

# SREE SUMERU

## OFFICE ADDRESS

Plot No. 59, Road No. 2, Sagar Society, Banjara Hills,  
Hyderabad, Telangana - 500073  
www.sukhii.group | +91 9136 345678

## SITE ADDRESS

Plot No: C1 & C2, Sy No.403/404/405 & 428,  
Near Fire Station, D-Mart Road, Uppal Bagayath Layout,  
Malkajgiri District, Telangana - 500039 | +91 9136 345678

RERA No. PO2200005226



## Consultants:

Principal Architect Studio Infinite LLP	Structural Consultants Aadhaarshila	MEP Consultants DesignTree Service Consultants Pvt. Ltd.	Landscape Consultants Anjuna Architects
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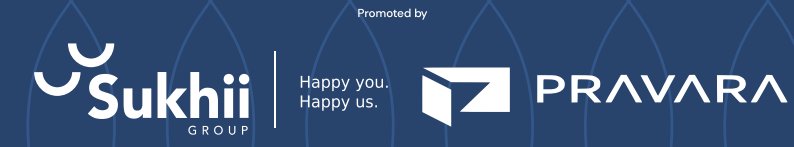
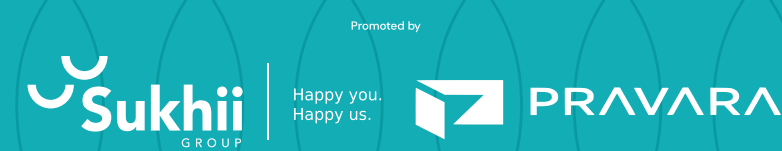
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www.sukhii.group



Location



# SREE SUMERU

# THE PEAK OF COMMUNITY LIVING.





The name 'Sumeru' is quite well known, especially in Indian and South-East Asian cultures. A sacred mountain which has been associated with a few cultures. It is a sacred mountain with four faces; each depicts a dimension of various precious elements around which all planets revolve.

We have designed Sumeru to be the centre of attraction in the east of Hyderabad. Not just your living space but an iconic complex with the best of amenities and features that would raise every outsider's eyebrows. It has been designed to be fully Vaastu compliant and blend with nature to create absolute harmony for you and every other member of the Sumeru community.





# THE IDEA BEHIND SUMERU

We were inspired by the actual Sumeru mountain spoken in traditional cultures around which everything revolves. Sumeru will be a smart gated community around which the life of every community member revolves. A place where the surrounding nature or amenities find their true meaning due to the efforts of its members. Here, every member will view the community from their diverse point of view and contribute towards the overall well-being. Here's what we have conceptualised -

**1.33 Acres**

**180 Units**

**17 Floors**

**1285 - 2130 Square Feet Unit Flats**



Uppal Bhagayath,  
Medchal-Malkajgiri District,  
Telangana



# SUMERU'S SURROUNDINGS

Whether you're a frequent flyer, work in the IT Hub or go shopping along with a movie on the weekends, everything is possible at Sumeru. Your children are the luckiest with access to some of the finest schools in Hyderabad and India. Sumeru is just for you!



## LOCATION ADVANTAGE WITHIN 6 KM

- 
**METRO STATIONS**  
 NAGOLE METRO STATION  
 UPPAL METRO STATION  
 NGRI METRO STATION  
 LB NAGAR METRO STATION
- 
**HOSPITALS**  
 KAMINENI HOSPITALS  
 YASHODHA  
 OZONE HOSPITALS  
 SANJEEVINI HOSPITALS  
 SUPRAJA HOSPITALS  
 RAMANTHAPUR HOSPITALS
- 
**EDUCATIONAL INSTITUTES**  
 KENDRIYA VIDYALAYA  
 HYDERABAD PUBLIC SCHOOL  
 OSMANIA UNIVERSITY  
 INDU INTERNATIONAL SCHOOL
- 
**MALLS & MULTIPLEXES**  
 D MART  
 PVR CINEMA  
 CINEPOLIS  
 SREE RAMANA THEATRE  
 ASIAN SHIVA GANGA  
 SRI LAKSHMI THEATRE
- 
**PARKS & SPORTS CENTER**  
 SHILPARAMAM  
 SHALIVAHANA PARK  
 PRIYADARSHINI PARK  
 SUNDARAYYA PARK  
 WALKERS PARK  
 RAJEEV GANDHI INTERNATIONAL CRICKET STADIUM

\*Map not to scale



# SUMERU ROOTS

We envision Sumeru as a universe just like the sacred Sumeru mountain, the centre of the universe, and a self-supporting universe. The Sumeru universe would involve all its members in sustaining itself through day-to-day activities such as socialising, networking, helping each other in times of need, standing united, and harnessing nature's gifts to beautify, calm and energise the community.

