SUMADHURA



Discover The Essence Of Your Magnificence

SUMADHURA PRAM DA



Step into the Joy of a Life Elegantly Designed for You.

SUMADHURA°

A World Built On The Foundation of Happiness

For over three decades, we have been crafting more than spaces—we create homes where families grow, bonds strengthen and memories last a lifetime. Every project we deliver is a promise: a sanctuary of love, a legacy to treasure and a home that nurtures aspirations. With thoughtful design, superior quality and on-time delivery we ensure every home is a place where life's most beautiful moments unfold. Here's to building the future, one cherished masterpiece at a time.

Milestones 2 52+ 12+ Cities World-class Projects Million Sq.ft. Delivered 12,000+ 40+ Happy Families Million Sq.ft. Under Development



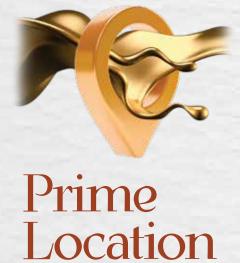
High-Quality

The path towards excellence is paved with diligence.



Smart Design

Imagination is the key to architectural innovation



We are where you want to be



Every minute counts for moments to be created

The Architecture of Aspiration.

Sumadhura Group, a leading name in South India's real estate industry, crafts homes that blend elegance with purpose. Known for our attention to detail, we design spaces that spark joy and foster growth. Our vision goes beyond creating residences; it's about shaping lives and communities. Whether in Bengaluru or Hyderabad, our projects fuel urban aspirations while remaining grounded in care and compassion. With a focus on ethical values and innovation, we at Sumadhura build more than structures; we provide opportunities for families to thrive and spaces for cities to prosper. After all, we're laying down the foundation of happiness.











Inspired by You, Elevated by Luxury.

Sumadhura *Pramoda* is more than just a name. It's an invitation to reconnect with what truly grounds you. Inspired by the Sanskrit word Pramoda, meaning joy and deep contentment, it evokes the charm of embracing authenticity and finding beauty in simplicity. This isn't just luxury; it's a canvas for self-discovery, where every detail reflects the essence of your personality.



Unveiling a New Mix of Luxury and Tradition.

In Bengaluru's thriving southwest, Pramoda invites you to live where life unfolds at its most resplendent. Just moments from the city's vibrant commercial and entertainment hubs, Pramoda offers thoughtfully designed 2, 2.5 and 3 BHK homes surrounded by 10+ lush gardens and 50+ indulgent amenities. A clubhouse inspired by Carnatic culture anchors this haven of comfort, blending tradition with modern luxury. Here, every corner is crafted to awaken your potential and reflect who you truly are.

SUMADHURA°







Location Map





A City Where Opportunities Rise Faster Than The Sun. Even Our Homes Are Built On Ambition.



What feels like luxury is truly your own Essence, your Preferences, your Joy. Playgrounds, pools and passions that redefine joy. Turns out, paradise is just in your backyard.







Images for representation purpose only

Hopscotch On Pathway

Where Kids Play, Grow and Thrive.

Kids' Play Lawn - Rope Play (4+ Years) | Kids' Play Area on Sand (6+ Years) | Snakes & Ladders and many more...



Giant Chess

YOUR LITTLE ONE'S PLAYLAND







Images for representation purpose only

Indoor Games Room

Play Hard, Make Memories, Live Well.

Tennis Court | Multipurpose Court (Futsal Court + Volleyball) | Badminton Court | Mini Golf Simulator Room | Cycling Track | Outdoor Fitness | Outdoor Play Area | Amphitheatre Stage / Skating Rink



Tennis Court













Let Well-Being Enrich Every Moment.

Meditation Pavilion with Buddha Statue.



Yoga Deck



Yoga Lawn

YOUR WELLNESS RETREAT







Images for representation purpose only

Bamboo Garden

Garden of Wellness, Just for You!

The community offers a variety of gardens that promote well-being, sustainability, and social interaction. They enhance beauty, provide diverse spaces, and offer opportunities for education and relaxation.



