

*Bari That Feels Like
Childhood*

18
SUGAM VILLA





A happy place to grow up and grow old



*18 families will be able to
own their own bari*

*18 dreams will be fulfilled
and how*

*18 homes get to be a part of
a niche community*

*18 proud 'baris' will live a
new way of life*


mrirtika



Ideology

Sugam has been making homes for more than **3 decades** now. The happiness of giving someone their own place to live, raise children, and call home has driven our initiatives and motivated us to give it our all. Over the years we have built many large & happy communities. With Villa 18, we found an opportunity to create a space where private and community living could co-exist.

Where families found their sense of pride in having their own homes, yet have the security, opportunity and privilege of being a part of a beautiful community.



‘আমার বাড়ির সামনে এৰাটি গাছ আছে,
সেই গাছৰ নিচে আমি খেলেছি,
সেই গাছৰ ডালে আমি বুলেছি,
সেই গাছৰ ছায়াম আমি স্নুমিয়েছি।
- Premendra Mitra

*My home is where I was born,
I spent my childhood there.
There my dreams are built,
There my heart is bound.
- Premendra Mitra*



The First Impression

A fleeting glimpse of your life here

Vision

An approach towards the perception of Sugam 18

Creator's Note

A few lines from the masterminds of the project

The Whereabouts

Know your Neighborhood and Vicinity

The Landscape

Greens to nurture your well-being

Club Lifestyle

Your ultimate leisure destination

Specifications

A comprehensive overview of your home

Floor Plans

Blueprint of your serene private abode

Sugam Projects

Journey through our establishments



In a city filled with hustle we found a quiet space which is just yours

*There is a garden in every childhood,
an enchanted place, where colors are brighter,
the air is softer
and the morning more fragrant than ever again*

– Elizabeth Lawrence



The First Impression

Haven for hopes and dreams





Select Lake View Homes

Embrace the gentle splash and cool breeze

Select Homes With Bigger Backyards

*Running barefoot on grass and building mud houses
is not just a childhood dream*



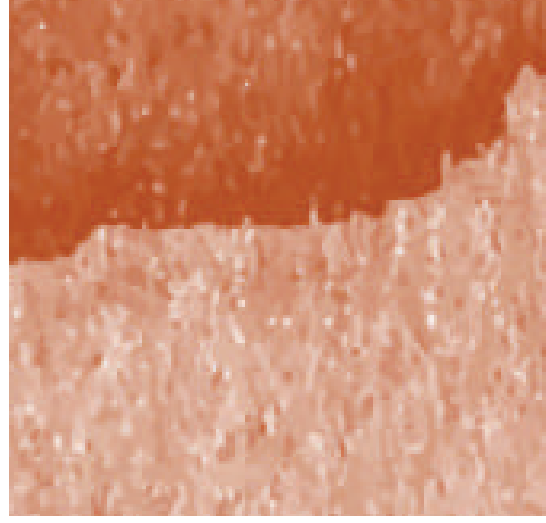


Driveway

Walk down the aisle to the home of your lifelong aspirations



Symphony of dreams and roots



Vision

Owning a home is more than just a place to live; for a Bengali family, it's the art of crafting a sanctuary where tradition dances with modernity. Sugam Villa 18 brings this vision to life, weaving the rich tapestry of Bengali heritage with the elegance of contemporary luxury. Here, your "bari" becomes a symbol of both your roots and your dreams, offering a refined lifestyle within an exclusive, close-knit community.

At Villa 18, tradition gracefully meets progress, creating a serene haven where old-world charm and modern comforts blend seamlessly. This is more than a home—it's your "bari", a cherished space where your family's dreams unfold in harmony.

The Creator's Note



Ashok Saraf - *Chairman, Sugam*

The joy of creating homes out of houses has captured Sugam for 33 years, in all its grand beauty. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 30 years in the future.

Divulging into the various categories of Real Estate, Sugam Group has emerged as a pioneer in the creation of diverse sectors of projects such as commercial properties, high-end residential domains and even mass appealing homes.

What was your vision behind Sugam Villa 18?

Villa 18 has been a project of passion. It represents the ideal community—where families enjoy the luxury of private spaces while being part of a close-knit, larger whole. Niche yet inclusive, close to the city yet blissfully tucked away, Villa 18 feels like a world of its own.

Here, thoughtfully designed homes, lush greens and world-class amenities come together to create a living experience that is both beautiful and enriching.

The Creator's Note



Suhel Saraf - *Managing Director, Sugam*

With more than 3.5 decades of experience in the development of 25+ completed projects and 11 million sq. ft., Sugam Group enjoys the trust of its 7,000+ residents and continues to convert homes into memories and memories into contentment.

