

Vatsa
AMAZE

Home^{is} Love,
the Starting Place of
Hope, and Dreams,...



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 4000+ 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.

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 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.



[www.youtube.com
/@mothishkumarpropertycoach6571/videos](https://www.youtube.com/@mothishkumarpropertycoach6571/videos)

Rtn. MOTHISH KUMAR K

Managing Director
StepsStone Promoters Pvt. Ltd



Feel Amazement
In a remarkable community!



About The Project

VATSA AMAZE is a CMDA-approved premium residential property designed 107 units (Stilt + 5 Floors) with car parking, ranging from 869 sq. ft. to 1194 sq. ft. to provide an extraordinary living experience. Nestled in the fast-growing and vibrant neighborhood of Porur, this majestic development offers unparalleled views and a host of modern amenities that cater to your every need. VATSA AMAZE 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 AMAZE 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.



Aditya Birla Housing
Finance Ltd.

Project is Financed by and Mortgaged to
Aditya Birla Housing Finance Ltd.

NOC from Aditya Birla Housing Finance Ltd. will be required before entering into any arrangement/agreement for sale of any unit/flat in the Project



About The 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 AMAZE 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.







Discover the epitome of luxury living at AMAZE, where elegance meets comfort and convenience. Our meticulously designed apartments and exceptional amenities redefine upscale living, providing a lifestyle of unparalleled sophistication and indulgence. Our thoughtfully crafted floor plans offer expansive living areas with high ceilings and abundant natural light, ensuring a comfortable and airy ambiance. Dedicated spaces for mindfulness and wellness activities, including yoga and Pilates classes.

Our beautifully designed clubhouse offers a lounge area, game room with billiards and foosball, and a sophisticated event space. Endless entertainment options with a variety of indoor games, ensuring fun for all ages. Unmatched Convenience Convenient charging options for electric vehicle owners.

Conveniently located in the heart of Porur – Kattupakkam, with easy access to upscale shopping, fine dining, cultural attractions, and major transportation hubs.





*Elevate your living
experience in Amaze*

COMMON AMENITIES

-  EB CHARGER FOR CAR & BIKE
-  ELEVATOR - 3 NO'S
-  POWER BACK UP FOR COMMON AREA
-  GENSET FOR COMMON AREA
-  WATER TREATMENT PLANT
-  SWEAGE TREATMENT PLANT
-  OWNER NAME BOARD
-  DRIVER REST ROOM
-  SECURITY CABIN
-  CCTV CAMERA
-  FIRE EXTINGUISHER
-  LETTER BOX
-  ENTRANCE ARCH
-  SOLAR PANEL @ TERRACE
-  TERRACE KITCHEN

*Experience breathtaking Unparalleled Luxury at
Valsa Amaze*





Amaze the joy of Indoor Recreation

CLUB HOUSE - INDOOR GAME

-  CARROM
-  VR GAME
-  FOOSBALL
-  PLAY STATION 5
-  BOARD GAME
-  CHESS GAME
-  PALLANKUZZHI BOARD GAME

CLUB HOUSE - HOME THEATRE

MULTIPURPOSE HALL

CO WORKING SPACE

CLUB HOUSE - GYM

-  TREAD MILL
-  GYM CYCLE
-  YOGA MAT
-  DUMBBLLS SET







PARK - OSR

-  BENCH SEATER
-  SWING
-  SEE SAW
-  SPRING ROCKER DUCK
-  LANDSCAPE AREA
-  WALKING TRACK

OUT DOOR GAMES - OSR

-  CYCLE
-  SHOULDER ROTATER
-  DOUBLE AIR SWING
-  SINGLE SEATER PULLER
-  STAIR STEPER

GAMES - OSR

-  LAMBS AND TIGERS
-  LUDO GAME
-  PACHISI GAME
-  SHUTTLE COURT
-  TERRACE GAME
-  MINI GOLF
-  NET CRICKET
-  SNAKE & LADDER
-  KIDS FOOT BALL
-  8 WAY TRACK
-  SITOUT AREA



