

SOWPARNIKA
Delivering Happiness

WHISPERING PETALS

GROUP HOUSING

DODDAHALLUR AND YALACHANAYAKANAPURA, HOSKOTE

MASTER PLAN



LANDSCAPE AMENITIES

- 1.GRAND ENTRY PORTAL.
- 2.SUNSET DECK.
- 3.PADEL COURT.
4. MINI FUTSAL COURT.
- 5.PICKLEBALL COURT.
- 6.VOLLEYBALL.
7. BASKETBALL PRACTICE POST.
- 8.BOX CRICKET.
- 9.LANDSCAPED GARDEN
- 10.GIANT BOARD GAMES
- 11.KIDSPLAY AREA.
- 12.MAZE GARDEN.
- 13.SENIOR CITIZEN PLAZA.
- 14.OUTDOOR GYM.
- 15.YOGA/MEDITATION LAWN.
- 16.AMPHITHEATRE.
- 17.REFLEXOLOGY ZONE.
- 18.LEISURE LAWN
- 19.PARTY LAWN.
- 20.KOI POND.
- 21.SUNRISE DECK.
- 22.WALKING TRACK.
- 23.SWIMMING POOL.

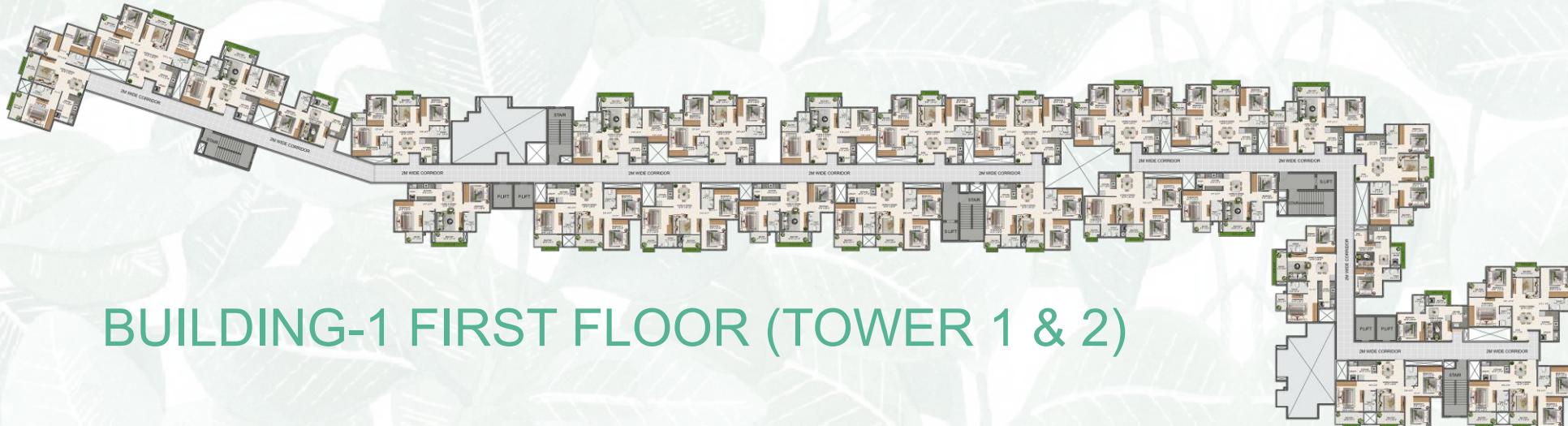
AMENITIES

OUTDOOR AMENITIES

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INDOOR AMENITIES

- 1.GYM
- 2.INDOOR GAMES
- 3.BADMINTON COURT
- 4.SPACE FOR CONVENIENCE STORE
- 5.MULTIPURPOSE HALL
- 6.SPACE FOR DOCTORS CLINIC





BUILDING-1 TYPICAL FLOOR (TOWER 1 & 2)

BUILDING - 2 TOWER - 3



GROUND FLOOR



FIRST FLOOR



TYPICAL FLOOR

PROJECT HIGHLIGHTS

SITE

Site area = 8 acres 5guntas

Site Location = SY.NO:75/4,75/6,75/7,75/9 OF
DODDAHULLUR VILLAGE AND 14/2 OF
YALACHANAYAKANAPURA, KASABA HOBLI,
HOSKOTE TALUK, BANGALORE RURAL DISTRICT.

