



SONA VALLIAPPA
GROUP

INSPIRING GROWTH SINCE 1938

VISTAAS

OFF BANNERGHATTA ROAD

**PREMIUM LOW-RISE
RESIDENTIAL DEVELOPMENT**

THE CONNECTED COMMUNITY
SONAVISTAAS.COM



SONA VALLIAPPA
GROUP

INSPIRING GROWTH SINCE 1938

SONAVALLIAPPA.COM

**SONA
HEIGHTS**

Sona Towers, 71 Miller Road
Bangalore India 560 052
Tel: +91 80 2228 1131

SONAHEIGHTS.COM

VISTAAS

info@sonavistaas.com

SONAVISTAAS.COM

RERA Registration Number: PRM/KA/RERA/1251/310/PR/171103/001748



VISTAAS

OFF BANNERGHATTA ROAD

THE CONNECTED COMMUNITY

Welcome to Vistaas, homes with a unique blend of contemporary living with lush, natural panoramas. Spread over 10 acres of sprawling greens, Vistaas is crafted into 6 clusters of low-rise community living. The gentle slope of the site is harnessed to create multi-level green pockets that sustain your connection with nature. Each home is designed to have dedicated landscape views, and is accented by plenty of natural light, ventilation and a sense of space.

Located Off Bannerghatta Main Road, Vistaas gives you quick access to workspaces, educational institutions, entertainment and shopping hubs, as well as healthcare. The project is meticulously designed to create an island of calm and convenience, and is strategically located to reduce your commute for all of your lifestyle needs.

10
ACRES

601
HOMES

06
GARDENS

25,000 SQ FT
CLUBHOUSE

LOW RISE
DEVELOPMENT

FRIENDLY AND SAFE
NEIGHBOURHOOD

MINIMAL COMMON
WALLS

STRATEGICALLY
LOCATED

PLUS SIZE
ROOMS

SMART SPACE
OPTIMIZATION

360° PANORAMIC
VIEWS

NO UNLIT
CORNERS

EXPERIENCE THE VISTAAS LIFESTYLE

Vistaas has an expansive clubhouse spanning 25,000 sq feet with state-of-the-art amenities for your exciting lifestyle. For sports enthusiasts, we have a basketball court and a cricket pitch. Our fully equipped fitness centre is ideally suited for your daily yoga and aerobics sessions. Whether it's getting to know your neighbours better while on a stroll through our scenic landscape, or sharing a fun BBQ, Vistaas has everything you need to come home to.

VISTAAS
OFF BANNERGHATTA ROAD



ARCHITECT'S VISION

Within just a few weeks of moving in, you will feel the transformation from a regular resident to an integral part of a close-knit community in a friendly neighborhood.

Human beings crave proximity to nature, which today's high-rise buildings do not promote.

This project allows residents the opportunity to be in close quarters with nature experiencing and appreciating the small, wonderful things in life we so often overlook - the birds chirping, bees buzzing, and leaves fluttering in the wind.

This close-knit, natural environment also promotes healthy human interaction. The complex is extremely kid-friendly, allowing children to go out on their own and play outside freely in an easy and secure environment.

Rounded off by a multi-activity clubhouse with indoor games, swimming pool, cafe, and indoor and outdoor locations for congregations, there is very little you would need to look further for.

The design has a lot of variety, having a space for everything housed within its walls. The layout of the buildings create a series of green courts, all treated distinctively giving a feel of being in a new and exciting environment every corner you turn. The landscape is also designed in a series of levels further defining each area and creating a different sensation as people both approach and spend time within.

RAHUL KADRI

imk
ARCHITECTS



SONA VALLIAPPA
GROUP
INSPIRING GROWTH SINCE 1938

Kadri Consultants and Sona Valliappa Group have worked together for decades and the joint synergy has helped shape some wonderful institutional spaces for the group's businesses.

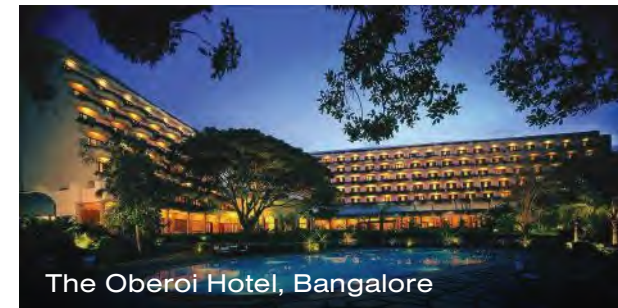
Featured here are some of the well known projects designed by Kadri Consultants.