Tropical Garden

YOUR RECREATION ZONE







From Beautiful Gatherings To Quiet Escapes

Crèche for Toddlers & Baby Zone with Outdoor Play Area | Estate Office | ATM | Toilet Block | Mini Theatre / AV Room | Multipurpose Hall 01 & 02 | Pre-function Area | Pantry | Indoor Games Room | Mini Golf Simulator Room | Spa / Salon | Yoga Studio / Aerobics | Gymnasium | CrossFit | Swimming Pool for Adults & Kids | Activity Studio | Co-working Space with Discussion Room | Guest Rooms – 3 Nos.



Badminton Court



Mini Golf Simulator









Recreation As a Canvas for Togetherness

Relaxing Court | Elevated Wooden Deck | Unique Tree Court with Seating Below | Seating for Joggers | Resting Areas | Garden of Colours | Herb Garden | Aromatic Garden | Bamboo Garden | Tropical Garden | Alcove Garden | Flower Garden | Fragrance Garden | Bio Pond | Interactive Plaza | Pet Park | Feature Wall | Water Feature with Cascade | Interactive Water Jets | Accent Plants | Accent Tree Court | Palm Court | Drop-off Water Feature | Entrance Water Feature | Barbecue Corner | BBQ / Serving Counter | Youth Corner | Butterfly Garden with Accent Tree | Reflexology Pathway | Resting Pavilion with Seat | Multi-purpose Lawn (Party, Gathering, etc.) | Entrance Accent Paving | Entrance Accent Planting.



Screen Wall



Amphitheatre

YOUR HARMONY HUB



Your Dreams. Your Space. Your Home.





LEGEND

P - Play Areas

- Mids Play Area on EPDM (2-6 YEARS)
- 102 Hopscotch on Pathway
- (3) Giant Chess
- Snakes and Ladders
- (6+ Years)
- 66 Half Basketball Court
- **Tennis Court**
- Multipurpose Court (Futsal Court + Volleyball Court)
- (4+ Years) Kid's Play on EPDM Rope Play
- **O** Stage

R - Recreation Amenities

- Butterfly Garden with Accent Tree
- Yoga Deck
- Yoga Lawn
- Stepped Seating
- (19) Relaxing Court
- Reflexology Pathway
- Meditation Pavilion with Buddha Statue
- 1 Jogging Track
- (I) Cycling Track
- 20 Natural Walking Trails
- Resting Pavilion with Seat
- 2 Seating for Joggers
- Garden of Colours
- 4 Herb Garden
- Aromatic Garden
- Bamboo Garden
- Tropical Garden
- Alcove Garden
- Flower Garden
 Fragrance Garden
- **In Fragrance Garden**
- **3 Bio Pond**
- Outdoor Fitness
- **330** Youth Corner
- 332 Youth Corner
- (1) Elevated Wooden Deck
- Unique Tree Court with Seating Below

A - Activity and Social Spaces

- 3 Barbeque Corner
- 3 BBQ / Serving Counter
- 3 Multipurpose Lawn (Party, Gathering, etc.)
- (I) Amphitheater
- 1 Interactive Plaza

M - Miscellaneous Features

- Pet Park
- Feature Wall
- Water Feature with Cascade
- Interactive Water Jets
- **3 Accent Plants**
- **Accent Tree Court**
- Screen Wall

O - Outdoor Amenities

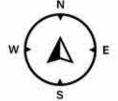
- **60** Swimming Pool
- Kid's Pool
- Met Pool Deck with Chairs
- 1 Pool Deck with Lounge Chairs
- 3 Water feature with cascade
- Pool Entry Water Feature

D - Daily Amenities

- Bus Bay/ Waiting area
- 5 Entrance Portal with Security Cabin
- 65 Entrance Accent Paving
- 5 Entrance Accent Planting
- 58 Entrance Planting
- 59 Entrance Waiting Area
- @ Palm Court
- 61 Drop-off Water Feature

A - Auxiliary Services

- @ DG Yard
- **3** Gas Bank
- @ Organic Waste Converter (OWC)
- Transformer Yard





The Foundation of Fulfilment

Space transforms lives, offering freedom to dream and thrive. That's why the larger spaces at Pramoda are an attempt by Sumadhura Group to manifest this principle and create homes that inspire ambition and connection. Every room reflects a commitment to quality and growth, empowering residents to chart new paths and unlock their true potential.