FLOORS AND HEIGHT

Total No. of floors

Tower 1 = 2 Basement (Parking) + Ground + 19 floors

Tower 2 = 2Basement (Parking) + Ground + 19 floors

Tower 3 = 2Basement (Parking) + Ground+ 19 floors

Building Height = 59.95m <60m

UNITS AND SALABLE AREA

Total No. of units = 762

Total No. of units per floor = 39

24 units on Ground Floor

36 units on First Floor



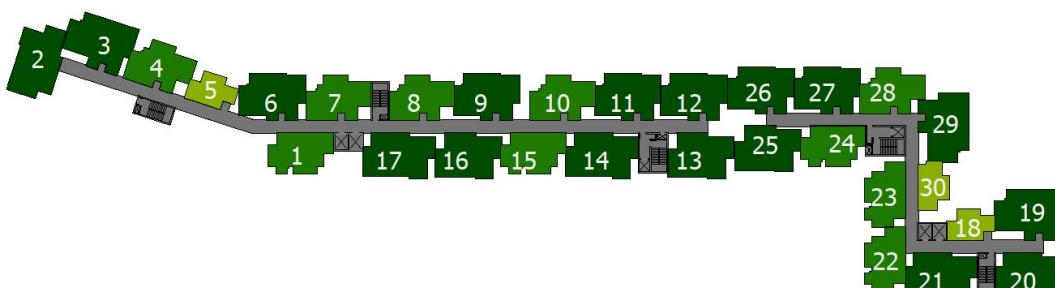
Tower 2			
Types of Unit	Saleable area in SQFT	UNITS PER FLOOR	TOTAL UNITS
3 BHK	1187-1326	7	133
2 BHK	1036-1073	4	75
1 BHK	568-604	2	38
Total		13	246

Tower 1			
Types of Unit	Saleable area in SQFT	UNITS PER FLOOR	TOTAL UNITS
3 BHK	1187-1326	10	200
2 BHK	1036-1073	6	118
1 BHK	568	1	20
Total		17	338

Tower 3			
Types of Unit	Saleable area in SQFT	UNITS PER FLOOR	TOTAL UNITS
3 BHK	1187-1315	6	120
2 BHK	1063	3	58
1 BHK	-	-	-
Total		9	178

TYPE-3BHK

TYPES	TOWER No	UNIT No
1	1	3
	2	19
2	1	14,17
	2	20,21
3	1	6,9,11,12
3A	2	26,27
4	1	13,16
	2	25
5	2	29
	3	34,38
6	1	2
	3	33,39
7	3	31,32



■ 3BHK
■ 2BHK
■ 1BHK

TYPE-2BHK

TYPES	TOWER No	UNIT No
1	1	4,7,8,10
	2	28
2	1	1,15
	2	24
3	3	35,36,37
4	2	22,23

TYPE-1BHK

TYPES	TOWER No	UNIT No
1	1	5
	2	18
2	2	30

Tower	Unit numbers
T-1	01-17
T-2	18-30
T-3	31-39

SPECIFICATIONS

1. Structure:-

- Core wall and Shear wall monolithic construction with usage of best quality Aluminium modular shuttering system.

2. Flooring ;-Living, Dining, Kitchen & Bedrooms- Vitrified tiles of reputed make.

- Toilet flooring - Matt Finish Vetrified tiles of reputed make.
- Toilet dadoing up to 7 feet- Matt Finish Vetrified tiles of reputed make.
- Kitchen dadoing above the counter to height of 2 feet- ceramic glazed tiles of reputed make (only supply)
- Balcony - Anti skid Ceramic tiles of reputed make.
- Common Area- Matt Finish Vetrified tiles of reputed make.

3. Kitchen:-

- Granite top & Stainless steel single bowl with drain board sink of reputed make (only supply).
- Provision for Chimney in kitchen.
- Utility area equiped with centralized Ro water inlet

4. Toilet

- Sanitary fittings - Wall mounted EWC, Counter top wash basin of reputed make.
- CP fittings- Shower spout, Diverter, Shower head, health faucet of reputed make.
- Provision for geyser and Exhaust fan in toilets.

5. Door:-

- Main Door -Super steel frame & Dual door of reputed make.
- Internal doors - Super steel frame & Single door of reputed make.
- Toilet doors - FRP door.
- Balcony doors –UPVC glazed shutter with mosquito mesh.
- Fire rated steel doors for fire exit.

6. Windows:-

- UPVC windows with glazed shutters and mosquito mesh.
- M.S. safety grill for all the windows.

7. Electrical:-

- Modular switches & sockets of reputed make.
- ELCB and MCB with independent EB meter of approved make.
- Good quality concealed copper wiring of approved make.
- Provision for Washing Machine point.
- TV points are provided in Living & Master Bedroom.