Taj Fort Aguada, Goa



Taj Palace, New Delhi



The Oberoi Hotel, Bangalore



Nehru Centre, Mumbai



Udaipur Lake Palace



JSW Ratnagiri



Balador Athena, Pune



UNIQUE FEATURES

HORIZONTAL DEVELOPMENT

Human beings have a desire to be close to nature and connect with their community. Today's high-rise buildings prevent this dynamic. Designed as a horizontal development, Vistaas is all about creating natural living spaces facilitating natural lighting, ventilation and promoting community living. Designed as a low-rise development, use of concrete has been greatly reduced and hence minimises our carbon footprint.

FRIENDLY AND SAFE NEIGHBOURHOOD

A safe neighbourhood is a happy neighbourhood. Community living is perfect for children to play freely and best reflects the sense of security a familiar neighbourhood brings. To amplify the feeling of security, cars entering the premises have direct access to basement parking. This ensures that all residents, especially kids, can roam around their surroundings safely and freely.

DESIGN BENEFITS



BALCONIES & SERVICE AREAS

All apartments have spacious balconies that overlook the building's internal courtyard. All services of the building are hidden in the service shafts allowing for a clean facade design.

MINIMAL COMMON WALLS

Your privacy is of utmost importance to us, and that's why our homes are designed with minimal common walls.

ENHANCING YOUR LIFESTYLE

Thoughtfully designed to allow natural light and ventilation, your home at Vistaas could be a reflection of your very own zone of happiness. The space is efficiently designed to ensure that the living and dining areas open into each other, thereby opening up the space creating a comfortable and relaxed environment for the family. Each home has at least two outdoor views enhancing the benefits of cross ventilation.



DESIGN

A smartly designed project is one that appeals to a consumer both aesthetically and functionally. Our design teams' attention to detail is prevalent in the interiors of your home, the outdoor areas where your kids play, and into the lush landscape.

NO UNLIT CORNERS

Light is the power source of every home and serves to brighten and provide warmth. The large windows in every home allows plenty of natural light to stream in. The kitchen has been designed and positioned to allow ample natural light. The light also penetrates and brightens internal utility areas.



PRIVACY IN EACH HOME

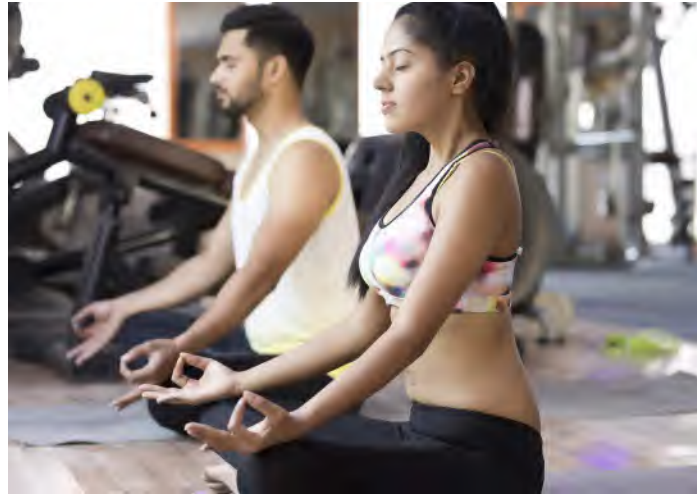
By optimising the lobby space, each home has been designed with a vestibule that provides privacy to every occupant. The vestibule in the bedrooms ensures your privacy, even when visitors come over.

MASTER PLAN

A diversity of green pockets dot the entire project giving a new vista to explore and enjoy every day.



