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Intelligent Living

STARTS WITH AN

AI SMART HOME

About Us

StepsStone Promoters is into developing residential Villa Plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We have completed 100 Landmarks and have 4000+ happy families of around 3 million sq. ft. Our Eminent Architects and expert craftsmen make every Stepsstone home, a pride to possess. Our Founder & Managing Director, Rtn.K.MothishKumar, through his excellent leadership and experience, has guided us through our journey to success.

Backed by a dedicated team of professionals, transparent deals, and remarkable expertise, StepsStone builds residential projects that turn into landmarks. StepsStone integrates technology with tradition to offer rare spaces of splendor and value that embrace the future. Stepsstone Builders has dedicated itself to presenting you with homes that complement your lifestyle preferences.

He authored the book called Veedu Vangalam Vanga And Unlocking Home Buying Secrets, which illustrates how to avoid pitfalls in buying a first home. As a property coach and a YouTuber, he educates and guides the key things, tips, myths, etc in real estate and in investment. Mr. K. Mothish Kumar is also now a YouTuber, (37900 subscribers) to create awareness and instill knowledge about the real estate sector and proper buying to common people.

 [www.youtube.com
/@mothishkumarpropertycoach6571/videos](https://www.youtube.com/@mothishkumarpropertycoach6571/videos)

Rtn. MOTHISH KUMAR K

Managing Director
StepsStone Promoters Pvt. Ltd





About The Project

VIRAAM is a CMDA-approved premium residential property designed 80 units (Stilt + 5 Floors) with car parking, ranging from 915 sq. ft. to 1187 sq. ft. to provide an extraordinary living experience. Nestled in the fast-growing and vibrant neighborhood of Porur, this majestic development offers unparalleled views and a host of modern amenities that cater to your every need. Viraam meets the expectations of discerning customers with complete Vastu, Incorporating contemporary modern architecture and innovative design. The project boasts of huge open space with aesthetics making it a veritable paradise for living space.

VIRAAM perfected the concept of idealistic living spaces for you and your family. Sprawled across an area where each section of the project is elegantly designed to cater to every unique aspect of your lifestyle. We realize the importance of security without the feeling of confinement, so we dedicated a huge open area for designer landscapes interspersed with Blocks of Stilt + 5 Floors.

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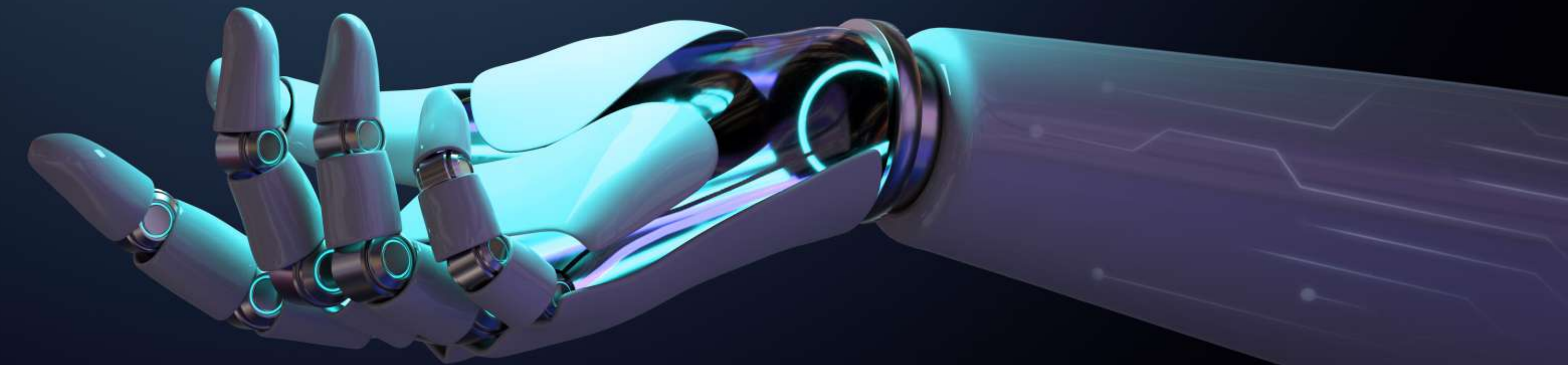


VIRAAM

Discover the epitome of artificial intelligence and smart luxury living at VIRAAM, where elegance meets comfort and convenience. Our meticulously designed apartments and exceptional amenities redefine upscale living, providing a lifestyle of unparalleled sophistication and indulgence. Our thoughtfully crafted floor plans offer expansive living areas with high ceilings and abundant natural light, ensuring a comfortable and airy ambiance. Dedicated spaces for mindfulness and wellness activities, including yoga and pilates classes.

Our beautifully designed clubhouse offers a lounge area, game room with billiards and foosball, and a sophisticated event space. Endless entertainment options with a variety of indoor games, ensuring fun for all ages. Unmatched Convenient charging options for electric vehicle owners.

Conveniently located in the heart of Porur - Kattupakkam, with easy access to upscale shopping, fine dining, cultural attractions, and major transportation hubs.



A villa lifestyle,
in the comfort of a modern apartment

Break Free Of Neighbour
Nuisance.

NO COMMON WALLS

Exclusivity allows you to enjoy a peaceful living environment without the noise and interference associated with in shared walls.

Ample space, provides an unparalleled combination of excellent light and ventilation that reduces energy consumption. Embrace the villa lifestyle and enjoy the myriad benefits that come with it.

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Automation is at the heart of AI-powered smart homes.

By continuously learning the preferences and habits of residents, AI can seamlessly automate the operation of appliances—making everyday life simpler, more efficient, and more personalized.

Today, AI is actively transforming how we interact with home systems—from HVAC and lighting to fans and entertainment devices. This marks the beginning of a new era: intelligent, intuitive living through the rise of next-gen smart homes.



