

LIMITED  
EDITION VILLAS

UNLIMITED  
VALUE FOR MONEY



#### Our Legacy

Sugal Group is a trusted name in Real Estate, Warehousing, IT, and more. Built on trust and quality, we focus on creating long-term value. Earthen Spaces is our residential brand, offering homes that combine classic design with modern comfort.

#### Our Work

We have successfully completed projects across Tamil Nadu, Delhi-NCR and Maharashtra. With more in the pipeline, our growth trajectory remains strong. Every project reflects our unwavering focus on quality, transparency and lasting value.

#### Our Journey So Far

1700+ apartments | 6 million sq.ft. built-up space | 3000+ happy families



#### Our Vision

At Earthen Spaces, we create communities where every space is thoughtfully crafted to inspire living and foster a sense of belonging. Our projects are designed to blend harmony, purpose and lasting value, shaping homes that families cherish for generations.

With this vision as our foundation, we have brought to life a thoughtfully designed community of villas that offers the calm of a close-knit neighbourhood without giving up the advantages of urban living. Every villa is designed for functionality and elegance, blending intelligent space use with premium specifications. **Our promise is real value for money, without compromising on quality or aesthetics.**



INTRODUCING



Following the resounding success of RNK's Vista Garden, a plotted community that earned our customers' trust, we're delighted to bring you Vista Villas. Nestled in a thriving corridor, this one-of-its-kind project offers just 16 limited-edition premium villas.

Vista Villas is built for families who value privacy as much as connection, and luxury as much as convenience. Each villa is designed to welcome abundant natural light and fresh air throughout the day, creating bright and airy living spaces. With spacious layouts and private terraces, every detail has been crafted to make Vista Villas the new benchmark for villa living along OMR.



# 11

# 12

# 13

## DESIGN & DETAILING



- Homes designed for **comfortable, beautiful, and effortless living**
- Skyroof design brings **abundant natural light for openness and calm**
- Thoughtfully planned rooms ensure **spaciousness and functional use of every square foot**
- Vaastu-compliant layouts promote **positive energy and balanced living**
- Generously sized windows provide **nature views**
- High-quality materials and finishes designed for **low maintenance and lasting elegance**
- Every detail crafted for a **seamless and enjoyable living experience**

## LOCATION ADVANTAGES

Strategically located in Kelambakkam - one of the fastest-growing hubs along OMR, Vista Villas offers the perfect balance of peaceful surroundings and urban connectivity.