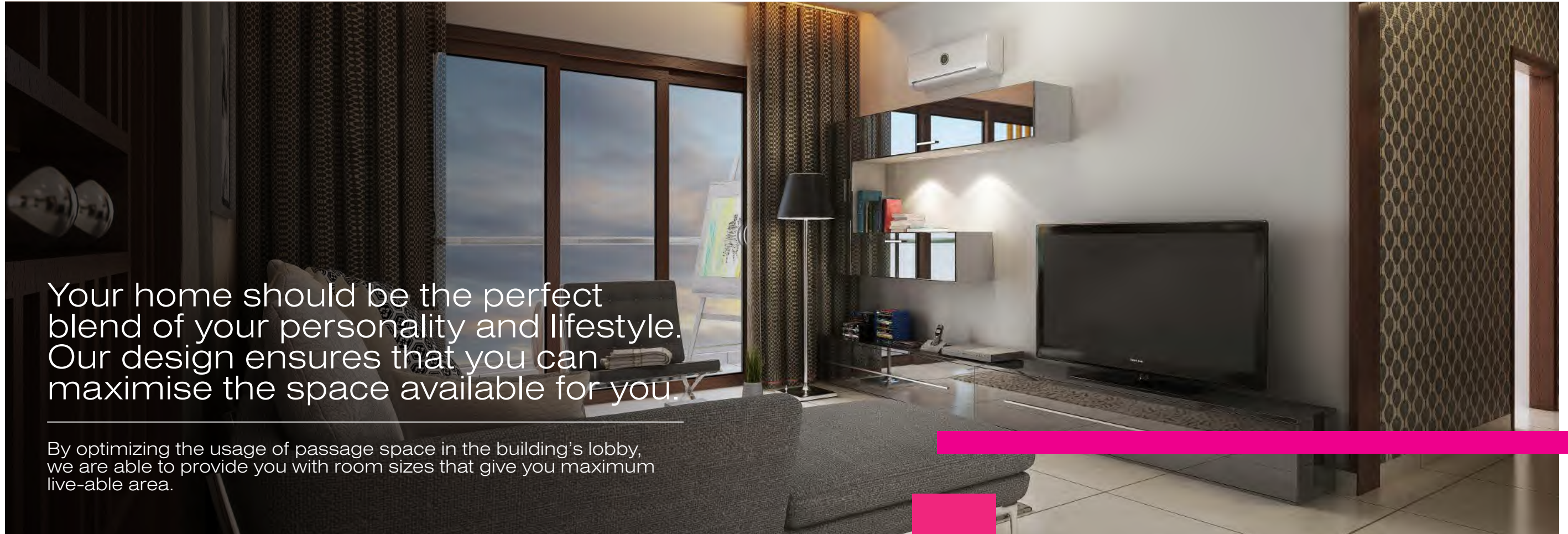
1	Entry/exit
2	Jogging & walking track
3	Badminton
4	Basketball
5	Party lawns with gazebo
6	Clubhouse
7	Landscaped seating areas
8	Swimming pool
9	Amphitheatre
10	Chess court
11	Outdoor kids play area
12	Cricket pitch



AMENITIES

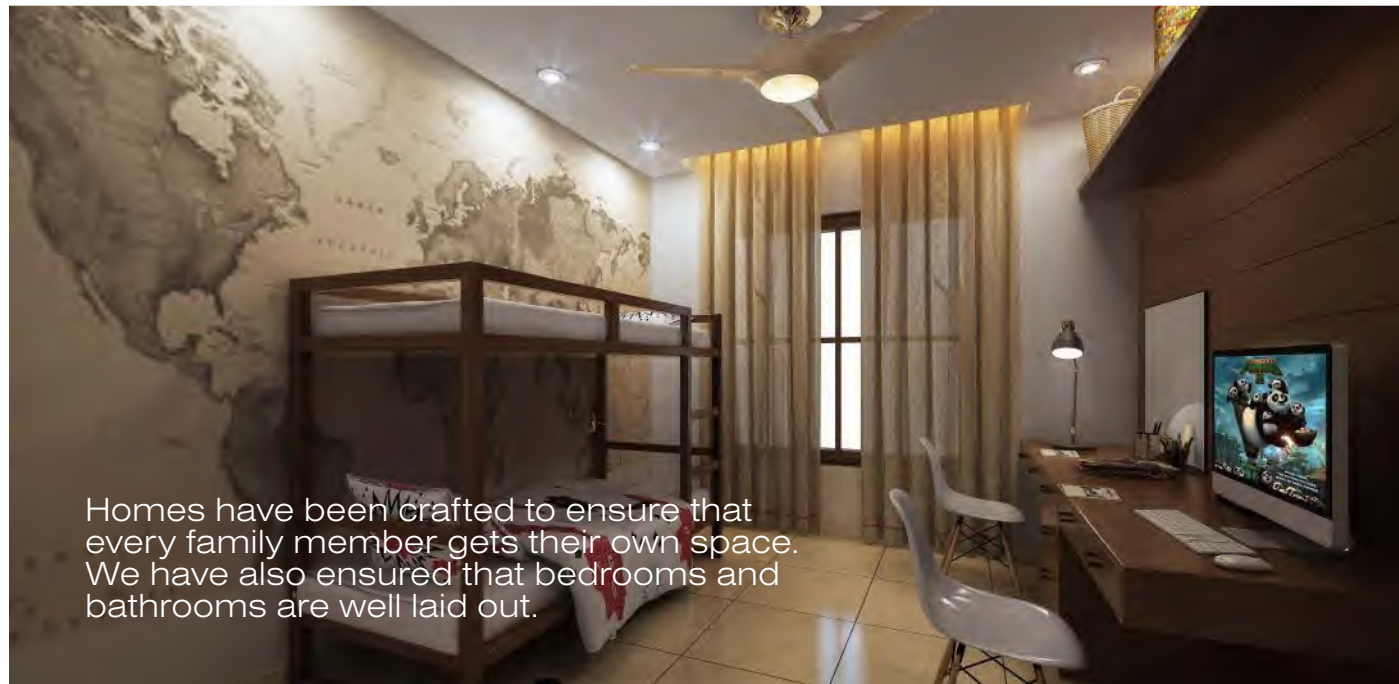
Our extensive variety of amenities includes facilities suitable for sports, entertainment, rest and recreation, and community led activities. With all these state-of-the-art facilities on site, this reduces your need to step out of the property.