At Sugam, our buildings are also curated upon sustainable and eco-friendly ideas. Right from architectural design to maintenance, the Green concept runs in our DNA to provide our residents with a lifestyle that is a perfect concoction of nature and contemporary features.

What does Sugam Villa 18 mean to you?

With Villa 18 we envisioned a space where families could rediscover their own "Bari"—a multi-storied home complete with a garden and a terrace. Nestled amidst beautifully landscaped greens, the 18 row houses sit side by side, creating a charming and close-knit community. Here, children can go fishing by the water, chase each other through the gardens, stargaze from their terraces, and grow up surrounded by friends—all within the safety of a gated community.

Villa 18 is more than just a home. It's a place to create memories, nurture dreams and take pride in a life well lived.



Founded in 2008 by architects Ronit Maiti and Subhrajit G. Mitra, Square Consultancy Services is a renowned architecture firm specializing in the seamless blend of contemporary and anachronistic design.

With an impressive portfolio of accolades — including prestigious awards from IIID, IA&B Young Designer, AICA, Forbes India, India Design and NDTV—they excel in delivering comprehensive design solutions. Their expertise spans architectural, interior and landscape design, with a focus on projects in the hospitality, corporate and commercial sectors.

Ronit Maiti(L) & Subhrajit G. Mitra(R)
Principal Design Consultant
Square Consultancy

“Our association with Sugam spans nearly a decade, built on a strong foundation of mutual understanding, trust, and a shared commitment to excellence. Over the years, this relationship has grown and evolved, enriching both our journeys. As architects, we feel privileged to have received their unwavering support, which has allowed us to channel our creativity freely. This collaboration has enabled us to craft vibrant, happy communities that align with the vision we both aspire to bring to life.” Says Ronit Maiti.

What was your design thought when making Sugam Villa 18?

Villa 18 is inspired by our childhood vision of a “home”—the kind of simple, comforting houses we instinctively drew as kids, deeply embedded in our social consciousness. While modern lifestyles have often led us to embrace modular apartment living, we sought to strike a balance between contemporary living and the timeless warmth of familial spaces. Our goal was to design intimate, inviting spaces within a secure and close-knit community. The natural waterbody bordering the site became a delightful addition and we ensured that every habitable space is bright, cheerful and safe, embodying the essence of a true home.



Saugata Mitra - Chairman, Shelter

Sanctioning architect for Sugam Vila 18

SHELTER was established in 1987 by architect Mukul Mitra, a graduate of IIT Kharagpur with an extensive background in prestigious architectural firms has evolved from a modest two-table setup into a distinguished consultancy recognized for its comprehensive expertise in architectural design and planning. The firm showcases a splendid portfolio featuring a wide array of projects across diverse sectors, including multifamily residential developments and commercial complexes in Kolkata. Notably, Shelter specializes in institutional architecture, having successfully designed buildings for esteemed educational institutions across Pailan, Tumkur, Kolkata and Durgapur.

Recognized for its expertise, Shelter has consulted on prestigious state-sponsored projects, including the proposed recreational cum-convention center near Vidyasagar Setu, Gem & Jewelry Park, Toy Park at Salt Lake, Food Parks in Sankrail Malda, Garment Park in Kolkata, Rubber Park in Domjur, Hosiery Park and the flower market by the Hooghly River, all of which are multicore initiatives

Find your peace in the world of mayhem





Where coming home feels like a weekend



aranya



The Whereabouts

Sugam Villa 18 is located off EM Bypass in a charming and well-connected suburb of Kolkata, that offers a perfect balance

of modern convenience and peaceful living. Renowned for its calm ambiance and lush greenery, this area invites you to experience a slower pace of life, surrounded by nature's tranquility.

Strategically located off Kamalgazi More, Villa 18 provides excellent connectivity to key parts of the city, ensuring you're not too far from work, education, or leisure. With its expansive green spaces and serene neighborhood vibe, it's the ideal place for those who seek a break from the hustle of urban life without compromising on convenience.





(Map not to scale)

Sugam Villa 18 stands out within a prominent residential community in the southern part of Kolkata.

This lively neighborhood features striking multi-story apartment buildings, respected schools, hospitals and clubs, making it a central hub for residents. Furthermore, the nearby natural waterbody and lush greenery create an exceptional living environment, making Villa 18 not just a home but a true sanctuary.

<i>Sonarpur Railway Station</i>	3 kms
<i>Future Institute of Engineering & Management</i>	1.6 kms
<i>Garia Bus Stand</i>	4.5 kms
<i>Shahid Khudiram (Dhalai Bridge Metro Station)</i>	4.2 kms
<i>Kavi Subhas Metro Station</i>	5.6 kms
<i>Kamalgazi More</i>	1.8 kms
<i>Wood Square Mall</i>	2 kms
<i>Kavi Nazrul Metro Station</i>	4.5 kms
<i>Peerless Hospital</i>	6.7 kms
<i>Narayana Hospital</i>	8.4 kms
<i>BD Memorial School</i>	2.2 kms





vaayu



A tropical sanctuary for you to unwind



The Landscape

Beautiful row houses open up to charming pathways filled with lush greens & bouquets of tropical blooms.

