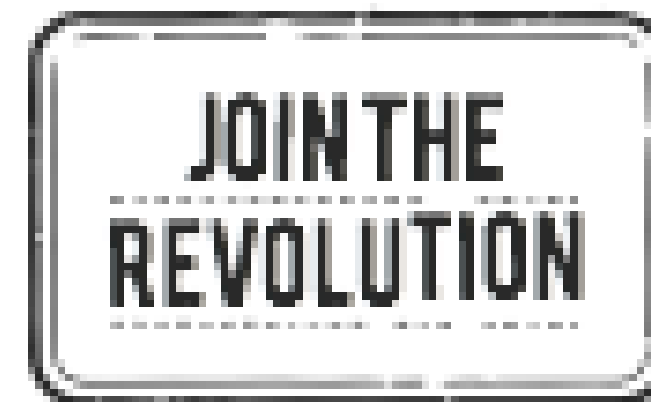


SOWPARNIKA  
**INDRAPRASTHA**

**POSITIVEHOMES**



# Future Homes should be easily extended to millions

This can be achieved by 3 main characteristics

Quality

Sustainability

Affordable Excellence



 DECATHLON SPORTS INDIA PRIVATE LIMITED

 FLIPKART

 AMAZON

 BHARTI WALMART

 SHRI SAI TEMPLE

 CLOSURE SYSTEMS INTERNATIONAL

 ATM

# Site Analysis



# Project Highlights

Total Site Area = 2.0 Acre (As Per Sanction)  
87119.51 Sq.ft

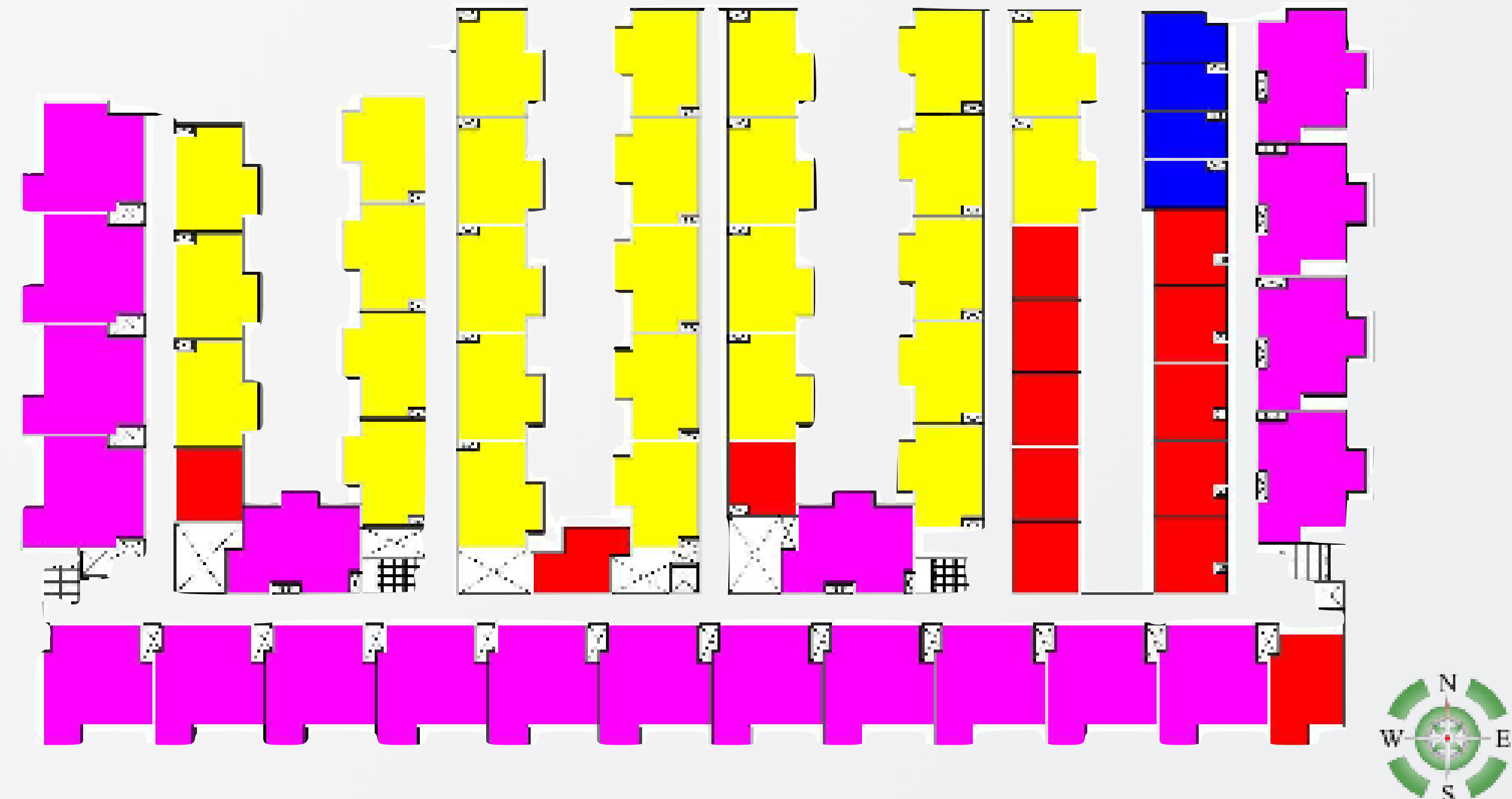
Total Saleable Area = 186168 Sft

Total No of Floors = Stilt + 4 Floor

Apartment Floor To Floor Height = 2.95 Mt

Total Building Height = 14.95 Mt (From Road Level)

Total No Units = 268 Nos



Types of Unit	Unit Per Floor	Total Units
1 BHK	14	53
1.5 BHK	1	3
2 BHK	28	112
3 BHK	21	84
Studio	4	16

Types of Unit	Saleable Area In Sft.	No. of Units	% of Units
1 BHK	401 - 561	53	20%
1.5 BHK	616 - 636	3	1%
2 BHK	658 - 681	112	42%
3 BHK	884 - 995	84	31%
Studio	328	16	6%

Total Car Parking = 196

The Units Are 100% Vastu Compliant

The Projects Is Loaded With Amenities / Facilities.

**Total No Units = 268 Nos**

# Project Summary



Affordable housing refers to housing units that are affordable by that section of society whose income is below the median household income.

Addressing the housing needs of the lower or middle income households, Sowparnika has taken responsibility to cater to the rising demand for affordable housing without compromising the quality.

Sowparnika's Indra Prastha wanted to be different from its peers. Be the architectural design that stands out with simple yet very modern streaks in true to the future.



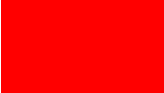




# Master Plan

1. Entry Gate & Security
2. Children's Play Area
3. Driveway
4. Proposed 80 Feet Road
5. Transformer / Services
6. Landscaped Garden



# Project Highlights

Our skillful space utilization presents Studio, 1BHK, 1.5 BHK, 2 BHK & 3BHK

Types of Unit	
	1 BHK
	1.5 BHK
	2 BHK
	3 BHK
	Studio





# Project Highlights

As 3BHK's are premium units, they are intelligently designed externally for direct ventilation

6 Connected Wings | Kid's Play Area  
Landscaped Garden  
Spread Across 2 Acres.

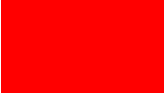
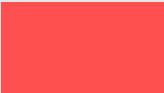



Sufficient open spaces, wide corridors & large balconies – there is no dearth of space at Indraprastha.

Affordability + Style + Comfort =  
POSITIVE HOMES



# Circulation Plan

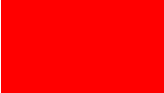
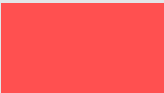



Our skillful space utilization presents Studio, 1BHK, 1.5 BHK, 2 BHK & 3BHK

Types of Unit	
	1 BHK
	1.5 BHK
	2 BHK
	3 BHK
	Studio



# Vaastu Compliance

This comb shape design serves 100% vaastu & ventilation. All the units have entries facing North, East & West.

Types of Unit	
	1 BHK
	1.5 BHK
	2 BHK
	3 BHK
	Studio



# Compact Plans

Homes which meets your everyday needs, a Compact Home where every inch is considered and crafted to the highest level.



Minimize circulation, skillfully sized and proportional rooms, and utilize open plans wherever appropriate.



# Flexible Furniture Ideas



300-square-foot prototype apartment perform like four times that size. The flexible or Smart furniture designs help to flip, move, and stow the house's transformable furniture (Think Murphy beds and foldable dining room tables).

“We can actually be incredibly efficient, but have all the comforts in a smaller space.”

# Flexible Furniture Ideas













# Specifications

- **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 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 sanitary Ware – Floor Mounted WC and Washbasin
  - Jaquar Bathroom Fittings – 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
  - PVC 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) and for Studio / 1 BHK through limiter switch (0.2KW)
- **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

# Amenities

Health Club with Multipurpose Hall & Gym 2803.91 sft.

Clubhouse with Indoor Games 3018.33 sft.

Children's Play Area

Landscaped Garden

24 Hrs. Power backup for common area and 0.5 KW for apartment through limiter switch

Generator backup for Studio / 1 BHK (0.2 KW)

Round the Clock Security

Waste Management System

Wi-Fi Enabled through service provider

Intercom to Apartment from Security Cabin through service provider

Sewer Treatment Plan (STP)

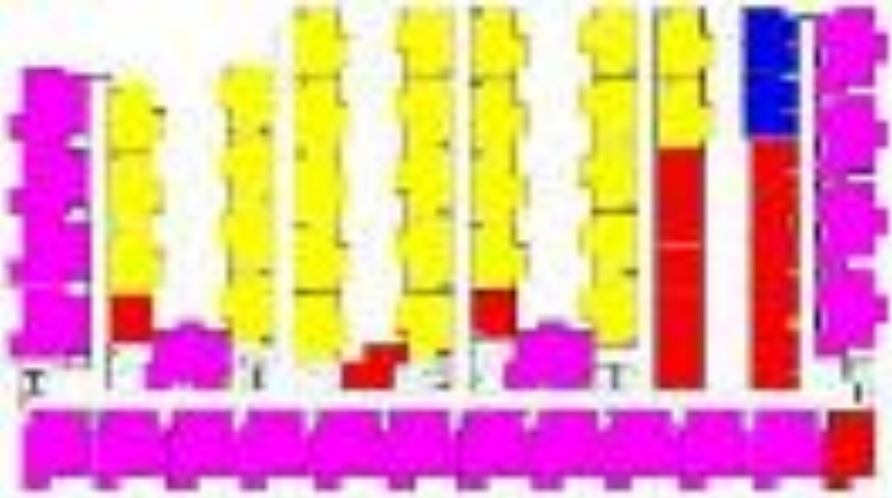
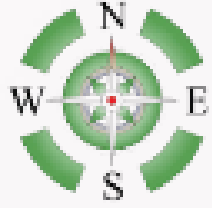
Lifts of Reputed Make

Transformer

Covered Car Parking

Rain Water Harvesting

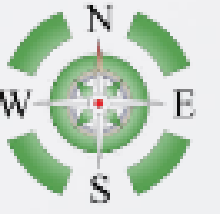
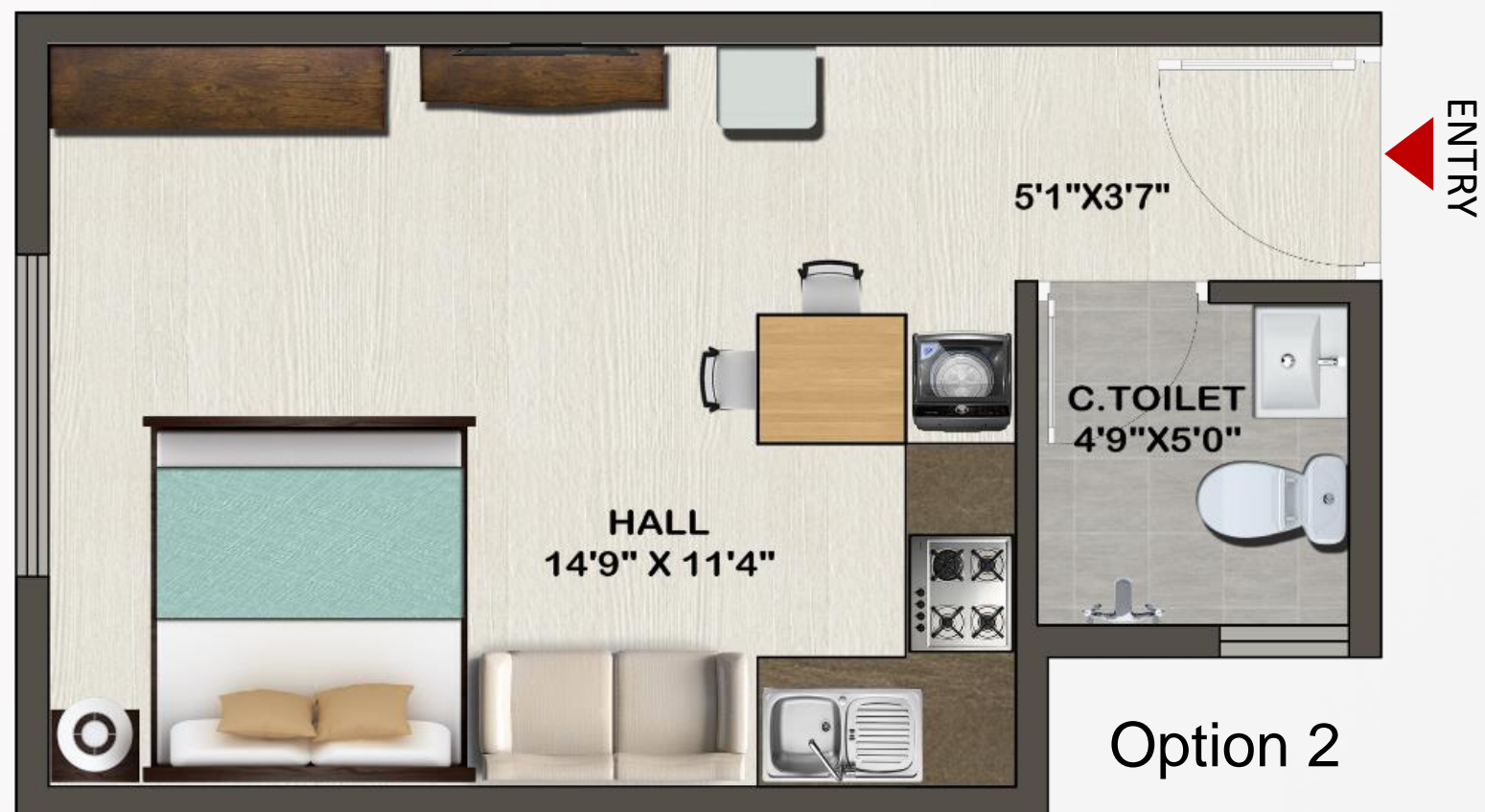
# Typical Floor Plan



