



SUMADHURA'S  
**GARDENS**  
by the **BROOK**

*Urban*  
***Living***  
*Re-defined*

INSPIRED BY  
*Nature*



A little away from the urban chaos of the city, a perfectly crafted universe is coming to light. It's set over endless stretches of green open spaces. Across this mosaic of green is a winding brook in sparkling blue, gently flowing across the entire landscaped grounds.

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Luxury means  
“Staying away from Pollution”,  
in a Green Cocoon.





NOTE: This image is for representation purpose only.  
And is the artist view that intends to communicate the sense of design and aesthetics.

## A HOME AMIDST THE GARDENS



## FLOURISH BY THE GARDENS

We have named it Gardens by the Brook. There are 800 exquisite apartments nestled within nature's prettiest nook. Every square foot of the layout is a landscaped masterpiece. The setback on both sides of the brook have been transformed into gardens. Seamless. Uninterrupted

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# Sports

FITNESS  
AND  
ACTIVITIES



Multiple kids'  
play zones  
where your tiger  
cubs discover  
friendships and fun.

## HOP, SKIP AND PLAY

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# Clubhouse

Cassia - Social



## CLUBHOUSE AMENITIES

Anchor Store

Multipurpose Hall

Co-working Spaces

Mini Theatre

Library

Creche

Medical Room

Guest Rooms

Terrace

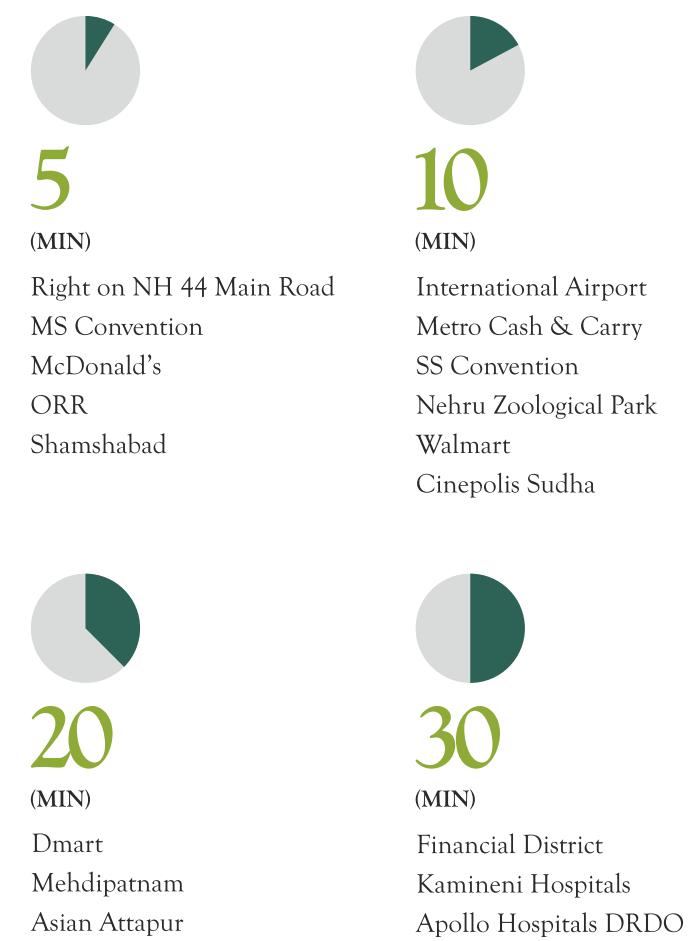
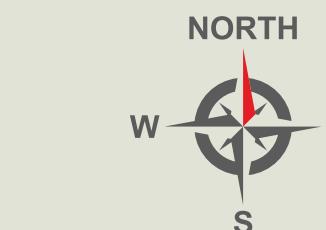
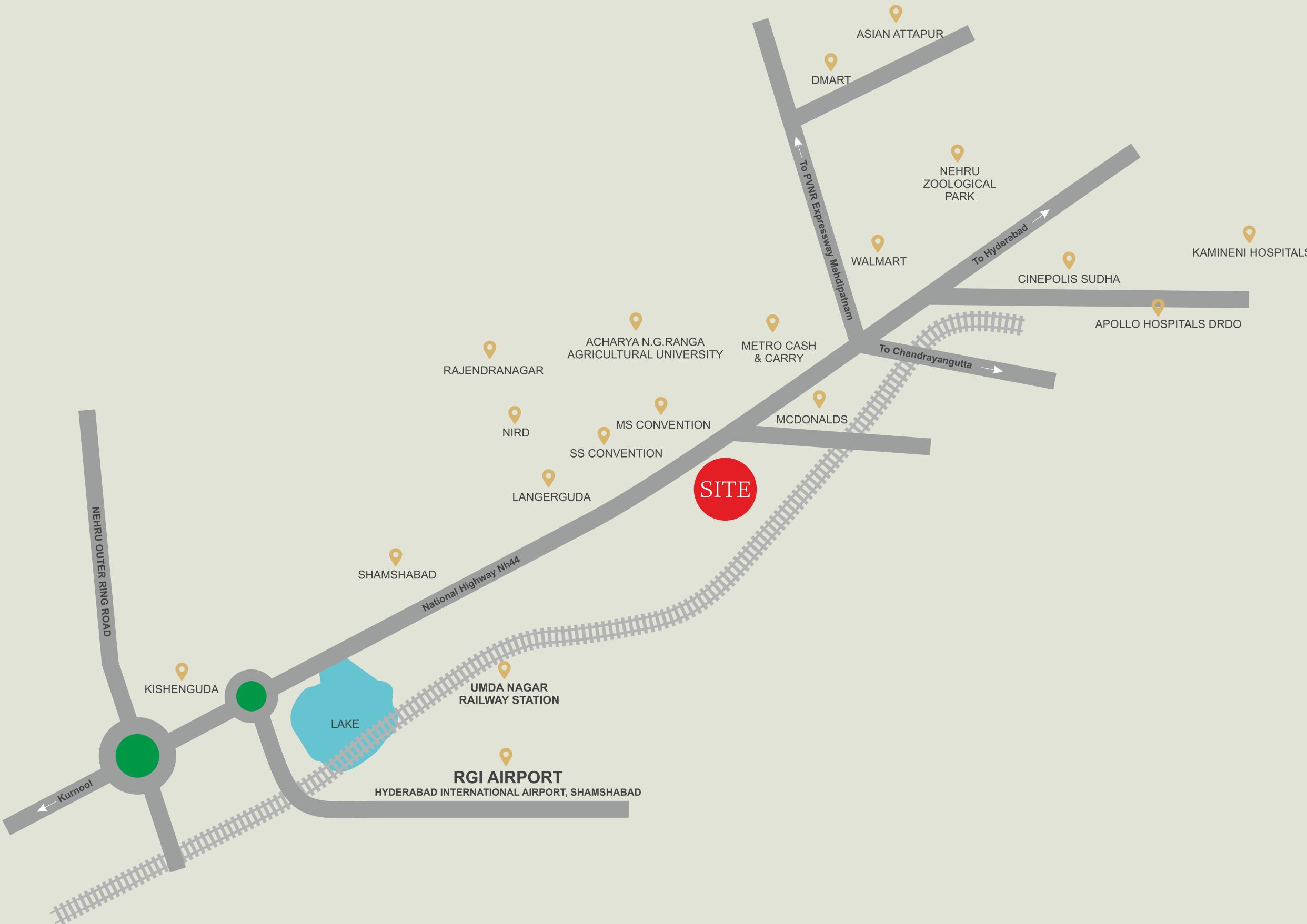


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# Minutes to *Everything*



## Location

We chose the location of Gardens by the Brook with a lot of thought and planning. Close enough to the city, yet not too close. Surrounded by urban comforts, yet in the heart of nature. A drive away from the finest schools, malls, workspaces and the airport – yet pleasantly untouched by noise and traffic jams. Satamrai is connected to every part of Hyderabad via the ORR and PV Narsimha Rao flyover. Rediscover the magic on the other side!

