Sowparnika

The Native

The Native
THE COMFORT OF FAMILIAR.
THE FREEDOM OF NOW.
Bengaluru, Karnataka
//2026

The Feeling Of Belonging.

Founded in 2003, Sowparnika Projects is one of India's leading real estate developers, with a strong footprint across South India.

Headquartered in Bengaluru, the company has built a trusted presence in Karnataka, Kerala, and Tamil Nadu, delivering homes that blend thoughtful design, sustainability, and accessibility.

Sowparnika's strength lies in its integrated approach, with end- to-end capabilities managed in-house - from architecture and engineering to construction, interiors, plumbing, and security - ensuring consistent quality and seamless execution.

Trusted by over 10,000 families, the company has delivered 66+ projects, backed by a proven track record of on-time delivery.

Led by Managing Director Mr. Ramji Subramaniam, Sowparnika continues to create future-ready homes defined by innovation, reliability, and lasting value.

The Native

OUR

86th

PROJECT

Bengaluru, Karnataka //2026

The Native

Ramji Subramaniam
Managing Director

At Sowparnika, we believe that everyone deserves a home they can be proud of. We continue to focus on quality, transparency, and building communities where families can truly grow.

Mr. Ramji Subramaniam, Managing Director of Sowparnika, is the driving force behind the company's growth. An MBA in Finance from TAPMI and a Six Sigma Black Belt, he brings over two decades of experience from GE, ITC, and Fidelity, blending financial acumen with operational excellence.

22+
Years of Experience

700+
Trusted Partners

1K+
Proud Employees

15+
Ongoing Projects

About The Project

The Native is designed around a simple idea: home should make everyday life feel easier.

Thoughtfully planned homes, generous spaces, natural light, and well-connected surroundings come together to create a lifestyle that feels both familiar and contemporary.

Because a home isn't just where you live.
It's where life starts feeling like yours.

Bengaluru, Karnataka //2026

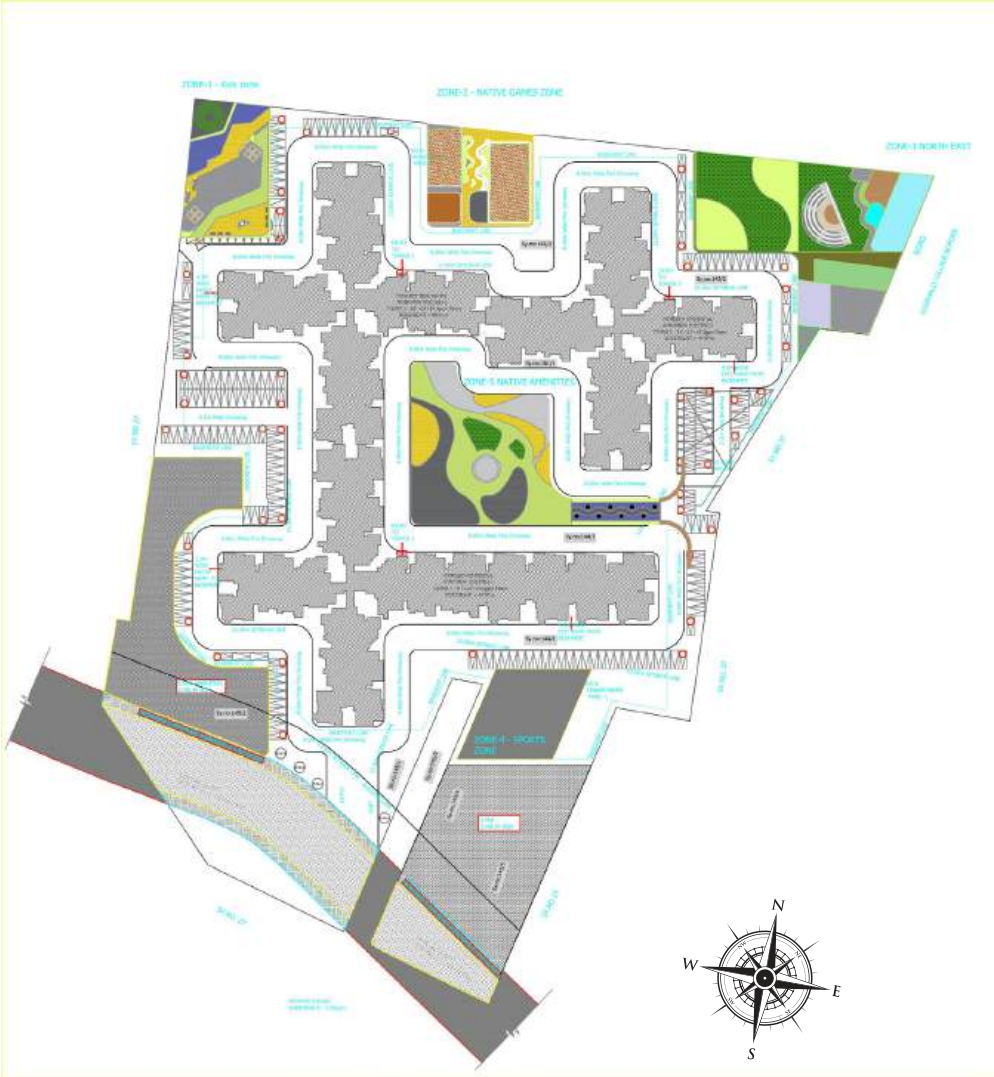
Project Highlights

- Private balconies, natural light and fresh air.
- Study spaces in select homes.
- Spacious living and dining areas.

- Well-planned kitchens and utility spaces.
- Landscaped spaces around your home.
- Safe, traffic-free spaces for children and seniors.
- Thoughtful water management and quality finishes.

Landscape Amenities

The Native

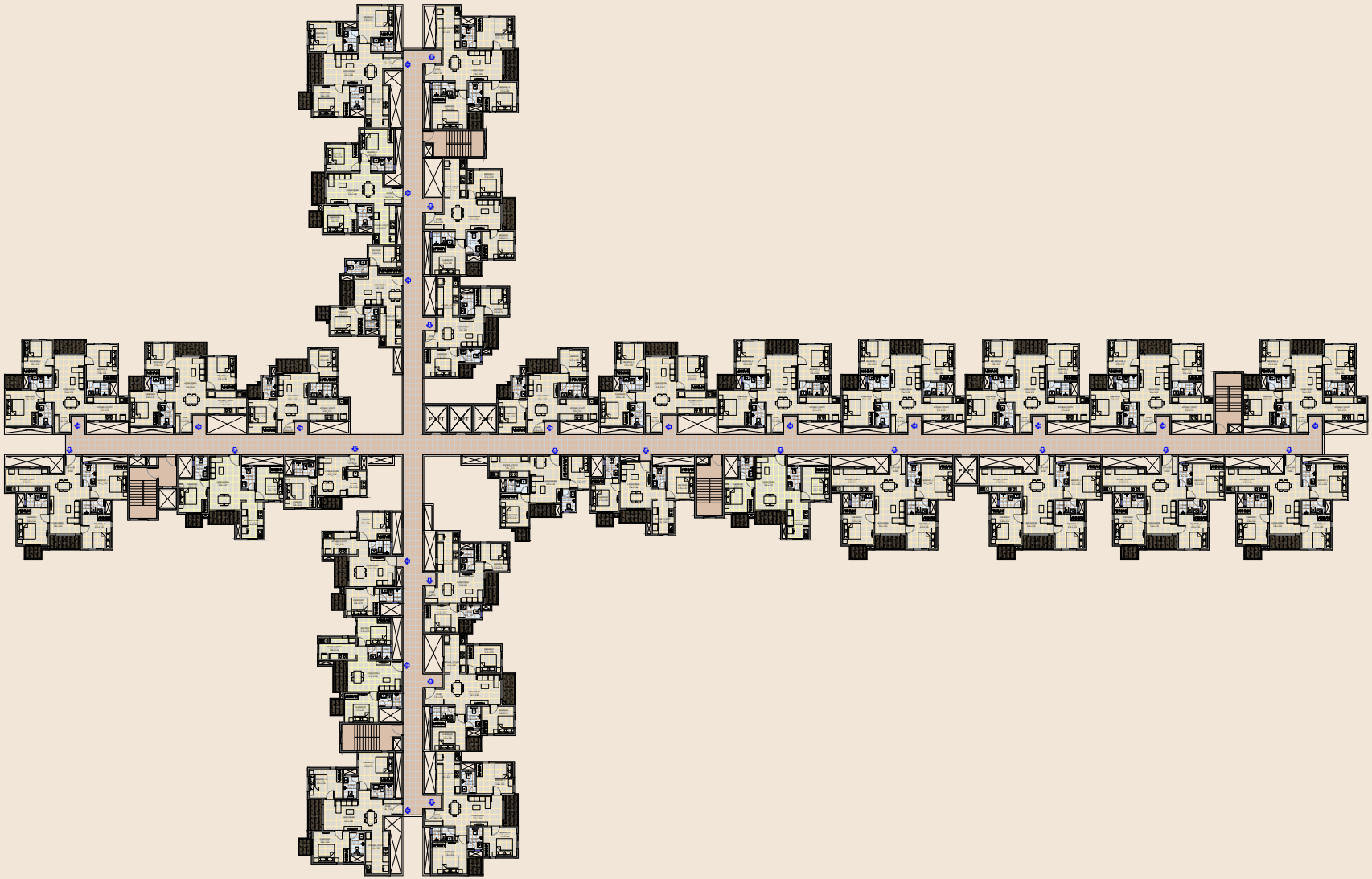


1. Grand Entry Portal
2. VolleyBall
3. Half Basketball Court
4. Landscape Garden -2
5. Kids Play Area
6. Senior Citizen Plaza
7. Yoga/Meditation Lawn
8. Leisure Lawn
9. Party Lawn
10. Swimming Pool
11. Multipurpose Hall
12. Gym
13. Indoor Games