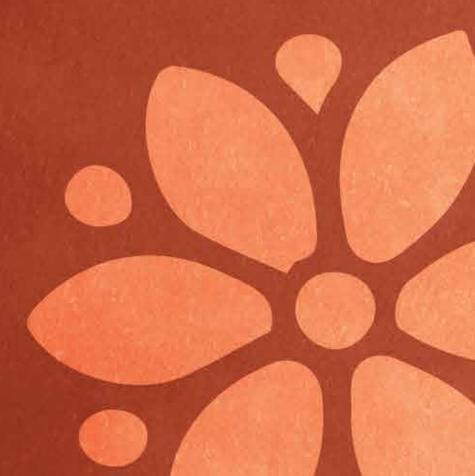
10+ themed gardens & 50+ world-class amenities



A grand clubhouse with luxurious indulgences



The longest balconies in its category







TYPICAL FLOOR PLAN

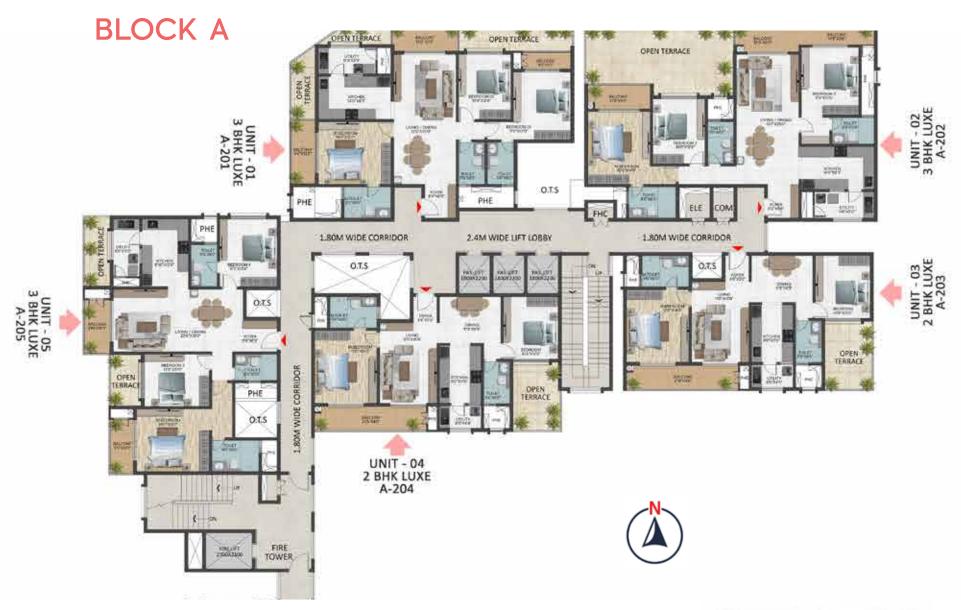
3RD TO 18TH FLOOR & 20TH TO 28TH FLOOR



Tower	Flat Number	Configuration	Facing	Carpet Area Sq.ft	Balcony Area Sq.ft	Super Built-Up Area Sq.ft
	A-301 to A-1801 & A-2001 to A-2801	3 BHK Luxe	WEST	1175	144	1955
	A-302 to A-1802 & A-2002 to A-2802	3 BHK Luxe	WEST	1228	165	2055
Block A	A-303 to A-1803 & A-2003 to A-2803	2 BHK Luxe	NORTH	863	95	1430
	A-304 to A-1804 & A-2004 to A-2804	2 BHK Luxe	NORTH	863	95	1430
	A-305 to A-1805 & A-2005 to A-2805	3 BHK Luxe	EAST	1204	94	1930



