



CORPORATE OFFICE
SUMADHURA INFRACON PRIVATE LIMITED
108/2, Millennia Building, 1st Main
Opposite Innovation Multiplex
Behind Bhagini Restaurant
MSR Layout, Outer Ring Road
Marathahalli, Bangalore-560037

HYDERABAD OFFICE
Door No. 8-2-293/82/A/7
Plot No. 1131, 2ND Floor
Next to Chutneys Restaurant
Metro Pillar No: 1639, Road No. 36
Jubilee Hills, Hyderabad - 500 033
Telangana.

SITE ADDRESS
Survey 5/P and 6/P
Satamrai
Hyderabad - 500 052
Telangana.

GET IN TOUCH
Ph: + 91 740 671 2264
E: enquiries@sumadhuragroup.com
w: www.sumadhuragroup.com



Connect with us



A NEW
BEGINNING
to a SPLENDID
LIFE





A world of grandeur awaits

Dreams nestled among branches,
Hopes blossoming by the brook,
A blissful niche for you to find,
With steadfast growth,
tranquility & luxury entwined...

Your lush haven awaits in
Gardens by the Brook



Art on the canvas of

GARDEN



On a canvas of 9.87 acres of land, we have masterfully drawn Gardens by the Brook.

The fine contours are embellished with lushness that cover a vast portion of this mesmerising gardenscape.

Amidst the green blanket of flora, reaching out to the sky are 8 luxurious residential towers that consist of 900+ beautifully crafted homes.

At the centre of it all, sits a magnificent scared fig tree, like a guardian looking over its emerald kingdom.



Under the canopy of
the sacred fig tree lies
offerings aplenty.

Master plan



LEGEND

- 01 ENTRANCE
- 02 SECURITY CABIN
- 03 ENTRY RAMP TO BASEMENT
- 04 EXIT RAMP FROM BASEMENT
- 05 PODIUM ENTRANCE DRIVEWAY
- 06 MAIN DRIVEWAY
- 07 JOGGING TRACK
- 08 PARTY LAWN
- 09 CENTRAL PARK
- 10 GARDEN OF GROUND MODULATION
- 11 GRASS PAVERS-DRIVEWAY
- 12 LAWN WITH OUTDOOR FURNITURE
- 13 TROPICAL PALM GARDEN
- 14 VENERATED GARDEN
- 15 GARDEN OF FRUITS
- 16 GARDEN OF GRASSES
- 17 GARDEN OF BUTTERFLIES
- 18 SCULPTURE GARDEN
- 19 GARDEN OF FLOWERS
- 20 SENIOR CITIZEN COURT
- 21 SWIMMING POOL
- 22 WATERBODY WITH SCULPTURE
- 23 HALF-BASKETBALL COURT
- 24 TODDLERS PLAYCOURT (1-4Yrs)
- 25 KIDS PLAYCOURT (3-12Yrs)
- 26 OUTDOOR GYM
- 25 TENNIS COURT
- 25 PET PARK
- 26 CRICKET PITCH
- 27 AMPHITHEATRE
- 28 TRANSFORMER YARD
- 29 OUTDOOR WASTE CONVERTER (OWC)
- 30 EXHAUST AIR SHAFTS
- 31 METERING PANEL
- 32 DG SHAFT



Healthy living in tranquility

Transition into a space with wellness at its heart, where you have all the facilities for a holistic and healthy life.

- 🌿 Jogging
- 🌿 Swimming Pool
- 🌿 Outdoor Gym
- 🌿 Half Basketball Court
- 🌿 Cricket Practicing Net
- 🌿 Tennis Court
- 🌿 Children's Play Area 3-12 Years
- 🌿 Toddler's Play Area 1-2 years





Alluring gardens for every mood!

Variety is the spice of life, so we have added multiple shades. Here you can amble through the thematic gardens to uplift your mood.