8. Power Backup:-

- 100 % power back up for common areas.
- 1 KW power backup for 3BHK & 2BHK and 0.75KW for 1 BHK

9. Paint:-

- Internal : Walls & Ceilings in Emulsion of reputed make.
- External : Water proof Emulsion of reputed make.
- All Raillings: Enamel paint of reputed make.

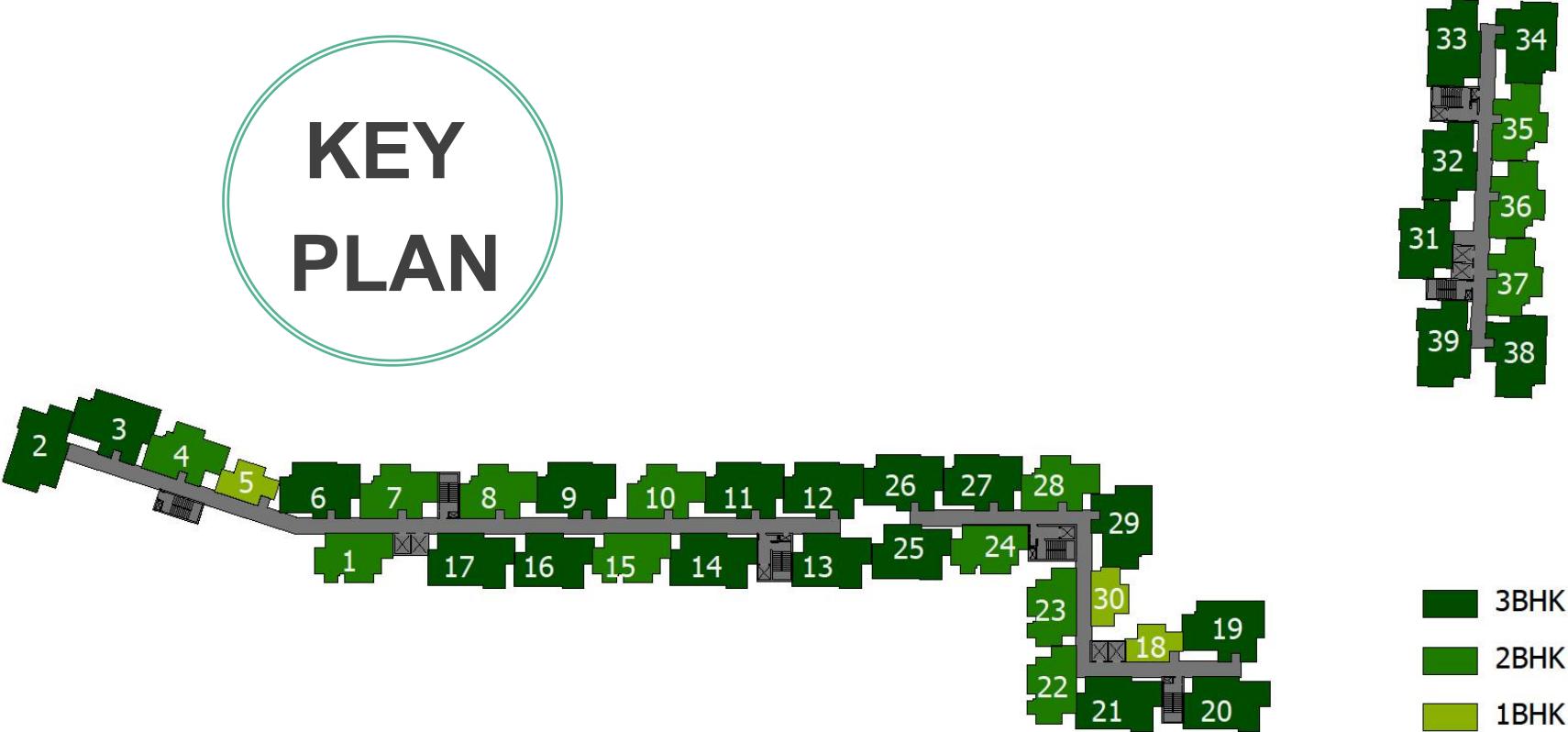
10. Elevator:-

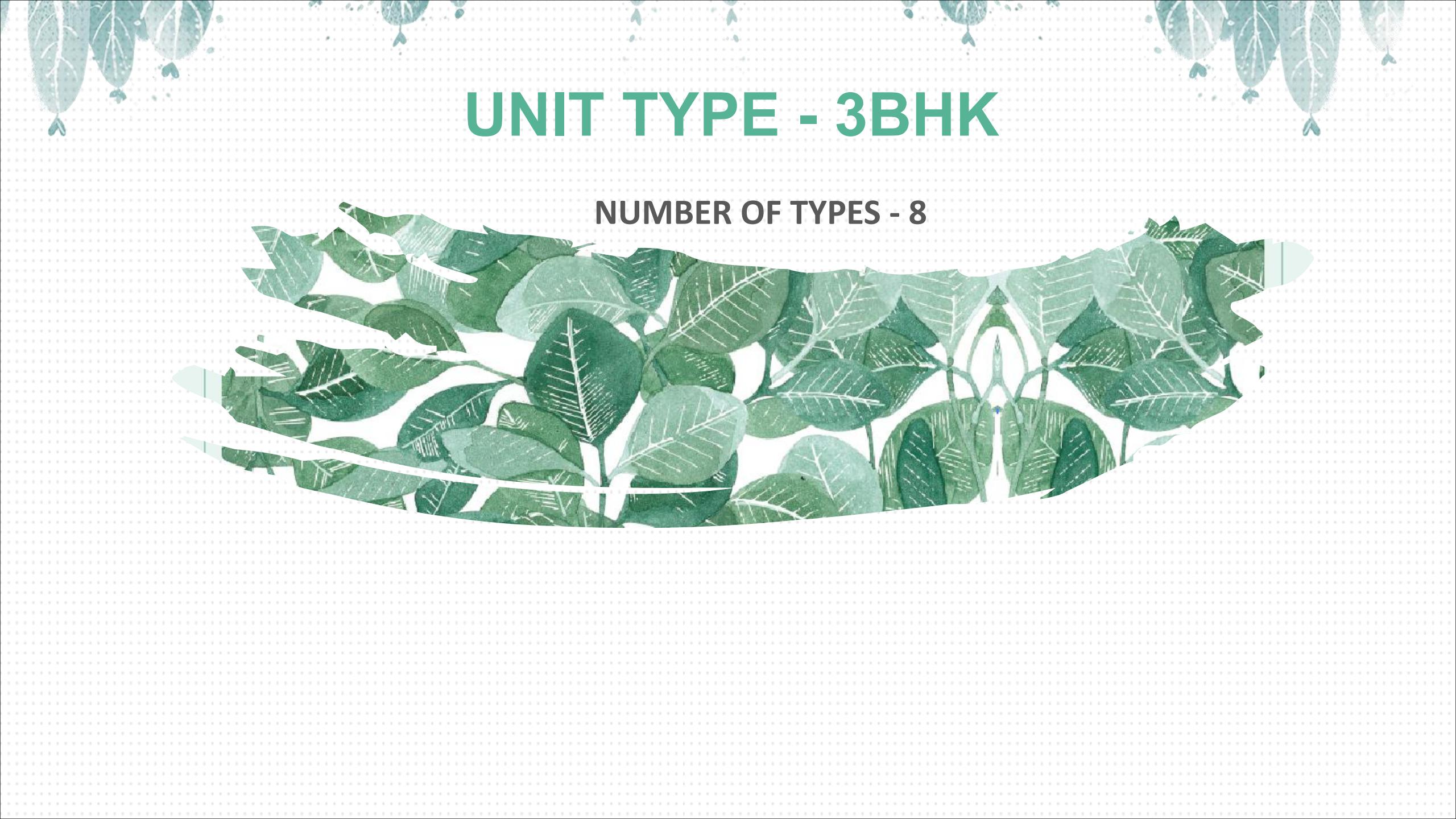
- Lifts of Reputed make

11. Air conditioning:-

- Provision for fixing AC in Living cum Dining and all Bedrooms

KEY PLAN





UNIT TYPE - 3BHK

NUMBER OF TYPES - 8



FACING : EAST

TYPE : 1

SALEABLE

AREA : 1326 sq ft

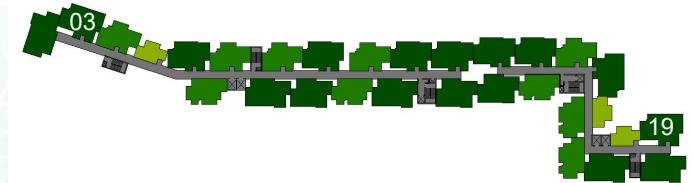
UNIT NUMBERS

TOWER -1 : 03