Types of Unit	Unit Per Floor	Total Units
1 BHK	14	53
1.5 BHK	1	3
2 BHK	28	112
3 BHK	21	84
Studio	4	16



# Studio



## Key Plan

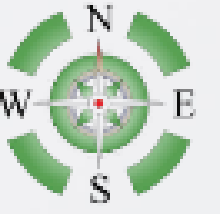


## Unit Plan

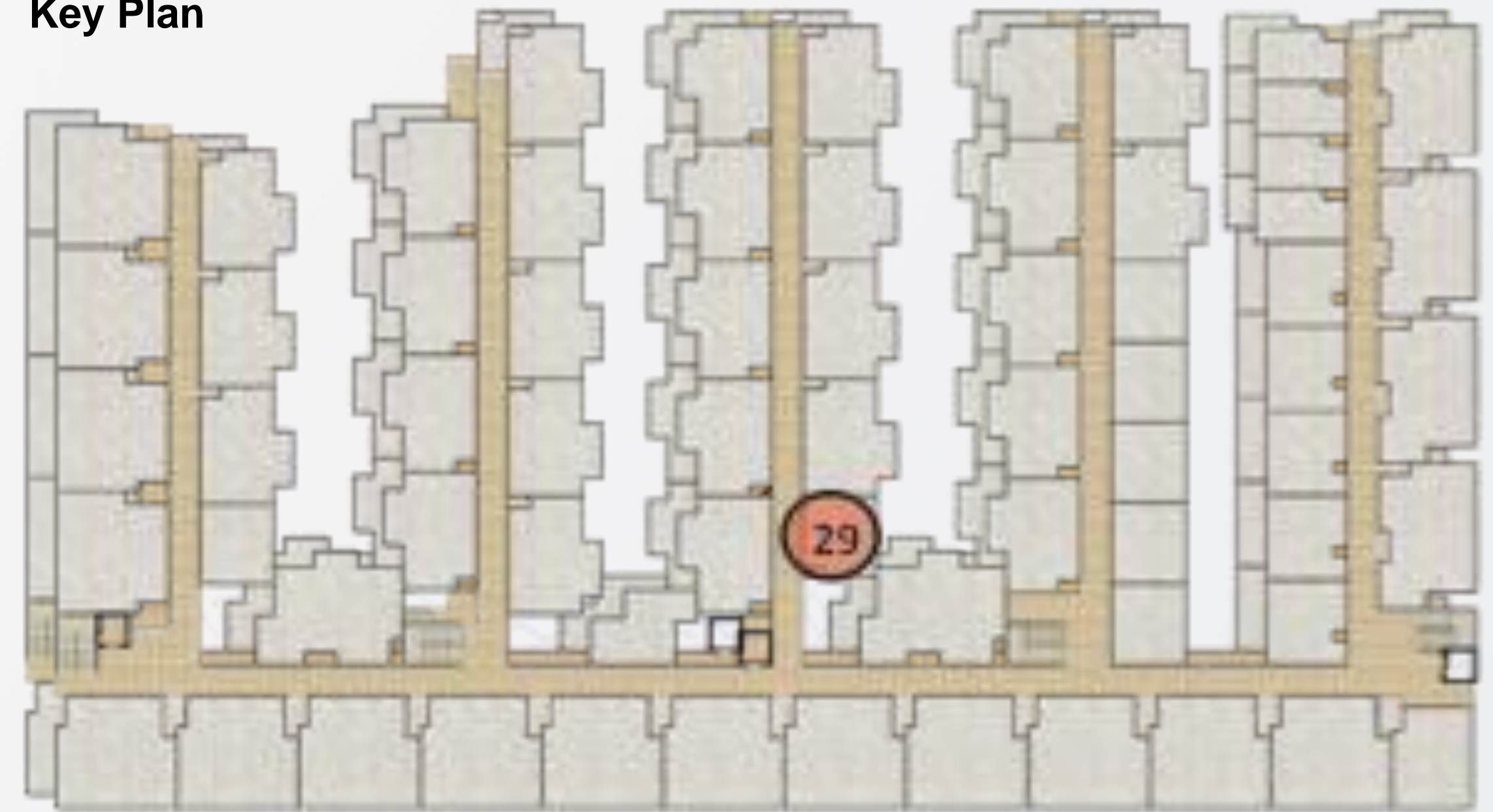
Studio : Type – 148, 149, 150, 151,  
 248, 249, 250, 251,  
 348, 349, 350, 351,  
 448, 449, 450, 451

Saleable Area : 328 Sqft.

# 1 BHK



Key Plan

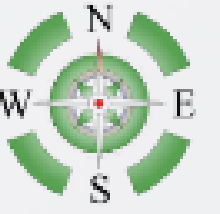


Unit Plan

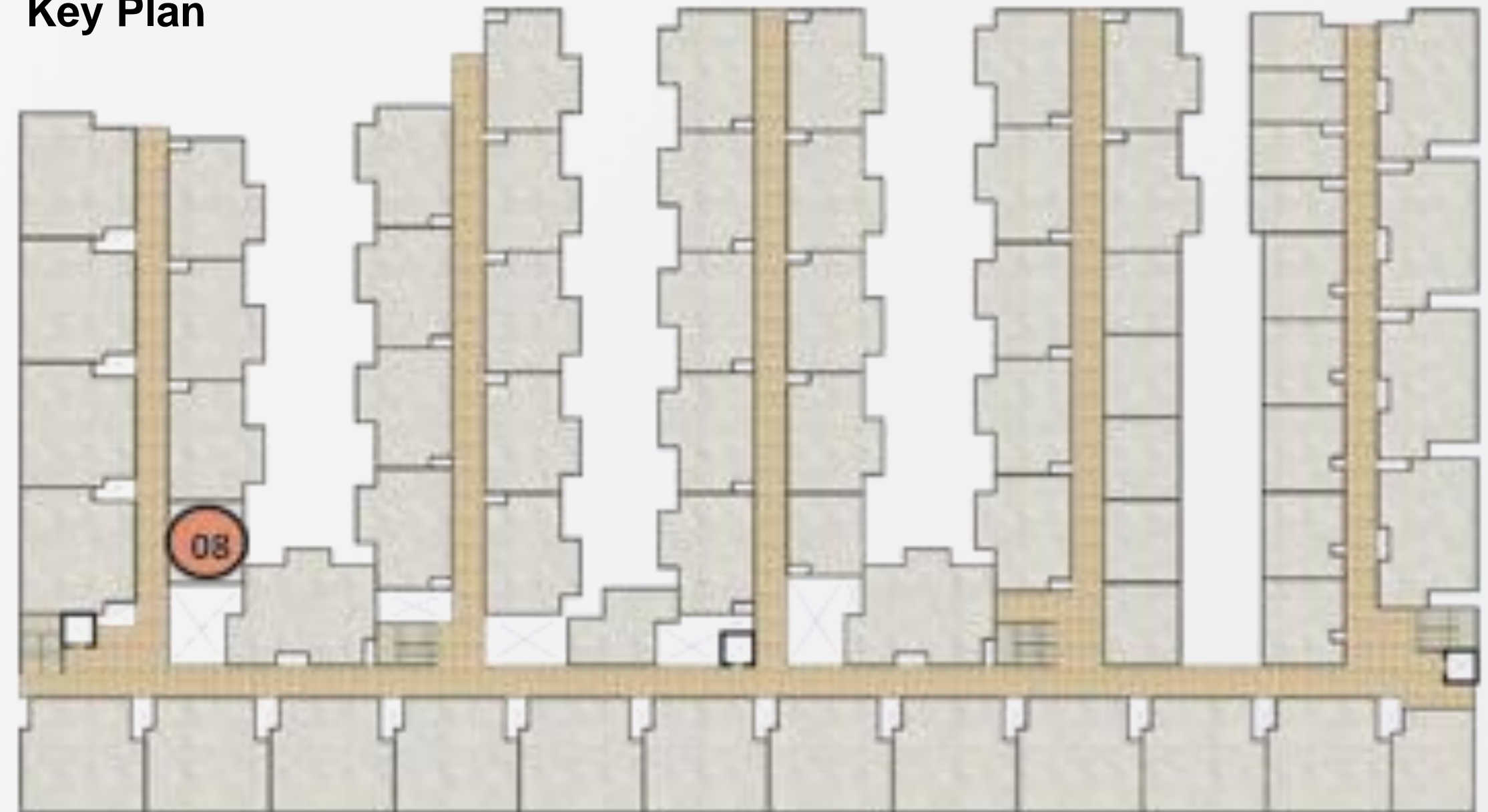
1 BHK : Type – 129, 229, 329, 429

Saleable Area : 401 Sqft.

# 1 BHK



Key Plan



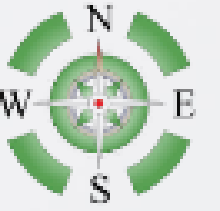
Unit Plan

1 BHK : Type – 108, 208, 308, 408

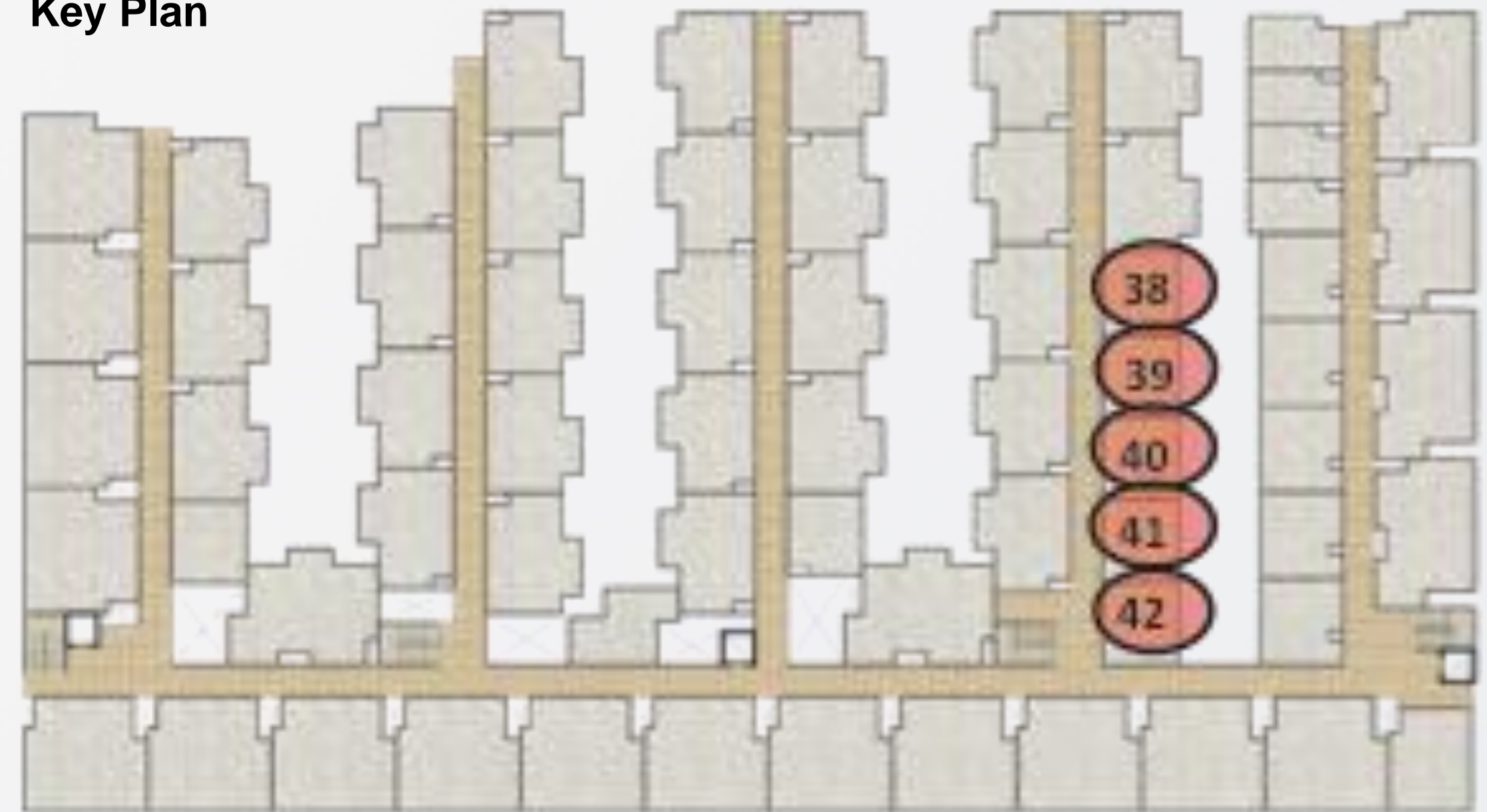
Saleable Area : 416 Sqft.