2ND FLOOR PLAN



Tower	Flat Number	Configuration	Facing	Carpet Area Sq.ft	Balcony Area Sq.ft	Terrace Area Sq.ft	Super Built-Up Area Sq.ft
	A-201	3 BHK Luxe	WEST	1175	144	100	2055
	A-202	3 BHK Luxe	WEST	1228	165	170	2225
Block A	A-203	2 BHK Luxe	NORTH	863	95	60	1490
	A-204	2 BHK Luxe	NORTH	863	95	60	1490
	A-205	3 BHK Luxe	EAST	1204	94	60	1990



3BHK LUXE (WEST)

Unit - 01 | Block - A

A - 301 TO A - 1801 & A -2001 TO A - 2801

SBUA - 1955 SQ.FT.

CARPET AREA - 1175 SQ.FT.

BALCONY - 144 SQ.FT.







3BHK LUXE (WEST)

Unit - 02 | Block - A

A - 302 TO A - 1802 & A -2002 TO A - 2802

SBUA - 2055 SQ.FT.

CARPET AREA - 1228 SQ.FT.

BALCONY - 165 SQ.FT.





2BHK LUXE (NORTH)

Unit - 03, 04 | Block - A

A - 303 TO A - 1803 & A -2003 TO A - 2803

A - 304 TO A - 1804 & A -2004 TO A - 2804

SBUA - 1430 SQ.FT.

CARPET AREA - 863 SQ.FT.

BALCONY - 95 SQ.FT.







3BHK LUXE (EAST)

Unit - 05 | Block - A

A - 305 TO A - 1805 & A -2005 TO A - 2805

SBUA - 1930 SQ.FT.

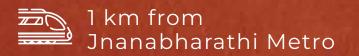
CARPET AREA - 1204 SQ.FT.

BALCONY - 94 SQ.FT.















Block B - Plans

TYPICAL FLOOR PLAN

3RD TO 18TH FLOOR & 20TH TO 28TH FLOOR



Tower	Flat Number	Configuration	Facing	Carpet Area Sq.ft	Balcony Area Sq.ft	Super Built-Up Area Sq.ft
	B-301 to B-1801 & B-2001 to B-2801	2 BHK Luxe	WEST	833	101	1390
Block B	B-302 to B-1802 & B-2002 to B-2802	3 BHK Smart	EAST	1022	93	1660
	B-303 to B-1803 & B-2003 to B-2803	3 BHK Smart	NORTH	1020	88	1625
	B-304 to B-1804 & B-2004 to B-2804	3 BHK Smart	NORTH	1020	88	1625
	B-305 to B-1805 & B-2005 to B-2805	3 BHK Smart	EAST	1020	88	1625
	B-306 to B-1806 & B-2006 to B-2806	3 BHK Smart	EAST	1020	88	1625



2ND FLOOR PLAN



Tower	Flat Number	Configuration	Facing	Carpet Area Sq.ft	Balcony Area Sq.ft	Terrace Area Sq.ft	Super Built-Up Area Sq.ft
	B-201	2 BHK Luxe	WEST	833	101	0	1390
	B-202	3 BHK Smart	EAST	1022	93	120	1780
Block B	B-203	3 BHK Smart	NORTH	1020	88	25	1650
Вюск в	B-204	3 BHK Smart	NORTH	1020	88	25	1650
	B-205	3 BHK Smart	EAST	1020	88	45	1670
	B-206	3 BHK Smart	EAST	1020	88	25	1650



2BHK LUXE (WEST)

Unit - 01 | Block - B

B - 301 TO B - 1801 & B -2001 TO B - 2801

SBUA - 1390 SQ.FT.

CARPET AREA - 833 SQ.FT.

BALCONY - 101 SQ.FT.







3BHK SMART (EAST)

Unit - 02 | Block - B

B - 302 TO B - 1802 & B -2002 TO B - 2802

SBUA - 1660 SQ.FT.

CARPET AREA - 1022 SQ.FT.

BALCONY - 93 SQ.FT.