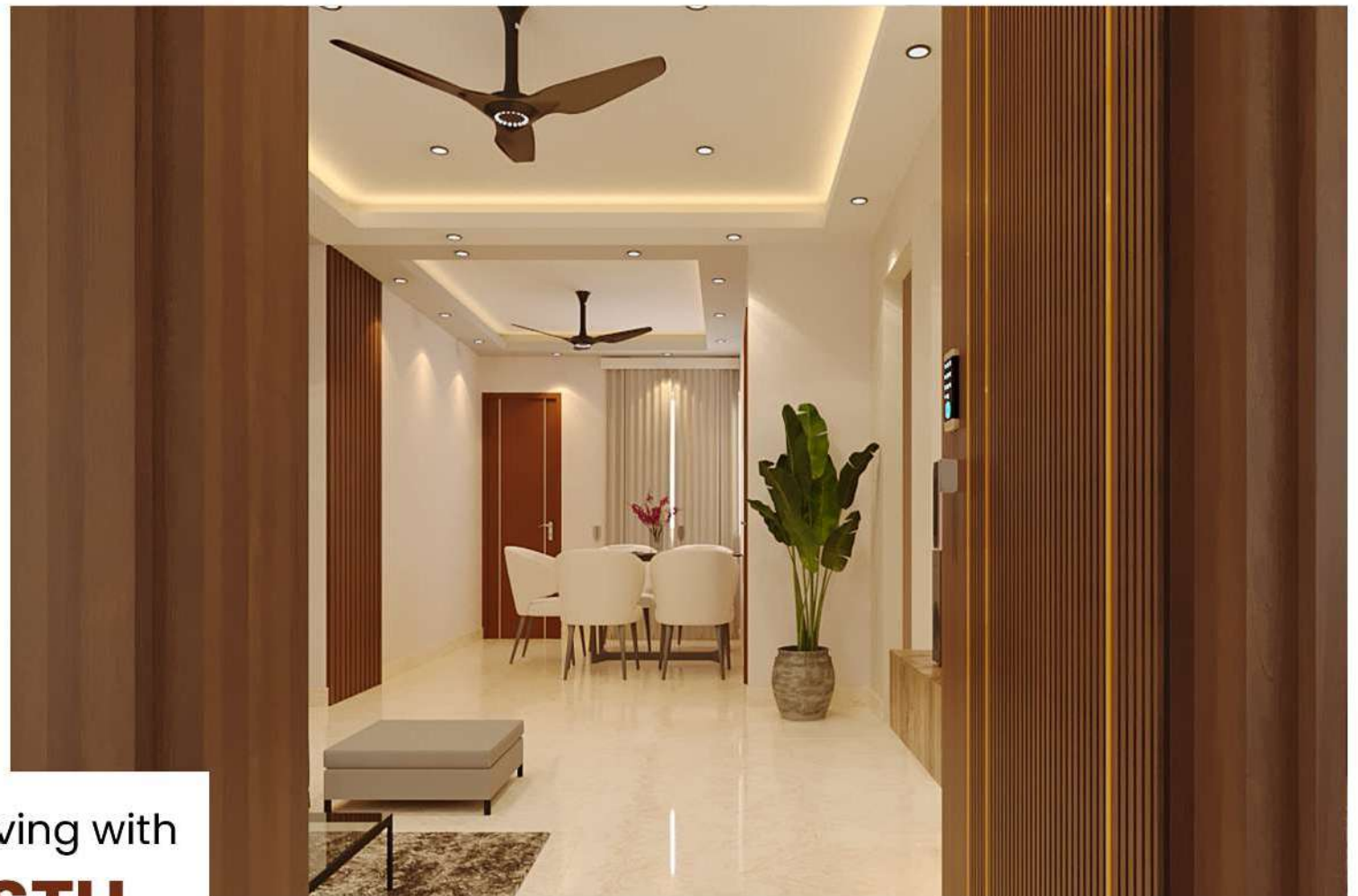
Discover Premium
Living
In the Heart of Porur





