

 *Srinivasa palms*
@ Kelambakkam



A PIECE OF LAND IS MORE THAN GOLD

Prime Location! High Returns!

About the Project

StepsStone Srinivasa Palms has perfected the concept of idealistic living spaces for you and your family. Elegantly designed to cater to every unique aspect of your lifestyle.

Don't miss the buzz, your right time to multiply money.

Discover the prime investment opportunity for Plots at Kelambakkam, where future development meets unmatched potential. This project offers 76 luxury villa plots ranging from 769 sq.ft to 1109 sq.ft. Each plot's shape and size have been meticulously engineered to suit the comfortable luxury villa design of your dream home, adorned with picturesque avenue trees and complemented by well-laid blacktop roads. Enhanced with kerb walls, a tranquil walking track, and illuminating street lights, these parks offer an idyllic retreat for residents while elevating the property's allure for savvy investors.

Who we Are

StepsStone Promoters is into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We have completed 100+ landmarks and have 40,000+ 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 is referred by an existing customer

• Transparency

- Zero hidden charges

ONE PLOT MANY REASONS TO BUY!



Project Advantage

- 2 Mins from Kelambakkam Bus Stand. 5 Mins from SIPCOT Siruseri. Close proximity to Schools, Colleges, Hospital, Malls, IT Hub. Close to SIPCOT Siruseri metro station. Well connectivity to ECR, OMR and GST
- Now just imagine the appreciation of your land in future this location. Also gives you easy access to reputed institutions within a few mins Siruseri IT Park which makes it employees can invest blindly for the best returns in future years
- OMR, filled with exciting features and amenities. These plots enjoy excellent connectivity being located just 10 Mins from the SIPCOT IT Park and 15 Mins from Sholinganallur. Educational institutions, hospitals, IT Parks and many more essential features are located nearby, making accessibility a breeze.

All your dreams and desires can be fulfilled when you invest in 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



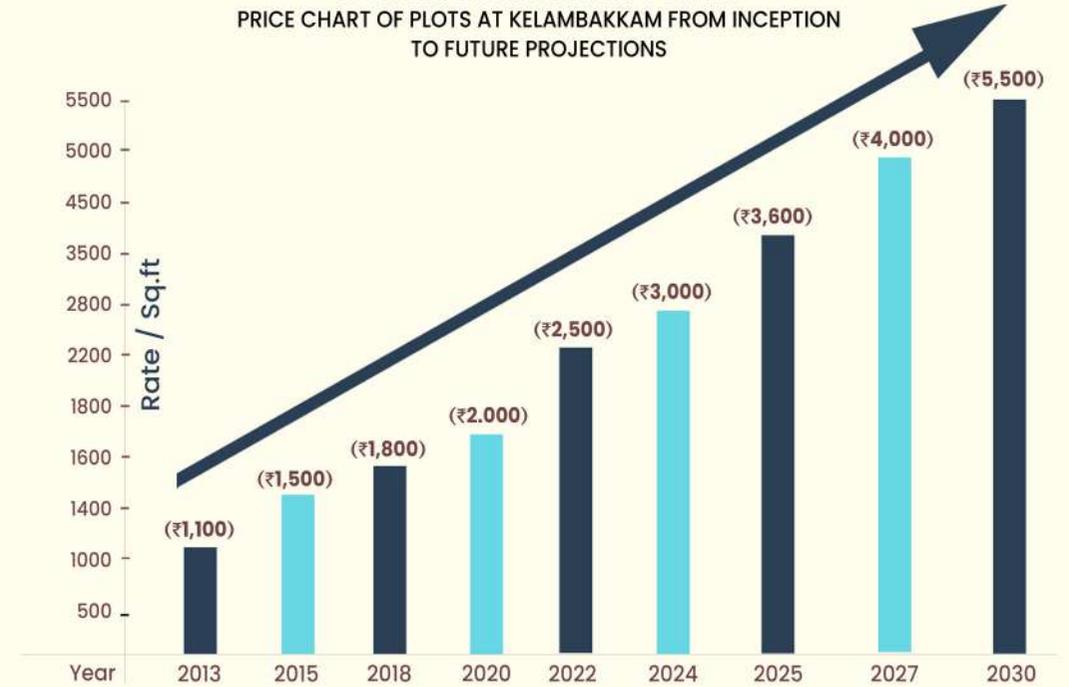
An investment to secure your family's future.