Well-connected to educational institutions, healthcare and retail



Close to IT corridors and business hubs



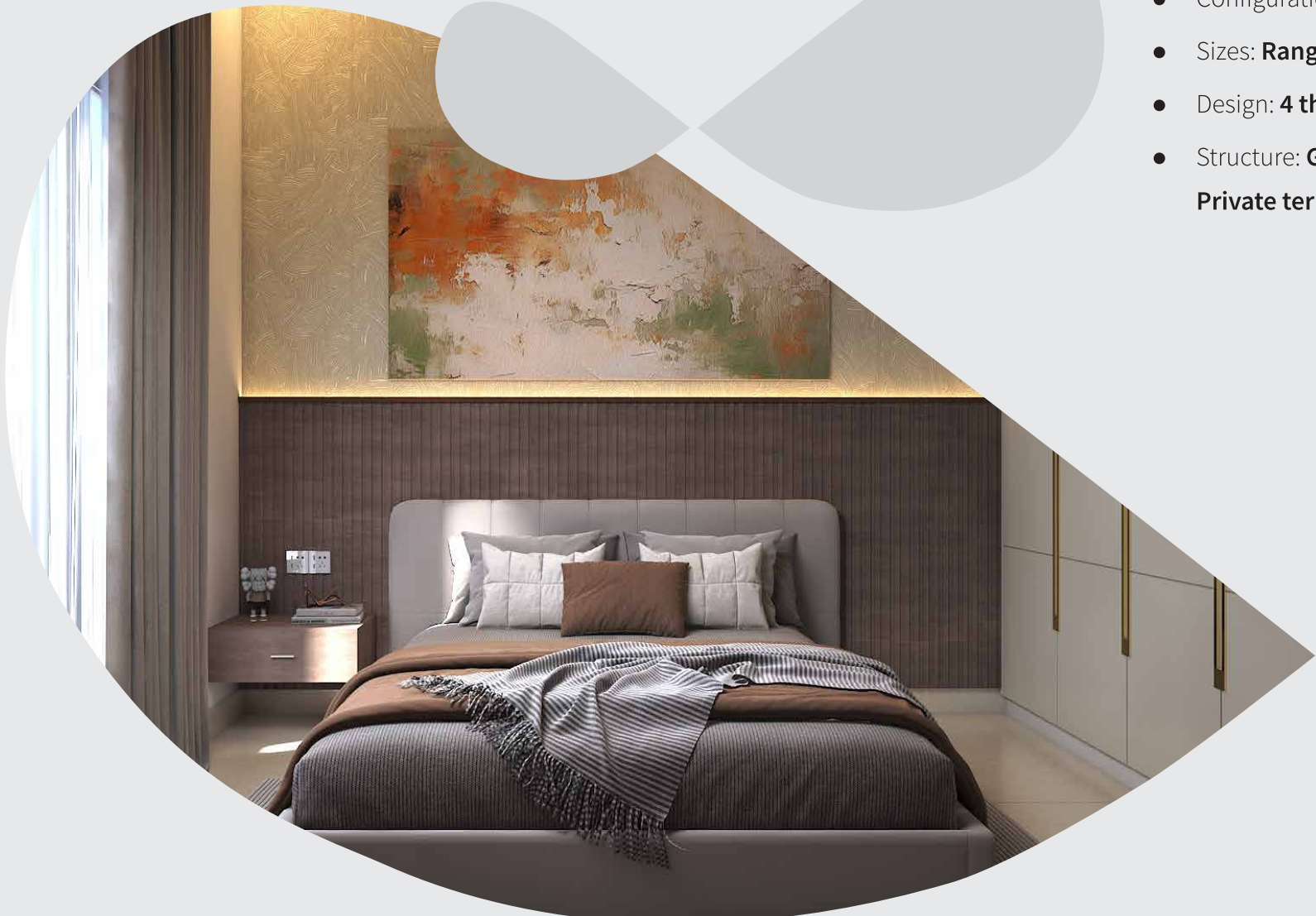
Strong potential for long-term appreciation



A calm, green pocket within Chennai's growth corridor



# PROJECT HIGHLIGHTS



- Total Units: **16 exclusive villas**
- Land Extent: **50 cents**
- Configuration: **Premium 3 BHK villas**
- Sizes: **Ranging from 1674 - 1906 sq.ft.**
- Design: **4 thoughtfully crafted villa types**
- Structure: **Ground floor + First floor + Private terrace**

## THOUGHTFUL AMENITIES & FEATURES










### Vista Villas Amenities

At Vista Villas, every feature is designed to make your life smoother, safer and more comfortable:

- |  |   |
|--|---|
|  Underground EB Cables                                      |  Potable Water Supply                    |
|  Common Septic Tank   |  Paved Block Roads/Pathways              |
|  Pneumatic Pump Water Supply - uninterrupted, even pressure |  4 Feet Compound Wall with Entrance Arch |
|  24x7 Surveillance & Compounded Community Living            |  Clear Title                             |
|  Storm Water Trench   |  Seamless Purchase Process               |
|  Rainwater Harvesting                                       |  Post Purchase Assistance                |
|  Solar Street Lights  |   |

### Vista Garden Amenities

In addition to Vista Villas' in-community features, residents also have access to the amenities at Vista Garden, offering spaces to unwind, stay active, and connect:

- |   |  |
|---|--|
|  Senior citizens' zone |  Yoga deck        |
|  Kids' play area       |  Basketball court |
|  Walking track         |  Cricket net      |
|  Jogging track         |  Skating rink     |
|  Gazebo                |  |



# PEACE OF MIND EVERY DAY

Vista Villas isn't just about beautiful living. It's about effortless living. Imagine never worrying about water pressure, thanks to the pneumatic pump system that ensures 24x7 supply at even pressure. With underground utilities, well-planned infrastructure, and a secure, low-maintenance community, every day here brings comfort and peace of mind.





