



SUMADHURA[®]
PANORAMA

Sales Training

Topics

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→ North Bengaluru Evolution

EVOLUTION OF NORTH BENGALURU



2005
Construction of Kempegowda International Airport began in Devanahalli as an alternative to HAL.

2008
Kempegowda International Airport inaugurated.



2011-2015
The region saw rapid real estate expansion, with

Pre-2000

Primarily served as an industrial zone, with companies such as BEL, BHEL, and HMT. Real estate development in the area was minimal.

2006

Embassy Manyata Business Park was established in Nagawara, covering 110 acres. It operates as a Special Economic Zone (SEZ) and a business hub, with an operational area of 11 million sqft out of a potential 18.5 million sqft, including 1 million sq ft under construction.



2011-2015

The region saw rapid real estate expansion, with prominent developers launching residential projects in areas like Hebbal, Yelahanka, and Thanisandra Main Road. Surge in housing demand was driven by the presence of IT parks like Manyata Tech Park and Kirtoskar Business Park.



Source: ANAROCK report

moneycontrol



(SEZ) and a business hub, with an operational area of 11 million sqft out of a potential 18.5 million sqft, including 1 million sq ft under construction.

2016-2020

New residential projects launched in areas such as Devanahalli and Hennur Road. The region also saw development of commercial projects, including shopping malls and office spaces.



2021- present

Infrastructure projects such as the Bengaluru Metro rail's under-construction airport corridor connecting KIA to ORR suburban rail project, STRR etc are shaping the area's future.

→ Devanahalli On the Rise

Building Blocks of Growth

What transforms a region from potential to progress? It's the interplay of

- **Robust infrastructure**
- **Seamless connectivity**
- **Thriving IT and ITeS hubs**
- **Government Initiatives**
- **Tourism Potential**
- **Visionary SEZ developments.**

These are the building blocks of growth—the foundation on which dreams and opportunities flourish.

In the slides ahead, we uncover how **Devanahalli has emerged as the crown jewel of Bengaluru**, perfectly embodying these transformative factors to lead the region's growth story.

Devanahalli Business Park

Devanahalli Business Park, officially known as the Bengaluru Signature Business Park, **is just 6 kms from Panorama Project.** It is an ambitious project aimed at transforming the business landscape of North Bengaluru. This sprawling 407-acre development is set to become a major hub for various industries, especially financial technology and corporate offices.

Once completed, nearly 2.5 lakh people are expected to work or visit the DBP. Among those that have been planned in the park include multi-speciality hospitals, special economic zones, entertainment area, star hotels and others.

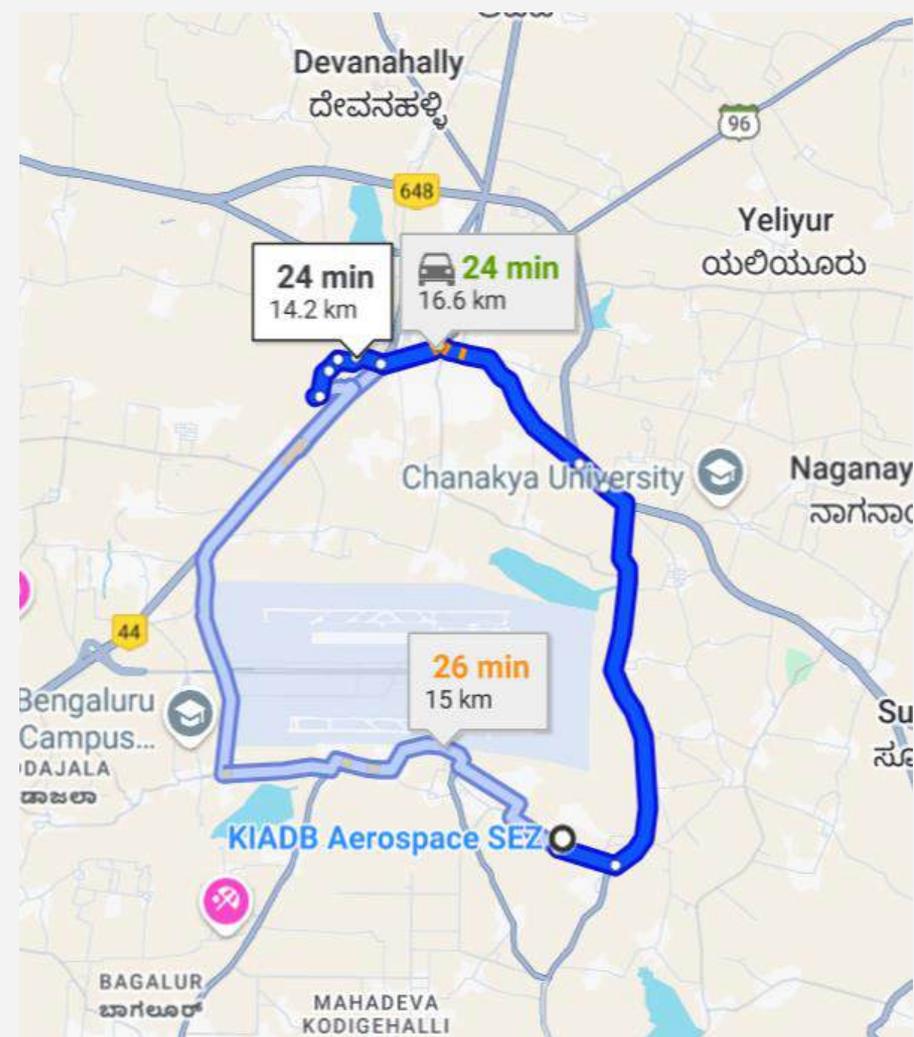


KIADB SEZ

KIADB Aerospace park located **just 14 kms from the Panorama Project**. The aerospace SEZ in Devanahalli is fast emerging as a major aerospace manufacturing hub. **It comprises of a 1000-acre industrial park and is already providing employment to hundreds of people**. This land has already been allotted to several companies, including 100 acres to HAL.