An investment for your child's future.

An investment for your future retirement.

Only property investments will get your loans at the lowest interest rates

100% APPRECIATION IN 5 YEARS PRICE CHART OF PLOTS AT KELAMBAKKAM FROM INCEPTION TO FUTURE PROJECTIONS



SURROUNDED BY INFRASTRUCTURE DEVELOPMENTS



2 MINS FROM
KELAMBAKKAM BUS STAND



10 MINS FROM
GLOBAL SPORTS CITY IN SEMMANCHERI



5 MINS FROM
CHETTINAD HEALTH CITY



10 MINS FROM
SIRUSERI - METRO



10 MINS FROM
SIRUSERI - IT PARK



5 MINS FROM
OMR - BYPASS ROAD



10 MINS FROM
KOVALAM BEACH



15 MINS FROM
KILAMBAKKAM BUS TERMINUS



15 MINS FROM
SHOLINGANALLUR JUNCTION

NEAR BY LOCATIONS

EDUCATIONAL INSTITUTE

HELLO KIDS PLAY SCHOOL
CHETTINAD SARVALOKAA EDUCATION
I2 GLOBAL KIDS SCHOOL
PROF.DHANAPALAN COLLEGE OF ARTS & SCIENCE
SUSHIL HARI INTERNATIONAL RESIDENTIAL SCHOOL
KIDZEE KELAMBAKKAM

COMMERCIAL HUB

ALTEK BEISSEL NEEDLES LIMITED
FOURRTS INDIA LABORATORIES PVT LTD
PACIFICA TECH PARK
ETA TECHNOPARK SEZ
ELCOT SEZ

TRANSPORTATION HUB

SIRUSERI METRO
KILAMBAKKAM BUS TERMINUS
EAST COAST ROAD,
PADUR,
PUDUPAKKAM, CHENNAI

SHOPPING CENTRE

MAMTHA SUPER MARKET
GJK SUPERMARKET
MARINA MALL
IMART
VIVIRA MALL

PLOT LAYOUT MASTER PLAN



5X PREMIUM VILLA PLOTS

PAYMENT SCHEDULE

- 10% At the time of booking
- 40% at the time of agreement
- 50% 15 Days from booking for registration

APPROVED BANKS



DTCP NO : 116/2024
RERA NO : TN/35/LAYOUT/2717/2024

Plot No	Plot Area in Sft	Plot No	Plot Area in Sft
1	1109	39	1010
2	964	40	976
3	994	41	960
4	1026	42	960
5	1058	43	960
6	874	44	960
7	949	45	941
8	1054	46	929
9	960	47	849
10	960	48	920
11	960	49	920
12	960	50	920
13	1003	51	920
14	970	52	974
15	960	53	983
16	960	54	960
17	960	55	960
18	960	56	960
19	1066	57	960
20	1054	58	862
21	969	59	849
22	920	60	875
23	920	61	858
24	920	62	857
25	920	63	775
26	972	64	875
27	978	65	875
28	920	66	863
29	920	67	845
30	920	68	857
31	920	69	857
32	981	70	775
33	969	71	875
34	929	72	875
35	960	73	875
36	960	74	775
37	960	75	857
38	960	76	769



ENTRANCE ARCH



COMPOUNDED COMMUNITY PLOTS



STREET LIGHTS



AVENUE TREES



BLACK TOP ROAD



KERB WALL



Brand Fidelity

Our company was founded with a vision to provide spacious, secure, and beautiful homes not only to the affluent but also to the economically middle and lower-middle classes, ensuring comfort and opportunities for all. To achieve this, we offer projects at exceptionally low prices, making them affordable for everyone.

Our dedication to excellence has earned us numerous awards, reflecting our hard work, integrity, and commitment to sustainability. However, our greatest reward lies in having provided homes to countless families, offering not just shelter but also security and livelihood. Through our plots and houses, we have left an indelible mark on generations to come. For us, a house is more than just bricks and mortar; it's a symbol of progress and prosperity, a legacy for future generations to cherish.

20+

YEARS & COUNTING

100+

RESIDENTIAL & COMMERCIAL PROJECTS

3M+

SQUARE FEET OF CONSTRUCTION

4000+

FAMILIES TRUST

Awards & Recognitions

StepsStone Promoters is honoured & proud to be recognised by the most prestigious Awards.



