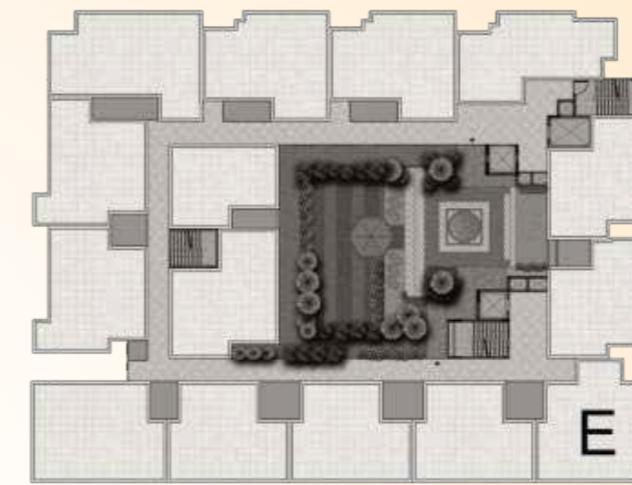


## Unit Plan

Type E : 3 BHK  
 Saleable Area : 1136 sq.ft  
 Floors : GF to 9th

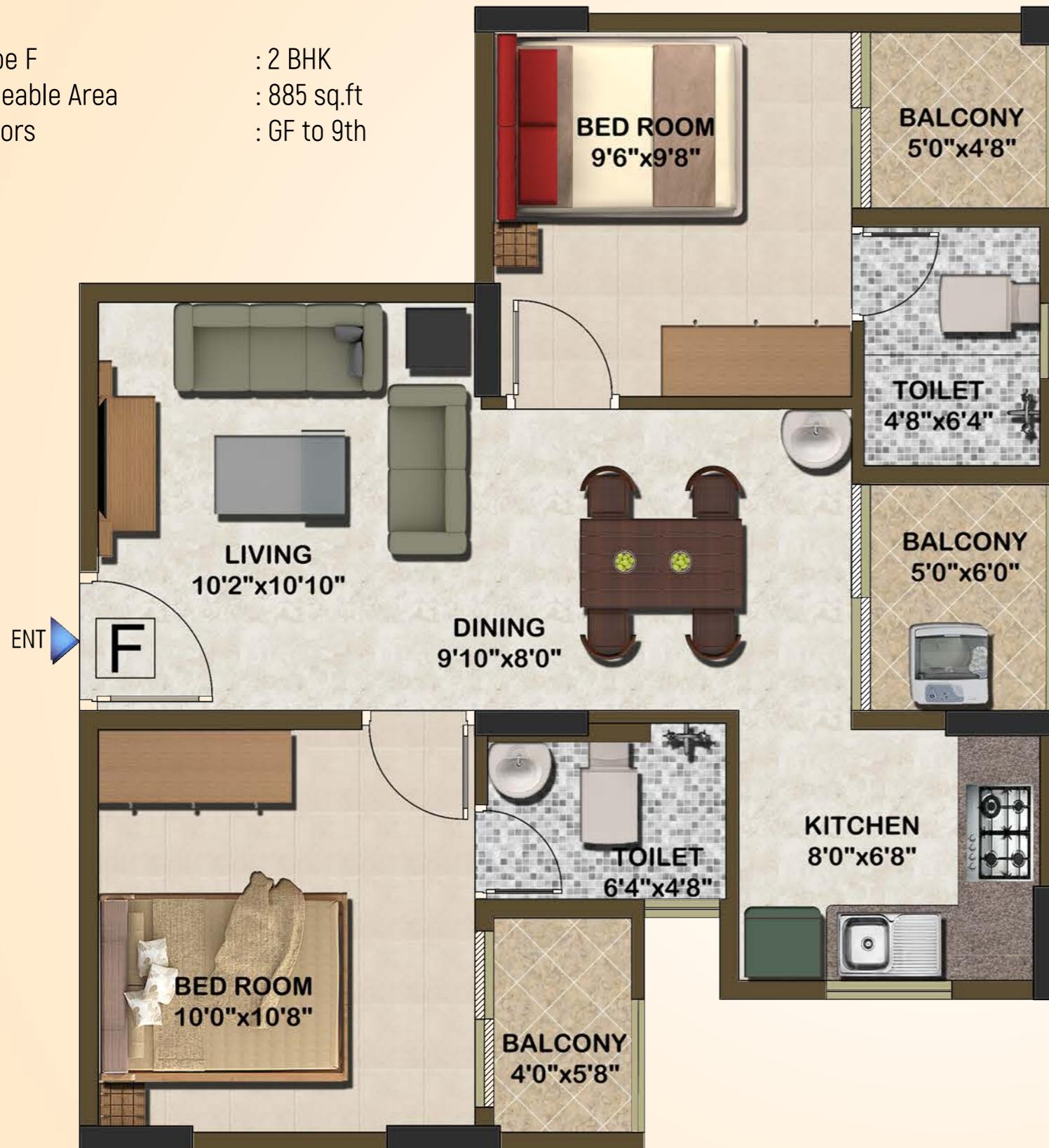


Key Plan