Few companies that are operating in the area:

- Thyssenkrupp Aerospace India Pvt Ltd
- Pranavam Aerospace Private Limited
- Bengaluru Aircraft Industries Private Limited
- SASMOS HET Technologies Limited
- Wipro Infrastructure Engineering - Aerospace
- Centum Electronics Limited
- Starrag India Pvt Ltd



UPCOMING TECH PARKS IN NORTH BENGALURU

Name	Location	Estimated year of completion*
Embassy Manyata extension	Nagawara	2024
Ebisu Tech Park	Nagawara	2025
Hines Uptown	Nagawara	2026
Shriram Hebbal 1	Hebbal	2024
Prestige Waterfront	Nagawara	2025
Prestige Century Landmark	Hebbal	2025
Century Downtown	Byatarayanapura	2024
L&T Phoenix Tech Park	Byatarayanapura	2023
Sattva Horizon	Yelahanka	2023
Bagmane Sierra Business District	Yelahanka	2025
Embassy Business Hub	Yelahanka	2024
CapitaLand IT Park	Yelahanka	2025
North Gate Phase2	Yelahanka	2025
Puravankara Business Park	Chikkajala	2026

Divyasree Tech Space	Devanahalli	2026
Prestige Tech Cloud Park	Near airport toll plaza	2024
DivyaSree Avance	Hennur Road	2025
Bhartiya City IT Park extension	Thanisandra Road	2024
Century Business Park and Township	Yelahanka	2027
Brigade World Trade Center	Devanahalli	2027
Embassy Knowledge Park	Chikkajala	TBD
SAP Labs	Bagalur	2025
Boeing	Bagalur	2024
Technology Innovation International Park	Bagalur	2024
Bengaluru Aerospace Park (950 acres)	Bagalur	Hub for many global aerospace companies, including Airbus and Boeing
Bengaluru Signature Business Park (407 acres)	Devanahalli	Phase 1 to be completed by March 2024 & Phase 2 by Dec 2024
Foxconn Technology Group	300 acres in Doddaballapur & Devanahalli	TBD

TBD: To Be Determined

Compiled by: Suhas Bhatt, Real estate and infrastructure enthusiast

* Subject to changes

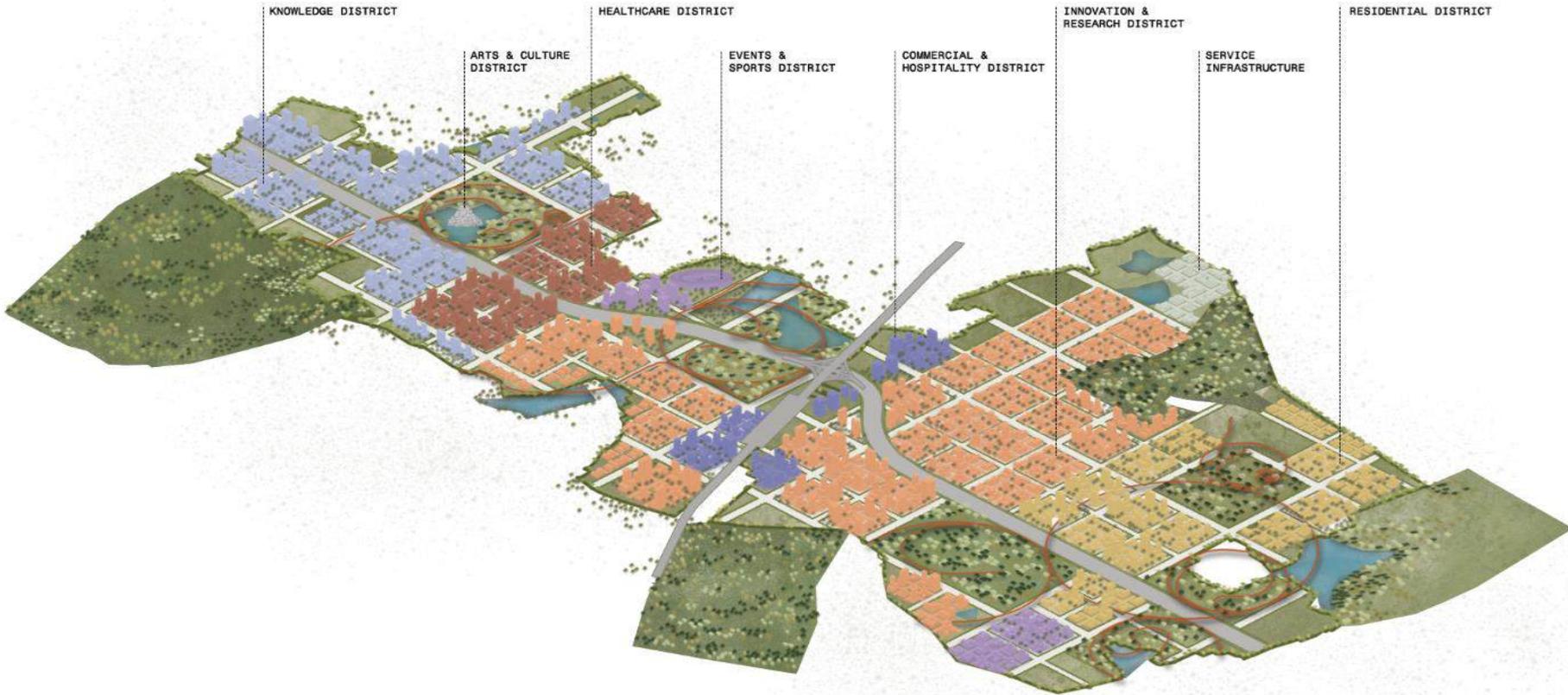
KWIN City

KWIN City, spanning 5,800 acres between Doddaballapur and Dobbaspet, is poised to become a transformative hub in Karnataka, integrating knowledge, health, innovation, and research sectors.

Strategically located just 45 minutes from Kempegowda International Airport and well-connected via major highways and rail routes.

By attracting top-tier educational institutions, research centers, global health organizations, and startups, KWIN City aims to generate vast employment opportunities, enhance infrastructure.