THERMAL RESISTANT BUILDING
SOLAR POWERED COMMON AREAS
AERATED PLUMBING FIXTURES
RAINWATER HARVESTING



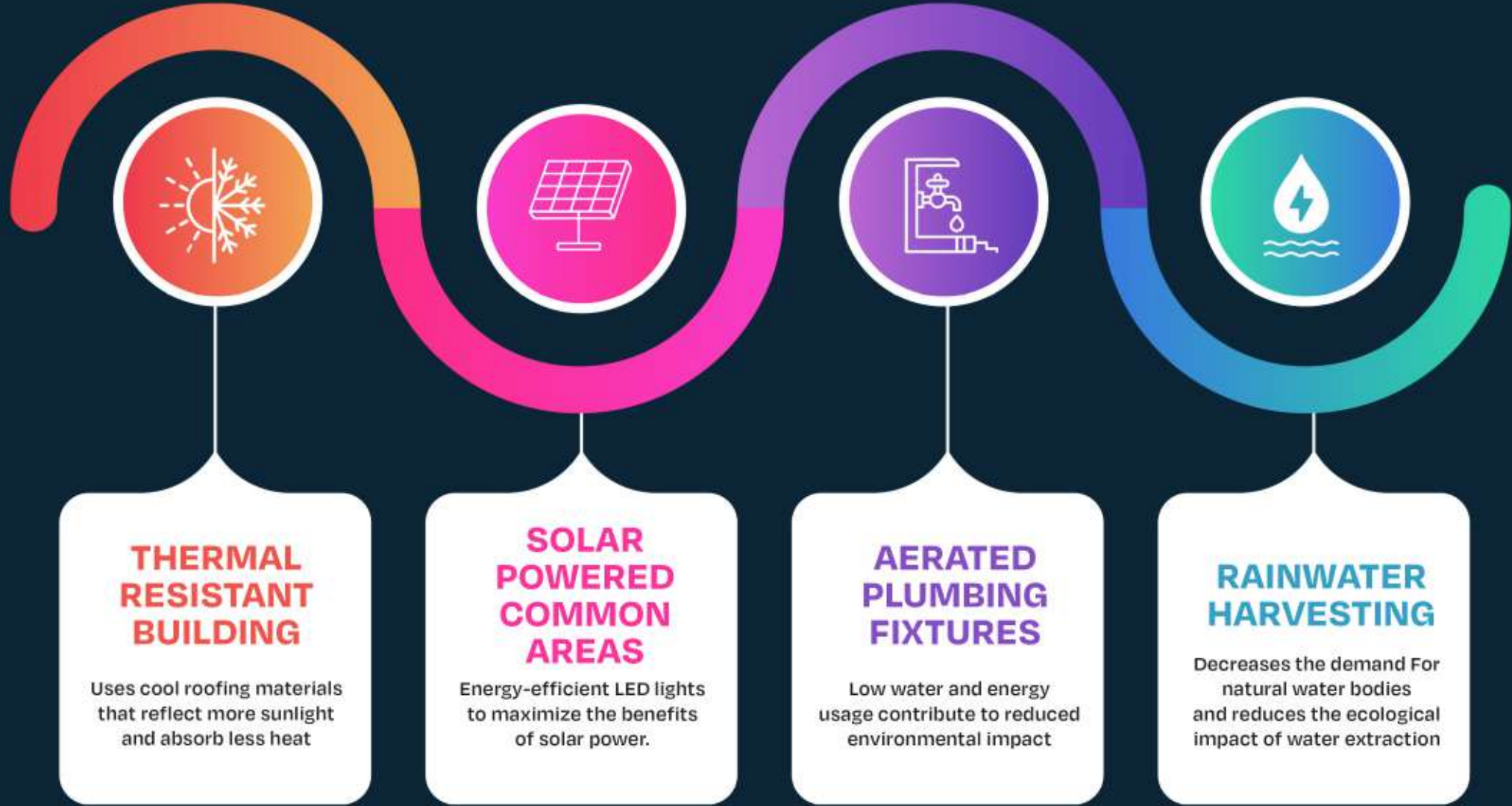
SMART LOCKS & BIOMETRIC ENTRY
VOICE CONTROLLED HOME AUTOMATION
COMMON AREA LIGHTING AUTOMATION
5G PROVISION