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Floor Plans

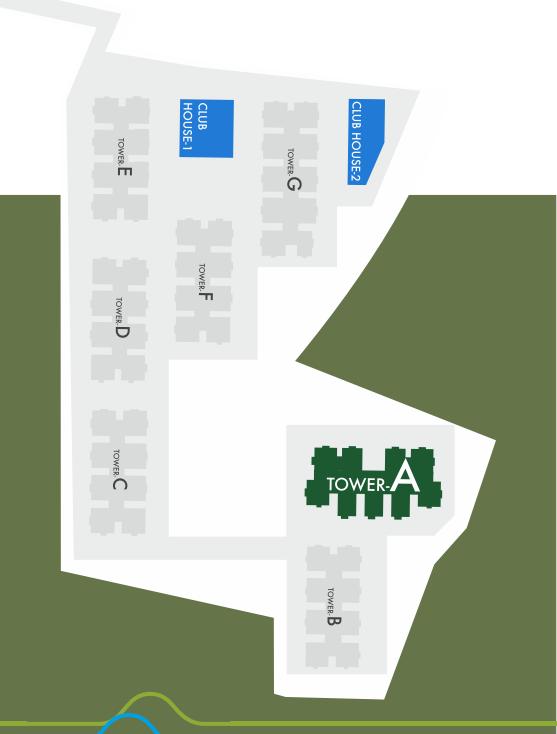
Area Statement

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

TOWER  
**A**  
1285 to  
1680 SFT

Area Statement

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



**3BHK**  
SBUA-1680 SFT  
WEST FACING



**3BHK**  
SBUA-1625 SFT  
EAST FACING

### Floor Plans

**TOWER B & D**

1285 to  
1680 SFT

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

**2BHK**  
SBUA-1285 SFT  
WEST FACING



**2.5BHK**  
SBUA-1420 SFT  
EAST FACING

**2BHK**  
SBUA-1285 SFT  
WEST FACING



**2.5BHK**  
SBUA-1420 SFT  
EAST FACING

**3BHK**  
SBUA-1680 SFT  
WEST FACING



**3BHK**  
SBUA-1625 SFT  
EAST FACING

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



**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**



2M WIDE CORRIDOR



**2BHK**  
**SBUA-1285 SFT**  
**EAST FACING**

#### Area Statement

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

**2BHK**  
**SBUA-1285 SFT**  
**EAST FACING**

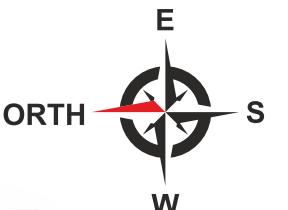
#### Area Statement

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

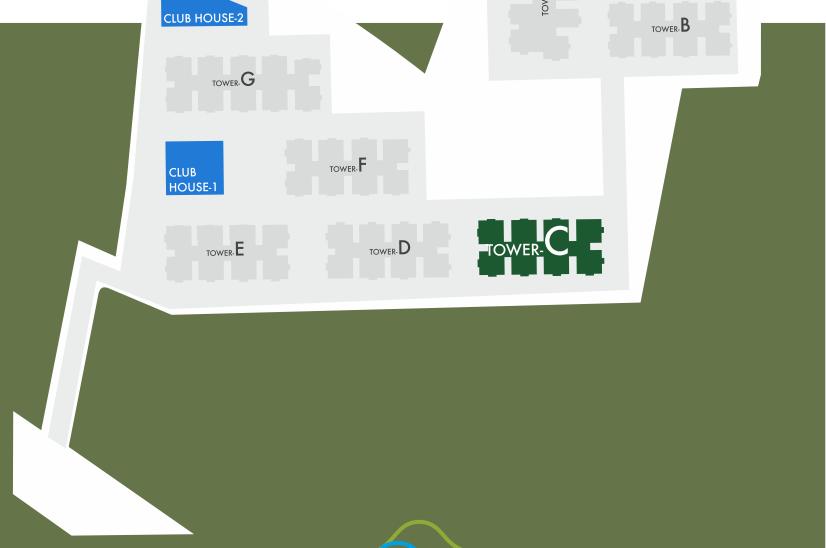
**TOWER C**

1285 to  
1680 SFT

### Floor Plans



**3BHK**  
**SBUA-1680 SFT**  
**EAST FACING**



# Specifications



## 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 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 Track.



## WINDOWS

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



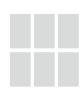
## PAINTING

- 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: Anti-Skid Ceramic Tiles for flooring.
- Corridors : GVT (Vetrified 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 bath rooms.