StepsStone
residential living

Valsa
LIFE



Luxury Living with
VASTU
COMPLIANCE



ELEVATE YOUR
LIVING EXPERIENCE





2 BHK 3D View

**NO COMMON WALLS.
NO DISTURBANCE.**





Redefine Your Lifestyle with
Unmatched Elegance





3 BHK 3D View

PRIVATE TERRACE APARTMENTS

Create your
TERRACE GARDEN



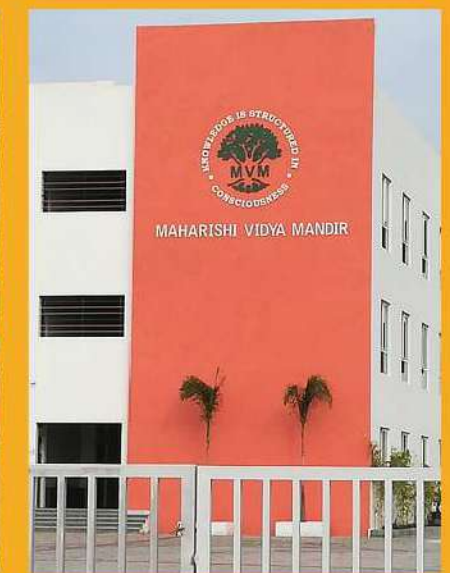


Just 1 School and Play Min to

Ini
Mummy ku
No Tension!

Walk to School....

Worried about your children having to travel long distances to acquire 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 class from KG to IX Std