TOWER -2 : 19

PRIVATE TERRACE AT GROUND FLOOR

UNIT : G03* - 386 sq ft





FACING : NORTH

TYPE : 2

SALEABLE

AREA : 1311 sq ft

UNIT NUMBERS

TOWER -1 : 14,17

TOWER -2 : 20,21

PRIVATE TERRACE AT GROUND FLOOR

UNIT : G14* - 108 sq ft

G17* - 97 sq ft



FACING : EAST

TYPE : 3

SALEABLE

AREA : 1211 sq ft

UNIT NUMBERS

TOWER -1 : 6,9,11,12

PRIVATE TERRACE AT GROUND FLOOR

UNIT G06* - 108 sq ft

G09* - 178 sq ft

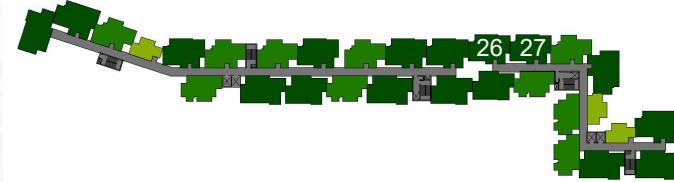
G11* - 233 sq ft

G12* - 256 sq ft





FACING : EAST
TYPE : 3A
SALEABLE
AREA : 1223 sq ft
UNIT NUMBERS
TOWER -2 : 26,27





FACING : NORTH

TYPE : 4

SALEABLE

AREA : 1187 sq ft

UNIT NUMBERS

