

# Vatsa

IV-A V M

HOME WHERE  
THE HAPPIEST  
MEMORIES ARE  
MADE



## —•• ABOUT US ••—

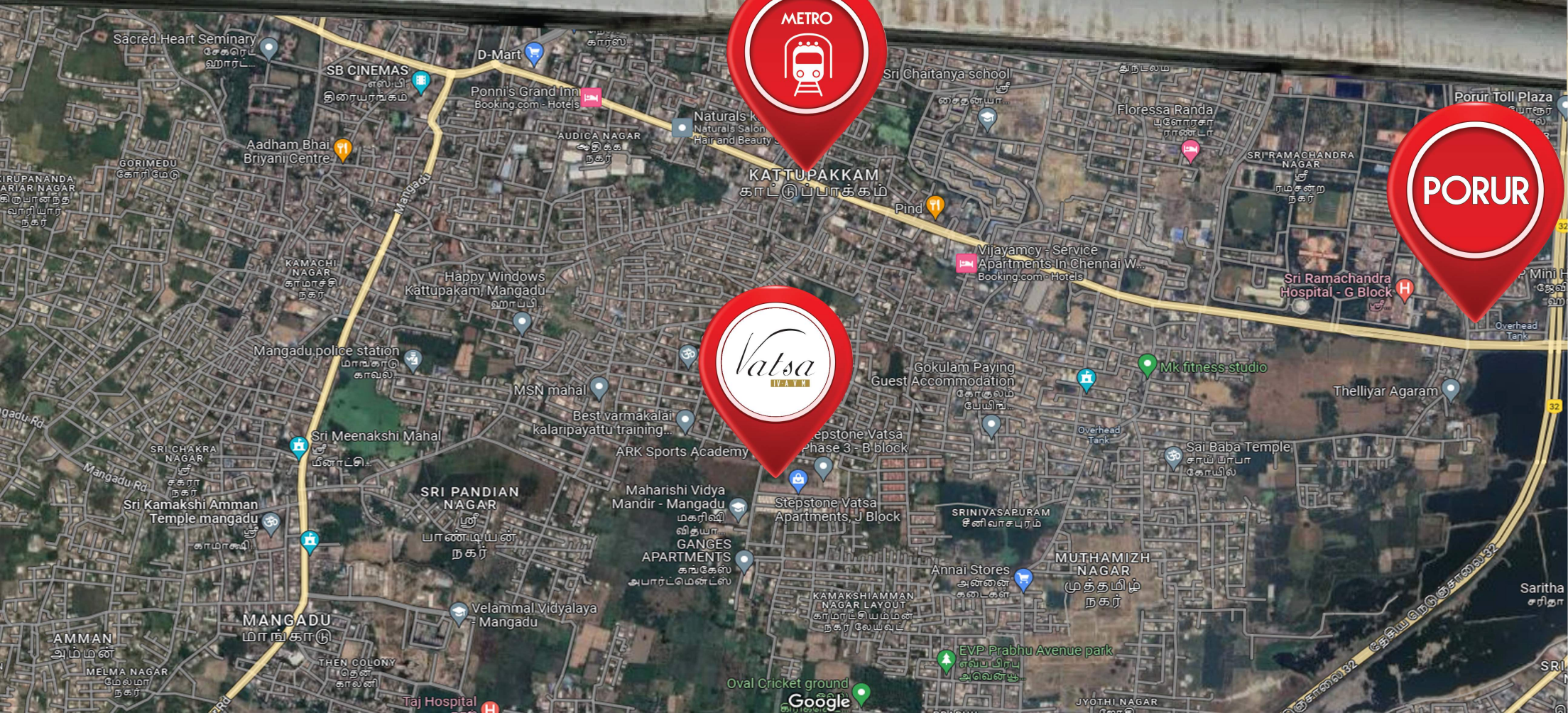
StepsStone Promoters is into Developing Residential Villa Plots, Retirement Villas, Lifestyle Apartments, Retreat Villas, Luxury Villas & Bungalows. We have completed 99+ landmarks and have 3500+ happy families of around 3 million sq.ft. Our Eminent Architects and expert craftsmen make every Stepsstone 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.