- Gym
- Swimming pool with kids pool
- Sauna/Steam
- Yoga/Meditation room
- Indoor games room with games
- Library
- Banquet hall
- Multipurpose hall
- Cricket pitch
- Basketball
- Badminton
- Table tennis
- Snooker table
- Jogging and walking track
- Outdoor kids play area
- Landscaped gardens with seating areas
- Party lawn with gazebos
- Outdoor chess court
- Amphitheatre
- Convenience store
- Cafeteria
- ATM

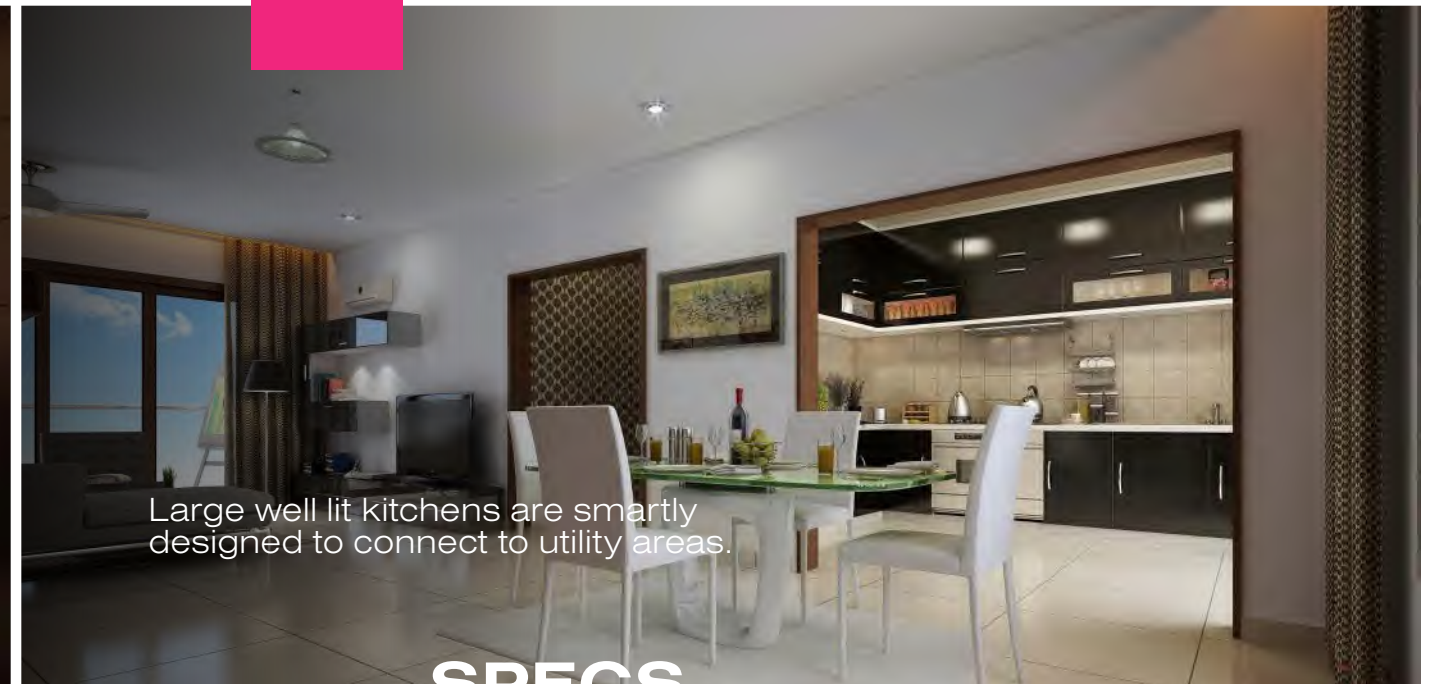


Your home should be the perfect blend of your personality and lifestyle. Our design ensures that you can maximise the space available for you.