KNOWLEDGE DISTRICT

ARTS & CULTURE DISTRICT

HEALTHCARE DISTRICT

EVENTS & SPORTS DISTRICT

COMMERCIAL & HOSPITALITY DISTRICT

INNOVATION & RESEARCH DISTRICT

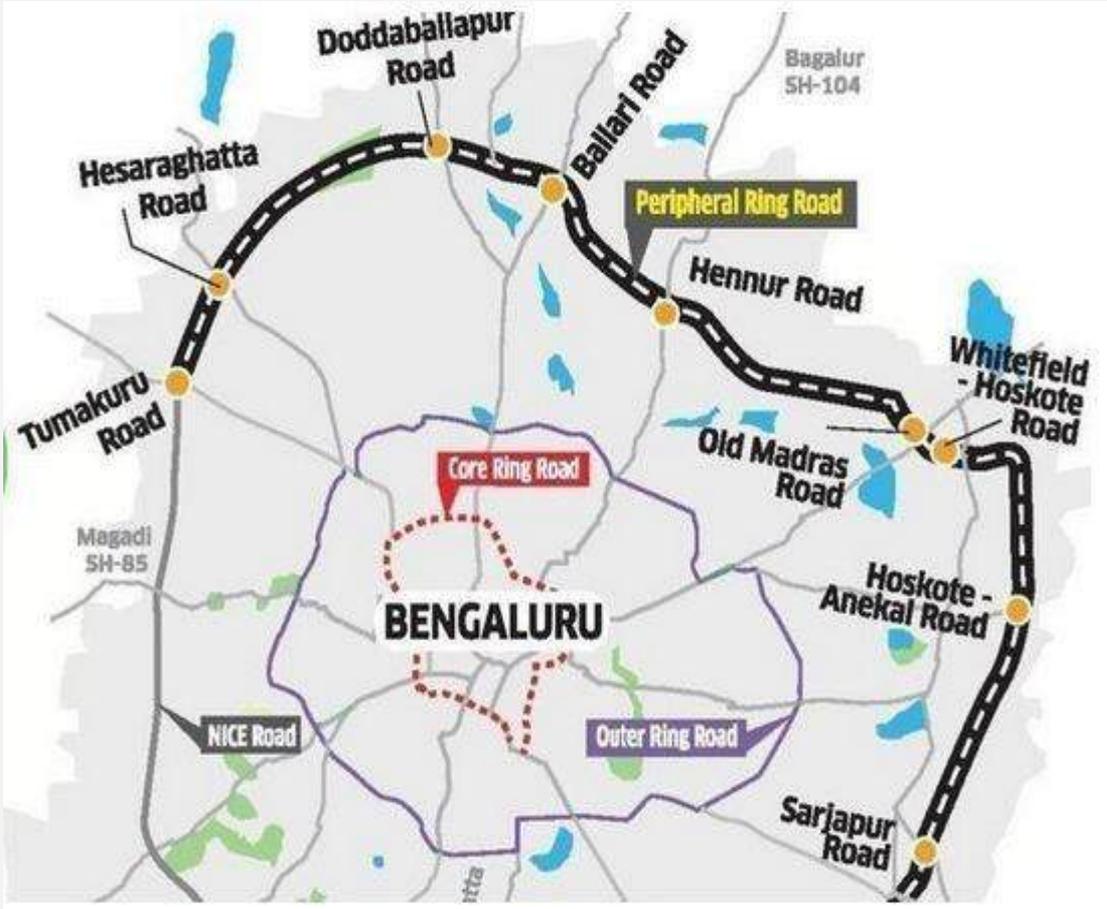
SERVICE INFRASTRUCTURE

RESIDENTIAL DISTRICT



Conceptual masterplan. Subject to change as per finalised design.

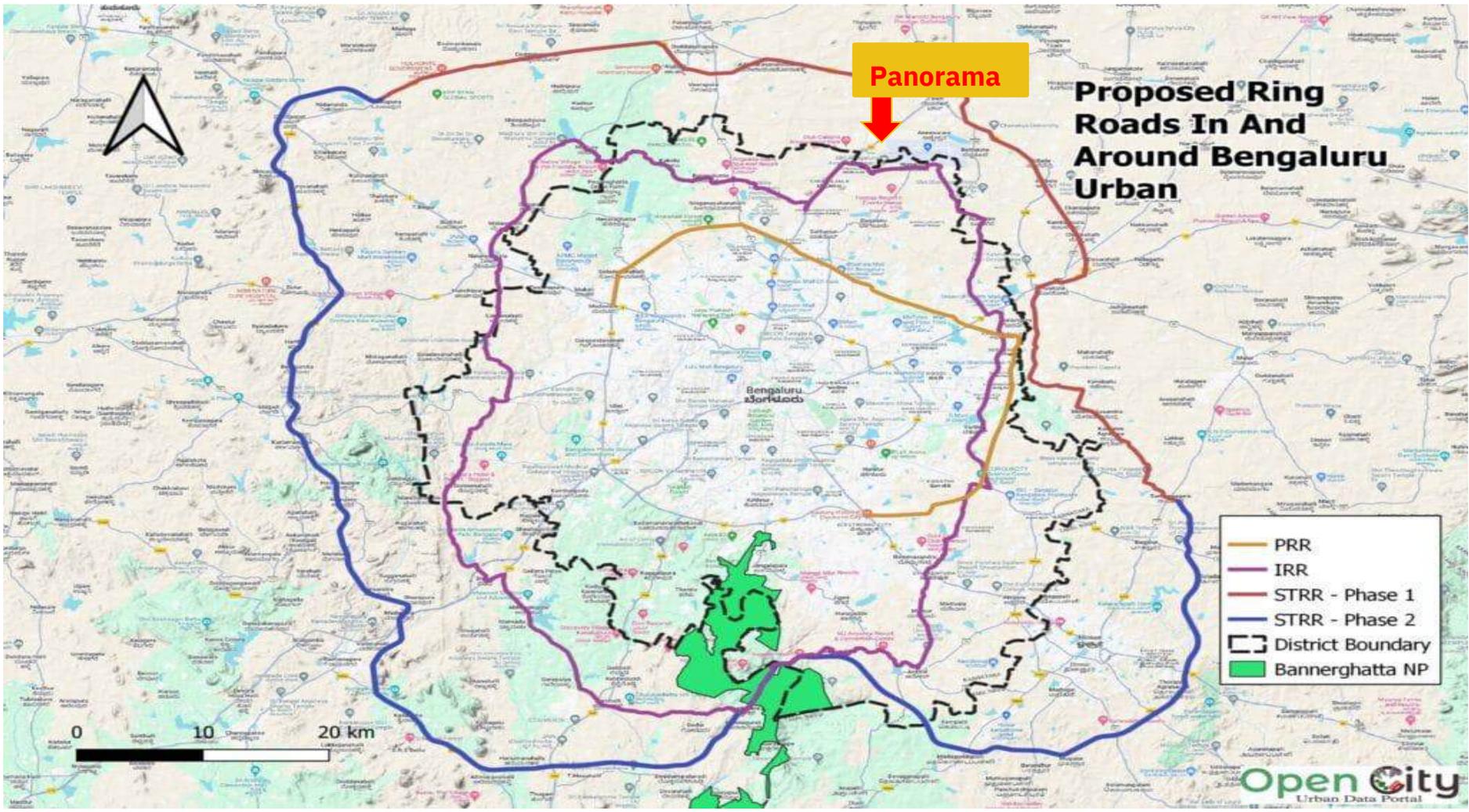
Peripheral Ring Road



- The 73 km circular road will lead from Hosur Road and connect to Tumkur Road and NICE Road.
- Government has approved the long-pending environmental clearance.
- It will be an 8-lane expressway comprising 6 service lanes.
- Total nine entry and exit points have been identified with five flyovers, four underpasses and five Railway Overbridges (ROB).
- The deadline for the completion of the project is December 2027

Panorama

Proposed Ring Roads In And Around Bengaluru Urban



ALL YOU NEED TO KNOW ABOUT BENGALURU SATELLITE TOWN RING ROAD

The 4-6 lane access-controlled Bengaluru Satellite Town Ring Road (STRR) will link Bengaluru's suburban areas like Hoskote, Devanahalli, Doddaballapur, Ramanagara, Kanakapura, and Anekal and will also link Hosur in Tamil Nadu.