■ 3500+ Happy Customers

■ 19+ Years of Experience

■ 99+ Project

# NOW METRO STATION AT KATTUPAKKAM



# .. ABOUT PORUR ..

We believe your abode should be the center of your world and all your needs. Porur is on the suburbs of the city of Chennai is rapidly becoming the preferred Location for many potential home buyers as it possesses all the necessary features of an ideal location including land availability, excellent connectivity, and top of the line public amenities. VATSA IV AVM will effortlessly connect you with the hustle and bustle of the city life.

Porur situated in South-West of Chennai has been developing exuberantly in the past few years.. safe and comfortable for School, Office, Malls, and Hospitals.



## Education Institutions

Maharishi Vidya Mandir  
PSBB  
Omega International School AVL Matric School  
Kalashetra Matriculation School Sri LCVKS High School  
Little Millenium Play School



## Retail Hub

Saravana Stores  
Multi-Brand Car Showrooms  
Cinema Theatre  
Apparel Showrooms  
Multi-Cuisine Restaurants



## Temple

Sri Sarva Sakthi Vinayagar Temple  
Sri Ramanaadheswarar Temple  
Sri Kamakshi Amman Temple Mangadu  
Murugan Temple Porur Lake Shiva Temple



## Bus / Metro

Just 900 Mtrs. From Kattupakkam Metro  
Kattupakam Bus  
Iyyappanthangal Bus Depot  
Poonamallee Bus Depot



## Hospital

Sri Ramachandra Hospital  
Saveetha Dental Hospital  
AGS General Hospital  
MIOT Hospital  
SRM specialty Hospital  
Aravind Eye Hospital



## IT Park

DLF IT Park  
L&T  
One Indiabulls Park  
Ambit IT Park  
RMZ Software Park, Pvt Ltd.  
Coromandel  
Vishranthi IT Park



## Connectivity

200 Feet Inner Ring Road  
400 Feet Outer Ring Road  
Chennai Bypass Road - Tambaram - Red Hills

StepsStone  
Start Smart

VATSA IV AVM



# MAY YOUR HOME KNOW JOY. EVERY ROOM HOLD LAUGHTER. EVERY WINDOW OPEN TO GREAT POSSIBILITIES

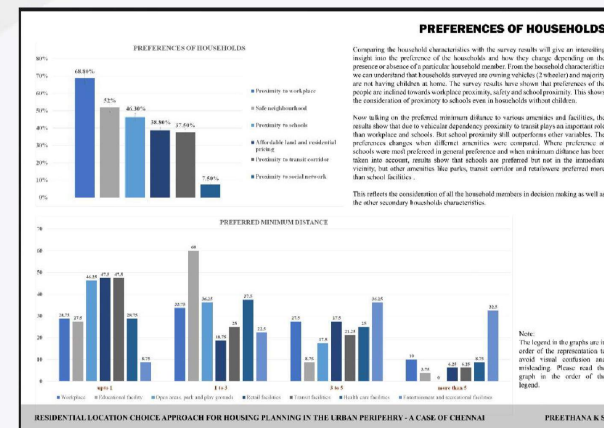
## ABOUT THE PROJECT

VATSA-IV AVM is a premium residential property located in a fast-growing and vibrant, Porur. Block consisting of 46 condominiums in a mixed combo of Compact 2 BHK, 2 BHK & 3 BHK ranging from 659 sq.ft. to 1188 sq.ft. A CMDA approved majestic view structured in a Stilt + 5 Floors with car parking. VATSA-IV AVM meets the expectations of discerning customers with complete Vastu, Incorporating contemporary modern architecture and innovative design. The project boasts of huge open space with aesthetic green landscape and making it a veritable paradise for living space.

