SOWPARNIKA

WHISPERING PETALS





When the City Steps Back, Life Steps In

A rare kind of quiet, within *Bangalore*.
Where *Sparrows* return, *petals bloom* in calm gardens,
and the city finally feels like home.

A Place Where Hope Begins

Dreams don't appear in grand gestures;
they begin quietly,
in a small seed tucked into the soil,
in the hope you carry in your heart,
in the belief that tomorrow can be better.

Whispering Petals begins in that same quiet promise,
a place crafted for people who dream
not just of owning a home,
but of building a life that feels full, warm, and *meaningful*.



Living Moments

Here, everyday moments turn into rituals,
rituals turn into memories,
and memories slowly weave a story,
Your story.

Whispering Petals
becomes the keeper of everything you cherish.



Rising Dreams

Three towers rise gracefully here,
reaching up to 19 floors,
as if gently holding your dreams closer to the sky.

From this height, mornings feel brighter,
evenings feel calmer,
and the world stretches out before you
in quiet, *comforting views.*

These towers stand strong,
But what they hold inside
is even stronger,
the stories of *the families*
who will soon call this place home.



MASTER PLAN



LEGENDS

1. Grand Entry Portal
2. Sunset Deck
3. Padel Court
4. Mini Futsal Court
5. Pickleball Court
6. Volleyball
7. Baseketball Practice Post
8. Box Cricket
9. Landscaped Garden
10. Giant Board Games
    (Ludo, Snakes & Ladders)
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


SOWPARNIKA
SOWPARNIKA
Artist's Impression

PROJECT HIGHLIGHTS

SITE DETAILS:

SITE AREA	8 ACRES 5 GUNTAS
SITE LOCATION SY.NO	75/4,75/6,75/7,75/9 OF DODDAHULLUR VILLAGE & 14/2 OF YALACHANAYAKANAPURA,KASABA HOBLI, HOSKOTE TALUK, BANGALORE RURAL DISTRICT.

FLOORS & HEIGHT:

TOTAL NO. OF FLOORS	TOWER 1: 2 BASEMENT (PARKING)+ GROUND + 19 FLOORS
	TOWER 2 : 2 BASEMENT (PARKING)+ GROUND + 19 FLOORS
	TOWER 3 : 2 BASEMENT (PARKING) + GROUND + 19 FLOORS
BUILDING HEIGHT	59.95M <60M



PROJECT HIGHLIGHTS

UNIT:

- TOTAL NO. OF UNITS - 762
- TOTAL NO. OF UNITS PER FLOOR - 39
- UNITS ON GROUND FLOOR - 24
- UNITS ON FIRST FLOOR - 36

TOWER 1

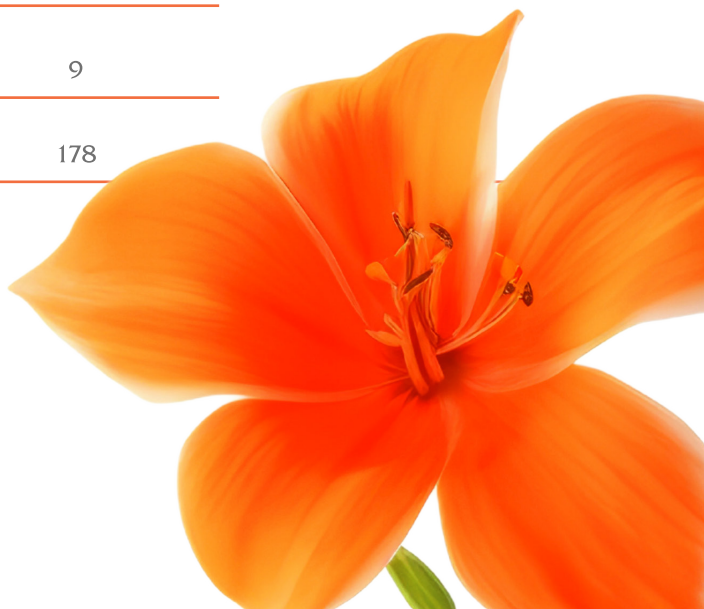
TYPES OF UNIT	3 BHK	2 BHK	1 BHK	TOTAL
SALEABLE AREA IN SQFT	1187-1326	1036-1073	568	-
UNITS PER FLOOR	10	6	1	17
TOTAL UNITS	200	118	20	338