By optimizing the usage of passage space in the building's lobby, we are able to provide you with room sizes that give you maximum live-able area.



Homes have been crafted to ensure that every family member gets their own space. We have also ensured that bedrooms and bathrooms are well laid out.



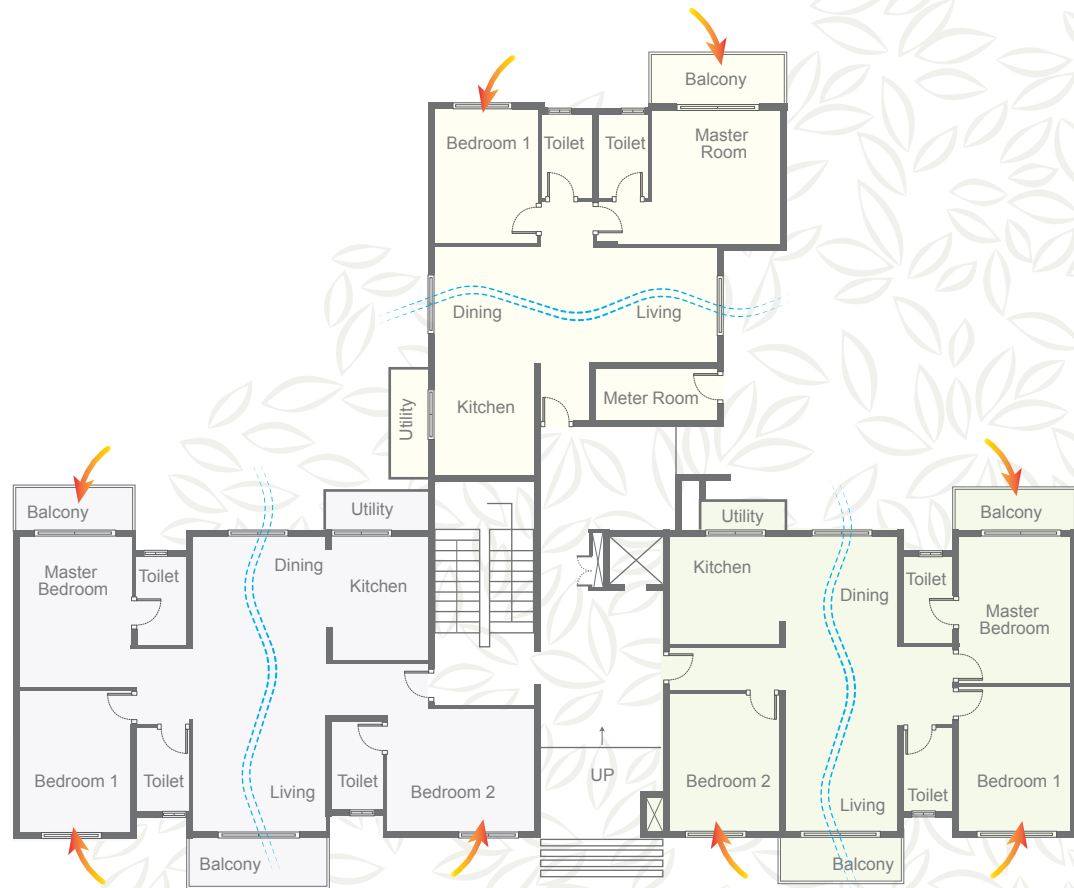
Large well lit kitchens are smartly designed to connect to utility areas.