# 1 BHK



## Key Plan

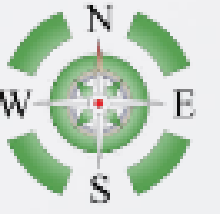


## Unit Plan

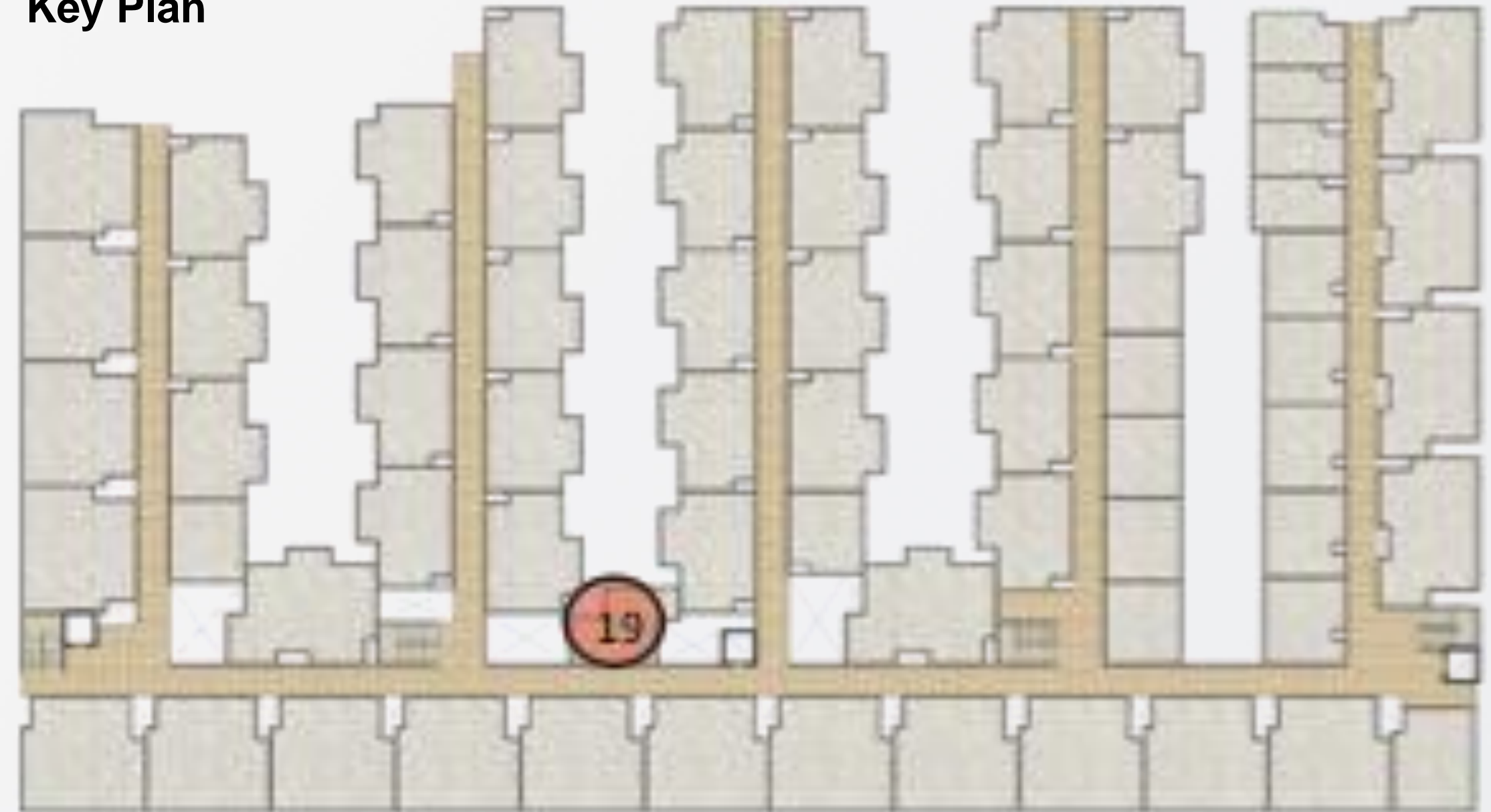
1 BHK : Type – 138, 139, 140, 141, 142,  
238, 239, 240, 241, 242,  
338, 339, 340, 341, 342,  
438, 439, 440, 441, 442

Saleable Area : 417 Sqft.

# 1 BHK



Key Plan

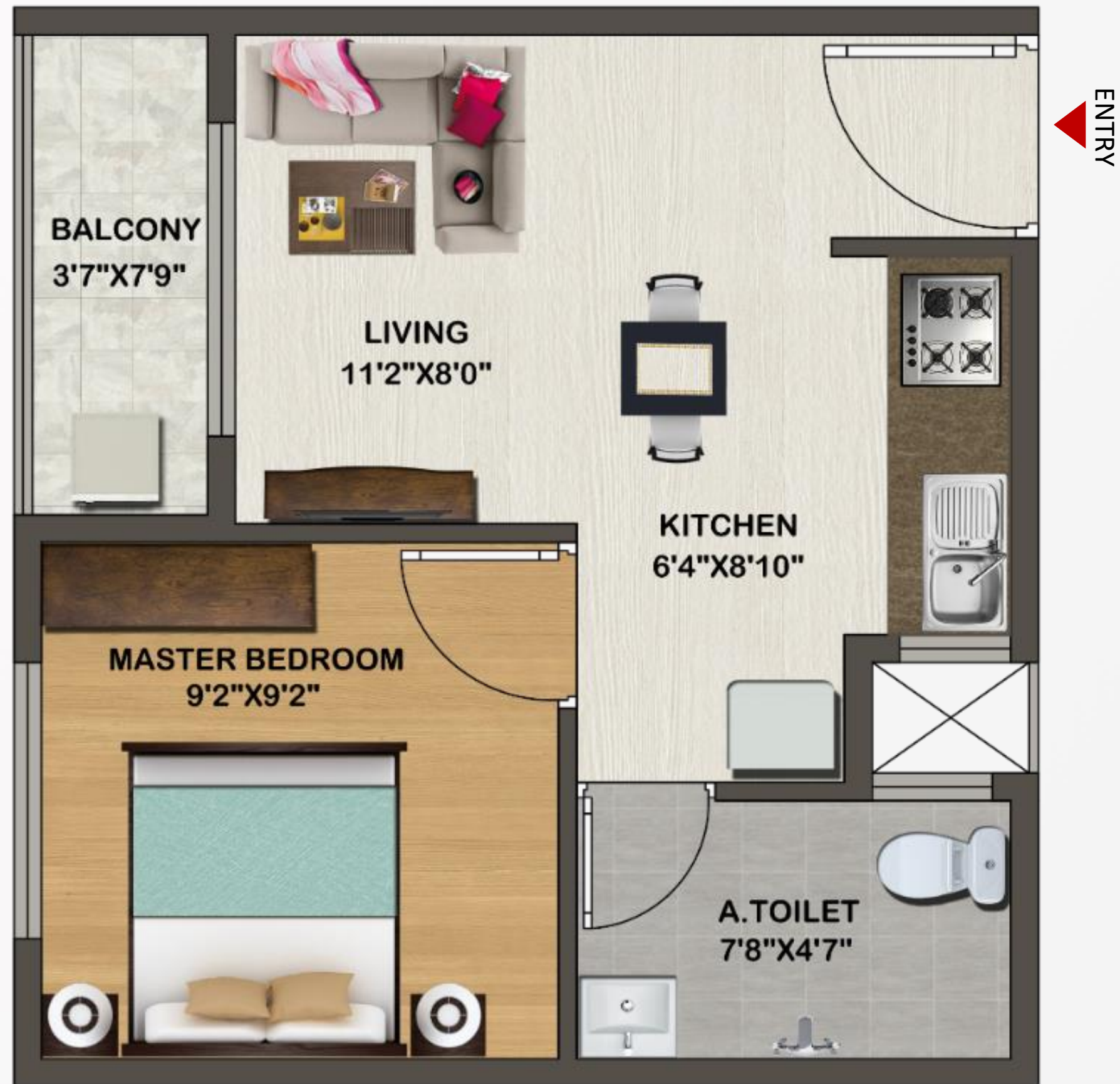
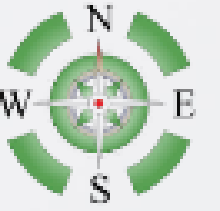


Unit Plan

1 BHK : Type – 119, 219, 319, 419

Saleable Area : 423 Sqft.

# 1 BHK



## Key Plan

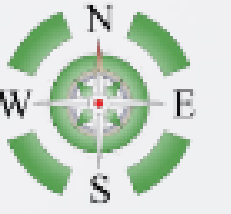


## Unit Plan

1 BHK : Type – 143, 144, 145, 146, 147,  
243, 244, 245, 246, 247,  
343, 344, 345, 346, 347,  
443, 444, 445, 446, 447

Saleable Area : 464 Sqft.

# 1 BHK



Key Plan

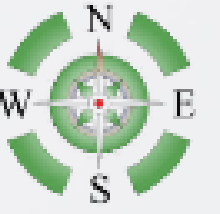


Unit Plan

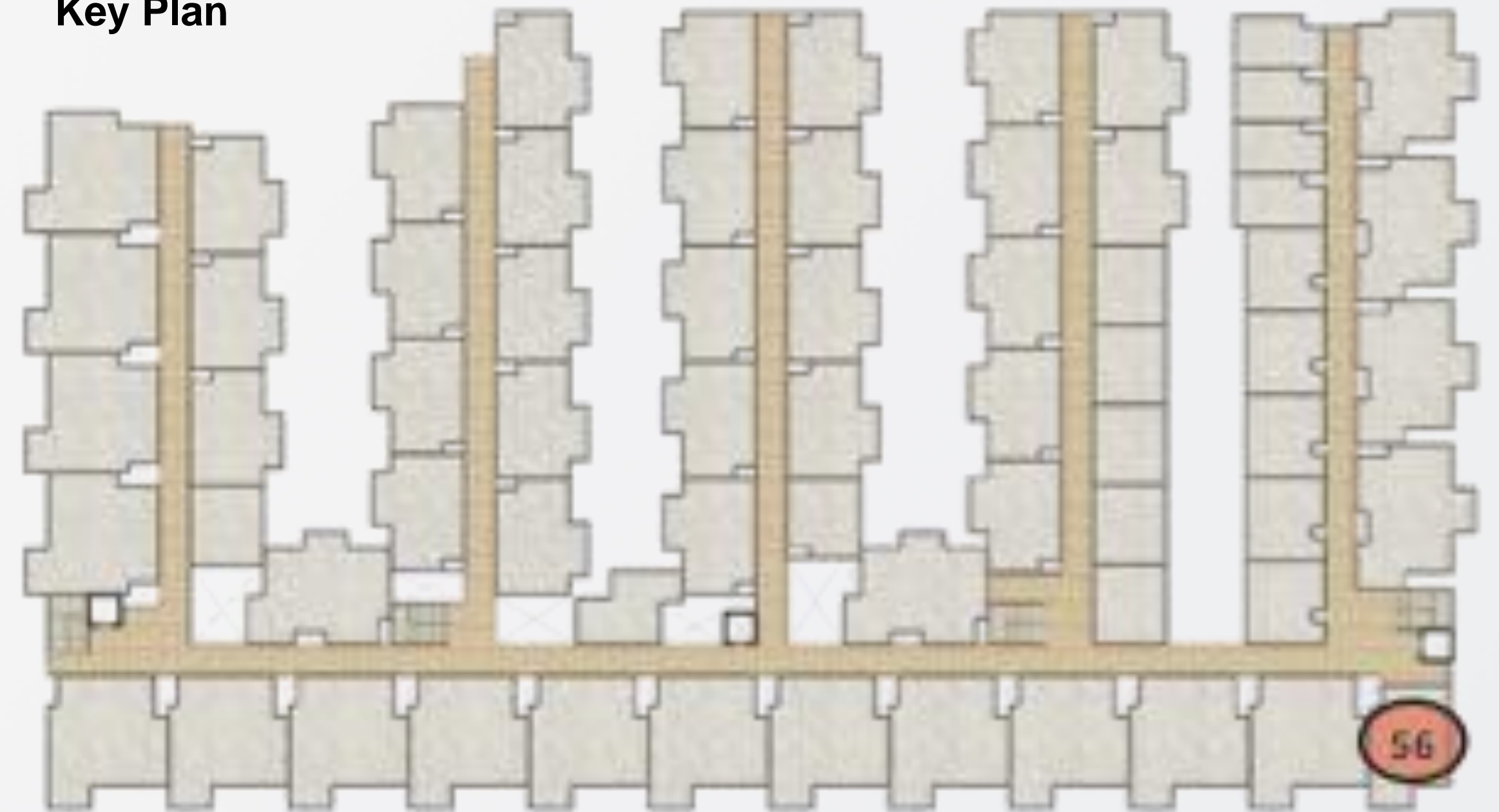
1 BHK : Type – 156

Saleable Area : 561 Sqft.

