

WHERE
EVERYTHING IS
EXCEPTIONAL!



TS RERA No: (Phase 1) P02400004411
(Towers: A, B, C & D)

TS RERA No: (Phase 2) P02400007022
(Towers: E, F, G & H)



WHERE EVERYTHING IS EXCEPTIONAL!

An exceptional experience that stands apart,
Amidst lush greenery that soothes your heart,
A uniquely private sanctuary for you to immerse,
Every nook and corner, a special universe.
Reap rich rewards in this prime locale,
Discover homes with elegant interiors,
Make a statement that is evidently superior.

Gardens by the Brook,
Where everything is exceptional!





ALL YOUR NEEDS, GIFT-WRAPPED IN THE PERFECT LOCATION

The quest to find the perfect abode,
married with an eye on growth leads you
to Shamshabad, the epicentre of the epic.

Salute your rise with the gift of
convenience of a locality that lacks
nought, but your presence.



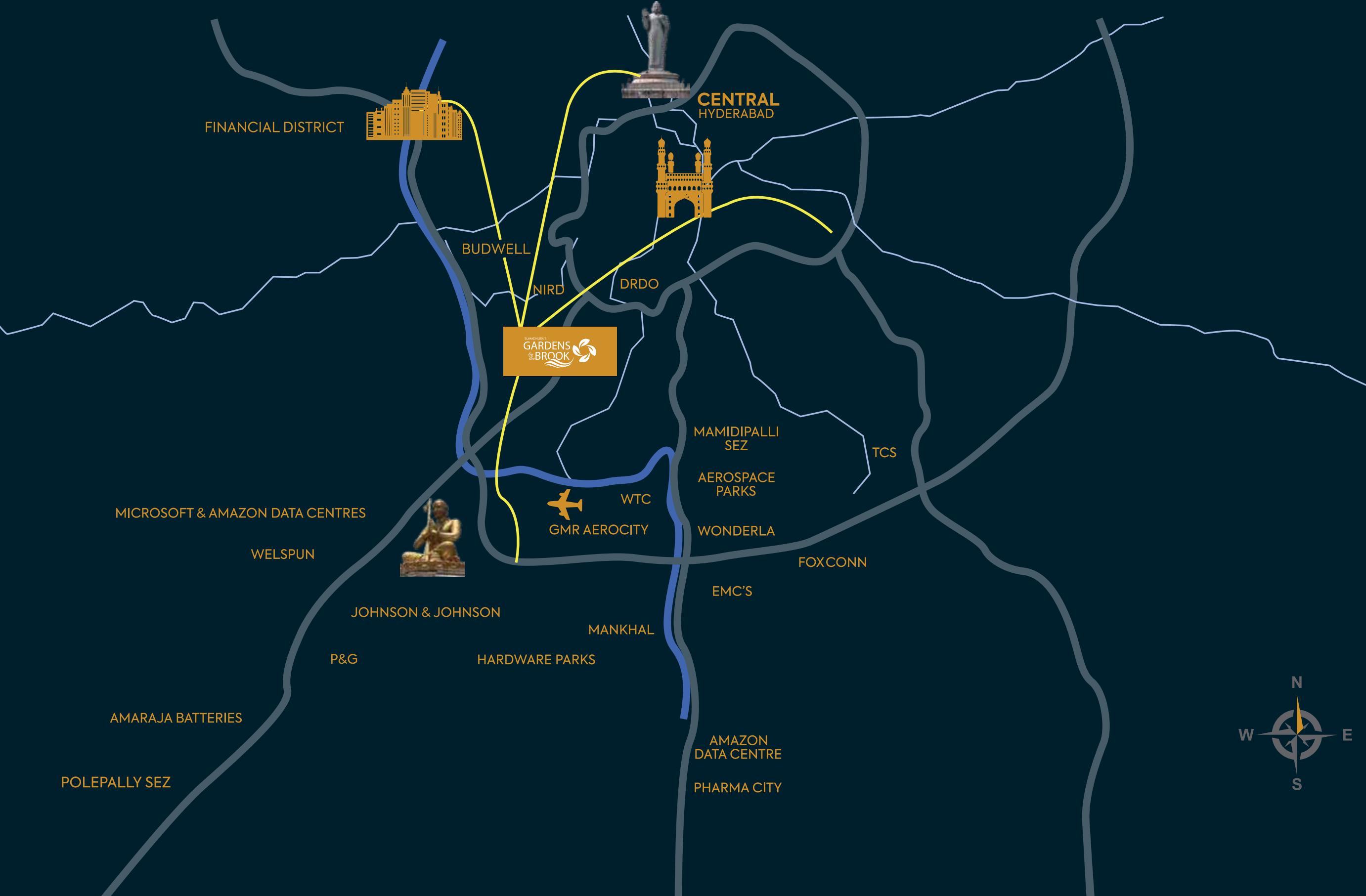
20 MINS DRIVE FROM GARDENS BY THE BROOK
 AIRPORT EXPRESS METRO

Economic Zones surrounding the next big hub, Shamshabad

Polepally SEZ
Johnson & Johnson
Procter & Gamble
Tata Advanced System
Tata Sikorsky Aerospace Limited
TCS
Cognizant
Budwell IT Park
Rajiv Gems and Jewellery Park
Wonderla Amusement Park

GMR Aerocity - Asset Ports

Business Ports
Aerospace Ports
Industrial Ports
Logistics Ports
Education Ports
Healthcare Ports
Hospitality Ports
Leisure & Entertainment Ports



CARVE YOUR NICHE IN HYDERABAD'S MOST SOUGHT-AFTER LOCALE

SHAMSHABAD

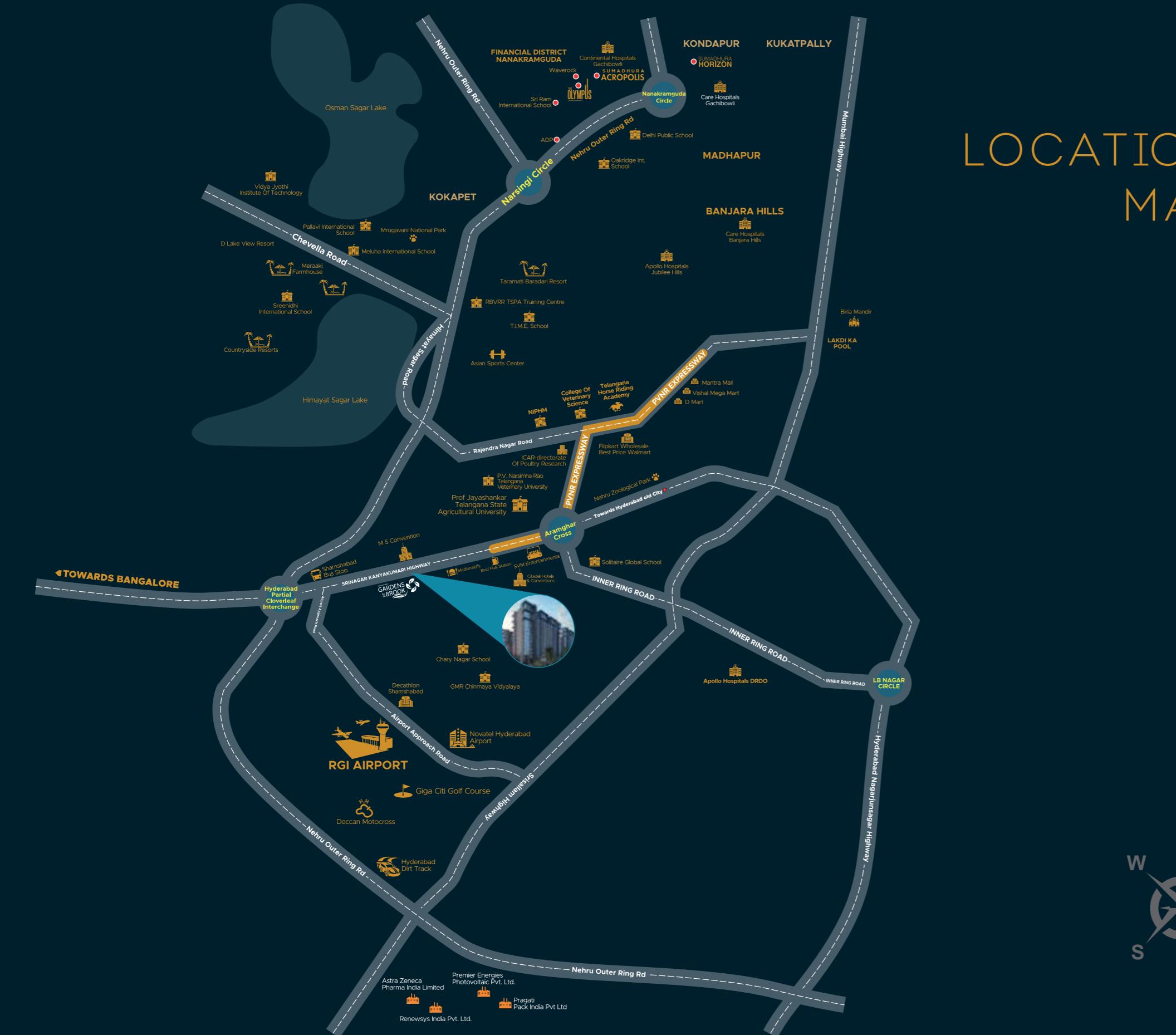
The new capital of modern development
Where the future meets the present,
Where amenities and facilities are married
To deliver a location beyond compare.