VATSA-IV AVM perfected the concept of idealistic living spaces for you and your family. Sprawled across of area 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 open area of huge for designer landscapes interspersed with Block of Stilt + 5 Floors.

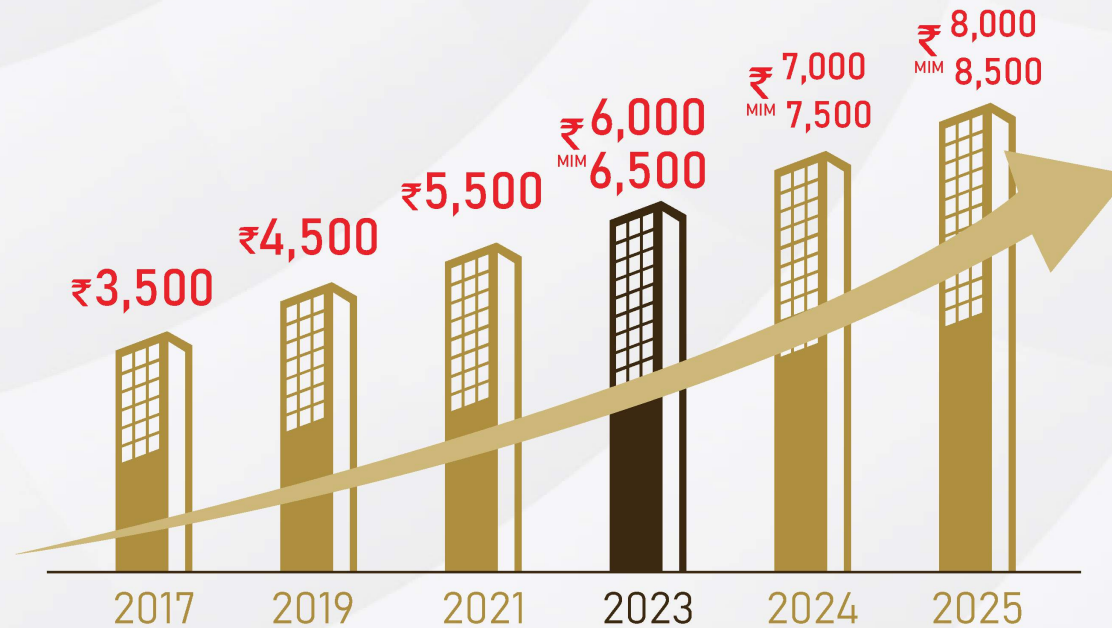
### RECENT RESEARCH

Reveals PROXIMITY TO SCHOOLS is a very important consideration for choosing a house..



# WHY BUYING A HOME IS A GOOD INVESTMENT

Appreciation of Our Project VATSA



All your dreams and desires can be fulfilled when you invest.  
with the right developer, the right property, and the right location.

Healthy Returns On  
Investment Comparing  
with Other Investments

Enjoy Multifold Returns On  
a Secure Investment



Good Rental Yield

As an Investment for  
Future Retirement

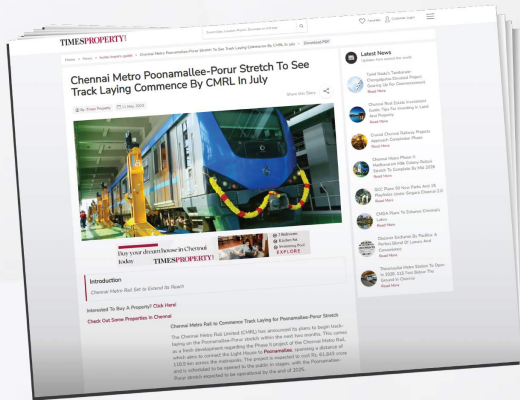
Become a Proud Asset  
owner.