Length	Karnataka	Tamil Nadu	Estimated cost
288Km (STRR, NH-948A)	243Km	45Km	Rs 17,000 crore

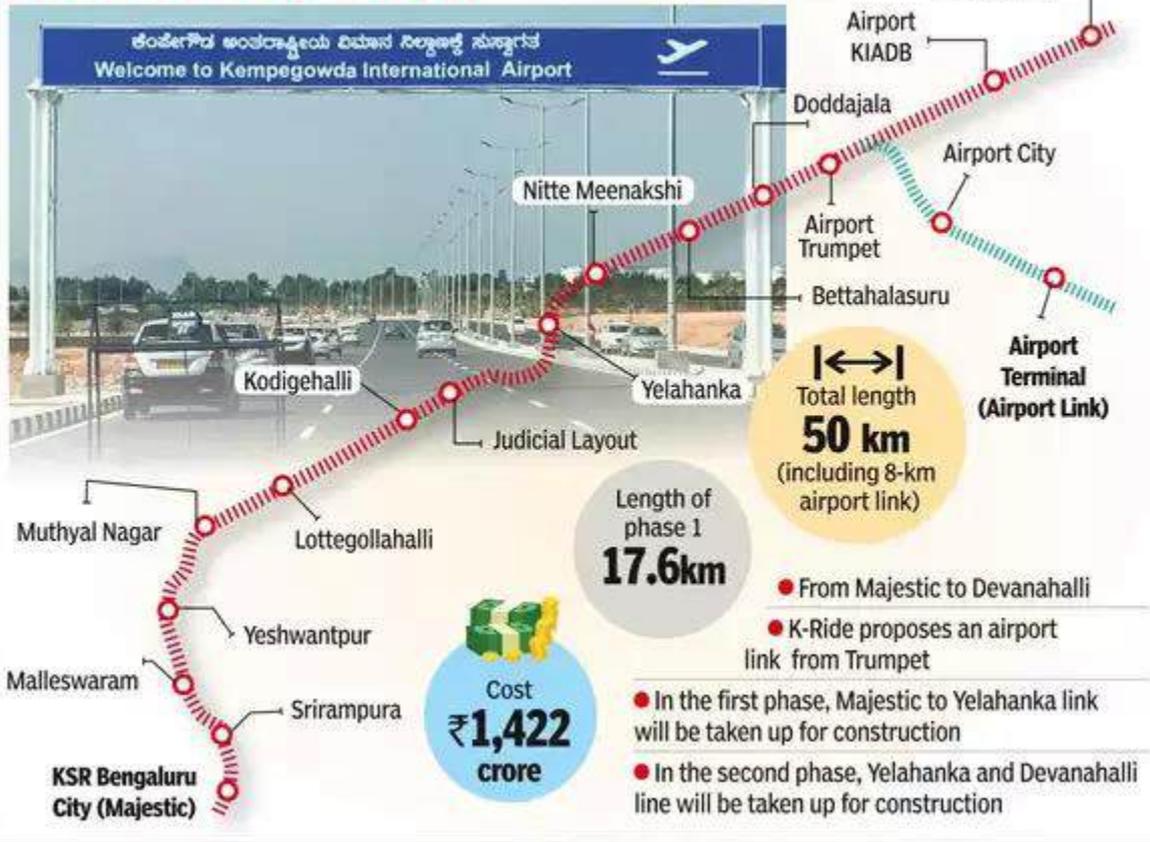
DEADLINE FOR THE ENTIRE PROJECT
December 2025

STRR

ADVANTAGES OF STRR

- This will serve as a bypass around Bengaluru city and is being built in three parallel phases, involving the construction of NH-948A and the realignment of existing NH-648 (NH-207).
- Designed for a speed of 100Kmph to boost the speed of freight movement and increase traffic handling capacity.
- This greenfield expressway under Bharatmala Pariyojna is expected to decongest Bengaluru.
- It will also provide connectivity to the proposed multi-modal logistics park at Dobbaspeth and the proposed Pune-Bengaluru greenfield expressway.
- It will improve port connectivity to Chennai port and Krishnapatnam port in Andhra Pradesh.
- It is expected to reduce the logistics and fuel costs of truckers
- It will reduce the journey time from Bengaluru airport to places like Mysuru and Kodagu.

HOW IT HAS BEEN MAPPED OUT



Rail Infrastructure Development Company (Karnataka) Limited (K-Ride) has issued tenders for civil works on the Majestic-Devanahalli suburban rail line, which will connect to Kempegowda International Airport (KIA).

In the first phase, a 17.5-km rail line will be constructed from Majestic to Yelahanka. Future tenders will cover the Yelahanka-Devanahalli line, including the 8km connection from Trumpet to KIA.

Source

Blue Line Metro

Blue Line Metro from K.R Puram to KIA Terminal extended till Devanahalli.

[Source](#)