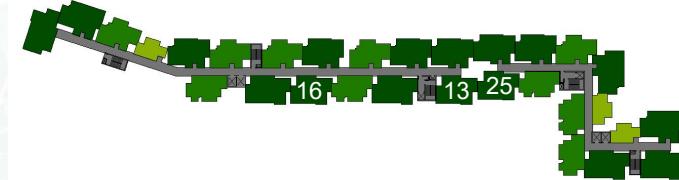
TOWER -1 : 13,16

TOWER -2 : 25

PRIVATE TERRACE AT GROUND FLOOR

UNIT G13* - 87 sq ft

G16* - 80 sq ft





FACING : NORTH

TYPE : 5

SALEABLE

AREA : 1315 sq ft

UNIT NUMBERS

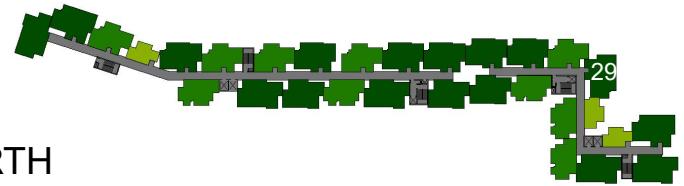
TOWER -2 : 29

TOWER -3 : 34,38

PRIVATE TERRACE AT GROUND FLOOR

UNIT G34* - 192 sq ft

G38* - 74 sq ft





FACING : EAST

TYPE : 6

SALEABLE

AREA : 1311 sq ft

UNIT NUMBERS

TOWER -2 : 02

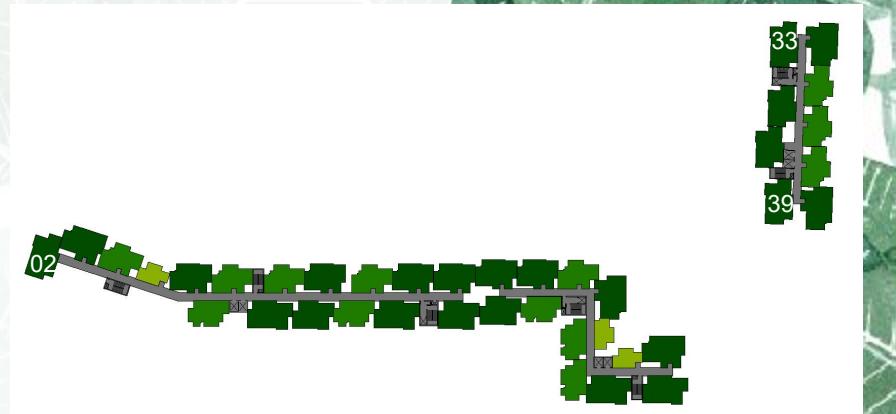
TOWER -3 : 33,39

PRIVATE TERRACE AT GROUND FLOOR

UNIT G02* - 255 sq ft

G33* - 230 sq ft

G39* - 324 sq ft





FACING : EAST

TYPE : 7

SALEABLE

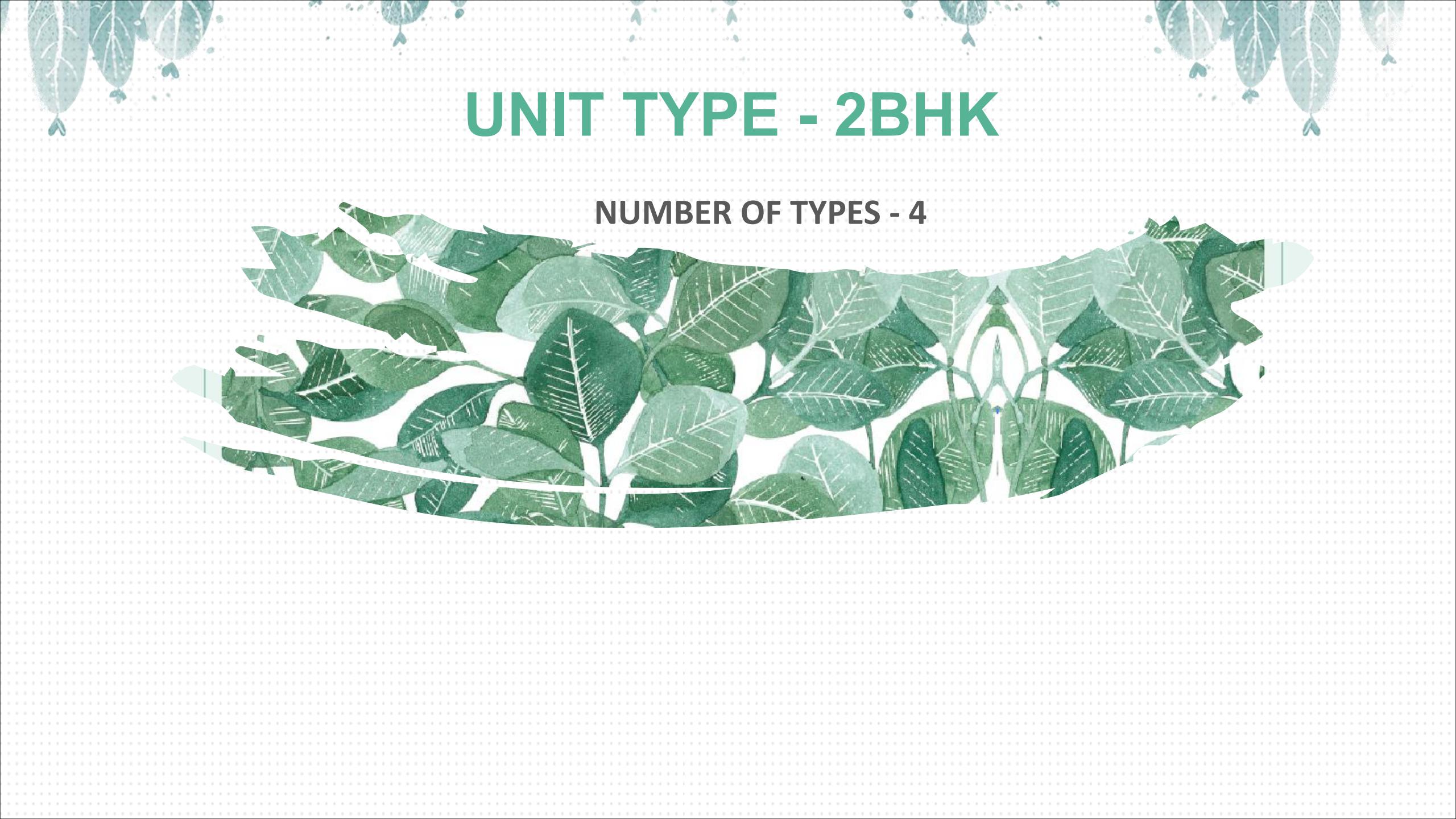
