



Vatsa

ELITE

UNVEILING
THE NEW MASTERPIECE OF
LUXURY LIFESTYLE

★Location ★Price ★Quality



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



About Porur

We believe your abode should be the center of your world and all your needs. Porur is in the suburbs of the city of Chennai and 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 ELITE will effortlessly connect you with the hustle and bustle of city life. Porur situated in the South-West of Chennai has been developing exuberantly in the past few years. safe and comfortable for Schools, Office, Malls, and Hospitals.

Education Institutions

Maharishi Vidya Mandir
PSBB School
Omega International School
Kalashetra Matriculation School
Little Millennium Play School

Connectivity

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

Hospital

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

Bus / Train

Kattupakam Bus
Iyyappanthangal Bus Depot
Poonamallee Bus Depot
Kattupakkam Metro

Retail Hub

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

Temple

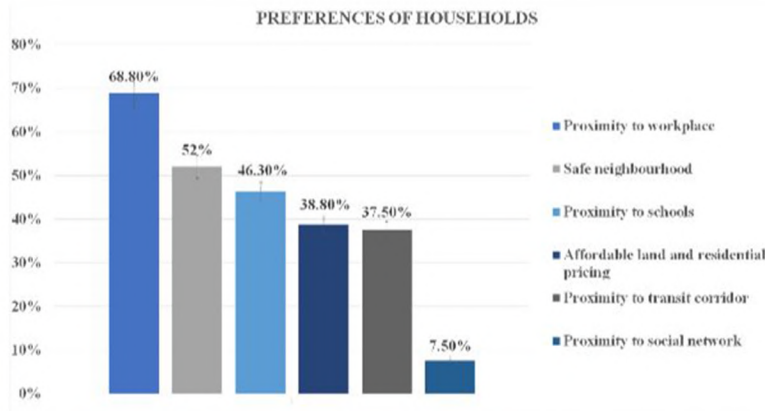
Sri Sarva Sakthi Vinayagar Temple
Sri Ramanaadheswarar Temple
Sri Kamakshi Amman Temple Mangadu
Murugan Temple Porur Lake Shiva Temple

IT Park

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

Recent Research

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

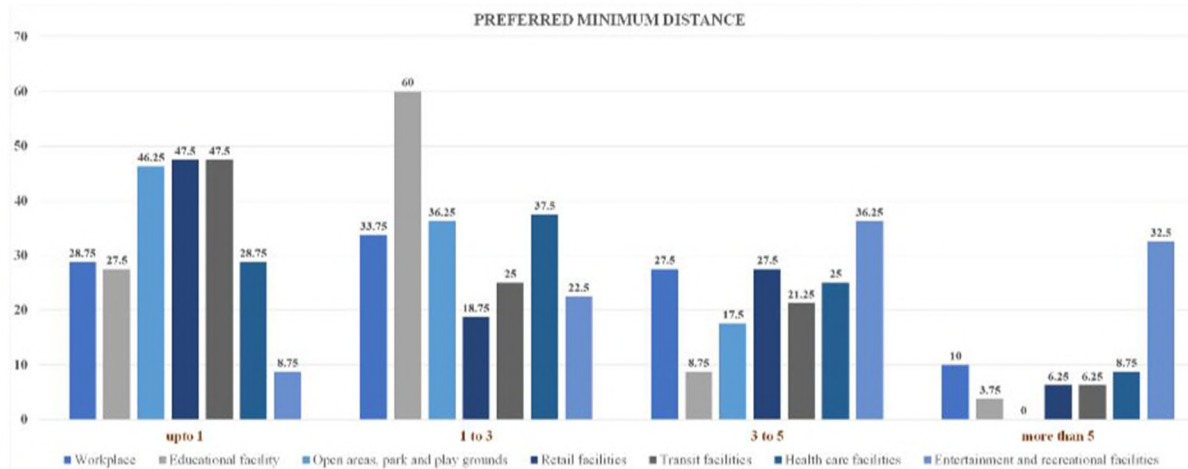


PREFERENCES OF HOUSEHOLDS

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 changes 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 households 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.