Building 1 - Tower 1

Typical Floor

The Native

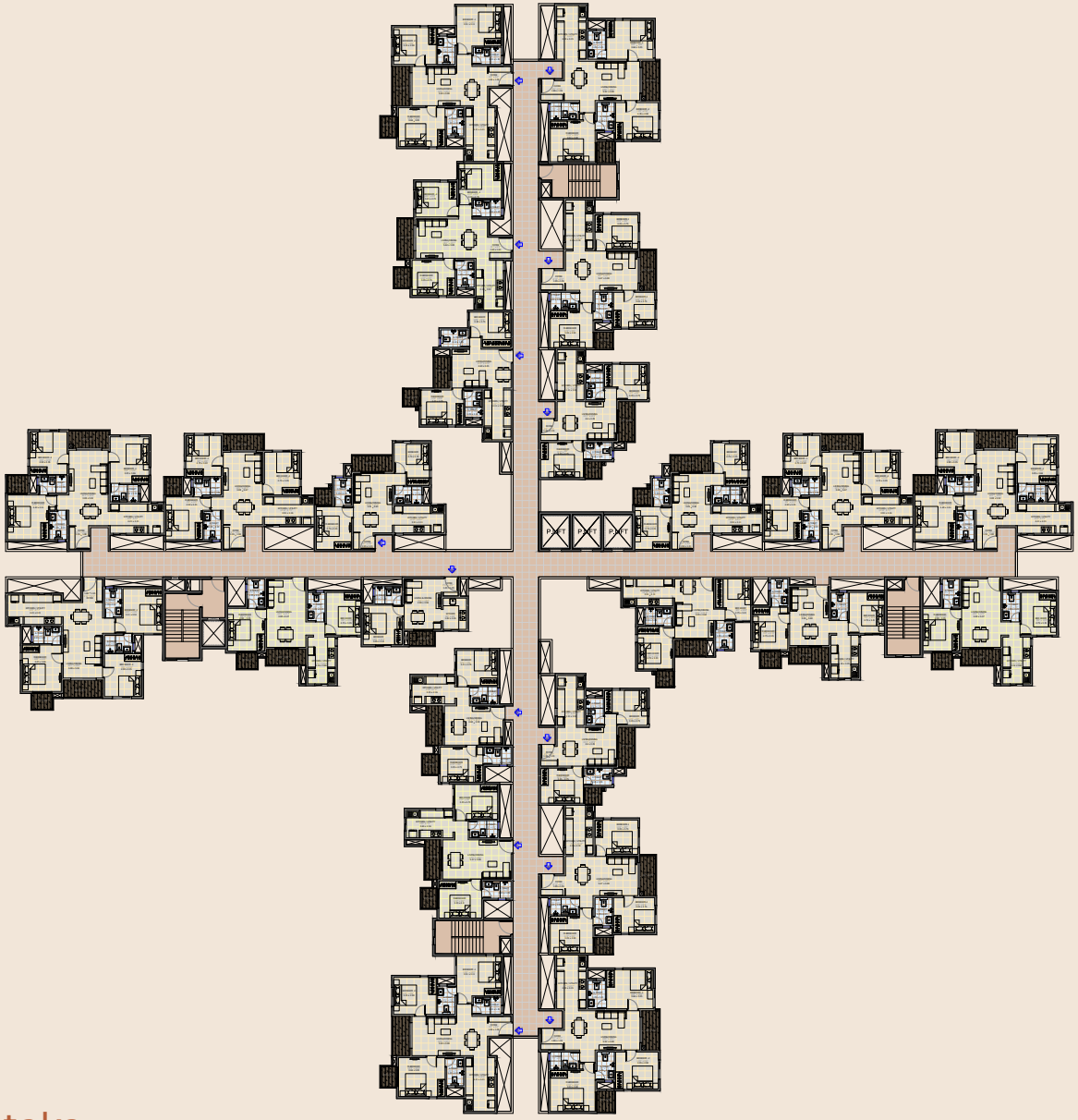


Bengaluru, Karnataka //2026

Building 2&3 - Tower 2&3

The Native

Typical Floor



Bengaluru, Karnataka //2026

Amenities

1. Grand Entry Portal
2. VolleyBall
3. Half Basketball Court
4. Landscape Garden -2
5. Kids Play Area
6. Senior Citizen Plaza
7. Yoga/Meditation Lawn
8. Leisure Lawn
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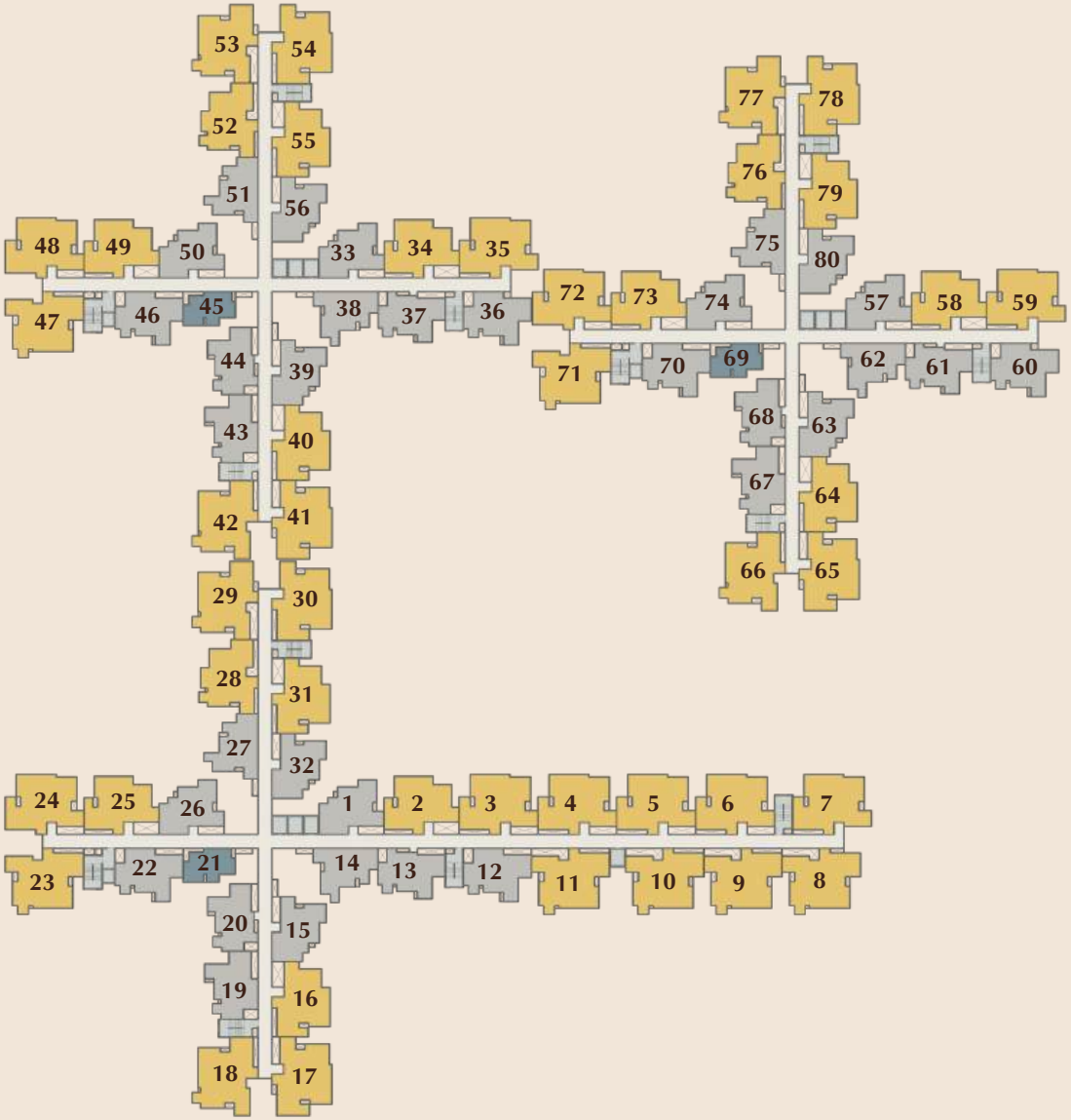
Key Plan