Social Infra

Hospitals

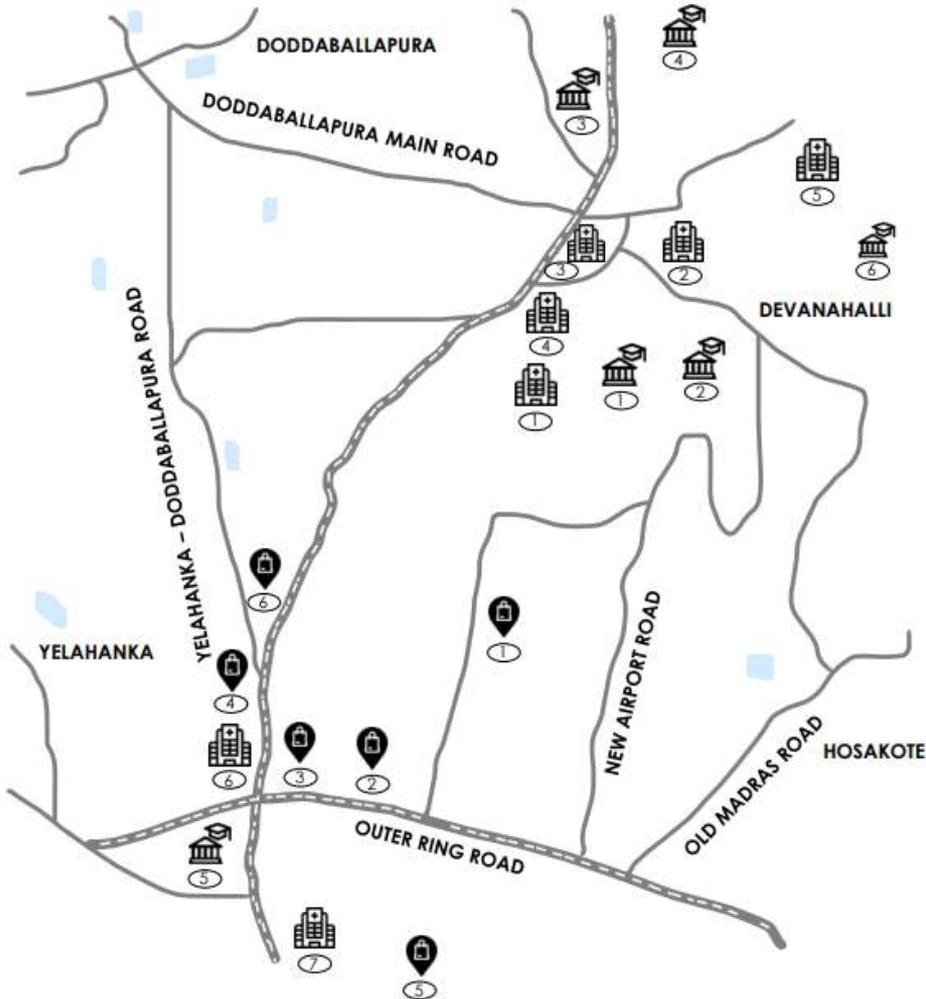
1. Akash Hospital 2. General Hospital, Devanahalli 3. New Manasa Hospital 4. Sri Shirdi Sai Hospital 5. Suviksha Hospital 6. Aster CMI Hospital 7. Manipal Hospital 8. Narayana Hrudayala -upcoming

Educational Institutions

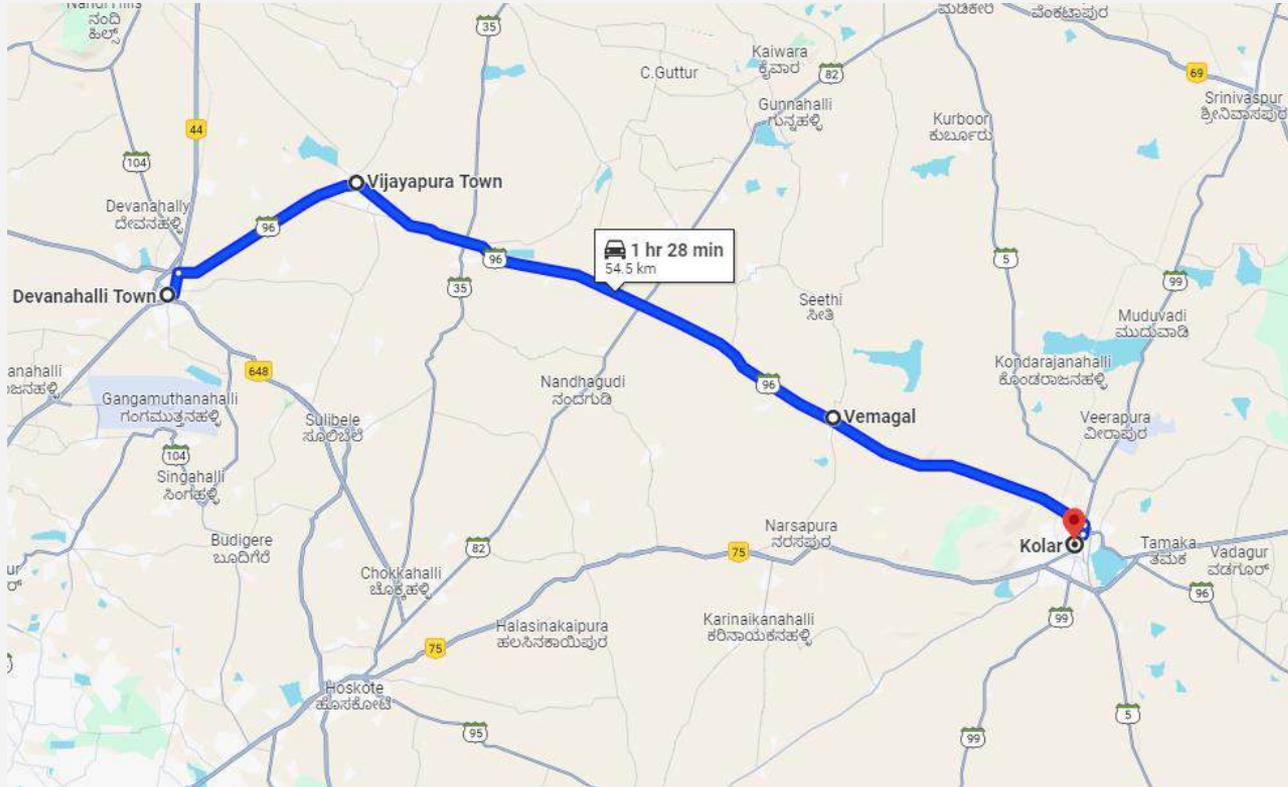
1. Akash Group of Institutions 2. Chanakya University 3. Gnana Deepa Academy 4. Nagarjuna College Of Engineering & Technology 5. Oxford English School 6. Innovators International School

Shopping Malls

1. Bhartiya Mall of Bengaluru 2. Elements Mall 3. Esteem Mall 4. Phoenix Mall of Asia 5. Garuda Mall 6. Galleria Mall 7. Forum Mall



Devanahalli - Kolar Highway



The Devanahalli Kolar road spans a length of 50 kms and falls under the second phase of the state highway development project.

This project estimated to cost Rs 1826 Crore, will be implemented under the highway annuity scheme.

