

*Perfect*  
**COMMUNITY**  
FOR YOUR  
*Family*

 **RIA**  
**SRINIVASA PALMS**  
Ready to Live, Guaranteed Returns





## About the Project

- Welcome to a Truly Enriching life at the most elegant and enchanting location in Chennai.
- Residential area community, CMDA and RERA approved, spread across 13 acres consisting of 214 residential plots ranging from 660 to 3485 sqft.
- This location is ideal for building a residential luxury villa as it's only a few minutes away from landmark places and boasts of excellent connectivity to all parts of the city.
- It is not every day you come across a great luxury villa plot at an amazing location. That too at an incredible price. And when you find one, you just have to go for it.

## Who we Are

**StepsStone** Promoters is into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We having completed **99+** land marks and having **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..

## Stepsstone Advantage

### • Uncompromised Quality

A keen eye for detail and execution leading to world-class quality.

- Value for Money Homes
- prime locations at great prices
- Clear Title & Documentation

### • Regular Customer meets

• One in four customers was referred by existing customers

- Transparency
- Zero hidden charges

# EXPERIENCE THE **BENEFITS** OF THE STRATEGIC **LOCATION**



## Project Advantage

- Making reality dream a reality highest home-grown success rate well connected to the outer ring road
- Now just imagine the appreciation of your land in future this location also gives you easy access to reputed institutions within a few mins third tidal park which is located in pattabiram is just 5 mins away which makes it employees can invest blindly for the best returns in future years
- Ria srinivasa plams has got 214 ready-to-build villa plots with CMDA and RERA-approved spread over 13.5 acres of land area with amenities like childrens play area. volleyball court, 8 walk track, shuttle court, led street lights, blacktop road, kerb wall, with fully compounded etc



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

Enjoy multifold returns on a secure investment

Land Is a Tangible Asset

Build customized homes based on your taste and preferences

Become a proud landowner

Why land is a good investment



An investment to secure your family's future.

An investment for your child's future.

An investment for your future retirement.

Healthy returns on investment comparing to apartment buildings

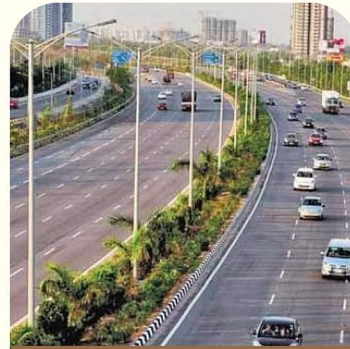
## THE PLAN IS SET FOR THE NEXT IT HUB



PATTABIRAM TIDEL PARK



RAILWAY STATION



400 FT OUTER RING ROAD



EDUCATIONAL



TRANSPORT



HOPITALS

## PROPERTY SUITABLE FOR IMMEDIATE CONSTRUCTION AND INVESTMENT (20% APPRECIATING EVERY YEAR)



TIDEL PARK, PATTABIRAM	
The proposed site for IT Park promoted by TIDEL PARK LTD., Chennai	
Site Extent	10 Acres
Estimated value (Approx)	Rs. 330 Cr. (Including Land Cost)
Built-up Area	5Lakh Sq Ft (Phase-1)
Construction Period	24 Months
Engineering Consultant	M/s. Tairnasek Engineering Consortium, Chennai



### LOCATION ADVANTAGES

- 📍 Located in Thiruninravur
- 📍 5 mins from Pattabiram Tidel Park
- 📍 5 mins from Outer Ring Road
- 📍 5 mins from Railway station
- 📍 Proximity to Kaveri & Lakshmi Theatres
- 📍 Secured neighborhood
- 📍 Approach road width of the property is 30 feet
- 📍 Close to Gangaiyamma Temple and Sri Dharma Raja Temple
- 📍 Public transports nearby (Thiruninravur Railway Station is just 1.2 km away)
- 📍 Close to business hubs like Ambattur, porur and Sriperumbudur
- 📍 Educational Institutions like Hindu college, Jaya Engineering college, Sriram Engineering college, Oxford school and International Maritime Academy
- 📍 Close to Renowned Medical Center
- 📍 Religious centres, churches and Temples are nearby





AMENITIES



Ready to Build Homes



Landscape



Black Top Roads



Street Lights



Avenue Trees



80% Bank Loan



Portable Water



Fast Appreciation Location



Pollution Free Zone



Clear Titles



RERA Approved



CMDA Approved



Oxford school and International Maritime Academy



Just 1.2 km from Tirunindrur Railway station



Just 1.3 Km from 400 ft Outer Ring Road



Part of Patabiram & Avadi township



Easy access to recreational facilities and daily needs.



