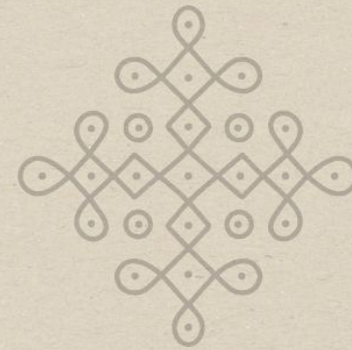




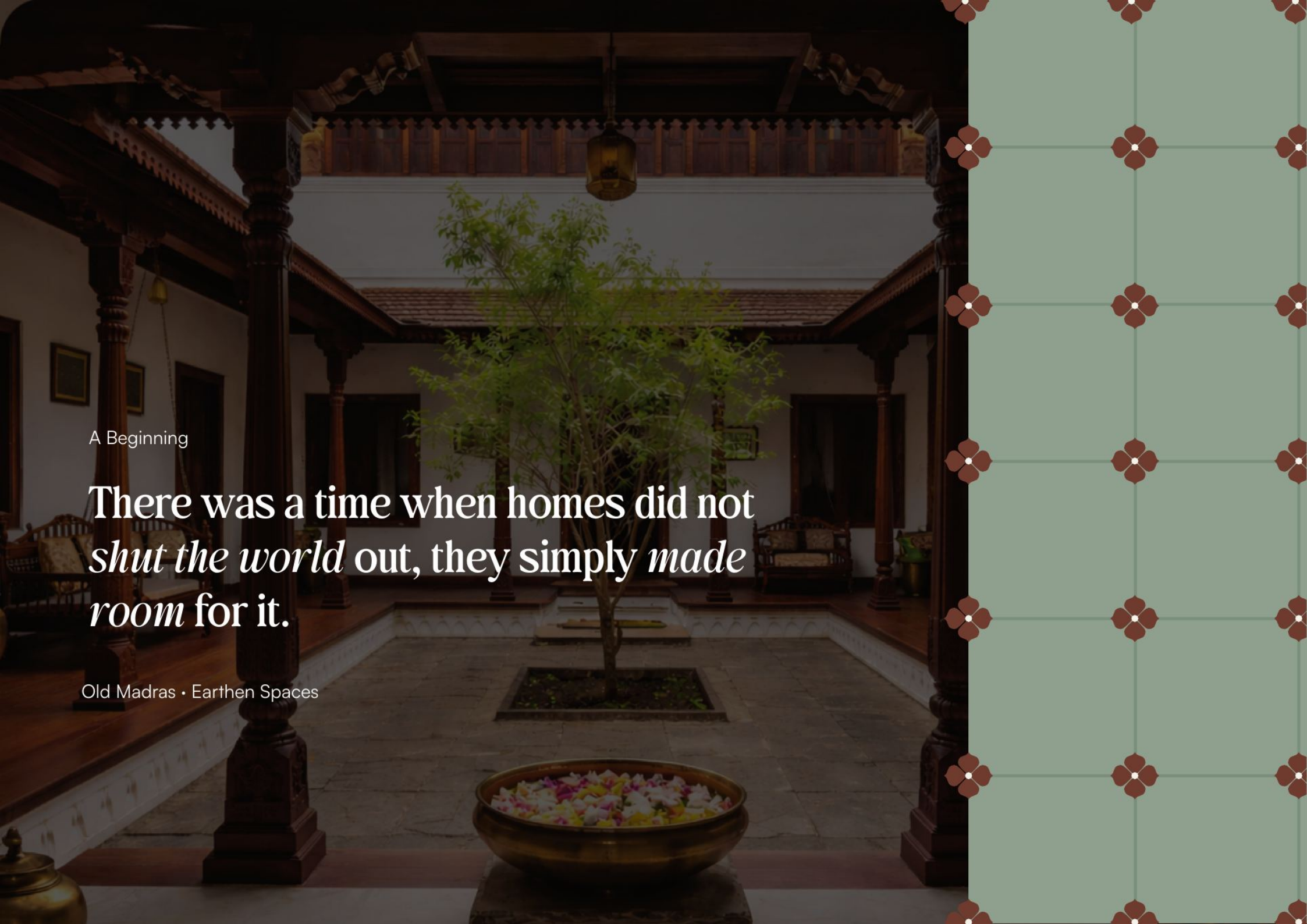
OLD MADRAS

by **earthen spaces**

❖ HOMES, AS THEY ONCE WERE ❖



Vandalur - Kelambakkam Road
47 Villas



A Beginning

There was a time when homes did not
shut the world out, they simply *made*
room for it.