The Native



3 BHK

2 BHK

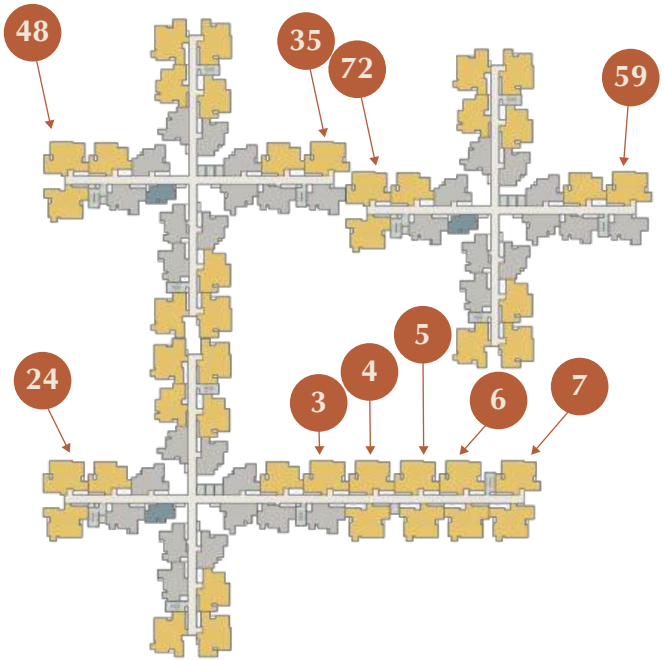
1 BHK

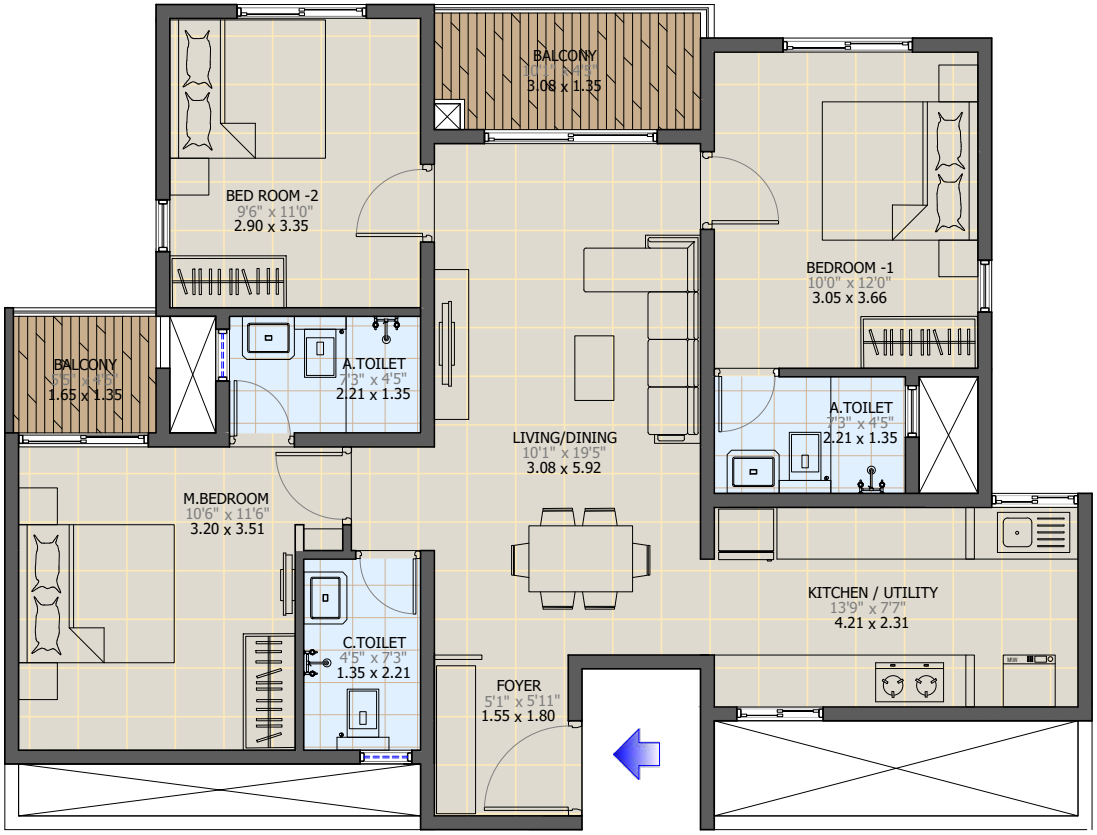
Bengaluru, Karnataka //2026

UNIT TYPE - 3BHK

NUMBER OF TYPES - 7

The Native

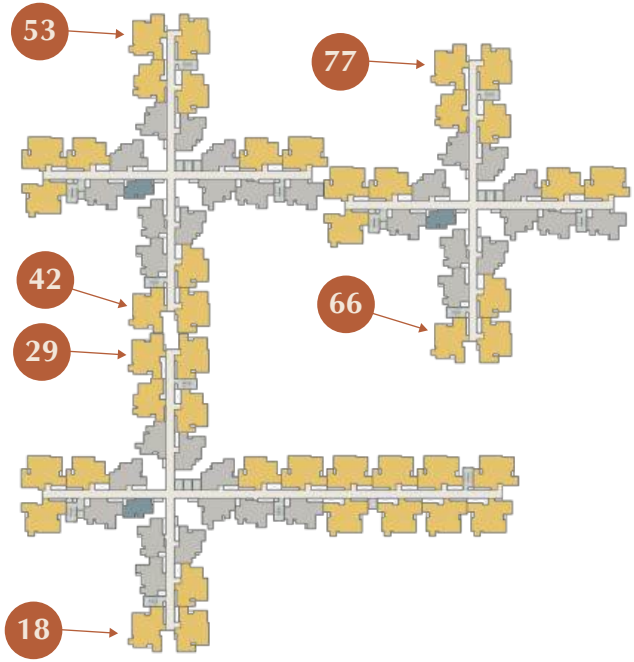


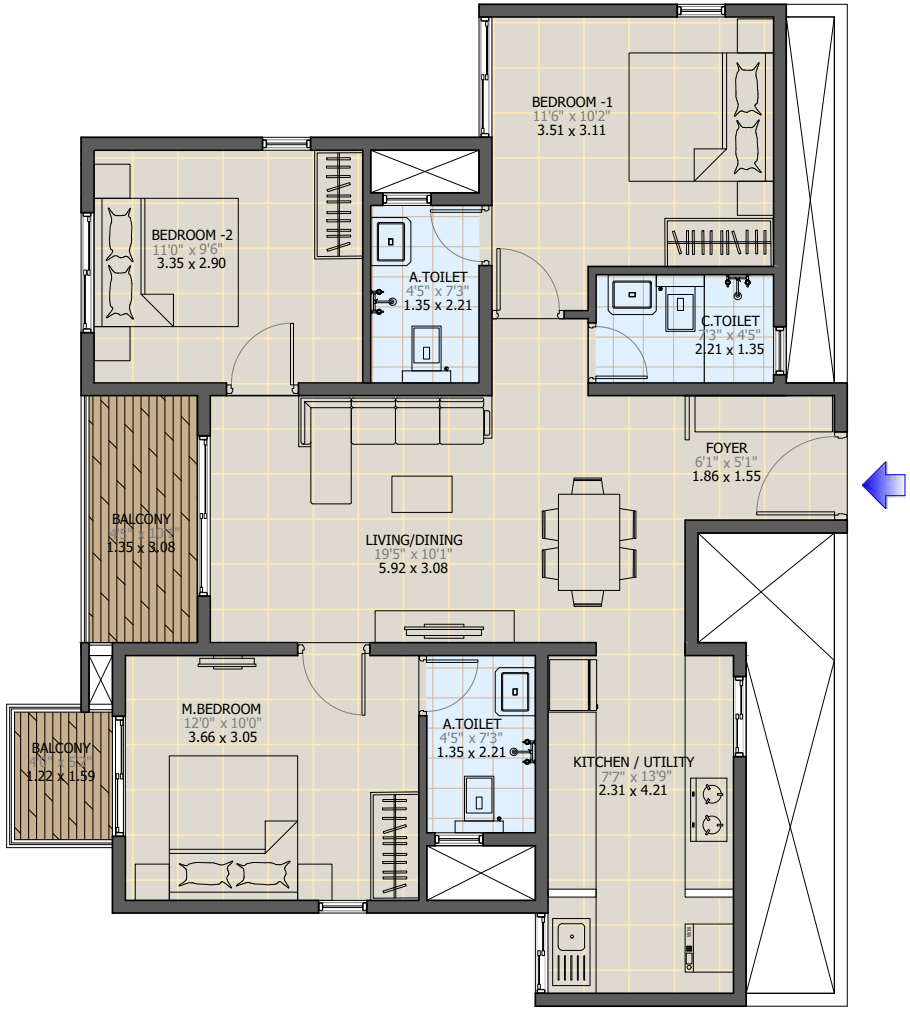


3BHK - Type 1

Saleable Area : 1439 Sq. Ft.

The Native

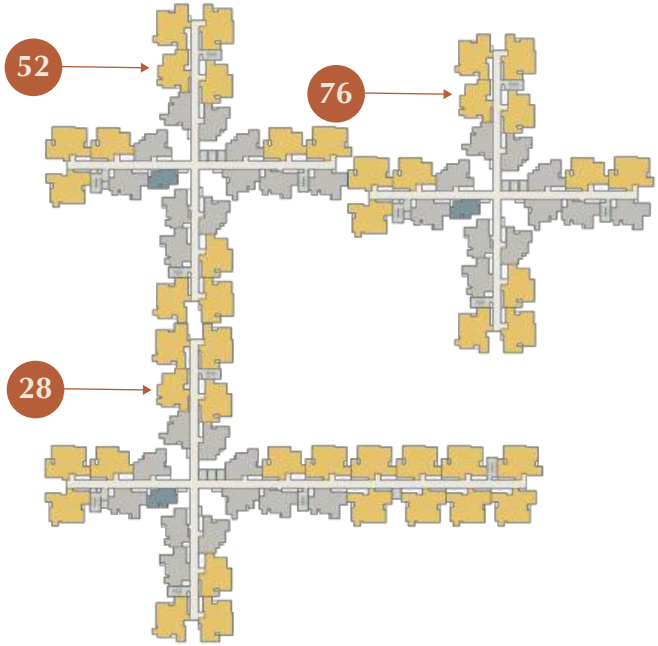


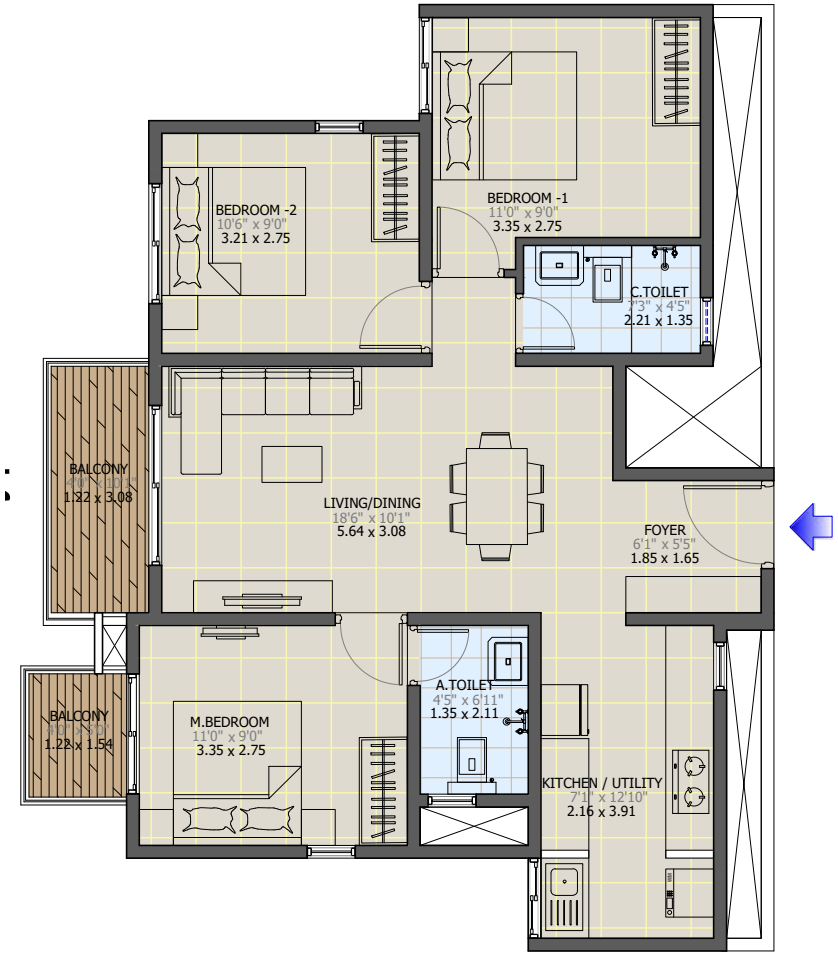


3BHK - Type 2

Saleable Area : 1431 Sq. Ft.