Want to withdraw money from the ATM? Buy essential groceries or medicines? Hit the Gym or play badminton with your friends or neighbours? Sumeru has it all. You'll never question the lack of what matters to you.







## GRAND LOBBY AND AMENITIES ON THE STILT FLOOR AND A CAFETERIA.

Welcome to Sumeru's grand lobby will always be a grand one. With plush decor set against sparkling floors and walls and a cafeteria to satisfy your hunger cravings, your experience will be out-of-the-world. Feel free to use any of the amenities, be it the relaxation zone, seating court, hammocks and others, whenever you want.

## SMART BUILDING MANAGEMENT SYSTEMS TO REDUCE ENERGY CONSUMPTION.

Smart building management systems that level the best in the market help manage Sumeru and its energy requirements. These include the usage of water-efficient fixtures, wastewater treatment, water metering, organic waste composting, garbage chute system and others.



Tot-lots & play areas



Low VOC materials paints & adhesives



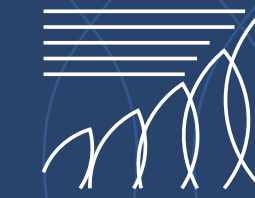
Physical well-being facilities



Green house keeping chemicals



COVID-19 prevention measures



Efficient landscape design (40% of site area)



Electric charging facility



Universal design



Water efficient fixtures (40% savings)



Rain water harvesting (100% roof & non-roof run-off)



Waste water treatment & reuse (100%)



Efficient lighting system



HCFC Free equipment



Energy efficient equipment



Energy metering system



Ample daylighting



Adequate fresh air & cross ventilation



Optimization on structural design



Local & eco-labelled materials



Alternative construction materials



Connectivity to the exteriors



## SMART HOMES EQUIPPED WITH HOME AUTOMATION SYSTEMS.

State-of-the-art home automation simplifies your life beyond expectations. A seamless integration of technology places the command of your home appliances on your mobile devices guided by your voice. It could be the lighting, fans, air-conditioning and motion sensors in your washroom.



Smart appliances



Controls on phone and tablet



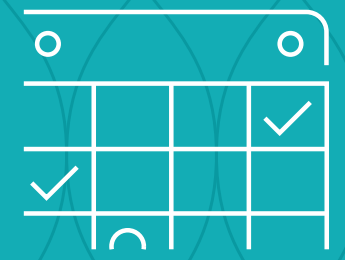
Automated lighting and fans



Voice control



Scene based control



Schedule and automate scenes



Remote access



Seamless integration of technology

## HASSLE-FREE WIRELESS PAYMENTS FOR GAS, ELECTRICITY AND WATER.

Say Goodbye to manual bills and payments!  
Only online payments for a hassle-free experience.