Old Madras • Earthen Spaces



The Memory

The courtyard. The thinnai. The afternoon light
that fell the same way, every day.

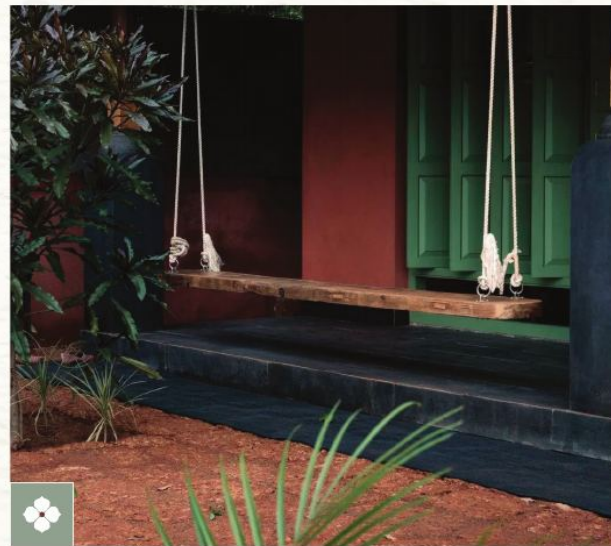
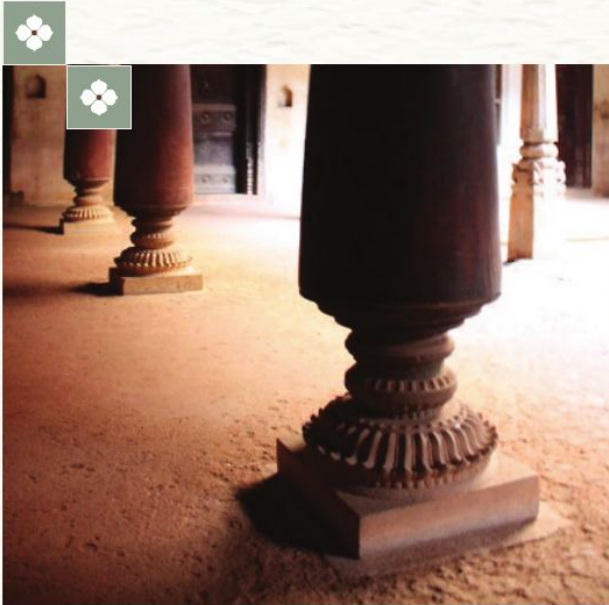


The Return

So we brought the Courtyard back into the centre of the home.



Inspired by Chettinad architecture, Old Madras brings back open, breathing spaces that draw in light, air, and each other.