- 🌿 Garden Of Ground Modulation
- 🌿 Tropical Garden Of Palms
- 🌿 Central Park
- 🌿 Sculpture Garden
- 🌿 Garden Of Fruits
- 🌿 Garden Of Flowers
- 🌿 Garden Of Grasses
- 🌿 Garden Of Butterflies
- 🌿 Venerated Garden

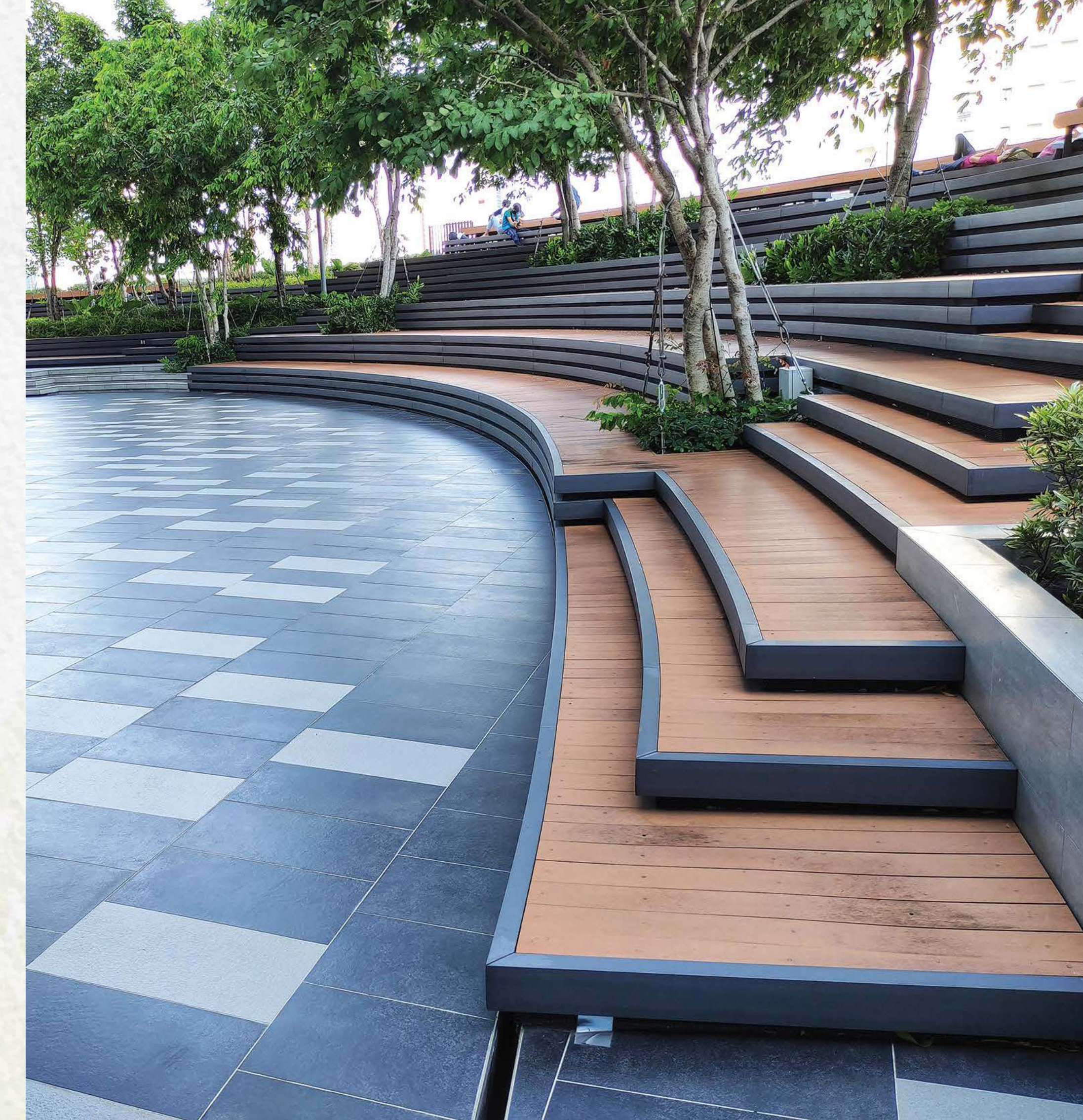




A life of recreation is a life of fun

Every day is brimming with fun and frolic under
the abundant foliage of Gardens by the Brook.

