



**StepsStone**<sup>®</sup>  
*Start living*

# CHENNAI SUPER PLOTS

~~NEAR~~ REAL  
THIRUMAZHISAI

BEHIND CHENNAI PUBLIC SCHOOL

## About The Project

- Welcome to a Truly Enriching life at the most elegant and enchanting location in Chennai.
- The Luxury gated community, CMDA and RERA approved, spread across 2.81 acres consisting of 78 residential plots ranging from 750 to 1647 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.

## Who We Are :

**StepsStone** Promoters is into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We having completed 99+ landmarks and having 3500+ happy families of

around 2 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..

- 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.

**TODAY**  
**LAND**  
**TOMORROW**  
**GOLD**



# SPOT-ON

- 📍 **Behind Chennai Public School**
- 📍 **Metro Station**
- 📍 **Chennai's 4th CMBT Bus Terminus**
- 📍 **Fully Developed Residential Area**



## WHY INVEST IN **SRINIVASA PALMS**



### **Bus Terminus**

The 25 acre facility at Kuthambakkam in Thirumazhisai Industrial Hub can accommodate 225 buses. The 4th CMBT with buses is currently under construction, providing seamless connectivity to cities like Bengaluru, Salem, and Vellore. and Big vegetable market is under construction.



### **Metro Rail**

Chennai Metro Rail Ltd. (CMRL) has extended connectivity to Tirumazhisai.



### **Schools**

Next wall is Chennai Public School, Where more than 2500 students, and 150 faculties. studies & work there



### **Roads and Connectivity**

NH 48 highway is nearby for easy access to Chennai city and Airport. Also, 400 feet outer ring road connects the Northern Districts of Tamilnadu and Northern states.



### **Surrounded by features**

Thirumazhisai & Poonamallee residential area & bazaar, More than 20 recognized Schools, Colleges, Hospitals, Temples, Malls, and Entertainment spots are located within a 10 km radius of Thirumazhisai.



### **Tidel Park 3 in Pattabiram**

Easy Access to the New TIDEL Park in Pattabiram – Tidel Park III was set up on more than 45 acres of land in Pattabiram in west of Chennai.

# THIRUMAZHISAI - THE FUTURE INFRASTRUCTURE AND INVESTMENT HOTSPOT

THE TIMES OF INDIA

Chennai: Kanchi, Chengalpet among new town development areas

JYEKANARAJAN / TNN / Updated Oct 24, 2022, 08:56 IST



CHENNAI: Subsequent to the expansion of Chennai Metropolitan Area from 1189 sqkm to 5,904 sqkm, the Chennai Metropolitan Development Authority (CMDA) is in the process of identifying new town development areas to cater to the growing population.

Among the areas identified for development are Kanchi and Chengalpet. The CMDA is currently working on preparing detailed development plans for these areas. The three other satellite towns in Kanchipuram and Chengalpet. The three other satellite towns are...

Chennai: Thirumazhisai has infrastructure to turn into new Koyambedu

YOGESH KABIRDOSS / TNN / Updated May 15, 2020, 15:02 IST



CHENNAI: Setting up the temporary wholesale vegetable market at Thirumazhisai has been the idea of the Chennai Metropolitan Development Authority (CMDA). With Thirumazhisai's infrastructure, it can be turned into a new Koyambedu.

CHENNAI: Thirumazhisai has the infrastructure to turn into a new Koyambedu. The CMDA is currently working on preparing detailed development plans for this area. The three other satellite towns in Kanchipuram and Chengalpet. The three other satellite towns are...

THE HINDU

Tirumazhisai township in Metro's future plans

Sunilthe Selar



Sources said the detailed project report would be completed within six months. The Metro Rail Corporation (MRCO) has been awarded the job. This report would be an important milestone in the development of the township.

Thirumazhisai satellite town may have shopping mall, hotels



CHENNAI: Thirumazhisai satellite town on the western outskirts of the city may have office space, shopping mall and hotels with residential towers on its side.

The Tamil Nadu Housing Board (TNHB) which is developing the massive township about 30km from the city is exploring the commercial space for the purpose.

Official sources with the TNHB said the consultant appointed for the preparing the detailed project report (DPR) has been directed to 're-work' their draft report to keep in view of the current trends. The shopping mall, hotel and office space will be developed in the township.

சென்னைவழிப் பெரியாலை தனித்தனி திருமுழிமாசு அருகில் 4-வது புறங்கல்

பெரியாலை திருமுழிமாசு அருகில் 4-வது புறங்கல்



திருமுழிமாசு பெரியாலை திருமுழிமாசு அருகில் 4-வது புறங்கல். திருமுழிமாசு அருகில் 4-வது புறங்கல். திருமுழிமாசு அருகில் 4-வது புறங்கல்.

THE NEW INDIAN EXPRESS

SKYVIEW OF PROJECT



CHENNAI: Chennai Metropolitan Development Authority (CMDA) has identified 48 villages near Chengalpattu and 17 villages in Kanchipuram, abutting Chennai-Bengaluru NH, to develop satellite towns near Chennai. This is part of the five satellite towns announced by the DMK government earlier this year to decongest Chennai. Officials are also working on preparing detailed development plans for the satellite towns in Kanchipuram and Chengalpet. The three other satellite towns are...

