

UNGA INVESTMENT

 **DOUBLE**
AAGUM



EVER WONDER WHAT BUILDS A TRUSTED DEVELOPER?

For over two decades, Stepsstone Promoters has been shaping communities with one clear belief land and homes should feel secure, simple, and rewarding. *With 21+ years of experience, 101 landmark projects, and 5,000+ happy families across 4 million sq.ft. of developed space*, we've grown into a trusted name in residential development. From villa plots and lifestyle apartments to retirement villas, luxury homes, and retreat spaces, every project is crafted with thoughtful planning, clear titles, and long-term value in mind. Rooted in trust and guided by transparency, we handpick locations that grow with the city near highways, airports, metros, edu-zones, and fast-evolving neighbourhoods. What sets us apart is our commitment to elegant design, meticulous craftsmanship, and a dedicated team that brings every home to life with purpose. With each project, we build more than layouts and structures.

At Stepsstone, we don't just build homes — ***we build legacies.***



FROM THE MD'S DESK...

In his effort to empower minds, shape first-time home buyers, **Mr. Mothish Kumar authored the book "Unlocking Home Buying Secrets" in english and "Veedu vangalam vanga" in Tamil**, a practical guide to navigating the property market with confidence. He also shares expert insights through his YouTube channel, which now boasts over 39,000 subscribers, making him a well-recognized property coach and voice of trust in the real estate space. At Stepsstone, we believe in building not just structures, but relationships that last a lifetime.

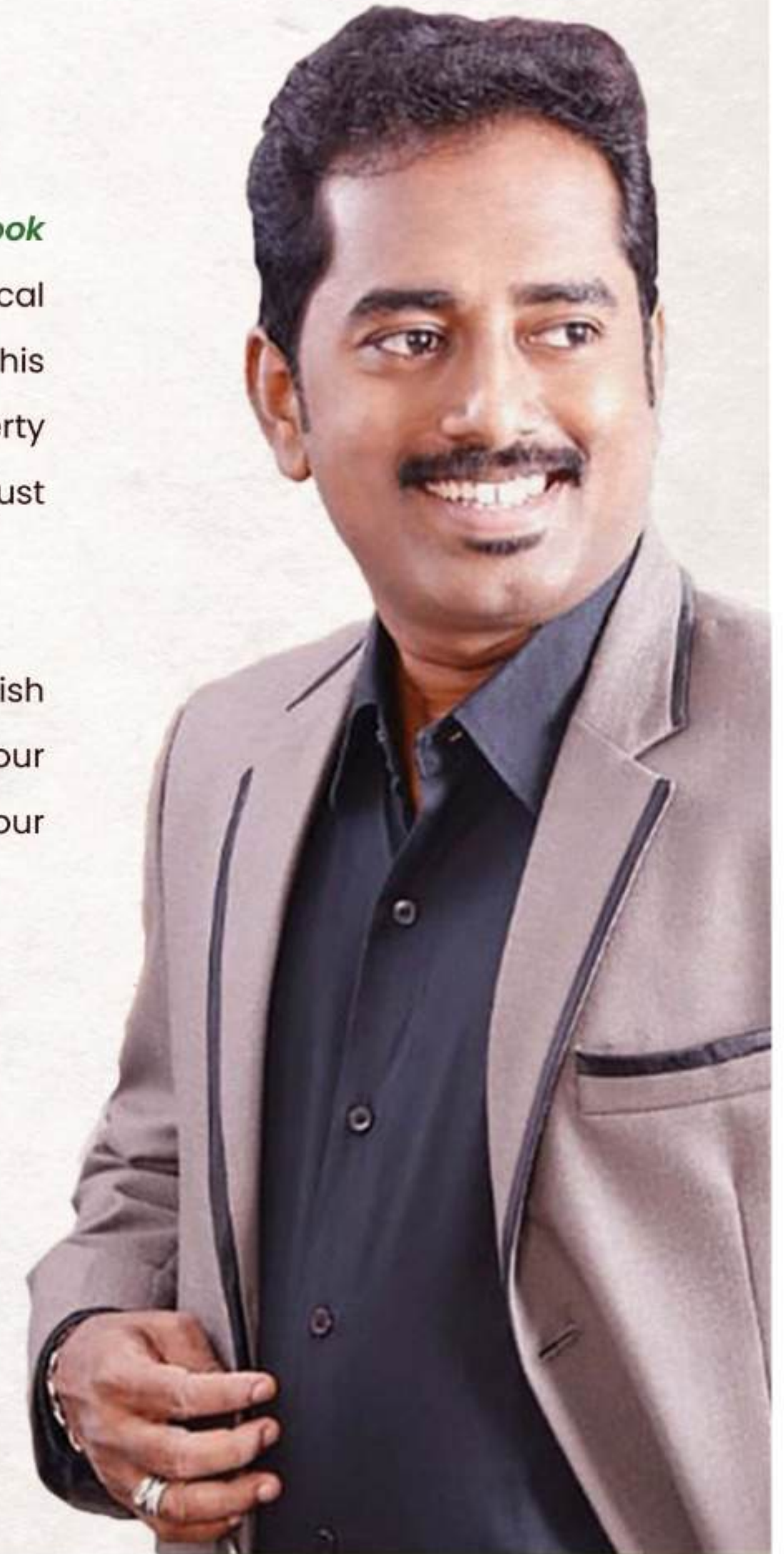
Our journey of growth and excellence is guided by our Founder and Managing Director, Rtn. K. Mothish Kumar, whose visionary leadership and deep industry insight have been instrumental in shaping our success. His belief in combining transparency, innovation, and tradition ensures that each of our projects become a timeless landmark.