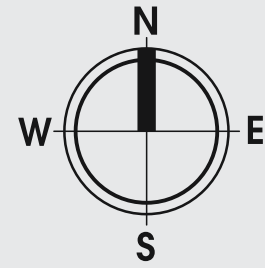
## WHAT MAKES VISTA VILLAS UNIQUE

- **Peace of Mind** - One year of free maintenance for a hassle-free move-in
- **Vaastu-Compliant** - North and East Facing Entrance, South West Master Bedroom
- **Value for Money** - Combining luxury and affordability, our villas come with a Best Price Promise to ensure you always get more for less
- **Abundant Natural Light & Air** - With sky roof design, French windows, and dual balconies, every corner breathes light and freshness
- **Connected Yet Exclusive** - Part of the larger Vista Garden community, yet a private, limited-edition enclave
- **Maximum Space** - Expansive layouts thoughtfully designed to enhance comfort and freedom
- **Privacy** - Intelligent planning ensures a serene and secluded living experience

## WHY INVEST IN VISTA VILLAS

- Strategically located in a **high-growth zone**
- Backed by the **trusted legacy** of the Sugal Group
- **Premium living** at an accessible scale
- Strong potential for **long-term appreciation**
- A blend of lifestyle and **investment value**



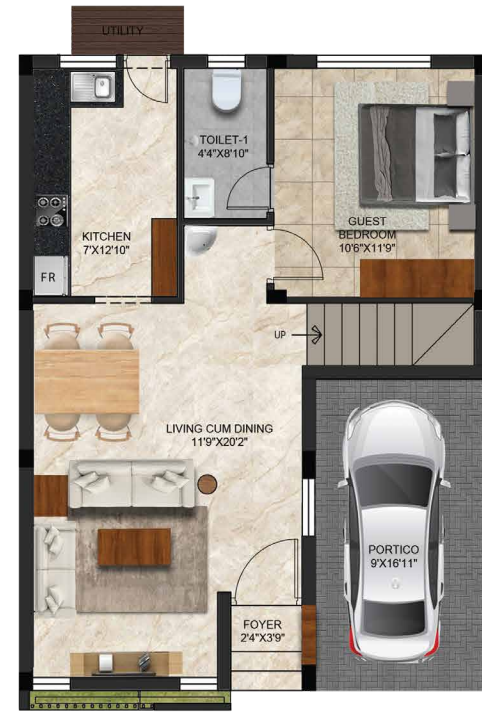


- TYPE - 1** Block - 1
- TYPE - 2** Block - 2
- TYPE - 3** Block - 3
- TYPE - 4** Block - 3

## AREA STATEMENT

VILLA NOS.	VILLA TYPE	FACING	RERA CARPET AREA [SQ.FT.]	SALEABLE AREA [SQ.FT.]	PLOT SIZE [SQ.FT.]	UDS (SQ.FT.)
1	Type 1 (Block 1)	North	1327	1799	896	1336
2			1327	1799	895	1336
3			1327	1801	906	1337
4			1327	1807	926	1342
5			1327	1814	946	1347
6	Type 2 (Block 2)	North	1397	1906	977	1416
7			1397	1906	977	1416
8			1397	1906	977	1416
9			1397	1906	977	1416
10	Type 3 & 4 (Block 3)	East	1397	1906	977	1416
11			1217	1674	872	1242
12			1217	1679	894	1247
13	Type 4 (Block 3)	East	1217	1689	926	1254
14			1323	1800	944	1336
15			1323	1801	948	1337
16			1323	1802	952	1338

### BLOCK-1, (VILLA NO. 1, 2, 3, 4, 5)



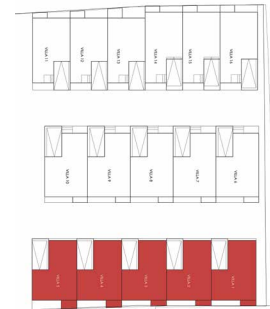
GROUND FLOOR PLAN



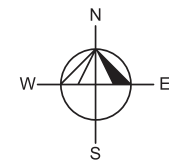
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	FACING	RERA CARPET AREA [SQ.FT.]	TOTAL SALEABLE AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
1	NORTH	1327	1799	896	1336
2		1327	1799	895	1336
3		1327	1801	906	1337
4		1327	1807	926	1342
5		1327	1814	946	1347