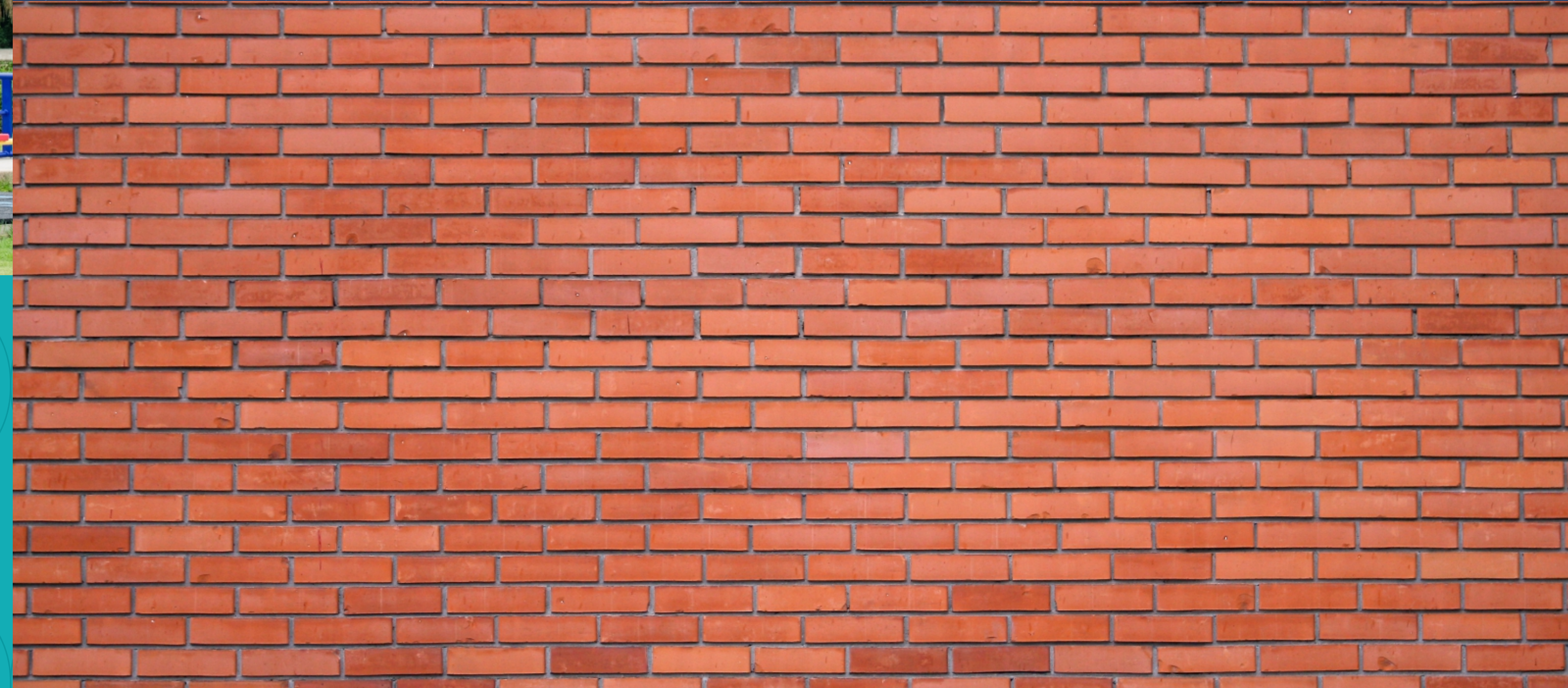


## UNIQUE KIDS' PLAY AREAS AND A WIDE JOGGING TRACK ON THE STILT FLOOR.

Ample space for jogging around while your kids have their fun time.

## RED BRICK WALL CONSTRUCTION.

High durability, along with excellent temperature control, is achieved in red brick wall construction. It keeps your apartment cool in the Summer and warm in Winter.

