

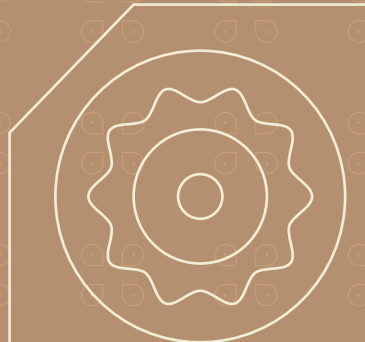
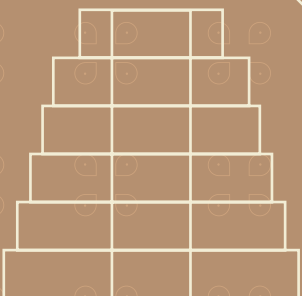
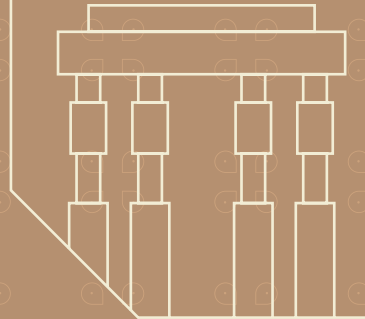
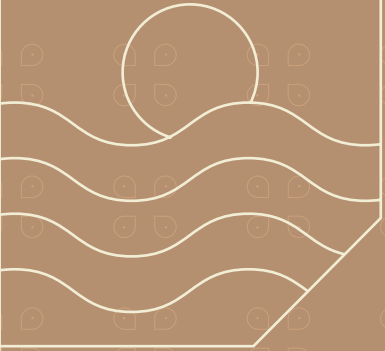
SUMADHURA[®] PANORAMA

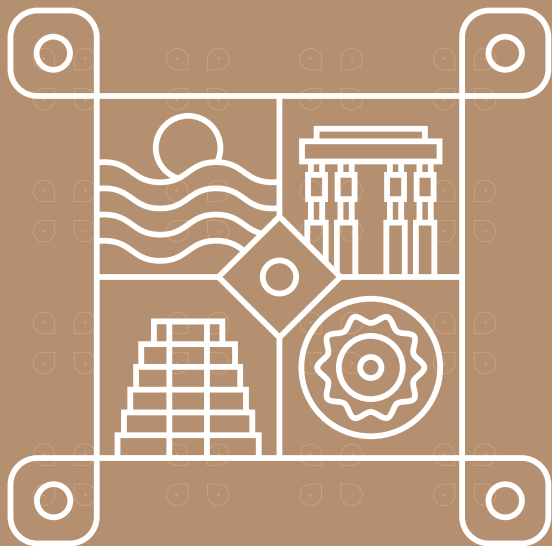
A South-Indian Themed
Luxury Villa Plotted Community





IT'S SOUTH
INDIA, IN EVERY
DIRECTION





Sumadhura Panorama is a tribute to the living heritage of southern Indian states: Karnataka, Tamil Nadu, Andhra Pradesh, Telangana and Kerala. Each section of the community is inspired by the unique traditions, architecture and culture of these regions, blending them with modern design.

From the layout to the landscaping, every element draws from the distinct beauty and history of these states, reimagined for today. It's a community that honors tradition while embracing the present.

The “Kolam Kaleidoscope” logo celebrates the vibrant cultural tapestry of South India. At its heart lies the Kolam, a traditional art form symbolizing harmony and unity across the region. Within the Kolam’s framework, each quadrant showcases a distinctive symbol representing a specific South Indian state.

The backwaters of Kerala (clockwise in the logo above), the Kakatiya architecture of Telangana and Andhra Pradesh, the Stone Chariot Wheel of Karnataka, and the Gopuram from Tamil Nadu create a vibrant story of diversity and unity, showcasing the cultural richness of this beautiful region. The Kolam, a tradition embraced across South India, ties these elements together, representing harmony and togetherness.

A couple is seen from behind, walking through a field of tall, golden grass. The man is on the right, wearing a blue denim jacket, and the woman is on the left, wearing a light pink jacket. They are walking towards a bright sunset over a body of water, with a line of trees on the horizon. The sky is filled with soft, golden light and scattered clouds.

PRIDE OF TODAY

Owning land here is more than just an investment, it's a true mark of pride.

Every corner of this thoughtfully designed community celebrates the timeless value of plot, offering endless possibilities to create, build, and grow.

From the carefully planned layout to the meticulously crafted landscaping, every detail reflects the significance of land ownership, giving you a sense of belonging like no other. Here, you have the freedom to design a lifestyle that truly reflects your vision, whether it's a serene retreat, a second home, or a future-ready investment.

PERFECTLY PLACED FOR PEACE AND ADVENTURE

Nestled just 5 minutes from Bengaluru's bustling airport toll-gate, this prime location offers the ideal balance of convenience and lifestyle. Whether you're catching a flight or taking a scenic drive to the misty Nandi Hills, adventure is always within reach.

With upcoming commercial hubs and world-class infrastructure, the area seamlessly blends progress with tranquility. Here, convenience meets charm — a place where both the city and weekend escapes are always just around the corner.



PROMISE OF TOMORROW

North Bengaluru is swiftly emerging as one of Bengaluru's most dynamic growth destinations, making plot ownership here a smart and future-focused choice. As infrastructure strengthens and development accelerates, this location offers exceptional long-term potential.

Whether you're envisioning a tranquil retreat, a secure investment, or a future-ready asset, this project provides the ideal foundation — all within a refined and well-planned gated community.

With Sumadhura, you gain the advantage of strong appreciation, high liquidity, seamless resale, and premium amenities designed for modern living, ensuring your investment grows confidently over time.





NORTH BENGALURU, ON THE RISE

Once a quiet suburb, North Bengaluru has now evolved into the vibrant heart of Bengaluru's growth story. As the city's expansion continues, this region is emerging as the next major hotspot — much like how Indiranagar and Whitefield transformed in the decades before.

With its blend of natural beauty, thoughtful urban planning, and high-value infrastructure investments, North Bengaluru is positioned for extraordinary appreciation. Whether you're planning your next home or securing a high-potential investment, this is where Bengaluru's future is taking shape — and where long-term opportunities continue to flourish.

5 REASONS WHY NORTH BENGALURU IS CROWN JEWEL



Robust infrastructure

North Bengaluru stands on a strong foundation of well-planned infrastructure, with reliable utilities, wide roads, and thoughtfully developed civic services that support a seamless and future-ready lifestyle.



Seamless connectivity

With effortless access to Kempegowda International Airport, NH-44, STRR, and upcoming metro lines, North Bengaluru ensures unmatched convenience for daily travel, business connectivity, and weekend escapes.



Rich Tourism & Lifestyle Appeal

From the serene beauty of Nandi Hills to historic landmarks like Devanahalli Fort, the region blends leisure, heritage, and nature — creating a lifestyle that balances relaxation, recreation, and cultural charm.



Rising IT, ITeS & SEZ Hub

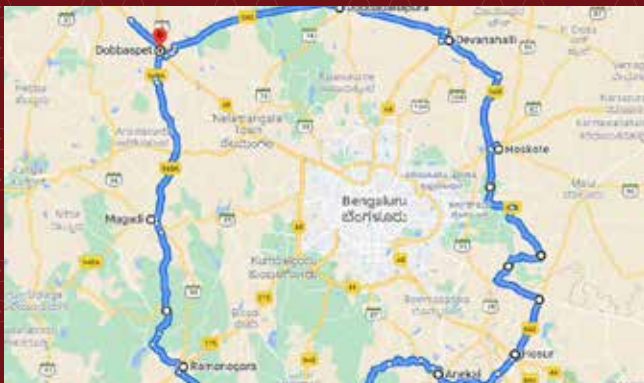
The proposed BIAL IT Investment Region is set to transform the area into a major technology corridor, attracting global companies and paving the way for new employment opportunities and sustained appreciation.



Progressive Government Initiatives

Strategic projects such as the Aerospace Park, Peripheral Ring Road, and enhanced transport networks are accelerating growth, making Devanahalli one of Bengaluru's most promising investment destinations.