RTN. MOTHISH KUMAR K

Founder & Managing Director
Stepsstone Promoters Pvt. Ltd

<https://www.youtube.com/@mothishkumarpropertycoach6571>



AWARDS & RECOGNITIONS



Emerging builders Award



Real Estate Award



Construction Industry Award



Builders Association of India



Affordable Housing Project Award



Pride of Chennai Award

OUR BRAND FIDELITY

21⁺

YEARS &
COUNTING

101

RESIDENTIAL &
COMMERCIAL PROJECTS


4M⁺

SQUARE FEET OF
CONSTRUCTION

5000⁺

TRUSTED
FAMILIES



An illustration on the left side of the page shows a person in a blue shirt and dark pants standing on the tallest bar of a four-bar green bar chart. The person is holding a large gold coin above their head. The other three bars are of decreasing height and each has a gold coin on top. The background is a light, textured grey.

STEP INTO A REALM OF RISING OPPORTUNITY

Keeranallur is emerging at the heart of Chennai's fastest-growing corridor location shaped by the upcoming airport, the Bangalore Highway, and the wave of development that follows. This thoughtfully planned community offers buyers an early advantage in a neighbourhood where connectivity, growth, and long-term value converge. Every plot is curated for those who recognise potential before it becomes obvious the seekers of appreciation, accessibility, and a future-ready lifestyle.

Own the advantage | Grow with the corridor | Secure your tomorrow





PLOT TODAY. PROSPER TOMORROW. LIVE ANYTIME.



ENTRANCE ARCH



AMENITIES THAT ENRICH A LIFESTYLE THAT EVOLVES.



FLIGHT GAME



MERRY GO ROUND HORSE



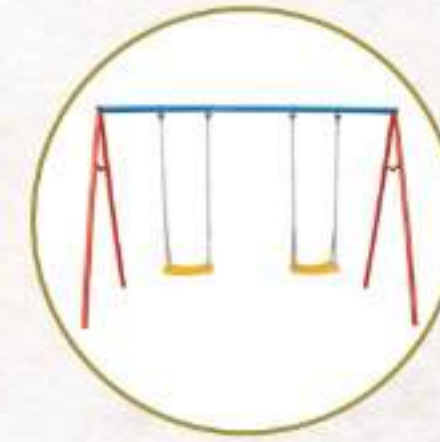
SEESAW 4 SEATER



HORIZONTAL LADDER



MULTIPLAY STATION



SWING FRP



HIP DOUBLE TWISTER



CLUSTER GARDEN



DOUBLE PERSON
SHOULDER WHEEL



AIR WALKER DOUBLE PERSON



PARK BENCH



FAMILY SWING



RASIED SEATER



BADMINTON COURT



FOUNTAIN



LAWN



PAVER PATHWAY IN PARK



GRASS MOUND



ZEN GARDEN

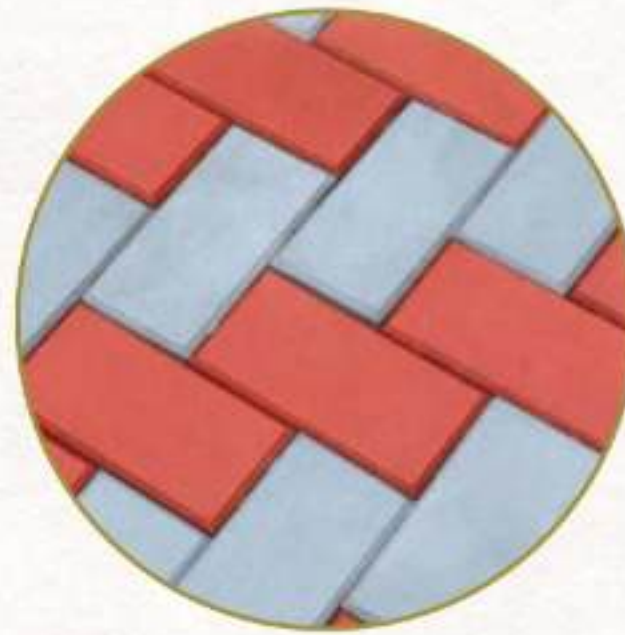
ELEVATE YOUR LIVING WITH THESE SALIENT FEATURES



SECURITY ROOM



BLACK TOP ROAD



**40 FEET ROAD
PAVER BLOCK**



KERB STONE



PLOT STONE



PALM TREES



**40 FEET ROAD BOTH
SIDE MEXICAN GRASS**



SOLAR STREET LIGHT



EB STREET LIGHT



AVENUE TREES



CLUBHOUSE - ELEVATION

A THOUGHTFULLY DESIGNED CLUBHOUSE THAT BRINGS LEISURE,
WELLNESS, AND COMMUNITY TOGETHER UNDER ONE ROOF.



KIDS POOL



CAFFETARIA



HOME THREATE



MULTI PURPOSE HALL



GUEST ROOM



GYM



INDOOR GAMES

MORE SECURE THAN

SIP

At Stepsstone, land appreciation has consistently outperformed traditional investments. It's not just growth, it's a secure, risk-free investment for your future.