About Project

VATSA ELITE is a premium residential property located in a fast-growing and vibrant, Porur. A block consisting of 42 condominiums in a mixed Combo 2 BHK & 3 BHK ranging from 906 sq. ft. to 1214 sq. ft. CMDA approved majestic view structured in a Stilt + 5 Floors with car parking. VATSA ELITE 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.

VATSA ELITE 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 an open area of huge for designer landscapes interspersed with Blocks of Stilt + 5 Floors.

PORUR'S GROWTH STORY

Prestige Group ties up with WS Industries to develop IT park on Mount-Poonamallee Road

IT BOOST

Chennai: Bengaluru-based property developer, Prestige Group has entered into a joint venture agreement with Chennai-based WS Industries to develop a 1.1 million sq ft IT park on seven acres of prime land located on the Mount-Poonamallee Road.

"Even though this is a JV deal and does not involve sale of land, it one has to value the land in Rs 10 crore per acre, the project cost, including that of land, would be in the range of ₹750 crore to ₹800 crore," multiple sources in the property development industry told PTI.

The 1.1 million sq ft park will be almost as big as Tidel Park (1.2 million sq ft), which was the first mega tech park to come up in the city in 2006. The Mount-Poonamallee Road is emerging as the third IT corridor of the city after OMR and Radial Road. The stretch connecting Shanmugambakkam and Porur already has the ELFT Park at Mid-

"WSI is excited to partner with Prestige Group and is confident that this will be an iconic and landmark development in the emerging IT hub of Chennai at Porur," said Nagarajan. Sreyashdara, chairman, WSI.

Started in 1982, WS Industries (WSI) was making tractors and other electronic equipment at this location. It ran into financial troubles and had shut down operations in 2010. A new set of promoters took over the company in 2022 and eventually it became debt-free.

Recently, WSI acquired about 500 acres at Sanganur, besides tech park development by L&T (since taken over by Capitaland), Rajhaia and P&Z. The ongoing metro rail project on this road is boost to connectivity

Tech Park	Size (in sq ft)	Status
L&T Innovation Campus	65	Under Construction
RAZ One Rearcourt	2.4	Partly Operational
Rahjaia Commerce zone	0.8	Partly Operational
Fresh Tower	0.56	Upcoming
ELFT Park	6.0	Operational

Sensational! After 4 decades, a multi-purpose sports complex at Porur in Chennai!

The project of sports complex at Porur, OMR had handed over a 10-acre plot to the member secretary of CMDA. This was according to the member secretary of CMDA. An official of CMDA said.

He explained that a consultant would be hired for the design of the project and later tenders would be called for construction and operation. The winning party of the design would be given the right to build the sports complex, playgrounds and sports facilities here. Since the consultant would do a study of what the area needs and design the area as per the needs, the area here is a garden OMR would build.

THE NEW INDIAN EXPRESS

Tech scene to boom in Porur

With the plan for four new IT parks in this suburb, the sector is expected to generate 15,000 jobs by 2025.

Porur is emerging as an IT hub in Chennai. A space of 3.3 million square feet is on the cards. Developers are rushing to buy properties in and around the region. Apart from 10.1, nine more IT parks are slated to come up in the next two to four years. These include RAZ IT park coming up in a 1.7 million square feet by 2023, ASIT IT park likely to be ready by 2023 and Sabana IT park in 1.1 million square feet by 2025.

As per a study by TRS Institute, the proposed IT parks are expected to generate 15,000 jobs creating a huge demand for housing. V. Ganesh, executive vice-president Emerald Haven Realty Limited says that TRS is investing around Rs 100 crore to Rs 150 crore (including land cost) in two land parcels to tap this growing market which he sells at now priced at Rs 4,879 per square feet.

Trending

- India's top tech parks with solar energy: How to invest?
- How to buy a plot in Porur, Tamil Nadu? 10 top real estate agents in Porur, Tamil Nadu
- Porur: A definite emerging IT hub especially along the Mount Poonamallee Road as this corridor is already dotted with established IT parks such as ELFT CyberCity, Jayanth Tech Park, L&T Infotech, etc. Due to a huge demand and limited supply across Chennai, there has been a lot of interest in this particular corridor for IT Park developments due to its proximity to the airport, city centre and prominent residential colonies. Approximately six million square feet of land is available in Porur.