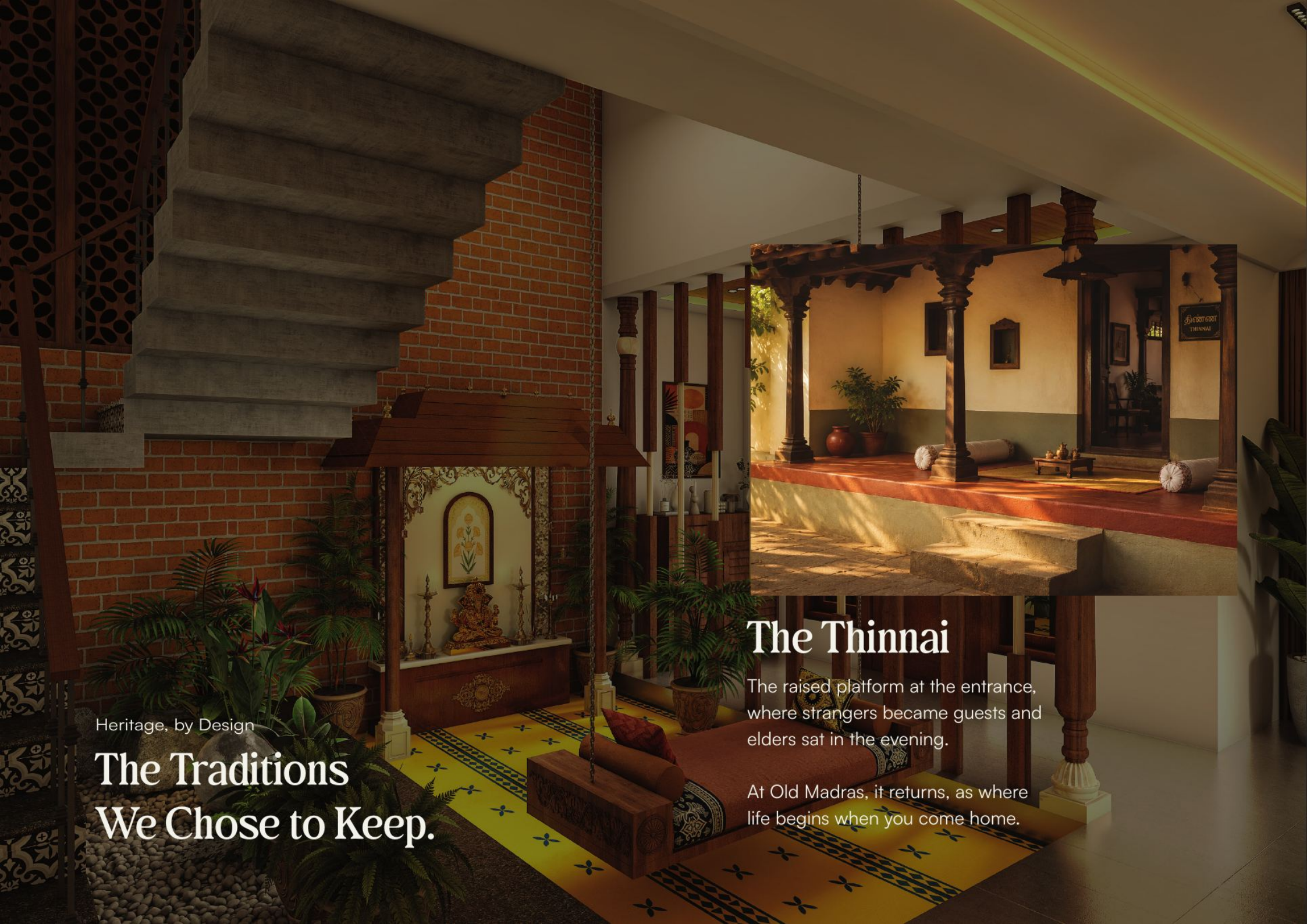


A Different Kind of Villa

Inspired by heritage.
Designed for today.



Brick. Wood. Stone. Every material
chosen the way it once was - for
how it ages, not just how it looks.



Heritage, by Design

The Traditions We Chose to Keep.

The Thinnai

The raised platform at the entrance, where strangers became guests and elders sat in the evening.

At Old Madras, it returns, as where life begins when you come home.



The Oonjal

Never just furniture. The unhurried hour, the grandmother's story, the place that asked nothing of you but presence.

Every Old Madras home has space for one.



The Kolam

Drawn at dawn, without exception. A threshold between the world outside and the life within.

Not decoration, the first thing you see when you arrive home.



Heritage, by Design

**Built the way it was
always meant to be built.
With Intention.**



The Pillar

Never just structural, the spine of the courtyard, the thing the family gathered around.

At Old Madras, every pillar is hand-finished. Because it should hold more than just the roof.