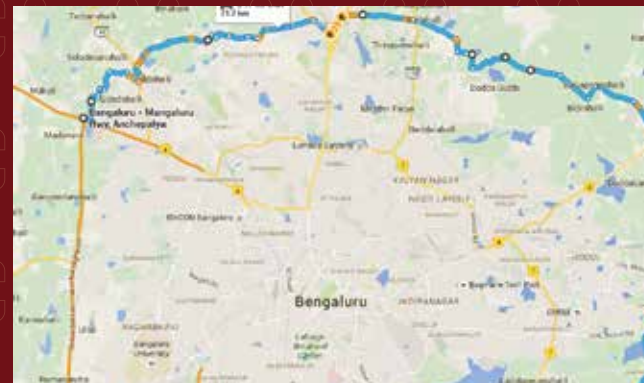
NEW PATHS, NEW POSSIBILITIES



Satellite Town Ring Road

A game-changer for North Bengaluru! This 4-6 lane, access-controlled road will seamlessly connect Devanahalli to major suburban areas like Hoskote, Doddaballapur, and more, making travel quicker and smoother. Completion by December 2025.

Source: Deccan Herald



Peripheral Ring Road

The 73 km expressway, passing through North Bengaluru, will link Hosur Road, Tumkur Road, and NICE Road, enhancing connectivity and accessibility. Set to be completed by December 2027.

Source: Oneindia



Metro Blue Line Expansion

North Bengaluru is getting a major metro boost! The Blue Line Metro will now extend all the way from K.R. Puram to Devanahalli, making airport connectivity and city access easier than ever.

Source: Moneycontrol



Devanahalli-Kolar Highway

A 50 km road connecting Devanahalli to Kolar is under development, as part of the state highway project, further cementing North Bengaluru as a vital hub for connectivity. With an estimated cost of Rs. 1826 crore, it's set to improve local and intercity travel.

Source: Bangalore Mirror



Bengaluru Suburban Railway Project

The Sampige Line (connecting KSR Bengaluru City to Devanahalli) is in full swing. With the foundation stone laid in June 2022, North Bengaluru is set to be part of the new suburban railway network by August 2028. The 17.5 km Phase 1 is already underway.

Source: Times of India



The Quad by BLR at Kempegowda International Airport

The Quad enhances the airport experience by providing entertainment, shopping and dining options, making it a destination in itself.

Source: Times of India

A BUSINESS CAPITOL IN THE MAKING



KIADB Aerospace Park

The KIADB Aerospace Park is already home to major aerospace manufacturers. Housing 1000 acres of industrial space, with names like Wipro, HAL, and SASMOS HET Technologies, it's creating hundreds of jobs and promising endless opportunities.

Source : godrej-ananda.net.in



Devanahalli Business Park

Devanahalli Business Park (Bengaluru Signature Business Park) is a 407-acre powerhouse transforming North Bengaluru's business landscape. With a focus on fintech and corporate offices, it's expected to host over 2.5 lakh professionals, alongside hospitals, hotels, and entertainment zones.

Sources: Deccan Herald



KWIN City

Spanning 5,800 acres between Doddaballapur and Dobbaspet, KWIN City is positioning itself as Karnataka's next transformative hub. Strategically located near Kempegowda International Airport, this vibrant ecosystem will attract educational, research, and healthcare giants, generating major employment opportunities and driving growth in North Bengaluru.

Source : kwincity.com



Representative image

UPCOMING TECH PARKS IN NORTH BENGALURU

EBISU
TECH PARK

PURVANKARA
BUSINESS PARK

FOXCONN'S
IPHONE PLANT

DISTRICT EMBASSY
BUSINESS HUB

HINES
UPTOWN

PRESTIGE CENTURY
LANDMARK

PRESTIGE TECH
CLOUD PARK

BAGMANE SIERRA
BUSINESS DISTRICT

PERFECTLY POSITIONED FOR SEAMLESS LIVING

Located 30 minutes from Hebbal, just 5 minutes from the airport toll and upcoming blue line metro, everything you need is within reach. This location in North Bengaluru is transforming into a self-sufficient destination where everyday needs are met with ease. With top-tier hospitals, leading educational institutions, and a variety of shopping malls, this rapidly developing area is setting the foundation for a well-rounded, convenient lifestyle for its residents.



Hospitals

Sri Shirdi Sai Hospital	07 min
New Manasa Hospital	08 min
Akash Hospital	10 min
General Hospital, Devanahalli	10 min
Manipal Hospital	30 min
Aster CMI Hospital	35 min



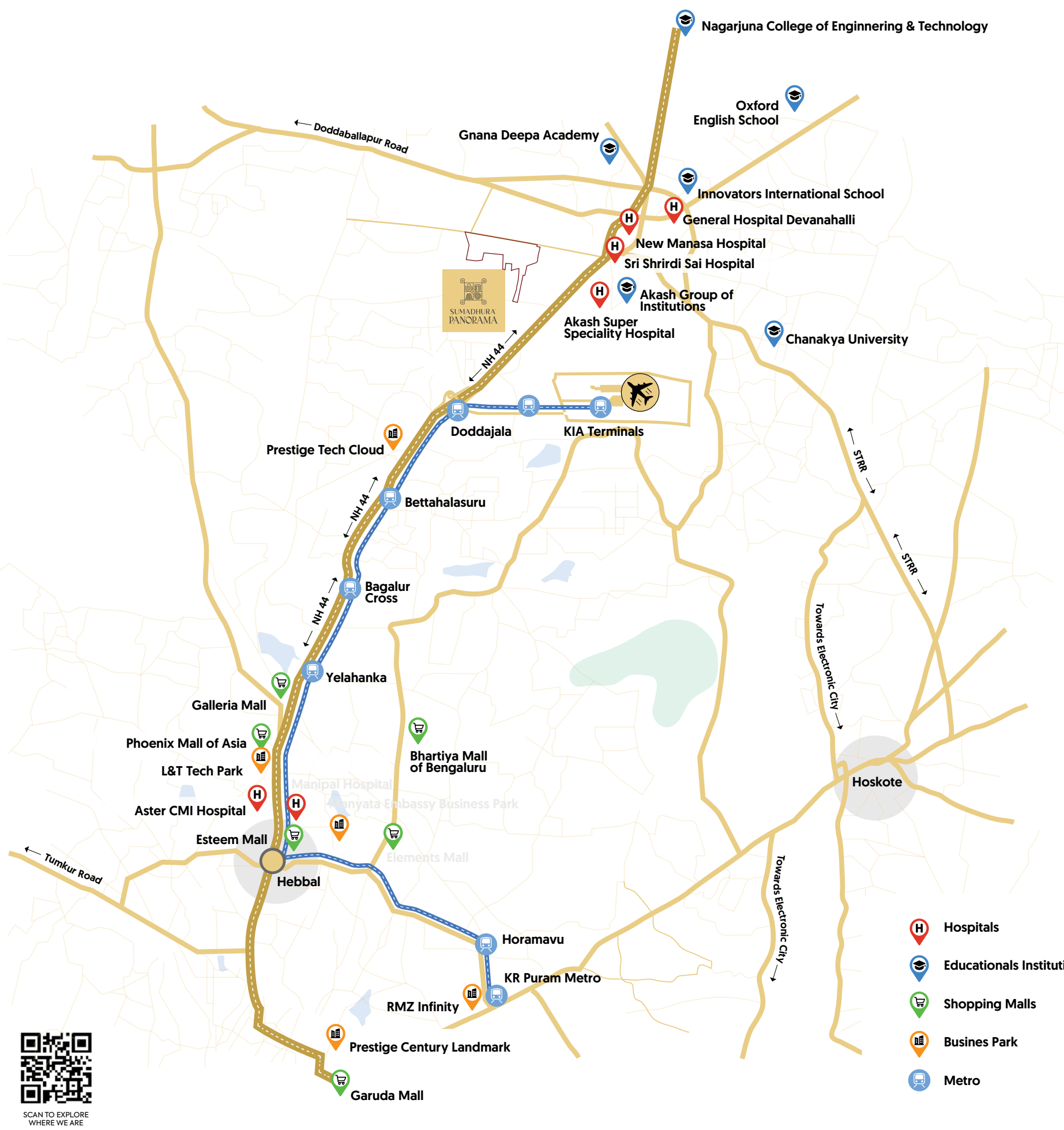
Shopping Malls

Garuda Yelahanka Mall	30 min
Phoenix Mall of Asia	30 min
Esteem Mall	30 min
Galleria Mall	30 min
Bhartiya Mall of Bengaluru	35 min
Elements Mall	35 min



