

**LIMITED
EDITION VILLAS**

**UNLIMITED
VALUE FOR MONEY**

SUGAL GROUP

Our Legency

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

earthen spaces
LAND OF POSSIBILITIES

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

VISTA
VILLAS



Following the resounding success of RKK'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, a sense of 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



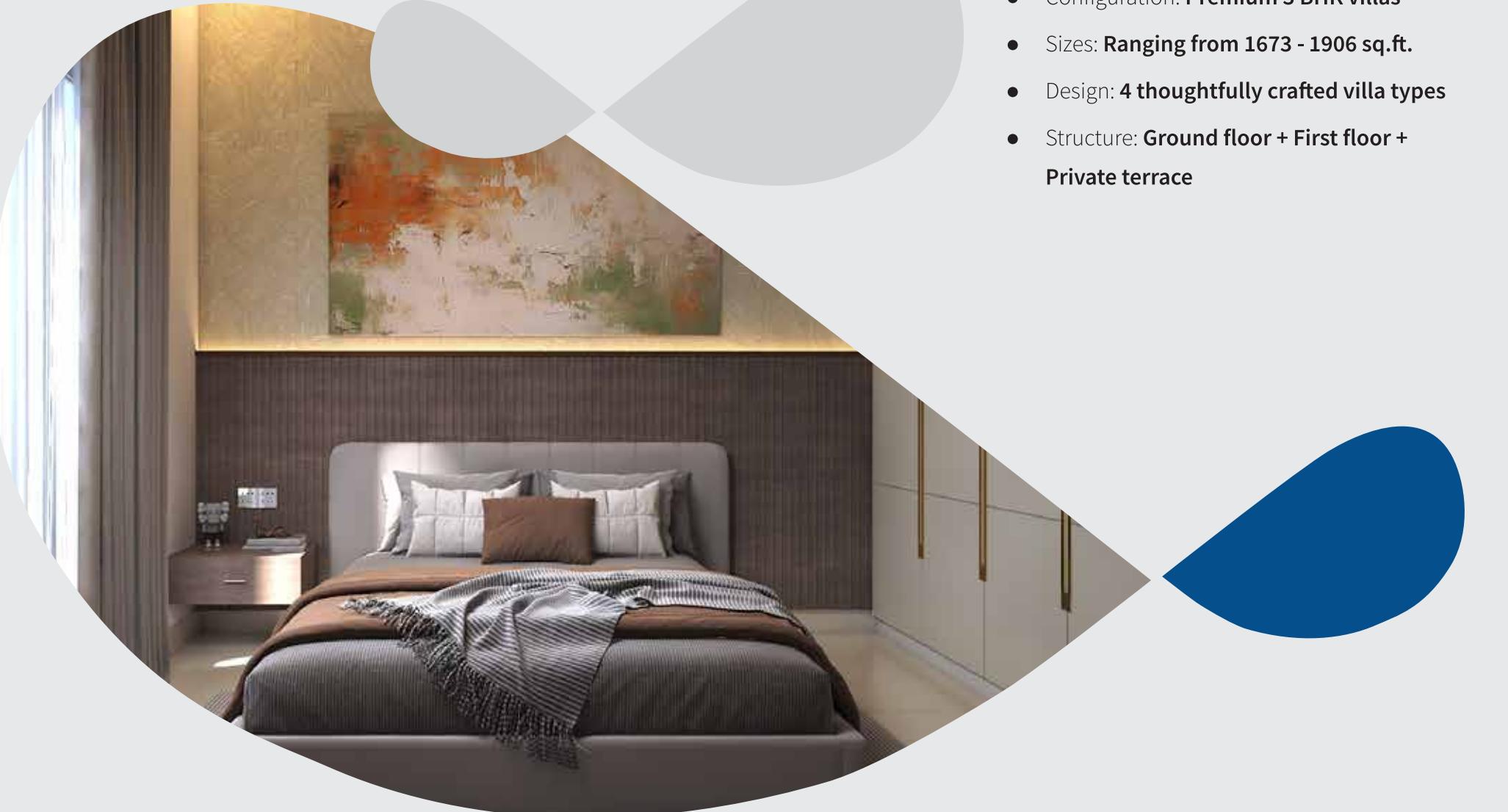
Strong potential for long-term appreciation



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
	4 Feet Compound Wall with Entrance Arch
	Clear Title
	24x7 Surveillance & Compounded Community Living
	Seamless Purchase Process
	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.