# 1.5 BHK



Key Plan

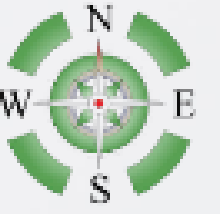


Unit Plan

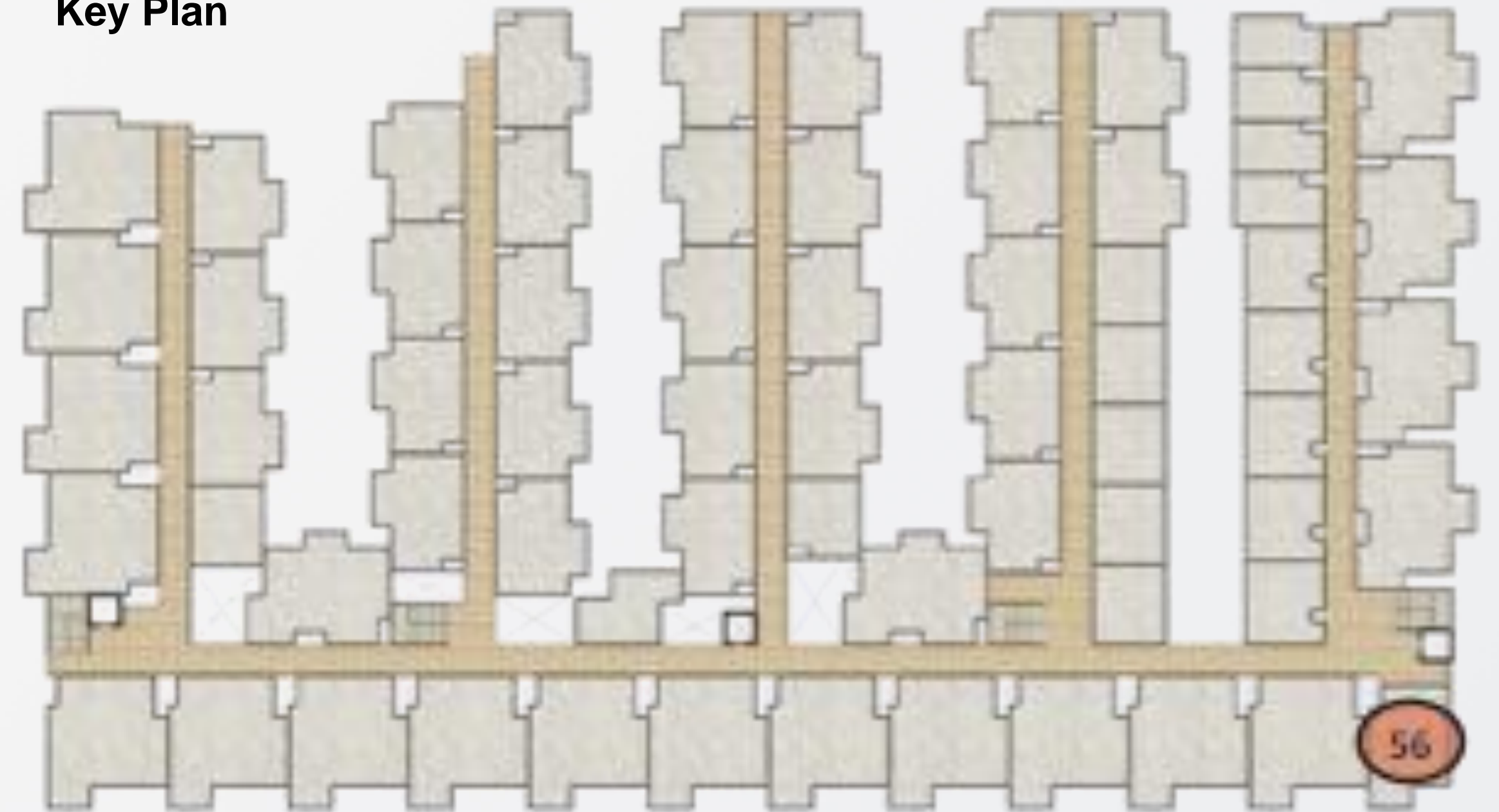
1.5 BHK : Type – 256

Saleable Area : 616 Sqft.

# 1.5 BHK



Key Plan

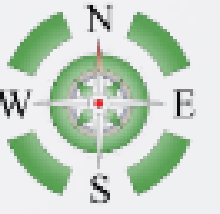


Unit Plan

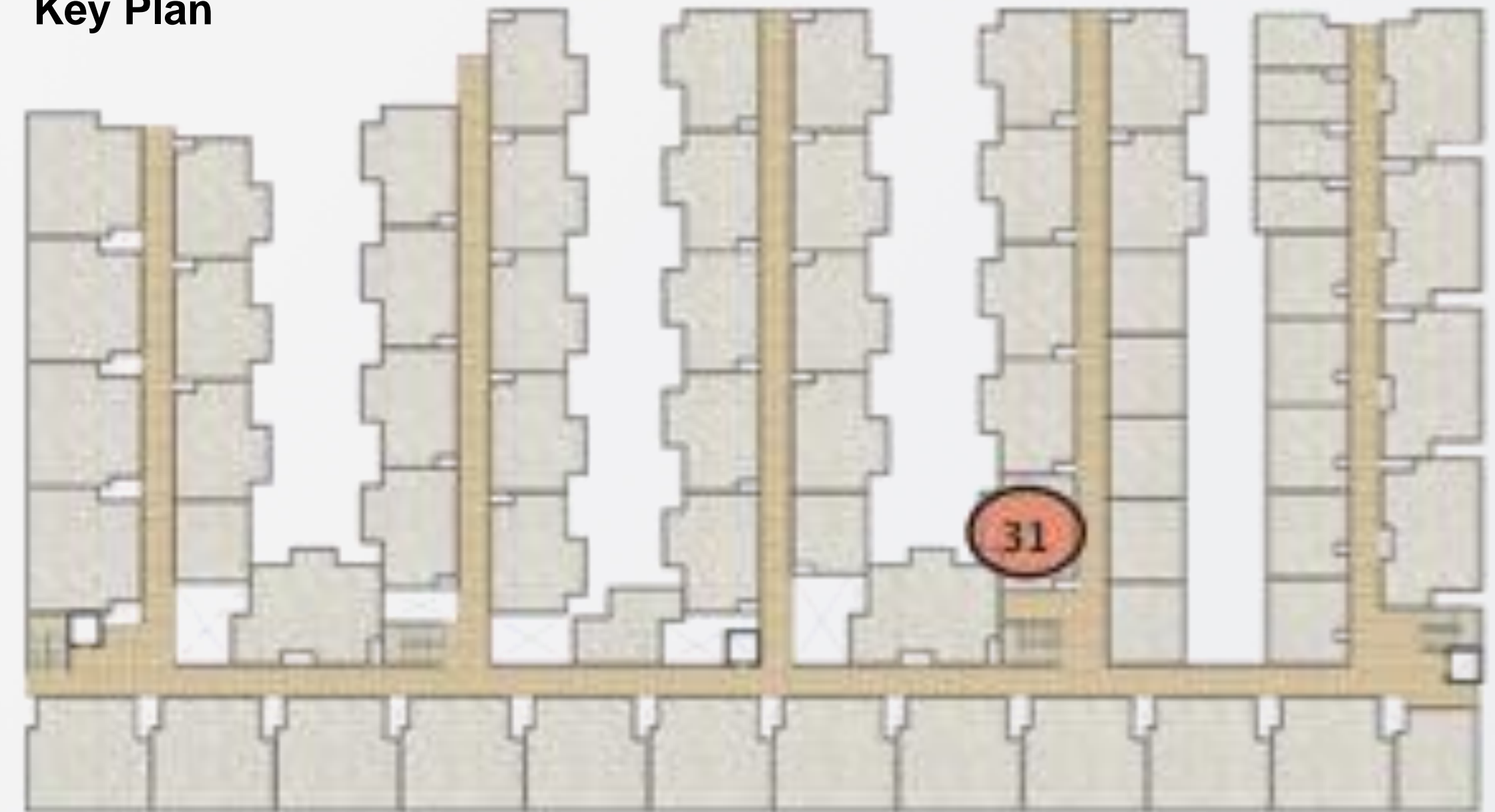
1.5 BHK : Type – 356, 456

Saleable Area : 636 Sqft.

# 2 BHK



## Key Plan

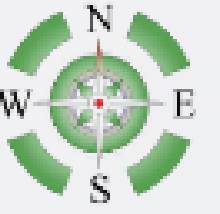


## Unit Plan

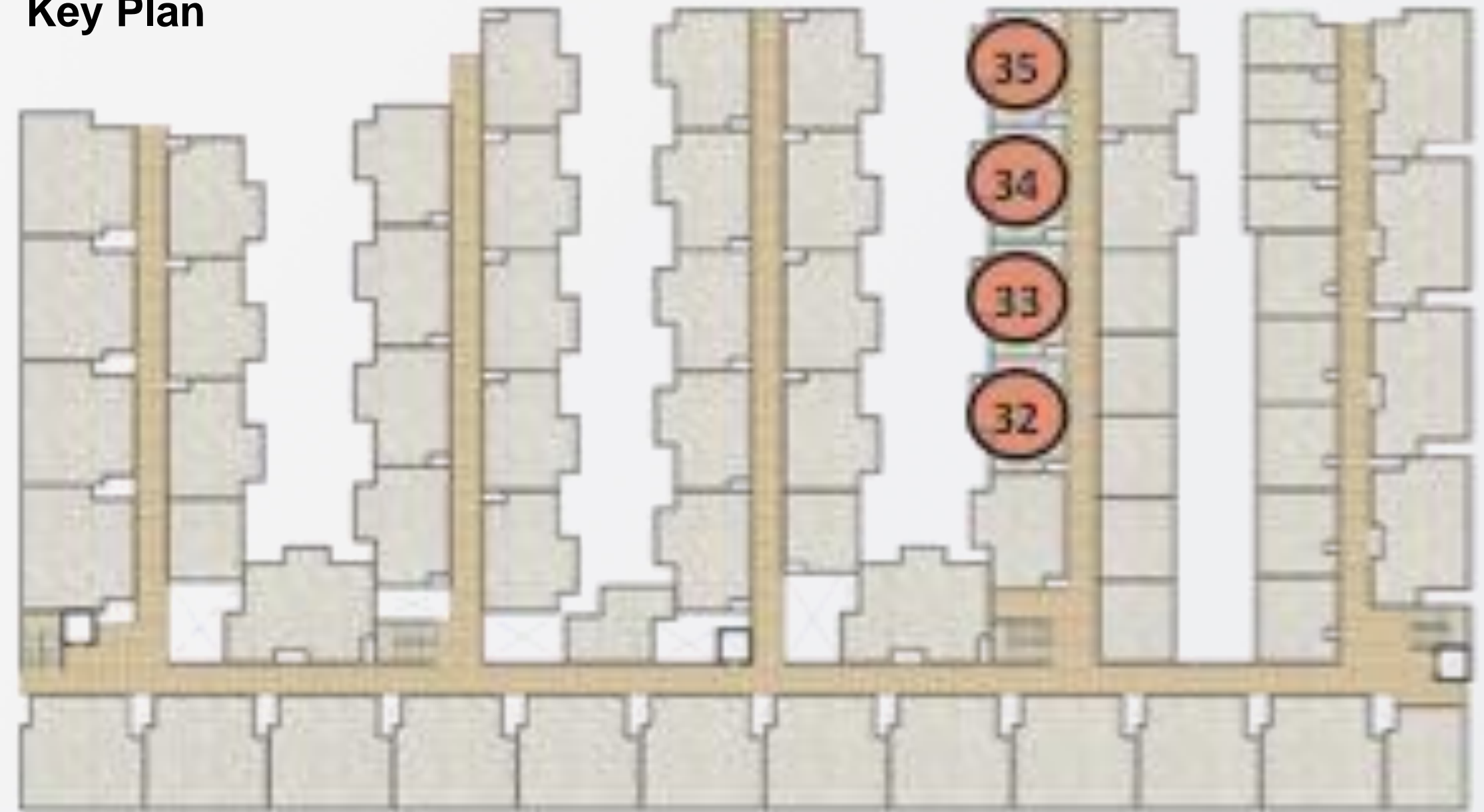
2 BHK : Type – 131, 231, 331, 431

Saleable Area : 658 Sqft.

# 2 BHK



## Key Plan



## Unit Plan

2 BHK : Type – 132, 133, 134, 135,  
232, 233, 234, 235,  
332, 333, 334, 335,  
432, 433, 434, 435

Saleable Area : 658 Sqft.