The Native

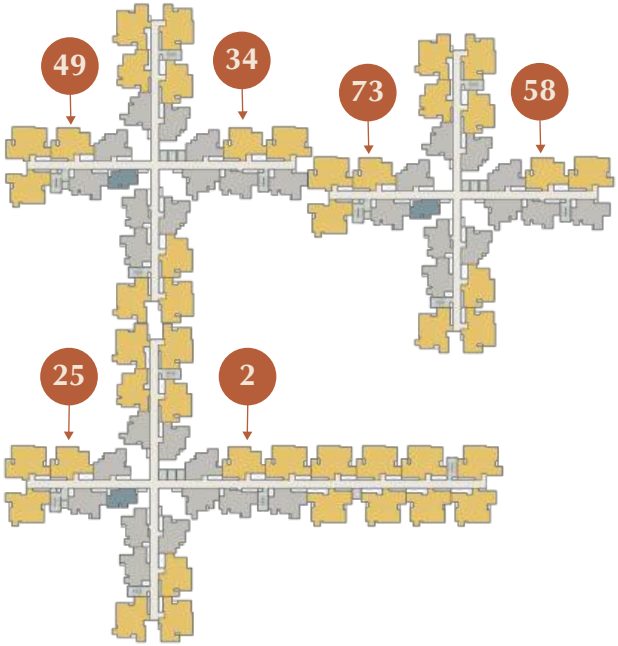


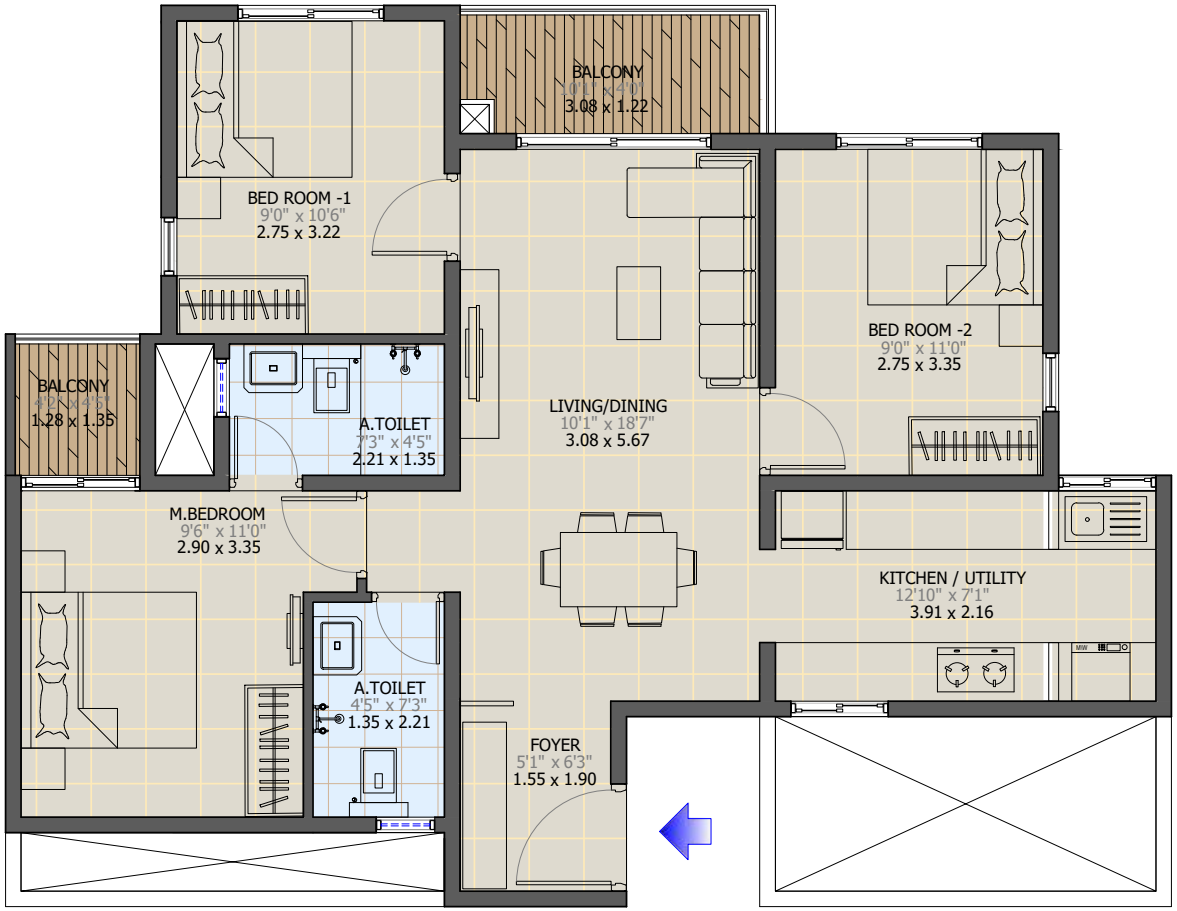


3BHK - Type 3

Saleable Area : 1258 Sq. Ft.

The Native

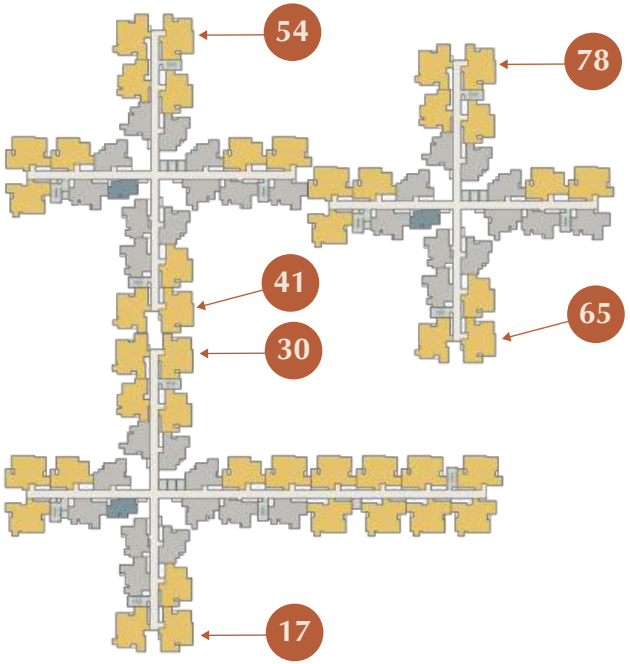


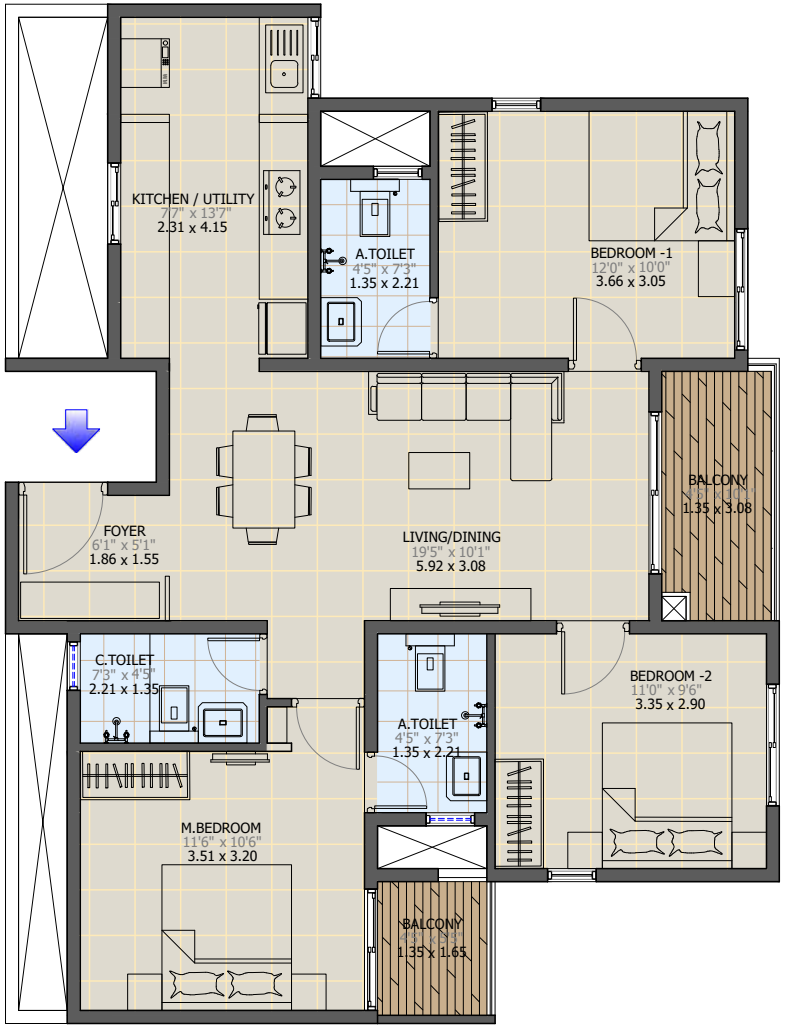


3BHK - Type 4

Saleable Area : 1261 Sq. Ft.

The Native

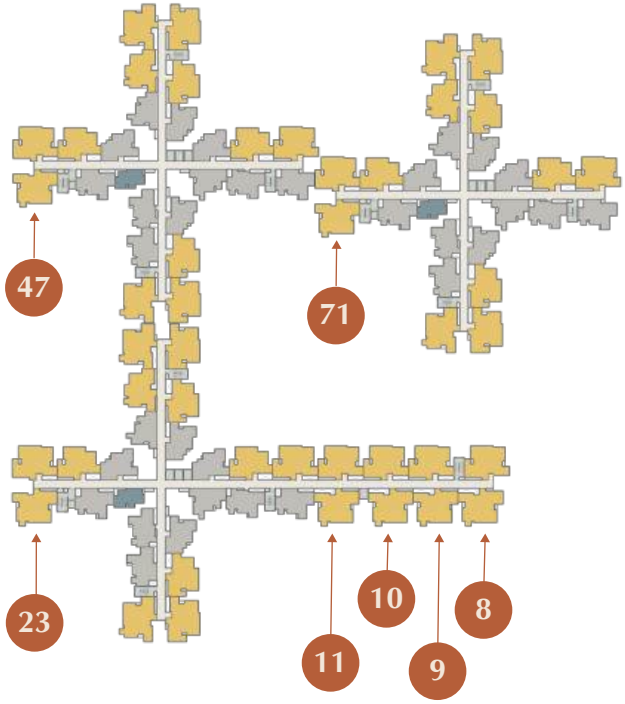


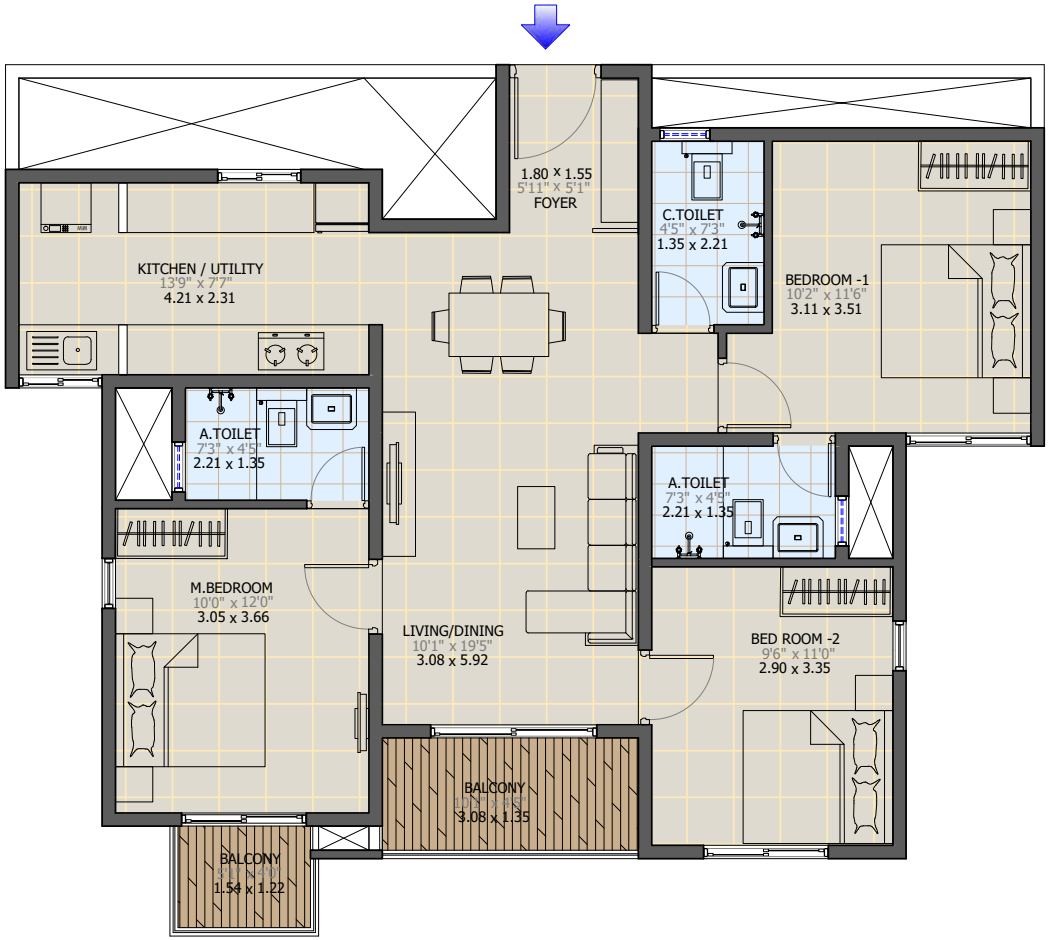


3BHK - Type 5

Saleable Area : 1439 Sq. Ft.

