


A **NEW**
BEGINNING TO
A **SPLENDID**
LIFE



THE PROJECT IS MORTGAGED TO



JM FINANCIAL CREDIT SOLUTIONS LTD.

TS RERA NO: P02400004411

A Legacy Built on the Cornerstone of Trust

3 decades of experience in construction with portfolio of nearly 28 million sq.ft of projects that comprise of both ongoing and completed properties across Bangalore and Hyderabad; Sumadhura has scripted a saga of Excellence, Eminence and Expertise.

As a company, we don't just build homes, we craft them to provide residents with a lifestyle that harmoniously blends nature and luxury. We have perfected the art and science of designing smart homes that will ensure utmost privacy, adequate ventilation, and abundant light.

Conquering New Frontiers

Apart from ultra-luxury, mid-segment and affordable residential spaces, Sumadhura has forayed into diverse verticals such as



Commercial Spaces



Co-living Spaces



Industrial Parks



Plot Development

Your Haven of Tranquility Awaits in Sumadhura's Gardens By The Brook

On a verdant canvas of 9.325 acres, master strokes have crafted this abode at Gaganpahad, Shamshabad. Amidst the blanket of flora, are 8 luxurious towers consisting of more than 900 beautifully envisioned homes.

Enter the World of
Boundless Joy!





Healthy Living in Tranquility



Transition into a space with wellness as a distinct facet—with all the facilities for a holistic and healthy life.

- 🌿 Jogging Track
- 🌿 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 traverse across gorgeous 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
- 🌿 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! Amenities

-  Departmental Store
-  Multipurpose Hall

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 Club Cassia & Club Delonix, two world-class clubhouses equipped with the most amazing amenities.

-  Mini Theatre
-  Library
-  Medical Room
-  Guest Rooms
-  Co-working Space
-  Creche



Under the Canopy of
the Sacred Fig Tree Lies
Offerings Aplenty



A Space that
Embodies Serenity



Sumadhura's Gardens By the Brook lies the magnificent residential towers occupying 24% of the verdant green land. The rest of the 76% is open expanse that creates a sense of freedom and serenity.

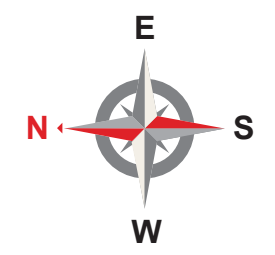


Master Plan



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 SCULPTURE GARDEN
- 18 GARDEN OF FLOWERS
- 19 SENIOR CITIZEN COURT
- 20 SWIMMING POOL
- 21 WATERBODY WITH SCULPTURE
- 22 HALF-BASKETBALL COURT
- 23 TODDLERS PLAYCOURT (1-4Yrs)
- 24 KIDS PLAYCOURT (3-12Yrs)
- 25 OUTDOOR GYM
- 26 TENNIS COURT
- 27 PET PARK
- 28 CRICKET PITCH
- 29 AMPHITHEATRE
- 30 TRANSFORMER YARD
- 31 OUTDOOR WASTE CONVERTER (OWC)
- 32 EXHAUST AIR SHAFTS
- 33 METERING PANEL
- 34 DG SHAFT



TOWER A

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 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



TOWER B

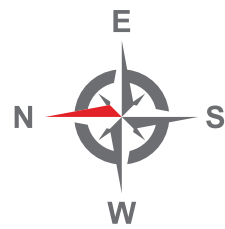
1285 to 1680 SFT
TYPICAL FLOOR PLAN

Area Statement

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1	3 BHK WEST	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 D

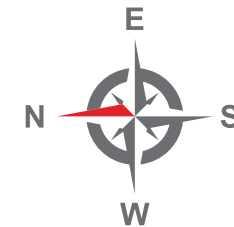
1285 to 1680 SFT
TYPICAL FLOOR PLAN

Area Statement

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1	3 BHK WEST	1169	1680
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Area Statement