# 2 BHK



Key Plan

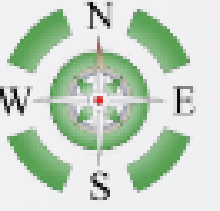


Unit Plan

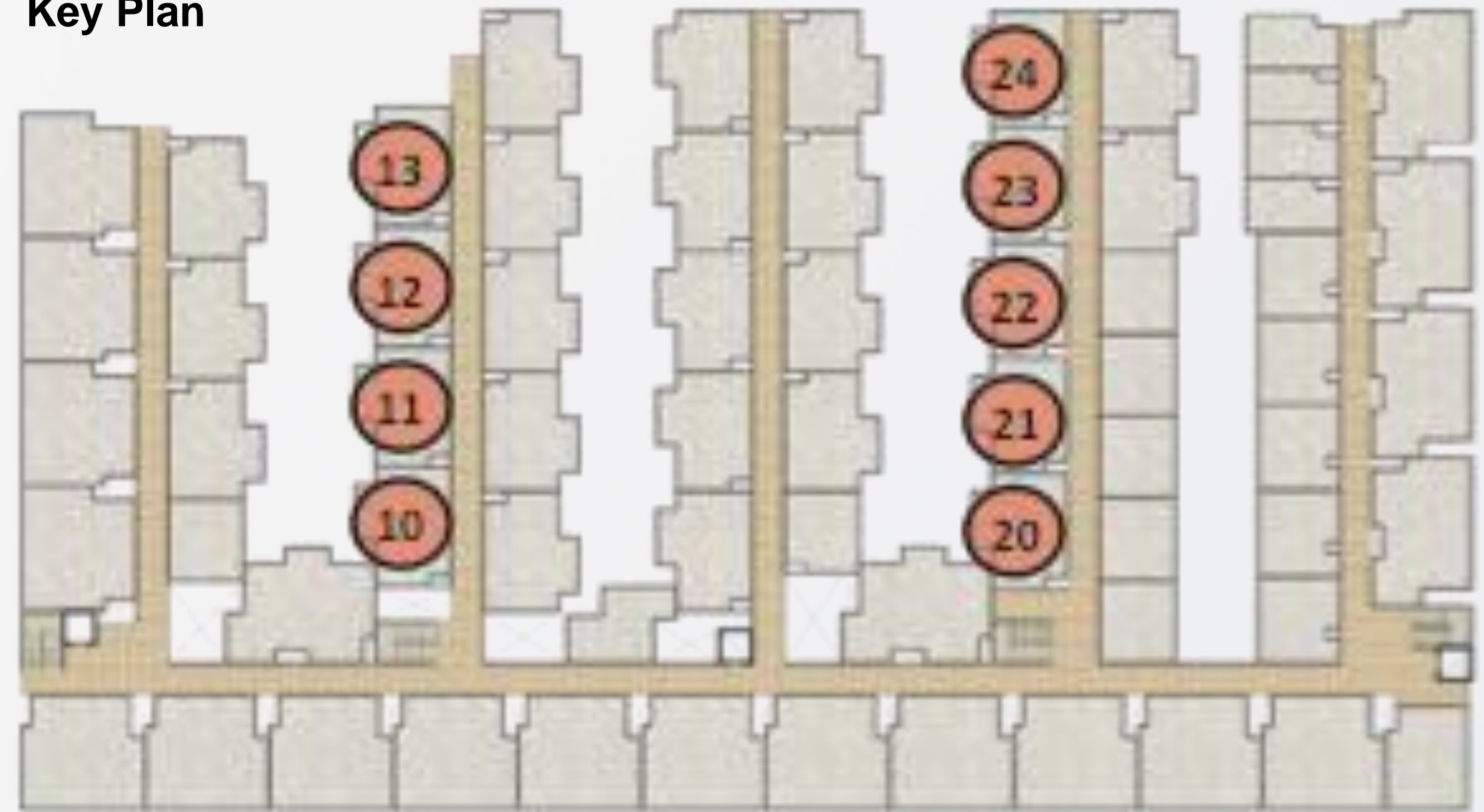
2 BHK : Type – 105, 106, 107, 114, 115, 116, 117, 118, 125, 126, 127, 128, 136, 137, 205, 206, 207, 214, 215, 216, 217, 218, 225, 226, 227, 228, 236, 237, 305, 306, 307, 314, 315, 316, 317, 318, 325, 326, 327, 328, 336, 337, 405, 406, 407, 414, 415, 416, 417, 418, 425, 426, 427, 428, 436, 437

Saleable Area : 681 Sqft.

# 2 BHK



## Key Plan

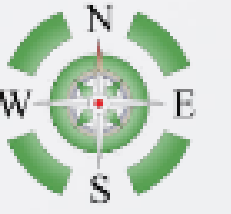


## Unit Plan

2 BHK : Type – 110, 111, 112, 113, 120, 121, 122, 123, 124,  
 210, 211, 212, 213, 220, 221, 222, 223, 224,  
 310, 311, 312, 313, 320, 321, 322, 323, 324,  
 410, 411, 412, 413, 420, 421, 422, 423, 424

Saleable Area : 681 Sqft.

# 3 BHK



## Key Plan

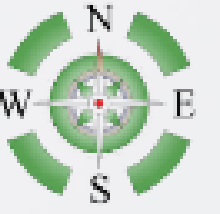


## Unit Plan

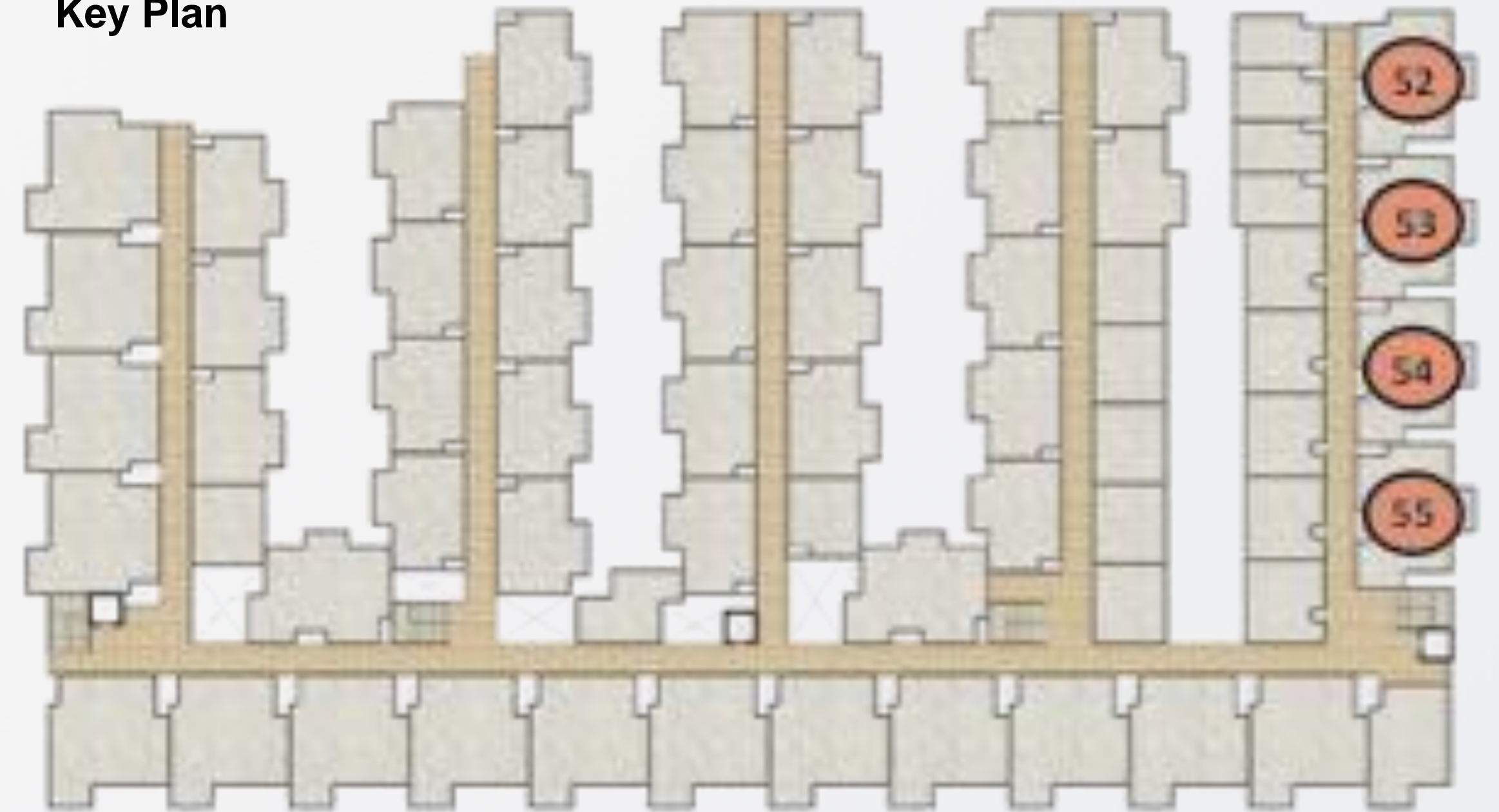
3 BHK : Type – 152, 153, 154, 155

Saleable Area : 884 Sqft.

# 3 BHK



Key Plan

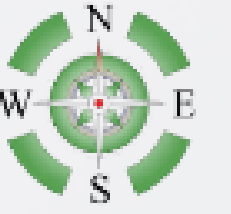


Unit Plan

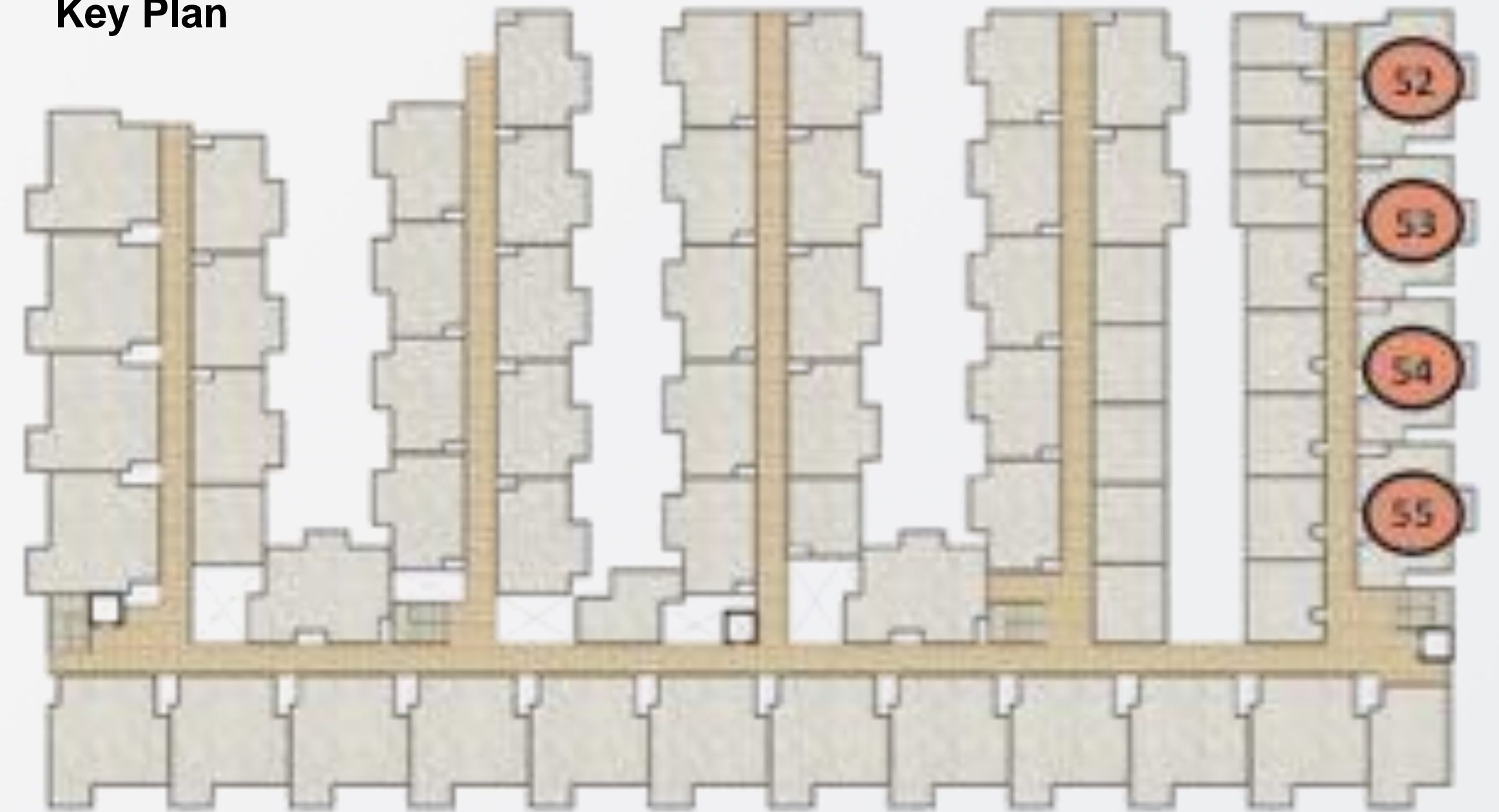
3 BHK : Type – 252, 253, 254, 255

Saleable Area : 942 Sqft.

# 3 BHK



Key Plan

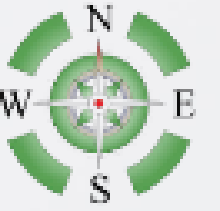


Unit Plan

3 BHK : Type – 352, 353, 354, 355,  
452, 453, 454, 455

Saleable Area : 963 Sqft.