3BHK SMART (NORTH)

Unit - 03, 04 | Block - B

B - 303 TO B - 1803 & B -2003 TO B - 2803

B - 304 TO B - 1804 & B -2004 TO B - 2804

SBUA - 1625 SQ.FT.

CARPET AREA - 1020 SQ.FT.

BALCONY - 88 SQ.FT.







3BHK SMART (EAST)

Unit - 05, 06 | Block - B

B - 305 TO B - 1805 & B -2005 TO B - 2805

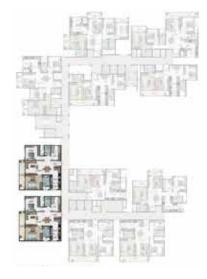
B - 306 TO B - 1806 & B -2006 TO B - 2806

SBUA - 1625 SQ.FT.

CARPET AREA - 1020 SQ.FT.

BALCONY - 88 SQ.FT.







1BHK (EAST)

Unit - 06 | Block - B

B - 1906

SBUA - 1150 SQ.FT.

CARPET AREA - 706 SQ.FT.

BALCONY - 88 SQ.FT.







Specifications



STRUCTURE:

 Core wall and shear wall monolithic construction, using the best quality aluminium modular shuttering system.

DOORS:

- Main door: Best quality African teak wood frame of Large 8 feet high with Veneered flush shutter of 38 mm thickness, P. U polish finished on both sides.
- Internal doors: Best quality African teak wood frame with Veneered flush shutters of 38 mm thick, P.U polish finished on both sides.
- Toilet & Utility doors: Best quality African teak wood frame with Veneered flush shutters of 38 mm thick,
 P.U. polish finish on one side and laminate finish on the other side.
- Balconies: UPVC doors with sliding glass shutters & mosquito mesh of Aluplast or equivalent Brand/ make.

WINDOWS:

 UPVC window systems with M.S safety grill and mosquito mesh of Aluplast or equivalent Brand/make.
 All Hardware of reputed make.

PAINTINGS:

- External: Textured/ smooth finish with two coats of weather resistant exterior emulsion paint.
- Internal: Smooth putty finish with two coats of premium emulsion paint for walls and Acrylic emulsion paint for ceiling over one coat of primer.

FLOORING:

- Elegant double-height ground floor entrance lobby (in tower) & clubhouse lounge area: Italian marble flooring.
- Staircases: Granite flooring
- Corridor: GVT tile flooring.
- Premium laminated wooden flooring in Master bedroom.
- Living, Dining, other Bedrooms & Kitchen are with 800X800mm size Double charged vitrified tile
- flooring.
- Toilets: 600x 600 Satin finish ceramic tile flooring, 1200 x 600 mm ceramic tile dado up to False- Ceiling level.
- All Balconies/Utilities: Rustic finish ceramic tile flooring.
- Utility: 600 x 1200 mm ceramic tile dado up to 3'6" height.

HAND RAILING:

- Balcony: Aluminium handrail with toughened glass.
- Staircase in common areas: M.S. railing.

KITCHEN/UTILITY:

- Provision for a softened water inlet in the kitchen.
- Provision for a sleeve chimney exhaust.
- Water inlet/outlet provision in the utility area for a washing machine.

TOILETS:

• Toughened glass partition for the shower in the



master bedroom toilet.

- Granite counter for the washbasin with a basin mixer.
- Wall-mounted EWC with a concealed flush tank.
- Single-lever diverter cum shower.
- Sanitary ware: TOTO, Grohe or an equivalent brand.
- In the master bedroom toilet: Vanity counter with premium C.P. fittings of Grohe or an equivalent brand.