AVERAGE RETURNS
IN PAST 5 - 10 YRS

12-15%

PARANDUR

RAISING RETURNS

40-45%

MORE SECURE THAN

GOLD

At Stepsstone, land investments deliver 20-25% steady appreciation. Choose growth beyond gold - your wealth deserves more.



AVERAGE RETURNS
IN PAST 5 - 10 YRS

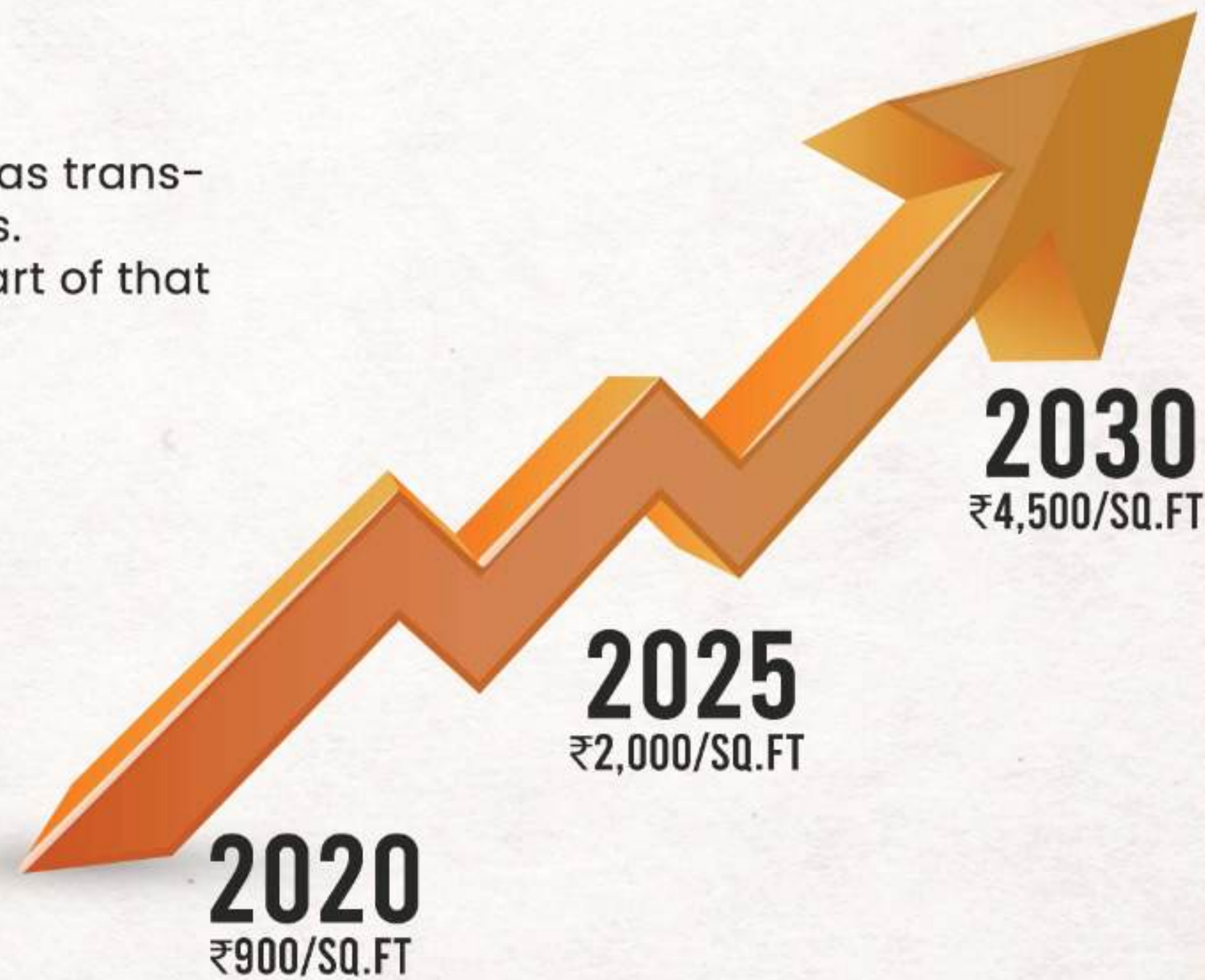
8-10%

EVERY YEAR FOR THE PAST 10 -15 YEARS STEPSSTONE PROMISES
LAND THAT OUTPERFORMS EVERY OTHER INVESTMENT



THE AIRPORT EFFECT: PROVEN. POWERFUL. PREDICTABLE.

Every major international airport has transformed its surrounding land values. Aero Square stands right at the start of that upward curve.



CONNECTIVITY OUTSIDE | CONVENIENCE INSIDE

The perfect blend for long-term value

TOP 5 REASONS TO CHOOSE



PRIME GROWTH CORRIDOR

Located near the upcoming airport and Bangalore Highway, offering unbeatable connectivity and future appreciation.

WELL-PLANNED LAYOUT & WIDE ROADS

Thoughtfully designed plotted community with wide internal roads for convenience, access, and premium living.

ELEVATED, FUTURE-READY NEIGHBOURHOOD

A rising residential pocket surrounded by fast developing zones, edu-hubs, and infrastructure upgrades.

SPACIOUS PLOTS WITH HIGH VISIBILITY

Well-shaped, vastu-aligned plots with excellent frontage ideal for building or for asset appreciation.

