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www.stepsstone.in | www.facebook.com/stepsstonepromoters
www.youtube.com/@StepsStonePromoters



SRINIVASA PALMS

— VALLEY OF BREEZE —

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 5000+ happy families of around 3.5 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



Pollachi - Actual Site



Nemam - 3D View



StepsStone... a company specializing in the construction of Retirement Villas truly believes in the adage "Today is Yesterday's Tomorrow" and has successfully handed over more than 217 luxury retirement, to satisfied customers in Pollachi near Coimbatore and Nemam Chennai.





StepsStone Senior Heaven Philosophy

Peaceful Living! Heart-full Service!

Essence of StepsStone Senior Heaven

We measure our lives in experiences, not in years not in time. How often we create these experiences, their richness and their depth is what make for a truly happy retired life.

The ability to take time out from the pressures of entire work life, let the mind re-charge, let it reset, to let your mind breathe and be free. There is no greater luxury than free mind.

We believe that a perfect house becomes a perfect home only by though fullness of small details, executed perfectly. It speaks softly, quietly and is never loud. We think of spaces as the backdrop to experiences.

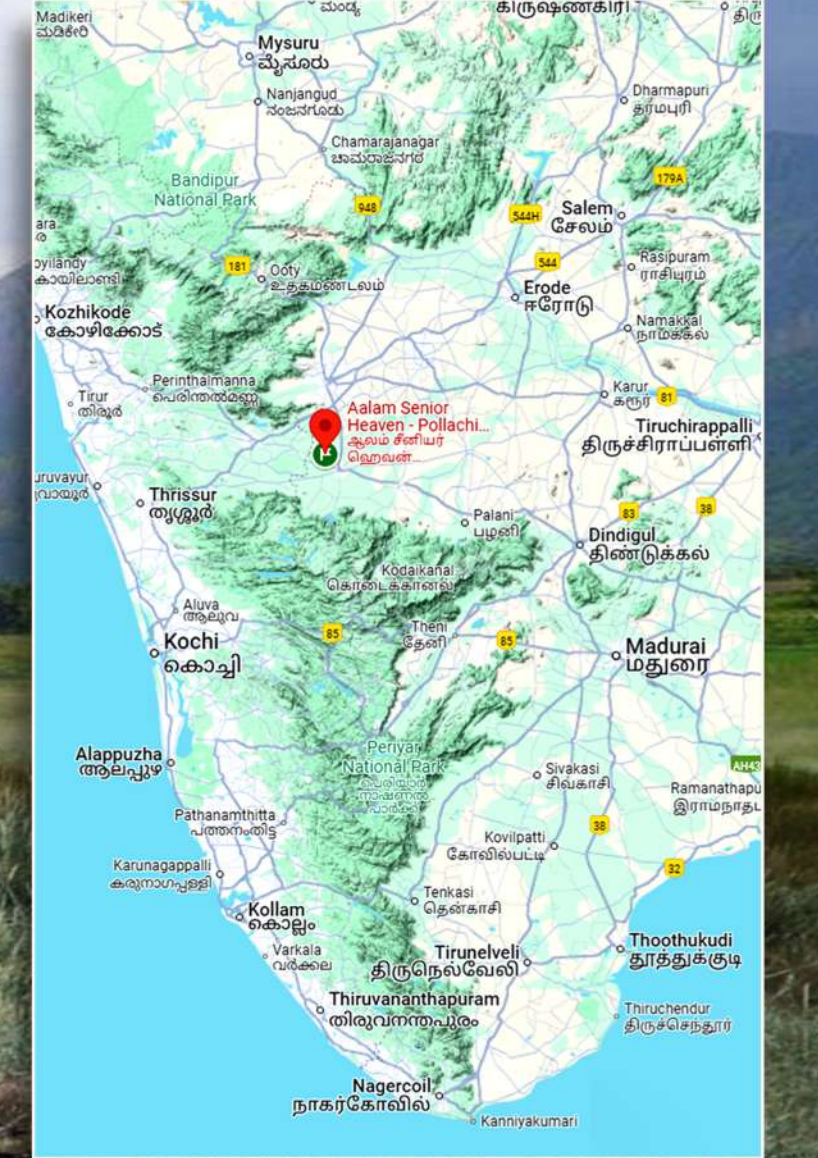
Enjoy yourself to the fullest now on.
Cherish your old age with our care.

StepsStone Senior Heaven is brick out of love
and mud out of care

Nestled in the lap of the Western Ghats,
Valley of Breeze is your serene sanctuary
away from the city chaos. Wake up to
misty mornings, panoramic green views,
and fresh mountain air. This is not just a
home—it's a retreat, a rhythm, a breeze of
a better life.



மலை ஓரம் வீசும் காற்று
மனசோடு பாடும் பாட்டு கேக்குதா!





INVITE SUNRISE Everyday Morning with Sip of Tea

Welcome to the Premium Retirement Community
and Rediscover the joy of being in Nature – Where your
Quest for Serenity is Answered



**Reconnect with nature
and live fully in peace**



These villas and apartments are built, bearing in mind the comfort and luxury that Senior Citizens truly deserve; as a mark of respect to them for the sacrifices they have made during their yesteryears; for the present generation to live a secured life today.