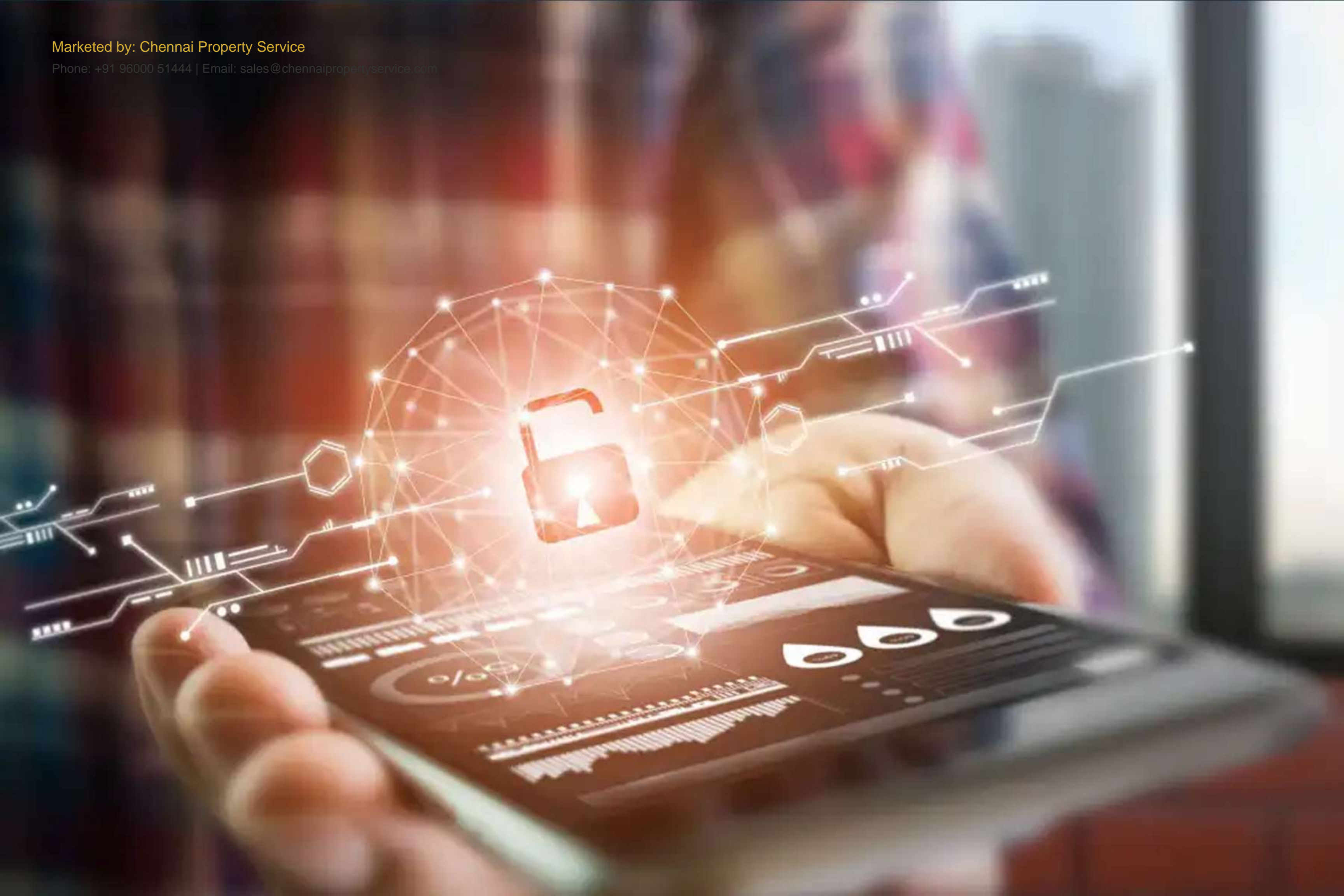
SMART LIGHTING AND ENERGY MANAGEMENT
24-HOUR POWER BACKUP FOR EVERY HOME
ON-GRID DCR SOLAR PANELS
FEATHER TOUCH SWITCH

EXCLUSIVELY DESIGNED NO SHARED WALLS HOME
AMPLE 2 BHK & 3 BHK LIVING SPACE
AREA RANGE 915 SQ.FT - 1187 SQ.FT
100% VASTU-ALIGNED RESIDENCE



ECO





ROBOTIC




**SMART LOCKS
BIOMETRIC ENTRY**
Smart locks with biometric entry are advanced security systems that provide keyless access to homes



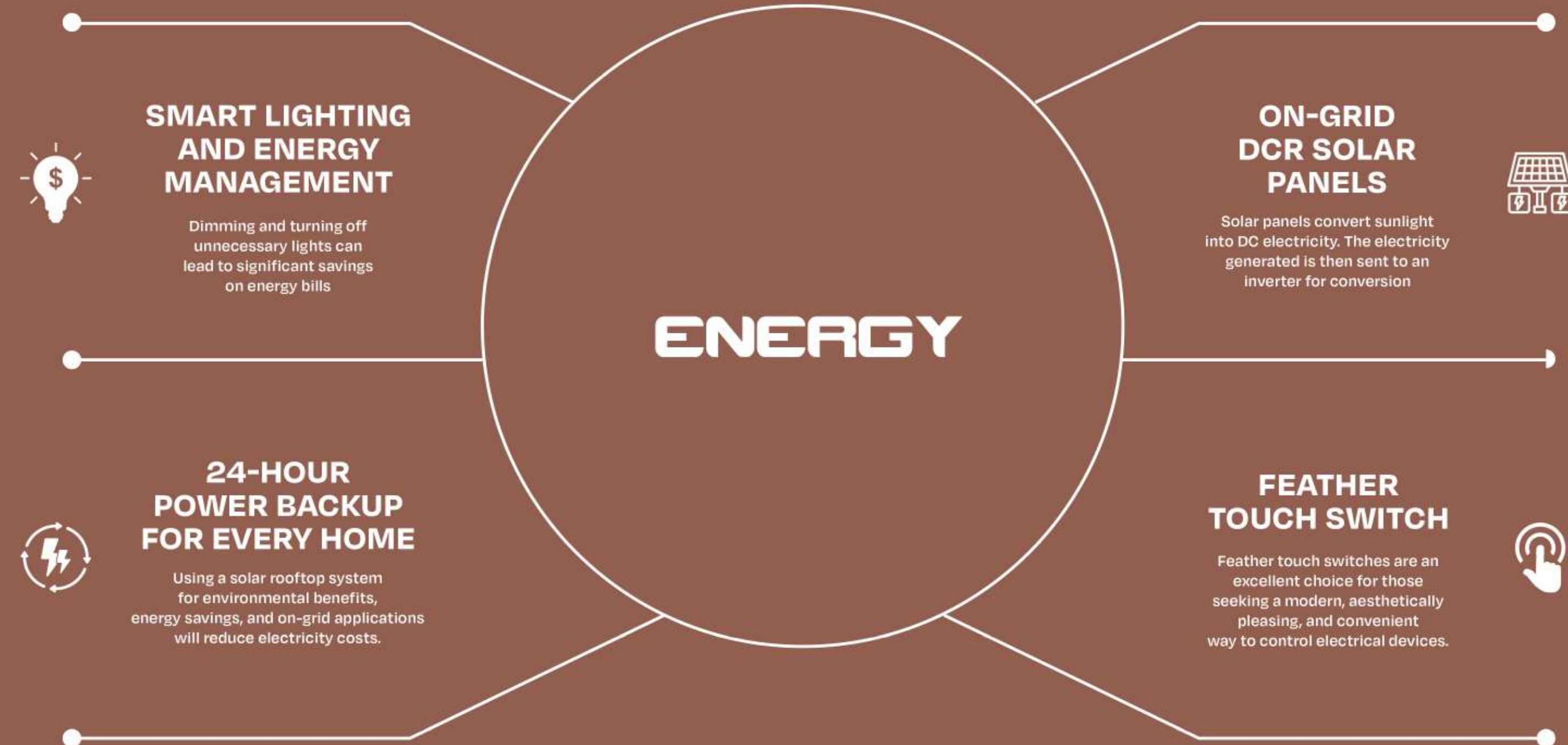
**VOICE CONTROLLED
HOME AUTOMATION**
Voice-controlled home automation systems Integrated with virtual assistants like Amazon Alexa