Source



Tourist Attractions

- Devanahalli Fort
- Nandi Hills
- Adiyogi Statue
- Bhoga Nandeeshwara Temple
- Skandagiri Hills
- Grover Zampa Vineyards
- Shree Nakoda Avati 108 Jain Temple
- Brahmashram Cave
- Machenahalli Lake
- Nehru Nilaya
- Amaranarayana Temple
- Lepakshi

The world at your fingertips



Everything just 30 mins away, for anything else just a flight away

LOCATION MAP

SUMADHURA



→ Panorama Positioning

EXPERIENCE LAND

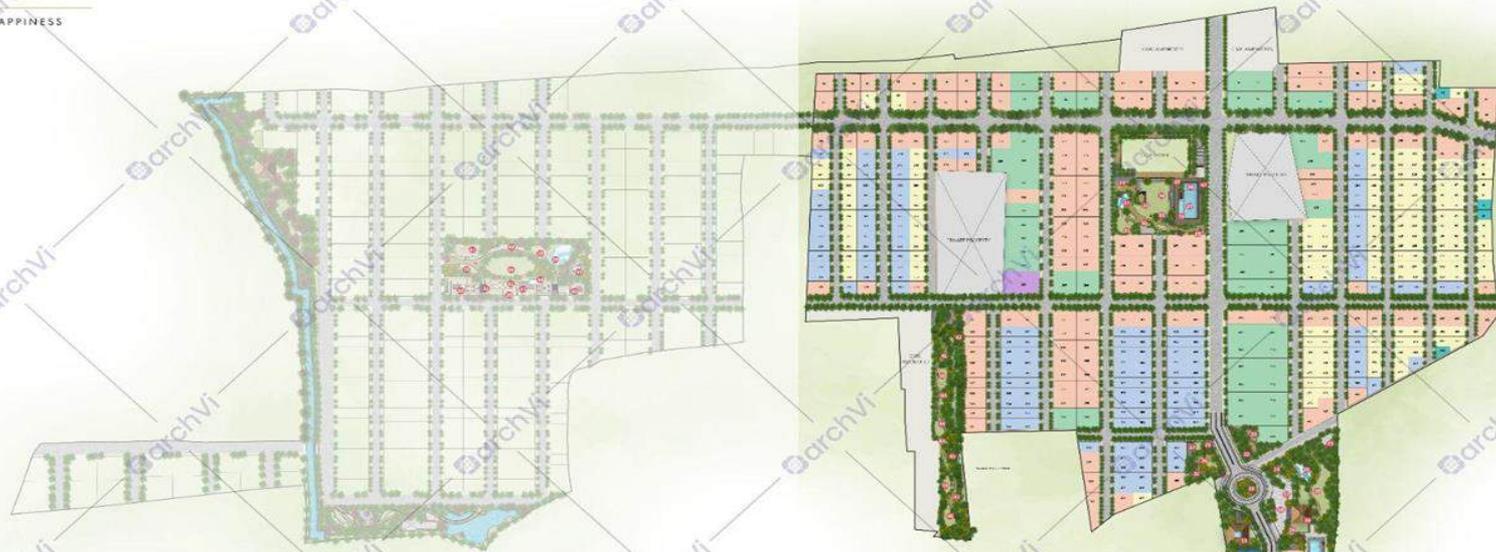
**Luxury Villa Land
Community, Just 10 mins
from Airport, Devanahalli.**

- Sumadhura Panorama is positioned as a Luxury Villa Land Community offering the pride of land ownership with the convenience and security of a gated community.

PRIDE OF TODAY, PROMISE OF TOMORROW

- Owning land here is a true mark of pride.
- The future is full of potential, and owning land here lays the foundation for long-term security.

→ Masterplan & Inventory



LEGEND

1. Security Cabin
2. Entry Court With Driveway (6m Wide)
3. Pedestrian Pathway (2m Wide)
4. Bicycle Lane
5. Avenue Planting
6. Flea Market
7. Mini Soccer
8. Multipurpose Sand Court (Traditional Games)
 - Kho Kho
 - Kabadi
 - Beach Volley Ball
9. Visitor's Parking
10. Basketball Court
11. Gallery Seating
12. Tennis Court

KERALA STYLE

13. Neighbourhood Courtyard
14. Kulam With Stepped Seating
15. Lawn With Informal Seating
16. Leisure Courtyard
17. Bicycle Parking
18. Bus Bay
19. Play Lawn
20. Kid's Play Area
21. Existing Temple With Native Tree Court
22. Reflexology Pathway
23. Therapeutic Garden
24. Roundabout With Sculpture Court
25. Spill Over Lawn
26. Elevated Deck
27. Native Tree Court
28. Edible Garden

KARNATAKA STYLE

29. Neighbourhood Plaza
30. Picnicking Lawn
31. Outdoor Gym
32. Children's Play Area
33. Stage With Feature Wall
34. Multipurpose Lawn With BBQ Zone
35. Stepped Seating With Colonnade
36. Shallow Pool
37. Main Pool
38. Kids Pool
39. Deck With Lounge Chairs
40. Outdoor Showers / Changing Rooms

NALA ZONE

41. Fitness Track
42. Cricket Practice Net
43. Thematic Gardens
 - Medicinal Garden
 - Aromatic Garden
 - Butterfly Garden
44. Stroll Park
45. Hammock Zone
46. Camping Zone

- | | |
|--|------------------|
| | 1000 - 1199 sqft |
| | 1200 - 1499 sqft |
| | 1500 - 1799 sqft |
| | 1800 - 3499 sqft |
| | 3500 - 5999 sqft |
| | 6000 + sqft |



30X40	1,200	138
30X50	1,500	119
30X60	1,800	9
40X50	2,000	14
40X60	2,400	35
50X60	3,000	28
50X80	4,000	18
Reg Plots	1384-5350	43
Flex Plots	1050-3965	126
Estate	4077-9272	9

- Total No of Plots - 539
- Plots Available for Sale - 520
- No of East facing Plots - 273
- No of West facing Plots - 265

→ Panorama Renders









→ Reasons to Buy

THE ESSENCE OF INDIA IN 1 COMMUNITY.

- This community is a tribute to the living heritage of five 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.
- **Emphasis on Pancha Bhutas** (Five Elements of Nature) – Earth, Water, Fire, Air, and Space – ensuring a harmonious and eco-friendly living experience.

SUSTAINABLE & ECO-FRIENDLY DEVELOPMENT

- Designed with **rainwater harvesting, energy-efficient lighting, and large open green spaces.**
- Extensive **native plantings and therapeutic gardens**, promoting a healthy and pollution-free environment.
- Use of **natural and locally sourced materials** such as stone, wood, and terracotta, ensuring sustainability.