A garden featuring swings, slides and cozy **cabanas** for heartfelt conversations, completed with a picturesque **walk by the water**, makes these Villa homes feel like something out of a storybook.

True to the spirit of Sugam Villa 18 has also been designed with eco-friendly principles to encourage sustainable practices and aspires for an **IGBC certification**.





Sugam Villa 18

Your world, beautifully planned



Garden Sitting Area

Picture perfect setting for evening adda sessions



Play Area

Hop, swing, jump and more



Waterside Walkway

Enjoy the serenity of nature by the lake



neera

Club Lifestyle

The clubhouse serves as a vibrant community center, fostering connections among residents with a range of amenities for leisure and celebration. Its stunning design features a banquet hall with **high ceilings, elegant chandeliers,** and floor-to-ceiling windows that flood the space with natural light. Equipped with a state-of-the-art **sound system** and **catering kitchen,** it's ideal for gatherings. The **gym** offers an array of high-quality fitness equipment, while the **outdoor swimming pool,** complete with shaded cabanas, provides a perfect social hub for relaxing and enjoying the sun.



18
SUGAM

Clubhouse

A place to unwind, rejuvenate and celebrate



Swimming Pool

Soak up the good times!



Banquet Hall

Perfect setup for unforgettable celebrations



Gymnasium

Your fitness journey starts here

darva

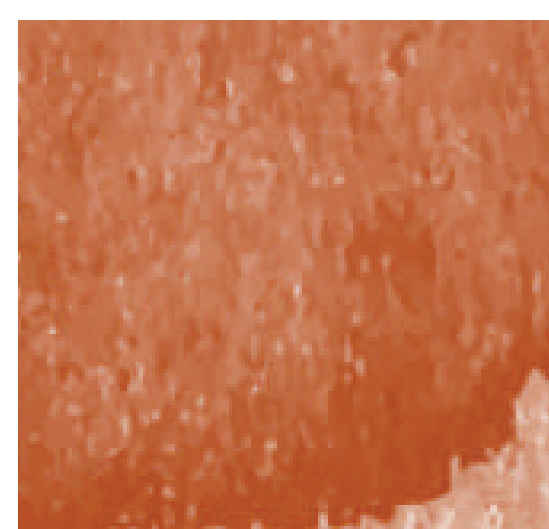
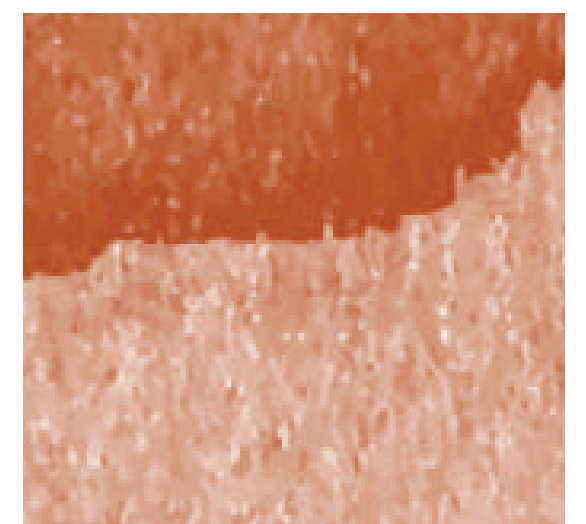


Specifications

Villa 18 is planned to allow a family to bond by keeping the community space in the center area and the bedrooms around it.

Each home features two floors with a blend of modern and classic architecture, painted warmly. A **vibrant front yard** with flower beds leads to a charming porch. The spacious living room connects to a bright kitchen filled with natural light. Upstairs, followed by the staircase are cozy bedrooms, and an open terrace offering panoramic views.

Touching the open sky, the **private terrace** carries a whiff of adventure while also being connected to the warmth and safety of the indoors. The backyard is a private oasis that creates a charming, comfortable space. Selected homes are equipped with slightly **bigger backyards** while others have direct access to the **natural waterbody**. Whether it is a stargazing session with your little ones or a romantic tryst with your partner, it can serve the purpose of all.