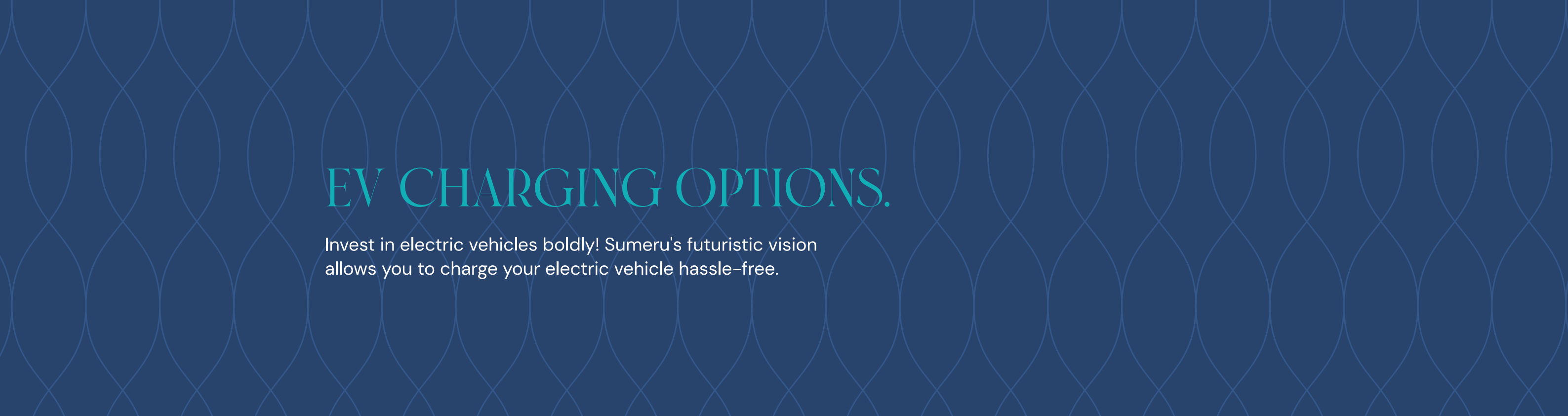






## ROOFTOP INFINITY POOL WITH LOUNGE ACCESS.

Cool yourself in the hot summers or go for a casual swim at the rooftop infinity pool with just the sky above you.



## EV CHARGING OPTIONS.

Invest in electric vehicles boldly! Sumeru's futuristic vision allows you to charge your electric vehicle hassle-free.







# 3 TYPES OF AMENITIES

At Sumeru, we understand that your touch and emotions make all the amenities worth it. Sumeru comes loaded with amenities that connect your heart and soul to your essential and leisure needs. It will be evident when you look at our offerings on the Stilt floor, Clubhouse and Terrace.

Your kids will be more than happy on the Stilt floor.





## STILT FLOOR AMENITIES



## KIDS PLAY ZONE

Where kids find their world:

Your kids can always remain engaged and fun-filled at their exclusive play zone comprising the best quality play equipment. You can catch up on your pending work, chat with neighbours or just relax while they enjoy their world.



## LIFT LOBBY

A spacious, well-lit, secure lift lobby to access the building lifts from the vehicle parking area or stilt floor. It's also good for a brief conversation with your neighbours on the way to your apartment.



## JOGGING TRACK

Chat, relax or feel the fresh air with your family or neighbours as you jog or walk on the wide jogging track. Your morning and evening jogs or walks will never be the same again.





## EPDM PLAY AREA

Tough but safe play areas for your kids:

The EPDM (Ethylene Propylene Diene Monomer) Play area ensures a safe playing ground for your child. Its heat-resistant, weather-proof, anti-skid, non-toxic, absorbent and colourful properties will ensure your peace of mind.



## TRAMPOLINE

Touch the skies:

Whether it's you or your kids, bounce as far as you can.

## CUSTOMISED JUNGLE GYM

Jump, roll, slide & everything your kid loves:

Your kids get a unique opportunity to exercise their muscles while playing at Sumeru's customised jungle gym consisting of frame climbers, balancing beams, climbing walls, monkey bars, seesaw, tyre bridge, slide, sway bridge, swing and more.



## OUTDOOR GYM

Fine-tune fitness with fresh air:

Pump your muscles with state-of-the-art equipment while you breathe fresh.







## CRICKET PRACTISE NET

Spend your weekends or evenings finetuning your Sixers, Fours, Googlies or Yorkers.



## HALF BASKETBALL COURT

Shoot some hoops:

Sweat it out on the basketball court for fun or some serious practice.

## BADMINTON COURT

Smash away those shuttlecocks to victory during your free time.



## HAMMOCK

Take a nap, read a book, watch a movie on your mobile device or even chat with your neighbour on another hammock nearby.