Educational Institutions

Akash Group of Institutions	10 min
Gnana Deepa Academy	13 min
Innovators International School	13 min
Chanakya University	16 min
Nagarjuna College of Engineering & Technology	21 min
Oxford English School	35 min



-  Hospitals
-  Educational Institutions
-  Shopping Malls
-  Business Park
-  Metro



WITHIN

30
MINS

Hospitals: Aster CMI Hospital,
Columbia Asia Hospital (Hebbal)

Schools: MVM School, Oxford
English School, KESAR — The
International School Transit
Upcoming Mega Railway Terminal
(survey approved)

Tech/Business: Prestige Tech Cloud
Park, ITIR (Information Technology
Investment Region), Kirloskar
Business Park, Centum Electronics
campus

WITHIN

15
MINS

Hospitals: Ramaiah Leena Hospital

Schools: Embassy Academy,
Innovators International School

Transit: Devanahalli Railway Station

Tech/Business: Aerospace SEZ,
Hardware Tech Park

WITHIN

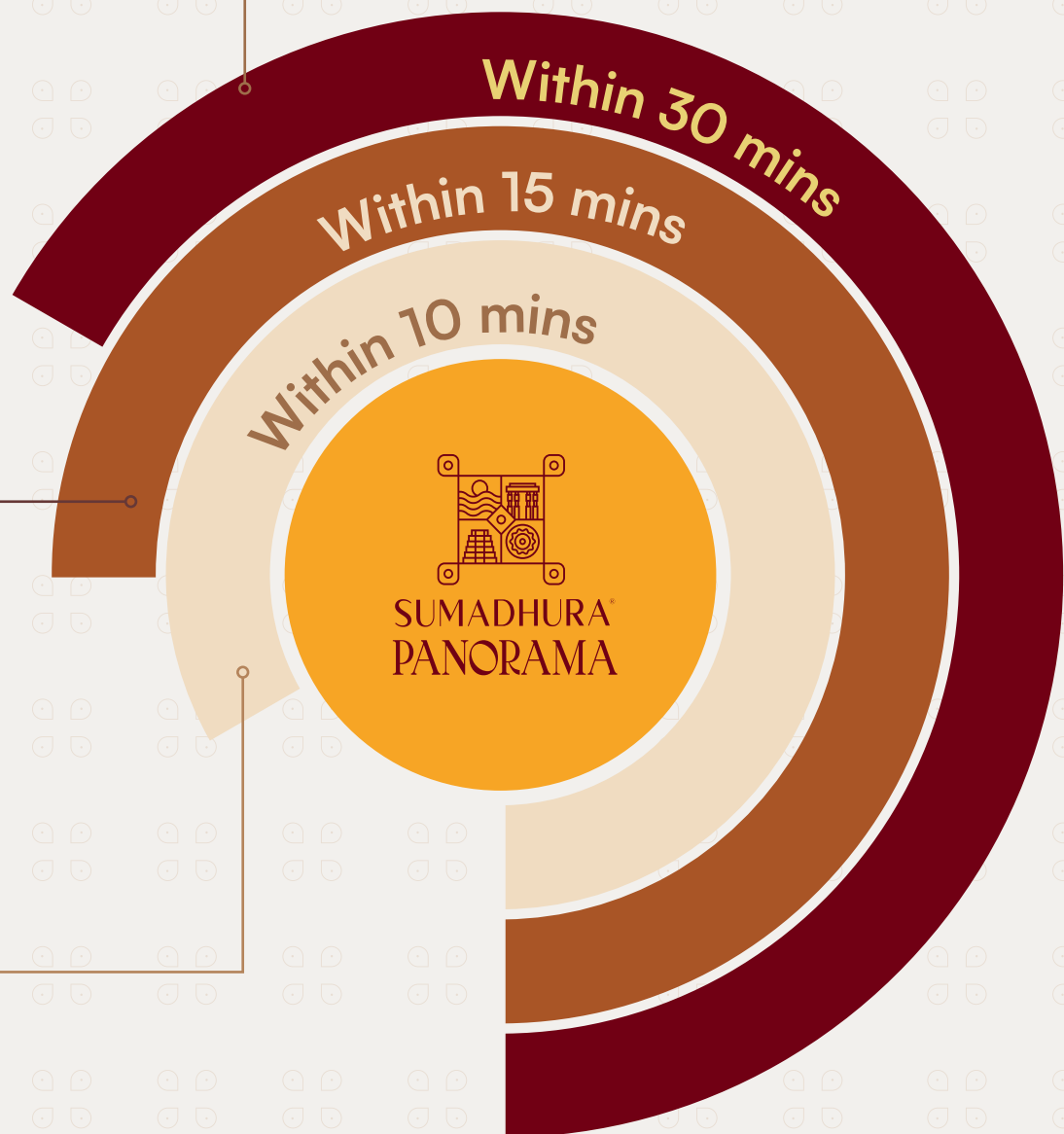
10
MINS

Hospitals: Akash Hospital, New
Manasa Hospital

Schools: Akash International
School, Dr. APJ Abdul Kalam English
School

Transit: Devanahalli Bus Stop,
Kempegowda International Airport

Tech/Business: Bengaluru Signature
Business Park



100+ ACRES, INFINITE MEMORIES

Sumadhura Panorama offers the perfect blend of nature-led living and future-ready growth. Spread across 100+ acres, this landmark community is inspired by the essence of South India, bringing together expansive green spaces, tree-lined avenues, and open environments that create a cooler, healthier, and more enjoyable lifestyle.

Strategically located right on NH-44 in North Bengaluru's high-growth corridor, Panorama enjoys seamless connectivity, with the Bengaluru Airport Toll Gate and upcoming Blue Line Metro just minutes away. This prime location offers everyday convenience while unlocking strong long-term appreciation potential.

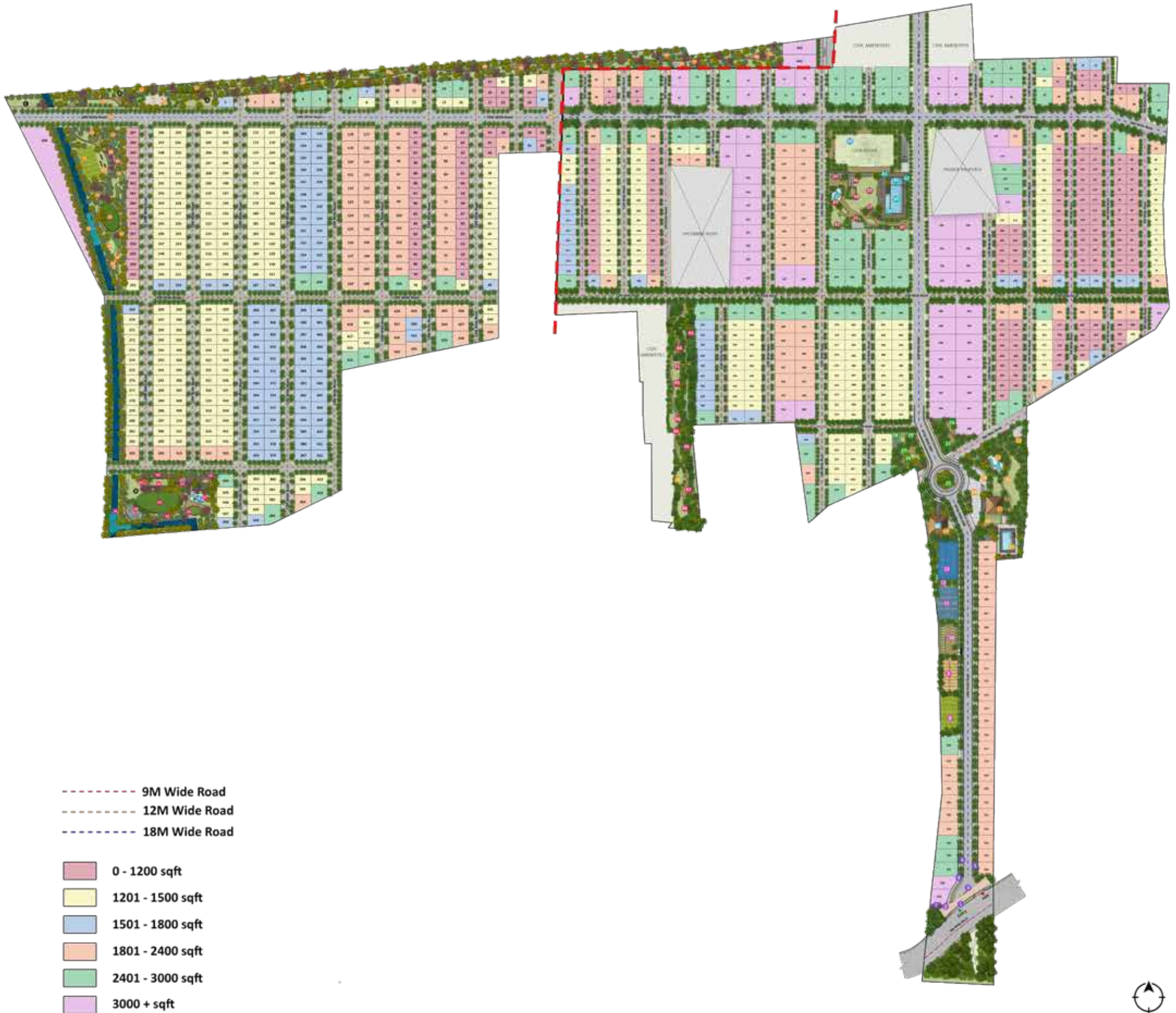
Complemented by curated lifestyle amenities, wellness spaces, and vibrant community zones, Panorama is designed to enhance the way families live, connect, and grow.