STRUCTURE

RCC framed earthquake resistant structure

FLOORING

Premium quality tiles on the flooring in the dining /drawing rooms and bedrooms

Superior quality tiles on the bathroom walls and floors

FURNISHING

Polished, solid core decorative wooden main doors

Wood panel doors and frames for all rooms

Chrome plated (CP) fittings of reputed make

Modular switches of reputed make

Branded hardware fittings and locks of superior quality



KITCHEN

Granite top cooking platform with stainless steel sink and drain board



ELECTRICAL

Concealed Copper Wiring

Telephone, DTH cabling, internet wiring in all the bedrooms and the living/dining area



*Blank canvas for a
Pinterest-worthy interior*



shila



Painting memories amidst the beautiful walls

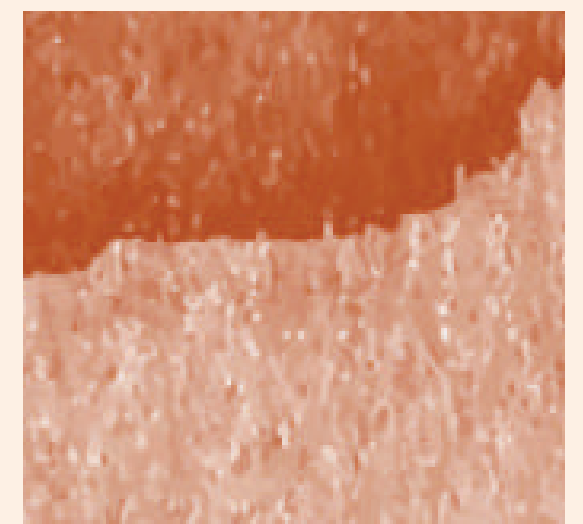
Site Plan

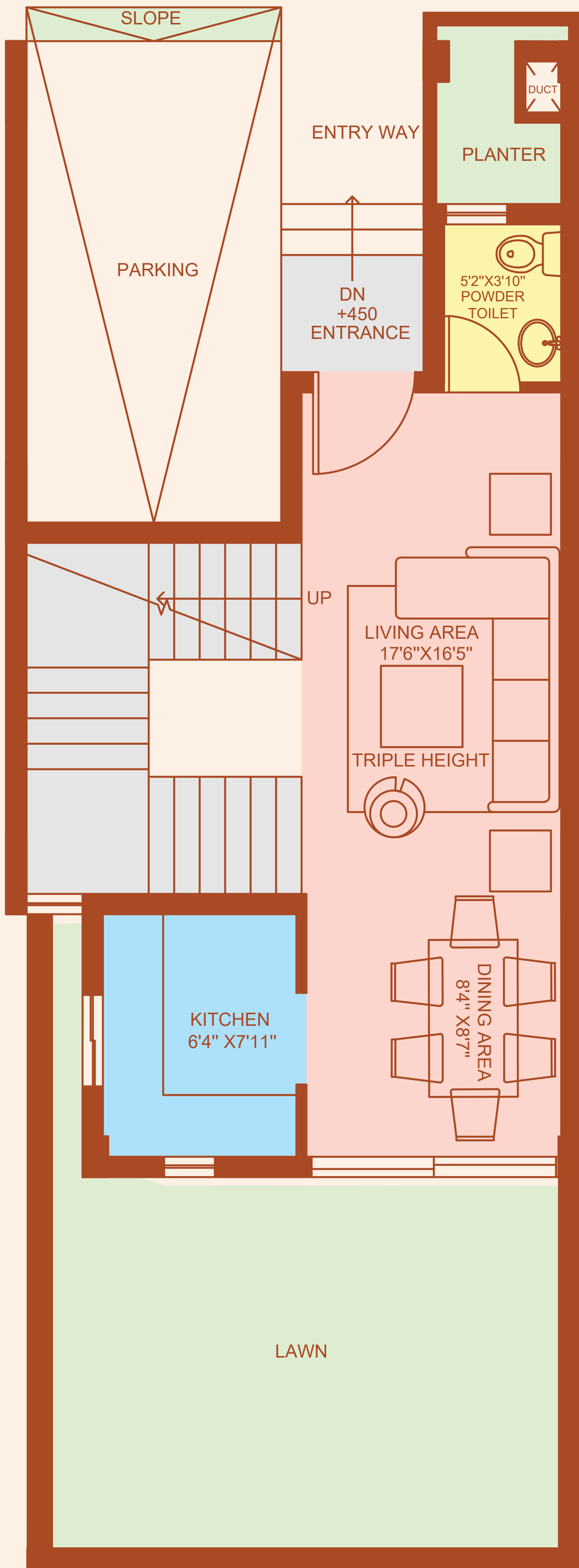


TOTAL 18 NOS. STRAIGHT III VILLA

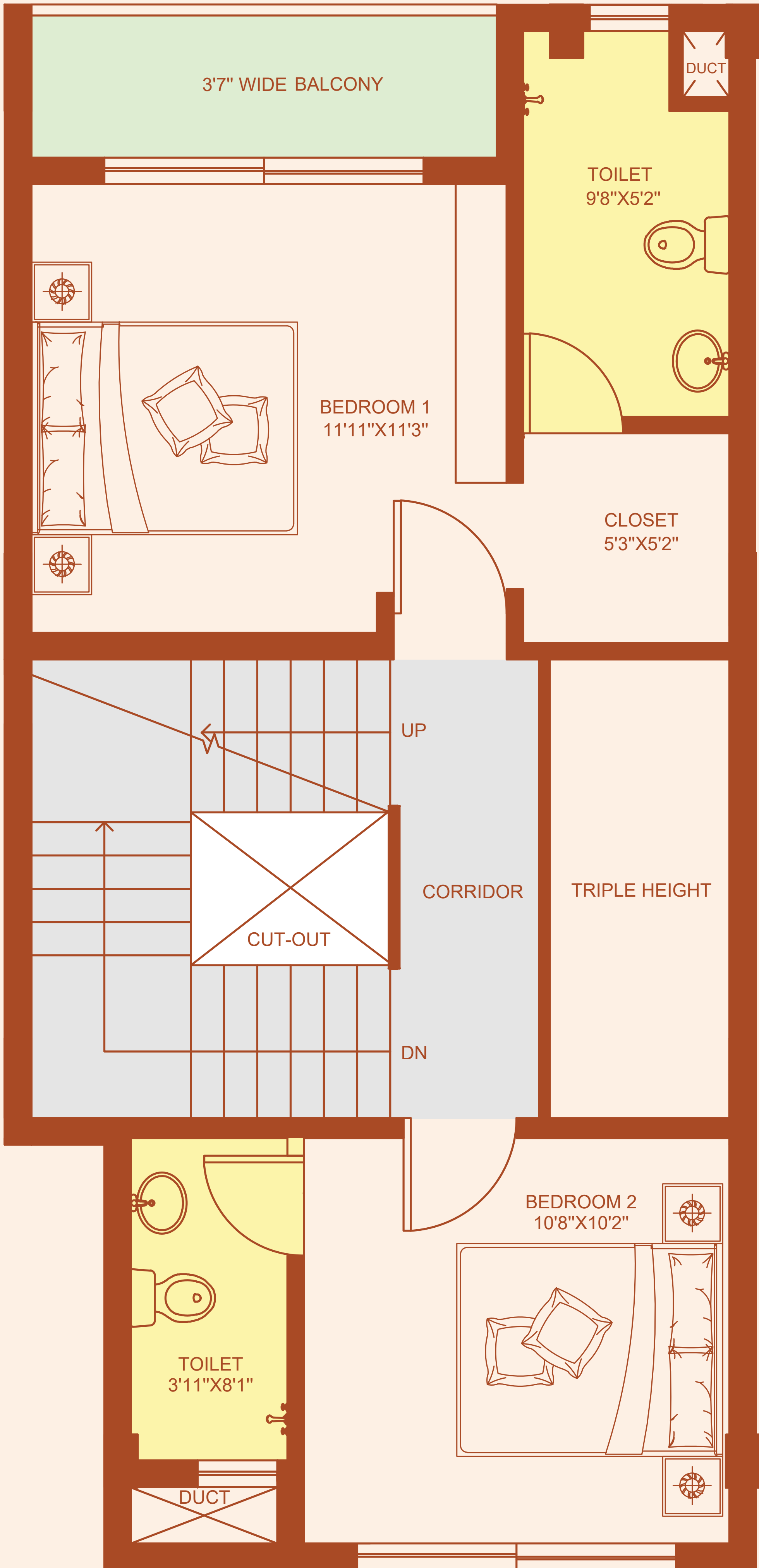
LEGEND

1. Entry / Exit Gate
2. Gate Security Booth
3. Entrance Plaza
4. 5M Wide Driveway
5. Open Parking
6. MLCP
7. Circular Seating Plaza
8. Stepping Stone Path
9. Open Lawn
10. Cabana
11. Private Garden
12. Existing Pond
13. Pond Side Vegetation
14. Peripheral Plantation