- 🌿 Party Lawn
- 🌿 Amphitheatre
- 🌿 Senior Citizen Courts
- 🌿 Pet Park
- 🌿 Lawn And Seating





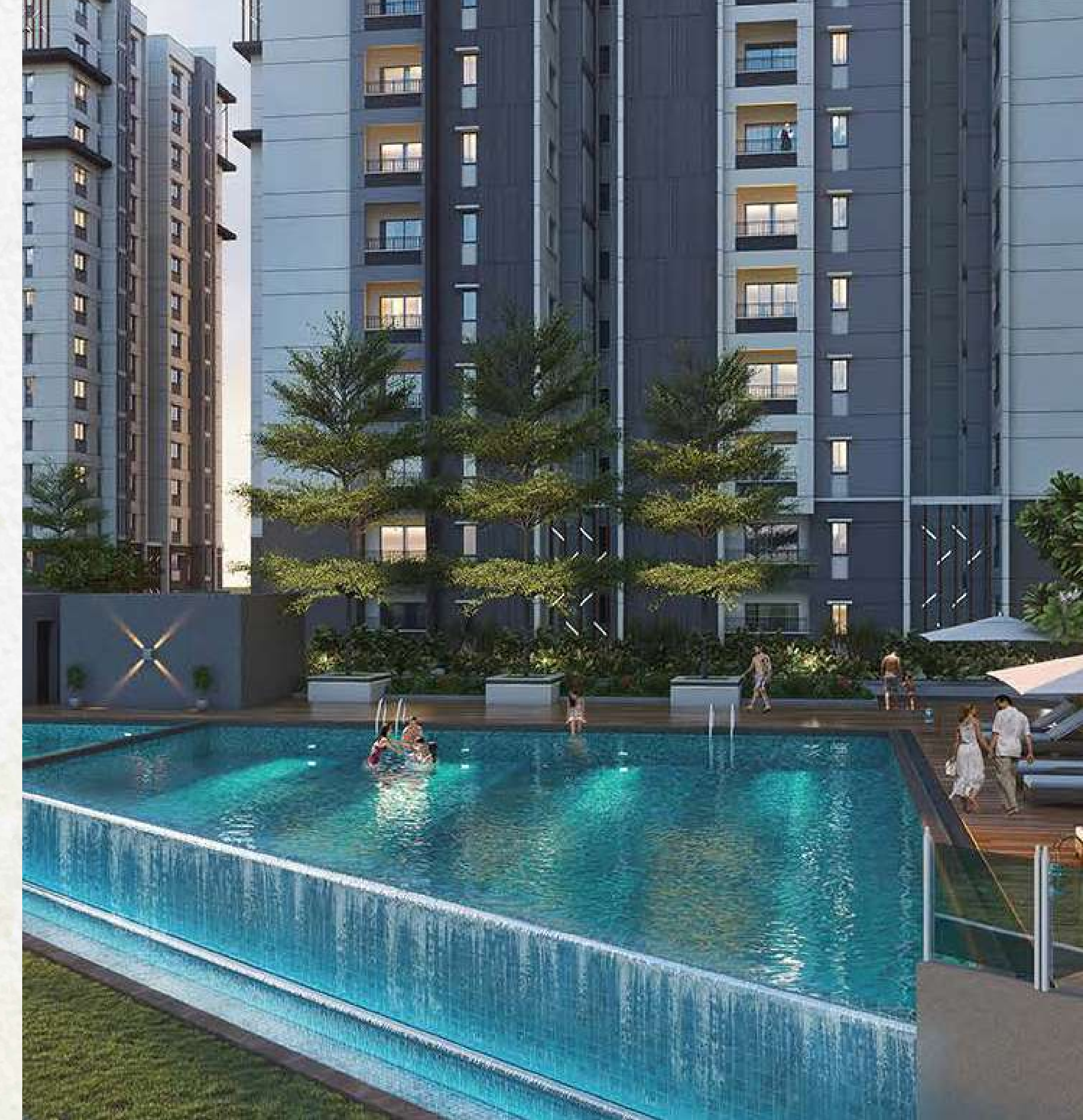
Indulge in the good life!

You deserve the best that life has to offer. Thus, we have left no stone unturned in our pursuit to present you with a lifestyle that surpasses your expectations.

Here, you have access to not just one, but two world class clubhouses equipped with the most amazing amenities, clubhouse Cassia, and Delonix.