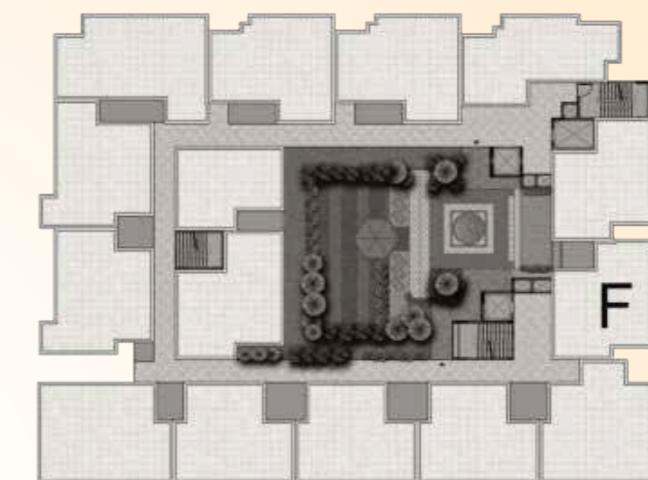


## Unit Plan

Type F : 2 BHK  
 Saleable Area : 885 sq.ft  
 Floors : GF to 9th



Key Plan

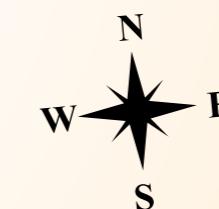
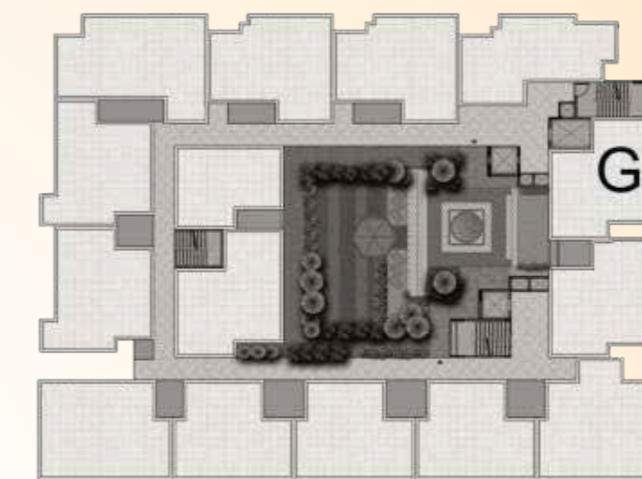