More than a plotted development, Sumadhura Panorama is a future-ready address where nature, connectivity, and lasting value come together.



Artistic Impression

Phase I



LEGENDS

Phase - I

ENTRANCE PANORAMA

- 01 Grand Entrance Plaza
- 02 Security Station
- 03 Entry Court with Driveway (6m Wide)
- 04 Pedestrian Pathway (2m Wide)
- 05 Bicycle Lane
- 06 Grand Tree-Lined Avenue
- 07 Sante Ground

SPORTS PANORAMA

- 08 Mini Soccer Ground
- 09 Multipurpose Sand Court
(Traditional Games)
 - Kho Kho
 - Kabaddi
 - Beach Volley Ball
- 10 Visitor Parking
- 11 Basket Ball Court
- 12 Gallery Seating
- 13 Tennis Court

THE KERALA PANORAMA

- 14 Serendipity Courtyard
- 15 Traditional Kulam (Pond) with Stepped Seating
- 16 Party Lawn with Informal Seating
- 17 Leisure Courtyard
- 18 Cycle Station
- 19 Shuttle Stop
- 20 Mini-Maidaan
- 21 Children’s Play Area
- 22 Existing Temple with Native Tree Court

NATURE PANORAMA

- 23 Reflexology Pathway
- 24 Aroma Therapeutic Garden
- 25 Roundabout with Sculpture Court
- 26 Party and Relaxation Lawn
- 27 Viewing Deck
- 28 Native Tree Court
- 29 Farm Fresh Garden

THE KARNATAKA PANORAMA

- 30 Belur Court
- 31 Sunday Picnic Lawn
- 32 Outdoor Gym
- 33 Children’s Play Court
- 34 Performance Court with Feature Wall
- 35 Multipurpose Lawn
- 36 Lazy Barbeque Station
- 37 Stepped Seating with Colonnade

SPORTS PANORAMA

- 38 Shallow Pool
- 39 Grand Pool
- 40 Kid’s Pool
- 41 Deck with Lounge Chairs
- 42 Outdoor Showers/Changing Rooms

THE GREAT OUTDOORS PANORAMA

- 43 Fitness Track
- 44 Cricket Practice Net
- 45 Medicinal Garden
- 46 Aromatic Garden
- 47 Butterfly Garden
- 48 Lazy Stroll Park
- 49 Outdoor Hammock Lounge

CLUB SUMADHURA

- Salon
- Spa
- Restaurant
- Gymnasium
- Supermarket
- Indoor Badminton
- Indoor Games Room
- Yoga & Dance Room
- Multipurpose Hall with Service Kitchen
- Sauna
- Steam
- Pool Table
- Guest Rooms
- Conference Room
- Co-Working Space

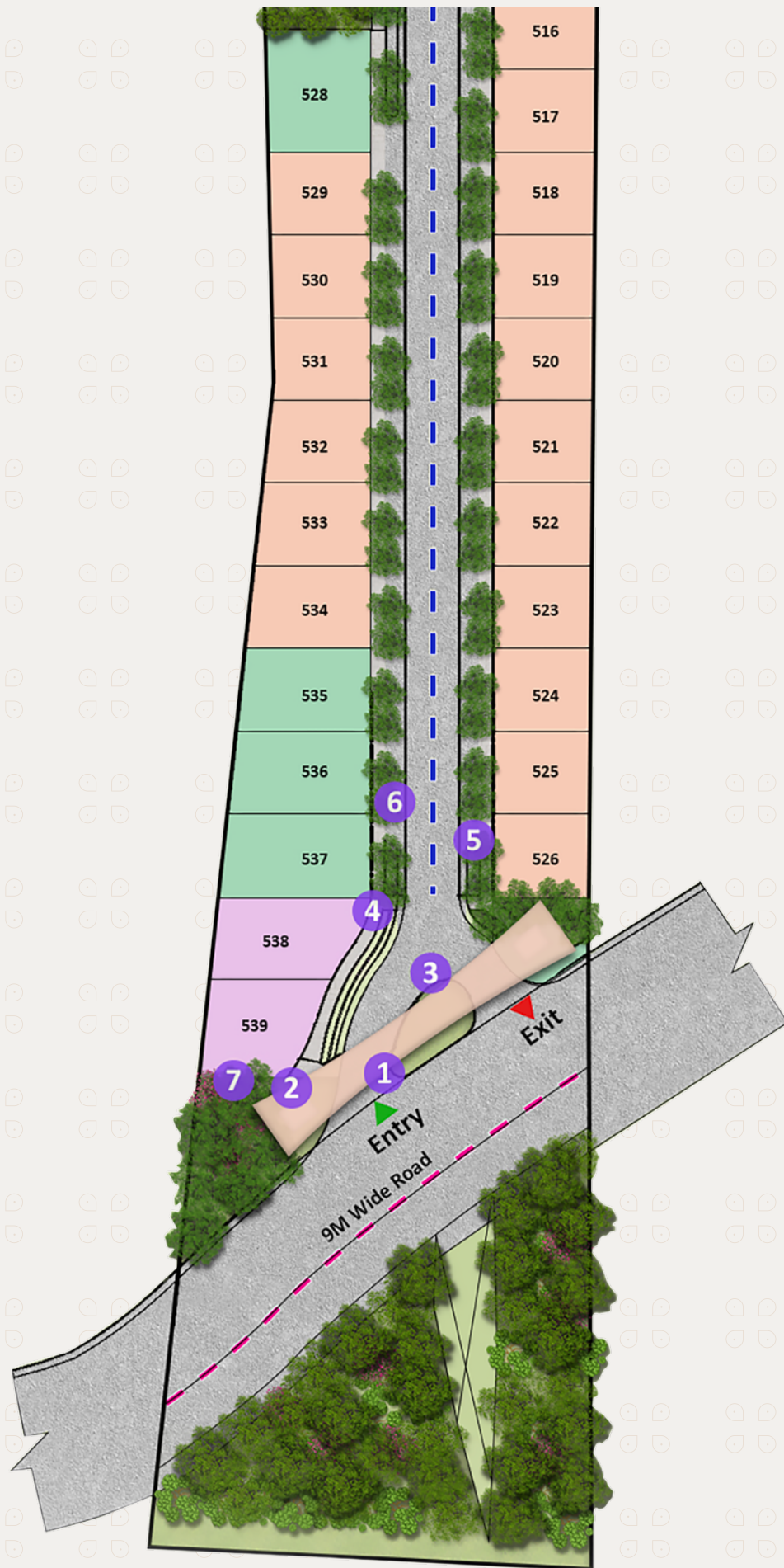
Phase - II

ANDHRA AND TELANGANA

- 01 Leisure Seating
- 02 Fruit Orchard
- 03 Reflexology Path
- 04 Sensory Garden
- 05 Aromatic Garden
- 06 Quiet Nook With Butterfly Garden
- 07 Tree Cut Out With Seating
- 08 Picnicking Lawn
- 09 Hammock Garden
- 10 Mounds With Boulders And Specimen Trees
- 11 Liesure Sit-Out Corner
- 12 Beach Volleyball Court
- 13 Walking Track
- 14 Meditation Lawn With Stage
- 15 Driveway
- 16 Outdoor Gym
- 17 Children’s Play Area
- 18 Outdoor Board Games
- 19 Mini Golf
- 20 Gallery Seating
- 21 Mini Soccer
- 22 Seating Plaza
- 23 Multipurpose Lawn
- 24 Outdoor Barbeque
- 25 Seasonal Bio Pond
- 26 Jogging Track
- 27 Pet Park