The Jaali

Filters light without blocking it. Let's the breeze in without giving up privacy.

At Old Madras, every facade breathes through one.



The Roof

Terracotta tiles keep a house cool in summer, quiet in rain, and better with age.

We didn't choose them for day one. We chose them for day ten thousand.













VILLA NO.	SALEABLE AREA	VILLA FACING	PLOT AREA
1	2479	SOUTH	1800
2	1993	EAST	1247
3	1987	WEST	1189
4	1793	WEST	1065
5	1939	EAST	1164
6	1962	EAST	1189
7	2039	SOUTH	1247
8	1729	SOUTH	1119
9	1993	EAST	1247
10	1987	WEST	1189
11	2026	WEST	1227
12	2079	EAST	1690
13	2651	EAST	1799
14	2540	EAST	1811
15	2039	SOUTH	1243
16	2110	NORTH	1528
17	1794	NORTH	1063
18	1794	NORTH	1063
19	1794	NORTH	1063
20	1794	NORTH	1063
21	2007	EAST	1249
22	1739	EAST	1121
23	1948	EAST	1249
24	1785	SOUTH	1063
25	1785	SOUTH	1063
26	1785	SOUTH	1063
27	1785	SOUTH	1063
28	1820	SOUTH	1390
29	2374	NORTH	1709

VILLA NO.	SALEABLE AREA	VILLA FACING	PLOT AREA
30	1962	NORTH	1189
31	1962	NORTH	1189
32	1962	NORTH	1189
33	2007	EAST	1249
34	1739	EAST	1121
35	1948	EAST	1249
36	1949	EAST	1189
37	1949	EAST	1189
40	2507	NORTH	1758
41	2425	NORTH	1730
42	2242	NORTH	1478
43	2728	NORTH	1630
44	2728	NORTH	1783
45	2917	NORTH	1935
46	2418	NORTH	1682
47	2081	NORTH	1399
48	1882	WEST	1116
49	1786	WEST	1063
50	1964	NORTH	1249
51	2518	NORTH	1805

Old Madras Area Statement

A clubhouse built for every generation under one roof.

5000 Sft.

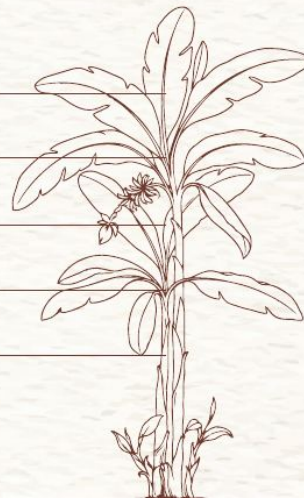
G+3+Terrace

Clubhouse Amenities

- | | | |
|----------------------|--------------------------|------------------------------------|
| 01 Reception | 07 Indoor Games Room | 13 Swimming Pool |
| 02 Entrance Lobby | 08 Common Toilet | 14 Shower / Change Rooms |
| 03 Lift | 09 Guest Toilet | 15 Terrace party area |
| 04 Multipurpose Hall | 10 Meeting Room | 16 Common Maintenance Staff Room |
| 05 Gym | 11 Reading Room | 17 Common Maintenance Staff Toilet |
| 06 Yoga Room | 12 Work-from-home cabins | |

Infrastructure Amenities

- | | | |
|-------------------------|---------------------------|-------------------------|
| 18 Paved pathways | 24 24x7 CCTV | 30 UG EB supply |
| 19 Street Lights | 25 Sump | 31 UG Water supply |
| 20 10' Compound wall | 26 WTP | 32 Common area DG |
| 21 Entrance Arch | 27 Pneumatic Water Pump | 33 Borewell |
| 22 Entrance & Exit gate | 28 STP | 34 Rainwater Harvesting |
| 23 Security Cabin | 29 Landscape avenue roads | |