**COMMON AREA LIGHTING
AUTOMATION**
Detect movement in the area and turn lights on or off automatically



**5G
PROVISION**
5G Network Cable Provision, cabling solutions must be scalable to expand capacity or support additional devices





LARGE



AREA RANGE 915 - 1187 SQ.FT

The floor plan shows how rooms are divided, such as bedrooms, kitchen, bathrooms, living room, and dining area



AMPLE 2BHK & 3BHK LIVING SPACE

Ample living space offers comfort that comes with generous square footage, while also maintaining a modern, functional layout.



EXCLUSIVELY DESIGNED NO SHARED WALLS HOME

An exclusively designed, no shared walls home offers the ultimate in privacy, comfort, and independence.



100% VASTU ALIGNED HOME

Following Vastu principles helps to create a home that fosters a positive, balanced, and prosperous living environment.

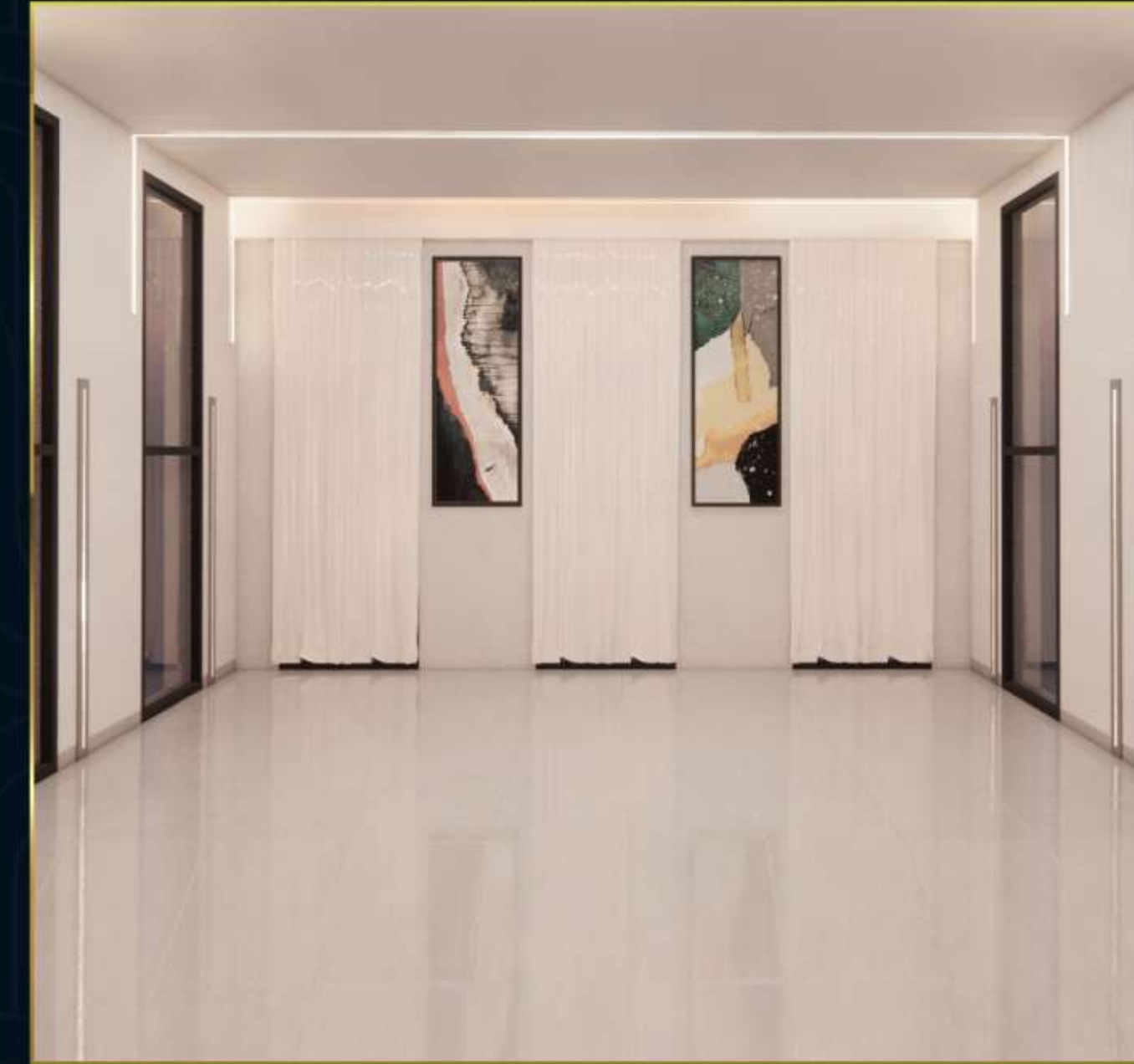


Sustainable Living

Explore the perfect blend of luxury wellness, and discover a place where every day feels like a retreat. Welcome to your new home for healthy and happy living!