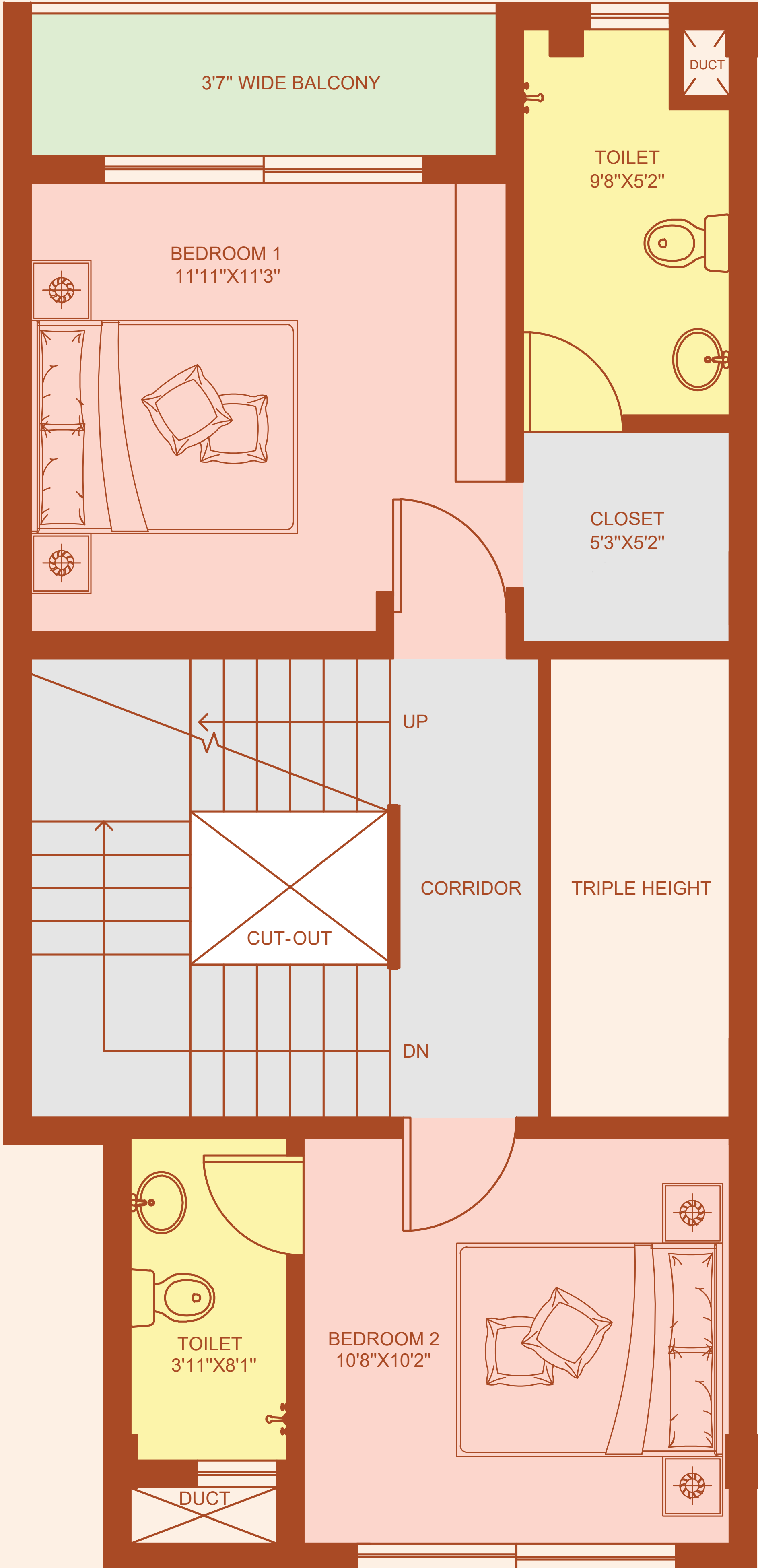




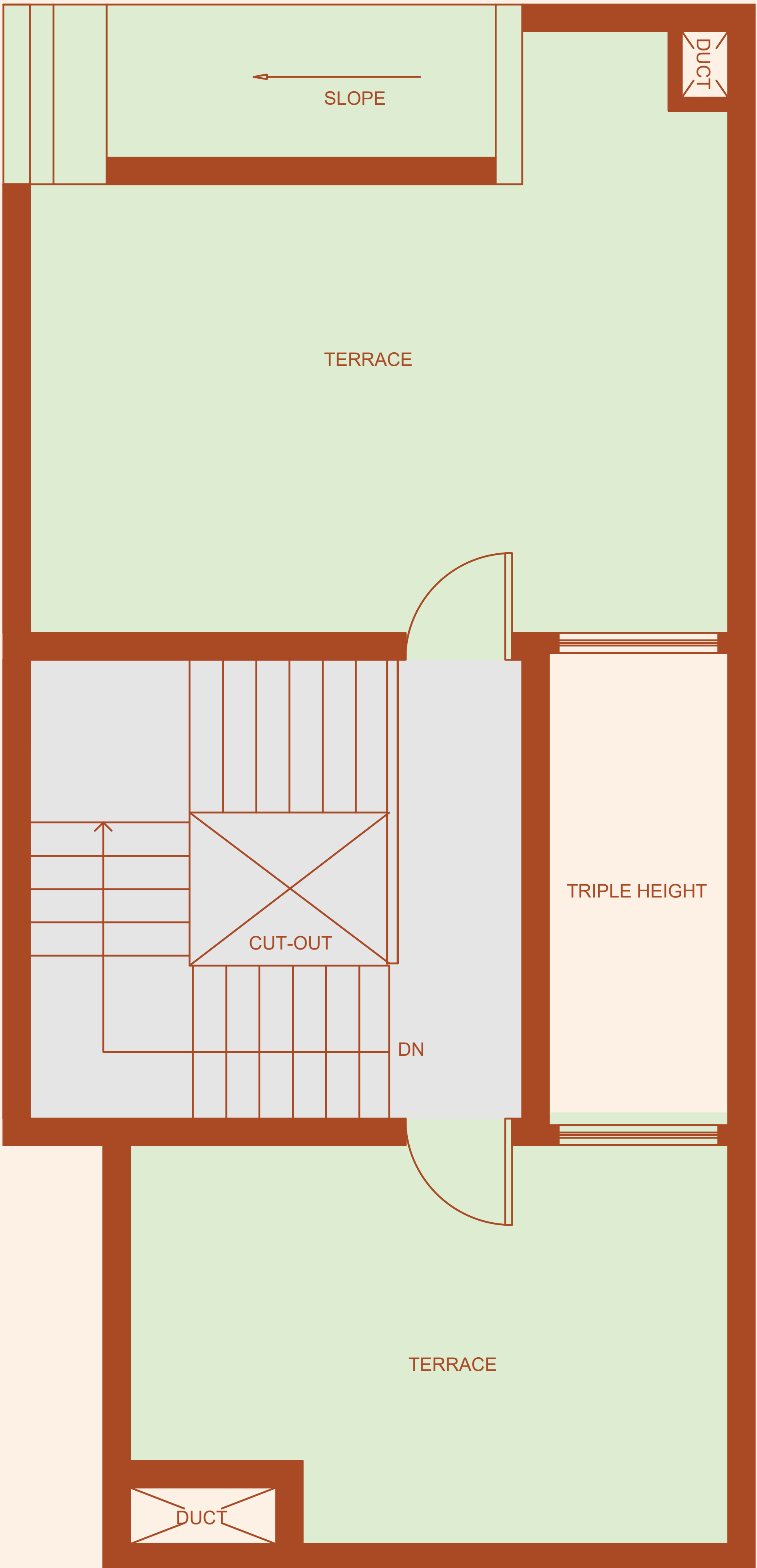
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOFTOP PLAN

Sugam Projects



SUGAM

Building Happy Communities

Completed Projects



SUGAM HABITAT

An award-winning luxury abode of 5.7 acres off EM Bypass, housing 337 apartments, curated with the concept of sustainable, eco-friendly living, Habitat is now ready to be moved in. The project is designed with 2 & 3 BHK garden homes and a stellar 13,000 sq. ft. sky club with world-class amenities to soothe the soul and the body.



SUGAM SERENITY

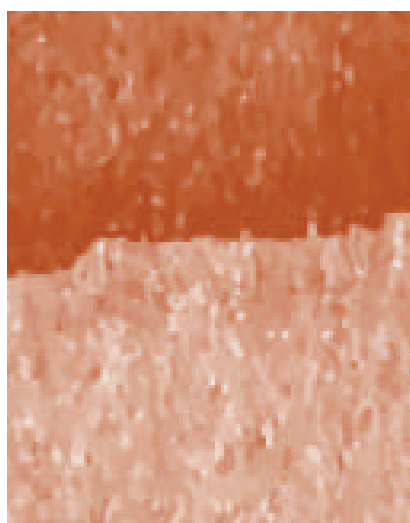
Spread over an area of 2.3 acres, Sugam Serenity in Kamalgazi is a ready-to-move housing society. The 5 thoughtfully designed towers have 5 floors each and 179 homes. With the 16,000 sq.ft. landscaped garden and 10,000 sq.ft. premium clubhouse, the project is a perfect combination of comfort and style.



SUGAM PARK

Spread across 30 acres of land, Sugam park is one of the largest residential projects in Asansol with 1040 apartments & home to 1000+ families. The project is built on the concept of community living where families come together and enjoy a lifestyle completed with the best of amenities like the clubhouse, the beautifully landscaped greens with 2000 trees, the outdoor play area,

multipurpose courts and many more facilities.



Completed Projects



SUGAM SUDHIR

The luxurious residential project built over 160 Katthas with 3.5 BHK duplexes in Garia has south-facing homes, 3 side open ventilation, and 2 balconies with every apartment, providing an abundance of natural light and fresh air. In addition to being strategically located Off EM Bypass, the residents in the 212 spacious homes also get to enjoy the posh clubhouse facilities,

experiencing a wholesome lifestyle with their near and dear ones.