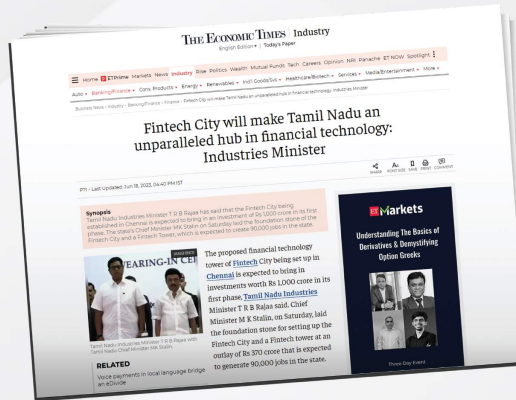
# PORUR'S GROWTH STORY

APPRECIATING @ 20% EVERY YEAR

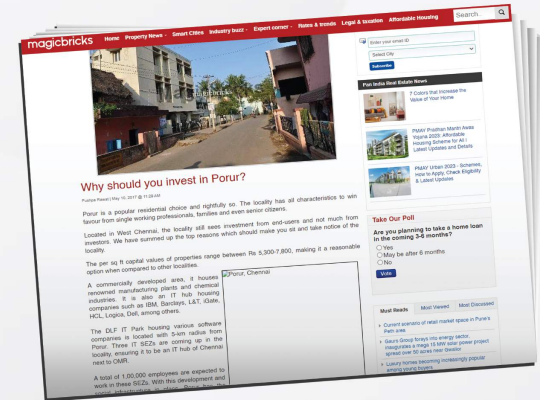
Times Property



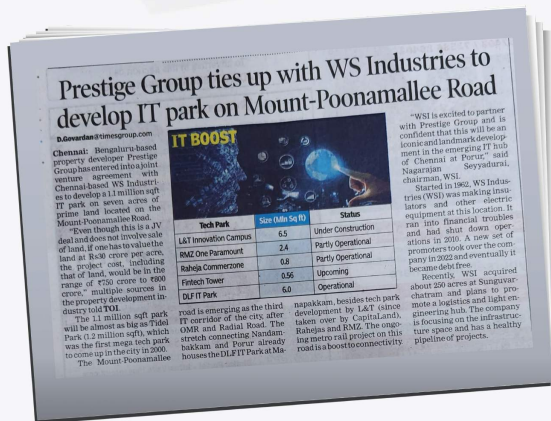
Times Economic



MagicBricks



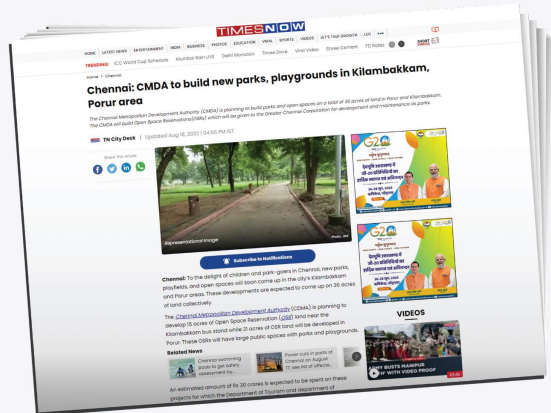
News Paper



The Indian Express



Times Now





# 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 classes from KG to IX std.



Maharishi Vidya Mandir



PSBB Millennium Schools



Kalashetra Matriculation School



## WALK TO PLAY MULTI SPORTS ACADEMY

Worried about your children having getting mobile game addiction and not getting enough Physical Activity. Stepsstone Vatsa IV AVM is Situated next to ARK Sports Academy provides world-class sports, health, and recreational facilities open for kids and adults alike. They fully-equipped club promotes outdoor activities such as Cricket, Football, Tennis, Skating, and Badminton, and offers coaching and training for the same along with Fitness and Martial arts.