Common Amenities

-  EV CHARGER FOR CAR & BIKE
-  ELEVATOR - 3 NO'S
-  POWER BACK UP FOR COMMON AREA & EACH FLAT
-  WATER TREATMENT PLANT
-  SWEAGE TREATMENT PLANT
-  OWNER'S NAME BOARD
-  DRIVER REST ROOM
-  SECURITY CABIN
-  CCTV CAMERA
-  FIRE EXTINGUISHER
-  LETTER BOX
-  ENTRANCE ARCH
-  SOLAR PANEL @ TERRACE
-  TERRACE KITCHEN



CLUB HOUSE - INDOOR GAME

-  CARROM
-  VR GAME
-  FOOSBALL
-  BOARD GAME
-  CHESS GAME

CLUB HOUSE - HOME THEATRE

-  MULTIPURPOSE HALL
-  CO WORKING SPACE

CLUB HOUSE - GYM

-  TREAD MILL
-  GYM CYCLE
-  YOGA MAT
-  DUMBBELLS SET
-  8 WAY TRACK

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Light Up Your Home With **NON-STOP POWER**

A 24-hour power backup system offers peace of mind by ensuring that your home remains powered during outages. With generator support, you can maintain a comfortable and secure living environment.



Private Terrace Apartments

Experience The Serenity of
Your Own Private Terrace Garden



WATER SOLUTIONS

- Aerator Fixtures
- ECO STP • Rain Water



ECO-FRIENDLY

- AAC Blocks
- Foam Concrete
- UV Reflective Tile

100% Vastu-Aligned Home

Designed with careful attention to directions, following vastu principles help to create a home that fosters a positive, balanced, and prosperous living environment.



NORTH & SOUTH FACING.

North and south sides of the house to allow natural sunlight to enter and to promote positive energy. This also helps with better ventilation and air circulation