The Native

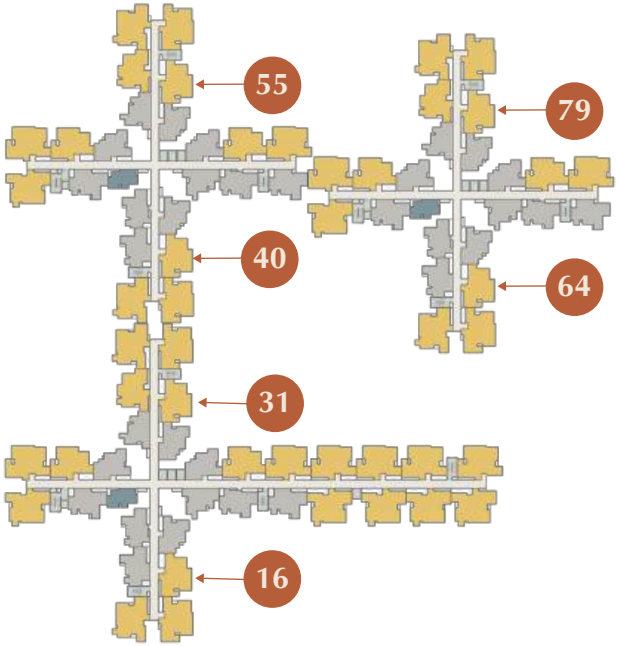


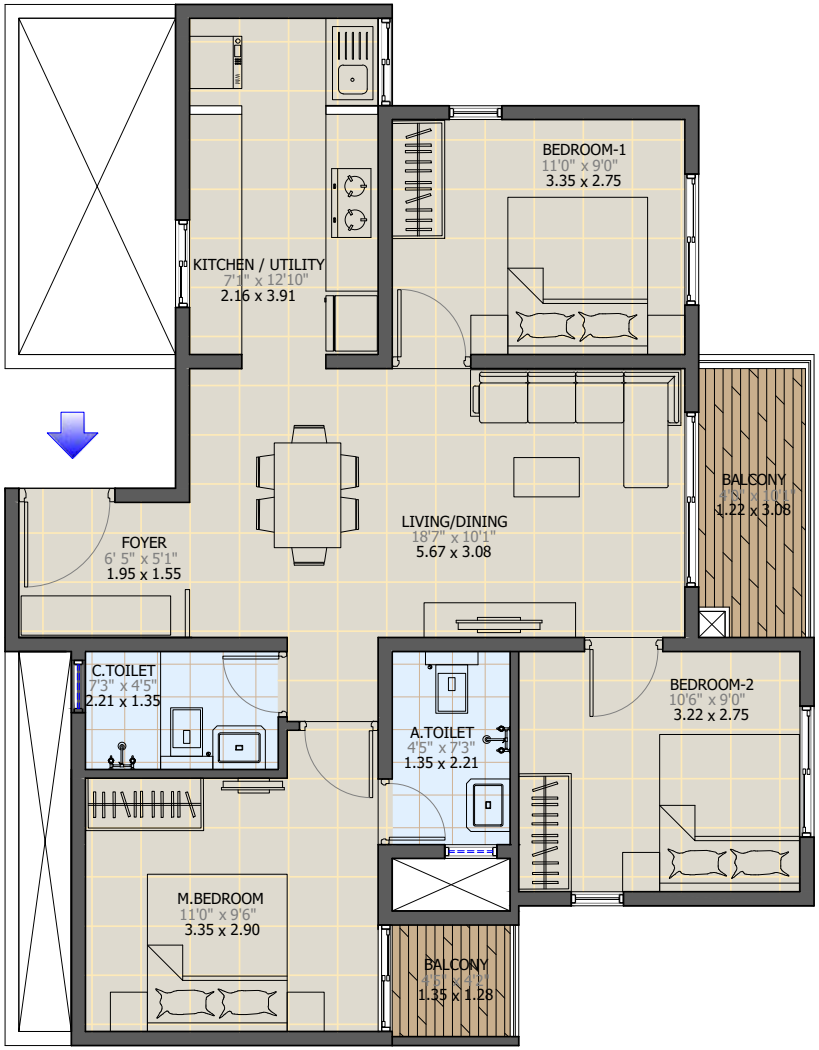


3BHK - Type 6

Saleable Area : 1431 Sq. Ft.

The Native





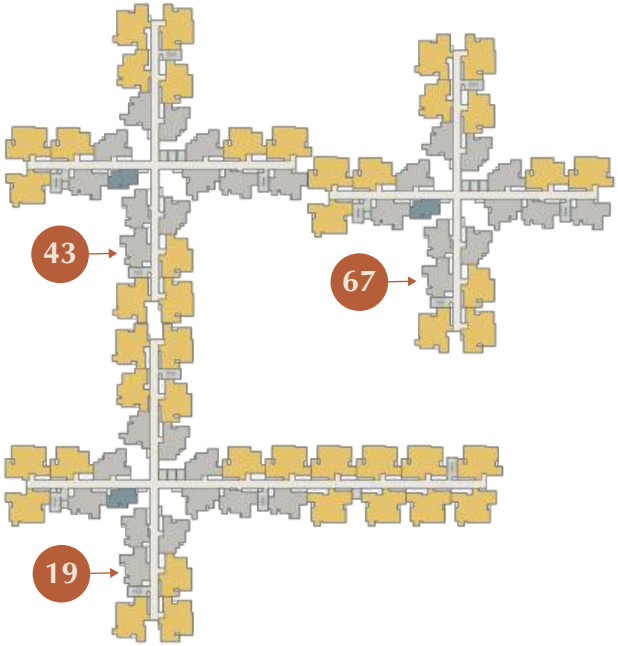
3BHK - Type 7

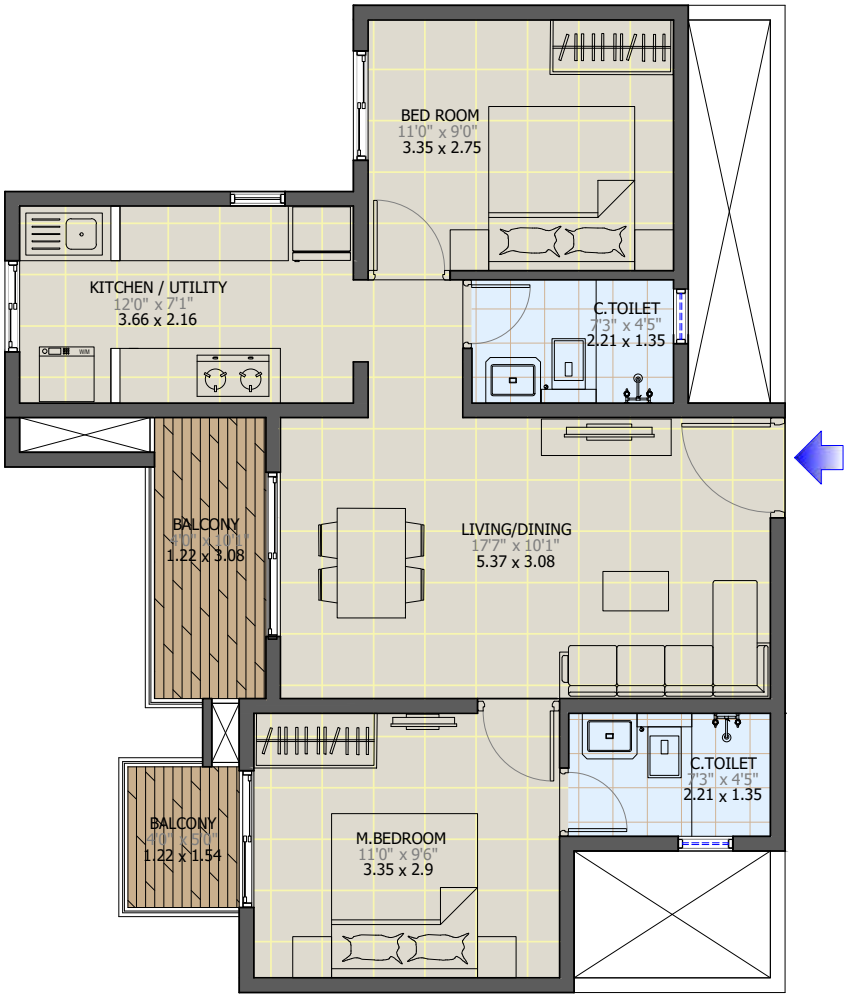
Saleable Area : 1261 Sq. Ft.

UNIT TYPE - 2BHK

NUMBER OF TYPES - 8

The Native

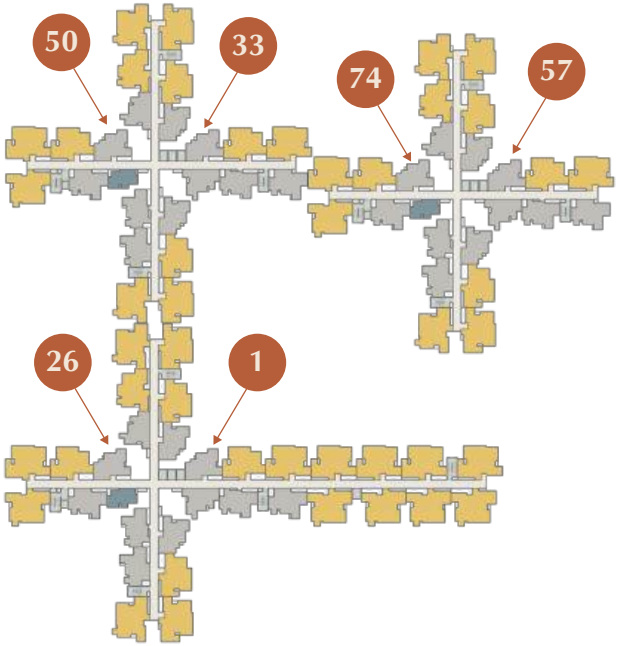


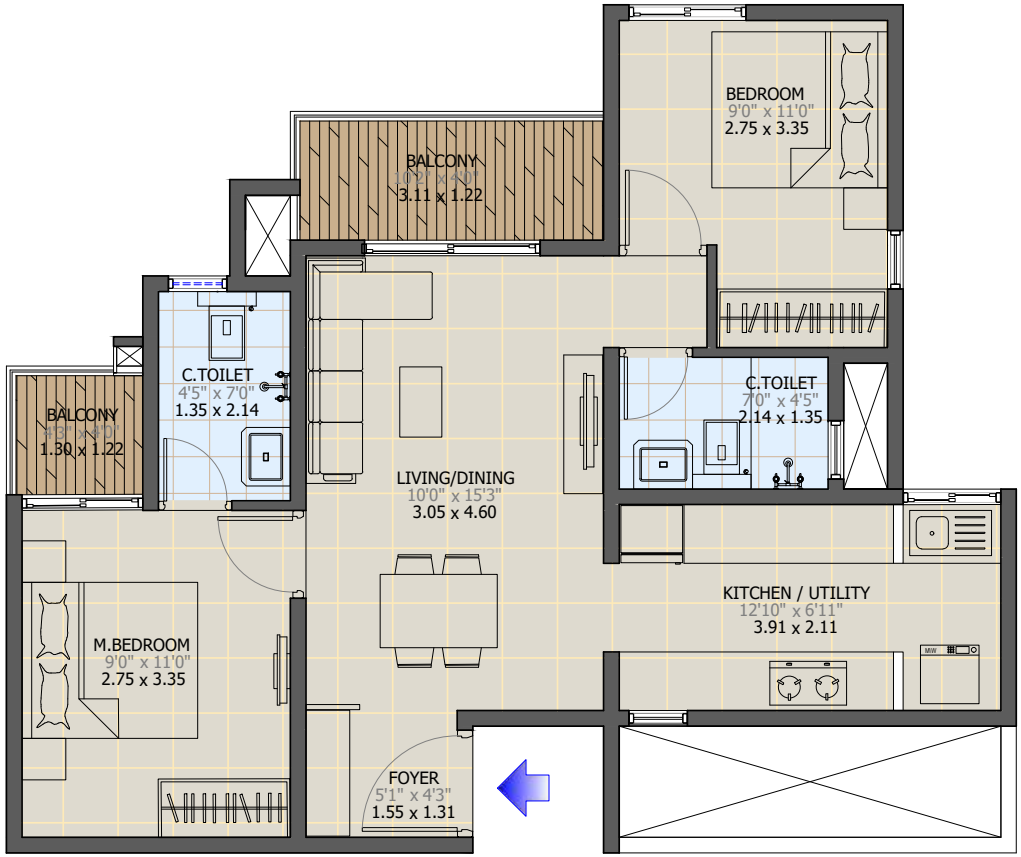


2BHK - Type 1

Saleable Area : 1019 Sq. Ft.