Amenities

- 🌿 Anchor Store
- 🌿 Multipurpose Hall
- 🌿 Co-working Spaces
- 🌿 Mini Theatre
- 🌿 Library
- 🌿 Creche
- 🌿 Medical Room
- 🌿 Guest Rooms
- 🌿 Terrace





A space that embodies serenity

At the center of 9.87 acres of Gardens By The Brook lies the magnificent residential towers occupying 24% of the lush green land. The rest of the 76% is open expanse that creates a sense of freedom and serenity.



TYPICAL FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3 BHK	WEST	1130	1625
2	2.5 BHK	EAST	998	1440
3	3 BHK	WEST	1130	1625
4	2 BHK	NORTH	884	1285
5	2 BHK	NORTH	884	1285

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
6	2 BHK	NORTH	884	1285
7	3 BHK	EAST	1169	1680
8	3 BHK	EAST	1169	1680
9	2.5 BHK	WEST	998	1440

13TH FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3BHK	WEST	1,130	1625
2	2.5BHK	EAST	998	1590
3	3BHK	WEST	1,130	1625
4	2BHK	NORTH	846	1390
5	3BHK	WEST	1,130	1625

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
6	2.5BHK	EAST	998	1590
7	3BHK	WEST	1,130	1625
8	2BHK	NORTH	846	1390
9	2BHK	NORTH	846	1390

TOWER
A
1285 to
1680 SFT

TOWER
A
1285 to
1680 SFT

TOWER
B
1285 to
1680 SFT



FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1 3 BHK	WEST	1169	1680
2 2 BHK	WEST	885	1285
3 2 BHK	WEST	885	1285
4 3 BHK	WEST	1169	1680



Area Statement

FLAT NO		FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
5	3 BHK	EAST	1130	1625
6	2.5 BHK	EAST	982	1420
7	2.5 BHK	EAST	982	1420
8	3 BHK	EAST	1130	1625

TOWER
B
1285 to
1680 SFT



FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBU (in Sq.ft.)
1 3BHK	WEST	1,169	168
2 2BHK	WEST	885	146
3 2BHK	WEST	885	146
4 3BHK	WEST	1,169	168



Area Statement

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SUBAREA (in Sq.ft.)
5 3BHK	EAST	1,130	1625
6 2.5BHK	EAST	982	1500
7 2.5BHK	EAST	982	1500
8 3BHK	EAST	1,130	1625

TYPICAL FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3 BHK	WEST	1130	1625
2	2.5 BHK	WEST	981	1420
3	2.5 BHK	WEST	981	1420
4	3 BHK	WEST	1130	1625

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
5	3 BHK	EAST	1169	1680
6	2 BHK	EAST	884	1285
7	2 BHK	EAST	885	1285
8	3 BHK	EAST	1169	1680

TOWER
C
1285 to
1680 SFT

13TH FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3BHK	WEST	1,130	1625
2	2.5BHK	WEST	981	1590
3	2.5BHK	WEST	981	1590
4	3BHK	WEST	1,130	1625

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
5	3BHK	WEST	1,130	1625
6	2.5BHK	WEST	981	1590
7	2.5BHK	WEST	981	1590
8	3BHK	WEST	1,130	1625

TOWER
C
1285 to
1680 SFT

TYPICAL FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3 BHK	WEST	1130	1625
2	2.5 BHK	WEST	981	1420
3	2.5 BHK	WEST	981	1420
4	3 BHK	WEST	1130	1625

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
5	3 BHK	EAST	1169	1680
6	2 BHK	EAST	884	1285
7	2 BHK	EAST	885	1285
8	3 BHK	EAST	1169	1680

13TH FLOOR PLAN



Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
1	3BHK	WEST	1,169	1680
2	2.5BHK	WEST	885	1460
3	2.5BHK	WEST	885	1460
4	3BHK	WEST	1,169	1680

Area Statement				
FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)	
5	3BHK	EAST	1,130	1625
6	2.5BHK	EAST	982	1590
7	2.5BHK	EAST	982	1590
8	3BHK	EAST	1,130	1625