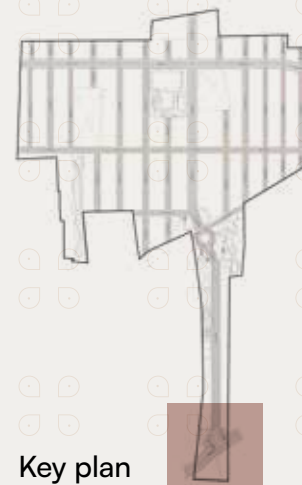
THE TAMILNADU

- 28 Skate Park
- 29 Deck
- 30 Traditional Board Games
- 31 Informal Seating
- 32 Mural Paving
- 33 Liesure Courtyard
- 34 Pedestrian Pathway

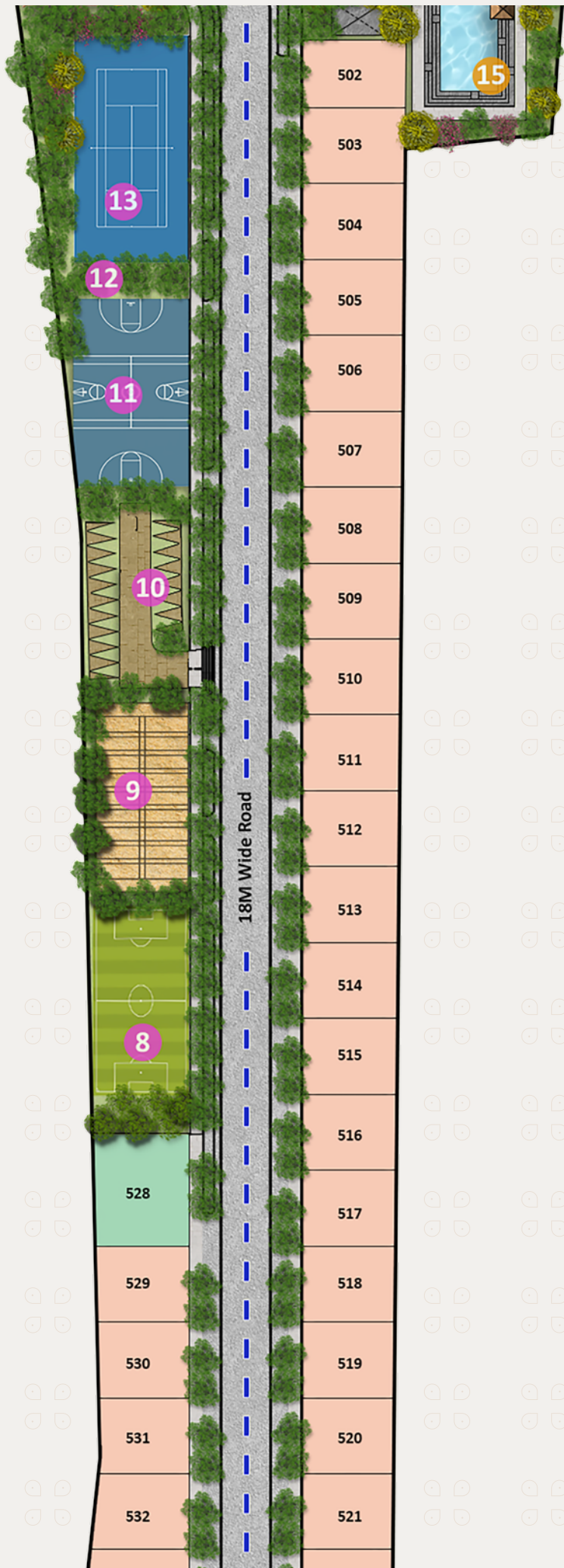


ENTRANCE PANORAMA

- 01 Grand entrance plaza
- 02 Security station
- 03 Entry Court with driveway (6m wide)
- 04 Pedestrian pathway (2m wide)
- 05 Bicycle Lane
- 06 Grand Tree-Lined Avenue
- 07 Sante Ground

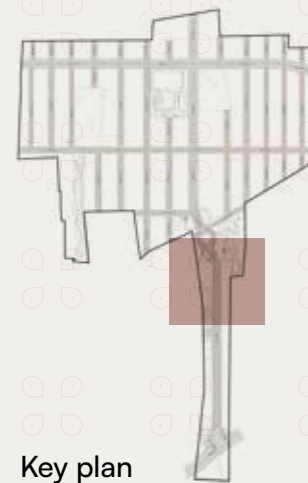


Key plan

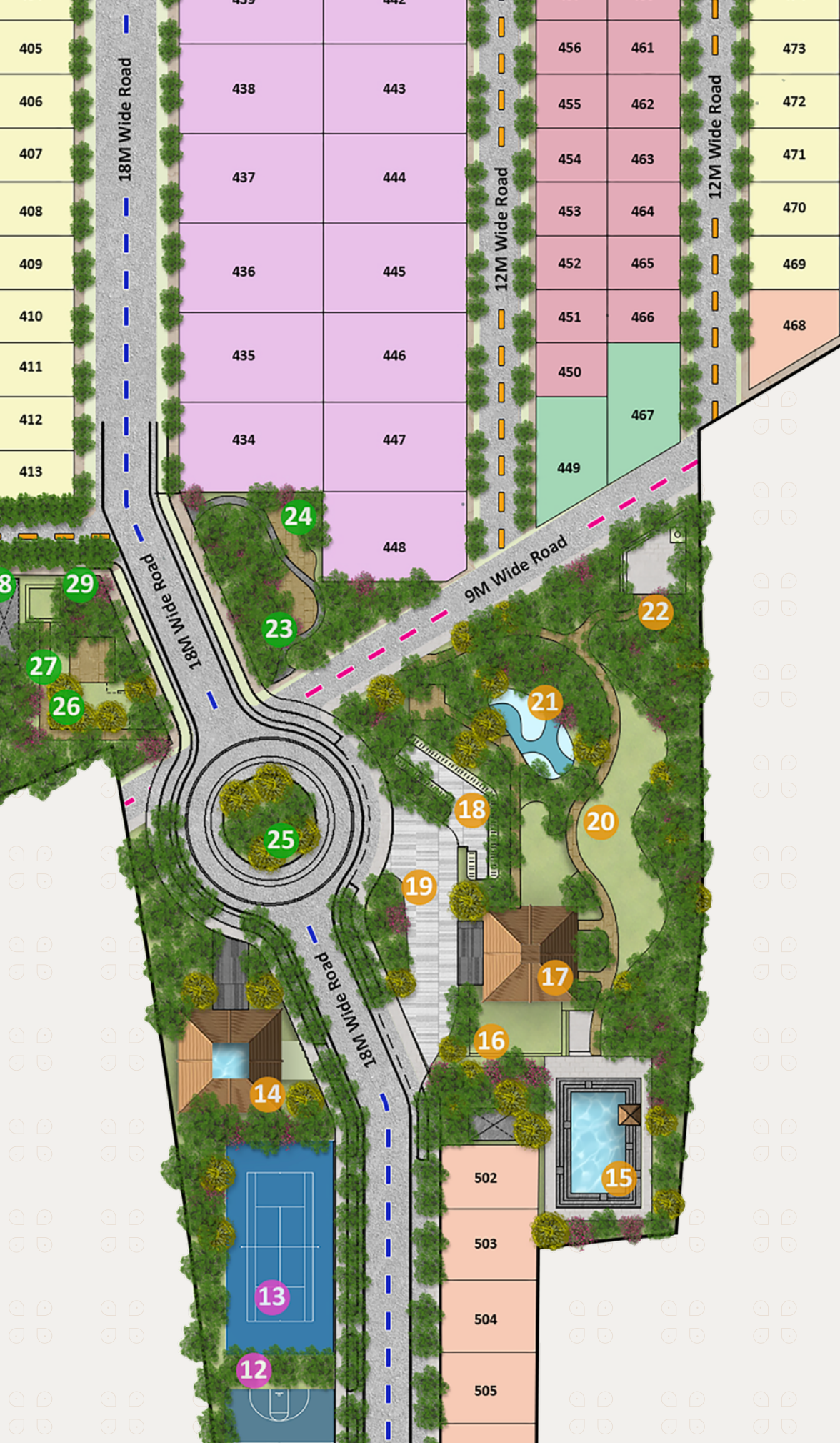


SPORT PANORAMA

- 08 Mini-soccer ground
- 09 Multipurpose sand court (Traditional Games)
 - Kho Kho
 - Kabaddi
 - Beach Volley Ball
- 10 Visitor parking
- 11 Basketball court
- 12 Gallery Seating
- 13 Tennis court