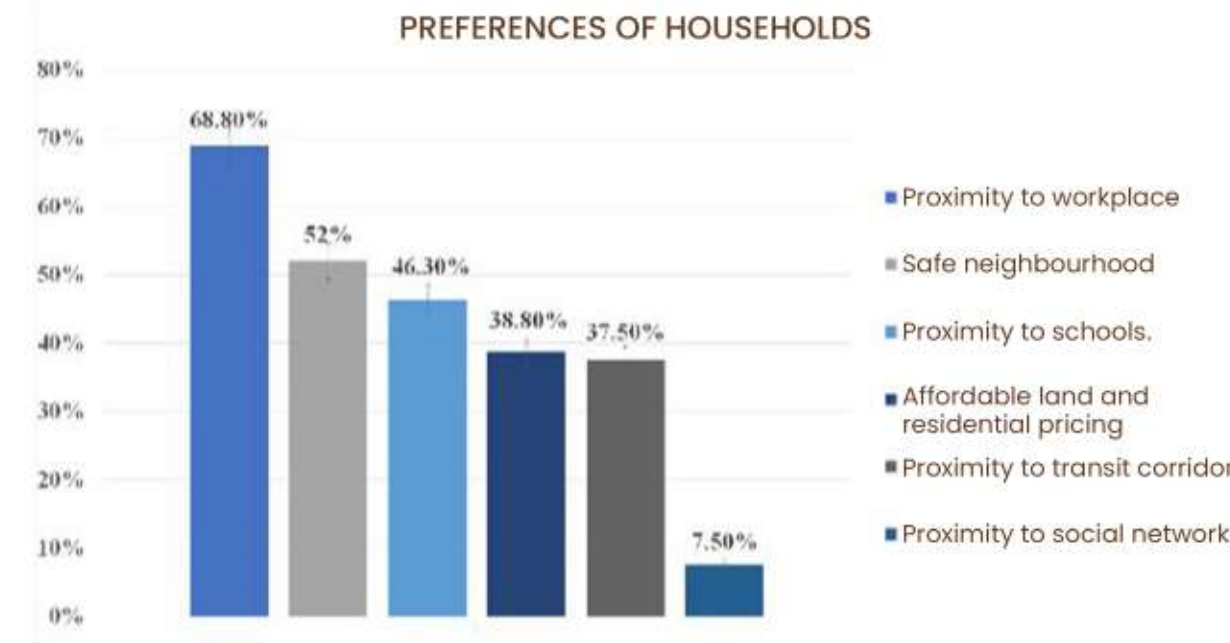


SOUTHEAST CORNER

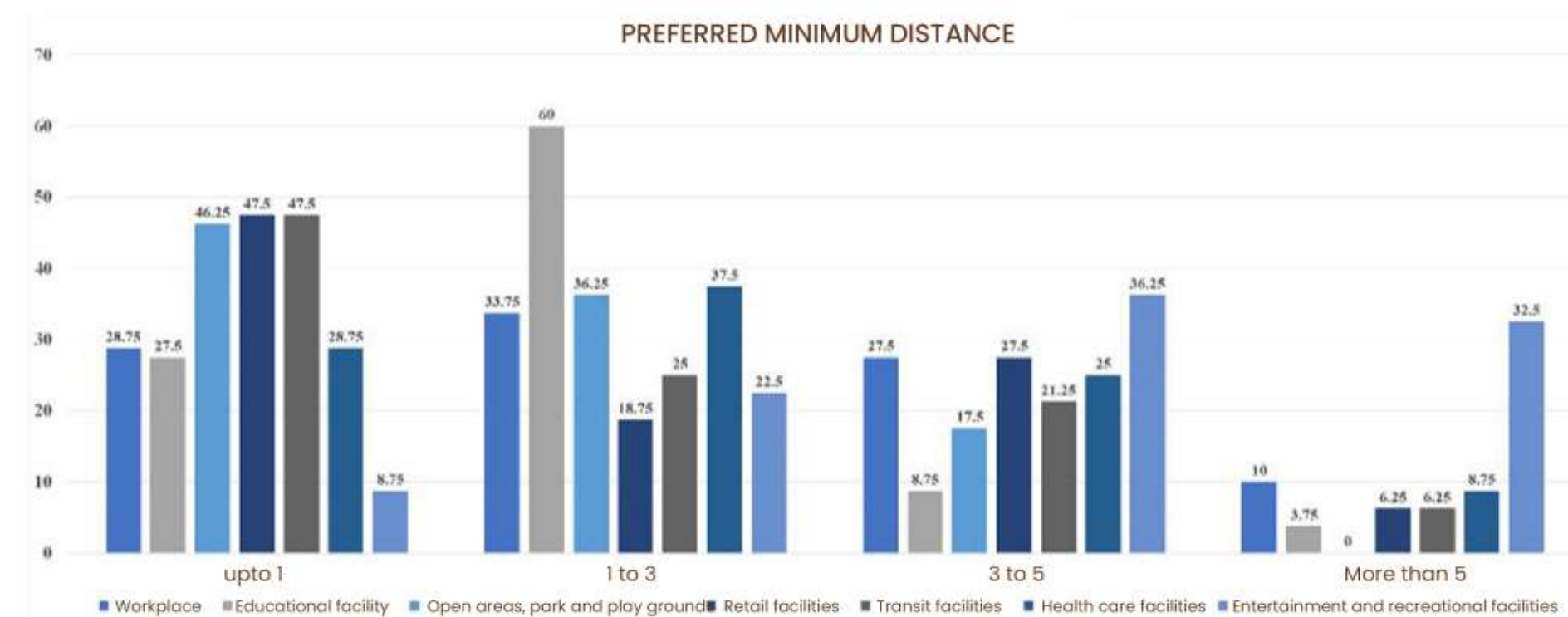
Kitchen: as this direction is governed by Agni (fire), symbolizing with energy and health



PREFERENCES OF HOUSEHOLDS



Comparing the household characteristics with the survey results will give an interesting insight into the preference of the households and how they change depending on the presence or absence of a particular household member. From the household characteristics, we can understand that households surveyed are owning vehicles (2 wheeler) and majority are not having children at home. The survey results have shown that preferences of the people are inclined towards workplace proximity, safety and school proximity. This shows the consideration of proximity to schools even in households without children. Now talking on the preferred minimum distance to various amenities and facilities, the results show that due to vehicular dependency proximity to transit plays an important role than workplace and schools. But school proximity still outperforms other variables. The preferences change when different amenities were compared. Where preference of schools were most preferred in general preference and when minimum distance has been taken into account, results show that schools are preferred but not in the immediate vicinity, but other amenities like parks, transit corridor and retail were preferred more than school facilities. This reflects the consideration of all the household members in decision making as well as the other secondary household characteristics.



Note:
The legend in the graphs are in order of the representation to avoid visual confusion and misleading. Please read the graph in the order of the legend.

RESIDENTIAL LOCATION CHOICE APPROACH FOR HOUSING PLANNING IN THE URBAN PERIPEHYA CASE OF CHENNAI

Good Social Infrastructure

Porur is primarily a residential area with nearby amenities like shops, temples, and churches. Prestigious schools such as Narayana Olympiad School, Velammal Vidyalaya and others are only a short drive away. Porur is also home to the Sri Ramachandra Institute of Higher Education and Research SRM Institute of Science and Technology, and Meenakshi Dental College, MIOT International Hospital and Sri Ramachandra Medical Centre are also in the area. Proximity to healthcare facilities and a medical college makes the area more attractive.

Well Connected

Porur is connected to a major road network that connects it to other areas of Chennai and other cities. It is conveniently located near the Meenambakkam Railway Station the Koyambedu Central Bus Stand, and the Chennai International Airport. Road, rail, and air modes of transportation provide the required connectivity. This gives you an additional benefit whether you want to commute into the city for work or travel outside of Chennai.

Residential Hub for IT Professionals

Porur has excellent job opportunities due to various employment hubs nearby. There is DLF IT Park, Jayanth Tech Park, Prince Info IT Park, Ambit IT Park, among others. Further, a total of 5.3 million square feet has been allocated to three other IT parks: the ASV IT Park, the RMZ IT Park, and the Raheja IT Park, which are expected to employ over 53,000 people.

Safe and Secure Neighbourhood

Residences in Porur are ideal for families because the area is extremely safe. Its population is neither dense nor sparse. As a junction, the area is constantly patrolled by police. Traffic cameras monitor the roads; even the residences have CCTV surveillance of their streets and main gates. Porur is among the top five safest residential areas for women in Chennai.



Just 1 Min to School and Play

Ini Mummy ku No Tension!



Walk to School....