TOWER

D

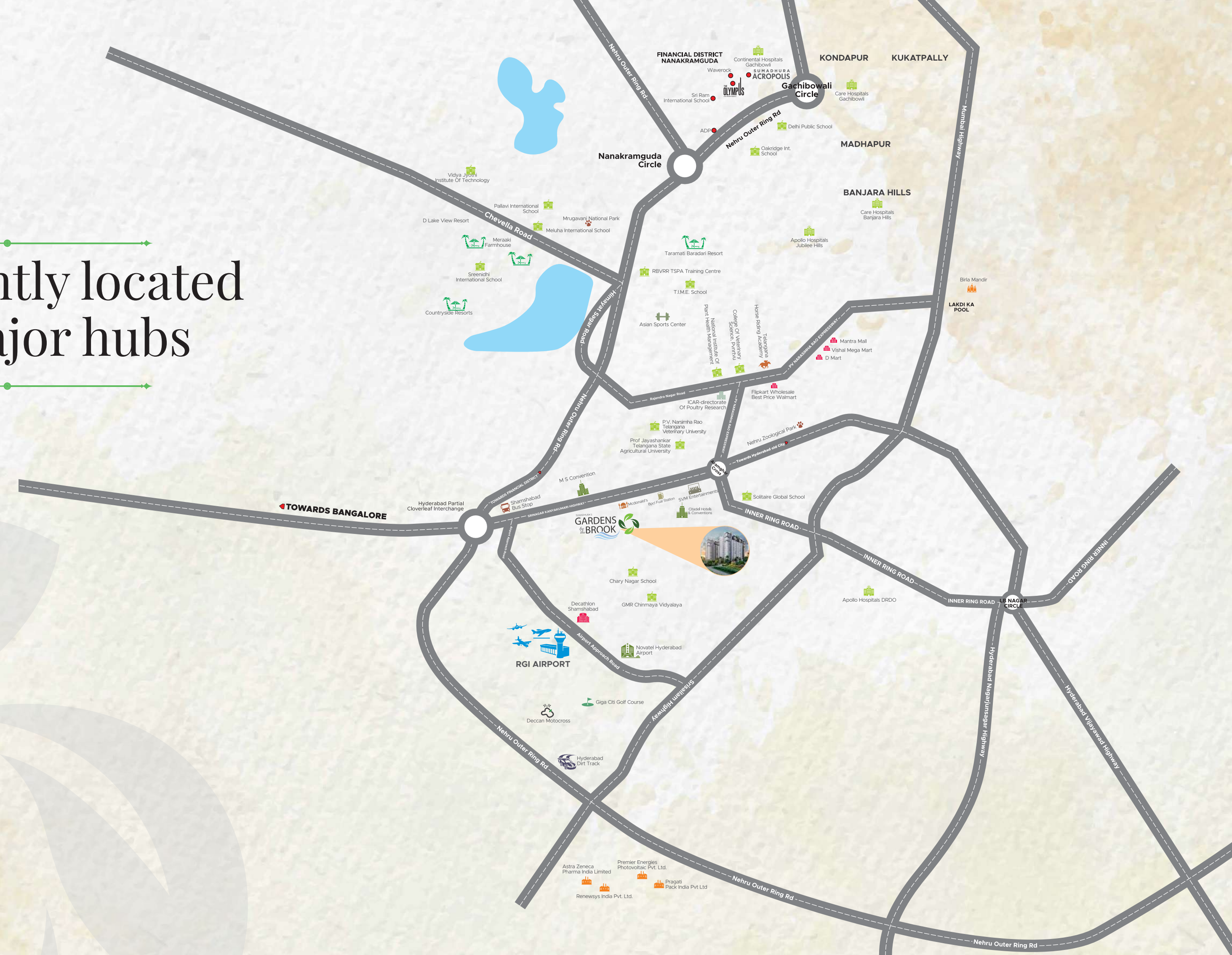
1285 to 1680 SFT

TOWER

D

1285 to 1680 SFT

Conveniently located
near major hubs



Discover nature's trail in Hyderabad's most sought after locale.

Shamshabad is being touted by experts as the next big gold mine of investment. It already is well connected to major transportation hubs, schools and an international airport. With money being poured in for infrastructural development, the locality will be going under a major facelift.