Gym



Indoor
games room



Swimming pool



Terrace party area



Home Theatre



Elders
seating area

PROJECT SPECIFICATIONS

I. STRUCTURE

STRUCTURAL SYSTEM	RCC Framed structure designed for seismic compliance (Zone - III)
FOUNDATION	Open footing foundation at 7' depth from NGL
BASEMENT WALL	Solid block wall 200mm thick with water-proofing
MASONRY WALL	AAC Block 200 mm thk for external walls & 100mm thk for internal walls
FLOOR HEIGHT (INCL. SLAB)	Shall be maintained at 10' clear
TERMITE CONTROL	Anti-termite treatment will be done
PLASTERING	Cement plastering for external walls & Gypsum plaster for internal walls

II. WALL FINISH

INTERNAL WALLS	Finished with 2 coats of putty, 1 coat of primer & 2 coat of Premium emulsion
CEILING	Finished with 2 coats of putty, 1 coat of primer & 2 coat of Premium emulsion
EXTERIOR WALLS	Finished with Texture finish, 1 coat of primer, 2 coat of Asian Apex exterior emulsion

III. TILES & FLOORING

FOYER, LIVING, DINING, BEDROOMS & KITCHEN	Vitrified floor tiles of size 4' x 2' from Kajaria/Somany or equivalent
COURTYARD	Athangudi / Country tiles
BATHROOM WALL TILES	Matte Ceramic tile of size 2' x 1' for 7' height
INTERNAL STAIRCASE	17mm thick leather finished granite / Terracota anti-skid tiles / Wooden tile
FOYER AND EXTERNAL STEPS	17mm thick leather finished granite
BATHROOM, BALCONY & UTILITY FLOORS	Anti-skid ceramic tile of size 1' x 1' from Kajaria/Somany
CAR PARKING TILE	Anti-skid vitrified parking tile of size 2' x 2'
TERRACE	Weather proof tile
KITCHEN WALL TILE	Matte Ceramic tile of size 2'x1' for 2' height
KITCHEN SLAB	2' wide Granite slab

IV. HANDRAILS

INTERNAL STEPS	MS grill with wooden handrail
BALCONY	MS grill with wooden handrail

V. PLUMBING

CONCEALED PIPES	cPVC pipes
EXTERNAL PIPES	uPVC pipes
KITCHEN SINK	Stainless steel sink with drain board - single tap
UTILITY	Washing machine provision
DINING	Above-counter basin with granite counter
PARKING	Single Tap for outdoor utilities
TERRACE	Single Tap for utilities
SHOWER	Single-lever diverter with shower & spout
CP & SANITARY FIXTURE	Concealed Wall-mounted WC with health faucet in all bathrooms
BASIN	Above-counter basin in MBR with granite counter Below counter washbasin with granite counter in other rooms
CEILING	Grid (false) ceiling above 7' for utilities and maintenance

PROJECT SPECIFICATIONS

VI. DOORS

MAIN DOOR	First quality teakwood panel door with frame, finished with Godrej or equivalent finger-print lock
BEDROOM DOORS	Prehung engineered wood/ ABS Door frame of size 900 x 2100mm with 32mm thick ABS/Engineered wood Shutter of laminated finish
BATHROOM, UTILITY & TERRACE DOORS	Prehung engineered wood/ ABS Door frame of size 750 x 2100mm with 32mm thick ABS/Engineered wood Shutter of laminated finish

VII. WINDOWS

WINDOWS	Powder Coated aluminum frame and doors with Plain glass and MS Grills
FRENCH DOORS	Powder Coated aluminum frame and doors with Plain glass
VENTILATORS	Powder Coated aluminum frame of fixed / louvered / openable shutter with Pinhead glass without grills

VIII. ELECTRICAL POINTS

ELECTRICAL POINTS	Geyser & Exhaust fan points in all bathrooms
LIGHTS & FANS	Required lighting and fan points as per architect intent
KITCHEN ELECTRIC POINTS	For chimney, fridge, appliances & water purifier
POWER SUPPLY	3 phase power supply
SAFETY DEVICE	MCB & RCCB Residual current circuit breaker
SWITCHES & SOCKETS	Modular boxes & modular switches & sockets of Legrand/Schneider or equivalent
WIRES	Fire Retardant Low Smoke (FRLS) copper wire of Anchor/Polycab or equivalent
DATA POINT	Point in Living Room & any one room
TV POINT	Point in Living Room & any one room
SPLIT A/C POINT	Points in living & all bedrooms
POWER BACK-UP	Invertor provision for lights and fans only
EV CHARGING POINT	One point in car parking