Annai Theresa Mat Hr Sec School



Kamatchi Amman Matriculation School



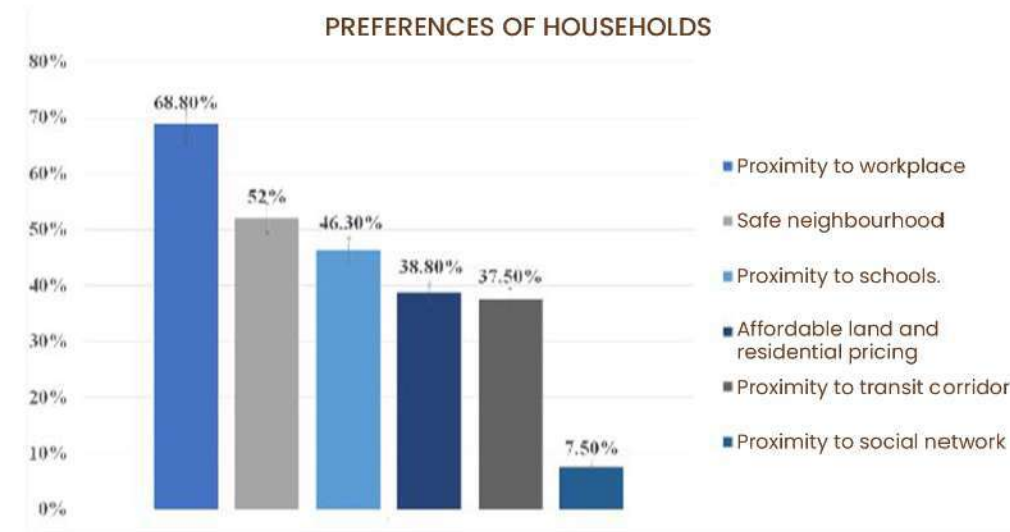
Kalashetra Matriculation School

Recent Research

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



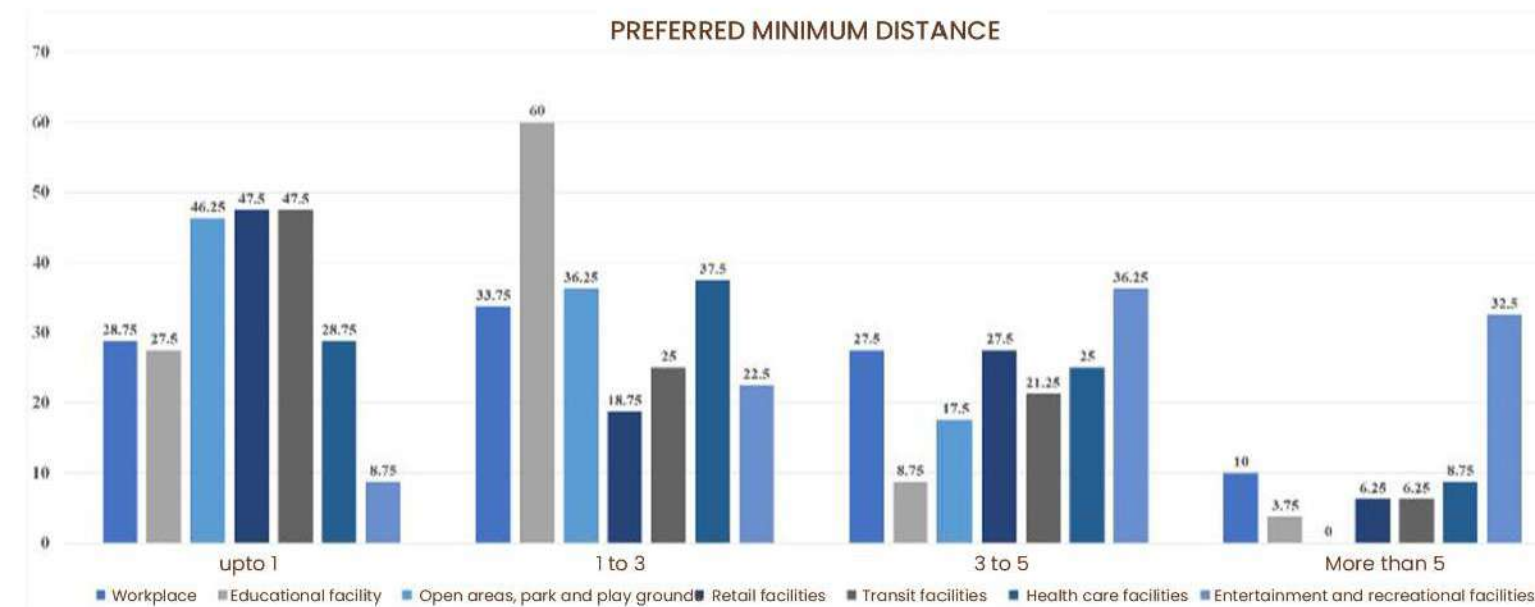
PREFERENCES OF HOUSEHOLDS



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 household 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.

RESIDENTIAL LOCATION CHOICE APPROACH FOR HOUSING PLANNING IN THE URBAN PERIPEHYA CASE OF CHENNAI

Reasons to invest in kattupakkam

Good Social Infrastructure

Well Connected

Residential Hub for IT Professionals

Safe and Secure Neighbourhood

Property Value Appreciation



Good Social Infrastructure

Porur is primarily a residential area with nearby amenities like shops, temples, and churches. Prestigious schools such as Narayana Olympiad School, Velammal Vidyalaya and others are only a short drive away. Porur is also home to the Sri Ramachandra Institute of Higher Education and Research SRM Institute of Science and Technology, and Meenakshi Dental College, MIOT International Hospital and Sri Ramachandra Medical Centre are also in the area. Proximity to healthcare facilities and a medical college makes the area more attractive

Well Connected

Porur is connected to a major road network that connects it to other areas of Chennai and other cities. It is conveniently located near the Meenambakkam Railway Station the Koyambedu Central Bus Stand, and the Chennai International Airport. Road, rail, and air modes of transportation provide the required connectivity. This gives you an additional benefit whether you want to commute into the city for work or travel outside of Chennai.

Residential Hub for IT Professionals

Porur has excellent job opportunities due to various employment hubs nearby. There is DLF IT Park, Jayanth Tech Park, Prince Info IT Park, Ambit IT Park, among others. Further, a total of 5.3 million square feet has been allocated to three other IT parks: the ASV IT Park, the RMZ IT Park, and the Raheja IT Park, which are expected to employ over 53,000 people

Safe and Secure Neighbourhood

Residences in Porur are ideal for families because the area is extremely safe. Its population is neither dense nor sparse. As a junction, the area is constantly patrolled by police. Traffic cameras monitor the roads; even the residences have CCTV surveillance of their streets and main gates. Porur is among the top five safest residential areas for women in Chennai.

NEARBY EDUCATIONAL INSTITUTIONS

**Maharishi Vidya Mandir
School**



**Padma Seshadri Bala Bhavan
Senior Secondary School**



**Lalaji Memorial
Omega International School**



**Kalashetra Matric
Higher Secondary School**



NEARBY CONNECTIVITY & TRANSPORT

Kattupakkam Metro Station



Iyyappanthangal Bus Depot & Metro Station



200 Feet Inner Ring Road
400 Feet Outer Ring Road



Poonamallee Bus Depot & Metro Station





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  Nilawan_Pintong skin-vector action-view vector-feature-language-in-header-
  vector-feature-language-alert-in-sidebar-enabled vector-feature-sticky-header-
  or-feature-table-of-contents-legacy-toc-disabled vector-feature-page-
  e-limited-width-content-enabled" data-new-gr-c-s-check-loaded="10.12.0" data-gr-c-s-check-loaded="10.12.0">
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ONLINE