- ORR – 3 min
- Metro Cash & Carry – 3 min
- Agricultural University – 5 min
- International Airport – 8 min
- Shamshabad – 10 mins
- Nehru Zoological Park – 10 min
- Walmart – 10 min



- Rockwell International School – 23 min
- Oakridge International School – 23min
- Sreenidhi International School – 23 min
- Ramoji Film City – 30 mins



- Proposed Metro station at Satamrai – 16min
- Dmart – 17 min
- Mehadipatnam – 20 min
- Astam Attapur – 20 min

- Financial District – 30 min
- Apollo Hospitals DRDO – 30 mim
- DPS – Khajaguda – 30 min
- Wave Rock IT park – 30 min

Foundation & substructure RCC

Foundation & RCC Framed Structure

SUPERSTRUCTURE

- Tower – A, Clubhouse – 1 & 2: Conventional RCC Frame Structure with Block Masonry.
- Other Tower's: Aluminium Form Work-Shear Wall Technology.

JOINERY WORKS MAIN DOOR

- Main Door Frame: Best Quality Teak Wood Frame with Polish.
- Main Door Shutter: 38 mm to 40 mm both side Teak veneer Shutter with Polish Finish, Internal/Bedroom/TOILET Utility DOORS Engineered HardWood Frames with Flush Shutters of 32mm thickness with enamel paint finished on both sides.

SLIDING DOORS (for Balconies)

- SLIDING Doors: UPVC Door Frames with Clear

WINDOWS

- Windows: UPVC Window Systems with Safety Grill (M.S) and Provision for Mosquito Mesh Track & Aluminium for Toilet Ventilators and Staircase Windows.

PAINTING

- EXTERNAL: One Coat Primer and Two Coats of External Emulsion Paint.
- INTERNAL Two Coats of Putty, One Coat Primer and Two Coats of Emulsion Paints of Best Brands.

FLOORING

- ROOMS: Living, Dining, All Bedrooms, Kitchen 600x600 mm Size Nano Vitrified Tiles.
- TOILETS: AntiSkid Ceramic Tiles for flooring.
- Corridors: CVT (Vitrified Tiles).
- All Balconies/Utility: Mat/Antiskid Ceramic tiles.
- Common Lobbies Vitrified Tiles Flooring.
- Lift Lobby Vitrified Tiles
- Staircase: Up to 3 floors Granite and Balance Anti-skid Tiles

TILE CLADDING

- KITCHEN: Dadoing in Kitchen: Glazed Ceramic Tiles Dado up to 2' height above kitchen platform.
- TOILETS: Glazed Ceramic Tile Dado up to Door/ Lintel Height.
- UTILITY: Tile Dado up to 3' Height

KITCHEN/UTILITY

- WATER CONNECTIONS: Separate Municipal Tap (Manjeera or any other water provided by HMWSSB along with Bore Well Water).
- Provision for fixing of Water RO system.
- EXHAUSTS: Provision for Chimney.
- UTILITY/WASH: Washing Machine Provision in Utility Area.

TOILETS SANITARY/CP FITTINGS

- Sanitary: Jaquar or Cera or Equivalent
- CP Fittings: Jaquar or Hindware or Equivalent Wash Basin in All Bed Room Toilets
- Wall Mounted EWC, with Extended tank
- Wall Mixer with Shower.
- Provision for Geyser and Exhaust fans in all bathrooms

INTERNET/Cable TV

- Provision for Internet/ DTH

LIFTS

- Passenger Lifts & One Service Lift for Each Tower with Auto Rescue Device with V3F for Energy efficiency. (Schindler/Johnson or Equivalent Make)

WATER SUPPLY SYSTEM/ SEWAGE TREATMENT PLANT

- Softened Water Made Available through an Exclusive Water Treatment Plant (In case of Bore Water)
- Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated Sewage Water will be used for the Landscaping & Flushing Purpose.
- Rain Water from the Terrace will be Collected in Storage Tanks and used for domestic purposes. Excess Rain Water & Open Areas Water will be collected through Rain Water Pipes, Which will be discharged in the rain water harvesting pits to recharge the Ground water.

GENERATOR POWER BACK UP

- 100% DG Set Backup.

BILLING SYSTEM

- Dual Source prepaid Energy Metre for DG Power and EB Power Billing System.