The capital of the modern Hyderabadi.

Where the airport experience is unaffected by destination or time.
Where aero city reigns supreme,
Where hubs become capitals.

This is the land for the developed individual.





LOCATION MAP



MASTER PLAN LEGEND



WALK INTO A SLIVER OF PARADISE

9.625 acres of a land that provides a home your loved ones can enjoy with lush gardens as expansive as your life, and amenities that actualize your ambition.

With 8 towers and 908 elegant homes, Gardens by the Brook, is a marvel of the modern renaissance in Hyderabad, making your world unique—a Masterpiece.





LIVE GREEN, FEEL EVERGREEN

Feel the earth beneath your feet and connect to the bliss that radiates from gardens nurtured to ensure you always remain a part of nature.

76% of this landscape, created with love, offers open space for walks that trace memories, creating love and inspiring awe.

-  Garden Of Ground Modulation
-  Tropical Garden Of Palms
-  Central Park Sculpture Garden
-  Garden Of Fruits

-  Garden Of Flowers
-  Garden Of Grasses
-  Venerated Garden





Multipurpose Hall



Library



Co-working Spaces



Guest Rooms

FACETS THAT FUEL YOUR FIRE

Pursue your path to the peaks with facilities that power your progress to lead an all-encompassing life.

- Multipurpose Hall
- Library
- Guest Rooms
- Co-working Space





PEERLESS AMENITIES TO CHASE PERFECTION

Run, walk, win, and relax.
Through perspiration and inspiration.

With arenas designed to activate your spirit of competition and amenities at par with the globe that unlock your hidden potential.

- 跑道图标 Jogging Track
- 游泳池图标 Swimming Pool
- 户外健身房图标 Outdoor Gym
- 篮球场图标 Half Basketball Court

- 板球练习网图标 Cricket Practicing Net
- 网球图标 Tennis Court
- 儿童游乐区图标 Children's Play Area (3-12 Years)
- 婴儿游乐区图标 Toddler's Play Area (1-2 years)





THE CALLING OF COMFORT

Step into a gateway of comfort
Of peace of mind delivered at a blink,
Of features that fulfill every whim
And convenience and leisure;
That become both routine and gratitude.

- Departmental Store
- Party Lawn
- Mini Theatre
- Creche
- Medical Room

- Amphitheatre
- Senior Citizen's Court
- Pet Park
- Lawn and Seating





THE GATEWAY TO GREATNESS

An exceptional life is meant to be lived with family, friends and the finest features.