TOWER 2

TYPES OF UNIT	3 BHK	2 BHK	1 BHK	TOTAL
SALEABLE AREA IN SQFT	1187-1326	1036-1073	568-604	-
UNITS PER FLOOR	7	4	2	13
TOTAL UNITS	133	75	38	246

TOWER 3

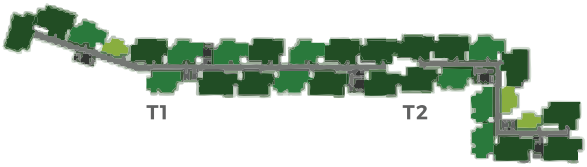
TYPES OF UNIT	3 BHK	2 BHK	1 BHK	TOTAL
SALEABLE AREA IN SQFT	1187-1315	1063	-	-
UNITS PER FLOOR	6	3	-	9
TOTAL UNITS	120	58	-	178



GROUND FLOOR

BUILDING - 1 (Tower 1 & 2)







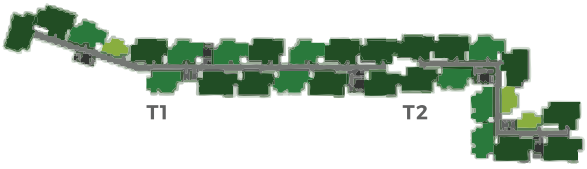
BUILDING - 2 (Tower 3)

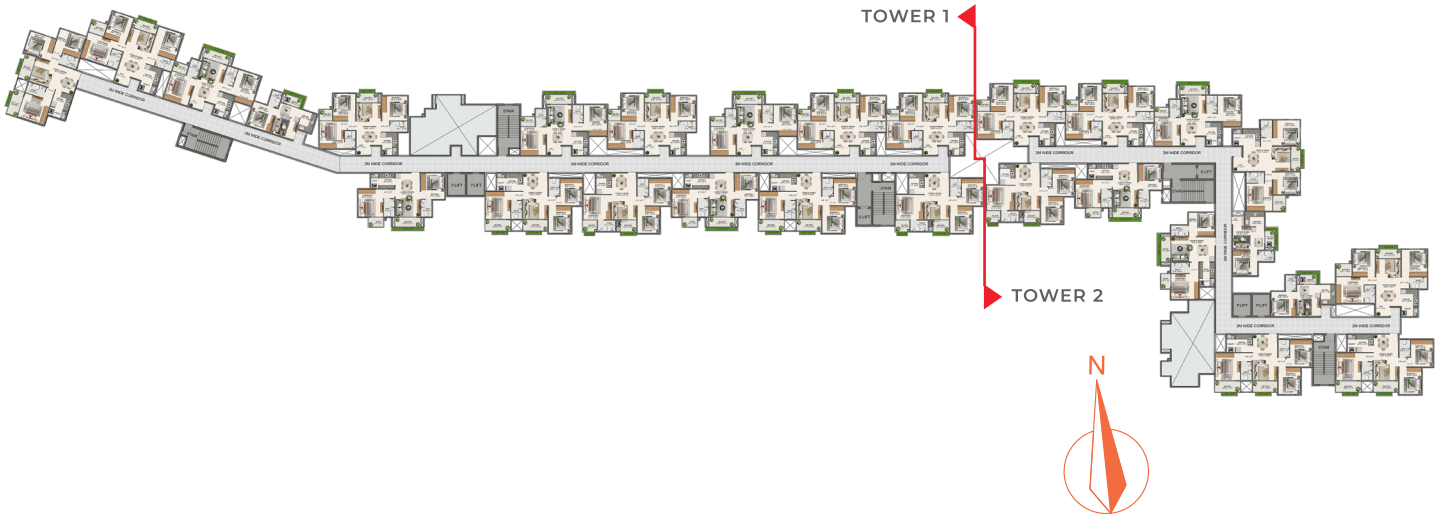


FIRST FLOOR

BUILDING - 1 (Tower 1 & 2)