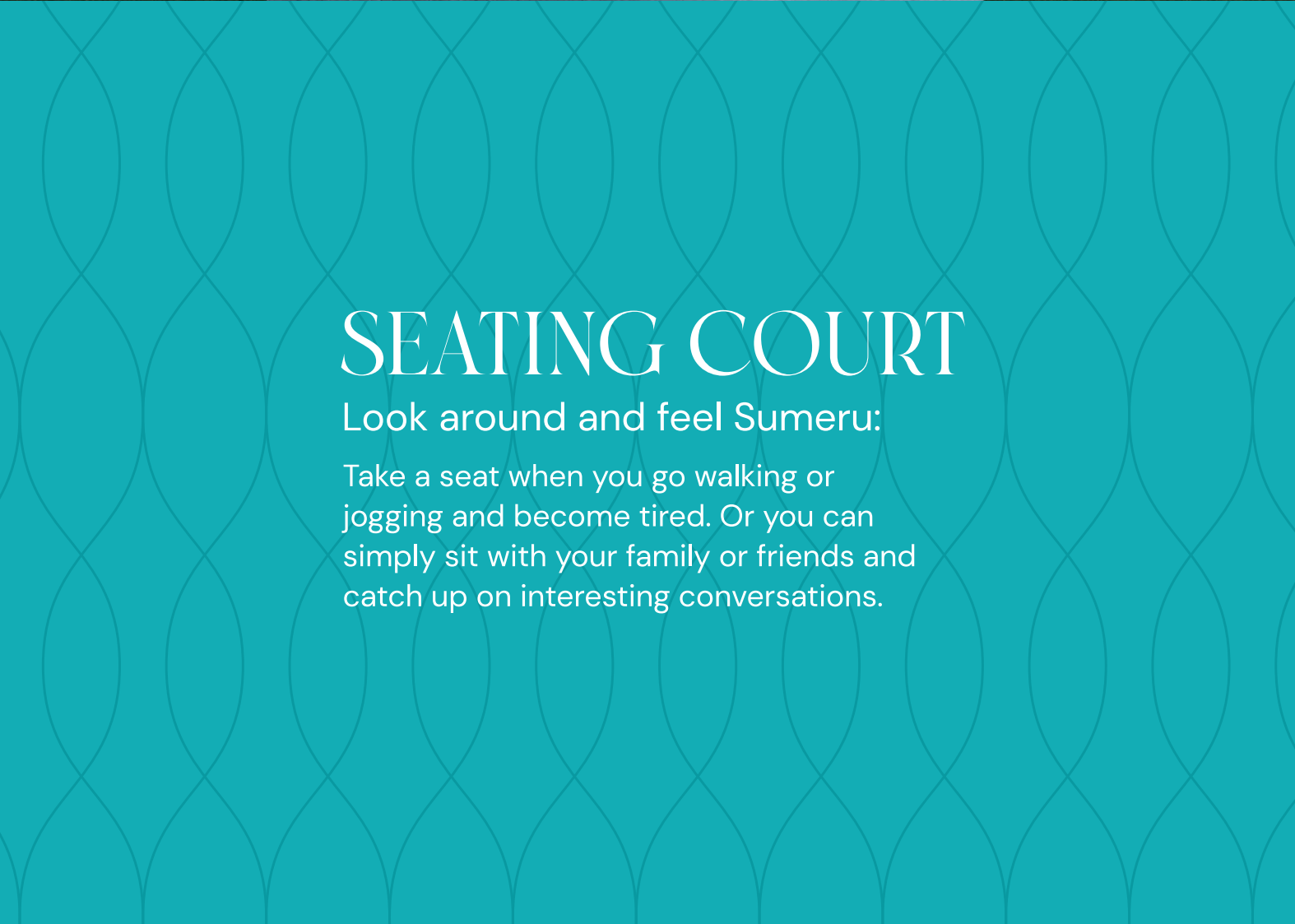






## RELAXATION ZONE

Unwind yourself in the relaxation zone by sitting down and taking a deep breath, doing some yoga, stretching your muscles or even just lying down looking at the sky.



## SEATING COURT

Look around and feel Sumeru:  
Take a seat when you go walking or jogging and become tired. Or you can simply sit with your family or friends and catch up on interesting conversations.



## TERRACE AMENITIES





## SWIMMING POOL

Indulge yourself in the grand infinity pool on the terrace while you relax with a view of the sky.



## BBQ ZONE

Gossip, laugh with family, friends or neighbours while you enjoy your plate of barbeque.

## PARTY DECK

Sumeru is always open for terrace parties, be it a special occasion or simply a reason to chill out.



## OUTDOOR LOUNGE

Simply relax!







## READING ZONE

Read your favourite book or magazine sitting among beautiful views and fresh air at the exclusive reading zone.



## OUTDOOR YOGA

Indulge in Yoga on your terrace in bountiful sunshine.

## FLOWER GARDEN

Gardens with a difference! A beautiful idea to spend your time among buzzing bees and fresh air.



## PERGOLA WITH SEATING

Break away from tradition! Terraces can be great places to sit and talk or do other activities.