Gardens by the Brook is an investment in everything your heart desires and a gateway to greatness.



Ergonomic Floor Plans For A Grand Lifestyle.

TOWER

E

**1285 TO
1680 SFT**

TYPICAL FLOOR PLAN

Area Statement

FLAT NO.	UNIT TYPE	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
5	3 BHK	EAST	1169	1680
6	2 BHK	EAST	884	1285
7	2 BHK	EAST	884	1285
8	3 BHK	EAST	1169	1680



3BHK
SBUA-1625 SFT
WEST FACING



2.5BHK
SBUA-1420 SFT
WEST FACING



2.5BHK
SBUA-1420 SFT
WEST FACING



3BHK
SBUA-1625 SFT
WEST FACING



3BHK
SBUA-1680 SFT
EAST FACING

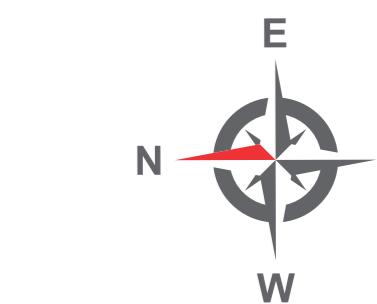


2BHK
SBUA-1285 SFT
EAST FACING



2BHK
SBUA-1285 SFT
EAST FACING

3BHK
SBUA-1680 SFT
EAST FACING



TOWER

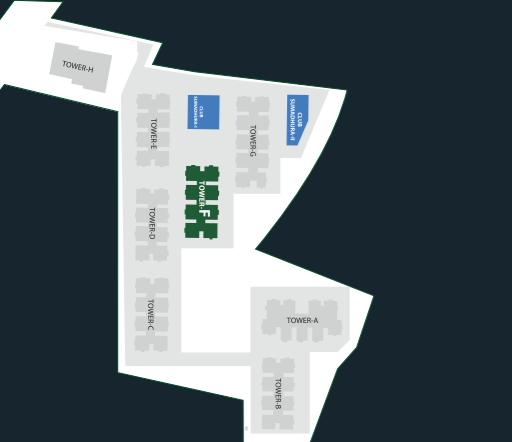
F

1285 TO
1680 SFT

TYPICAL FLOOR PLAN

Area Statement

FLAT NO.	UNIT TYPE	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
5	3 BHK	EAST	1169	1680
6	2 BHK	EAST	884	1285
7	2 BHK	EAST	884	1285
8	3 BHK	EAST	1169	1680



TOWER

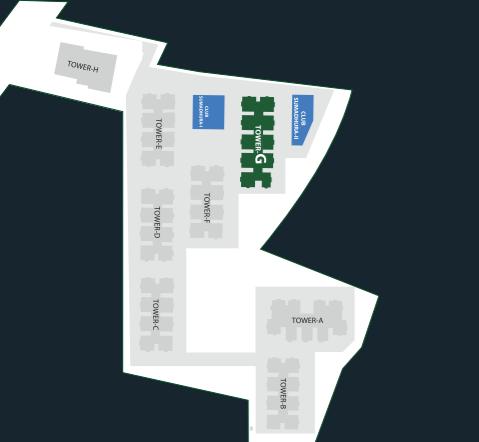
G

**1285 TO
1680 SFT**

TYPICAL FLOOR PLAN

Area Statement

FLAT NO.	UNIT TYPE	FACING	CARPET AREA (In Sq. ft.)	SBUA (In Sq. ft.)
1	3 BHK	WEST	1169	1680
2	2 BHK	WEST	884	1285
3	2 BHK	WEST	884	1285
4	2 BHK	WEST	884	1285
5	2.5 BHK	WEST	981	1420
6	3 BHK	EAST	1130	1625
7	2.5 BHK	EAST	982	1420
8	2.5 BHK	EAST	982	1420
9	2.5 BHK	EAST	982	1420
10	3 BHK	EAST	1130	1625