(ELECTRICAL:

- Concealed copper wiring of Havells/Polycab or an equivalent brand.
- Modular switches: Norysis, Schneider, Legrand, or an equivalent brand.
- Touch switches (home automation) in the living room and master bedroom.
- Power socket for split air conditioners in all bedrooms.
- Provision of a power socket for a split air conditioner in the living room.
- USB-C port for mobile phone charging in the master bedroom.
- Power sockets in the kitchen for a hob, chimney, refrigerator, microwave oven, mixer, aquaguard and a washing machine in the utility area.
- Power sockets for geysers and exhaust fans in all bathrooms.
- Motion sensor-based light control in toilets.
- Power supply (EB & DG): 3 BHK Classic / 3 BHK
 Smart 4 kW, 2 BHK Classic 3 kW and 1 BHK –

2 kW. (Dual sub-meters for power supply to flats).

- 100% uninterrupted DG power backup for lifts, pumps and lighting in common areas.
- The project will be on HT metering.

PLUMBING:

- Water meter for individual flats (for softened water lines).
- Drainage/Sewage: SWR/PVC pipes and fittings.
- Water supply (Internal & External): CPVC or UPVC pipes and fittings.

TELECOM/INTERNET/CABLE TV.

• Provision for internet, DTH and intercom.

CAR PARKING:

- Covered parking with entry/exit ramps and signage.
- Cement concrete flooring with a power-trowelled smooth finish to enhance driving comfort.
- Dedicated space for car charging at the visitors' car park and a car washing bay will be provided.

FIRE & SAFETY (AS PER CODAL COMPLIANCES):

- Fire sprinkler system in all flats, corridors and basements.
- Fire hydrants and extinguishers on all floors.
- Fire alarms and a public address system.

💩 LPG:

Space provision for gas bank.

COMMON AMENITIES & FACILITIES OF THE PROJECT

SECURITY:

- Round-the-clock security system.
- Intercom facility to all apartments, connecting to the security room.
- Panic button and intercom provided in the lifts.
- Solar-powered fencing on the compound.
- Surveillance cameras at the main security point and at the entrance of the tower.
- Video door phone.

iii LIFTS:

 High-speed lifts with an auto rescue device & V3F for energy efficiency. Schindler or an equivalent make.

• 06 nos. of passengers and 1 no. of service lifts.

ECO SUSTAINABLE FACILITIES:

- WTP Softened water made available through an exclusive water treatment plant (in case of bore water).
- Sewage treatment plant of adequate capacity as per norms, provided within the project. Treated sewage water will be used for landscaping/flushing purposes.
- Rainwater harvesting tanks.
- Rainwater recharge wells.
- Organic waste converters.

CLUBHOUSE AMENITIES:

- Ground Floor Double-height Entrance Lobby, Crèche for Toddlers & Baby Zone along with an Outdoor Play Area, Hobby Badminton Court, Estate Office, Laundry Room, ATM and Toilet Block.
- First Floor Mini Theatre/AV Room, Multipurpose Hall 01, Multipurpose Hall 02, Pre-function Area, Pantry, Indoor Games Room, Mini Golf Simulator Room, Spa/Salon, Yoga Studio/Aerobics, Gymnasium, CrossFit, Swimming Pool for Adults & Kids, Activity Atudio, Co-working Space with Discussion Room, Guest Rooms – 3 nos. and Toilet Blocks.



EXPERIENCES BEYOND AMENITIES:

Kids' Play Area on EPDM (2-6 years), Hopscotch on the pathway, Giant Chess, Snakes & Ladders, Kids' Play Area on sand (6+ years), Half Basketball Court, Tennis Court, Multipurpose Court (Futsal Court / Volleyball / Pickle ball / Badminton), Kids' Play Lawn - Rope Play (4+ years), Amphitheatre Stage, Butterfly Garden with accent trees, Yoga Deck, Yoga Lawn, Stepped Seating, Relaxing Court, Reflexology Pathway, Meditation Pavilion with Buddha Statue, Jogging Track, Cycling Track, Natural Walking Trails, Resting Pavilion with Seats, Seating for Joggers, Garden of Colours, Herb Garden, Aromatic Garden, Bamboo Garden, Tropical Garden, Alcove Garden, Flower Garden, Fragrance Garden, Bio Pond, Outdoor Fitness Area, Youth Corner, Elevated Wooden Deck, Unique Tree Court with Seating below, Barbecue Corner, BBQ/Serving Counter, Multipurpose Lawn (for parties, gatherings, etc.), Amphitheatre, Interactive Plaza, Pet Park, Feature Wall, Water Feature with Cascade, Interactive Water Jets, Accent Plants, Accent Tree Court, Screen Wall, Bus Bay, Entrance Portal with Security Cabin, Entrance Accent Paving, Entrance Accent Planting, Entrance Water Feature, Entrance Waiting Area, Palm Court, Drop-off Water Feature, DG Yard, Space Provision for a Gas Bank, Organic Waste Converter (OWC) and Transformer Yard.



