

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.



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





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.







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

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

HOP,
SKIP
AND
PLAY





Clubhouse

Cassia - Social



CLUBHOUSE AMENITIES

Anchor Store

Multipurpose Hall

Co-working Spaces

Mini Theatre

Library

Creche

Medical Room

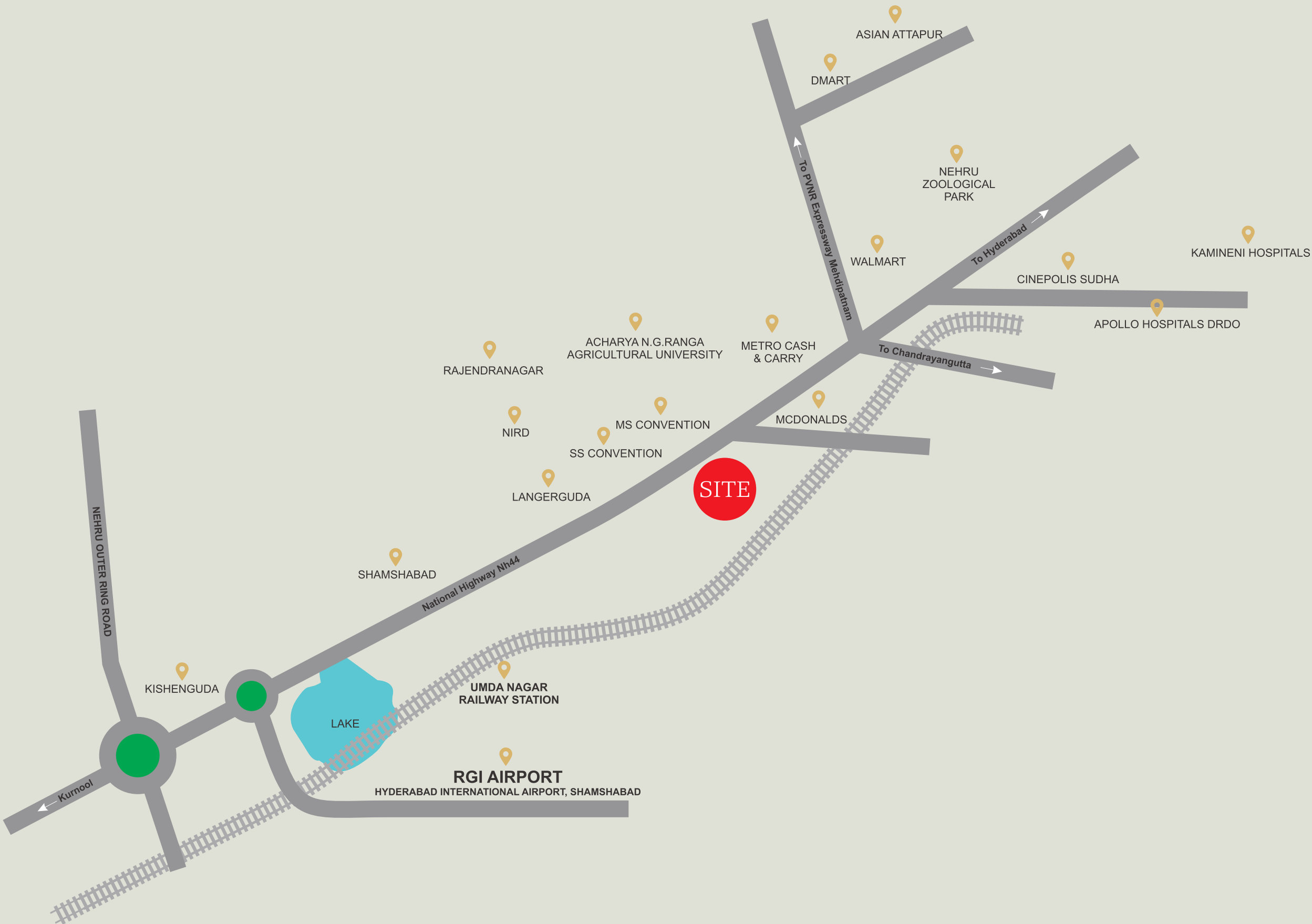
Guest Rooms

Terrace



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Minutes to *Everything*



5

(MIN)

Right on NH 44 Main Road
MS Convention
McDonald's
ORR
Shamshabad



10

(MIN)

International Airport
Metro Cash & Carry
SS Convention
Nehru Zoological Park
Walmart
Cinepolis Sudha



20

(MIN)

Dmart
Mehdipatnam
Asian Attapur



30

(MIN)

Financial District
Kamineni Hospitals
Apollo Hospitals DRDO

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!