3BHK
SBUA-1680 SFT
WEST FACING



2BHK
SBUA-1285 SFT
WEST FACING



2BHK
SBUA-1285 SFT
WEST FACING



2BHK
SBUA-1285 SFT
WEST FACING



2.5BHK
SBUA-1420 SFT
WEST FACING



3BHK
SBUA-1625 SFT
EAST FACING



2.5BHK
SBUA-1420 SFT
EAST FACING



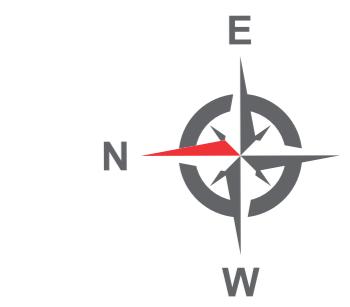
2.5BHK
SBUA-1420 SFT
EAST FACING



3BHK
SBUA-1625 SFT
EAST FACING



SUMADHURA'S
GARDENS
by THE BROOK



TOWER

H

3350 TO
3725 SFT

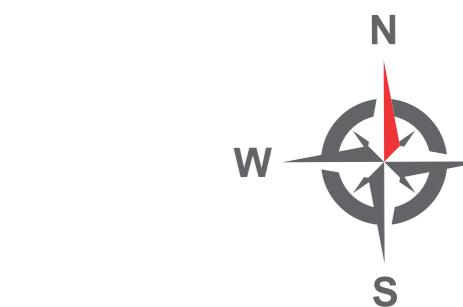
TYPICAL FLOOR PLAN

Area Statement

FLAT NO.	UNIT TYPE	FACING	CARPET AREA (In Sq. ft.)	SBUA (In Sq. ft.)
1	4.5 BHK	WEST	2250	3350
2	4.5 BHK	EAST	2660	3725



4.5BHK
SBUA-3725 SFT
EAST FACING



PREMIUM SPECIFICATIONS

FOUNDATION & SUBSTRUCTURE

- RCC Framed Structure

SUPER STRUCTURE

- TOWER - A: Club Sumadhura-I & Club Sumadhura-II Conventional RCC Frame Structure with Block Masonry
- OTHER TOWERS: 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 32 mm 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 & UPVC 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 Vitri ed Tiles
- TOILETS: AntiSkid Ceramic Tiles for Flooring
- CORRIDORS: Vitri ed Tiles All Balconies/Utility: Mat/Antiskid Ceramic tiles
- Common Lobbies with Vitri ed Tiles Flooring
- Lift Lobby with Vitri ed Tiles
- STAIRCASE: Up to 3 Floors Natural Stone Finish 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 Borewell Water) Provision for Filling 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 Borewell 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

GENERATOR POWER BACKUP

- 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 SUMADHURA-I: Reception, Lobby, Multipurpose Hall, Two Badminton Courts, Table Tennis, & Squash Court
- CLUBHOUSE SUMADHURA-II: Lobby, Yoga/ Aerobics, Kids Play Areas, Billiards Room, Mini Theatre, Gym with Equipment, Library & Guest Rooms
- SPACE FOR FACILITIES LIKE :Restaurant/Multipurpose Hall, Crèche, Space for Spa & Salon, Space for Clinic, Pharmacy, Space for Departmental Store, & Co-working Office Space

OPEN AREA AMENITIES

- Swimming Pool
- Half Basketball Court
- Tennis Court
- Cricket Practice Net
- Kids Play Areas
- Senior Citizen Zone
- Party Lawn
- Open Lawn
- Amphitheatre
- Promenade
- Jogging Track
- Outdoor Gym
- Pet Park
- Multiple Gardens
- Seating Court

HAND RAILING

- BALCONY: MS Railing as per the Elevation
- Fire Hydrant & Fire Sprinkler System in Basements
- Fire Alarms & Public Address System

SECURITY/BMS

- Sophisticated Round-the-clock Security System
- Surveillance Cameras at the Main Security, Entrance of Each Block and Clubhouse
- Panic Button inside the Lifts
- Solar Power Fencing around the Compound

ELECTRICAL

- CABLES: Concealed Copper Wiring of Polycab or Anchor or Equivalent
- MODULAR SWITCHES: Schneider or Anchor or equivalent
- POWER OUTLETS: For Air Conditioners in All Bedrooms, for Geysers 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 9000+ 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