IX. COMMON FEATURES

Diesel Generator Backup for common areas	Paved Driveways
Common water storage sump	Entrance Arch & gate
Underground EB lines	Street Lights
Underground storm water drains	CCTV system
Rain water harvesting	Name board
STP	Security Room
Pneumatic Pump	Compound wall
WTP	Landscape / Avenue Trees



About Us

Built on a six-decade legacy of trust.

At Earthen Spaces, we create thoughtfully planned plots and beautifully crafted villas that bring together quality, trust, and lasting value. Every development is carefully chosen for its location, infrastructure, and growth potential, giving families and investors the confidence to build a future that truly belongs to them. With a commitment to transparency and excellence, we don't just develop properties, we create destinations where dreams take shape.

1700+

Homes

6M

Sq ft . Built-up Space

3000+

Happy families

The Sugal Group

is a name synonymous with trust, resilience, and purpose-driven leadership. Founded by the visionary Shri Sugalchand Jain, the Group began its journey over six decades ago with a commitment to building businesses that create lasting value for people, communities, and industries.

From its early presence in real estate and lotteries, the Group has evolved into a diversified enterprise with expertise across technology, finance, education, philanthropy, and infrastructure. Built on ethical business practices, long-term vision, and social responsibility, it continues to drive sustainable growth across every sector it serves.





HOSPITALS

Chettinadu hospital 2nd entrance	100 m	Opp Old Madras
Chettinad Hospital & Research Institute	2-3 km	8-10 min
Chettinad Super Speciality Hospital	1-2 km	5-8 min
Supreme Speciality Hospitals, Padur	3-4 km	8-10 min
Unittas Hospital OMR	4.5-5 km	10-12 min

SCHOOLS & COLLEGES

Chettinad - Sarvalokaa Education, International School	2-3 km	8-10 min
Hindustan Institute of Technology & Science	2-3 km	5-8 min
Hindustan College of Arts & Science	3-4 km	9-10 min
SSN / Shiv Nadar University	5-6 km	10-12 min
VIT Chennai	9-10 km	13-15 min

INDUSTRIES/IT HUBS

Siruseri SIPCOT IT Park	7-8 km	15-18 min
TCS - Siruseri	7-8 km	15-18 min
Cognizant - Siruseri	7-8 km	18-20 min
Infosys - OMR	12-13 km	25-30 min
Accenture - OMR	12-15 km	25-30 min

LOCAL TRANSPORT

Kelambakkam Bus Stop	900 m	2-3 min
Kelambakkam Junction / OMR	1-2 km	3-5 min
Siruseri Bus Terminus	7-8 km	16-18min
Kilambakkam - KCBT	20-22 km	30-40 min
Chennai Airport	32-35 km	50-60 min



The Numbers

Space That Actually Fits Your Life.