## CLUBHOUSE AMENITIES



## A/C GYM

Make fitness an everyday affair with the A/C Gym. Lift weights, cycle, run on the treadmill and more regularly for your healthy life.

## INDOOR GAMES

Snooker, Table Tennis, Carroms, Chess, Foosball, Air Hockey Plenty of indoor games to indulge in when bored, to sharpen your brain or even after a hectic day.







## YOGA & MEDITATION HALL

Bring out the power of the quieter side in you and focus on your health.



## HOBBY ROOMS

Indulge in your favourite hobbies such as chess, carroms, snooker and others.

## SALON

All your beauty and styling needs are fulfilled at the unisex salon.



## A/C MULTIPURPOSE HALL

Conduct events such as parties, special occasions such as anniversaries, receptions, etc., at two grand air-conditioned halls. Never a need to go outside searching for a venue when Sumeru has it all.







## SUPERMARKET

Relax and shop at the clubhouse supermarket, where you'll get all your essentials. Or you can even have them delivered to your apartment.



## CRECHE

The perfect place to keep your kid engaged during a function or event at the clubhouse.

## ATM

Withdraw money for your cash payment needs or if you have to go out immediately.



## LIBRARY

The best place for the book lover in you. Choose from a vast collection of books to satisfy different people's tastes. You could also catch up with your regular newspapers or magazines here.







# SUMERU AND NATURE

At Sumeru, we want you to live in harmony with nature. This is what led us to make each apartment 100% Vastu-compliant. The apartments are designed to give maximum ventilation. Each apartment is a small microcosm in the Sumeru universe. These two aspects ensure the harmony and well-being of each occupant always. With a completely sustainable design and flowering gardens on the rooftop and the surroundings, there is nothing else but positivity in every nook and corner of Sumeru.

While Sumeru creates the perfect harmony for its occupants, it imbibes and blends with the latest technology to make your life easier. Smart building management systems, smart home automation systems, wireless utility payments and other tech-centric systems from the best global brands give you an international experience in your local environment.



# Specifications



## Structure

RCC earthquake-resistant structure with wind & seismic tolerance.



## Brick Work

RCC-bed-based Red brick wall construction.



## Plastering & Painting

**Internal**  
Smooth putty finish with premium acrylic emulsion paint over primer coat.

**External**  
Textured finish with 2 coats of premium weather-proof emulsion paint.



## Doors & Railings

**Main Door**  
8 ft high premium engineered wooden door frame & aesthetic shutter.

## Internal Doors

8 ft high premium engineered wooden door frame & shutter.

## Utility Doors

7 ft high premium engineered wooden door frame & shutter.

## French Doors

Premium UPVC sliding doors with glass & mosquito mesh.

## Windows

Premium UPVC sliding window shutters with glass & mosquito mesh.



## Elevators/Lifts

## Passenger Lifts

4 High-speed automatic passenger lifts from premium brands.



## Flooring/Skirting

## Entrance Lounge

Granite/Marble flooring & skirting.

## Corridors

Combination of Granite/Vitrified tiles.

## Drawing Room/Living Room

## Dining Room/Home Theatre

Premium large format Italian-shade Vitrified tiles.

## Master Bedroom

Premium wooden-finish Vitrified tiles.

## Bedrooms

Premium large format Vitrified tiles.

## Toilets & Powder Room

Premium anti-skid Vitrified tiles.

## Utility Room

Premium anti-skid Vitrified tiles.

## Balcony Sit-Out

Premium anti-skid tiles with wooden finishing.

## Staircase

Granite/Kota stone for riser and thread.



## DADO

## Toilets & Powder Room

Vitrified tiles as per design.

## Utility Room

Vitrified tiles up to Sill height.



## Toilets & Powder Room

## Sanitary Fixtures

Premium brands like Jaquar.

## CP Fittings

Premium brands like Jaquar.

## Utility Room

Provisioning for Washing Machine/Dishwasher.



## Home Automation

Smart digital assistant to help with lighting control, fan control, and video access control.



## Air Conditioning

Air Conditioners from reputed brands like DAIKIN, as per flat size. (extra charges apply)



## Electric Vehicle Charging

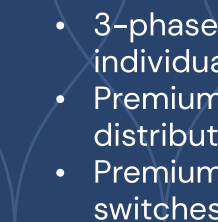
EV charging provisioning for all flats in the parking area



## Electrical Fixtures

## Internal Electrical Fixture

- Provision for geysers in all bathrooms and kitchen.
- Heavy-duty sockets for heavy-duty electrical or electronic equipment.