# 3 BHK



## Key Plan

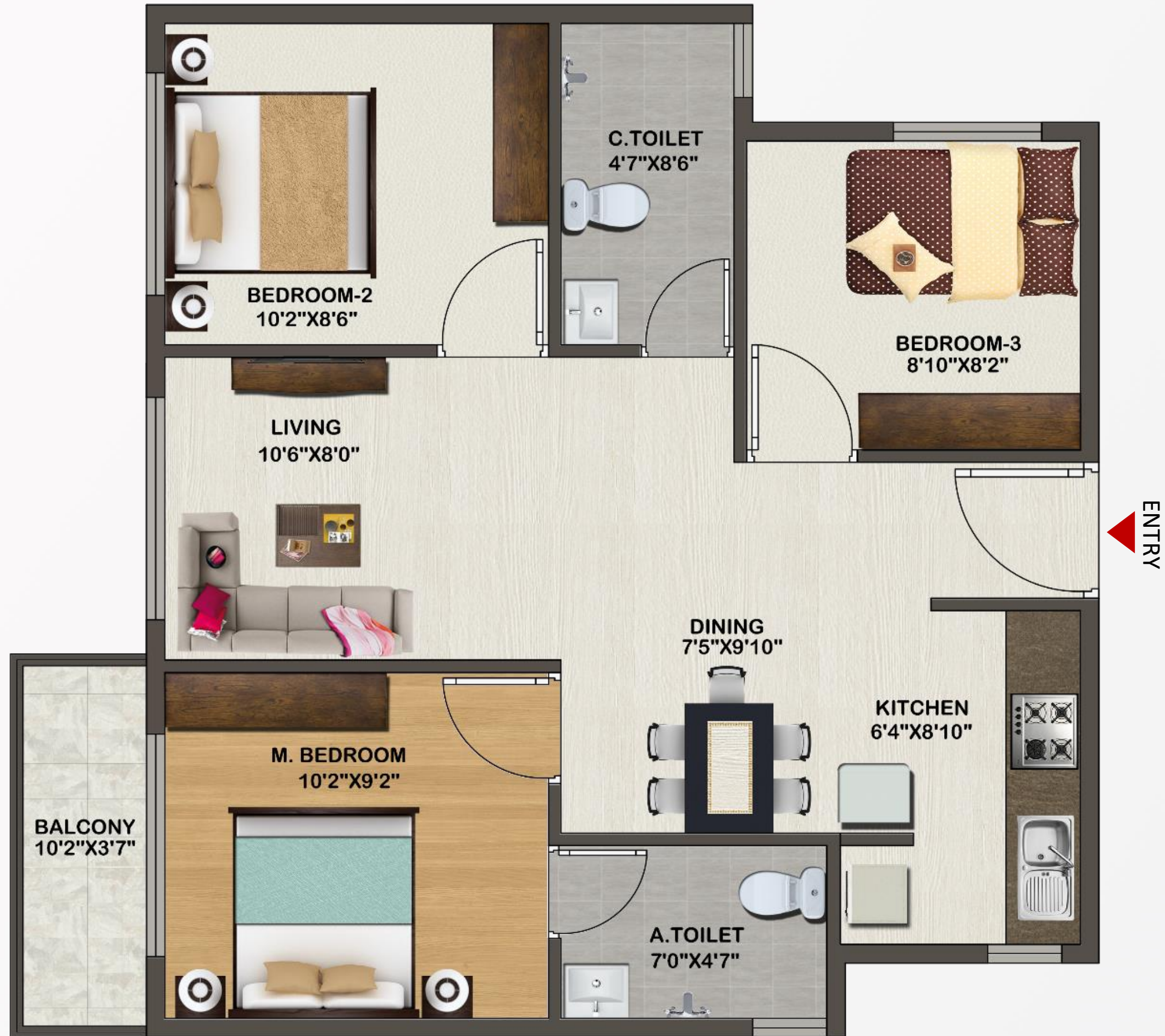
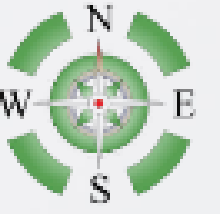


## Unit Plan

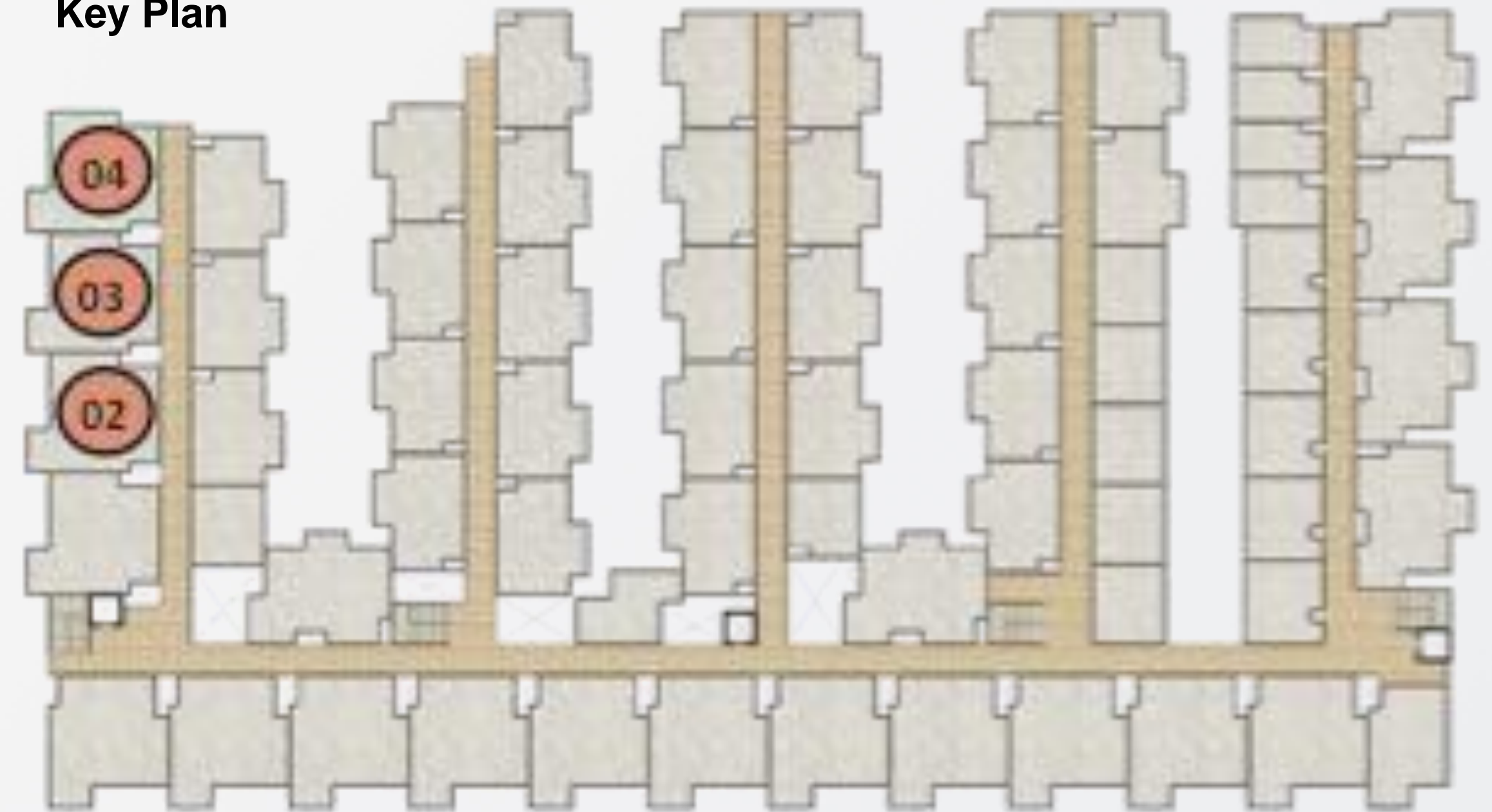
3 BHK : Type – 102, 103, 104

Saleable Area : 896 Sqft.

# 3 BHK



Key Plan

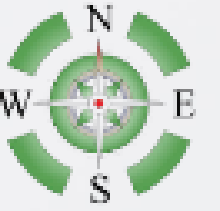


Unit Plan

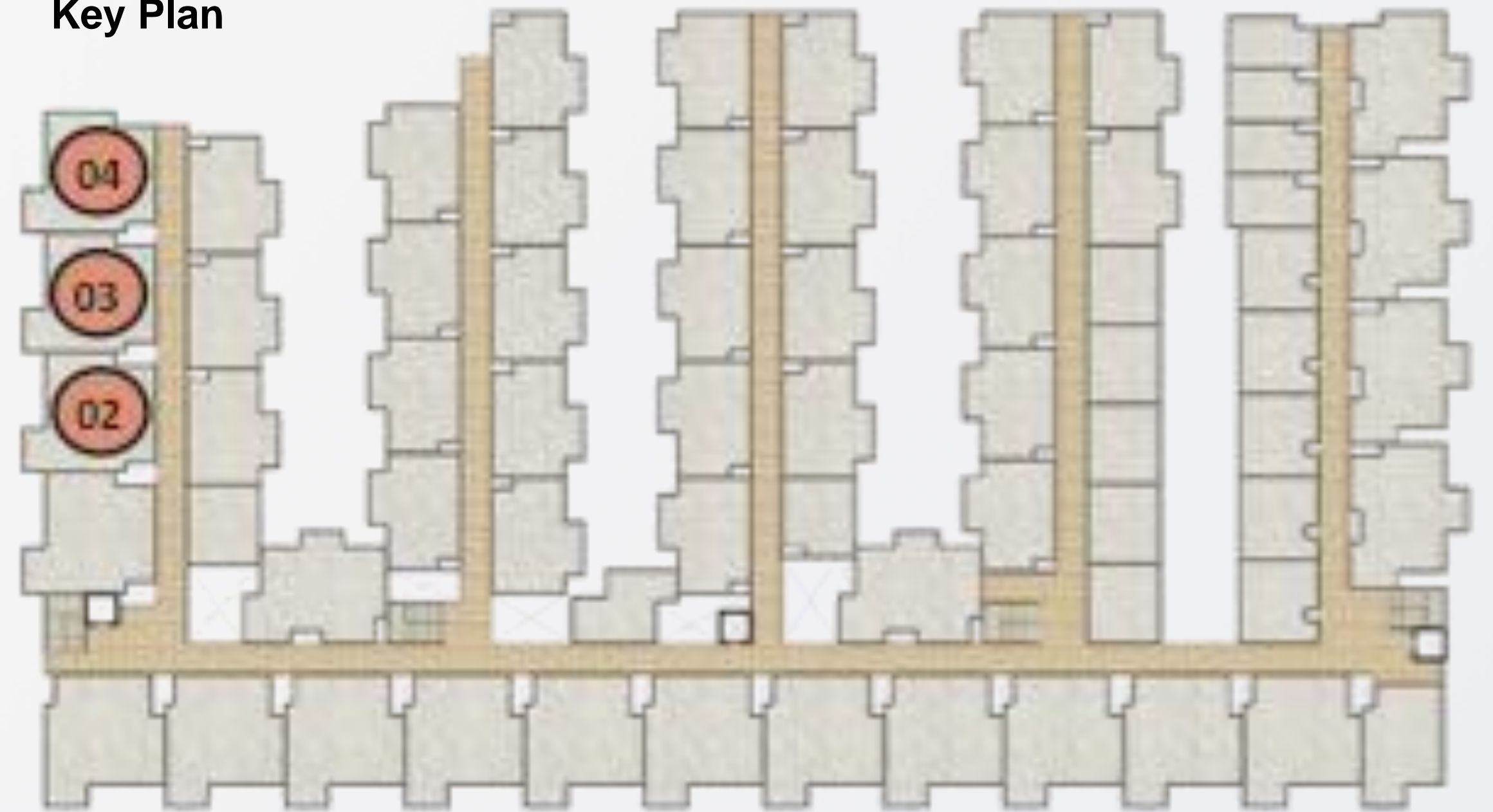
3 BHK : Type – 202, 203, 204

Saleable Area : 957 Sqft.