StepsStone's has various amenities that contribute to the peaceful, healthy and secured living of senior citizens.



 **Your Sanctuary for
Peaceful Senior Living**

StepsStone @ Pollachi Nr.Coimbatore is a Premium Retirement Community that comes with Mixed Combo of 160 Life-Style Apartment, Premium Master Class Flats built on a Picturesque Location to Provide a Majestic view of the Western Ghats Valley breeze, Our Flats are Aesthically designed with Elegant Finish and Premium Facilities. Check out our well designed senior friendly features which will make your Retirement life Memorable in StepsStone



**Scenic & breathtaking views waiting
to enrich your living !**

**A Haven for Senior Couples at StepsStone
Experience the tranquility of Pollachi, a serene retreat for
senior couples among coconut groves and greenery
mountains, offering fresh air and relaxation.**





**Reconnect with nature and
live fully in a peaceful**

StepsStone @ Pollachi Nr.Coimbatore that spans 1.18 acres
and is located near valley of Breeze - western ghats (Palghat Gap)

Imagine yourself experiencing nature at its very best as the
birds sing in harmony and the only sounds you would
hear are of the whispering winds among the woods!





**Its not just homes! Adding
colours to your future !**



Designed exclusively for senior couples, StepsStone offers a sanctuary of comfort, security, and companionship.

Each residence is thoughtfully crafted with spacious layouts, gentle lighting, and safety features to create a serene and cozy environment.



Years like whispers, soft and kind,
Stories cherished, intertwined.
Where life's most subtle shades unfold,
And every breath is pure as gold.

By Hands of Time, So Lovingly Shaped



Special Features

- * Inverter Power Backup For Each Flat
- * Emergency Alarm
- * Intercom
- * Intercom Connected with Security and Reception
- * Bathroom grab bar for elderly Master bed room Toilet Only.
- * Master bed room toilet motion sensor light provided



Cultivating Well-Being of Body and Soul at StepsStone. Every day is an opportunity for joy, wellness, and connection. Our thoughtfully curated activities bring senior couples together for lite exercise, artistic pursuits, and laughter-filled social gatherings—all fostering a vibrant, engaging lifestyle.



Fall Detection

- * 24/7 Monitoring
Tracks vital health parameters movement patterns around the clock.



- * Quick Assistance
Coordinates emergency response services, ensuring help arrives within the golden hour.



- * Live Updates
Keeps family members informed through real-time app notifications and dashboards.



It helps seniors not only age gracefully but live joyfully—with clarity of mind, strength of body, and peace of heart.

Safety and Peace of Mind, Around the Clock We prioritize your security so you can enjoy each day with total peace of mind. Our 24/7 security team and CCTV surveillance ensure that your surroundings are always protected, providing a safe and reassuring environment for senior couples.

Ambulance
Electric buggy
Waiting hall
Lobby



**Doctor
consulting room**
Medical Shop





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



COMMON AMENITIES

-  EV CHARGER FOR CAR & BIKE
-  ELEVATOR - 3 NO'S
-  24/7 POWER BACK UP FOR COMMON AREA
-  BORE WELL , SUMP & OVER HEAD TANK
-  SWEAGE TREATMENT PLANT
-  OWNER NAME BOARD
-  DRIVER REST ROOM
-  SECURITY CABIN
-  CCTV CAMERA
-  TEMPLE
-  FIRE EXTINGUISHER
-  ENTRANCE ARCH WITH GATE
-  SOLAR PANEL @ TERRACE
-  COMPOUND WALL
-  DUST BIN
-  LETTER BOX

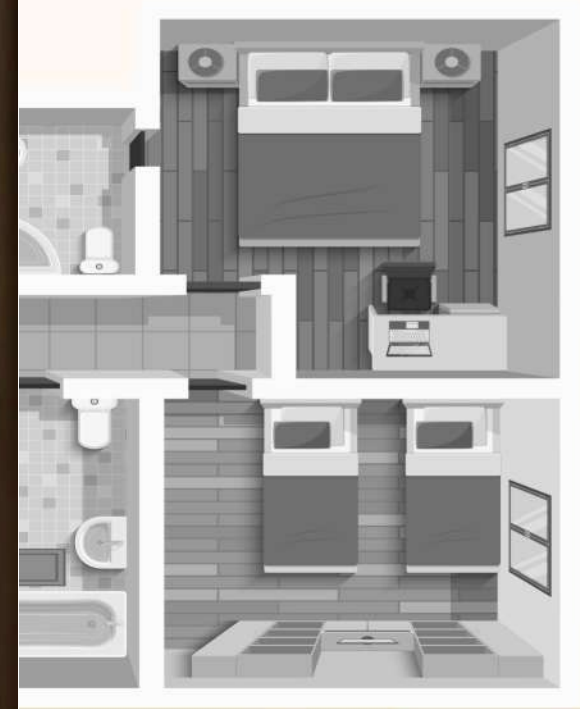


A 24-hour power backup system offers peace of mind by ensuring that your home remains powered during outages. With Inverter support, you can maintain a comfortable and secure living environment.