## Telecommunications, TV & Internet

## Video Door Phone

Provided in all units

## Cable TV

Cable TV provision in the living room & all bedrooms.

## Internet

Provision in all flats.



## Car Washing & Parking Facility

- As per vendor specification.
- 2 BHK: 1 car parking slot
- 3 BHK: 2 car parking slots



## Power Backup

100% backup with diesel generators (except for AC and geysers).



## Water/Sewage Treatment Plant

- Exclusive water treatment plant for domestic water.
- Sewage Treatment Plant inside the complex.
- Rain-water harvesting facility



## Security/BMS

Best-in-class security with a surveillance system.



## Parking Management

Enough parking spaces with signages & equipment.



## Fire & Safety

- Fire hydrants and sprinklers on all floors.
- Fire alarm systems and PAS on all floors & basement.
- Control panel with main security.



## LPG

Piped gas connection with postpaid meters.





# MASTER PLAN

- 1 Entrance
- 2 Jogging Track
- 3 Driveway
- 4 Kids Play zone
- 5 Sandpit
- 6 EPDM Play Area
- 7 Customised Jungle Gym
- 8 Trampoline
- 9 Kids seating Court
- 10 Seating Court
- 11 Outdoor Gym
- 12 Relaxation Zone
- 13 Hammocks
- 14 Cricket Practice net
- 15 Badminton Court
- 16 Half Basketball Court
- 17 Lawn





# TERRACE PLAN

- 17 Lawn
- 18 Swimming pool
- 19 Pool Deck
- 20 BBQ Zone
- 21 Party Deck
- 22 Outdoor lounge and bar
- 23 Toilet and Changing
- 24 Reading Zone
- 25 Flower garden
- 26 Outdoor Yoga
- 27 Pergola with seating



**3BHK** | 2130 Sft  
East Facing



Unit Plan



**3BHK** | 2130 Sft  
East Facing



Unit Plan





**3BHK** | 1980 Sft  
West Facing



Unit Plan



**3BHK** | 1980 Sft  
West Facing



Unit Plan





3BHK | 1695 Sft  
East Facing



Unit Plan



3BHK | 1455 Sft  
West Facing



Unit Plan





2BHK | 1285 Sft  
West Facing

Unit Plan



2BHK | 1285 Sft  
West Facing

Unit Plan





# TYPICAL FLOOR PLAN

2,3,4,5,6,7,8,9,10,11,12,  
13,14,15,16,17 Floors





# FIRST FLOOR PLAN







## ABOUT SUKHII GROUP

We, at Sukhii, feel great happiness when we articulate the name 'Sukhii'. And we hope that you, too, would feel the same vibe. The very reason behind Sukhii being our brand name is to assure you of the happiness you would experience when choosing to own and live in a Sukhii home.

We started as a team of civil engineers and continue to do so. Who else can understand your dream home better than a civil engineer? With this team, we have imbibed a few qualities that set us apart from others.

- Decades of experience working with one of India's leading builders.
- On-time delivery of projects.
- Giving utmost importance to values.
- The main focus is on building vibrant gated communities.

Gated communities are the backbone of every Sukhii project. The below reasons will tell you why -

- Safe & Secure for everyone
- Nature-centred balanced lifestyle
- More than 60% open spaces
- Sustainable living
- A sense of togetherness

We're sure you will make the best memories of your life at Sukhii homes. Here are the projects our group has completed and those that are going on.

## OUR ONGOING PROJECTS



SUKHII VANAM



# OUR COMPLETED PROJECTS



**Sukhii 9**  
MORE LIFE PER SFT



**Sukhii BALAJI BHUVANA**  
HAPPINESS IN ALL ITS FORMS



**BHUVANA**



**Shantinikethan**



**vasavi's Brindavanam**



# PRAVARA

Our team has a solid reputation in the real estate business for more than 30 years. Though, the Pravara brand was incorporated only in 2021. Our core focus lies in top-notch luxury and semi-luxury apartments. We have been well-known for our sustainable and timely delivered projects, and we intend to carry forward this legacy.