Real Estate Award



Global Quality Award



Construction Industry Award



Builders Association of India



Times Business Awards - 2023

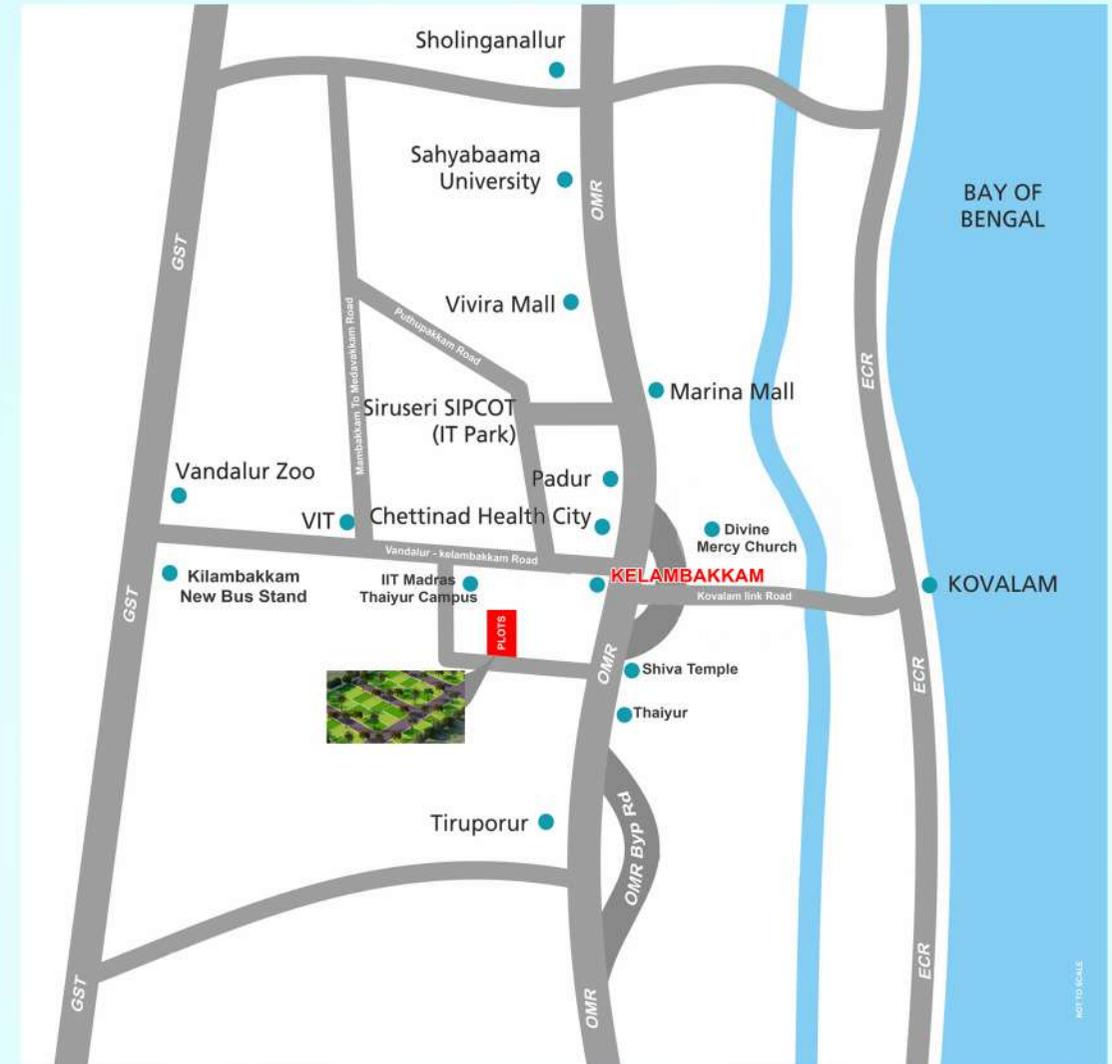
Our Charismatic Visionary

He authored the book called REALITY OF REAL ESTATE, 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.

Rtn. Mothish Kumar K
 Founder & Managing Director
 StepsStone Promoters Pvt. Ltd.



www.youtube.com
 /@mothishkumarpropertycoach6571/videos



CALL: 90874 90784 | 044-4354 0080 | 89

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

www.stepsstone.in | www.facebook.com/stepsstonepromoters
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