WHY BUY AERO SQUARE?

With seamless access to the Bangalore Highway, upcoming Metro connectivity, and fast-developing residential clusters nearby, Aero Square becomes a hotspot for both personal and investment growth.



NEAR SUNGUVACHATRAM
JUNCTION



NEAR 8LANE
EXPRESS HIGHWAY



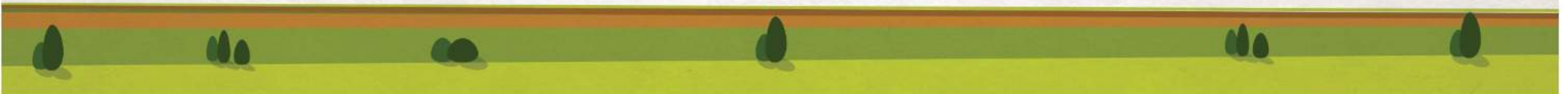
2MINS FROM
PARANDUR AIRPORT



500 MTRS FROM
PILLAI CHITRAM
METRO STATION



BEHIND L&T
DATA CENTRE



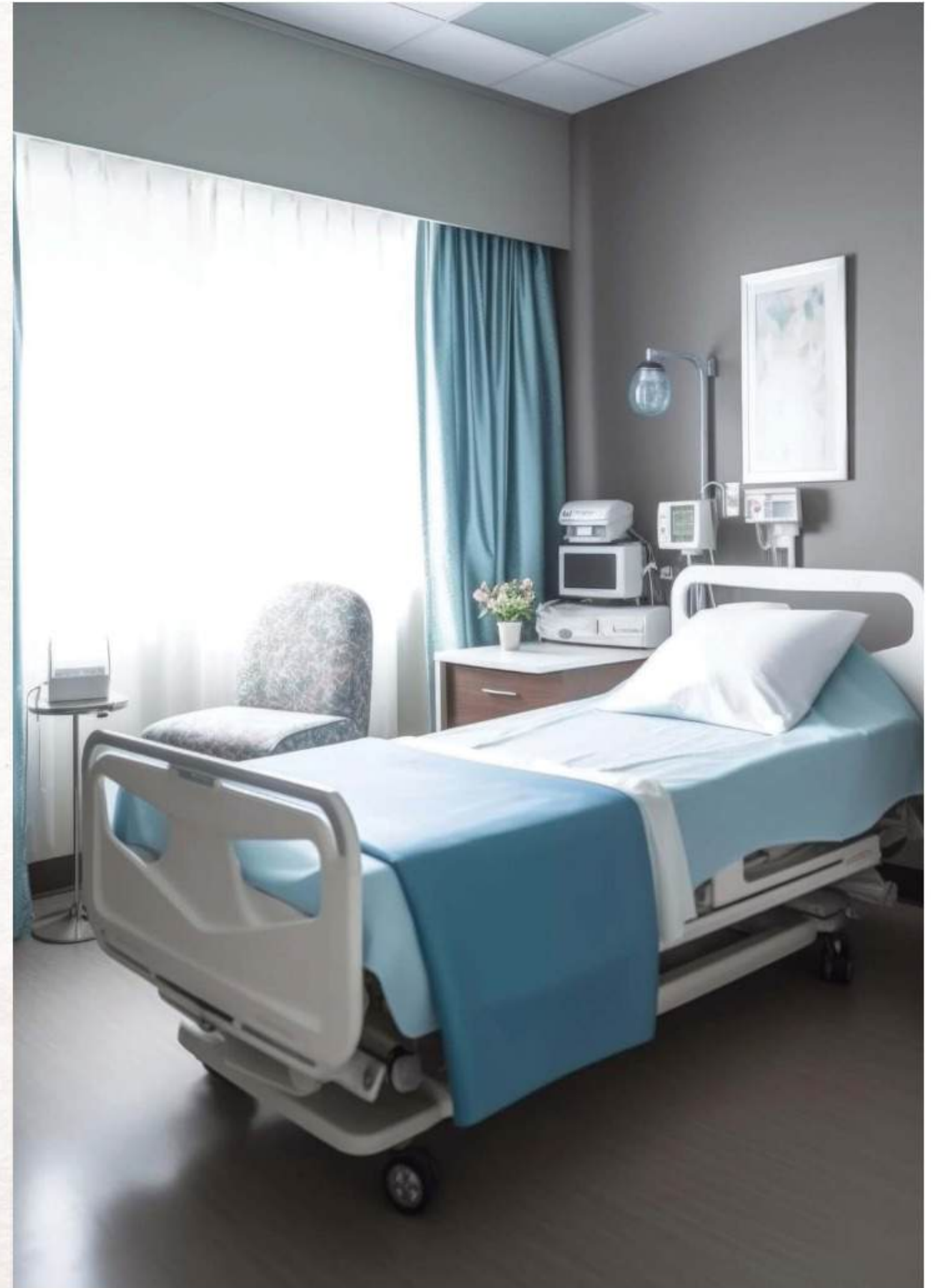
SCHOOLS & COLLEGES

MAHARISHI VIDYA MANDIR (RESIDENTIAL SCHOOL)	20 MIN
VELAMMAL BODHI CAMPUS	15 MIN
MEENAKSHI MEDICAL COLLEGE	20 MIN
RAJALAKSHMI ENGINEERING COLLEGE	25 MIN
SRI KRISHNA ENGINEERING COLLEGE	25 MIN
JEPPIAAR INSTITUTE OF TECHNOLOGY	25 MIN
SRM PUBLIC SCHOOL (PROPOSED/NEAREST)	30 MIN
CHENNAI PUBLIC SCHOOL (THIRUMAZHISAI)	30 MIN
PALLAVAN ENGINEERING COLLEGE	30 MIN
S.A. ENGINEERING COLLEGE	35 MIN