SPECS



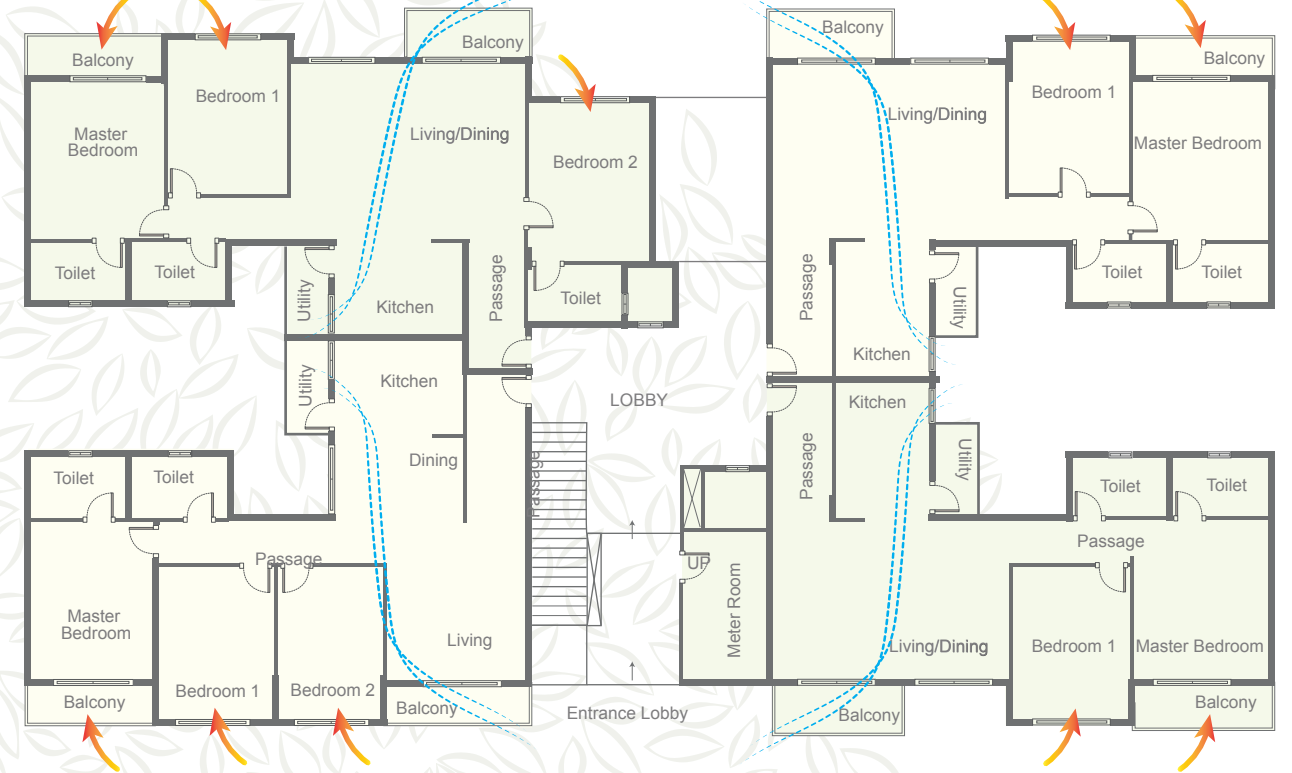
KEY DISTANCES

- IIM Bannerghatta Road: **3 KM**
- Electronics City: **7 KM**
- Royal Meenakshi Mall: **3 KM**
- Vega City Mall: **5 KM**
- Apollo Hospital: **4 KM**
- Fortis Hospital: **3 KM**
- Upcoming Metro Station: **4 KM**
- BGS Public School: **4KM**
- Candor Intl. School: **8 KM**
- Hosur Road: **5 KM**
- NICE Road Jn: **7 KM**
- MG Road: **12 KM**
- Silk Board Flyover: **5 KM**
- Majestic Railway Station: **15 KM**
- International Airport: **45 KM**



BLOCK PLAN : 3-TO-A-CORE

All the block layouts either follow 3-to-a-core or 4-to-a-core setup allowing for maximum possible daylight and natural ventilation in all the units. Such a layout also allows privacy for each apartment and offers viewing of great vistas of the open and landscaped areas.



BLOCK PLAN : 4-TO-A-CORE

These intricately planned layouts also minimise common walls between apartments, hence reducing any noise from outside.



1 BHK

Saleable area range:
472 - 531 sq ft

Carpet area range:
330 - 371 sq ft

2 BHK

Saleable area range:
910 - 1314 sq ft

Carpet area range:
636 - 919 sq ft



3 BHK
REGULAR

Saleable area range:
1393 - 1613 sq ft

Carpet area range:
974 - 1128 sq ft

3 BHK
LARGE

Saleable area range:
1526 - 1941 sq ft

Carpet area range:
1067 - 1357 sq ft

1 sq. mt. = 10.76 sq. ft.