## 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 Meter for DG Power and EB Power Billing System.



## 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's and equipment at required place 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 Area, 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, Co-Working office Space.



## OPEN AREA AMENITIES

- Swimming Pool, Half Basket Ball 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, Out Door 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.

## Promoters



Creating landmarks across the skyline of Bengaluru and Hyderabad, the teams at Sumadhura Infracon Pvt. Ltd are happy to be “home makers” to more than 5000 families in premier properties. For over 25 years Sumadhura’s signature of success is centered around these 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. Our expertise in the acquisition of land, innovative architecture, carefully curated premium brands, tastefully appointed interiors and after sales service has been instrumental in earning a reputation of being forerunners in real estate development.

**8** MILLION SFT  
COMPLETED

**20** MILLION SFT  
UNDER IMPLEMENTATION

We are passionately committed to delivering happiness through the spaces we build. We have been consistent in all our commitments and uncompromising in our values. All our spaces imbibe local context, culture and aspirations and we are guided by our Purpose, Vision and Mission which harmonize our business aspirations with customer centricity.

Member  
**CREDAI**



## Approvals

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
<b>AAI</b> Airports Authority of India (Hyderabad Airport)	NOC ID :- HIAL/SOUTH/B/I02320/507880 & HIAL/SOUTH/B/I02320/507881	28-10-2020
<b>FIRE</b> Govt. of Telangana State Disaster Response & Fire Services Department	Provisional NOC - Tower -1 : ACK. No: 353410002021 Tower -2 : ACK. No. 353450002021 Tower - 3 : ACK. No. 353520002021 Tower - 4 : ACK. No. 353550002021 Club house -I: ACK: 353710002021 & Club House - 2: ACK : 353760002021	25-02-2021 07-02-2021
<b>HMWSSB</b> Hyderabad Metropolitan Water Supply & Sewerage Board	(a) FC No.C.G.M €/ORR Circle/FC/2021-22/531 (b) Certificate Number : 30 / 2021-22	03-09-2021
<b>SEIAA (EC)</b> State Level Environment Impact Assessment Authority Telangana State (SLEIAA)	Proposal Number: SIA/TG/MIS/189764/2020 EC Order : SEIAA/TS/OL/RRD-802/2020-615 Dated: 22-06-2021	16-09-2021
<b>TSPCB (CFE)</b> Telangana State Pollution Control Board	Application Number: 3186574 Order Number: I30/TSPCB/CFE/RRD/RO-RR-I-HO/2021 Dated: 09-02-2022	09-02-2022
<b>HMDA</b> Hyderabad Metropolitan Development Authority	HMDA - Project Approval ( Phase -I for 4 Towers) (a) File No: HMDA/TEMP/9160/21 (b) Application No: 047991/SMD/R1/U6/HMDA/05082021 (c) HMDA File Letter No.047991/SMD/R1/U6/HMDA/2021 Dated: 10-02-2022 (d) Permit No.G1/BP/TPS/570/2022 Dated: 22-02-2022	22-02-2022
<b>RERA</b> Telangana Real Estate Regulatory Authority	(a) Application Number : REA02400037651 (b) Registration Number : P02400004411	11-04-2022

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NOTE: This brochure is a conceptual presentation of the project and is not a legal offering.  
The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.

A Passionate offering by



**CORPORATE OFFICE**

SUMADHURA INFRACON PRIVATE LIMITED  
108/2, Millennia Building, 1st Main  
Opposite Innovative Multiplex  
Behind Bhagini Restaurant  
MSR Layout, Outer Ring Road  
Marathahalli, Bangalore - 560 037  
Karnataka.

**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 OFFICE**

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

**GET IN TOUCH**

Ph: +91 - 8555022501

**CONNECT WITH US**

