

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.



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 1673 - 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.





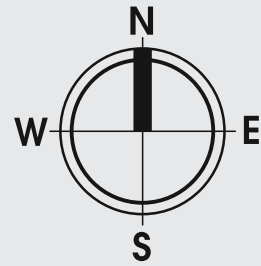
WHAT MAKES VISTA VILLAS UNIQUE

- **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	TOTAL SALEABLE AREA [SQ.FT.]	RERA CARPET AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
1	TYPE-1 (BLOCK-1)	1799	1397	896	1291
2		1799	1397	895	1291
3		1801	1397	906	1291
4		1807	1397	926	1291
5		1814	1397	946	1291
6	TYPE-2 (BLOCK-2)	1907	1538	977	1437
7		1907	1538	977	1437
8		1907	1538	977	1437
9		1907	1538	977	1437
10		1907	1538	977	1437
11	TYPE-3 (BLOCK-3)	1673	1331	872	1314
12		1679	1331	894	1314
13		1689	1331	926	1314
14	TYPE-4 (BLOCK-3)	1799	1438	944	1314
15		1800	1438	948	1314
16		1802	1438	952	1314

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



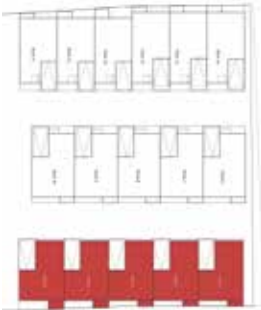
GROUND FLOOR PLAN



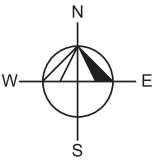
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



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2	1799	1397	895	1291
3	1801	1397	906	1291
4	1807	1397	926	1291
5	1814	1397	946	1291



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



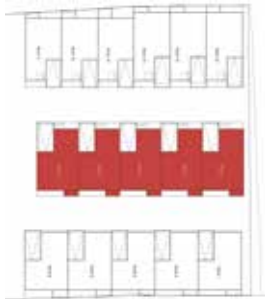
GROUND FLOOR PLAN



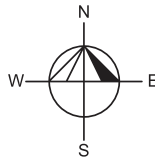
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TERRACE FLOOR PLAN



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6	1907	1538	977	1437
7	1907	1538	977	1437
8	1907	1538	977	1437
9	1907	1538	977	1437
10	1907	1538	977	1437



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



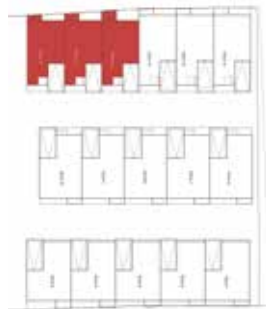
GROUND FLOOR PLAN



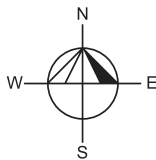
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	TOTAL SALEABLE AREA [SQ.FT.]	RERA CARPET AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
11	1673	1331	872	1314
12	1679	1331	894	1314
13	1689	1331	926	1314



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



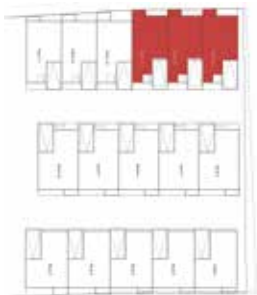
GROUND FLOOR PLAN



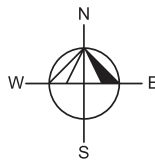
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	TOTAL SALEABLE AREA [SQ.FT.]	RERA CARPET AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
14	1799	1438	944	1314
15	1800	1438	948	1314
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SPECIFICATIONS

STRUCTURE	DESCRIPTION
Structural system	– RCC framed structure designed for seismic compliance (Zone - III)
Foundation	– Pile foundation upto 7 mtrs depth
Basement wall	– Solid block wall 200mm thick with waterproofing
Masonry wall	– AAC block 200 mm thick for external walls & 100mm thick for internal walls
Floor height	– Shall be maintained at 10' clear height
Termite control	– Anti-termite treatment will be done
WALL FINISH	
Internal walls	– Finished with 2 coats of putty, 1 coat of primer & 2 coats of interior emulsion
Ceiling	– Finished with 2 coats of putty, 1 coat of primer & 2 coats of interior emulsion
Exterior walls intent	– Finished with texture paint, 1 coat of primer, 2 coats of exterior emulsion & colour as per architect's
Bathroom walls	– 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	– Vitrified tiles of size 4' x 2' from Kajaria/Somany or equivalent will be provided
Bathroom, balcony & utility	– Anti-skid ceramic tiles of size 300 x 300 mm from Kajaria/Somany or equivalent will be provided
Staircase - Internal	– 20mm thick flamed granite finish for thread and raised with 4" thick skirting
Terrace	– Finished with 12" x 12" weather proof tiles
Car park tiles	– 2' x 2' size of 10mm thick parking tile will be provided
Kitchen slab	– 2' wide Granite will be provided
Kitchen slab - anti-splash wall tiles	– 2' x 1' tile upto 2'
HANDRAILS	
Balcony handrails	– SS handrails using 304 grade as per architect's design
Staircase handrails	– SS handrails using 304 grade as per architect's design
BATHROOMS FITTINGS	
CP & sanitary fixture	– Single piece floor mount closet from Parryware or equivalent brand
Wall mixer	– MBR - single lever diverter with overhead shower and tap
Wash basin	– Below counter 18" x 12" washbasin will be provided for all
DOORS	
Main door	– Solid door of size 1050 x 2100mm
Bedroom doors	– Prehung engineered wood/ABS door frame of size 900 x 2100mm
Bathroom doors	– Prehung engineered wood/ABS door frame of size 750 x 2100mm





WINDOWS

Windows

Window grills

French windows

Safety grill

Ventilators

ELECTRICAL POINTS

Power supply

Safety device

Switches & sockets

Wires

equivalent

Data point

TV point

Split A/C point

Electrical vehicle charger

UPS wiring

Exhaust fan

AMENITIES

Water storage

Rain water harvest

Septic tank

Safety & security

Well defined driveway

Street lights

Compound wall

Landscape

Pneumatic tank

RO water sytem

Sitout area

Common toilet

Entrance safety Gate

DG power backup

- 3 track aluminium sliding window with mosquito mesh with 5mm pinhead glass

- Finished with 2 coats of enamel paint after 1 coat of zinc chrome primer

- 3 track aluminium sliding doors with mosquito mesh with 5mm pinhead glass

- Mild steel grill with 10mm square bar for all windows and ventilators

- 1'6"x2' aluminium louver ventilator with 6" exhaust fan provision only

- 3 phase power supply

- MCB & RCCB residual current circuit breaker

- Modular boxes & modular switches & sockets using Anchor or equivalent will be provided

- Fire Retardant Low Smoke (FRLS) copper wire of IS quality; brand Anchor/Polycab/Finolex or

- Point in living room

- Point in living room & any 1 room

- Points in living & all bedrooms

- Single point in car parking area

- One power liner for all areas

- Points in all bathrooms

- 30,000 litres UG sump will be provided in common area

- Rain water trench will be provide in all common roads

- Common septic tank will be provided in internal road area

- Security booth will be provided at the entrance & CCTV surveillance cameras will be provided

- Paver road for driveway

- Solar street lights on all internal roads

- 4" thick wall at 5' height from the internal road level

- Will be provided for each villas and common area refered by architect

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



Site Address:

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

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