Light Up Your Home
With
NON-STOP POWER

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 within 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.





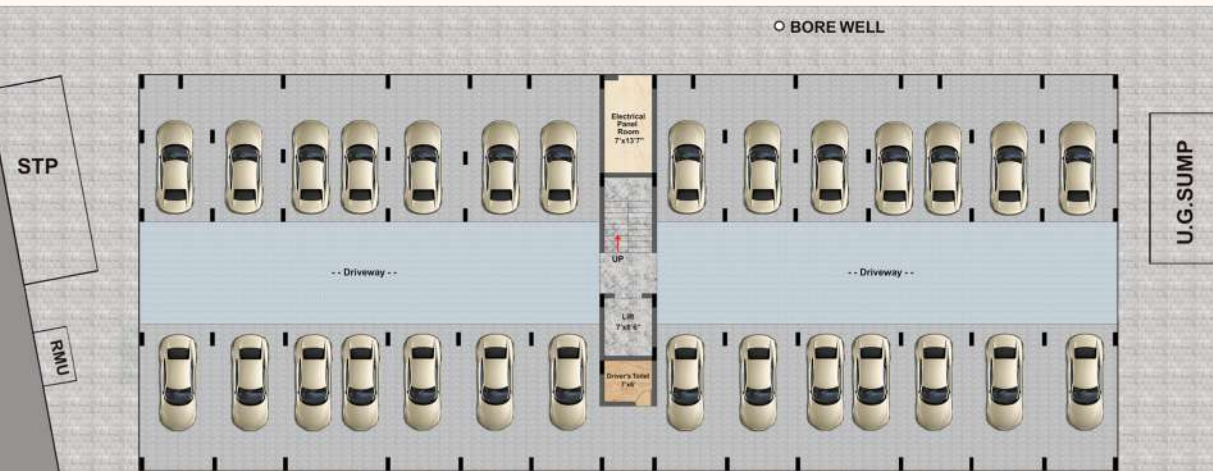
StepsStone is a senior heaven.
An enclave of elegance for the
sophisticated senior, where beauty,
privacy, and peace define every moment.

Your Perfect Retirement Home
Our beautifully designed retirement apartments
offers senior couples a perfect mix of
Sky view balcony, penthouse & private Terrace.



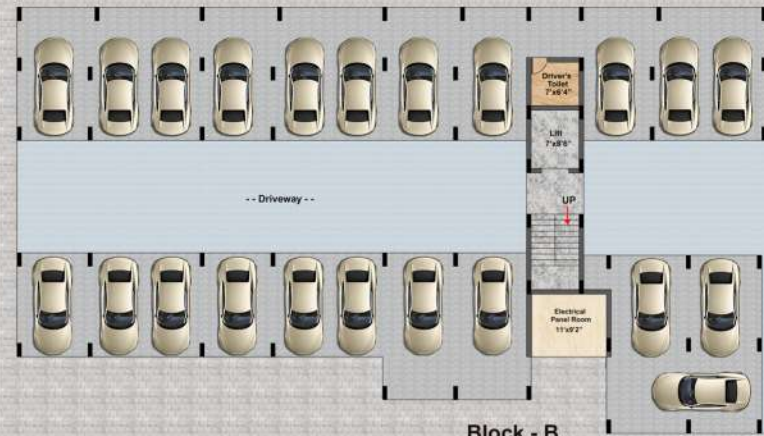


ROAD



Block - A

U.G. SUMP



Block - B

STILT FLOOR PLAN - BLOCK . B



Silver Lounge

U.G. SUMP



ROAD

ROAD

ROAD

ROAD

PLACES TO RELAX....

Ooty



Top Slip



Aliyar Dam



Palakkad



PLACES TO VISIT....

Isha Yoga



Masani Amman Temple



Sulakkal Arulmigu mariyaman



Maruthamalai Murugan Temple



SPECIFICATIONS

HOME IS WHERE THE HEART IS

Structure

Foundation shall be of Isolated Footing and RCC columns / structure will be of RCC Framed

Flooring

Living/Dining – 4' x 2'
Bedrooms/Kitchen – 2' x 2'
Balcony 2'x 2'/14"x14"
Toilet floor tiles – 2'0" x 2'0"
Matte Finish Vitrified Tiles.

Windows

UPVC Sliding/ window as per architect design.
Upvc fixed cum Openable French door and plain glass

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

Full body slab 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 Finish 36mm Tk doors shutter & walnut melamine coating of size 3'6" x 7'0" . Bedroom doors with Teak wood frame and Flush door shutter both side laminate finish, balcony and Tiolet door frame WPC with FRP shutters

Sanitary Fittings

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

Toilets

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

Extrawork

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

Key Plan*



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 / Ground Floor Roof	9%
On Completion of First Floor Roof	9%
On Completion of Second Floor Roof	8%
On Completion of Third Floor Roof	8%
On Completion of Fourth Floor Roof	8%
On Completion of Block Work	4%
On Completion of Plastering	3%
On Handing over Possession	1%
Government Taxes and GST Extra	