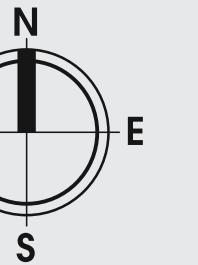
WHAT MAKES VISTA VILLAS UNIQUE

- **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 sleek roof design, French windows, and dual balconies, every corner breathes light and freshness
- **Connected Yet Exclusive** - Part of the large 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.]	UIDS
1	TYPE-1 (BLOCK-1)	1799	1397	896	129
2		1799	1397	895	129
3		1801	1397	906	129
4		1807	1397	926	129
5		1814	1397	946	129
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	134
12		1679	1331	894	134
13		1689	1331	926	134
14	TYPE-4 (BLOCK-3)	1799	1438	944	134
15		1800	1438	948	134
16		1802	1438	952	134

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



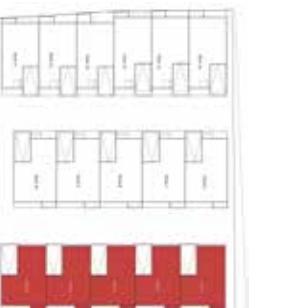
GROUND FLOOR PLAN



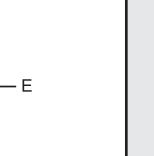
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	TOTAL SALEABLE AREA [SQ.FT.]	RERA CARPET AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
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



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



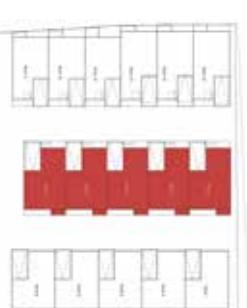
GROUND FLOOR PLAN



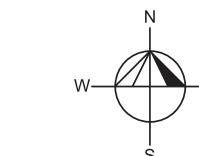
FIRST FLOOR PLAN



TERRACE FLOOR PLAN



VILLA NOS.	TOTAL SALEABLE AREA [SQ.FT.]	RERA CARPET AREA [SQ.FT.]	PLOT AREA [SQ.FT.]	UDS
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)



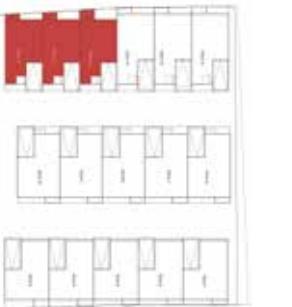
GROUND FLOOR PLAN



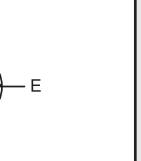
FIRST FLOOR PLAN



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



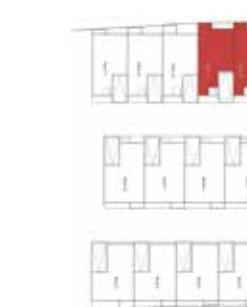
BLOCK-3, TYPE-4 (VILLA NO. 14, 15, 16)



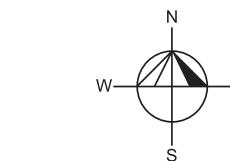
GROUND FLOOR PLAN



FIRST FLOOR PLAN



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
16	1802	1438	952	1314



SPECIFICATIONS

STRUCTURE

Structural system
Foundation
Basement wall
Masonry wall
Floor height
Termite control

WALL FINISH

Internal walls
Ceiling
Exterior walls
intent
Bathroom walls

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

- 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'

HANDRAILS

Balcony handrails
Staircase handrails

BATHROOMS FITTINGS

CP & sanitary fixture
Wall mixer
Wash basin

DOORS

Main door
Bedroom doors
Bathroom doors

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

- 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





WINDOWS

Windows
Window grills
French windows
Safety grill
Ventilators

- 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

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

- 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/Polyca/Friolex 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

AMENITIES

Water storage
Rain water harvest
Septic tank
Safety & security
Well defined driveway
Street lights
Compound wall
Landscape
Pneumatic tank
RO water system
Sitout area
Common toilet
Entrance safety Gate
DG power backup

- 30,000 litres UG sump will be provided in common area
- Rain water trench will be provided 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 referred by architect

LOCATION MAP



LOCATION ADVANTAGES

Educational Institutions

- Hindustan University
- Chettinad Medical College
- P.S.B. Polytechnic College

Healthcare Facilities

- Swaram Hospital
- Sri Sai Children's Hospital
- Chettinadu Hospital

Proximity to IT Hubs

- Siruseri IT Park
- HCL
- Infosys

Entertainment

- Kovalam Flag Blue Beach
- Marina Mall
- Mahabalipuram

Excellent Connectivity

- Kelambakkam Bus Terminus
- Padur Bus Stop
- Kilambakkam Bus Terminus

Spiritual Places

- Usmaniya Jamia Masjid
- Divine Mercy Church
- Arulmigu Kandaswamy Temple

A VENTURE OF
SUGAL
GROUP



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