AREA : 1187 sq ft

UNIT NUMBERS

TOWER -3 : 31,32

PRIVATE TERRACE AT GROUND FLOOR

UNIT G32* - 290 sq ft



UNIT TYPE - 2BHK

NUMBER OF TYPES - 4



FACING : EAST

TYPE : 1

SALEABLE

AREA : 1073 sq ft

UNIT NUMBERS

TOWER -1 : 4,7,8,10

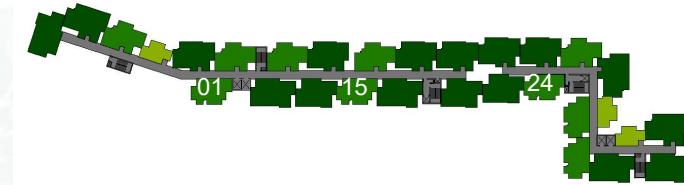
TOWER -2 : 28

PRIVATE TERRACE AT GROUND FLOOR

UNIT G04* - 202 sq ft

G08* - 231 sq ft

G10* - 303 sq ft



FACING : NORTH

TYPE : 2

SALEABLE

AREA : 1036 sq ft

UNIT NUMBERS

TOWER -1 : 1,15

TOWER -2 : 24

PRIVATE TERRACE AT GROUND FLOOR

UNIT G01* - 164 sq ft

G15* - 202 sq ft



FACING : NORTH

TYPE : 3

SALEABLE

AREA : 1063 sq ft

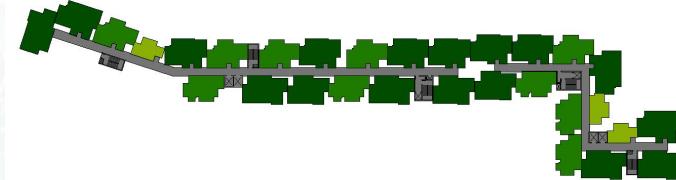
UNIT NUMBERS