THE HINDU

Chennai: Thirumazhisai township to be revamped

THE TIMES OF INDIA

Tidel Park in Chennai's Pattabiram to have 'hanging garden'



CHENNAI: Software professionals who work in the IT Tidel Park at Pattabiram may relax with a cup of coffee in a garden that would offer a bird's eye view of sprawling western parts of the city. The IT park will have a green environment not on the ground floor or on the terrace, but in the middle of the multi-storey building would be one of the tallest 'hanging gardens' in Chennai-Tirupattur high road.

## EXPERIENCE THE BENEFITS OF THE STRATEGIC LOCATION



## REASONS TO BUY / INVESTMENT

- 👉 Thirumazhisai's only Bang on the Road Residential Project
- 👉 Next to Chennai's Most Reputed School Chennai Public School
- 👉 Emerging as the next Residential Hub of Chennai
- 👉 From South India's Most Reputed Real Estate Developer
- 👉 CMDA and RERA Approved
- 👉 The Future Central Chennai Easy Connectivity to every part of Chennai
- 👉 Fully Developed Plug and Play Community
- 👉 Highly Appreciating Location with Major Infrastructure Development
- 👉 Close to over 5,00,000 people working in the 10 kms radius

# THIRUMAZHISAI - THE FUTURE CHENNAI

## APPRECIATING @ 20% EVERY YEAR

- \* CLOSE PROXIMITY TO THE PROPOSED THIRUMAZHISAI METRO STATION.
- \* 15 MINS DRIVE TO THE PROPOSED GREENFIELD AIRPORT.
- \* NEAR TO THE UPCOMING 4TH CMBT BUS TERMINUS CONNECTING BUSES TO BANGALORE AND OTHER PARTS OF TAMILNADU.
- \* TNHB SATELLITE TOWNSHIP WITH 14,000 SMART HOMES GETTING DEVELOPED IN THE PROXIMITY
- \* CLOSE TO 5,00,000 PEOPLE WORKING IN THE 10 KMS RADIUS.
- \* DEVELOPMENT PLAN OF THE BANGALORE NH48 INDUSTRIAL BELT IS AT FULL SWING.
- \* THE NEW KOYAMBEDU MARKET IN THE VICINITY.
- \* SOCIAL INFRASTRUCTURE DEVELOPMENT OF EXTENDING THE ROAD WIDTH IN PROGRESS AROUND THE LOCATION.
- \* EASY ACCESS TO PORUR - IT HUB / AVADI - MANUFACTURING / IT HUB, ORAGADAM MANUFACTURING HUB, AND SRIPERUMBUDUR - THE ELECTRONIC HUB.
- \* OVER 60 SCHOOLS, 35 COLLEGES, 20 HOSPITALS, AND 18 ENTERTAINMENT MALLS IN 10 KMS RADIUS.



**Invest In Land**  
**Invest In Your Future**

Live in a self sustained township, surrounded by all that you need

StepsStone proudly presents you this opportunity of investing in a place that will turn out to be a wealth-mine for your loved ones in the future or a valued possession to realize your dream home.

Your investment to a *Bright Future is Here...*



Ready to Build Homes



Gated Community



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



Easy access to  
Chennai Public schools



Just 2.5 km from  
Bangalore Highway



Just 700m from  
Tirupati Highway



Part of Thirumazhisai  
& Poonamallee township



Easy access to recreational  
facilities and daily needs.

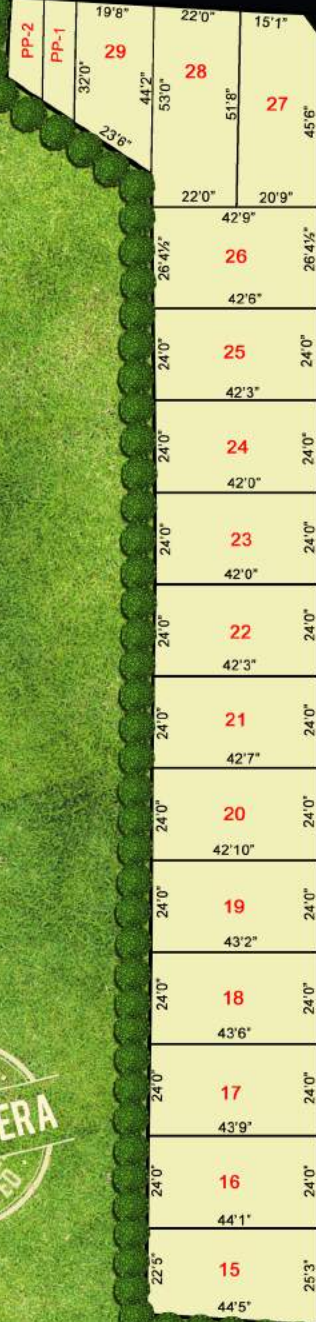


ROAD



**Master Plan**

Plots Ranging From  
750 Sq Ft. To 1326 Sq Ft.