- 01 Entrance
- 02 Security Cabin
- 03 Drive Way
- 04 Jogging Track
- 05 Entry Ramp
- 06 Exit Ramp
- 07 Garden of Ground Modulation
- 08 Party Lawn
- 09 Venerated Garden
- 10 Tropical Garden of Palms
- 11 Central Park
- 12 Sculpture Garden
- 13 Amphitheatre
- 14 Garden of Fruits
- 15 Garden of Flowers
- 16 Garden of Grasses
- 17 Garden of Butterflies
- 18 Senior Citizen Courts
- 19 Swimming Pool
- 20 Children's Play Area 3-12 Years
- 21 Toddler's Play Area 1-2 Years
- 22 Outdoor Gym
- 23 Half Basket Ball Court
- 24 Cricket Practising Net
- 25 Tennis Court
- 26 Pet Park
- 27 Lawn and Seating
- 28 Transformer Yard
- 29 OWC
- 30 Exhaust Air Shaft
- 31 Metering Panel
- 32 DG Shaft



Floor Plans

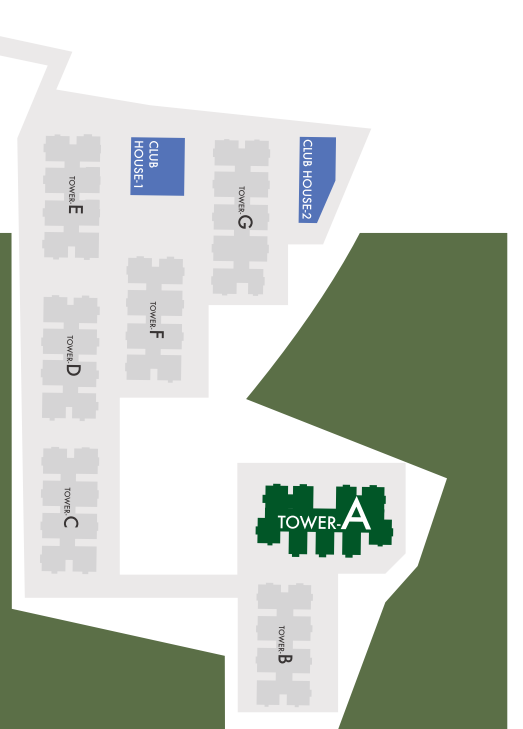
TOWER A
1285 to
1680 SFT

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





Floor Plans

TOWER B & D
1285 to 1680 SFT

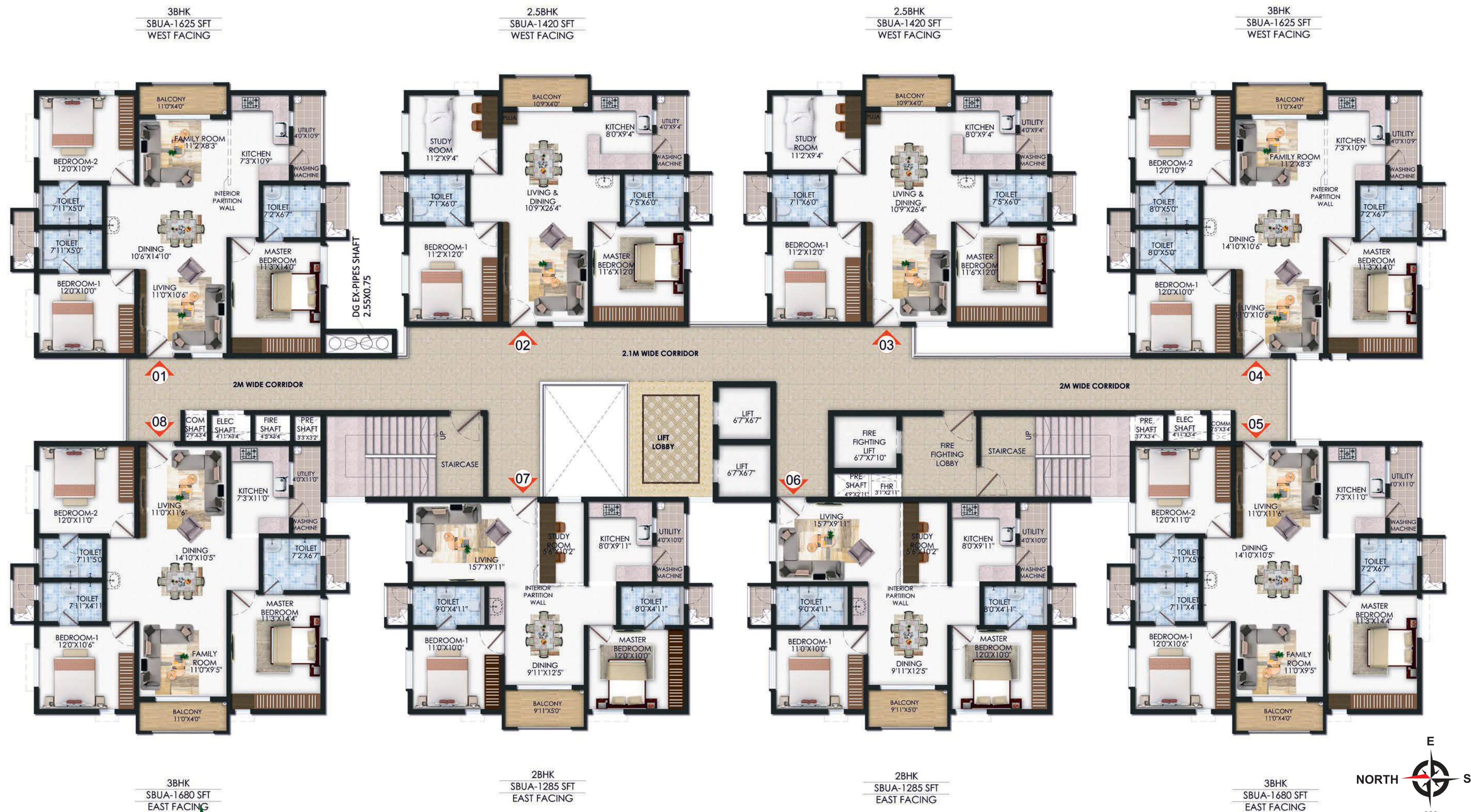
Area Statement

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

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





Floor Plans

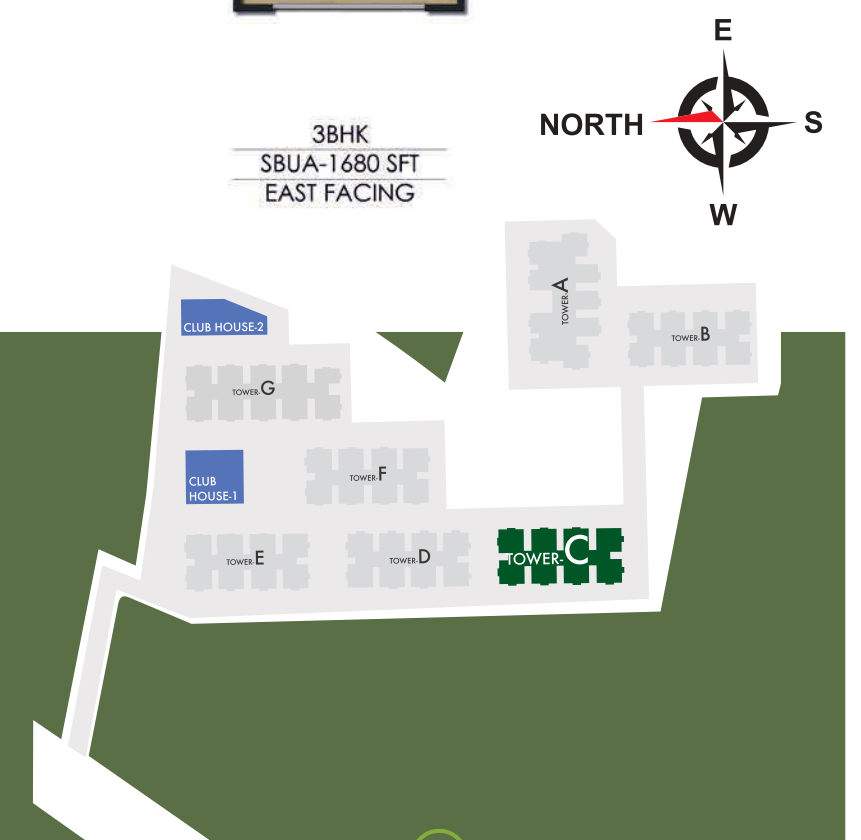
TOWER C
1285 to
1680 SFT

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



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 (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 alongwith 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.

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'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.



Approvals

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
AAI Airports Authority of India (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 -1 : ACK. No: 353410002021 Tower -2 : ACK. No. 353450002021 Tower - 3 : ACK. No. 353520002021 Tower - 4 : ACK. No. 353550002021 Club house -1: ACK: 353710002021 & Club House - 2: ACK : 353760002021	25-02-2021 07-02-2021
HMWSSB 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
SEIAA (EC) 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
TSPCB (CFE) Telangana State Pollution Control Board	Application Number: 3186574 Order Number: 130/TSPCB/CFE/RRD/RO-RR-I-HO/2021 Dated: 09-02-2022	09-02-2022
HMDA 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
RERA Telangana Real Estate Regulatory Authority	(a) Application Number : REA02400037651 (b) Registration Number : P02400004411	11-04-2022



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
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W: www.gardensbythebrook.com

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