## Unit Plan

Type G : 2 BHK  
 Saleable Area : 885 sq.ft  
 Floors : GF to 9th

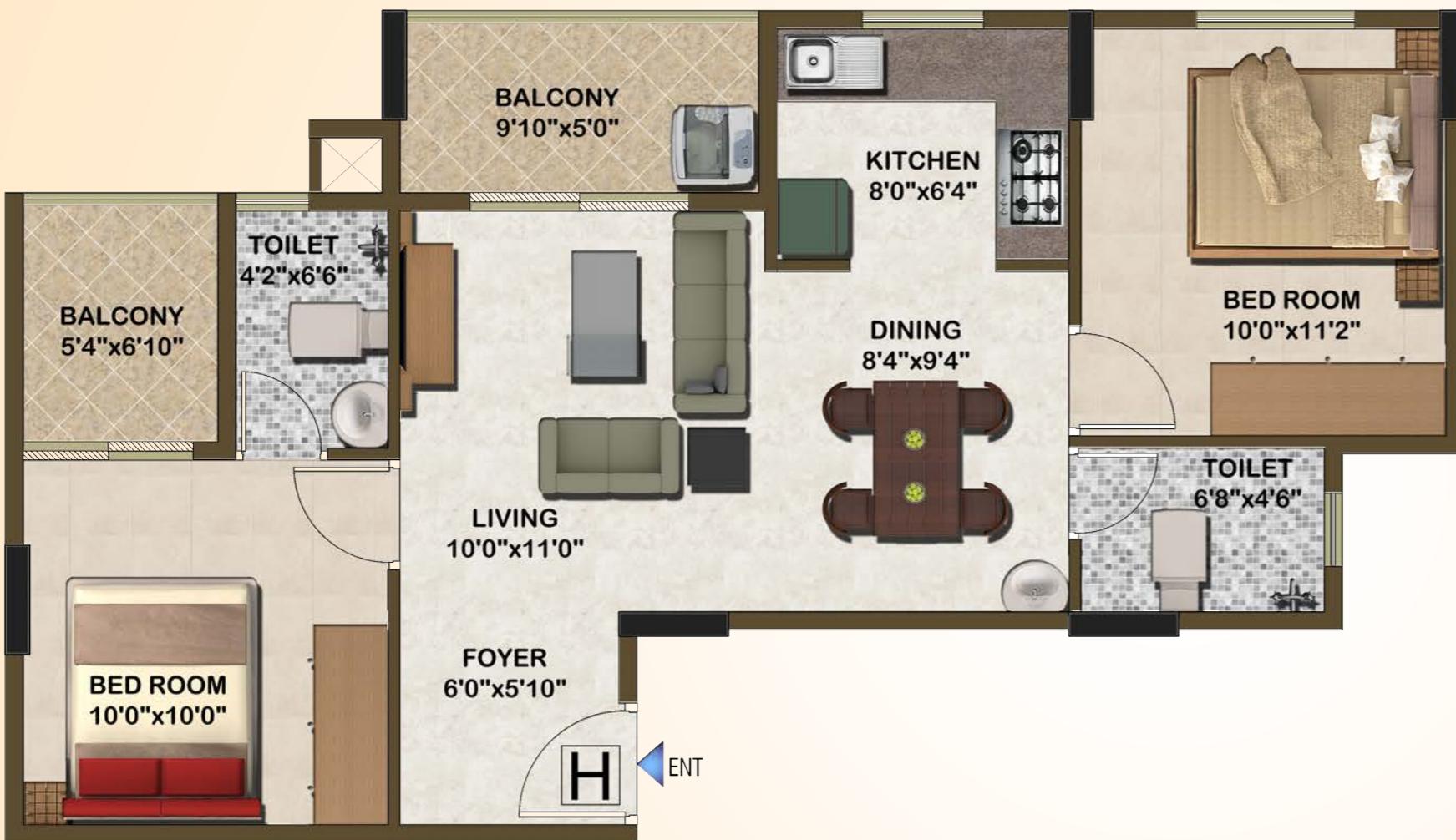


Key Plan

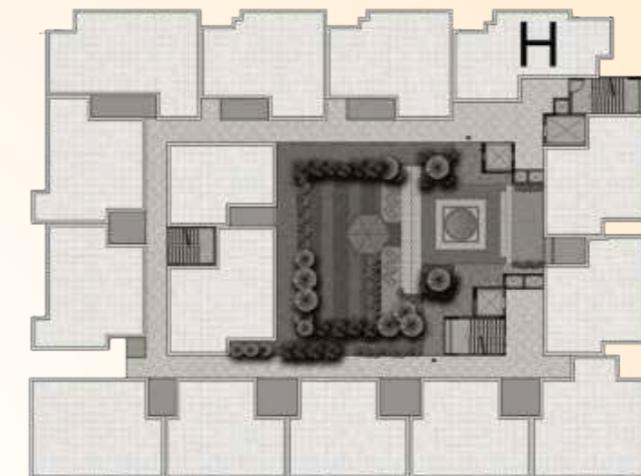


## Unit Plan

Type H : 2 BHK  
Saleable Area : 960 sq.ft  
Floors : 1st to 9th



Key Plan