WORLD CLASS AMENITIES WITH CULTURAL TOUCH & INFRASTRUCTURE

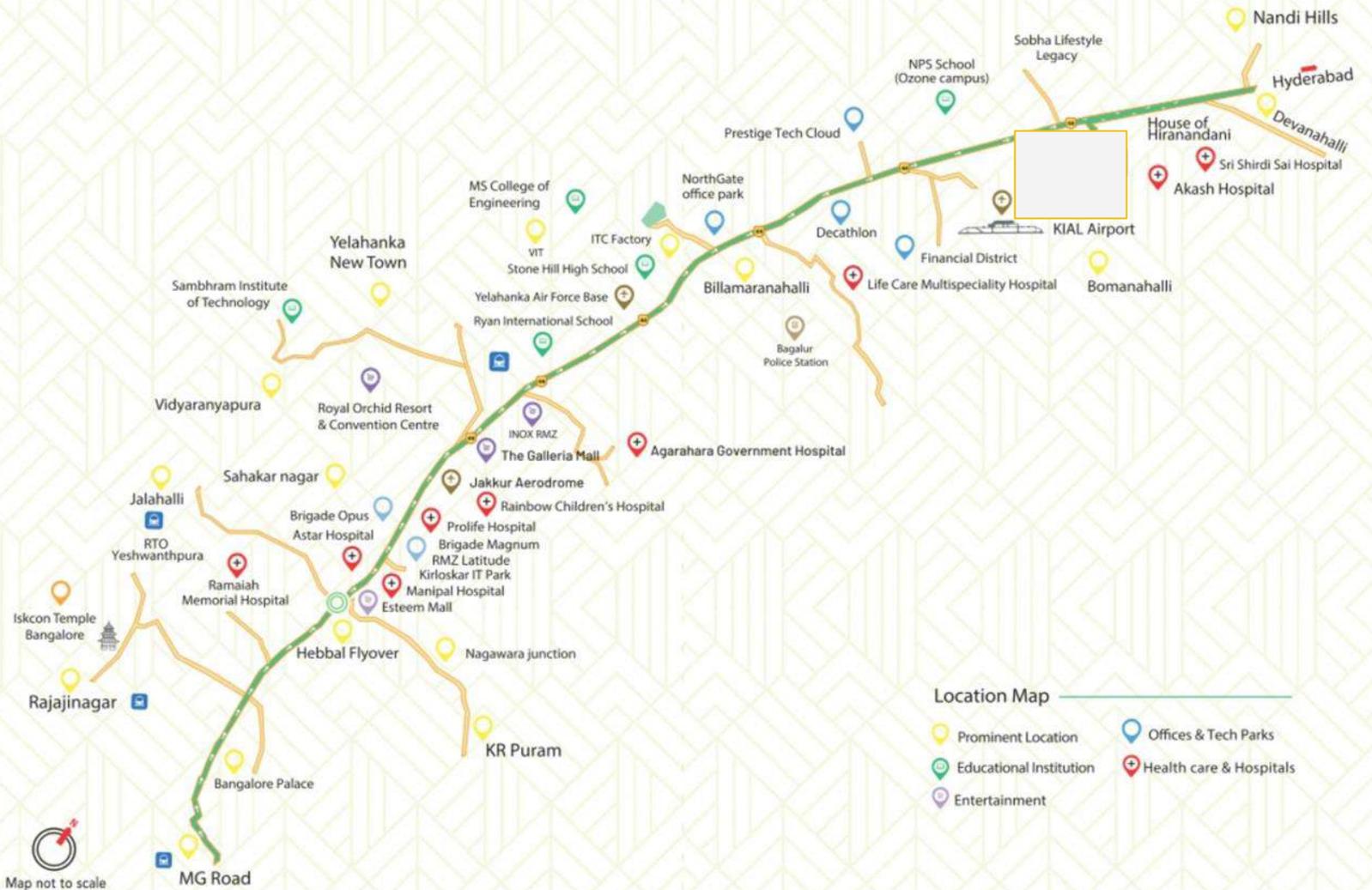
- High-quality infrastructure including **wide roads (18m, 12m, and 9m driveways)**, dedicated pedestrian paths, and plazas.
- Green Spaces: Spread across 9 acres of landscaped parks and greenery
- Premium clubhouse with a gym, swimming pools, community courtyards, and event lawns.
- **Recreational zones:** Play courts, outdoor fitness areas, kids' play zones, landscaped gardens, and wellness spaces.
- Smart signage and wayfinding system, ensuring convenience and ease of movement.

APPRECIATION POTENTIAL & LIQUIDITY LIKE NO OTHER

- High-growth region near the upcoming BIAL Investment Region, poised to become a major IT hub. **Year-over-year property rate growth in Devanahalli is 15% in the last year.**
- Investing in a plot by Sumadhura, a trusted developer, in a prime location ensures **strong potential for easy liquidity**, making it a secure and profitable real estate investment.

PRIME LOCATION & CONNECTIVITY

- Luxury Villa Land located in Devanahalli, just 6 kms from Bangalore International Airport Trumpet circle.
- 700 meters from NH 44
- 2 km from Devanahalli Town
- 3.8 km from STRR
- 6 km from Bangalore International Airport Trumpet Circle
- 8km from Upcoming Metro station
- 8 km from Prestige Forum Mall and Tech Cloud
- 17.5 km from Foxconn Campus
- 20.5 km from Nandi Hills



Location Map

- Prominent Location
- Offices & Tech Parks
- Educational Institution
- Health care & Hospitals
- Entertainment

Map not to scale

PRODUCT STUDY

CLUB HOUSE AMENITIES

	Adarsh Savana	Purva Tivoli Hills	Vaishnavi Life	Godrej Reserve	Shriram Rainforest	Sumadhura Panorama
Club House	√	√	√	√	√	√
Swimming Pool	√	√	√	√	√	√
Kid's pool	*	*	*	*	*	√
Gymnasium	*	√	√	√	√	√
Creche	√	*	*	*	*	*
Saloon	√	√	√	*	*	√
Supermarket	√	√	*	*	√	*
Indoor Badminton Courts	√	√	√	√	√	√
Restaurant / Café	√	√	*	*	*	√
Library	*	√	*	*	*	*
SPA, Sauna & Steam	*	√	√	*	*	√
Pool Table	√	*	√	*	*	√
Home Theatre	*	*	√	√	*	*
Heated Pool	*	*	*	*	*	√
Pool deck	*	*	*	*	*	√
Yoga/dance	*	*	*	*	*	√
Guest Rooms	*	*	*	*	*	√
Business Centre	*	*	*	*	*	√
Multipurpose Hall with Service Kitchen	*	*	*	*	*	√
Indoor games room	*	*	*	*	*	√

Unique Amenities

- Business Centre
- Multipurpose hall with Service kitchen
- Indoor Games Room
- Guest Rooms
- Yoga/Dance Room
- Pool Deck
- Heated Pool
- Kids Pool