TOWER -3: 35,36,37

PRIVATE TERRACE AT GROUND FLOOR

UNIT G35* - 161 sq ft

G36* - 133 sq ft





FACING : EAST

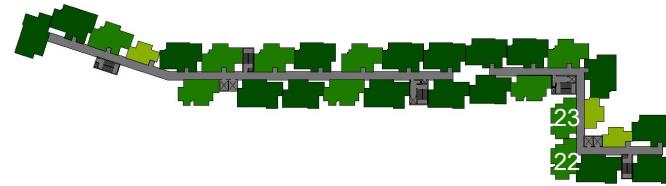
TYPE : 4

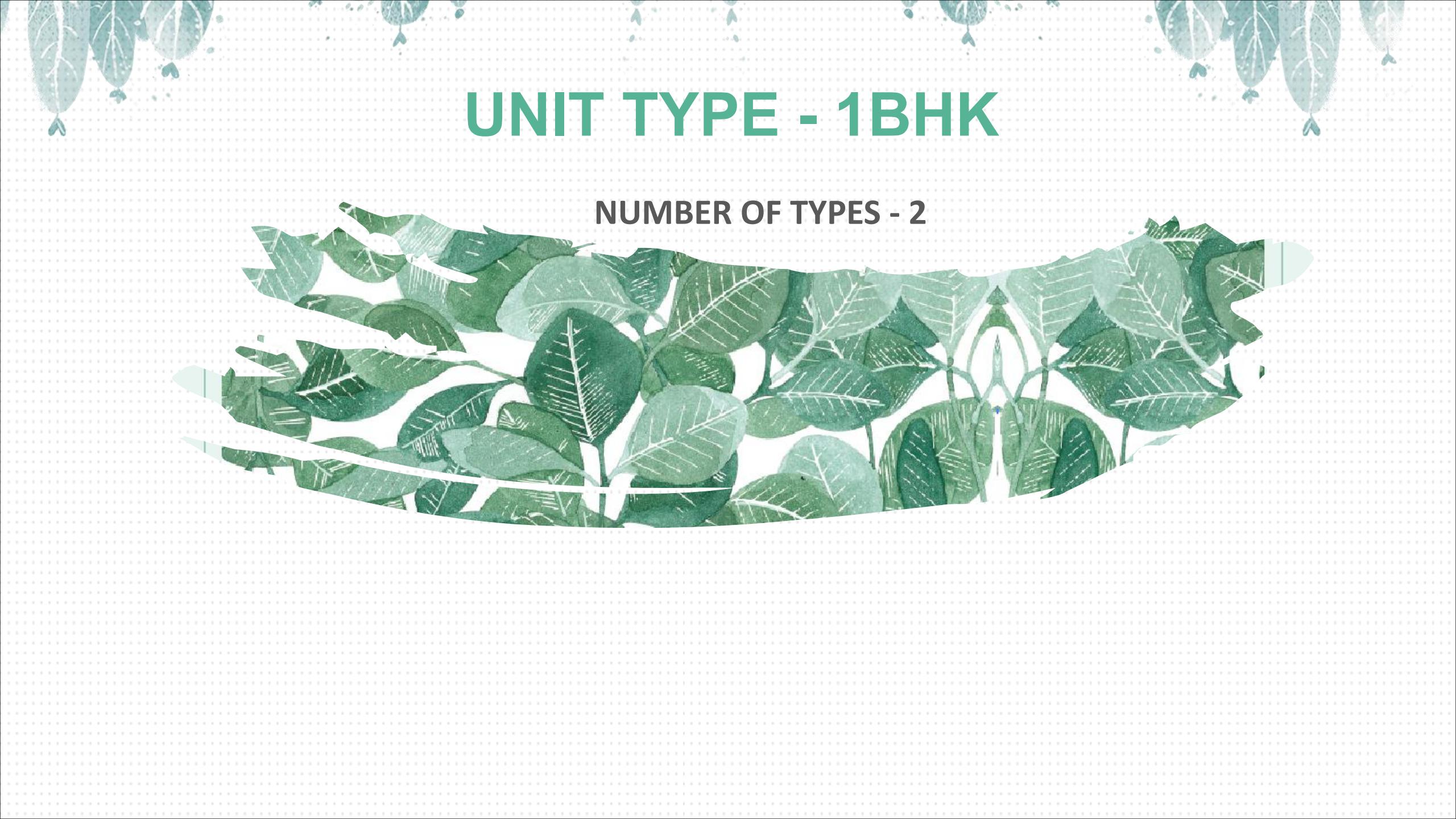
SALEABLE

AREA : 1036 sq ft

UNIT NUMBERS

TOWER -2 : 22,23





UNIT TYPE - 1BHK

NUMBER OF TYPES - 2



FACING : EAST

TYPE : 1

SALEABLE

AREA : 568 sq ft

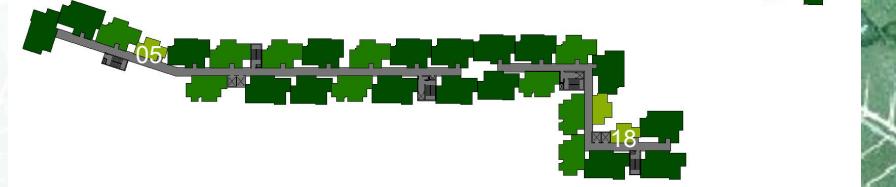
UNIT NUMBERS

TOWER -1 : 05

TOWER -2 : 18

PRIVATE TERRACE AT GROUND FLOOR

UNIT G05* - 202 sq ft





FACING : WEST

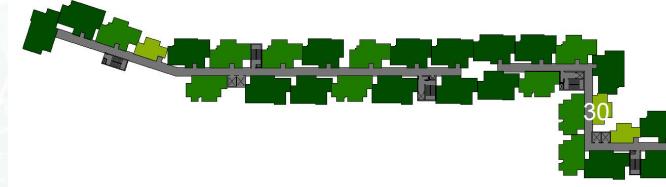
TYPE : 2

SALEABLE

AREA : 604 sq ft

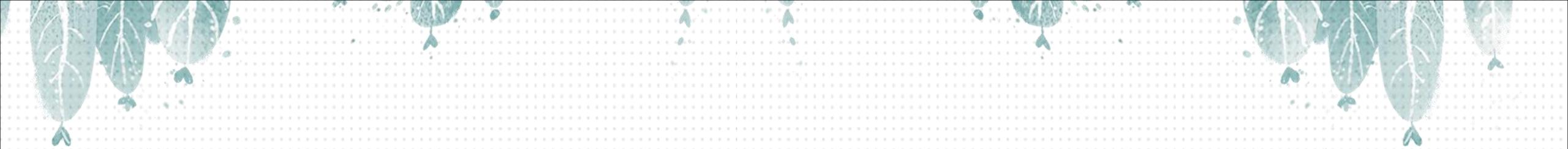
UNIT NUMBERS

TOWER -2 : 30



SALEABLE AREA STATEMENT - in SFT					
UNITS	TYPES	Unit SBA	No of units per floor	Total no of units	Total SBA
3BHK	TYPE 1	1326	2	39	51,714
	TYPE 2	1311	4	78	102258
	TYPE 3	1211	4	80	96880
	TYPE 3A	1223	2	38	46474
	TYPE 4	1187	3	59	70033
	TYPE 5	1315	3	59	77585
	TYPE 6	1311	3	60	78660
	TYPE 7	1187	2	40	47480
TOTAL			23	453	571084
2BHK	TYPE 1	1073	5	97	104081
	TYPE 2	1036	3	59	61124
	TYPE 3	1063	3	58	61654
	TYPE 4	1036	2	37	38332
TOTAL			13	251	265191
1BHK	TYPE 1	568	2	39	22152
	TYPE 2	604	1	19	11476
TOTAL			3	58	33628
TOTAL			39	762	8,69,903

SOWPARNIKA WHISPERING PETALS



3D RENDERINGS





















Thank You

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