Worried about your children having to travel long distances to acquire competent and good education that empowers them? At Maharishi Vidya Mandir, a great education is just a walk away from home. The school which is opposite side to our successful project is fully functioning with the class from KG to IX Std



Annai Theresa Mat Hr Sec School



Kamatchi Amman Matriculation School

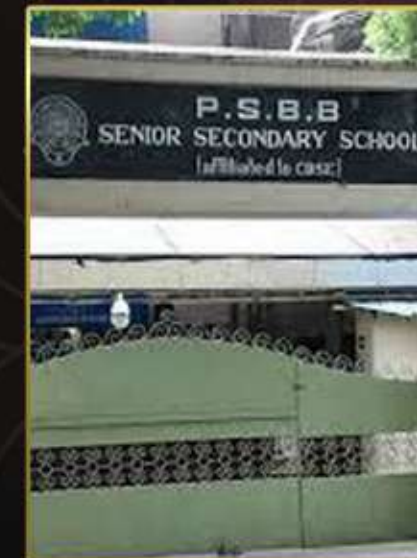


Kalashetra Matriculation School



NEARBY EDUCATIONAL INSTITUTIONS

Maharishi Vidya Mandir School
Padma Seshadri Bala Bhavan School
AVL Matriculation School
Lalaji Memorial Omega International School
Kalashetra Matric Higher Secondary School
Narayana E-Techno School



NEARBY CONNECTIVITY & TRANSPORT

Kattupakkam Metro Station
Iyyappanthangal Bus Depot & Metro Station
200 Feet Inner Ring Road And
400 Feet Outer Ring Road
Poonamallee Bus Depot & Metro Station



NEARBY HOSPITALS

NEARBY IT PARKS

Sri Ramachandra Hospital
Apollo Hospital



Saveetha Dental College And Hospitals
Aravind Eye Hospital



D.L.F Cyber City (DLF IT Park)



L&T Innovation Campus And Store



MIOT International Hospital



SRM Multi Speciality Hospital

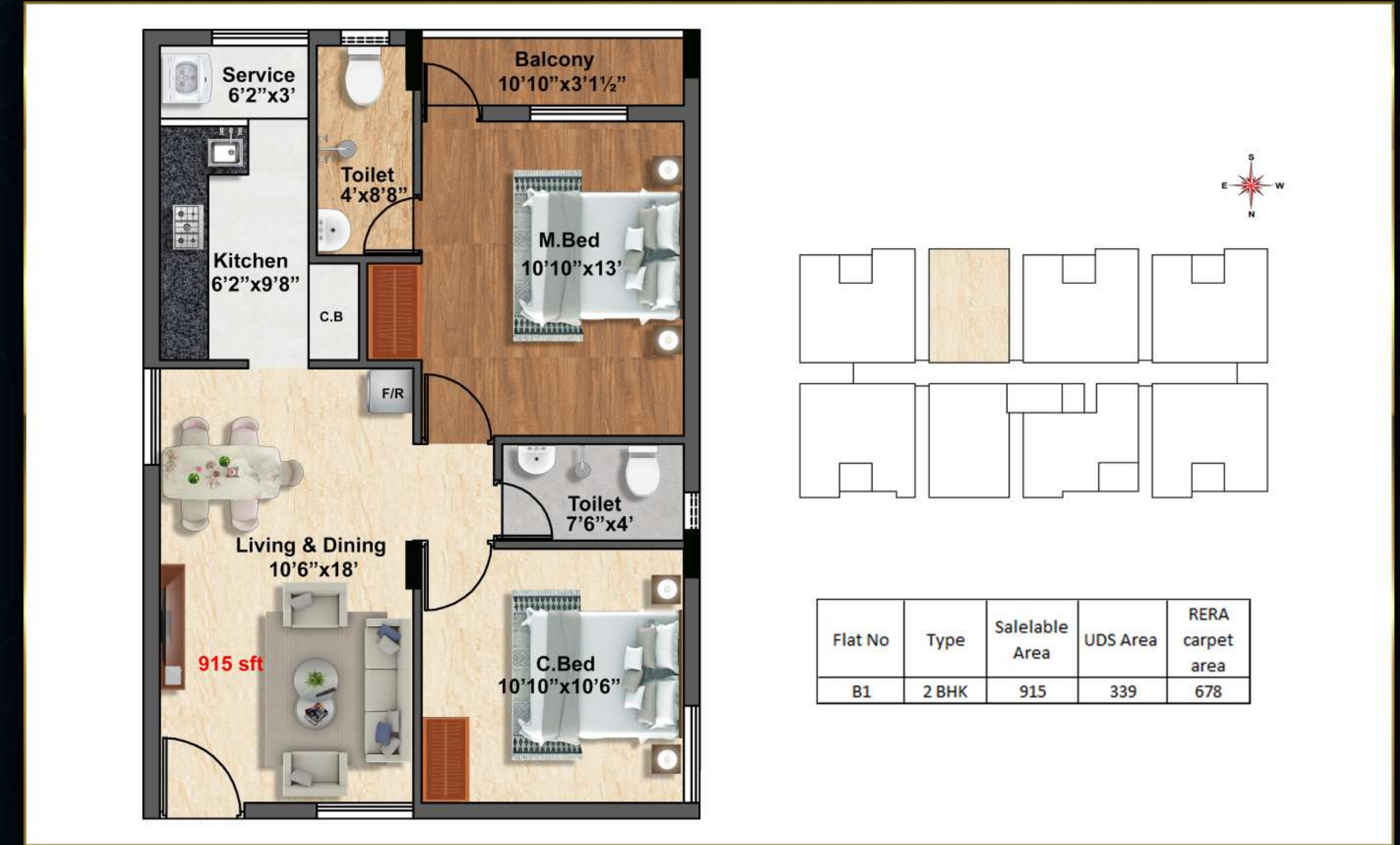


One Indiabulls Park



RMZ Software Park,Pvt Ltd.









---ROAD---

---ROAD---

---ROAD---

SPECIFICATION

HOME IS WHERE THE HEART IS

Structure

RCC Framed structure with AAC Block masonry and plastering.

Flooring

Living/Dining/
Kitchen - 4' x 2' prime tiles
Bedrooms - 2' x 2' prime tiles
Utility/Balcony 24" x 24" / Antiskid vitrified tiles/
Corridor/Staircase-Granite.