47

Villas

04

Shop Plots

G+1+T

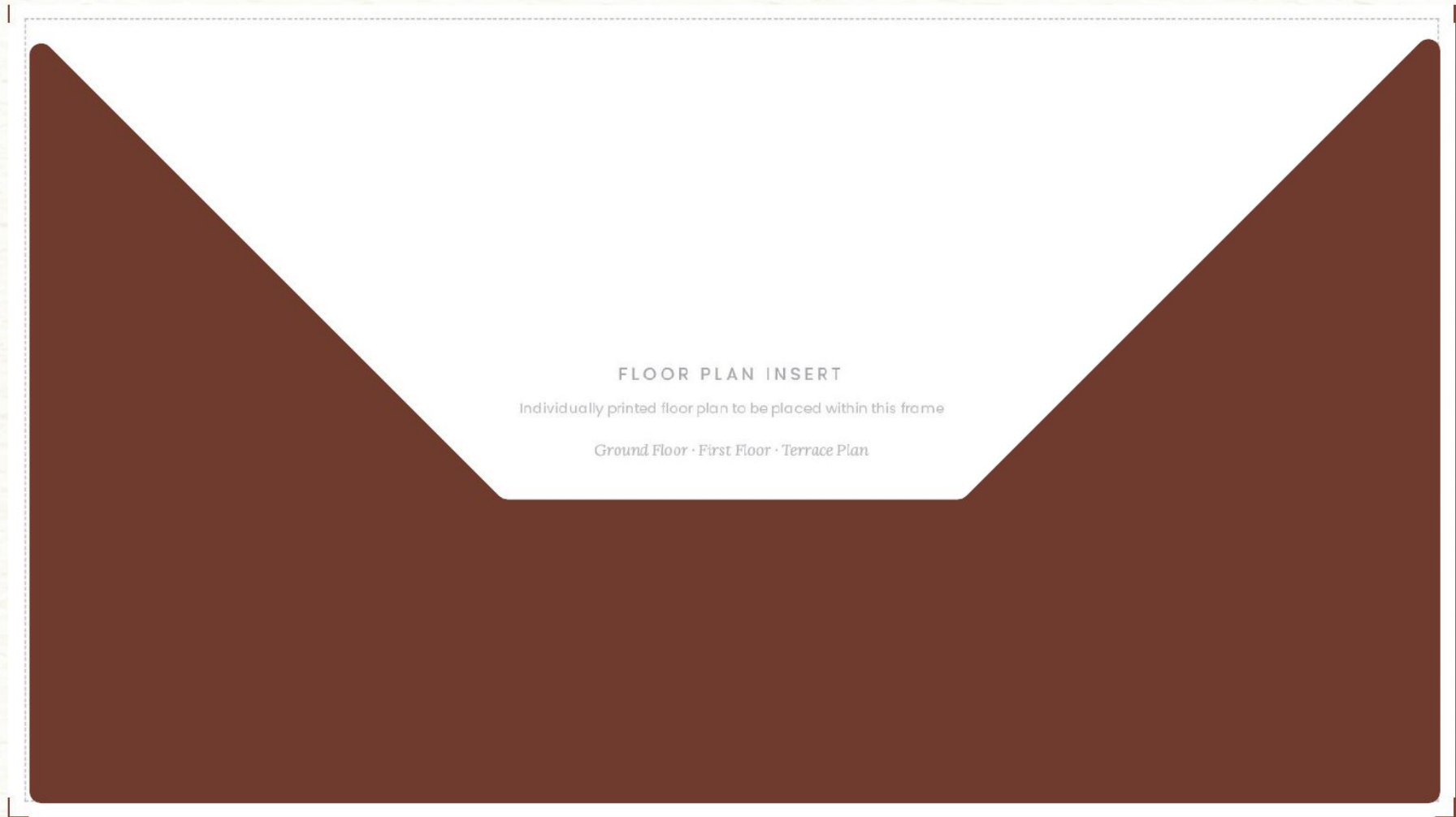
Floors per Villa

17

Clubhouse
Amenities

Ground + First + Terrace
Typology applies to all 47 villas

Conceptual visuals shown. Specifications,
layouts, and areas are indicative and subject
to change without prior notice.



Floor Plans



An Invitation

Come back to a home that remembers
what it means to gather, to belong, and to
stay rooted.



 OLD MADRAS
by **earthen spaces**

 HOMES, AS THEY ONCE WERE 



Project Address

Vakkil thottam
Vandalur - Kelambakkam Road,
Chennai, Tamil Nadu

Office Address

#961, Poonamallee High Rd,
Purasaiwakkam, Chennai,
Tamil Nadu 600084

 www.earthenspaces.com
 sales@earthenspaces.com

+91 91717 91317



A VENTURE OF
SUGAL
GROUP 