1 BHK



2 BHK



3 BHK
REGULAR



3 BHK
LARGE

SPECIFICATIONS

INFRASTRUCTURE:

- **Structure:** RCC framed (column and beam) structure
- **Walls :** Cement block masonry walls
- **Paint:** Internal walls finished with coats of putty and primer. Acrylic based paint for internal walls and ceiling (Brand: Asian paints or equivalent). Exterior finished with primer and emulsion paint (Brand: Asian paints or equivalent)

FLOORING:

- Foyer, Living, Dining and Bedrooms will have premium vitrified tiles (Brand: Kajaria/Nitco or equivalent)
- Master bedroom will have wood finished vitrified tiles
- Bathrooms, Utility and Balconies will have anti-skid tiles
- Kitchen will have matte finished vitrified tiles
Corridors will have vitrified tiles
- Staircases will have natural stone steps with modern railing

KITCHEN & UTILITY AREA:

- Kitchen sink (Carysil or equivalent)
- Wall cladding 2 feet above the kitchen counter
Provision for electrical points for hob, chimney, kitchen appliances and water purifier
- Space for washing machine in the utility area with a provision for water and electrical points.
A provision for external utility sink is available
- CP fittings will be of brand Jaquar or equivalent

BATHROOMS:

- **Sanitaryware:** Modern sanitaryware which blends aesthetically and functionally (Brand: Hindware or equivalent)
- Modern CP fittings selected to aesthetically suit the sanitaryware (Brand: Jaquar or equivalent)
- Bathroom wall cladding upto 7 feet
- Polished granite slab with counter top washbasin in the toilets (Brand: Hindware or equivalent)
- Provision for geyser

DOORS & WINDOWS:

- **Main door:** Teak wooden frame with polished architraves
 - **Interior doors:** Solid wooden frame with flush doors
 - **External doors:** FRP doors with frame
 - **Windows and Ventilators:** Aluminum powder coated sliding windows with glass and mesh
 - Ventilators will have aluminum powder coated frame with suitable louvered glass panes
 - **Balconies:** Aluminum powder coated French windows with toughened glass. Balcony railings will be stainless steel with toughened glass
 - **Door hardware:** Brand Dorset/Magnum or equivalent
- ### ELECTRICAL:
- **Electrical points:** Ample points with modular switches (Brand: Legrand or equivalent)
 - **TV and Telephone:** Provision for separate wiring for DTH and telephone points in living room and master bedroom

- **Internet:** Provision for a broadband point in the living room
- **Generator Backup:** 24 hour basic power back-up for all apartments (1BHK: 300 W; 2BHK: 1KW; 3BHK: 1.5 KW)
- Provision for air-conditioners in living room and master bedroom
- Master electrical control switch near main entrance to control all major electrical points
- Cables and wiring of Finolex make or equivalent

OTHERS:

- **Water Treatment Plant** to ensure pure, soft water supply
- **Rainwater harvesting**
- **Organic waste management system**
- STP
- **Hydropneumatic system** for water supply
- **Electric vehicle charging point**
- **Automatic Elevators** with generator back-up
- **Security:** CCTV Surveillance at all important areas. Security post at entry and exit points



INSPIRING
GROWTH
SINCE
1938

The Sona Valliappa Group has been inspiring growth in communities within and around its diverse businesses since 1938.

The multi-million dollar Sona Valliappa Group began with Valliappa Textiles in 1938. Over the years, the group has diversified into Education, Technology, Real Estate, Plantations, Logistics & Warehousing. Sona Valliappa Group has been inspiring growth in communities around businesses. Its success stems from its focus on retaining talent, and growing the company and its people synergistically.

The Founder, "Karumuttu" Thiagarajar Chettiar took an active part in the struggle for India's Independence. His love for literature led him to publish Tamil Nadu Daily and opened numerous educational institutions to which he was even named 'The Father of Education.' He established a textile empire and founded The Madurai Insurance Company and one of the largest private banks, The Bank of Madura.

Mr. M.S. Chockalingam, from the generation after, founded an engineering college which in time became one of the top 5 private colleges in India. Subsequently, they began developing their infrastructure and branched out into coffee plantations.

Mr. Valliappa, the current chairman started the IT race in India by attracting Texas Instruments and other well known names from the industry in the early 80's by setting up one of India's first software technology park, Sona Towers. In 1999, Vee Technologies was conceptualised which today has its influence in Insurance, Healthcare, Logistics, Legal, Finance and Accounting and Engineering industries. It is one of the fastest growing companies in its field.