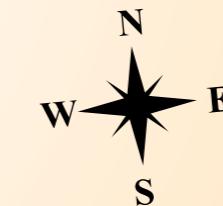
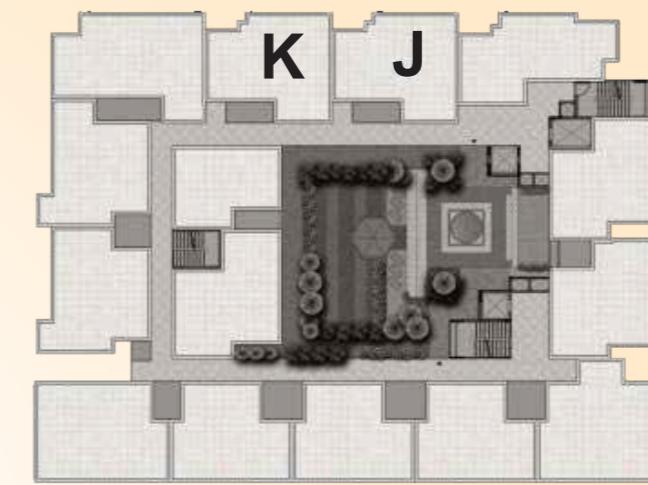


## Unit Plan

Type J & K : 2 BHK  
 Saleable Area : 982 sq.ft  
 Floors : 1st to 9th



Key Plan

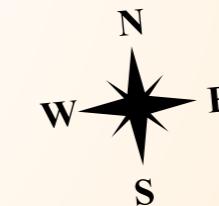
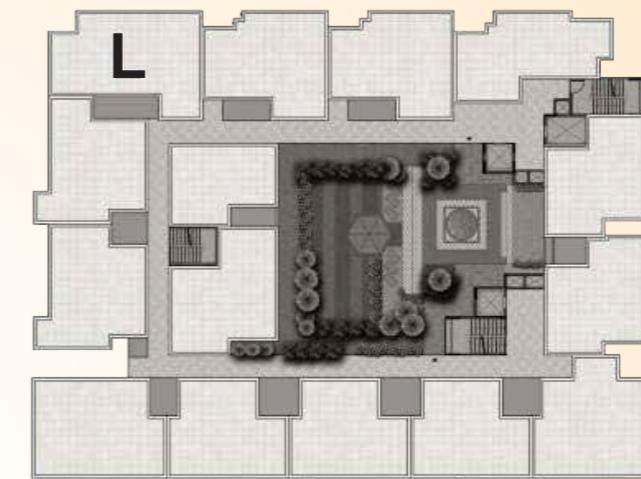