OUR CONSULTANTS	OL	JR	CO	NSU	LTAI	NTS
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WORK NATURE	COMPANY NAME		
Architect	Thomas Associates		
Structural & MEP Consultant	DesignTree Service Consultants Pvt. Ltd.		
Landscape Consultant	Aedium Design Pvt. Ltd.		
Peer Review of Structural Design Consultant	AEC Nexgen Consultancy LLP		
Clubhouse Interior Design	Designs Inception		

LOGO	COMPANY ADDRESS
thomas	32, Kasturba Cross Rd, Shanthala Nagar, Ashok Nagar, Bengaluru, Karnataka 560001
esign ree Service Consultants Pvi Ltd YEAR Absortación	64/9, Kembathalli Main Road, 9th Phase, J.P. Nagar, Bangalore - 560083, Karnataka, India
A E D I U M [®]	Brigade Terraces, 11, Cambridge Rd, Halasuru, Udani Layout, Bengaluru, Karnataka 560008
aec NexGen Consultancy LLP	342, 11th Cross Rd, F Block, Sahakar Nagar, Byatarayanapura, Bengaluru, Karnataka 560092
NU	B/5 & 6, BBR Forum, 8-2-120/115, Road No. 2, Park View Enclave, Banjara Hills, Hyderabad, Telangana 500034

LIST OF APPROVALS

SL. NO.	LIST OF APPROVALS SANCTION AUTHORITY		CURRENT STATUS
01.	SPA License	Single Plot Approvals	APPROVED
02.	BBMP Licence	Bruhat Bangalore Mahanagara Palike	APPROVED
03.	BWSSB	Bangalore Water Supply and Sewerage Board	APPROVED
04.	SEIAA	State Level Environment Impact Assessment Authority-Karnataka	APPROVED
05.	KSPCB	Karnataka State Pollution Control Board	APPROVED
06.	FIRE	Karnataka State Fire and Emergency Services	APPROVED
07.	AAI	Airport Authority of India	APPROVED
08.	BSNL	Bharat Sanchar Nigam Limited	APPROVED
09.	BESCOM	Bangalore Electrical Supply Company Limited	APPROVED
10.	HAL	Hindustan Aeronautics Limited	APPROVED
11.	RERA	Real Estate Regulatory Authority	APPROVED

DATE OF APPROVAL	APPROVAL NO
26/12/2024	No.BDA/TPM/PRL-73/2340/2024-24
17/03/2025	No.BBMP/Addl.Dir/JD SOUTH/LP No.0031/2024-25 & PRJ/7335/2024-25
24/01/2025	No.BWSSB-NOC-2024-8-1193-081511470051
09/09/2024	No.SEIAA 79 CON 2024
05/02/2025	No.CTE-347421
06/01/2025	No.KSFES/GBC(1)/432 & Docket No. KSFES/NOC/390/2024
28/02/2024	No.BIAL/SOUTH/B/020524/907783
05/03/2024	No.DGM(CM) BGTD/NOC/2023-24/78
22/11/2024	No.SEE/BWC/EEE/AEE/JE/F-45/2024-25/5569/
23/07/2024	No.ASC/DGM(AO)/131/HAL-BG-63-24/595/2024
25/03/2025	No.PRM/KA/RERA/1251/310/PR/250325/007625



PRM/KA/RERA/1251/310/PR/250325/007625

SUMADHURA

FOUNDATION OF HAPPINESS

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