### BLOCK-2, (VILLA NO. 6, 7, 8, 9, 10)



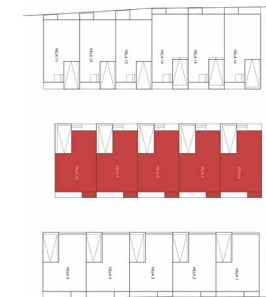
GROUND FLOOR PLAN



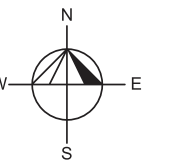
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	FACING	RERA CARPET AREA [SQ.FT.]	TOTAL SALEABLE AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
6	NORTH	1397	1906	977	1416
7		1397	1906	977	1416
8		1397	1906	977	1416
9		1397	1906	977	1416
10		1397	1906	977	1416



### BLOCK-3, TYPE-3 (VILLA NO. 11, 12, 13)



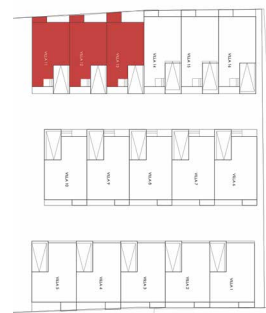
GROUND FLOOR PLAN



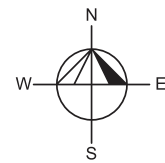
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	FACING	RERA CARPET AREA [SQ.FT.]	TOTAL SALEABLE AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
11	EAST	1217	1674	872	1242
12		1217	1679	894	1247
13		1217	1689	926	1254



### BLOCK-3, TYPE-4 (VILLA NO. 14, 15, 16)



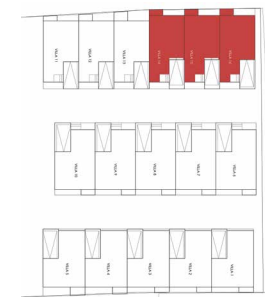
GROUND FLOOR PLAN



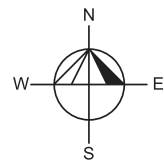
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	FACING	RERA CARPET AREA [SQ.FT.]	TOTAL SALEABLE AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
14	EAST	1323	1800	944	1336
15		1323	1801	948	1337
16		1323	1802	952	1338



## SPECIFICATIONS

### STRUCTURE

Structural system  
Foundation  
Basement wall  
Masonry wall  
Floor height  
Termite control

### DESCRIPTION

- RCC framed structure designed for seismic compliance (Zone - III)
- Pile foundation upto 7 mtrs depth
- Solid block wall 200mm thick with waterproofing
- AAC block 200 mm thick for external walls & 100mm thick for internal walls
- Shall be maintained at 10' clear height
- Anti-termite treatment will be done

### WALL FINISH

Internal walls  
Ceiling  
Exterior walls  
intent  
Bathroom walls

- Finished with 2 coats of putty, 1 coat of primer & 2 coats of interior emulsion
- Finished with 2 coats of putty, 1 coat of primer & 2 coats of interior emulsion
- Finished with texture paint, 1 coat of primer, 2 coats of exterior emulsion & colour as per architect's intent
- Ceramic tiles of size 2' x 1' for 8' height from Kajaria/Somany or equivalent will be provided

### FLOOR & WALL FINISH WITH SKIRTING

Foyer, living, dining, bedrooms & kitchen  
Bathroom, balcony & utility  
Staircase - Internal  
Terrace  
Car park tiles  
Kitchen slab  
Kitchen slab - anti-splash wall tiles  
Master bedroom