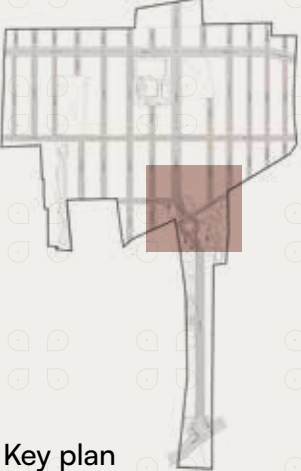


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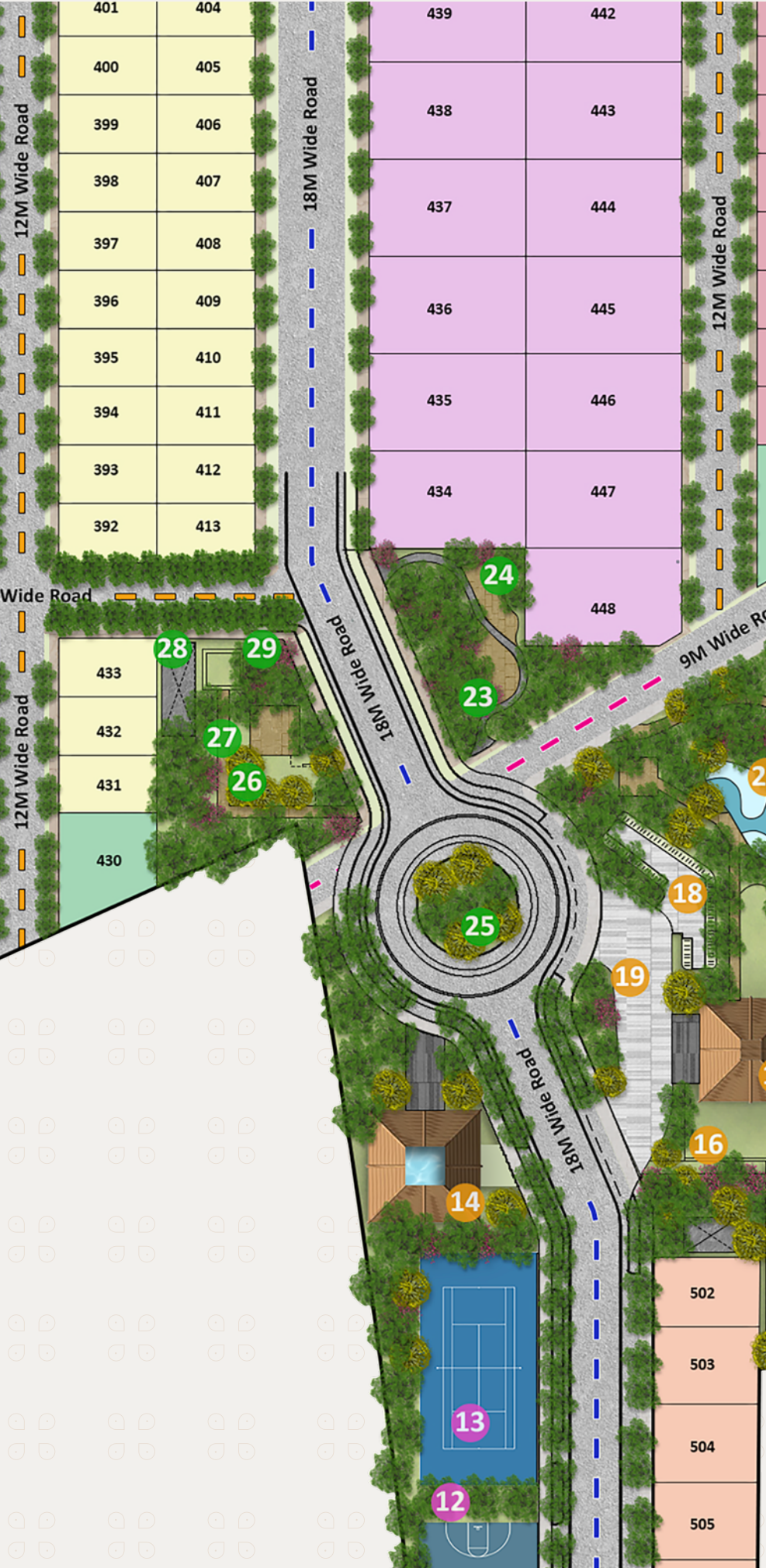


THE KERALA
PANORAMA

- 14 Serendipity courtyard
- 15 Traditional kulam (Pond) with stepped seating
- 16 Party lawn with informal seating
- 17 Leisure courtyard
- 18 Cycle station
- 19 Shuttle stop
- 20 Mini-maidaan
- 21 Children's play area
- 22 Existing Temple with native tree court

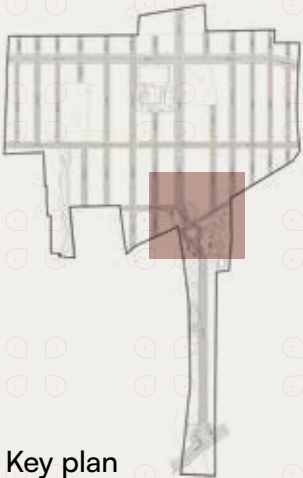


Key plan



NATURE
PANORAMA

- 23 Reflexology pathway
- 24 Aroma therapeutic garden
- 25 Roundabout with sculpture court
- 26 Party and relaxation lawn
- 27 Viewing deck
- 28 Native tree court
- 29 Farm fresh garden