Sona Valliappa Group is headquartered in Bangalore with a significant presence in South India and abroad.



TECHNOLOGY

Vee Technologies is one of the industry's front runners and positioned in the Global Outsourcing 100 list. It employs over 6000 people across India and abroad. It serves clients in 14 countries.

EDUCATION

The group's institutions include Thiagarajar Polytechnic College, Sona College of Technology and Sona College of Management. Over 5000 students pass out of our colleges every year and become a part of our nation's growth.



REAL ESTATE

The group has been involved in the development of SEZs, residential and commercial spaces, warehouses and sports arenas for over three decades. Some of their residential projects include La Citadel (Cunningham Road), Sona Residency (Richmond Town), Sona Gardens and Brigade Coronet (JV with Brigade Group). Commercial projects under the group's portfolio include Sona Towers, VSTP (Valliappa Software Technology Park) and Seetha Complex. The group's ongoing project includes the premium residential development, Vistaas, set on 10 acres of green landscape located Off Bannerghatta Main Road, Bangalore.



TEXTILES

The group's Textile involvement goes back eight decades, having started in the year 1938. As one of the leading textile businesses in India, the group produces 14 million square metres every year with the capacity of 65000 spindles.

LOGISTICS & WAREHOUSING

With the onset of the e-commerce era, a growing number of companies in the space are looking for reliable logistics partners. Subsequently, the group has helped over a dozen Fortune 500 businesses grow in India with its logistics and warehousing capabilities.

PLANTATIONS

The group owns 1300 acres of diverse plantations across South India. The group produces coffee, pepper, cardamom in excess of 18,000 tonnes per year. The Sona Valliappa Group is one of the largest coffee growers in India.

KEY MILESTONES : SONA VALLIAPPA GROUP

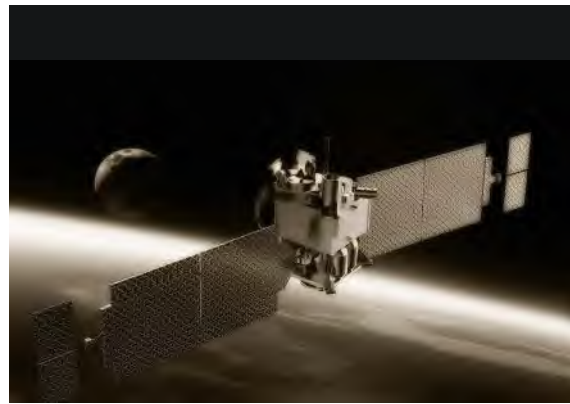
Sona Towers, the group's head office, is the birthplace of Information Technology in India.



Companies such as IBM, Motorola, Verifone and other leading IT companies set up their first India office at Sona Towers. Inaugurated in 1985, Sona Towers is also one of the first Software Technology Parks of India (STPI).



India's first satellite dish arrived in a bullock cart and was installed at Sona Towers, in 1985.



Texas Instruments, the first technology multinational to set up a base in Bangalore began their India journey at Sona Towers in 1985.



The Group's plantations produce 18,000 tonnes of coffee, pepper and cardamom, and cover a massive 1300 acres across South India. Most of this produce is shipped worldwide.



Sona College of Technology is amongst the top 5 private colleges in India. In 2009, to celebrate its Golden Jubilee, India's President then, Dr APJ Abdul Kalam graced the event.



Mahatma Gandhi used to frequently visit the house of Sri Karumuttu (the founder of Sona Valliappa Group) in Madurai. On one such visit, he noticed that almost all the working-class men were shirtless.

He said "If a true Indian man cannot afford a shirt and does not wear one, and if I have to represent them, I have to be and feel like one." After saying this, he removed his shirt and threw it on the ground, never to wear it again. This landmark moment thus signified the beginning of a revolution.



After gaining its autonomous status in 2012, Sona College of Technology, has been ranked as one of the top engineering colleges in India and excels in Research and Development.



In 2010, Sona College of Technology developed a Slot-less, Brushless DC Electric Motor, called 'MADRAS' (Microwave Analysis Detection of Rain and Atmospheric Structures) and it was incorporated in a space satellite of ISRO.



Play Factory opened in 2016 and is India's first Trampoline Park with an expansive 10,000 square foot indoor arena. It includes indoor and outdoor active sports facilities of international standards.



In 2015, Vee Technologies was named in the INC 500 fastest growing companies in America, making it one of the best outsourcing service providers in the world.