The Native

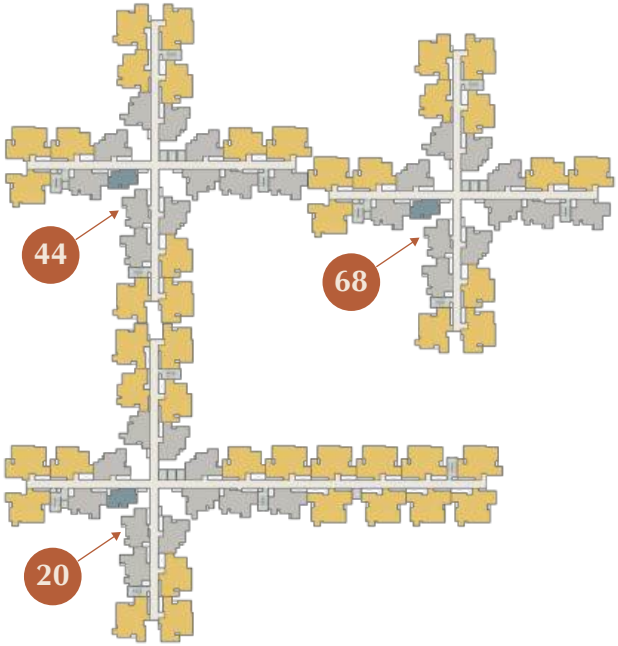


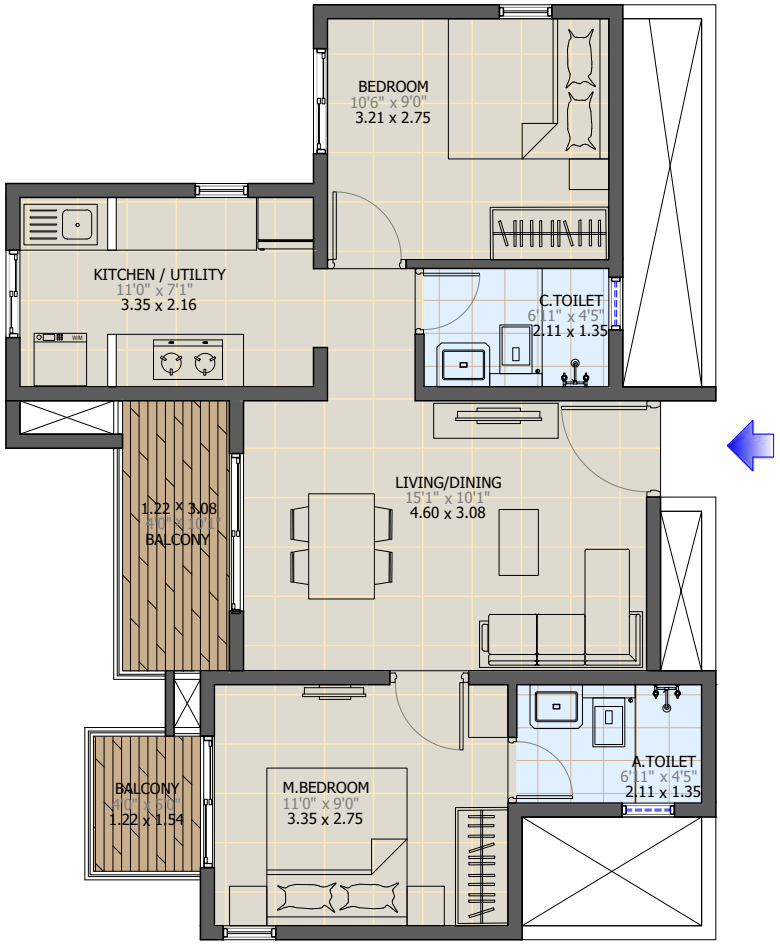


2BHK - Type 2

Saleable Area : 975 Sq. Ft.

The Native

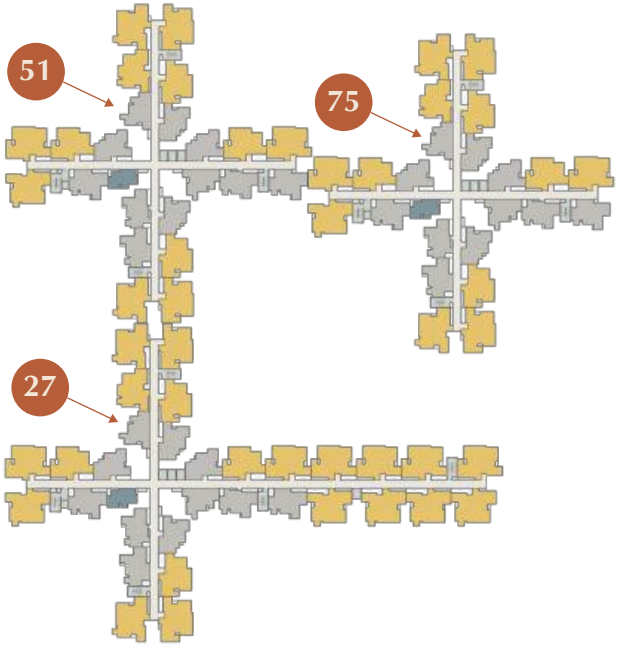


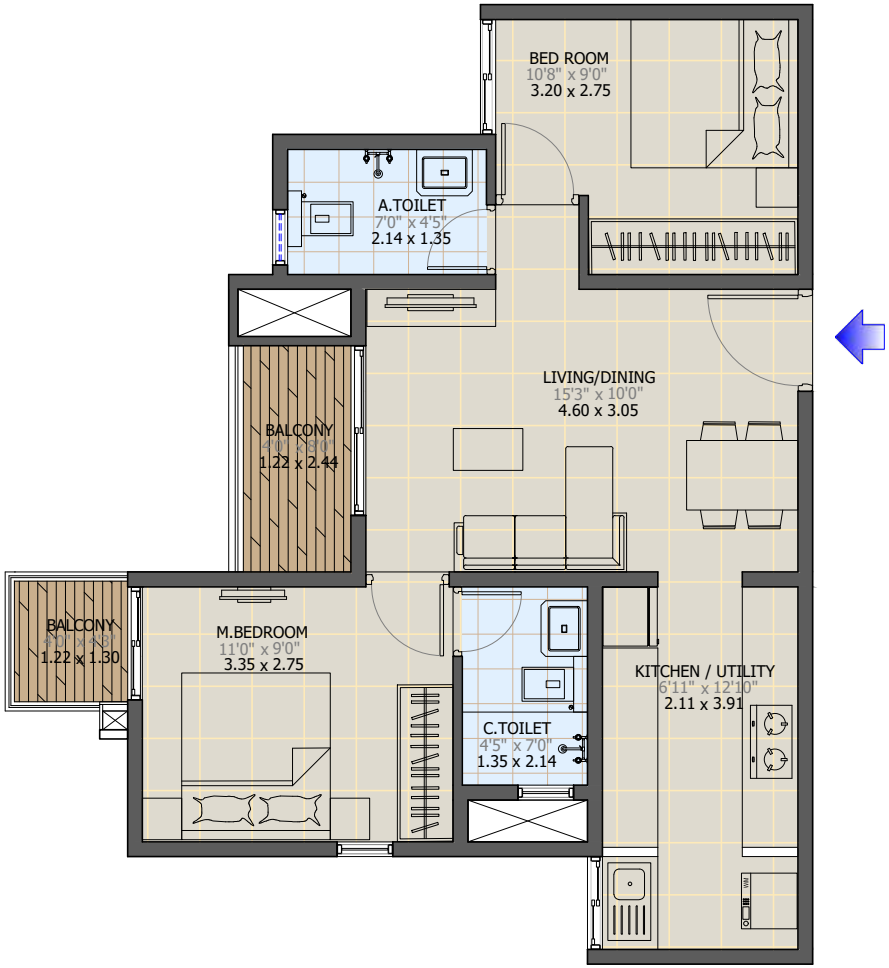


2BHK - Type 3

Saleable Area : 944 Sq. Ft.