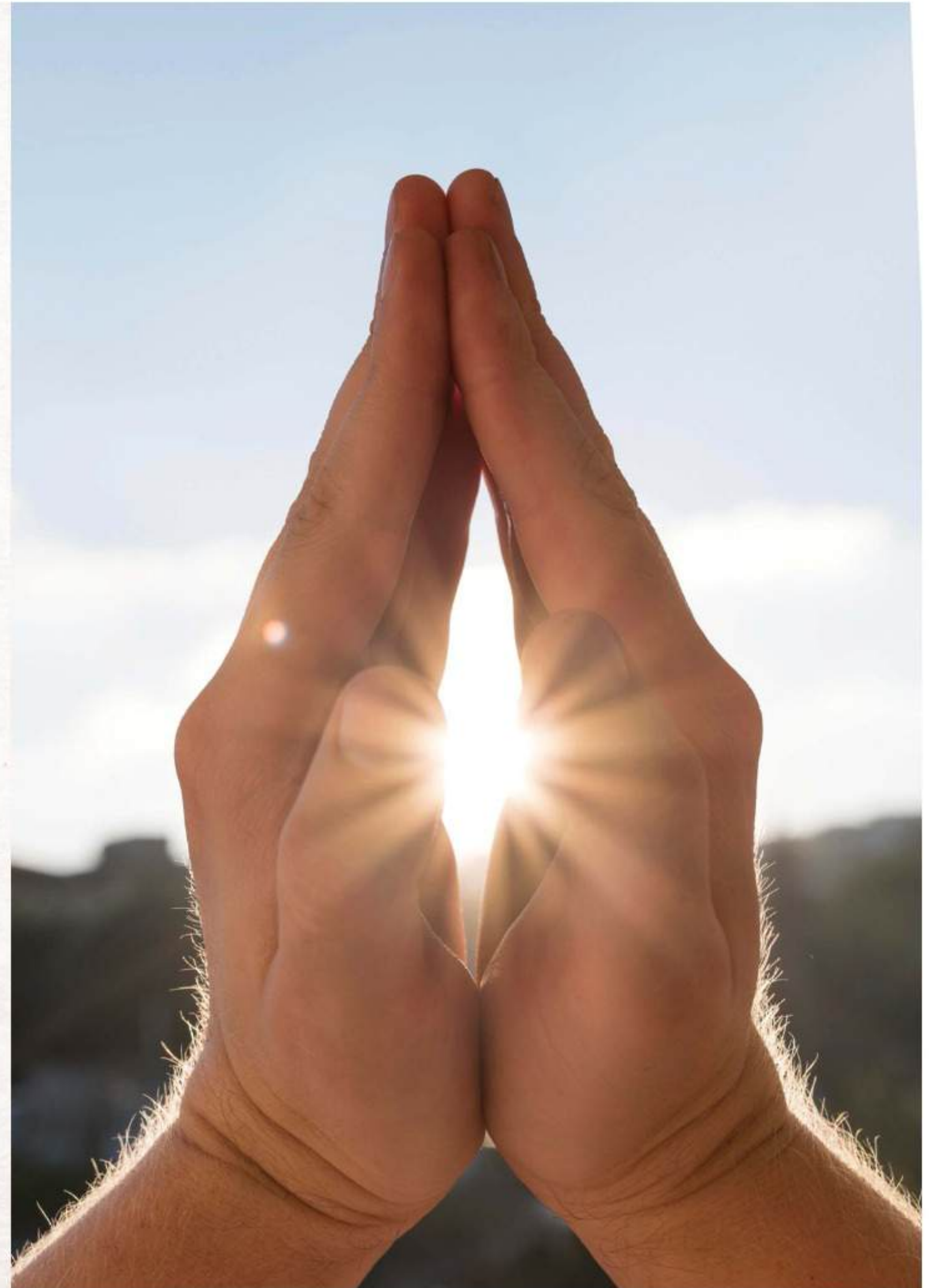
HOSPITALS

MEENAKSHI MEDICAL COLLEGE & RESEARCH INSTITUTE	20 MIN
RAJIV GANDHI MEMORIAL HOSPITAL, SRIPERUMBUDUR	20 MIN
SAVEETHA MEDICAL COLLEGE HOSPITAL	30 MIN
ARAVIND EYE HOSPITAL (KANCHIPURAM)	25 MIN
APOLLO HOSPITALS (THIRUVALLUR REGION)	25 MIN
GOVERNMENT HOSPITAL, SRIPERUMBUDUR	25 MIN
RELA HOSPITAL (PROPOSED CORRIDOR)	30 MIN
HINDU MISSION HOSPITAL (TAMBARAM)	40 MIN
KAMAKSHI HOSPITAL (MEDAVAKKAM-VELACHERY ZONE)	45 MIN
ST. JOSEPH'S HOSPITAL (POONAMALLEE)	35 MIN