For Booking Call :

**+91 93828 93828**

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Upcoming Projects

SP KOIL - GST | JAMBODAI - NH | PATTIPULAM - ECR

99+ PROJECTS HANDED OVER  
MORE THAN  
3500 + HAPPY FAMILIES





# RESIDENTIAL AREA VILLA PLOTS

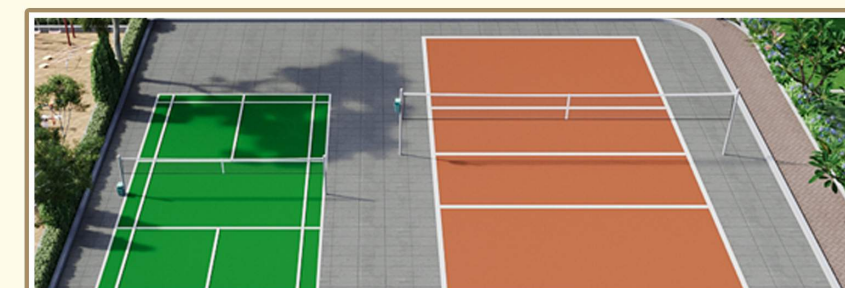


CMDA NO : 179/2022  
RERA NO : TN/02/LAYOUT/0231/2023

MASTER PLAN



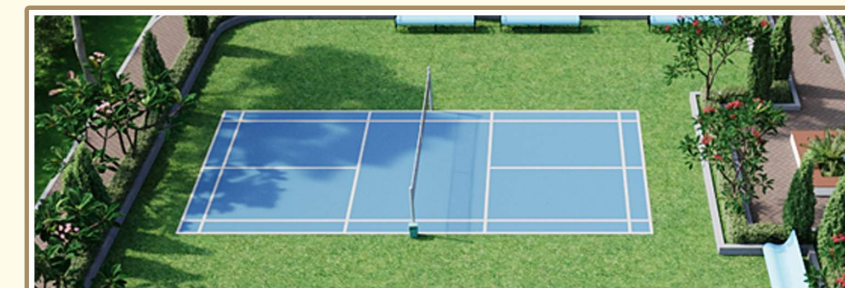
CHILDREN'S PLAY AREA



VOLLEYBALL COURT



8-WALK TRACK FOR SENIOR



GENTS & LADIES SHUTTLECOCK COURT

*Perfect*  
**COMMUNITY**  
FOR YOUR  
*Family*

APPROVED BANKS

**80%  
BANK LOAN**



COMPOUNDED  
COMMUNITY PLOTS



SENIOR CITIZEN  
CORNER PARK



WATER  
CONNECTION



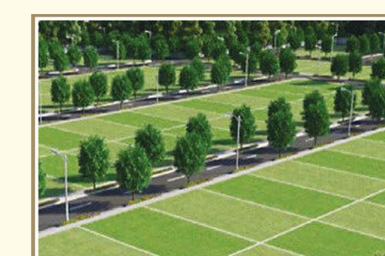
WALKING  
TRACK



STREET LIGHTS



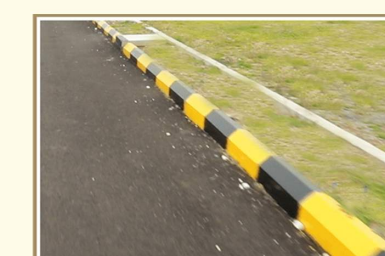
PARK



AVENUE TREES



BLACK TOP ROAD



KERB WALL