# 3 BHK



Key Plan



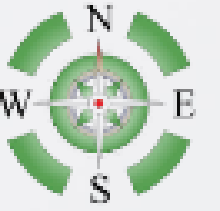
Unit Plan

3 BHK : Type – 302, 303, 304  
402, 403, 404

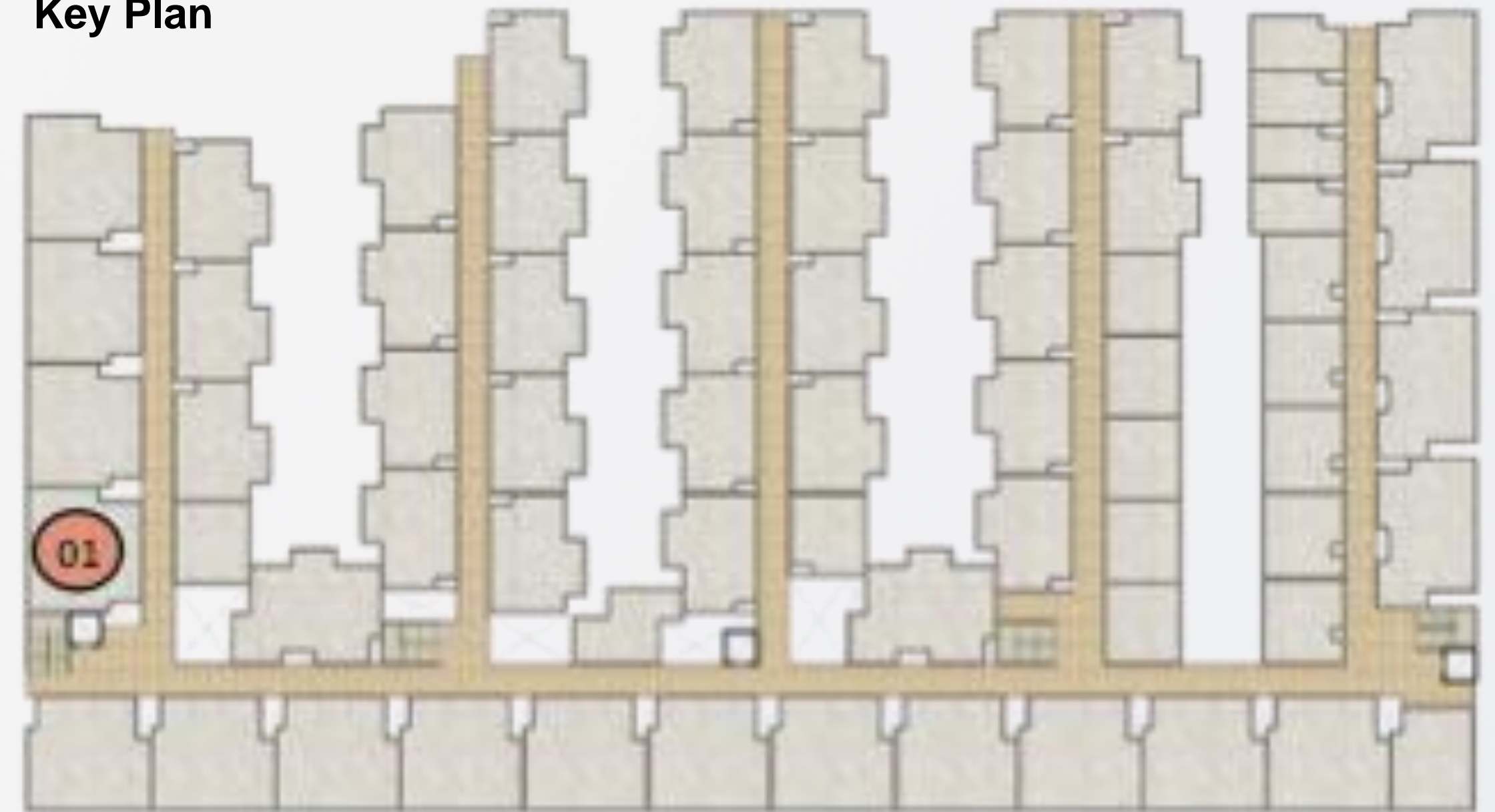
Saleable Area : 978 Sqft.



# 3 BHK



## Key Plan

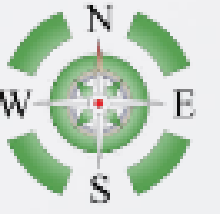


## Unit Plan

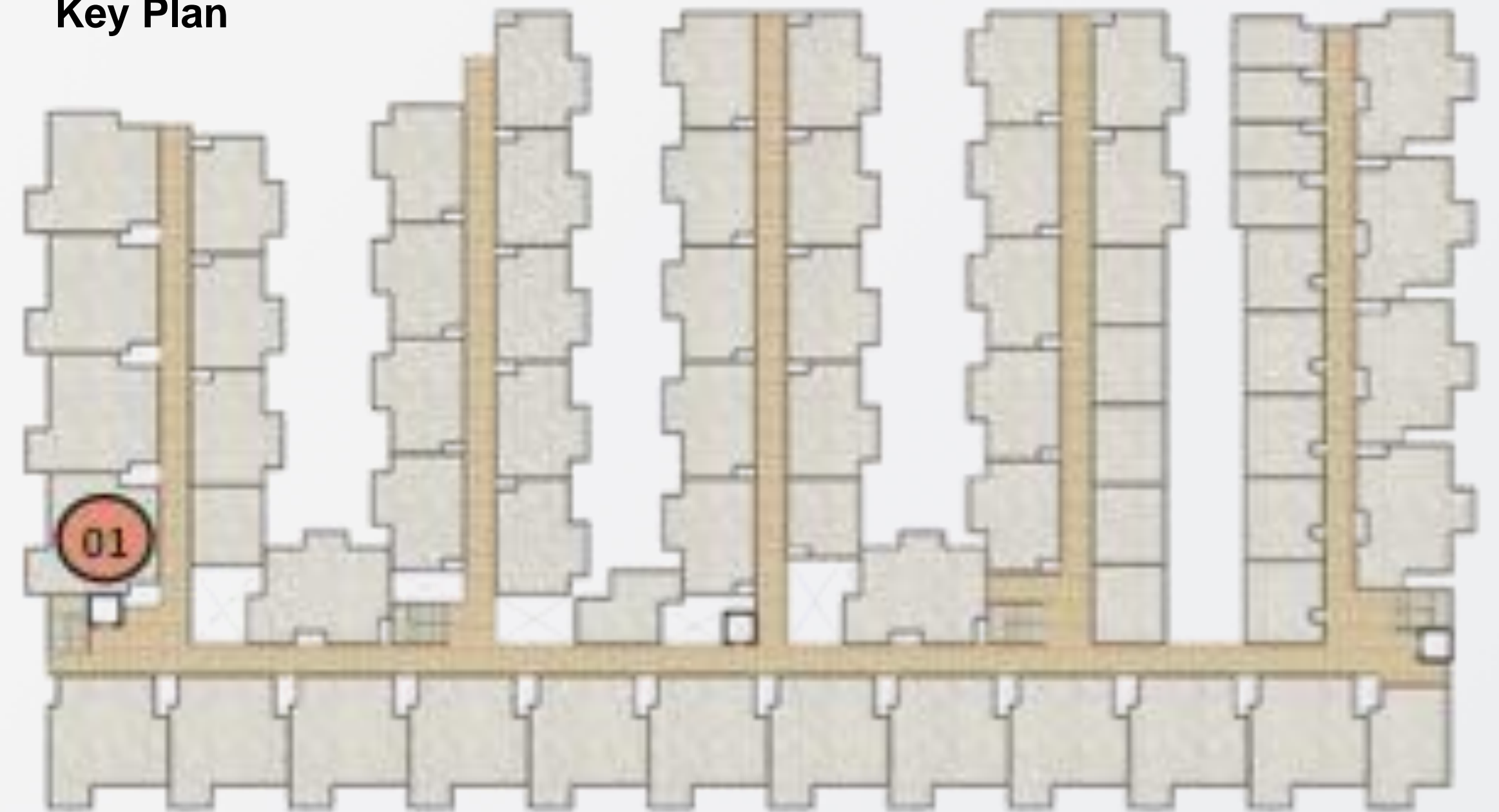
3 BHK : Type – 101

Saleable Area : 909 Sqft.

# 3 BHK



Key Plan

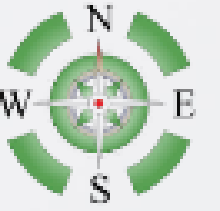


Unit Plan

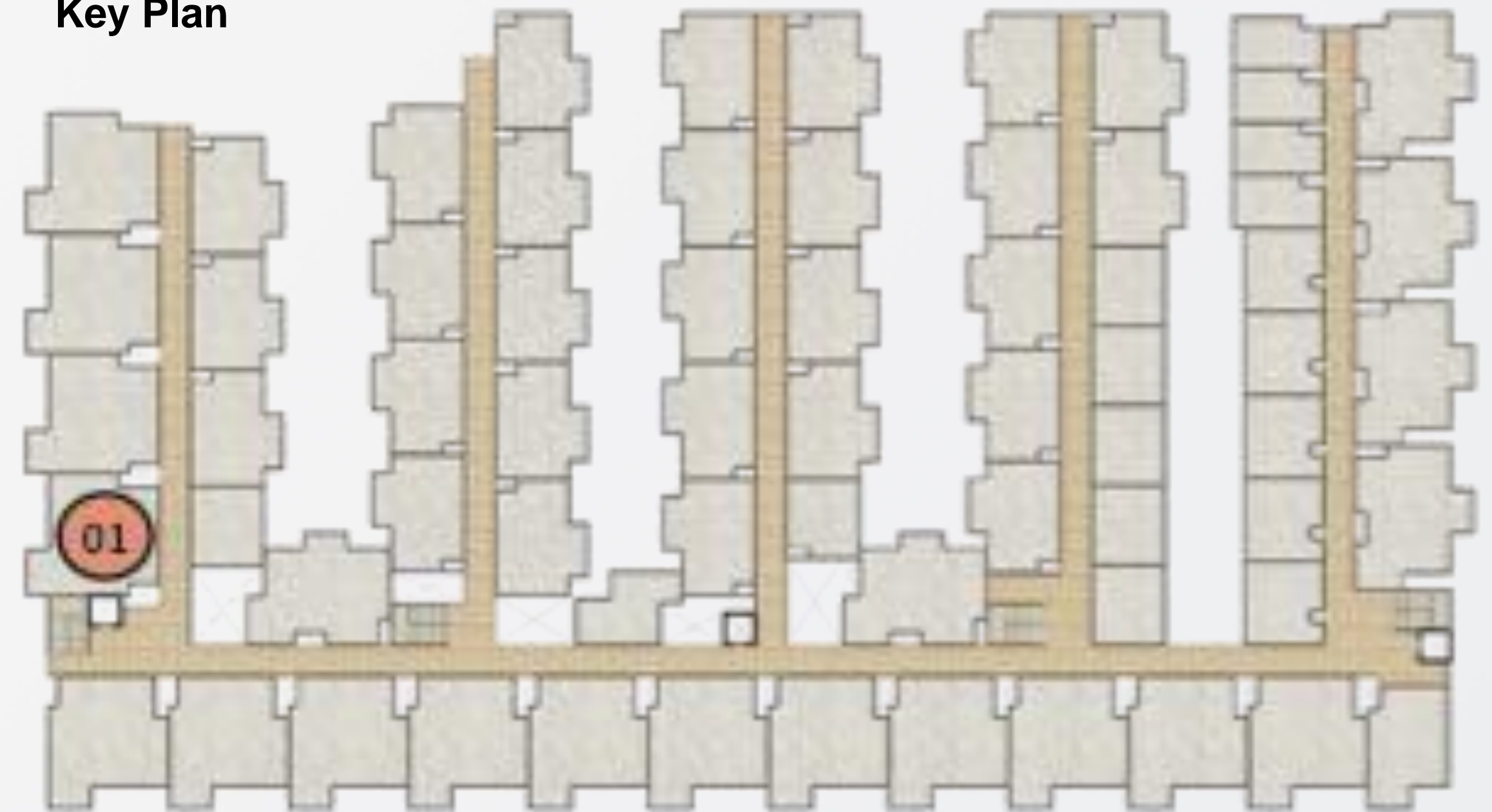
3 BHK : Type – 201

Saleable Area : 973 Sqft.

# 3 BHK



Key Plan

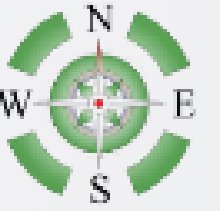


Unit Plan

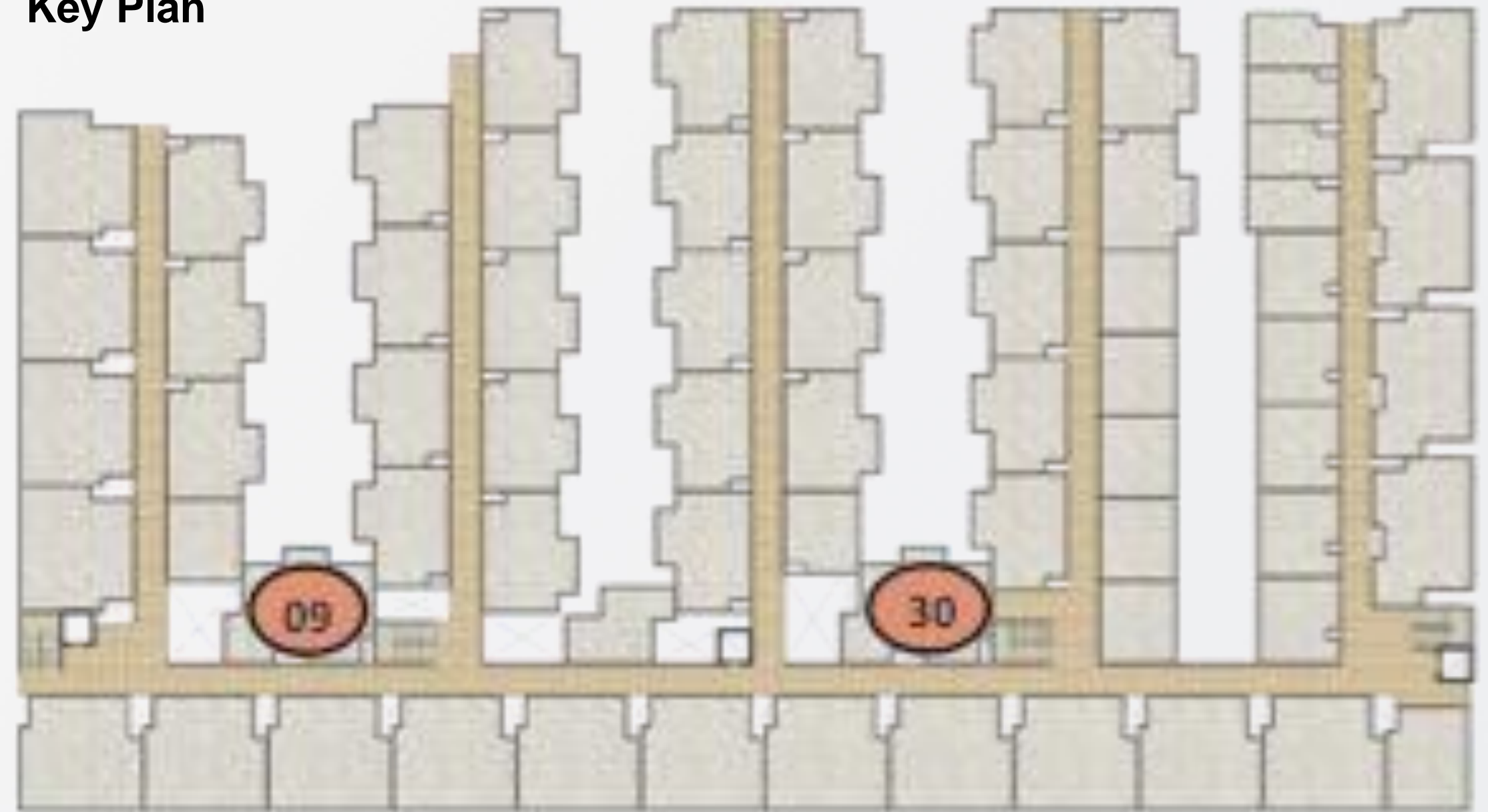
3 BHK : Type – 301, 401

Saleable Area : 995 Sqft.