FACILITIES FOR PHYSICALLY CHALLENGED

- Access Ramps at all Entrance shall be Provided for Physically Challenged.

SECURITY/BMS

- Sophisticated Round-the-clock security system.
- Surveillance Cameras at the Main Security, Entrance of Each Block and Club House.
- Panic Button inside the Lifts.
- Solar Power Fencing Around the Compound.

PARKING MANAGEMENT

- Entire Parking is Well Designed to suit the Number of Car Parks required. Parking signage and equipment at required places to improve driving comfort.
- Dedicated Provision for charging 10 Electric Vehicles (EV) and Car Washing will be provided.

CLUBHOUSE & AMENITIES

- CLUBHOUSE-1: Reception, Lobby, Multi-Purpose Hall, Two Badminton Courts, Table Tennis, Squash Court.
- CLUBHOUSE-2: Lobby, Yoga/Aerobics, Kids Play Areas, Billiards Room, Mini Theatre, Gym with Equipment, Library & Guest Rooms
- Space for Facilities like: Restaurant/ Multi-Purpose Hall, Cache, Space for Spa & Saloon, Space for Clinic, Pharmacy, Space for Departmental store and Coworking office Space

OPEN AREA AMENITIES

- Swimming Pool, Half Basketball Court, Tennis Court, Cricket Practice Net, Kids Play Areas, Senior Citizen Court, Party Lawn, Central Party Lawn, Open Lawn, Lawn with Seating, Amphitheatre and Promenade, Jogging Track, Outdoor Gym and Lawn, Pet's Park, Fragrance Garden, Tropical Garden, Viewing Deck with Trees, Seating Court, Grass Pavers and Lawns etc.

HAND RAILING

- Balcony: MS Railing as Per the Elevation
- FIRE & SAFETY
- Fire Hydrant & Fire Sprinkler System in Basements.
- Fire Alarms & Public Address System

ELECTRICAL

- Cables: Concealed Copper Wiring of Polycab or Anchor or Equivalent.
- Modular Switches: Schneider or Anchor or Equivalent.
- Power Outlets: For Air Conditioner's in All Bedrooms, For Gysers in all Bathrooms, For Kitchen HOB, Chimney, Refrigerator, Microwave Oven, Mixer, RO in Kitchen & For Washing Machine in Utility Area.
- Provision For Exhaust Fan in all Toilets

PLUMBING LINES

- Drainage/Sewage: PVC Pipes & PVC Fittings
- Water Supply Lines: Internal and External .
- CPVC or UPVC Pipes & Fittings.



Towards greatness and beyond!

Creating landmarks dotting the skyline of Bengaluru and Hyderabad, the teams at Sumadhura Infracon Pvt. Ltd are happy to have crafted homes for more than 8000+ delighted families in premier properties.

For nearly three illustrious decades Sumadhura's signature of success has been centered around its core values: The ability to deliver luxurious housing projects on-time, across hand-picked locations, at honest prices while ensuring that the quality of construction is impeccable.



Consultants

Project Architects



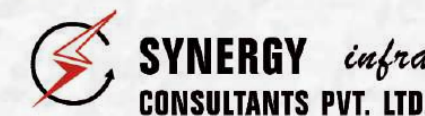
B Design Studios
3rd Floor, KNR Gamut Square,
Plot No. 5/B, 100' Road,
Jaihind Enclave, Madhapur,
Hyderabad-81. Telangana
www.bdesignstudios.in

Structural Consultants



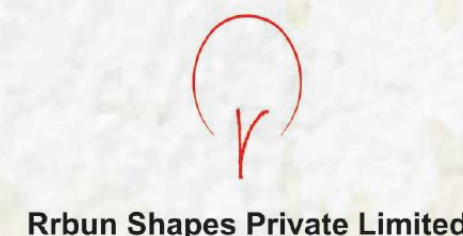
DSA Engineering Pvt. Ltd.
12/1, Needs 3 Project 276
Next to Klassic Benchmark Apts
Kalena Agrahara, Kammanahalli Main Road
Near Meenakshi Temple, Off Bannerghatta Road
Bengaluru-560 076. Karnataka

MEP Consultants



Synergy Infra Consultants PVT. Ltd.
25, Old Mumbai Highway
Jayabheri Pine Valley, Gachibowli
Hyderabad - 500 032. Telangana
http://www.synergyinfra.com/