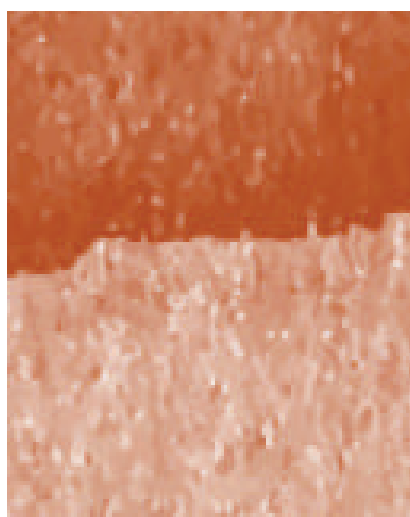
SUGAM SABUJ, NARENDRAPUR

The thoughtfully designed residential project spread over 156 katthas with 156 flats in the Narendrapur area has been built for families looking for comfortable and reasonably priced modern homes.



SUGAM PARK, NARENDRAPUR

The well-planned residential project with 517 homes and some shopping area was built over an area of 356 Katthas in Narendrapur. These homes were competitively priced and designed to cater to all modern needs of a family. It is a path breaking MIG housing project.



Ongoing Projects



URBAN LAKES

Introducing modern-day homes in Konnagar, spread across 13 acres of land & surrounded by 3 side natural lakes. Designed by world-renowned architect, Ricardo Bofill the high-rise living has 1800 units and comes with a Club House, a multipurpose court, a Shopping Mall and other cosmopolitan lifestyle elements weaved within the project.

Phase 1 of the project has already shaped up to be beautiful while the planning of Phase 2 is in full swing.



MORYA

Designed to match the finest luxury apartments, Morya is amongst the upcoming residential projects in South Kolkata with a panoramic view of the Tollygunge Club Golf course. The 5.2 acres of land has been curated with ample open space, 6 towers of G+18 floors, and a 30,000 sq.ft. club filled with the choicest lifestyle features.

Morya is now nearing completion of its Phase 1 and is ready to launch Phase 2 with the same larger-than-life outlook.



SUGAM PRAKRITI

3 tall towers and ample open land, large natural waterbody and gardens spread across 2.6 acres; Prakriti is nature's poetry. With 231 apartments having 2 side open, long balcony, the new affordable living abode is conveniently located right off Kamalgazi and has countless amenities clubbed with abundance of natural greens and fresh air.

Phase 1 is shaping up for possession soon while planning of Phase 2 on board.



NIAVARA

One of the tallest luxury condominiums in central Kolkata, with ultra-luxury global standards and sky-kissing balconies. Designed by a globally renowned architect, Ricardo Bofill this urban oasis is laid out over 1.78 acres of land consisting of 118 units.

With ample open space and lush greenery, Niavara proudly celebrates a fine balance between beauty and functionality where amenities play a key role.

Upcoming Projects

Launch Year 2025

Location	Project Type	Project Size (Sq.ft.)
Mahishbathan	Residential	10,00,000
Burdwan Road	Residential	1,40,000
Joka	Residential	1,80,000
Sector V	Commercial/IT	1,30,000
Gopalpur(Rajarhat)	Residential	9,50,000
Garaguri(New Town)	Residential Row Houses/Flats	15,00,000
Konnagar	Residential	19,00,000

*There is nothing like
staying at home for real comfort*

– Jane Austen



*Successfully creating yet another legacy
of happiness with pride*



18

SUGAM VILLA

Sonarpur Rd, Kumarkhali, Narendrapur, Kolkata,
Rajpur Sonarpur, West Bengal 700103

Disclaimer: Sugam Villa 18 is the new name given to the Project originally conceptualized with the name Villa 18 Both are one and the same. Sugam Villa 18 is developed by Sugam Serenity LLP (Maps shown are not to Scale). The specifications may be subject to minor modifications and shall be covered in the agreement with the allottees. Images and visuals are graphic artwork created by the Designers and the final product may vary from the same. The brochure is for the representation purpose only and does not constitute part of any legal offer/contract. The interior design and furnishing shown in the brochure are not provided with the apartments. There could be change in height in the building and addition / alteration of areas in the project for which the developer shall take separate consent from the buyers as required by Law. The intimation of any amendment to the contents of this brochure shall be deemed to have been made in the allotment documents and/or the agreement in favour of the buyer/and the buyer/s is advised to use discretion before making application and before entering upon agreement to make itself aware of the same. The buyer/s must verify all the details and specifications, including but not limited to the area, amenities, specifications, services, terms of sales, payments and all other relevant terms independently and should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances prior to concluding any decision for buying any unit. All purchases shall be subject to the terms of the agreement with the allottee and in case of any inconsistency or contradiction between the brochure and agreement, the agreement shall prevail. The promoter or its agents shall not be liable to the buyer/s for any claims due to any inconsistency between the brochure and contractual documents.



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SUGAM VILLA