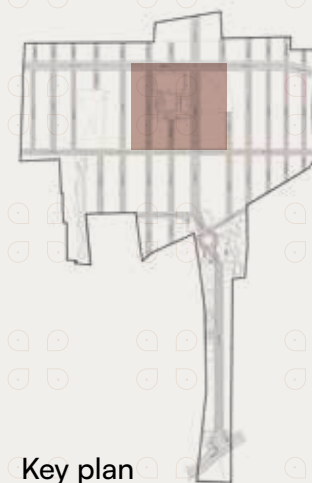


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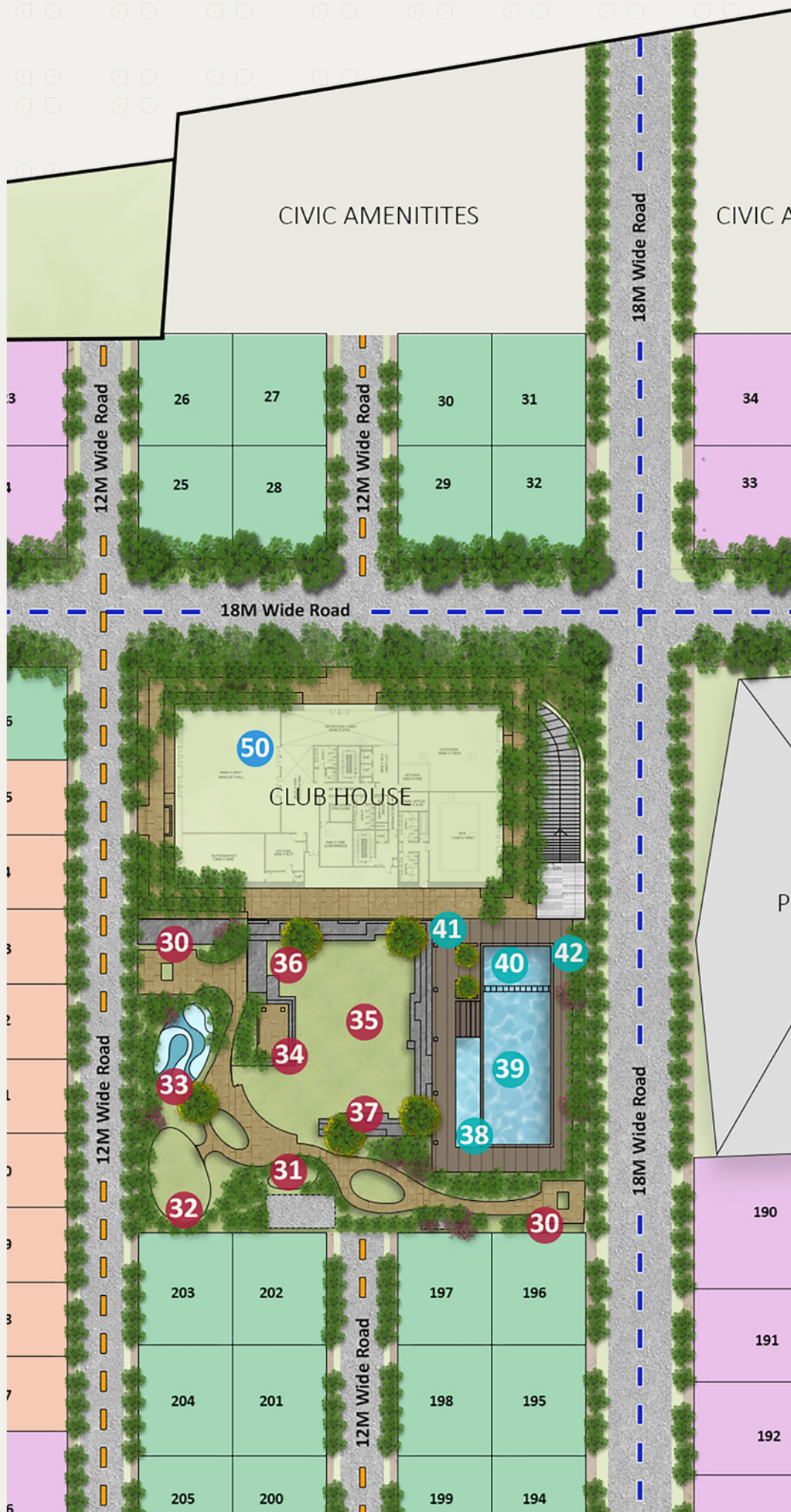


THE KARNATAKA PANORAMA

- 30 Belur court
- 31 Sunday picnic lawn
- 32 Outdoor Gym
- 33 Children's play court
- 34 Performance court with feature wall
- 35 Multipurpose lawn
- 36 Lazy barbeque station
- 37 Stepped seating with colonnade

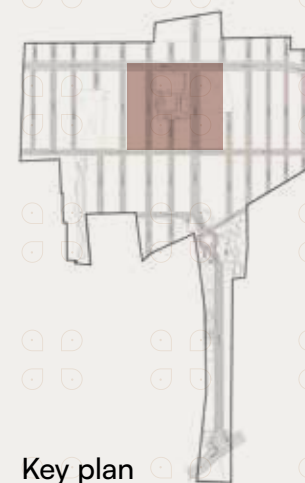


Key plan



AQUA PANORAMA

- 38 Shallow pool
- 39 Grand pool
- 40 Kids pool
- 41 Deck with lounge chairs
- 42 Outdoor showers or changing rooms



Key plan

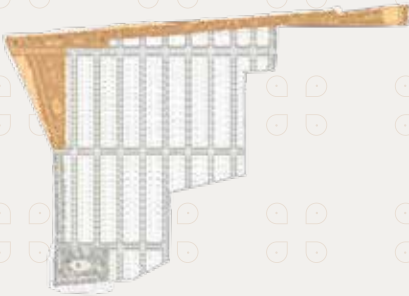




ANDHRA & TELANGANA
PANORAMA

- 01 Leisure Seating
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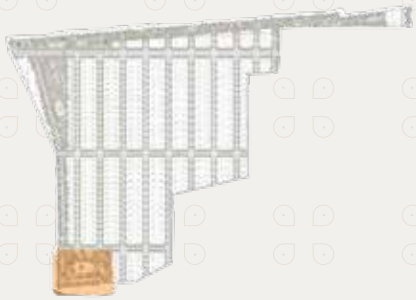


Key plan



THE TAMILNADU
PANORAMA

- 28 Skate Park
- 29 Deck
- 30 Traditional Board Games
- 31 Informal Seating
- 32 Mural Paving
- 33 Liesure Courtyard
- 34 Pedestrian Pathway



A MAJESTIC ENTRANCE
WELCOMES YOU, SETTING
THE TONE FOR THE PREMIUM
LIFESTYLE.



Artistic Impression



RESORT-STYLE AMENITIES

Heritage is only the beginning. The design of Sumadhura Panorama seamlessly blends traditional elegance with resort-style aesthetics, creating spaces that perfectly balance cultural richness and modern functionality. Every amenity is thoughtfully crafted to offer luxury, comfort, and a lifestyle experience akin to a five-star retreat, right within your community.



Artistic Impression

SPACES THAT BRING THE COMMUNITY TOGETHER

Designed for true community living, Sumadhura Panorama offers spaces that encourage interaction, relaxation, and celebration. Thoughtfully planned courtyards host events, creating vibrant hubs where residents can connect, socialize, and build lasting memories at the heart of the community.



SUSTAINABILITY AT THE HEART OF DESIGN

Sumadhura Panorama is crafted with environment-friendly design at its core. Using sustainable materials such as terracotta tiles and natural water circulation systems, the development harmonizes with its surroundings. The incorporation of local flora ensures that nature thrives alongside the community, while well-planned courtyards and open spaces foster social interaction, events, and cultural experiences at the heart of the neighbourhood.



CLUB SUMADHURA

Club Sumadhura is where life comes together in perfect harmony. Designed to cater to sports, recreation, leisure, and socializing, it's more than just a clubhouse — it's the heartbeat of the community.

Whether you want to stay active, unwind in style, or connect with neighbors, Sumadhura Panorama offers endless opportunities to enjoy the perfect balance of freedom and togetherness.



Artistic Impression

SPECIFICATIONS



Roads and Infrastructure

- » 18m, 12m, and 9m wide internal roads
- » Pavements on either side of the road with asphalt as per design
- » Roads with kerb and pavers as per design
- » Plot extent marked with corner stones
- » Grand entrance portal with security kiosk as per design
- » 24/7 security with boom barriers at entry and exit gates
- » Compound wall:
 - » Front (main road-facing): 200mm thick block wall with required structural RCC frame
 - » Surrounding: customized precast compound wall
- » Individual street security with CCTV cameras at all major vantage points



Electrical and Power Supply

- » HT works, LT works, feeder pillars, and RMUs for power supply — capacity and location as per design
- » Underground cabling network in the layout, with power cables terminated at feeder pillars and conduits provided to each plot
- » Streetlight cabling and poles with LED lighting fixtures on either side or one side as per design
- » Timer-adjusted streetlights
- » 100% DG backup for common service areas



Water Supply and Plumbing

- » Underground water supply system through UPVC pipes for domestic use
- » Irrigation network for landscaped areas
- » Plumbing lines terminated within each plot for water supply and sewerage
- » UG sump of suitable capacity with adequate head pressure
- » Water source from borewell with underground sump as per design



Rainwater and Sewage Management

- » Rainwater underground system with catch basins
- » Rainwater harvesting as per design
- » Sewage treatment plant (STP) of required capacity, located as per design



Landscape and Open Spaces

- » Well-designed landscaped parks and open spaces with lighting fixtures as per design
- » Avenue trees along all streets and internal roads

A LEGECY OF TRUST A FOUNDATION OF HAPPINESS

For over three decades, Sumadhura has been shaping skylines and enriching lives across Hyderabad and Bengaluru. From homes that nurture families to spaces that power enterprises, every development stands as a symbol of trust, quality, and timeless value.