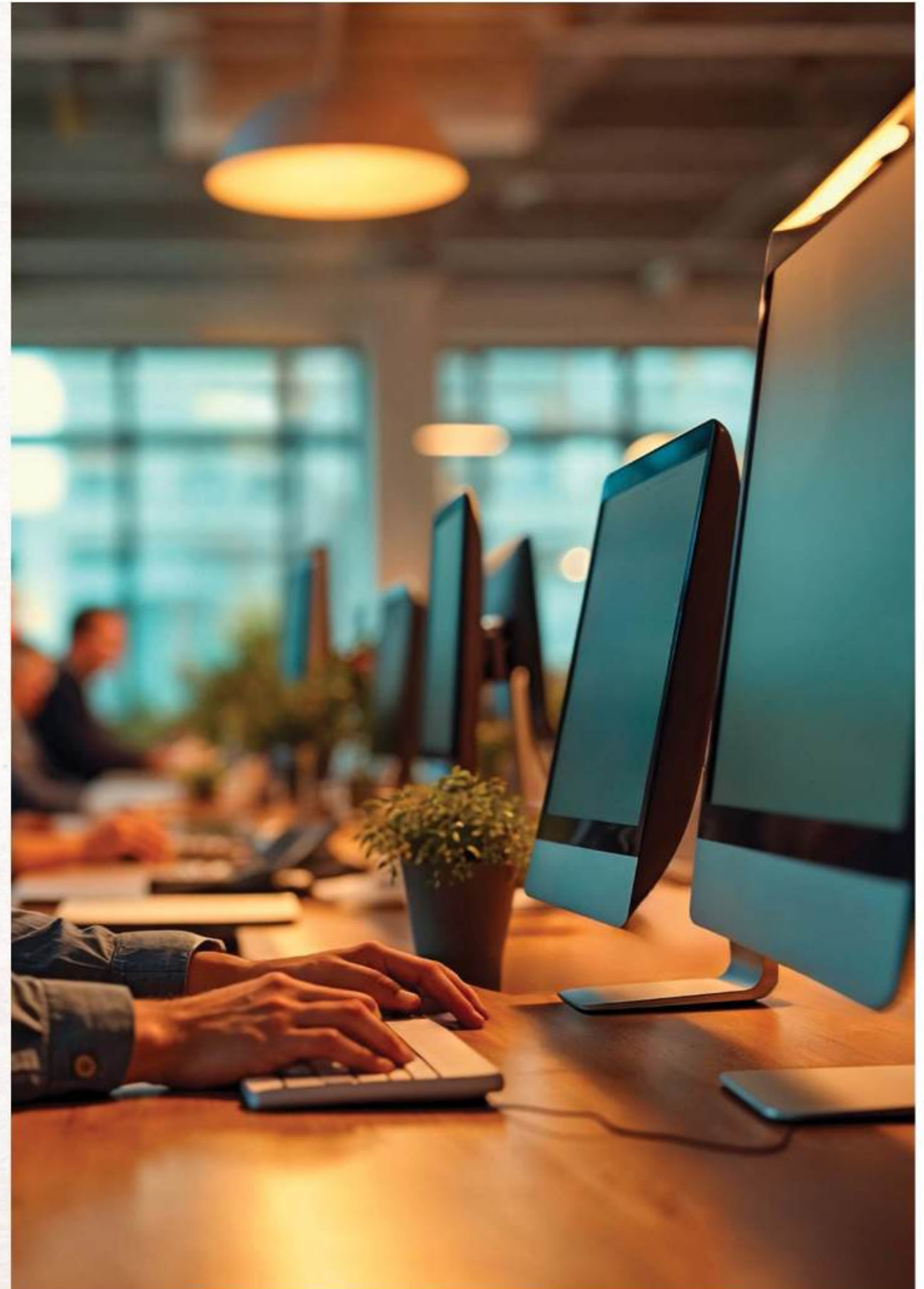
WORSHIP PLACES

THIRU CHITRAMBALANATHAR TEMPLE	8 MIN
CSI THODUR CHURCH	6 MIN
JAIN TEMPLE	10 MIN
KANCHIPURAM TEMPLE TOWN	30 MIN
VARADARAJA PERUMAL TEMPLE	30 MIN
EKAMBARESWARAR TEMPLE	25 MIN
THIRUPULIVANAM MURUGAN TEMPLE	25 MIN
THENNANGUR PANDURANGA TEMPLE	35 MIN
ST. THOMAS CHURCH, POONAMALLEE	30 MIN
SRI KAMAKSHI AMMAN TEMPLE	30 MIN



INDUSTRIES / IT HUBS

L&T DATA CENTER	8 MIN
SIPCOT INDUSTRIAL PARK, SRIPERUMBUDUR	20 MIN
TATA MOTORS / JLR PLANT	45 MIN
HYUNDAI MOTOR INDIA	35 MIN
DELL GLOBAL MANUFACTURING UNIT	30 MIN
APOLLO TYRES	30 MIN
NOKIA & FOXCONN INDUSTRIAL UNITS	35 MIN
YAMAHA MOTOR	35 MIN
SAMSUNG PLANT (NEAR SRIPERUMBUDUR BELT)	35 MIN
DLF IT PARK, PORUR	45 MIN



Right Place.Right Time.