Windows

UPVC Sliding/Openable window as per architect design.
Hall UPVC French Window 4' x 6'

Electrical

Three-phase supply with independent meters, concealed multi-stranded copper wiring with necessary power, lightning and AC points, TV, Telephone and geyser points with modular type switches, and distribution box with MCB. (FRLS Wires)

Water Proofing

Waterproofing treatment using brushbond technology for all restrooms.

Terrace Weathering Course

Form concrete finished with white cooling tiles.

Painting

Internal walls will be finished with putty, primer with tractor emulsion, Exterior Emulsion Apex paint, doors and Window grill. enamel Paint.

Kitchen

Granite cooking platform top with rectangular stainless steel sink with wall dado upto 2'0" height from the platform

Anti Termite

Anti termite treatment will be performed in three various stages during construction

Joineries

Main door teak wood frame with Fluted Teak Wood Finish 36mm Tk doors shutter of size 3'6" x 7'0" .
Bedroom doors with Teak wood frame and Both Side Laminated Shetter, balcony and Tiolet door frame WPC with FRP shutters

Sanitary Fittings

CP fittings, closet, and wash basins - Jaguar Attached toilets with wall-mounted

Toilets

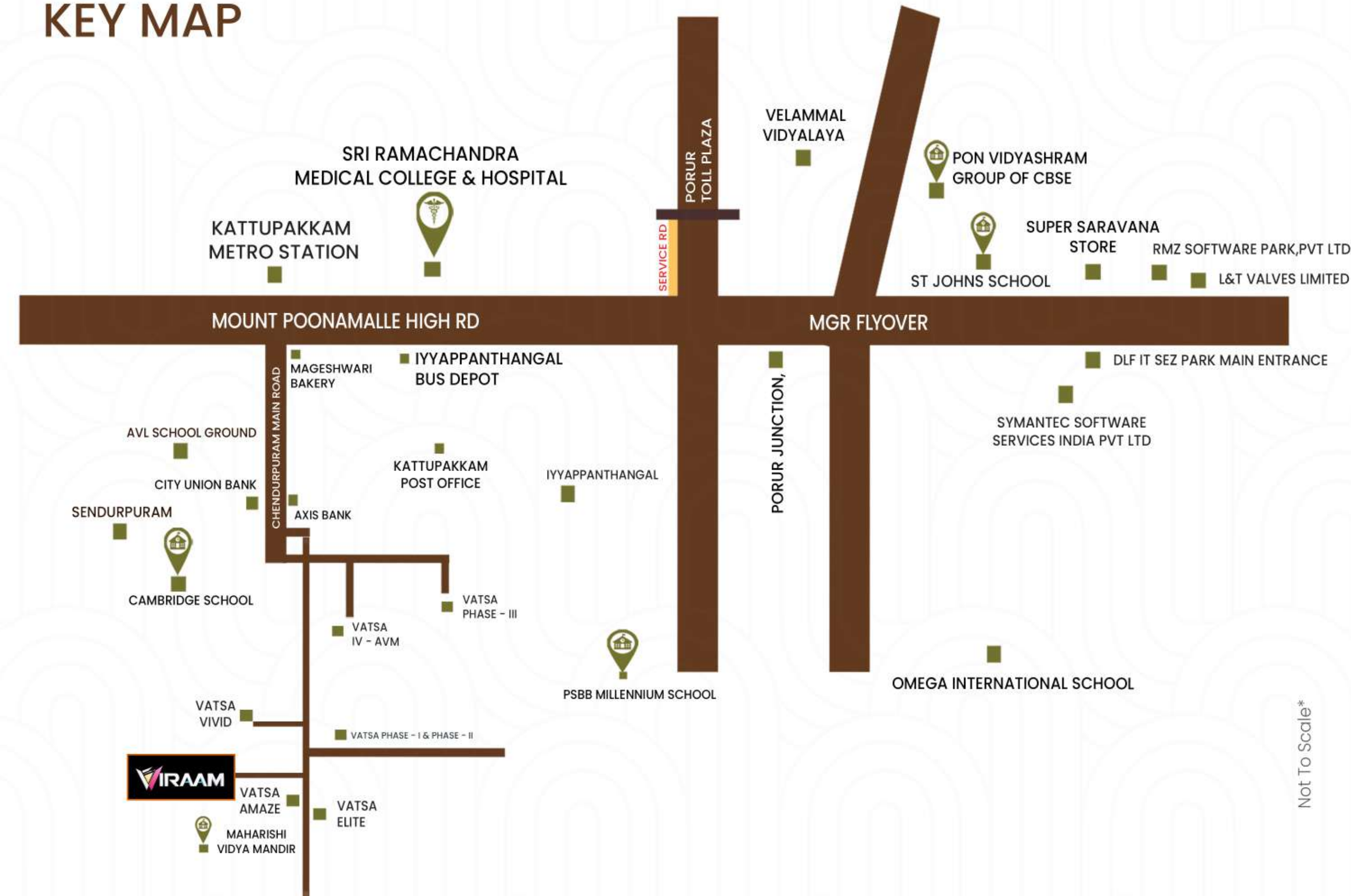
Digital wall tiles size 2'x 4' up to 7' height Classic Tile, Floor Anti kid/mat finish, size 24" x 24"

Extrawork

As per requirement by client at extra cost, whichever is technically possible.



KEY MAP



Not To Scale*

PAYMENT TERMS

On Booking Rs. 2,00,000/-

On Sale Agreement 20%

Within 30 days from the date of booking 30%

On Completion of Stilt Floor Roof 7%

On Completion of First Floor Roof 7%

On Completion of Second Floor Roof 7%

On Completion of Third Floor Roof 7%

On Completion of Fourth Floor Roof 7%

On Completion of Fifth Floor Roof 7%

On Completion of Block Work 4%

On Completion of Plastering 3%

On Handing over Possession 1%

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MEMBER



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