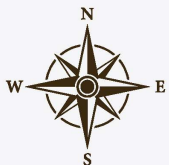
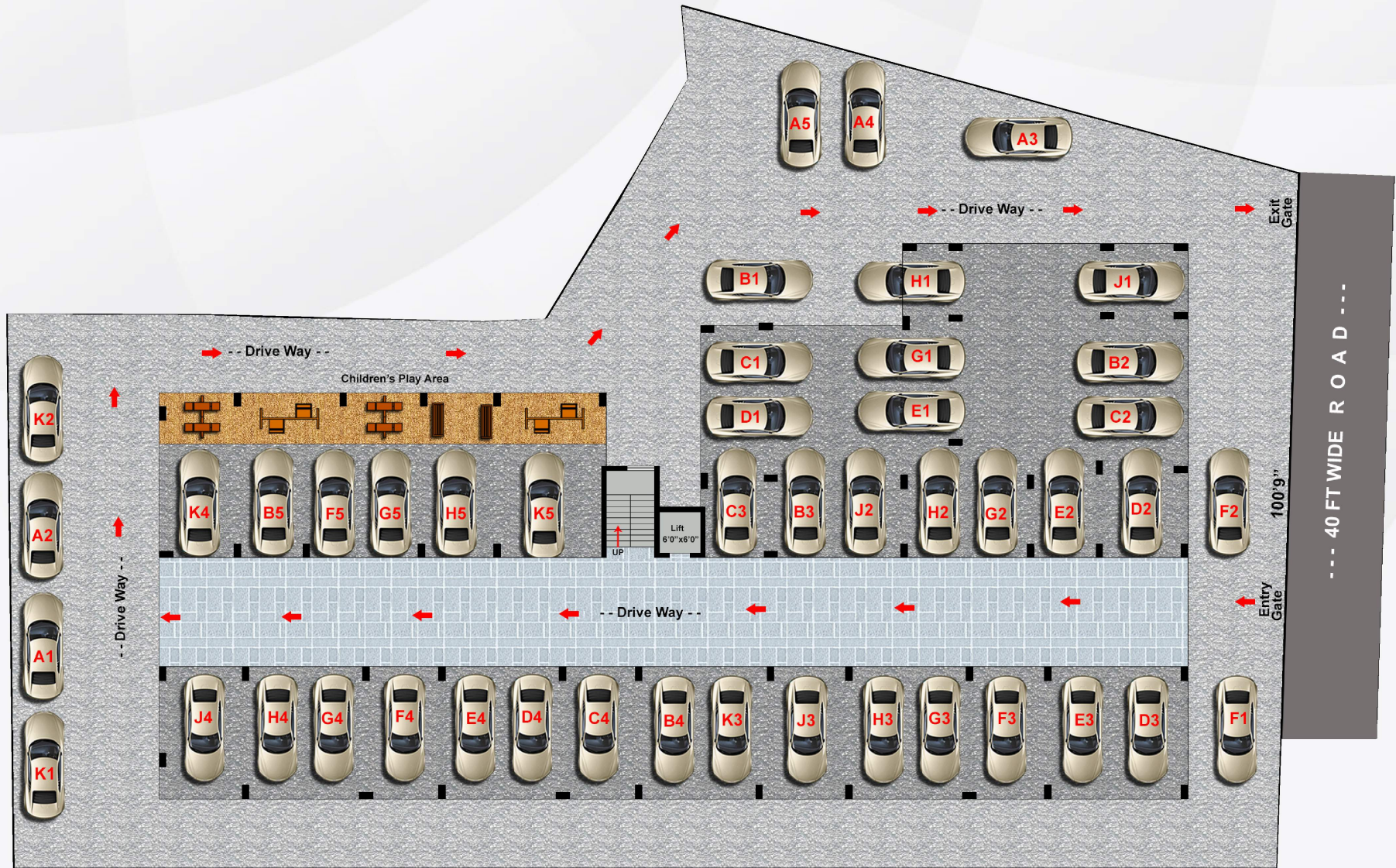


ARK Sports Academy





# STILT PLAN



—.. 2 BHK PLAN ..—



.. 3 BHK PLAN ..



.. CLUBHOUSE ..