பரந்தூர் விமான நிலையம் அருகே
சிறுதொழில்களுக்கு 2 தொழிற்பேட்டை
'சிட்கோ' திட்டம்

சென்னை, செப். 5-
காஞ்சிபுரம் மாவட்டத்
தில் அமைக்கப்பட உள்ள
பரந்துர விமான நிலை
யத்திற்கு அருகில் சிறு
குறு, கடுகிதர தொழில்
நிறுவனத்தால் தலா
தெரிவது அறியப்படவில்லை.

பரந்துரில் 29,150 கோடி ரூபாயில்
புதிய விமான நிலைய பணிகள்
300 ஏக்கரில் இரண்டு தொழிற்பேட்டைகள்
அமைக்க சிட்கோ முடிவு
இடையே

FLYERS TO BREATHE EASY

500 Daily flight operations
(a landmark Chennai airport
reached in 2019)

400 Flights now operated daily (picking up after the COVID-induced shutdown)

35,000-40,000
The present daily passenger footfall at Chennai airport

70 KM The distance between second airport and Chennai
15 KM Distance

CHENNAI'S GREENFIELD AIRPORT

- Construction expected to **start** by 2024-2025
- To be **completed** within 5-6 years

Estimated cost:
Rs 20,000 cr

Area of land to be used
4,971 acres

■ The new site is **70 km away** from Chennai intl airport

CONNECTIVITY PLANS FOR THE NEW AIRPORT

- ▶ The proposed metro rail line from Poosamallee
- ▶ The Chennai-Bengaluru national highway (NH 4E)
- ▶ The Parandur Road that branches off from NH-48 near Meenakshi Medical College Hospital and passes through the project site reaching the western Townships

Detailed project will be

Process to get environmental clearance for city's second airport at Parandur begins

The Terms of Reference are currently under the review of the Expert Appointing Committee
 will then have to organise consultations with stakeholders involved

The Hindu Business Line

In its reply dated September 9 to the Managing Director of Tamil Nadu Inland Waterways Corporation Ltd.,

would TIDCO undertake an assessment study impact

will be tend as for Parandur

a year

Work to be 28%

a first step to...

ing, the

21

Parandur city's second EIA report at Parandur begins

The Terms of Reference are currently under the review of the Expert Appraisal Committee. TIDCO will then have to organise consultations with stakeholders involved in the project and the public.

The Hindu Bureau
PUNE

As a first step to getting the environmental clearance for Parandur's second air purifier, the Terms of Reference of the project are being reviewed by the Expert Appraisal Committee (EAC) of the Ministry of Environment, Forest and Climate Change, Government of India. The EAC is a body of experts who are appointed by the Ministry to review the Terms of Reference (TOR) of the project and to recommend the TOR to the Ministry for approval. The TOR is a document that outlines the scope, objectives, and methodology of the EIA study. It is a key document in the EIA process and is used to guide the study and to inform the public and other stakeholders. The EAC is currently reviewing the TOR for the Parandur air purifier project and is expected to complete its review by the end of the month. Once the TOR is approved, the project can proceed to the next stage of the EIA process, which is the preparation of the EIA report. The EIA report is a document that provides a detailed assessment of the potential impacts of the project on the environment and on human health. It is a key document in the decision-making process and is used to inform the public and other stakeholders. The EIA report is expected to be completed by the end of the year.



At Parandur, the second air purifier is being constructed. The project is being implemented by TIDCO. The construction site is located in the Parandur area, which is a coastal town in Maharashtra. The air purifier is a large, cylindrical structure that is used to purify the air in the area. It is a key component of the Parandur air purifier project, which is aimed at improving the air quality in the area. The project is being implemented by TIDCO, which is a public sector enterprise. The project is expected to be completed by the end of the year.

As a first step to getting the environmental clearance for Chemina's second airport proposed at Parambur, the Terms of Reference of the project are under the review of a high-level committee.

High-speed rail to have 2 IT corridor stops

CHENNAI TO MYSURU, VIA B'LURU

[illegible][illegible][illegible]

The proposed second airport near Cleveland and the expansion of the existing airport will boost the economic activity in that state and bring in new investments, according to American Airlines. The airline's president, Robert Crandall, says that the new airport will be a "game changer" for the state's economy.

and potential obstacles than Paradis, where land acquisition

Economic activity'
The Government is also keen to encourage economic activity, and has announced a number of measures to support businesses and create jobs.

How does the government intend to influence investment?



There are several recent airports in Yamanba. How much do such airports do for the government? Does the government intend to build the first use of them?

development, what
in Latin South and
mass airport is
...and
infrastructure for those
who want to go to
Papua? There are
concerns that it should not
be like Singapore where
the airport has gone ...

• The airport will take some
time to be functional
(1997, 2007)

• The Natio
shaded in

The Tamil Nadu government is acquiring land on its own in Madurai and Thoothukudi for the expansion of the airports.

...impact in the first
...the use on the right side
...when a corner to the 150m
...grounded airport. It can
...fuel the growth of the entire
...State. Customed connections
...is no Malabar will bring in
...more investments in infra-
...structure technology. With a
...port at Thiruvananthapuram

the Ministry of Health and Family Welfare, the Ministry of Education and the Ministry of Labour and Social Security. The Ministry of Health and Family Welfare is the lead agency in the development of the national health policy. The Ministry of Education is responsible for the development of the national education policy. The Ministry of Labour and Social Security is responsible for the development of the national labour policy.