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

Software professionals who work in the upcoming Tidel Park at Pattabiram may relax with a cup of coffee in style in a garden that would offer a lush green view of the sprawling western part of the city. The IT park will have lush green environment not on the ground floor or on the terrace, but in the middle of the multi-storey building, which would be one of the tallest structures on Chennai's Pragaal high road.

Taking a leaf out of the hanging garden design in commercial buildings overseas, the city's second Tidel Park will introduce the architectural feature to build it as an iconic structure. The 'hanging garden' will be established on the facade of the 21-storey building. Official sources with Tidel Park Limited, an agency under the state government, said the concept was popular in office buildings abroad.

The hanging garden will be set up between the 10th and 19th floors of the multi-storey building. These floors will form the premium space of the structure and will have office spaces. A Tidel Park official told PTI. The office space would be rented out, sources added. The hanging garden structure was finalised from three models proposed. While the height of the building will be around 60 metres, the facade of the Tidel Park will be built based on green building concepts. The main lobby will have large murals and the 12th floor would house a gym and indoor games. A massive food court will be established in a separate block on the campus.

Chennai: CMDA to build new parks, playgrounds in Kilambakkam, Porur area

The Chennai Metropolitan Development Authority (CMDA) is planning to build parks and open spaces in a host of all areas of South Arc and Kilambakkam. The CMDA will build open space (recreational) which will be open to the public. Chennai Corporation will develop and maintain the parks.

Chennai: Porur lake to be restored at Rs 100 crore

The state public works department (SPWD) has begun the project that comprises four different components including a surplus channel that is expected to prevent flooding in half-a-dozen surrounding areas.

Restoration of the surplus channel which had been covered in the last several years will involve construction of a regulator, a senior PWD official said. Surplus from the lake used to pass through silted lands before they were converted into residential colonies, with the newly laid Chennai Bypass compounding the issue. Areas such as Kilambakkam, Srinivasapuram, Baranipet, Marol and Appanahalli were regularly flooded including in November last year.

Now, along with box culverts to take the surplus, a covered channel will be laid between Thanthikkavai at Kilambakkam and the surplus channel and another between the lake and Ramapuram nallah. After the restoration, surplus water from the lake will drain into Ramapuram nallah and thence flow into the Adyar, the official said.

Chennai: Porur lake to be restored at Rs 100 crore

The Porur lake, one of the most encroached water bodies in the city is to be restored at ₹100 crore.

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Walk To Play

Worried about your children having mobile game addiction and not getting enough Physical Activity. Stepsstone VATSA ELITE is Situated next to ARK Sports Academy and provides world-class sports, health, and recreational facilities open for kids and adults alike. The 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.

Walk to School

Worried about your children having to travel long distances to acquire a 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.