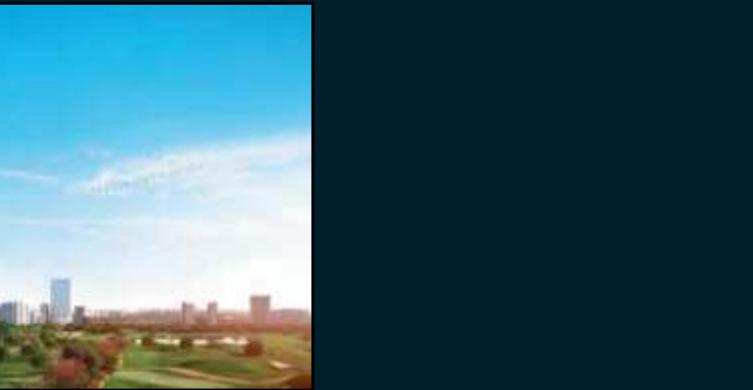
HYDERABAD



▲ The Olympus By Sumadhura (Ongoing)



▲ Sumadhura Horizon (Delivered)



▲ Sumadhura Acropolis (Delivered)

BENGALURU



▲ Folium By Sumadhura (Ongoing)



▲ Sumadhura Eden Garden (Delivered)

APPROVALS SANCTION AUTHORITY

AIRPORTS AUTHORITY OF INDIA-AAI (HYDERABAD AIRPORT)

NOC ID: HIAL/SOUTH/B/102320/507880 & HIAL/SOUTH/B/102320/507881

DATE OF APPROVAL

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
TOWER-E: ACK NO.: 353570002021
TOWER-F: ACK NO.: 456260002022
TOWER-G: ACK NO.: 456270002022
TOWER-H: ACK NO.: 456280002022

CLUB SUMADHURA I : ACK: 353710002021
CLUB SUMADHURA II : ACK: 353760002021

26-08-2022

02-08-2022
07-02-2021

HMWSSB
HYDERABAD METROPOLITAN WATER SUPPLY & SEWERAGE BOARD

CERTIFICATE NUMBER: 22-2021/30

03-09-2021

SEIAA (EC)
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY TELANGANA STATE (SEIAA)

EC ORDER: SEIAA/TS/OL/RRD 615-2020/802 & EC22B000TG140494

22-06-2021
30-11-2022

TSPCB (CFE)
TELANGANA STATE POLLUTION CONTROL BOARD

ORDER NUMBER: 130/TSPCB/CFE/RRD/RO-RR-I/HO/2021 & 230/TSPCB/CFE/RRD/RO-RR-I/HO/2023

09-02-2022
04-04-2023

HMDA
HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY

HMDA-PROJECT APPROVAL
(PHASE 1- FOR TOWERS A,B,C & D) PERMIT NO.: G1/BP/TPS/2022/570
(PHASE 2- FOR TOWERS E, F, G & H) PERMIT NO.: G1/BP/TPS/2171/2023

22-02-2022
23-08-2023

RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY

REGISTRATION NUMBER (Phase 1): P02400004411 (Towers: A, B, C & D)
REGISTRATION NUMBER (Phase 2): P02400007022 (Towers: E, F, G & H)

11-04-2022
23-09-2023

STATUTORY APPROVALS



SUMADHURA®

DELIVERING HAPPINESS

SUMADHURA INFRACON PRIVATE LIMITED

CORPORATE OFFICE, BENGALURU
108/2, Millennia Building, 1st Main,
Opposite Innovative Multiplex
Behind Bhagini Restaurant,
MSR Layout, Outer Ring Road
Bengaluru-560037, Karnataka.

REGIONAL OFFICE, HYDERABAD
Plot No. 1131, 2nd Floor,
Metro Pillar No. 1638, Road No. 36
Jubilee Hills, Hyderabad-500033
Telangana.

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

GET IN TOUCH
Ph: +91 - 8555022501

SCAN HERE FOR
LOCATION



CONNECT WITH US