# 3 BHK



## Key Plan

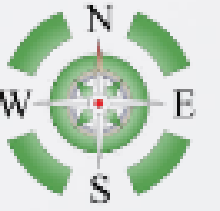


## Unit Plan

3 BHK : Type – 109, 130,  
209, 230,  
309, 330,  
409, 430

Saleable Area : 981 Sqft.

# 3 BHK



## Key Plan

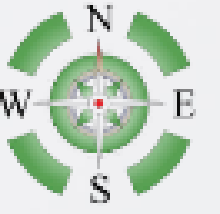


## Unit Plan

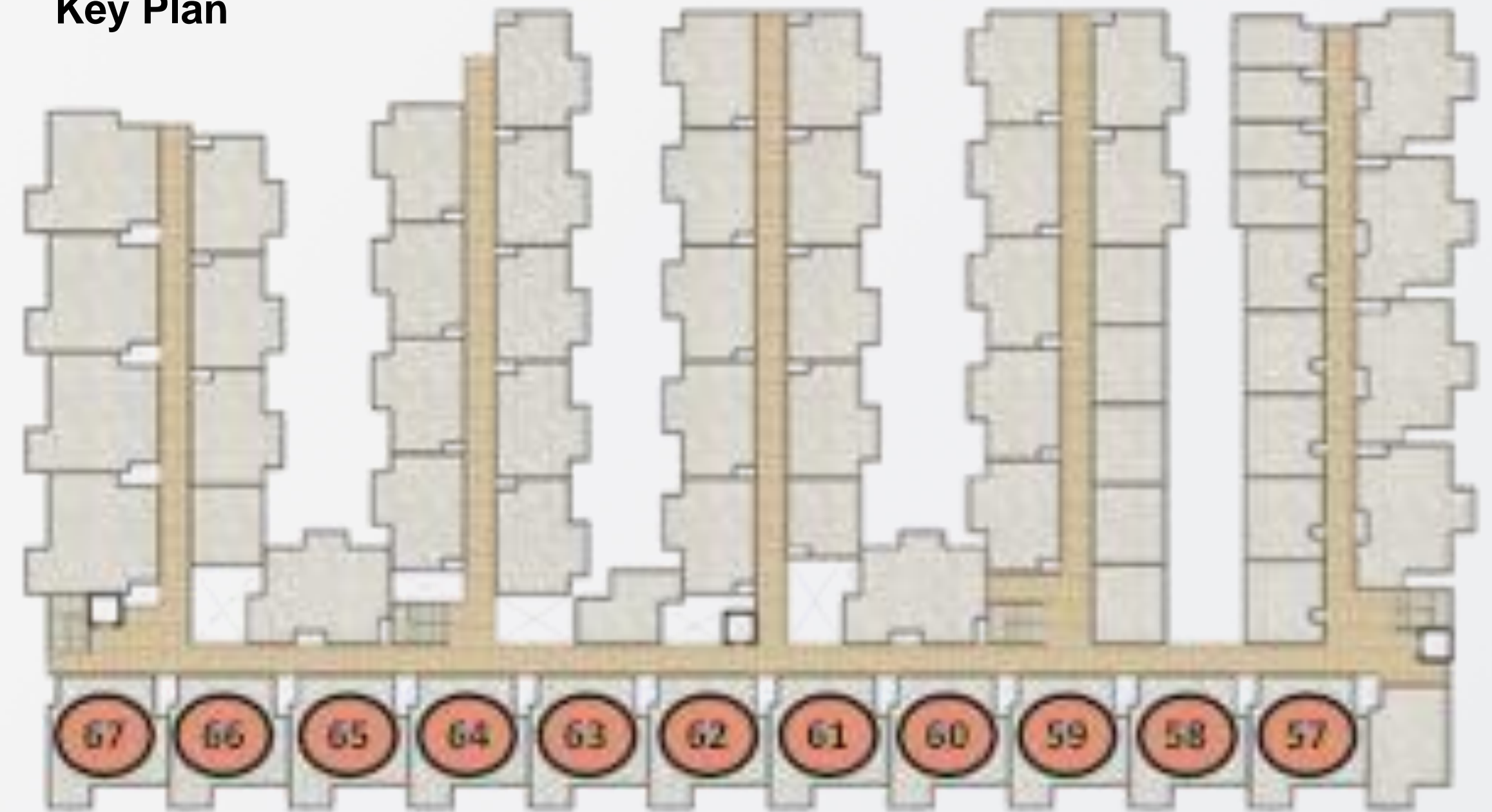
3 BHK : Type – 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167

Saleable Area : 896 Sqft.

# 3 BHK



## Key Plan

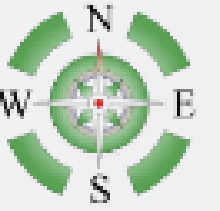
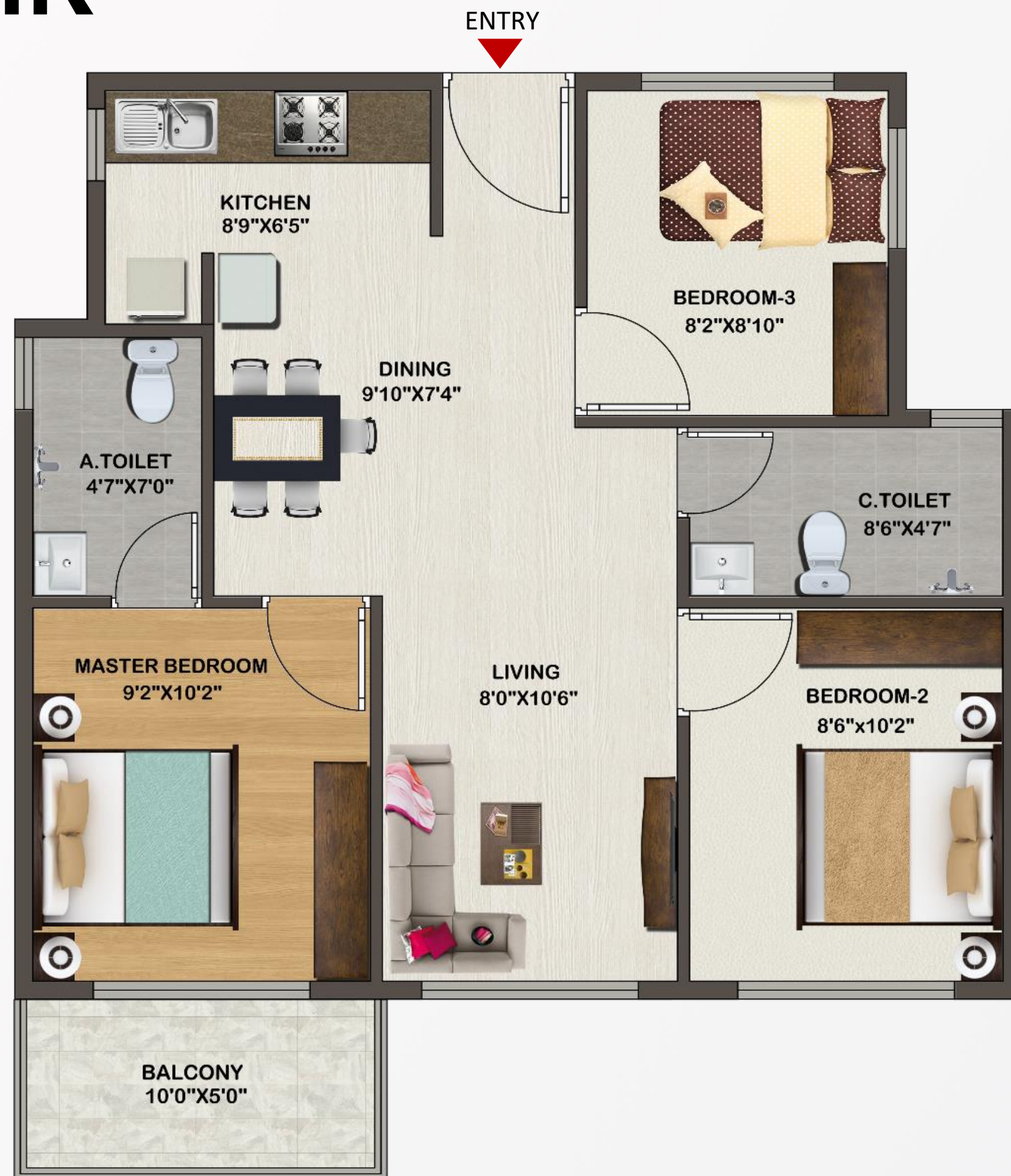


## Unit Plan

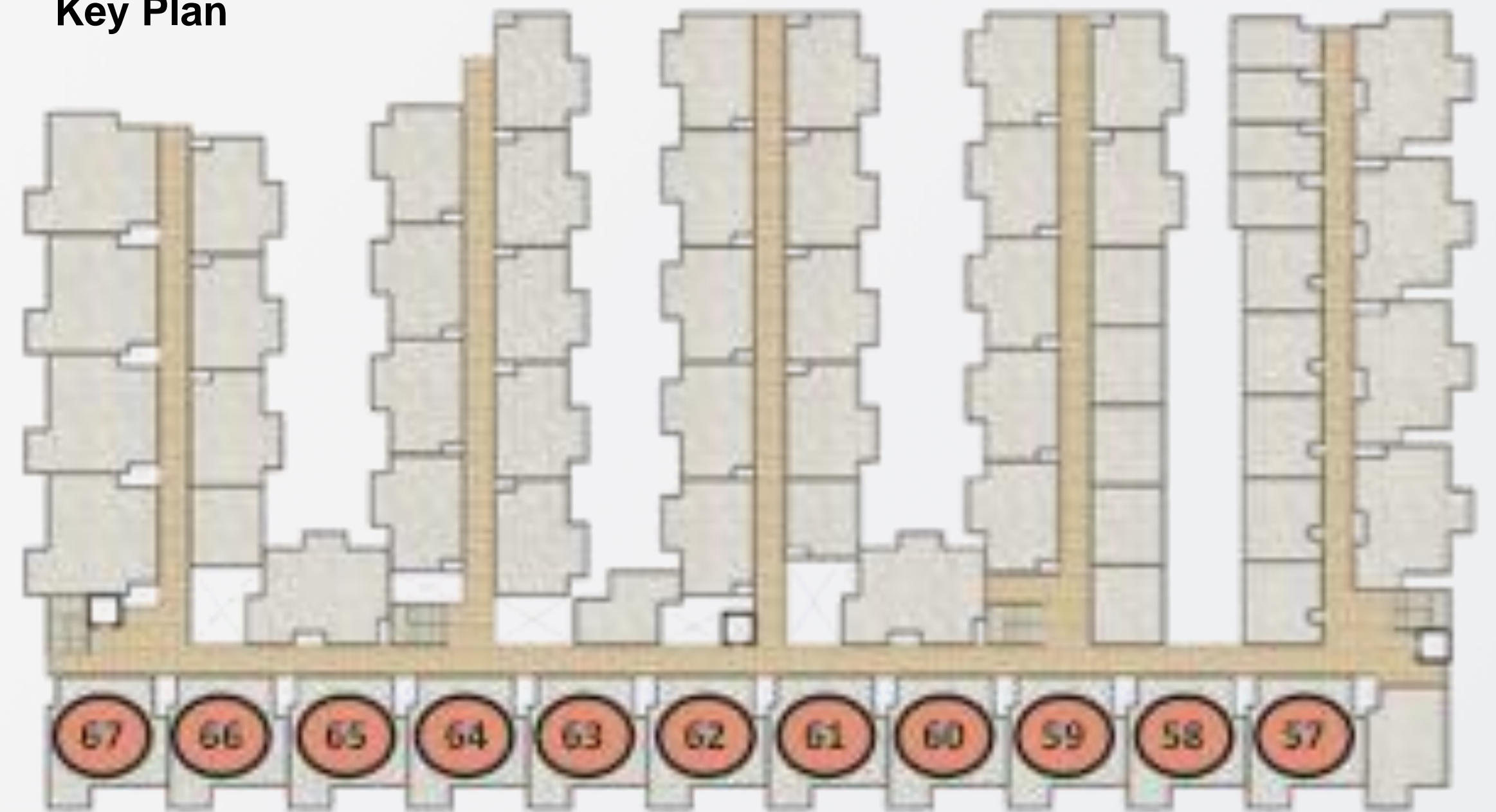
3 BHK : Type – 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267

Saleable Area : 957 Sqft.

# 3 BHK



Key Plan



Unit Plan

3 BHK : Type – 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367  
457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467

Saleable Area : 978 Sqft.

# Our Construction Partners





*Thank You!*