What about the plans for expansion of the Madinet, Thessaloniki and

the applicant planning to use the applicant's existing facilities for the proposed project. The project is to be located on the same site as the existing facilities. The project is to be located on the same site as the existing facilities. The project is to be located on the same site as the existing facilities.

government is

■ The Tamil Nadu govern-

and employment multipliers of aviation are 1.27 and 1.37, respectively. This means every \$100 spent on air transport brings about \$127 worth of jobs in the economy and every \$100 direct job results in 137 jobs in the economy as a whole.

When the Paper Speaks, Plots Appreciate



**2MINS FROM PROPOSED
GREENFIELD AIRPORT**



**NEAR L&T
DATA CENTER**



**NR.PROPOSED
PILLAICHATHIRAM METRO STATION**



**JUST 300 MTRS FROM
BANGALORE HIGHWAY ROAD**



**JUST 500 MTRS FROM
8 LANE EXPRESS HIGHWAY**



**JUST 300 MTRS FROM
PARSHWANATH JAIN SHWETAMBAR**



**BEST INVESTMENT
LOCATION**



**NR.MEENAKSHI
MEDICAL COLLEGE**



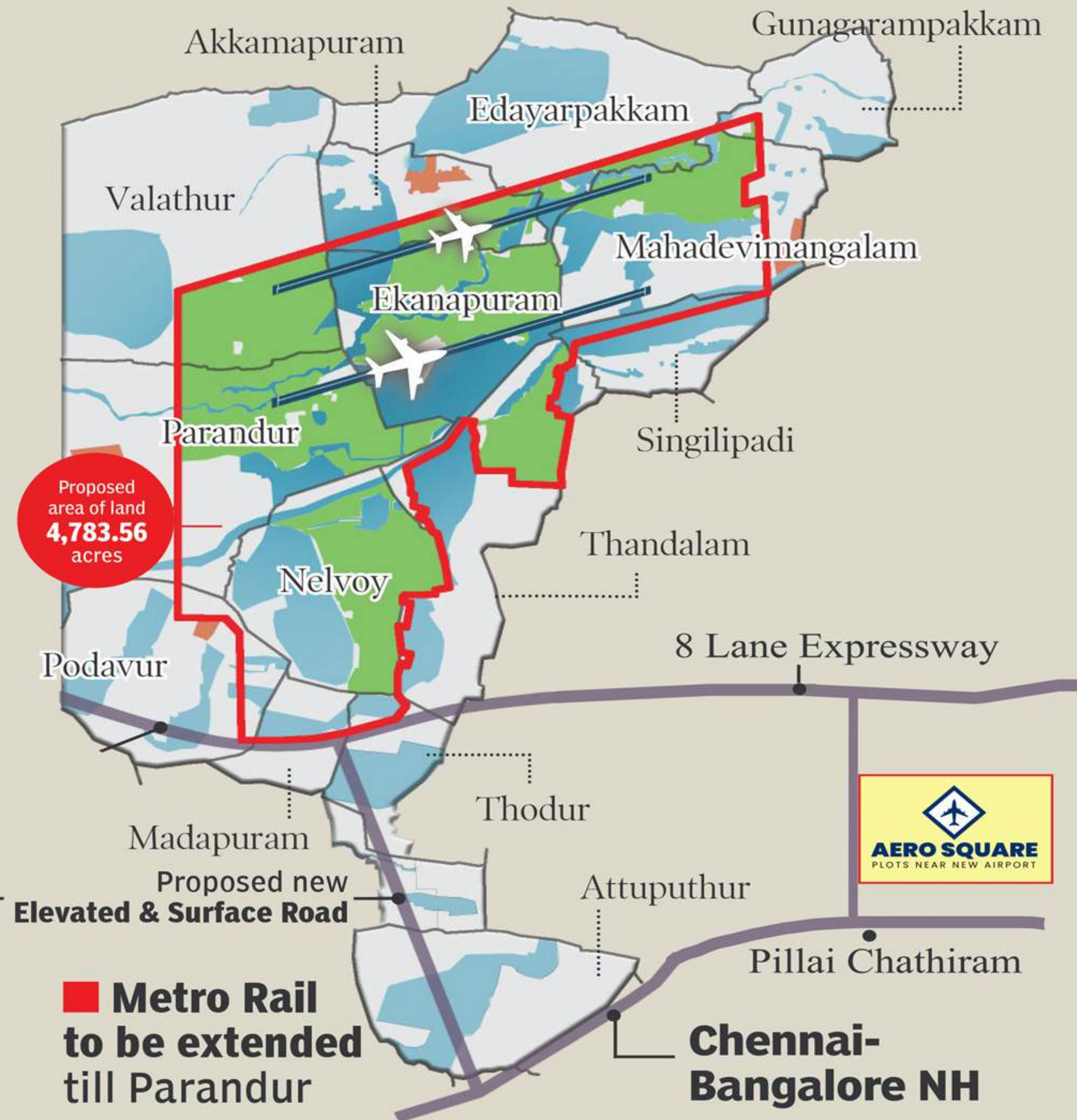
**WELL CONNECTED ROADS
WITH TRANSPORTATION**

NEXT GROWTH ZONE

Invest in Plots Before Price Takeoff

NR. PARANDUR NEW AIRPORT

PLOTS / ₹ **10L**
STARTING FROM JUST Onwards





CALL: 85250 85750 | 044-4354 0080

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

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