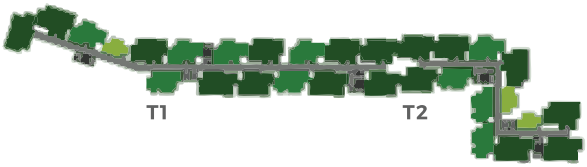
BUILDING - 2 (Tower 3)

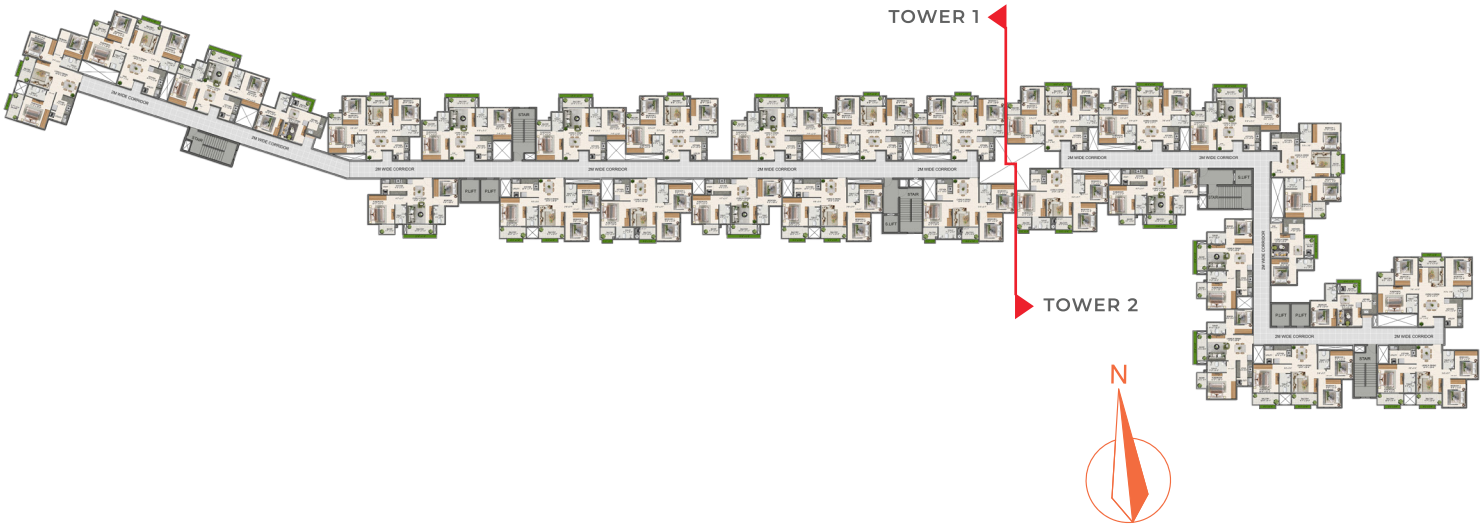


TYPICAL FLOOR

BUILDING - 1 (Tower 1 & 2)







BUILDING - 2 (Tower 3)