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7	2.5 BHK EAST	982	1420
8	3 BHK EAST	1130	1625



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



- Proposed Metro Station at Satamrai - 16 mins
- Dmart - 17 mins
- Mehadipatnam - 20 mins
- Asian Cinemas, Attapur - 20 mins



- Rockwell International School - 23 mins
- Oakridge International School - 23 mins
- Sreenidhi International School - 23 mins
- Ramoji Film City - 30 mins
- Continental Hospital - 30 mins
- Financial District - 30 mins
- Apollo Hospitals DRDO - 30 mins
- DPS - Khajaguda - 30 mins
- Wave Rock IT Park - 30 mins

Premium Specifications

FOUNDATION & SUBSTRUCTURE

- ✔ RCC Framed Structure

SUPERSTRUCTURE

- ✔ Tower - A, Clubhouse Cassia & Delonix 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 Hard Wood 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 Glass Shutters & Provision For Mosquito Mesh

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: Vitrified Tiles
- ✔ All Balconies/Utility: Mat/Antiskid Ceramic tiles
- ✔ Common Lobbies with Vitrified Tiles Flooring
- ✔ Lift Lobby with Vitrified Tiles
- ✔ Staircase: Up to 3 floors Granite and remaining floors anti-skid Tiles

TILE CLADDING

- ✔ 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
- ✔ 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 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 Meter for DG Power and EB Power Billing System

FACILITIES FOR PHYSICALLY CHALLENGED

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

CLUBHOUSE & AMENITIES

- ✔ CLUBHOUSE CASSIA: Reception, Lobby, Multi-Purpose Hall, Two Badminton Courts, Table Tennis, Squash Court
- ✔ CLUBHOUSE DELONIX: Lobby, Yoga/Aerobics, Kids Play Areas, Billiards Room, Mini Theatre, Gym with Equipment, Library & Guest Rooms
- ✔ Space for Facilities like: Restaurant/ Multi-Purpose Hall, Crèche, Space for Spa & Saloon, Space for Clinic, Pharmacy, Space for Departmental store and Co-working Office Space

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.
- ✔ Provision for charging 16 Electric Vehicles (EV) and Car Washing will be provided.

OPEN AREA AMENITIES

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

HAND RAILING

- ✔ Balcony: MS Railing as Per the Elevation
- ✔ 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 & Washing Machine in Utility Area.

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.

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 20 million sq.ft. of projects under construction, indeed making many harboured dreams ring true.



▲ The Olympus Hyderabad
(Ongoing)



▲ Acropolis Hyderabad
(Delivered)



▲ Folium Bengaluru
(Ongoing)



▲ Sumadhura Horizon
(Ongoing)