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<div id="mw-head-base" class="noprint"></div>
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  <a id="top"></a>
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SUPPORT

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```
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<div id="siteSub" class="noprint">From navigation, the free
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<div id="contentSub"></div>
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<div id="contentSub2"></div>
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MAINTENANCE

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<div id="jump-to-nav"></div>
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```

```
<a class="mw-jump-link" href="#searchinput">Jump to search
```

```
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SATISFACTION

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</div>
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</div>
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CUSTOMER

COMMUNICATION

ASSISTANCE

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```

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max-height: 161px;
```

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cListSocial {
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```
min-height: 90px;
```

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@media only screen and (min-width: 768px) {
```

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.sideBanner a {
```

```
height: 330px;
```

```
width: 100%;
```

NEARBY IT PARKS

D.L.F Cyber City
(DLF IT Park)



L&T Innovation Campus
And Store



One Indiabulls Park



RMZ Software Park,Pvt Ltd.



NEARBY HOSPITALS

Sri Ramachandra
Hospital



Saveetha Dental
College And Hospitals



MIOT International
Hospital



SRM Multi Speciality
Hospital



NEARBY TEMPLES

Sri Sarva Sakthi Vinayagar Temple



Sri Ramanaadheswarar Temple



Sri Kamakshi Amman Temple Mangadu



Murugan Temple
Porur Lake Shiva Temple





Sewage Treatment
Plant below

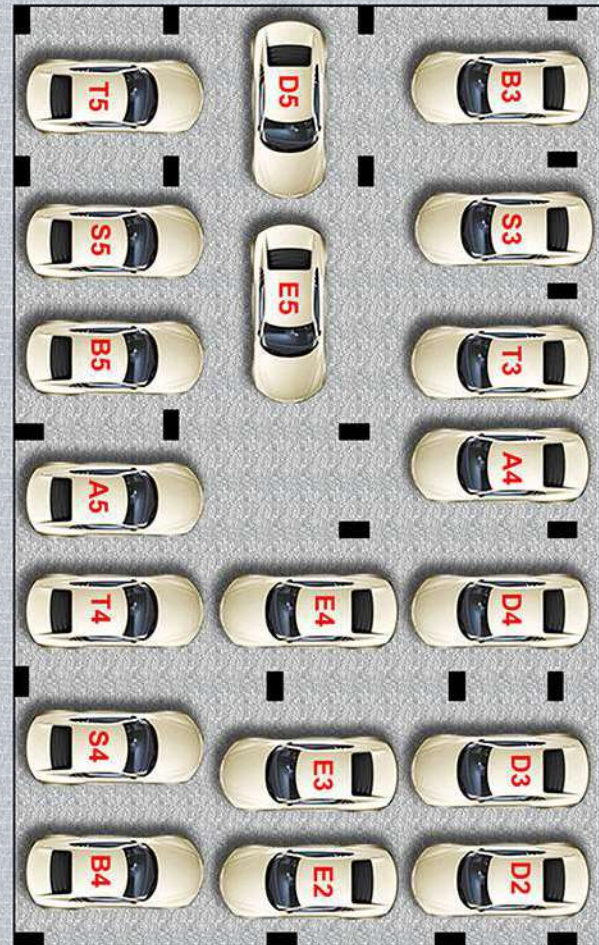
Drivers
Rest Room

Open
Transformer
yard

Drive way

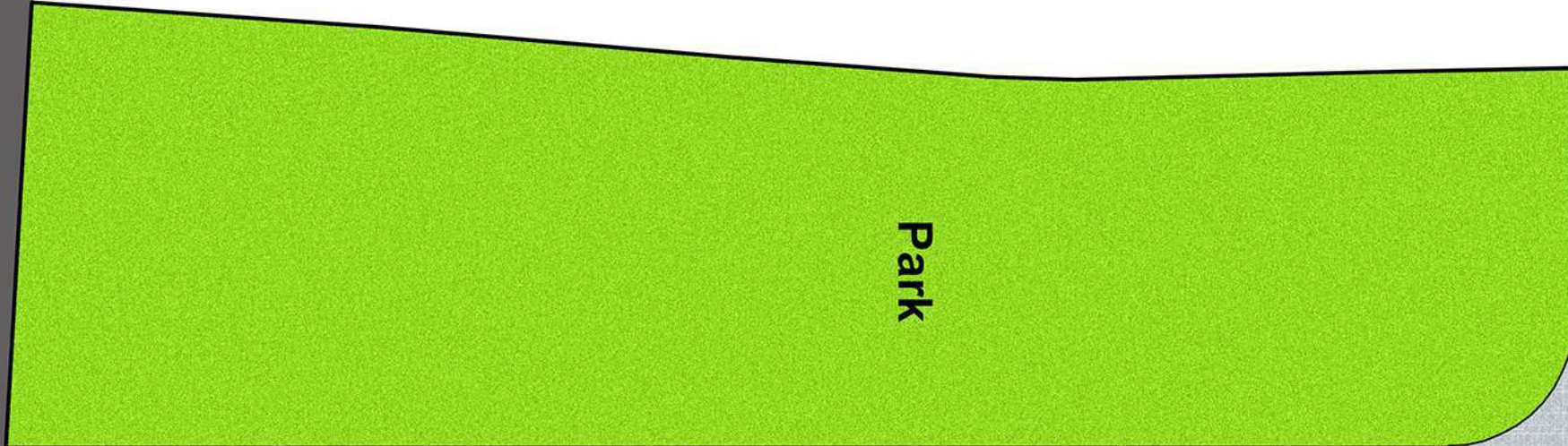


15' wide drive way

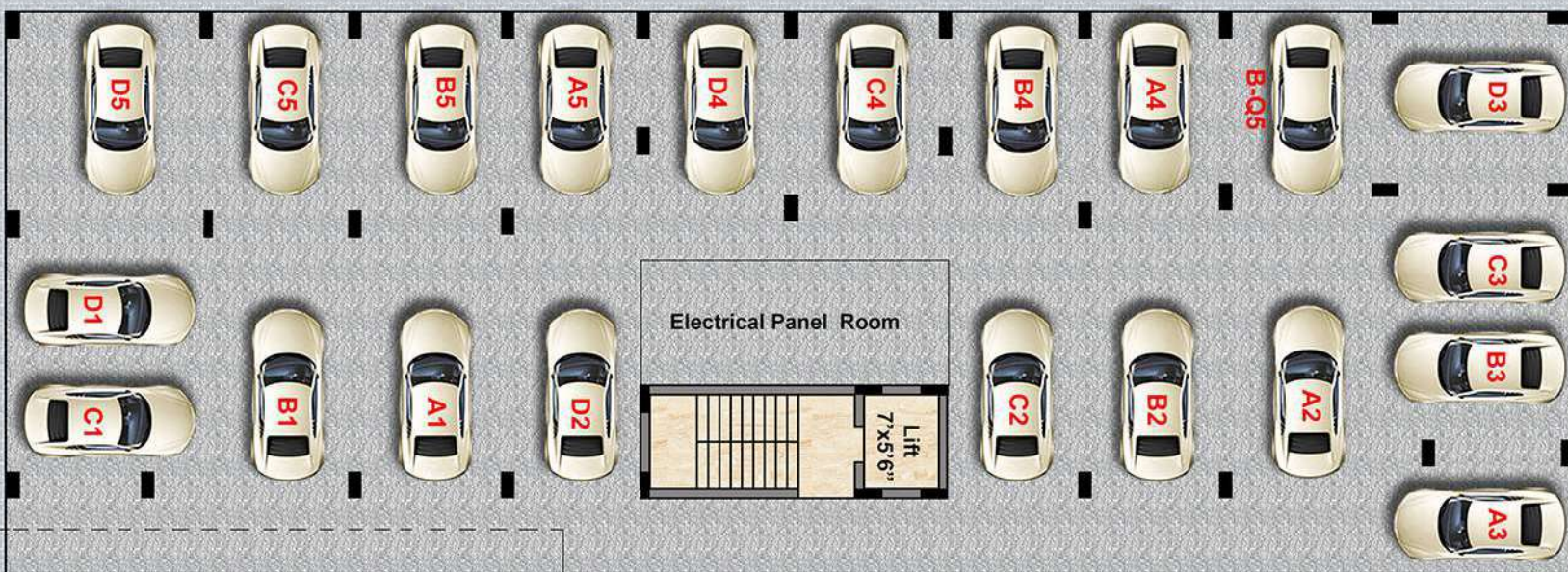


Block - B

Drive way



Drive way



Block - A

U.G.Sump & Water Treatment plan below

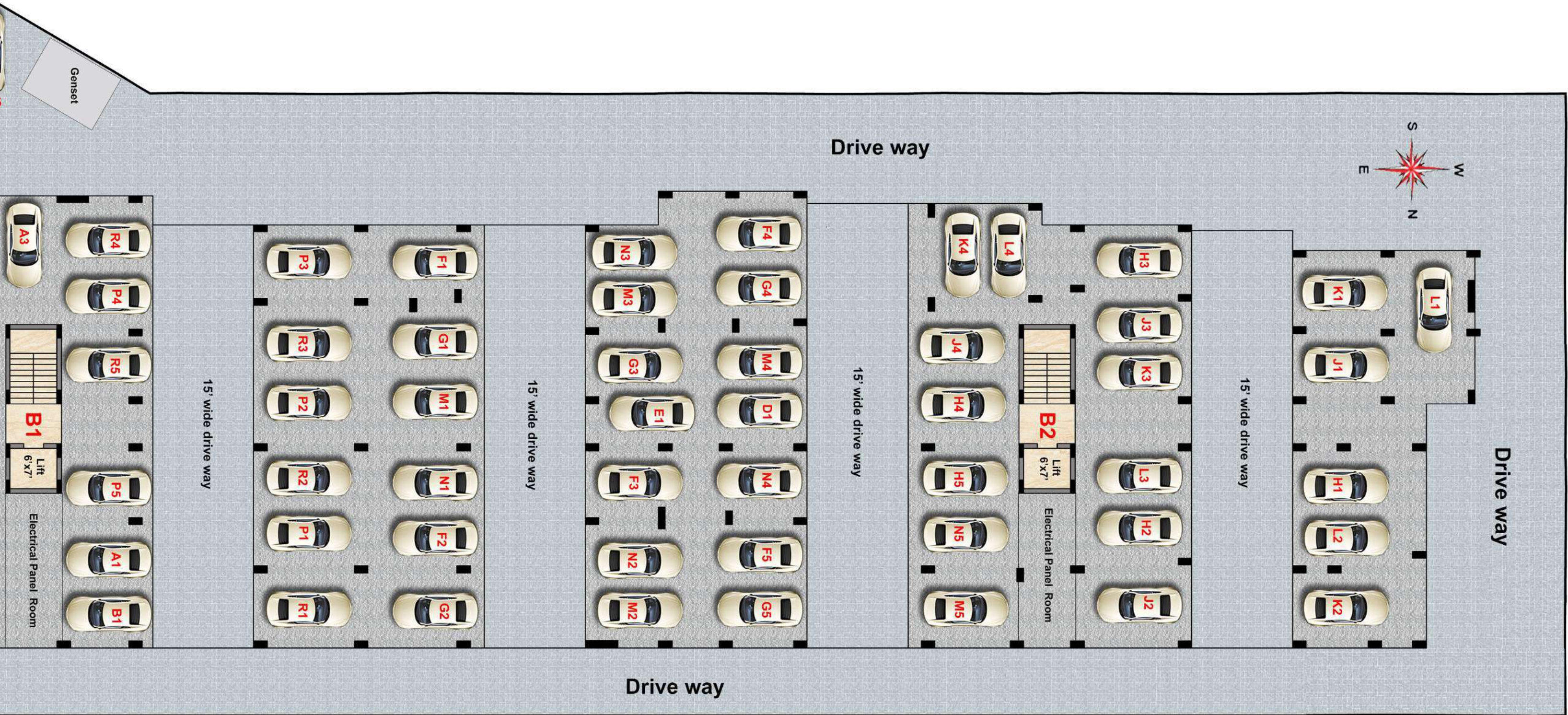
Drive way

Security
Cabin

Entry Gate

Exit Gate

30' WIDE ROAD



SPECIFICATION

Structure

Pile Foundation With RCC Framed Structure, AAC Block masonry and Plastering.

Flooring

Living/Dining 2' x 4' Glossy Tiles
Kitchen - 2' x 2' Matt Tiles
Bedrooms - 2' x 2' Glossy Tiles
Utility/Balcony - 2' x 2' Glossy Tiles
Corridor/Staircase-Granite.

Joineries

Main door teak wood frame with fluted teak finish shutter of size 3'6" x 7'0" & bedroom doors with Teak wood frame and laminate door Shutter, balcony doors & toilet with WPC frame and shutter.