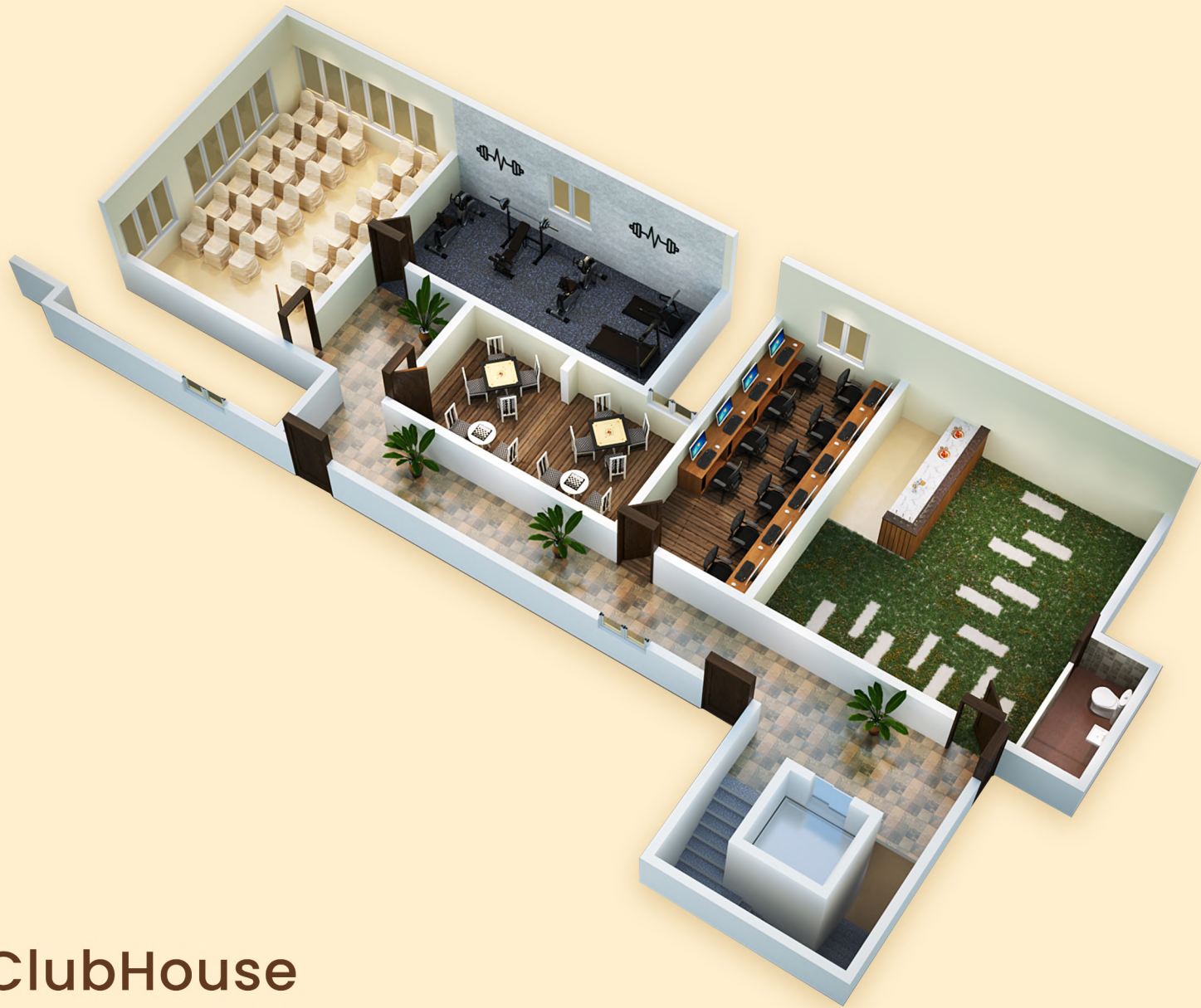




2BHK



3BHK



ClubHouse

AMENITIES



ELEVATOR



A/C GYMNASIUM



VR ROOM



SECURITY CABIN



TERRACE
COOLING TILES.



KIDS PLAY
AREA



8 WALK TRACK



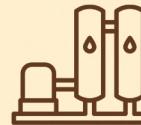
KIDS ACTIVITY
ROOM



OWNERS
NAME BOARD



TERRACE BBQ



WATER
TREATMENT PLANT



CCTV CAMERA



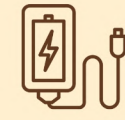
YOGA ROOM
/MULTI-PURPOSE
HALL



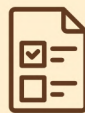
TERRACE PARTY
LAWN



WORK FROM
HOME OFFICE



POWER BACKUP
FOR COMMON AREAS



CLEAR TITLE



DRIVERS
RESTROOM

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/ Toilet - 12" x 24" /
Antiskid vitrified tiles
/ Corridor/Staircase-Granite.

Joineries

Main door teak wood frame with veneer paneled flush doors shutter of size 3'6" x 7'0" bedroom doors with country wood frame and skin doors, balcony doors are country wood frame with waterproof flush shutters, toilet with WPC frame and shutter.

Windows

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

Sanitary Fittings

CP fittings, closet, and washbasins - Jaguar (ESSCO), Attached toilets with wall-mounted

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

Waterproofing and 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.

Toilets

Digital wall tiles size 12"x 24" up to 7' height Classic Tile, Floor Anti kid/mat finish, size 12" x 12"

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 of

Extrawork

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

Extrawork

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



CALL: 93828 93828 | 044-4354 0080 | 89

Corporate Office : 1/1, Sakthi Nagar 2nd St, Abith Nagar, Thiruvalluvar Puram,
Choolaimedu, Chennai 600094

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