## Unit Plan

Type L : 3 BHK  
 Saleable Area : 1151 sq.ft  
 Floors : 1st to 9th



Key Plan

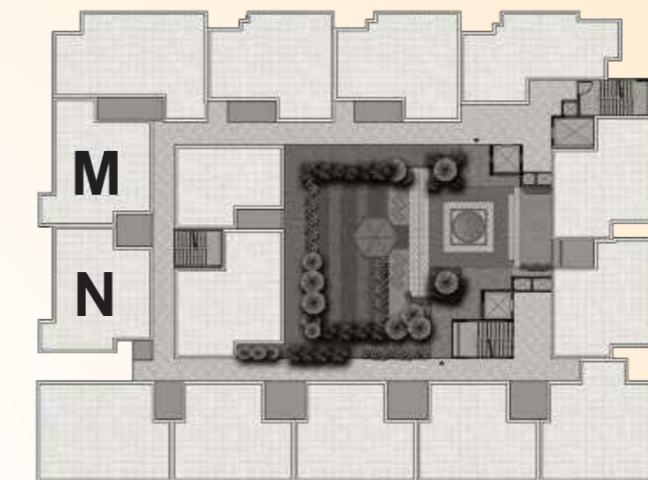


## Unit Plan

Type M & N : 2 BHK  
 Saleable Area : 952 sq.ft  
 Floors : 1st to 9th



Key Plan



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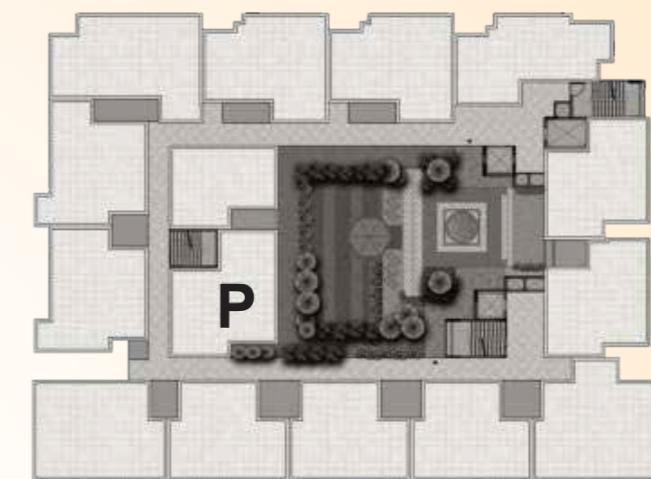
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## Unit Plan

Type P : 2 BHK  
 Saleable Area : 963 sq.ft  
 Floors : 1st to 9th



## Key Plan

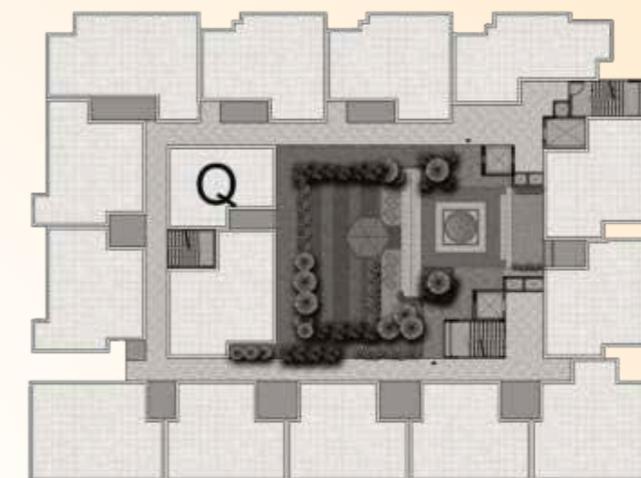


## Unit Plan

Type Q	: 1 BHK
Saleable Area	: 702 sq.ft
Floors	: 1st to 9th



## Key Plan



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# Amenities



Swimming Pool &  
Toddlers Pool



Landscape Garden



24 Hours Security



Rain Water  
Harvesting



Children's Park Area



Waste Management System



Club House



Intercom Connection  
with Security



Sewage Treatment  
Plant [STP]



Mini Market



Indoor Games



Multipurpose Hall



Health Club with  
Unisex Gym



Visitors Lobby



Drivers Toilet



24 Hrs Power Backup  
Common Area



On Call Maintenance



# Specifications

## Structure:

RCC framed structure with concrete block masonry.

## Flooring:

Vitrified Tile - Living, Dining and Kitchen.

Anti-skid Ceramic Tiles - Toilet and Balconies.

## Kitchen:

Granite top & single bowl sink (supply only).

Glazed tiles above the counter to a height of 2 feet (supply only).

Provision for Chimney. Provision for water purifier.

## Toilets:

Anti-skid Ceramic Tiles - Toilet.

Glazed tiles for Daddoing up to 7 feet Height.

C.P fitting and sanitary ware of reputed make.

## Doors:

Main Door - Hardwood Frames with wooden shutter with Melamine Polish.

Internal Doors - Hardwood Frames with skin doors.

Toilet Doors - FRP Doors.

## Window:

UPVC windows with glazed shutters and provision for mosquito mesh.

## Electrical:

Concealed conduits wiring with fire resisting cables.

Elegant modular switches controlled by ELCB and MCB with independent KSEB meter.