KEY PLAN

BUILDING Tower - 1, 2 & 3





3BHK
2BHK
1BHK



AMENITIES

GRAND ENTRY PORTAL

SUNRISE / SUNSET DECK

PADEL COURT

MINI FUTSAL COURT

PICKLEBALL

VOLLEYBALL

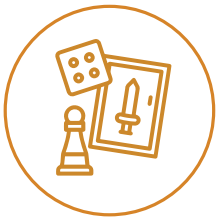
BASKETBALL PRACTICE POST

BOX CRICKET





LANDSCAPED GARDEN



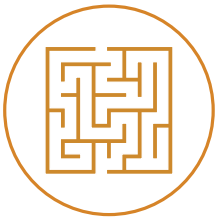
GIANT BOARD GAMES



KIDSPLAY AREA



INDOOR GAMES



MAZE GARDEN



SENIOR CITIZEN PLAZA



OUTDOOR GYM



YOGA / MEDITATION LAWN



AMPHITHEATRE



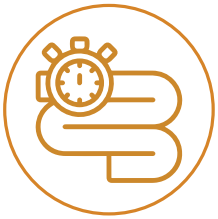
REFLEXOLOGY ZONE



LEISURE LAWN



KOI POND



WALKING TRACK



SWIMMING POOL



BADMINTON COURT



PLACE FOR DOCTORS CLINIC



MULTIPURPOSE HALL



GYM



PLACE FOR CONVENIENCE STORE



PARTY LAWN



Artist's Impression

UNIT PLANS



TYPE 1 - 3BHK EAST FACING

AREA : 1326 SQ FT
TOWER 1- 03 | TOWER 2- 19
PRIVATE TERRACE AT GROUND FLOOR UNIT : G03* - 386 SQFT



TYPE 2 - 3BHK NORTH FACING

AREA : 1311 SQ FT
TOWER 1- 14, & 17 | TOWER 2- 20, & 21
PRIVATE TERRACE AT GROUND FLOOR UNIT : G14* - 108 SQFT | G17* - 97 SQFT



UNIT PLANS



TYPE 3 - 3BHK EAST FACING

AREA : 1211 SQ FT
TOWER 1- 06, 09, 11, & 12
PRIVATE TERRACE AT GROUND FLOOR UNIT : G06* - 108 SQFT, G09* - 178 SQFT, G11* - 233 SQFT, G12* - 256 SQFT



TYPE 3A - 3BHK EAST FACING

AREA : 1223 SQ FT
TOWER 2- 26, & 27



UNIT PLANS



TYPE 4 - 3BHK NORTH FACING

AREA : 1187 SQ FT
TOWER 1- 13, & 16 | TOWER 2- 25
PRIVATE TERRACE AT GROUND FLOOR UNIT : G13* - 87 SQFT | G16* - 80 SQFT



TYPE 5 - 3BHK NORTH FACING

AREA : 1315 SQ FT
TOWER 2- 29 | TOWER 3- 34, & 38
PRIVATE TERRACE AT GROUND FLOOR UNIT : G34* - 192 SQFT | G38* - 74 SQFT



UNIT PLANS



TYPE 6 - 3BHK EAST FACING

AREA : 1311 SQ FT
TOWER 1- 02 | TOWER 3- 33, & 39
PRIVATE TERRACE AT GROUND FLOOR UNIT : G02* - 255 SQFT | G33* - 230 SQFT | G39* - 324 SQFT



TYPE 7 - 3BHK EAST FACING

AREA : 1187 SQ FT
TOWER 3- 31, & 32
PRIVATE TERRACE AT GROUND FLOOR UNIT : G32* - 290 SQFT



UNIT PLANS



TYPE 1 - 2BHK EAST FACING

AREA : 1073 SQ FT
TOWER 1- 04, 07, 08, & 10 | TOWER 2- 28
PRIVATE TERRACE AT GROUND FLOOR UNIT : G04* - 202 SQFT | G08* - 231 SQFT | G10* - 303 SQFT