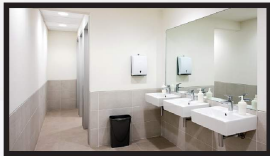
# AMENITIES



Elevator



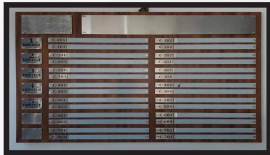
Water Treatment Plant



Drivers Restroom



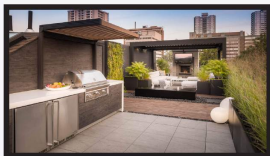
Power Backup For Common Areas



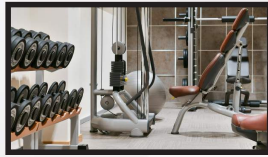
Owners Name Board



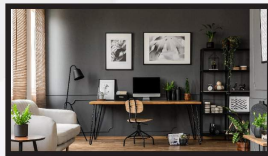
Security Cabin



Terrace BBQ



A/C Gymnasium



Work From Home Office



Kids Play Area



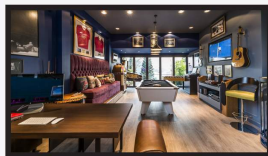
Terrace Party Lawn



Yoga Room/  
Multi-purpose hall



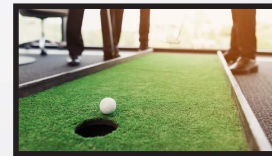
Clear Title



Kids Activity room



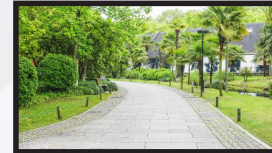
VR Gaming



Miniature Terrace Golf



Terrace Cooling Tiles



Walking Track



CCTV Camera

# SPECIFICATION

## HOME IS WHERE THE HEART IS

### STRUCTURE

RCC Framed structure with AAC Block masonry and plastering.

### FLOORING

Living / Dining /  
Kitchen – 4' x 2' Vitrified tiles  
Bedrooms – 2' x 2' Vitrified tiles  
Utility / Balcony /  
Toilet – 2' x 2' Antiskid vitrified tiles /  
Corridor / Staircase–Granite.

### JOINERIES

Maindoor teak wood frame with veneer paneled flush doors shutter of size 8'0" x 3'6", bedroom doors with country wood frame and skin doors, balcony doors are country wood frame with waterproof flush shutters, toilet with FRP frame and shutter.  
Stainless Steel Staircase Handrail

### WINDOWS

UPVC Sliding / Openable windows as per architect design.

### SANITARY FITTINGS

CP fittings, closet and washbasins–Jaguar (ESSCO). Attached toilets with wall mounted closet and diverter shower model.

### ELECTRICAL

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

### WATER PROOFING

Water Proofing using brushbond technology for all restroom.

### TERRACE WEATHERING COURSE

Waterproofing and finished with white cooling tiles.

### PAINTING

Internal walls will be finished with putty, primer with tractor emulsion, enamel paint for doors and grills. External walls with Apex emulsion

### TOILETS

Digital wall tiles of size 12" x 24" up to 7'0" height, Anti skid / mat finish floor tiles of size 12" x 12".

### KITCHEN

Granite cooking platform top with rectangular stainless steel sink with wall dado upto 2'0" height from the platform area using 12"x18" tiles.