**Three decades. Thousands of homes.
Countless lives touched; across generations,
across cities.**

Our Pillars

From prime locations and intelligent design to uncompromising quality and on-time delivery, every Sumadhura development is guided by the pillars that have earned the trust



High-Quality

The path towards excellence is paved with diligence.



Prime Location

We are where you want to be



Smart Design

Imagination is the key to architectural innovation



On-Time Delivery-

Every minute counts for moments to be created

A Legacy Measured in Trust

Over the years, Sumadhura has grown from building exceptional developments to shaping thriving communities and enriching countless lives. Our legacy is reflected in the relationships we’ve built, the aspirations we’ve fulfilled, and the confidence families continue to place in us generation after generation.

30⁺

Years of Legacy

40⁺

Million sq.ft. Upcoming

56⁺

Landmark Projects

17⁺

Million sq.ft. Delivered

12,000⁺

Happy Families

Our Portfolio

With a diversified portfolio that spans every facet of modern real estate, Sumadhura creates spaces that cater to evolving lifestyles, businesses, and communities. Across every venture, we are united by a single commitment—to deliver exceptional experiences, lasting value, and enduring trust.



Residential



Commercial



Plotted Development



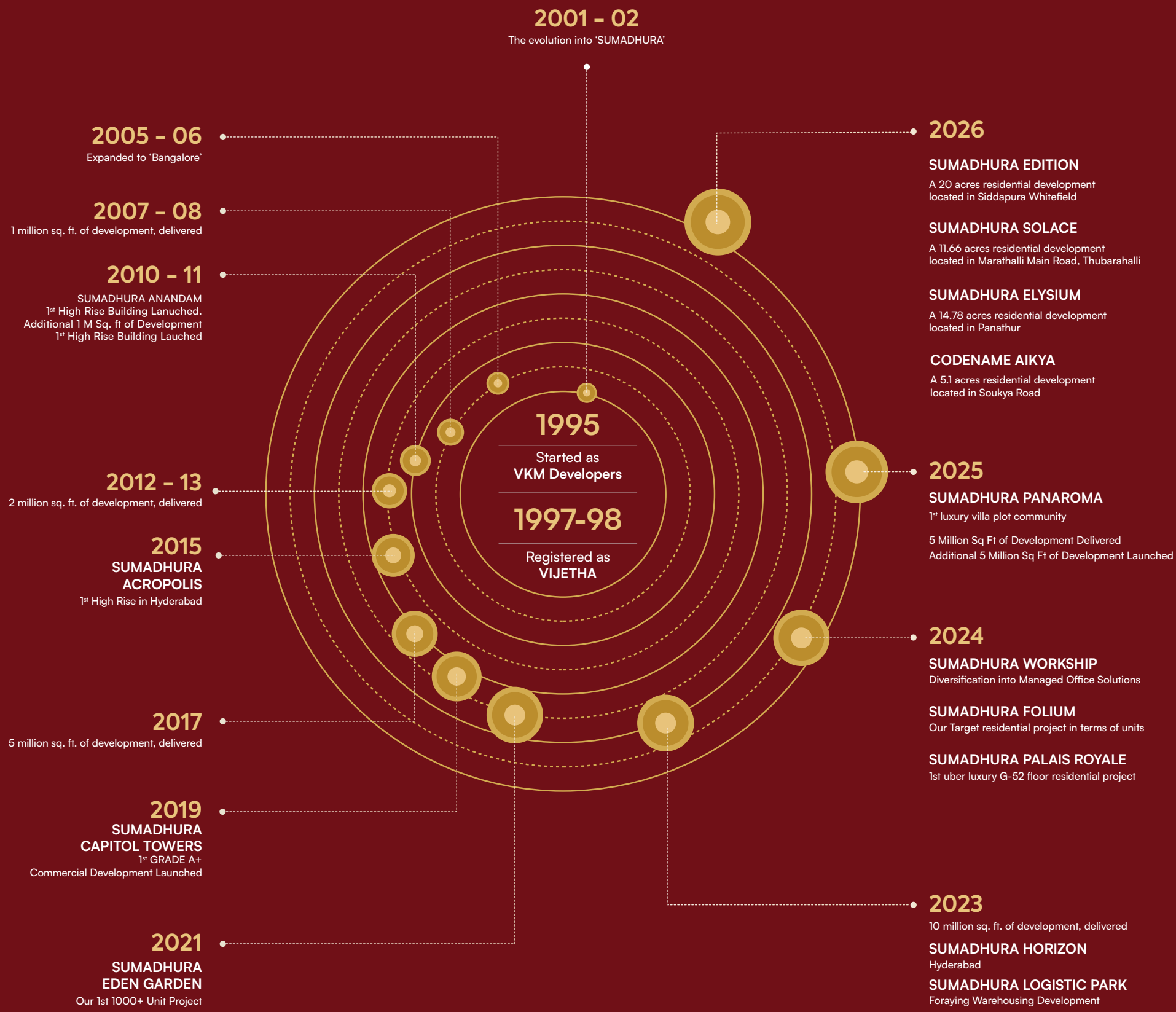
Warehousing & Logistics



Managed Office Solutions



Retail & Co-Live



TOURIST ATTRACTIONS WITHIN REACH



Devanahalli Fort
A historic fortress with royal tales and military significance.

06
mins



Nandi Hills
Scenic views and a perfect spot for a peaceful retreat.

31
mins



Adiyogi Statue
A grand symbol of yoga and spiritual connection.

51
mins



Bhoga Nandeeshwara Temple
An ancient temple offering spiritual tranquility.

29
mins



Skandagiri Hills
A trekker's paradise with stunning sunrise views.

31
mins



Shree Nakoda Avati 108 Jain Temple
A serene spiritual site with intricate carvings.

08
mins



Grover Zampa Vineyards

A picturesque vineyard blending nature and luxury.

25 mins



Brahmashram Cave

A peaceful cave perfect for meditation.

43 mins



Machenahalli Lake

A calm lake surrounded by lush greenery.

60 mins



Nehru Nilaya

A historic landmark with beautiful natural surroundings.

41 mins



Amaranarayana Temple

A heritage temple offering peace and scenic views.

60 mins



Kethanahalli Falls

A hidden gem. Kethanahalli Falls offers a peaceful escape into nature.

55 mins

CONSULTANT LOGO (PHASE - I)

WORK NATURE	COMPANY NAME	LOGO	COMAPANY ADDRESS
ARCHITECT	BNA - BALAN AND NAMBISAN ARCHITECTS		No. 226, 1st 'C, Cross, 18th Main Rd, Hal 2nd Stage, Indiranagar, Bengaluru, Karnataka 560008
LANDSCAPE CONSULTANT	ELEMENTS LANDSCAPE ARCHITECTURE		No: 965, 3rd Floor 15 Th A Cross,'A' Sector Yelahanka New Town, Bengaluru - 560064.
MEP & ROAD INFRASTRUCTURE CONSULTANT	SLVS DESIGN CONSULTANTS LLP		No.11, Velpula Aster, 1st Main Road, Balaji Layout, Bangalore - 560094
STRUCTURAL CONSULTANT	NAGESH CONSULTANTS		No. 2, 6th Cross, Ashoknagar, BSK I Stage, Bangalore - 560050
CLUBHOUSE ARCHITECT & INTERIOR DESIGN CONSULTANT	ABHISARANA BUILD LLP (DEKOR GROUP)		No.208, 2nd Floor, Ramgopal, Dr.r.p.road, Mulund, Mumbai - 400080

CONSULTANT LOGO (PHASE - II)

ARCHITECT	BNA - BALAN AND NAMBISAN ARCHITECTS		No. 226, 1st 'C, Cross, 18th Main Rd, Hal 2nd Stage, Indiranagar, Bengaluru, Karnataka 560008
LANDSCAPE CONSULTANT	ELEMENTS LANDSCAPE ARCHITECTURE		No: 965, 3rd Floor 15 Th A Cross,'A' Sector Yelahanka New Town, Bengaluru - 560064.
MEP & ROAD INFRASTRUCTURE CONSULTANT	SLVS DESIGN CONSULTANTS LLP		No.11, Velpula Aster, 1st Main Road, Balaji Layout, Bangalore - 560094
STRUCTURAL CONSULTANT	NOT YET FINALISED	NOT YET FINALISED	NOT YET FINALISED



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