- Vitrified tiles of size 4' x 2' from Kajaria/Somany or equivalent will be provided
- Anti-skid ceramic tiles of size 300 x 300 mm from Kajaria/Somany or equivalent will be provided
- 20mm thick flamed granite finish for thread and raised with 4" thick skirting
- Finished with 12" x 12" weather proof tiles
- 2' x 2' size of 10mm thick parking tile will be provided
- 2' wide Granite will be provided
- 2' x 1' tile upto 2'
- Wooden flooring

### HANDRAILS

Balcony handrails  
Staircase handrails

- SS handrails using 304 grade as per architect's design
- SS handrails using 304 grade as per architect's design

### BATHROOMS FITTINGS

CP & sanitary fixture  
Wall mixer  
Wash basin

- Single piece floor mount closet from Parryware or equivalent brand
- MBR - single lever diverter with overhead shower and tap
- Below counter 18" x 12" washbasin will be provided for all

### DOORS

Main door  
Bedroom doors  
Bathroom doors

- Solid door of size 1050 x 2100mm
- Prehung engineered wood/ABS door frame of size 900 x 2100mm
- Prehung engineered wood/ABS door frame of size 750 x 2100mm





#### **WINDOWS**

- Windows – 3 track aluminium sliding window with mosquito mesh with 5mm pinhead glass
- Window grills – Finished with 2 coats of enamel paint after 1 coat of zinc chrome primer
- French windows – 3 track aluminium sliding doors with mosquito mesh with 5mm pinhead glass
- Safety grill – Mild steel grill with 10mm square bar for all windows and ventilators
- Ventilators – 1'6"x2' aluminium louver ventilator with 6" exhaust fan provision only

#### **ELECTRICAL POINTS**

- Power supply – 3 phase power supply
- Safety device – MCB & RCCB residual current circuit breaker
- Switches & sockets – Modular boxes & modular switches & sockets using Anchor or equivalent will be provided
- Wires – Fire Retardant Low Smoke (FRLS) copper wire of IS quality; brand Anchor/Polycab/Finolex or equivalent
- Data point – Point in living room
- TV point – Point in living room & any 1 room
- Split A/C point – Points in living & all bedrooms
- Electrical vehicle charger – Single point in car parking area
- UPS wiring – One power liner for all areas
- Exhaust fan – Points in all bathrooms

#### **AMENITIES**

- Water storage – 30,000 litres UG sump will be provided in common area
- Rain water harvest – Rain water trench will be provide in all common roads
- Septic tank – Common septic tank will be provided in internal road area
- Safety & security – Security booth will be provided at the entrance & CCTV surveillance cameras will be provided
- Well defined driveway – Paver road for driveway
- Street lights – Solar street lights on all internal roads
- Compound wall – 4" thick wall at 5' height from the internal road level
- Landscape – Will be provided for each villas and common area refered by architect
- Pneumatic tank
- RO water sytem
- Sitout area
- Common toilet
- Entrance safety Gate
- DG power backup

# LOCATION MAP



# LOCATION ADVANTAGES

## Educational Institutions

- Hindustan University - 2 km
- Chettinad Medical College - 3 km
- P.S.B. Polytechnic College - 3 km

## Proximity to IT Hubs

- Siruseri IT Park - 9 km
- HCL - 10 km
- Infosys - 13 km

## Excellent Connectivity

- Kelambakkam Bus Terminus - 700 m
- Padur Bus Stop - 5 km
- Kilambakkam Bus Terminus - 22 km

## Healthcare Facilities

- Swaram Hospital - 700 m
- Sri Sai Children's Hospital - 2.5 km
- Chettinadu Hospital - 2.5 km

## Entertainment

- Kovalam Flag Blue Beach - 6.5 km
- Marina Mall - 6.5 km
- Mahabalipuram - 23 km

## Spiritual Places

- Usmaniya Jamiya Masjid - 800 m
- Divine Mercy Church - 1 km
- Arulmigu Kandaswamy Temple - 8 km



**earthen spaces**

LAND OF POSSIBILITIES

**Site Address:**

Vista Villas, Vista Garden, Rajiv Gandhi Salai, Kelambakkam, Chennai, Tamil Nadu - 603103

**Office Address:**

Earthen Spaces, Siyat House, 961, Poonamallee High Road, Chennai, Tamil Nadu - 600084

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