Windows

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

Sanitary Fittings

Jaquar CP fittings, Attached toilet
Wall Mounted closet, Common toilet
Floor Mounted closet with toilet wash basin

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 2'x 4' up to 7'.6" height Classic Tile, Floor Anti kid/mat finish, size 2' x 2', G-Bed Room 1' x 2'

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

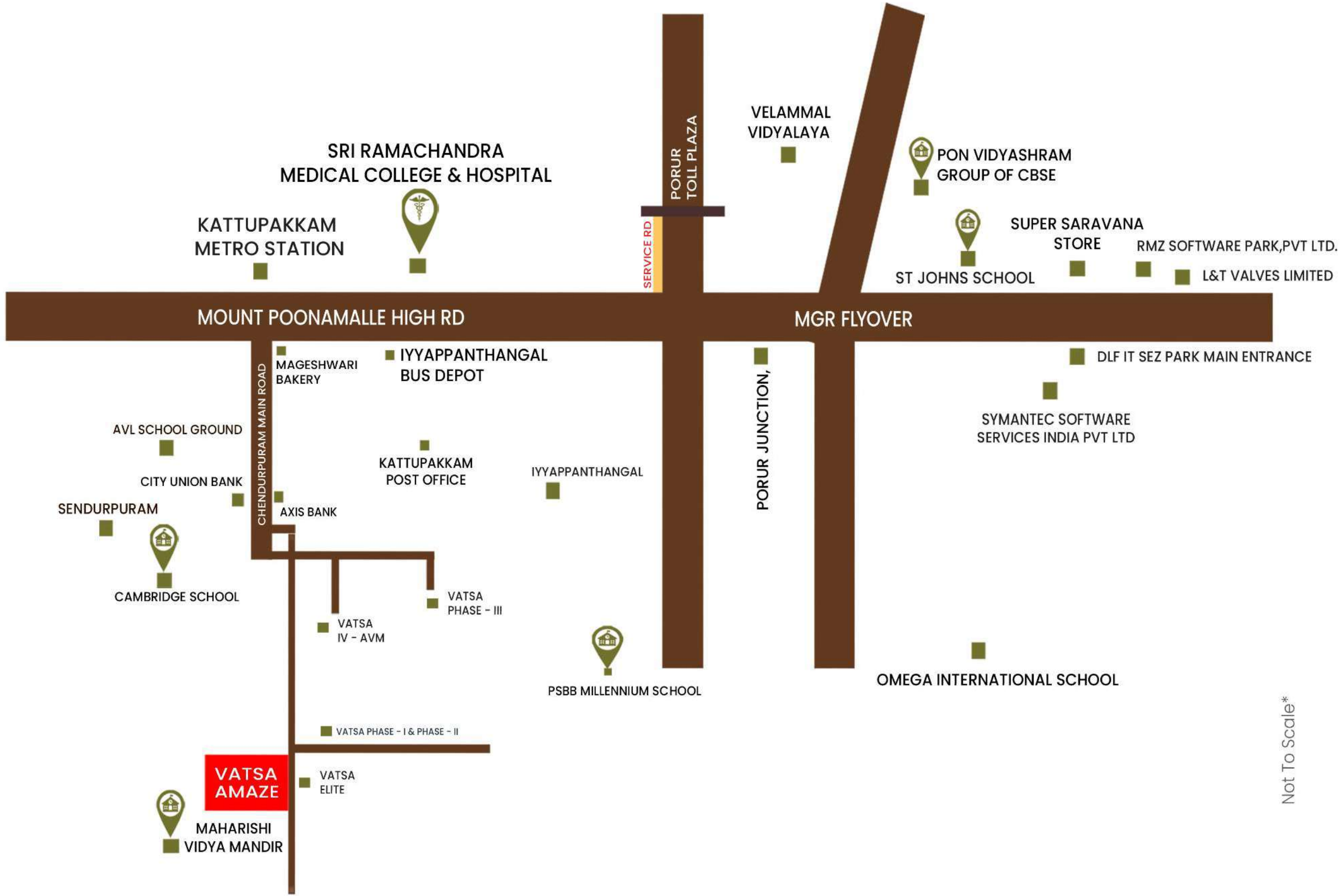
Extrawork

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

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 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	

KEY MAP



Not To Scale*

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



CALL: 93828 93828 | 044-4354 0080 | 89

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www.youtube.com/@StepsStonePromoters

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