ROAD



Plot No	Area in sft
1	1137
2	1045
3	1059
4	1078
5	1095
6	1109
7	1118
8	1127
9	1132
10	1132
11	1132
12	1131
13	1130
14	1326
15	1054
16	1053
17	1046
18	1038
19	1031
20	1024
21	1017
22	1010
23	1004
24	1009
25	1015
26	1124
27	1030
28	1151
29	750

APPROVED BANKS

**80%  
BANK LOAN**



## Location Advantages



### OFFICES AND CORPORATE HUBS

Tidel Park III  
Doosan  
Hyundai  
Johnson Lifts  
DLF & more...



### HOSPITALS

Saveetha  
Aravind Eye Hospital  
Ramachandra  
Apollo  
MIOT



### ENTERTAINMENTS

PVR  
Queensland  
Chokhi Dhani  
Madras Motor Racing



### EDUCATIONAL INSTITUTIONS

Chennai Public School  
St. John's Residential School  
Saveetha Engineering College  
Panimalar College  
Spartan International School



### TRANSPORTATION HUBS

Close to Proposed Metro Station  
Proposed Greenfield Airport  
Poonamallee Bus Depot  
New Koyambedu Bus Terminus  
Chennai International Airport



### ROADS AND CONNECTIVITY

NH 48 highway  
400 feet outer  
ring road  
Tirupati high road



### NEAR BY HOTELS

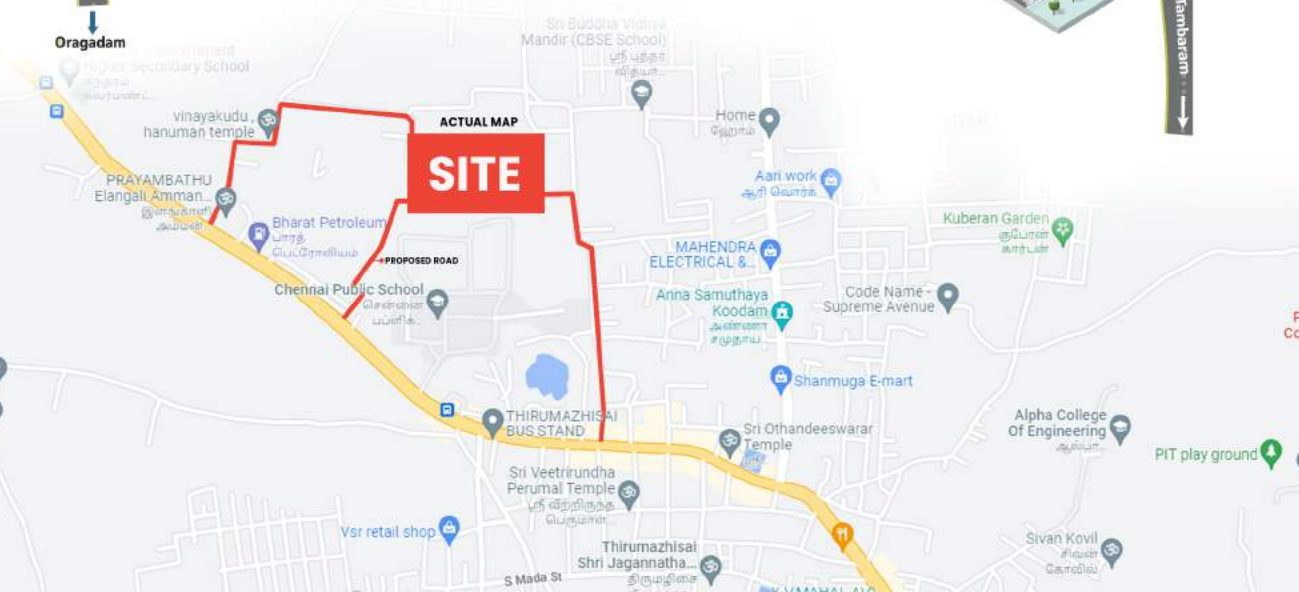
Sri Motel Highway  
Sangeetha  
Veg Restaurant  
Anjappar  
Chettinad Restaurant  
KFC



### TEMPLES

Othandeeswarar  
temple.  
Arulmigu  
Jagannatha Perumal.  
Arulmigu  
Veetura Perumal temple.

# Key Map





For Booking Call :

**+91 93828 93828**

Office : No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu,  
Chennai - 600 094 / Ph : 044 4354 0080/89  
[www.stepsstone.in](http://www.stepsstone.in) | [sales@stepsstone.net](mailto:sales@stepsstone.net)

Upcoming Projects

**THIRUNINRAVUR** | **NEMAM** | **PORUR** | **JAMBODAI** | **PATTIPULAM**

99+ PROJECTS HANDED OVER  
MORE THAN  
3500 + HAPPY FAMILIES