## Generator:

24 Hours Generator back up for elevator, common lighting & apartments through limiter switch (0.5kV).

## Paint:

Internal: 2 coats acrylic putty, 1 coat primer & 2 coats of emulsion paint.

External: 1 coat external primer & 2 coats of external paint.

## Elevator:

Elevators of Reputed make.

## Water Supply:

Borewell water/ Municipal water supply.

## Air Conditioning:

Provision for fixing AC in master bedroom.

# 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



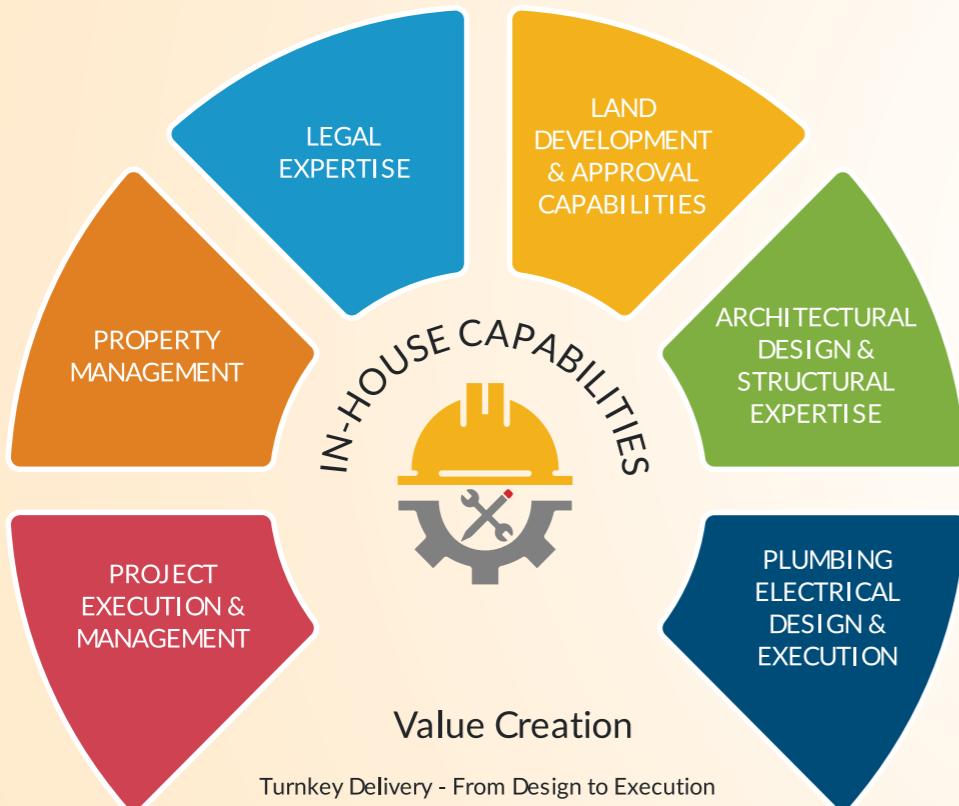
Provide high quality value homes through continuous innovation. Improvements and timely delivery.



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



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



RESIDENTIAL  
PROPERTY  
OF THE YEAR  
Sowparnika Swastika

ET Now



ET Now



Kerala Financial Corporation  
Trivandrum



Silicon India with LICHFL



Brands Academy Awards



Indian Achievers' Podium





# SOWPARNIKA

Delivering Happiness

South India's Fastest Growing Builder

More than 5.5+ million sq.ft. delivered | More than 25 ongoing projects

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## SOWPARNIKA PROJECTS & INFRASTRUCTURE PVT. LTD.

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Phone: +91 471 3222 012  
E-mail: marketingtvm@sowparnika.com

### CENTRAL KERALA

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Kochi - 682 025  
Phone: +91 93426 16162  
E-mail: cksales@sowparnika.com

### TAMIL NADU

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Mettupalayam Road, GN.Mills (PO), Coimbatore - 641029  
Phone: +91 78490 60002  
Email: salescmb@sowparnika.com

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**Call: 9342 616 162**

RERA NO. BA-55/17

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