The Native

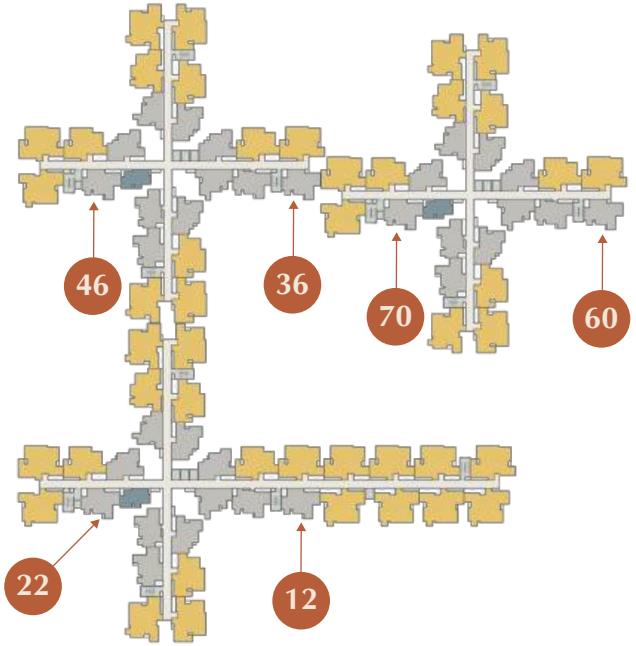


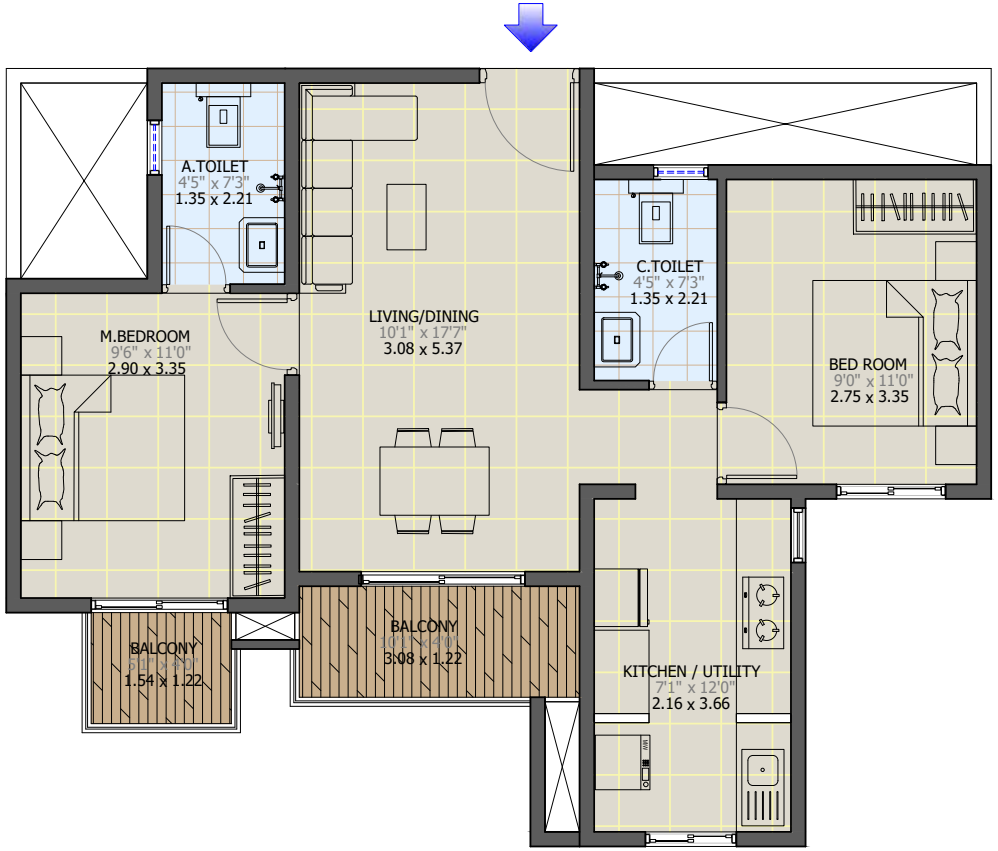


2BHK - Type 4

Saleable Area : 921 Sq. Ft.

The Native

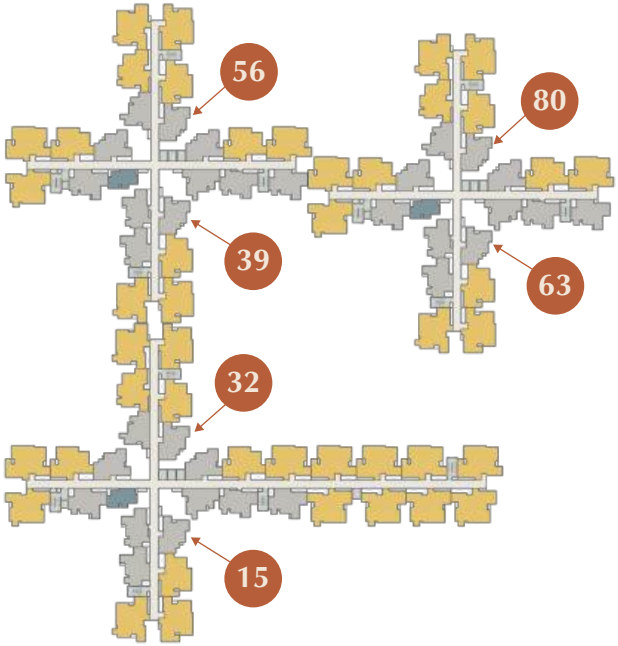


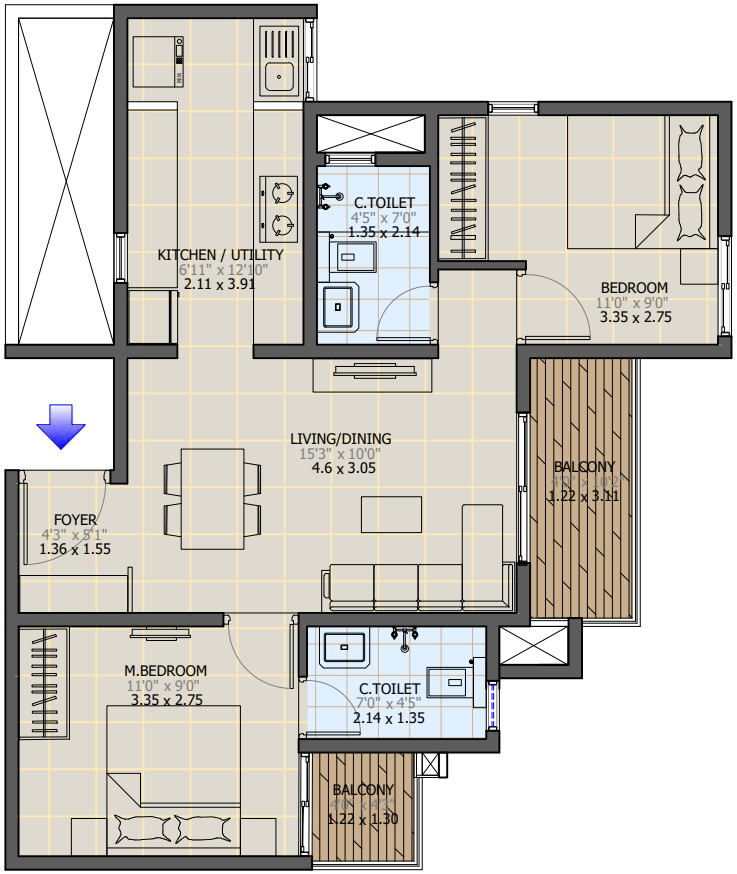


2BHK - Type 5

Saleable Area : 1019 Sq. Ft.

The Native

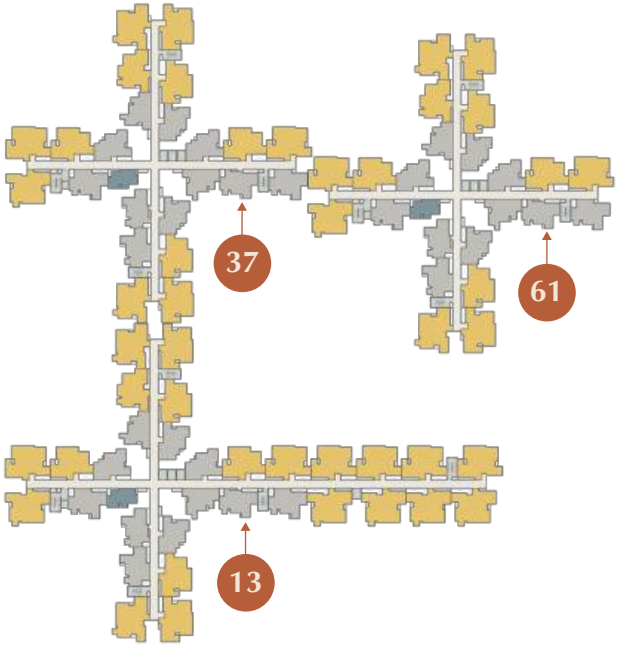


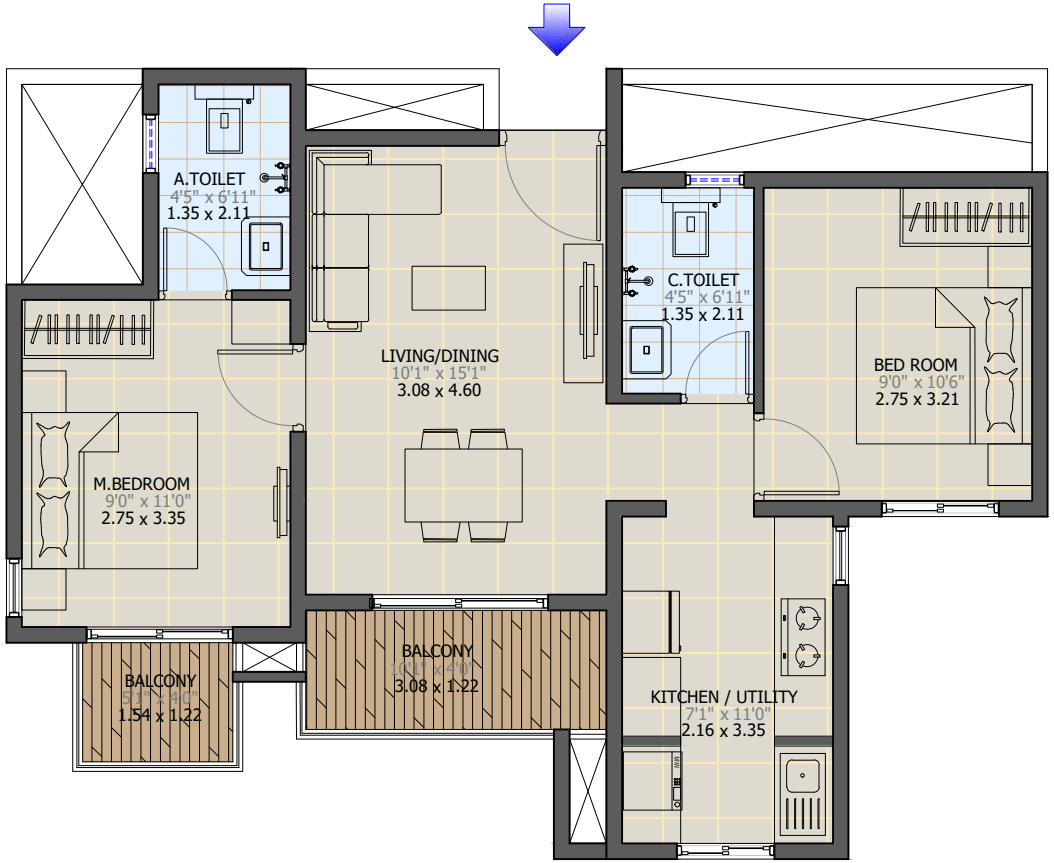


2BHK - Type 6

Saleable Area : 975 Sq. Ft.