### ANTI TERMITE

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

### EXTRAWORK

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

## PAYMENT SCHEDULE

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%

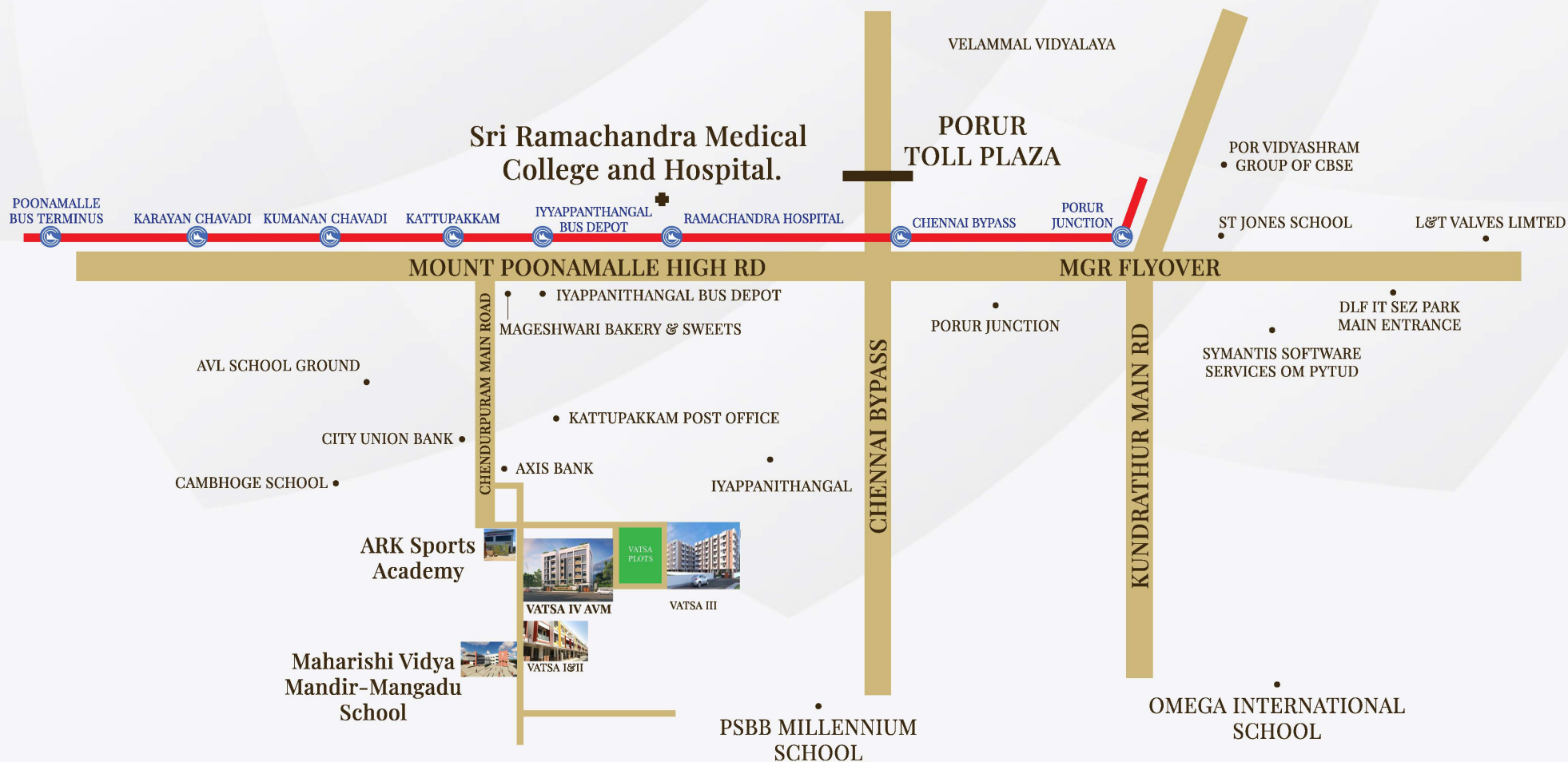
On Completion of Block Work 4%

On Completion of Plastering 3%

On Handing over Possession 1%

Government Taxes and GST Extra

# KEY MAP



KNOW MORE



### Other Ongoing Projects

Plots : Ria Srinivasa Palms @ Thiruninravur | Srinivasa Palms @ Thirumazhisai | Plots @ Nemili ECR

Plots @ Pattipulam ECR | Plots @ Jambodai | Avarta @ ECR | Plots @ SP Kovil.

Apartment : Anans @ Perungudi | Avyaa @ Perungudi | SRD Enclave @ Madurai

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