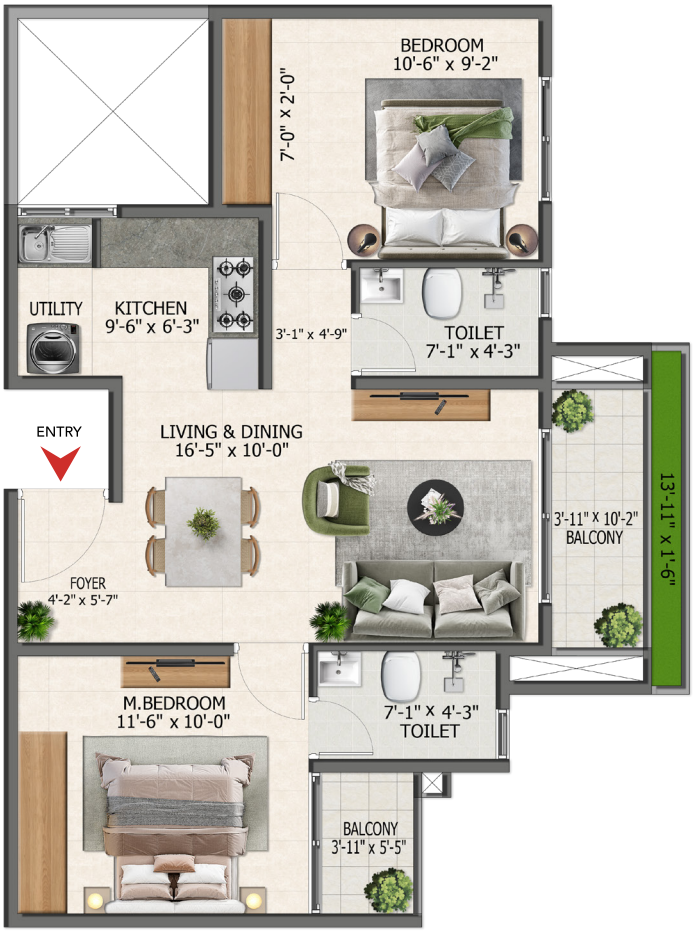


TYPE 2 - 2BHK NORTH FACING

AREA : 1036 SQ FT
TOWER 1- 01, & 15 | TOWER 2- 24
PRIVATE TERRACE AT GROUND FLOOR UNIT : G01* - 164 SQFT | G15* - 202 SQFT



UNIT PLANS



TYPE 3 - 2BHK NORTH FACING

AREA : 1063 SQ FT
TOWER 3- 35, 36, & 37
PRIVATE TERRACE AT GROUND FLOOR UNIT : G35* - 161 SQFT | G36* - 133 SQFT



TYPE 4 - 2BHK EAST FACING

AREA : 1036 SQ FT
TOWER 2- 22, & 23



UNIT PLANS



TYPE 1 - 1BHK EAST FACING

AREA : 568 SQ FT
TOWER 1- 05 I TOWER 2- 18
PRIVATE TERRACE AT GROUND FLOOR UNIT : G05* - 202 SQ FT



TYPE 2 - 1BHK WEST FACING

AREA : 604 SQ FT
TOWER 2- 30



SPECIFICATIONS

1. Structure :

- Core wall and Shear wall – Monolithic construction with usage of best quality aluminium modular shuttering system.

2. Flooring :

- Living, Dining, Kitchen and 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 up 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 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.

SPECIFICATIONS

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.



Artist's Impression

SOWPARNIKA
Delivering Happiness

Sowparnika Group stands for a vision where every aspiring family can own a home they are proud of.

Sowparnika has been redefining affordable housing in South India with a focus on quality, transparency, and timely delivery. With over two decades of experience and projects across Karnataka, Kerala, and Tamil Nadu, Sowpaarnika has become a trusted name for first-time homebuyers. Every project reflects the promise of creating not just houses, but homes where aspirations bloom.

Achievements & Awards

Delivered 66+

landmark projects across South India,
setting new benchmarks in quality and design.

10,000+

Happy Families, creating vibrant communities filled with trust and satisfaction.

First choice

for aspiring homeowners in Bengaluru and beyond, building a legacy of reliability and value.

Affordable luxury

housing recognized with multiple awards for excellence and innovation.

On-time delivery

and unwavering customer trust have become the hallmarks of our reputation.

SOWPARNIKA

Delivering Happiness

SITE ADDRESS

SY. NO. 14/2 of Yalachanayakanapura Village and
Sy. No. 75/4, Sy. No. 75/6, Sy. No. 75/7 & Sy. No. 75/9 of Doddahulluru Village,
Kasaba Hobli, Hosakote Taluk, Bangalore Rural District - 562114

RERA: PRM/KA/RERA/1250/304/PR/301025/008211