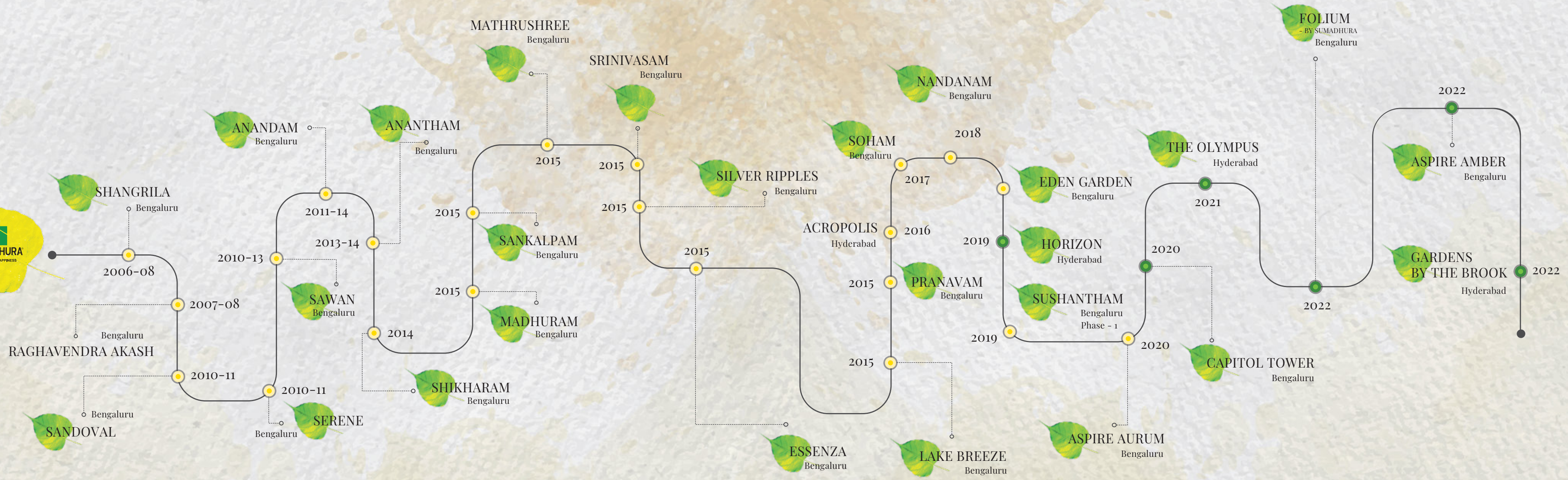
▲ Sumadhura Eden Garden Bengaluru
(Delivered)

STATUTORY APPROVALS

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
Airports Authority of India-AAI (Hyderabad Airport)	NOC ID: HIAL/SOUTH/B/102320/507880 & HIAL/SOUTH/B/102320/507881	28-10-2020
FIRE Govt of Telangana State Disaster Response & Fire Services Department	Provisional NOC: Tower-A: ACK No.: 353410002021 Tower-B: ACK No.: 353450002021 Tower-C: ACK No.: 353520002021 Tower-D: ACK No.: 353550002021 Club Cassia : ACK.: 353710002021 Club Delonix : ACK : 353760002021	25-02-2021 07-02-2021
HMWSSB Hyderabad Metropolitan Water Supply & Sewerage Board	Certificate Number: 30/2021-22	03-09-2021
SEIAA (EC) State Level Environment Impact Assessment Authority Telangana State (SEIAA)	EC Order: SEIAA/TS/OL/RRD-802/2020-615	22-06-2021
TSPCB (CFE) Telangana State Pollution Control Board	Order Number: 130/TSPCB/CFE/RRD/RO-RR-I-HO/2021	09-02-2022
HMDA Hyderabad Metropolitan Development Authority	HMDA-Project Approval (Phase-1 for 4 Towers) Permit No.: GI/BP/TPS/570/2022	22-02-2022 10-02-2022
RERA Telangana Real Estate Regulatory Authority	Registration Number: Po2400004411	11-04-2022



Delivering Happiness & Building Legacy



● Completed
● Ongoing



SUMADHURA INFRACON PRIVATE LIMITED

CORPORATE OFFICE

108/2, Millennia building, 1st Main
Opposite Innovative Multiplex
Behind Bhagini Restaurant
MSR Layout, Outer Ring Road
Bengaluru-560037,
Karnataka

HYDERABAD OFFICE

Door No. 8-2-293/82/A/7
Plot No. 1131, 2nd Floor
Next to Chutneys Restaurant
Metro Piller No. 1639, Road No. 36
Jubilee Hills, Hyderabad-500033
Telangana.

SITE ADDRESS

Survey 5/P and 6/P
Satamrai
Hyderabad-500052
Telangana.

GET IN TOUCH

☎ +91 740 671 2264
✉ enquiries@sumadhuragroup.com
🌐 www.sumadhuragroup.com
🌐 www.gardensbythebrook.com

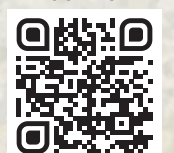
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SCAN HERE FOR
WEBSITE



SCAN HERE FOR
LOCATION



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