LANDSCAPE AMENITIES

	Adarsh Savana	Purva Tivoli Hills	Vaishnavi Life	Godrej Reserve	Shriram Rainforest	Sumadhura Panorama
Cricket Pitch	√	√	*	*	*	√
Multipurpose Court	√	*	√	√	√	√
Mini Golf Putting	√	*	*	*	*	√
Sand Volleyball	√	*	*	*	*	√
Basket Ball Court	√	√	*	*	*	√
Volley ball Court	√	√	*	*	*	*
Tennis Court	√	√	*	*	*	√
Children's Play areas	√	√	√	√	*	√
Skating Rink	√	√	√	*	*	√
Multiple Playgrounds	√	√	*	√	√	√
Open air theatre	√	√	√	*	√	√
Banquet Garden	*	√	*	*	*	√
Yoga Lawns/ Deck	√	√	√	√	√	√
Swing Park	√	*	*	*	*	√
Multiple Pavilions	√	*	*	*	*	√
Eco Trail	*	√	*	*	*	√
Accupressure Walkway/park	√	√	√	*	*	√
Jogging Track	√	√	√	*	√	√
Afforestation Belt	√	*	*	*	*	*

	Adarsh Savana	Purva Tivoli Hills	Vaishnavi Life	Godrej Reserve	Shriram Rainforest	Sumadhura Panorama
Afforestation Belt	√	*	*	*	*	*
Butterfly Garden	√	*	√	*	*	√
Fruit Orchard	√	*	*	*	*	*
Maze Garden	√	*	*	*	*	*
Shipwreck park	√	*	*	*	*	*
Sculpture Park	*	√	*	*	*	√
Pet Park	*	√	*	*	*	*
Floral Garden	√	√	√	*	*	√
Vineyard	*	√	*	*	*	*
Organic Farming	*	√	*	*	*	*
Bonfire pit	*	√	*	*	*	√
Spice Parterre	*	√	*	*	*	*
Selfi Park/ Point	*	*	*	*	*	*
Miyawaki Forest	*	*	*	*	*	*
Watch Tower	*	*	*	*	*	*

SPECIFICATIONS

Roads and Footpaths:

- 18m, 12m, and 9m wide internal road with asphalt as per design
- Pavements on either side of the road with Kerb and pavers as per design

Corner Stones:

- Plot extent marked with corner stones

Security:

- Grand entrance portal with security kiosk as per design
- 24/7 security with boom barriers at entry/exit gates
- Compound wall: Front main road facing 200mm thick block wall with required structural RCC frame, Surrounding – compound wall
- Individual street security with CCTV cameras at all major vantage points

Electrical:

- HT works, LT works, Feeder pillars and RMUs for power supply-capacity & location as per design
- Underground cabling network in the layout with power cable terminated at Feeder pillars and will provide the conduit to each plot
- Street light cabling, poles with LED lighting, electrical fixtures on either side/one side as per design with timer adjusted streetlights
- 100% DG Backup for common service areas

SPECIFICATIONS

Plumbing:

- Irrigation network for landscape areas
- Underground water supply system through UPVC pipes to cater for domestic use
- Plumbing lines will be terminated within the plots for water supply & sewerage
- UG sump of suitable capacity with adequate head pressure
- Water source from bore well with underground sump as per design
- Rain water underground system with catch basins, Rainwater harvesting as per design
- Sewage treatment plant of required capacity, located as per design

Landscaping:

- Well-designed landscaped Parks and open spaces with lighting fixtures as per design
- Avenue trees on all streets and internal roads
- Curated Parks

→ Why Buy from
Sumadhura?

Because **It's from SUMADHURA – A Brand You Can Trust!**

 **Brand Legacy & Credibility**

- Over **30 years** of excellence in real estate development.
- Proven track record of **delivering premium projects on time.**
- **11000+ happy homeowners** & investors across Bangalore & Hyderabad.
- **4 Pillars of Sumadhura** - Prime Location, Smart Design, High Quality and On Time Delivery.
- Present in Residential and Commercial projects, Plotted developments and Logistics & Warehousing

✔ **Hassle-Free Buying Experience & After-Sales Support**

- **Clear titles, RERA compliance** & seamless documentation ensure zero legal risks.
- After-sales assistance for worry-free ownership.
- Sumadhura's strong brand recall ensures **ease of resale & liquidity**.

✔ **The Sumadhura Community – Where Like-Minded People Live**

- Not just a plot, you're buying into a premium community where you'll find professionals, entrepreneurs, and families looking for an elevated lifestyle.
- Thoughtfully designed spaces that foster social interactions, cultural exchanges, and a sense of belonging.
- Exclusive gated community with round-the-clock security ensures peace of mind for your family.

→ Brand FAQ's

1. What is the theme for the plotted project?

We are building the story of a project that will give a **unified representation of South India**. We have dedicated zones and themes depicting the various states.

1. Does Sumadhura have a history of plotted projects?

This is Sumadhura's first villa land project. As such we want to get in touch with our roots which made us what we are, and go literally to the ground level. This is a premium project that will **upgrade your life and lifestyle**.

1. Why Devanahalli?

A **serene environment with plenty of greenery**, making it an attractive destination for residential developments.

Devanahalli is also benefiting from the **growth of various commercial and industrial projects**, making it an ideal location for both homebuyers and investors.

With **upcoming infrastructural projects, better road networks**, and improved public facilities, the region's **property value is expected to appreciate significantly over time**.

Devanahalli offers a blend of modern living and natural beauty, making it a perfect choice for those seeking a peaceful yet well-connected location in North Bangalore.

4. Can we trust Sumadhura?

Sumadhura is synonymous with trust, and built on the **Foundation of HAPPINESS**. We practice very diligently our 4 pillars : Prime Location, Smart Design, High Quality and On-time Delivery.

Clear legal titles

Sumadhura ensures that all the properties they sell have clear and dispute-free titles, with necessary documentation in place.

Transparency

Sumadhura is known for its transparent dealings with customers.

Customers can rely on Sumadhura for straightforward contracts and no hidden costs

Timely Delivery and Possession

Sumadhura has a reputation for delivering projects on time, which is particularly important for customers who are planning to build homes or invest in the property for future development.

Customer Centric Approach

Sumadhura prioritizes customer satisfaction, offering personalized assistance and addressing concerns effectively, ensure customers are well-supported throughout the purchase journey

Amenities and Future Development Plans

Our projects come with additional benefits such as landscaped gardens, community areas, parks, and other lifestyle amenities, enhancing the overall appeal of the property. We focus on areas with strong growth potential, which can contribute to higher returns on investment in the future

→ Thank You