Landscape Consultants



Rrbun Shapes Private Limited
4th Floor, Flat No. 231
Road No. 36, Jubilee Hills
ph: +91 99598 99119 & 77995 00075
E-mail: info@rrbun.com & ravi@rrbun.com

Parking Consultants



Parkway Consultants
1002 Iris C wing, Lodha Paradise
Majiwada, Thane west-400601
www.parkwayconsultants.com

List of Approval Bodies

AAI

Airports Authority of India (Hyderabad Airport)

Approval Number Date of
approval- 28-10-2020
Approval Number
NOC ID:
HIAL/SOUTH/B/102320/507880 &
HIAL/SOUTH/B/102320/507881

FIRE

Govt of Telangana State Disaster Response & Fire Services Department

Date of approval- 25-02-2021
Provisional NOC:
Tower-1 : ACK No.: 353410002021
Tower-ACK No.: 353450002021
Tower-3 : ACK No.: 353520002021
Tower-4 : ACK No.: 353550002021
Date of approval- 07-02-2021
Club house-1 : ACK 353710002021 &
Club House-2 : ACK : 353760002021

HMWSSB

Hyderabad Metropolitan Water Supply & Sewerage Board

Date of approval- 03-09-2021
(a) FC No. CGMORR
Circle/FC/2021-22/531
(b) Certificate Number: 30/2021-22

SEIAA (EC)

State Level Environment Impact Assessment Authority Telangana State (SEIAA)

NOC ID:
HIAL/SOUTH/B/102320/507880 &
HIAL/SOUTH/B/102320/507881
Date of approval-16-09-2021
Proposal Number: SIA/TG/MIS/189764/2020
EC Order: SEIAA/TS/OL/RRD-802/2020-615

TSPCB (CFE)

Telangana State Pollution Control Board

Date of approval-09-02-2022
Application Number: 3186574 Order Number:
130/TSPCB/CFE/RRD/RO-RR-I-HO/2021
Dated: 09-02-2022

SEIAA (EC)

State Environment Impact Assessment Authority

Date of approval-16-09-2021
Proposal Number: SIA/TG/MIS/189764/2020
EC Order: SEIAA/TS/OL/RRD-802/2020-615
Dated: 22-06-2021

TSPCB (CFE)

Telangana State Pollution Control Board

Date of approval-09-02-2022
Application Number: 3186574 Order Number:
130/TSPCB/CFE/RRD/RO-RR-I-HO/2021
Dated: 09-02-2022

HMDA

Hyderabad Metropolitan Development Authority

Date of approval-22-02-2022
HMDA-Project Approval (Phase-1 for 4 Towers)
(a) File No: HMDA/TEMP/9160/21
(b) Application
No: 047991/SMD/RI/U6/HMDA/05082021
(c) HMDA File Letter
No. 047991/SMD/RI/U6/HMDA/2021
Dated: 10-02-2022
(d) Permit No.: GI/BP/TPS/570/2022
Dated: 22-02-202

RERA

Telangana Real Estate Regulatory Authority

Date of approval-11-04-2022
(a) Application Number: RERAO2400037651
(b) Registration Number: PO2400004411

The crown jewels of Sumadhura

Over the years, Sumadhura has constructed elegant projects across various cities that bear testimony to the diligent effort rendered in offering you homes that elevate your lifestyle.

Sumadhura has completed magnificent projects that cover an area of nearly 8 million sq.ft., and has nearly 16 million sq.ft. of projects under construction, indeed making many harboured dreams ring true.

Olympus
Hyderabad



Acropolis
Hyderabad



Folium
Bengaluru



Sumadhura
Bengaluru



Sushantham
Bengaluru





A formidable legacy in construction

For nearly 3 decades, Sumadhura has consistently crafted projects across Hyderabad and Bangalore aimed at elevating lifestyle through the perfect combination of Excellence, Eminence and Expertise.

Having constructed over 8 million sq.ft of projects, we have honed the art and science of building immaculate homes. As of now, we have approximately 16 million sq.ft of projects under construction across various real estate assets ranging from commercial, co-living, plotted developments to other such verticals.