The Native

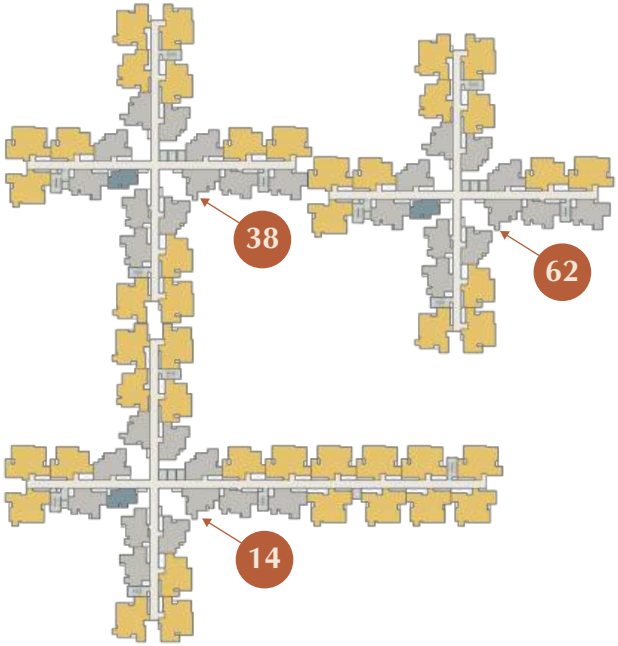


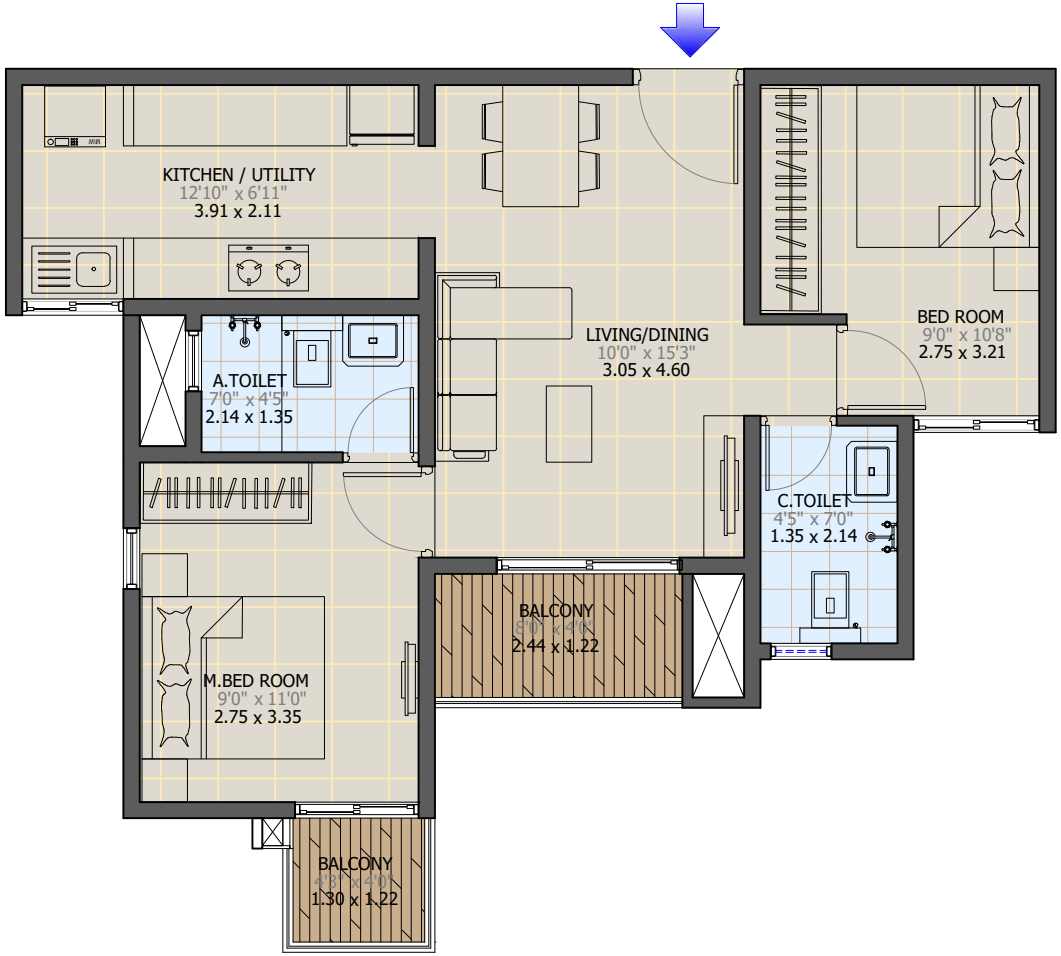


2BHK - Type 7

Saleable Area : 944 Sq. Ft.

The Native





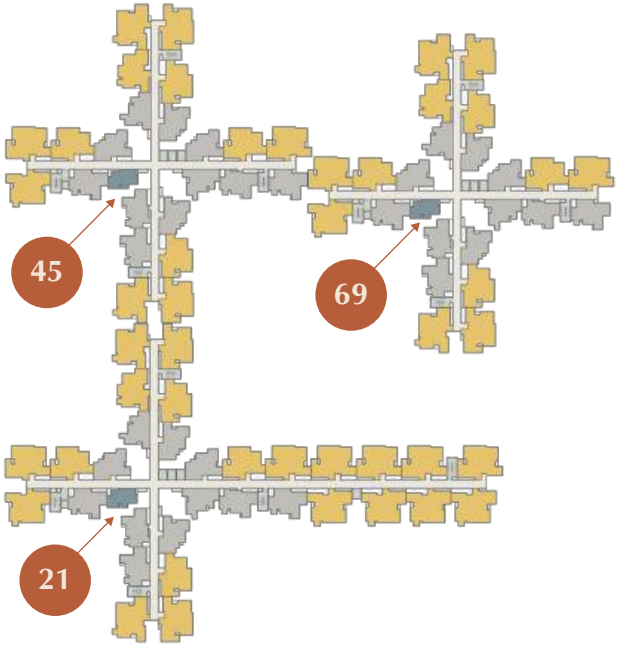
2BHK - Type 8

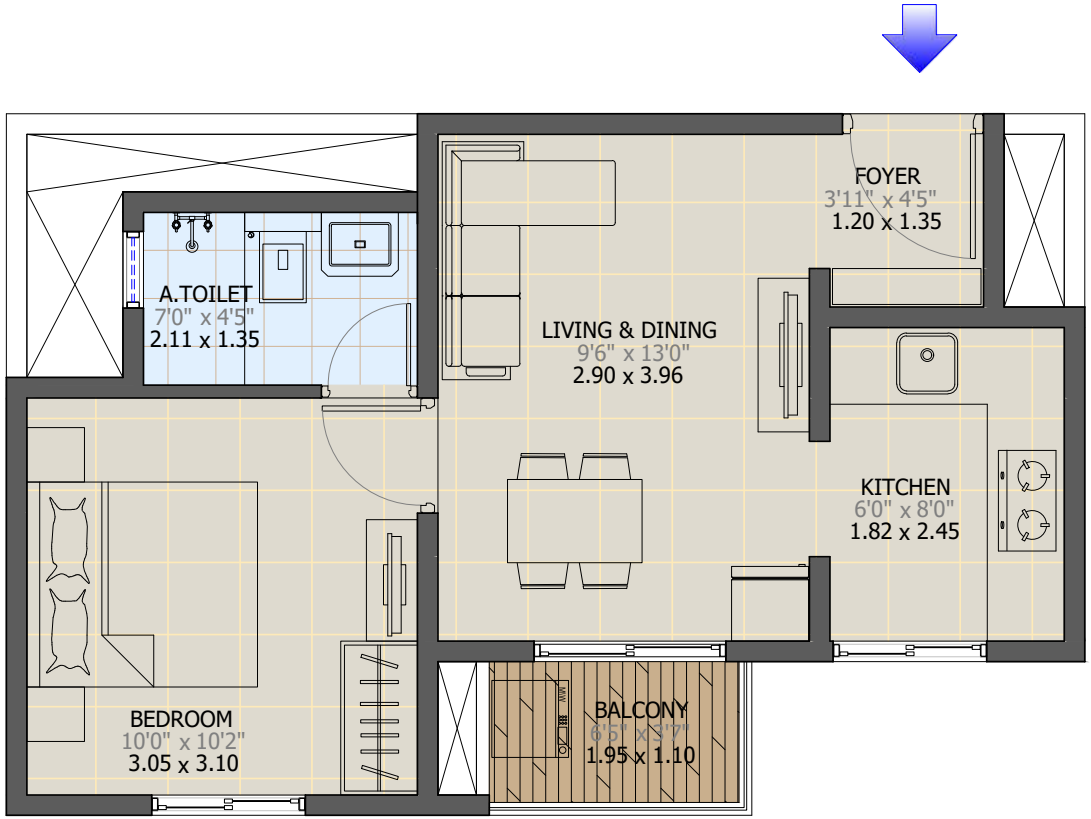
Saleable Area : 921 Sq. Ft.

UNIT TYPE - 1BHK

NUMBER OF TYPES - 1

The Native





1BHK - Type 1

Saleable Area : 582 Sq. Ft.

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 Vitrified tiles of reputed make
- Toilet dadoing up to 7 feet- Matt Finish Vitrified 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 Vitrified 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 equipped with centralized Ro water inlet

Specifications

4. Toilet

- Sanitary fittings - Wall mounted EWC, Countertop 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. Doors

- 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

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.

Specifications

8. Power Backup

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

9. Paint

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

Project Highlights

The Native

Site

SITE AREA = 10 ACRES 24 GUNTAS

SITE LOCATION = Sy. No. 143/1, 143/2, 143/3, 144/1, 144/2, 145/1, 145/2, 145/4, 145/5, 161/1, 161/2 of Poojena Agrahara Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District - 562 114

Floors & Height

TOTAL NUMBER OF FLOORS

TOWER 1 = BASEMENT (PARKING) + GROUND + 14 FLOORS

TOWER 2 = BASEMENT (PARKING) + GROUND + 14 FLOORS

TOWER 3 = BASEMENT (PARKING) + GROUND + 14 FLOORS

BUILDING HEIGHT = 44.90 M < 45.0M

Units and Saleable Area

TOTAL SALEABLE AREA = 1317608.00 SQFT

TOTAL NO. OF UNITS = 1117

TOTAL NO. OF UNITS PER FLOOR = 80

77 UNITS ON FIRST FLOOR

Project Highlights

The Native

Tower 1

Types of Unit	Saleable Area in Sq. Ft.	Units Per Floor	Total Units
3 BHK	1439-1258	20	280
2 BHK	1019-921	11	153
1 BHK	582	1	14
Total		32	447

Tower 2

Types of Unit	Saleable Area in Sq. Ft.	Units Per Floor	Total Units
3 BHK	1439-1258	12	168
2 BHK	1019-921	11	153
1 BHK	582	1	14
Total		24	335

Tower 3

Types of Unit	Saleable Area in Sq. Ft.	Units Per Floor	Total Units
3 BHK	1439-1258	12	168
2 BHK	1019-921	11	153
1 BHK	582	1	14
Total		24	335

Achievements

INDIAN ACHIEVERS PODIUM CERTIFICATE OF EXCELLENCE

Best Emerging Name in providing Real Estate Solutions

ET ACHIEVERS AWARD - 2023

Best Luxury Villa Design of the Year
LIFE ON THE GREEN

CNBC-AWAAZ & RR KABEL REAL ESTATE AWARDS - 2023 SOUTH ZONE

Best Residential Project Affordable - Segment
Sowparnika Flamenco

INDIA PROPERTY AWARDS - 2024

Luxury Villa Project of the Year 2024 (South India)

INDIA PROPERTY AWARDS - 2024

Luxury Villa Developer of the Year 2024 (South India)

VK & BM REAL ESTATE EXCELLENCE AWARDS - 2024

For Outstanding Contribution in the Field of Real Estate

ET ACHIEVERS AWARDS - 2024

Sowparnika Euphoria In The East
Excellent Super Luxury Residential Project Of The Year

RADIO CITY ICON AWARD 2024 - 25

Excellence in Project Marketing and Launch Innovation Award for Sowparnika Euphoria In The East

INDIA PROPERTY AWARDS - 2025

Developer of the Year 2025
(South India)Outstanding Contribution to Real Estate Growth
Sowaprnika Homes Pvt Ltd

INDIA PROPERTY AWARDS - 2025

Most Awaited Project of the year 2025 Residential
Sowparnika Rhythm Of Rain

REALTY+ CONCLAVE & EXCELLENCE AWARDS 2025, SOUTH

Residential Complex of the Year
Sowparnika Rhythm of Rain

ET EDGE BEST REALTY BRANDS 2026,

ET Edge recognises Sowparnika as one of the Best Realty Brands 2026

Thank You