



ABOUT US



EVER WONDER WHAT BUILDS A TRUSTED DEVELOPER?

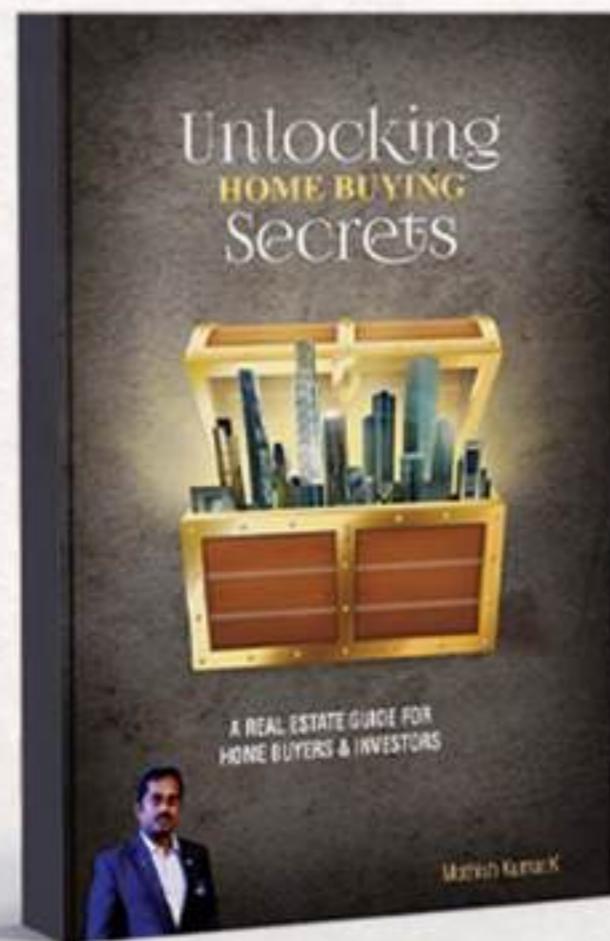
For over two decades, Stepsstone Promoters has been shaping communities with one clear belief land and homes should feel secure, simple, and rewarding. *With 21+ years of experience, 101 landmark projects, and 5,000+ happy families across 4 million sq.ft. of developed space*, we've grown into a trusted 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.

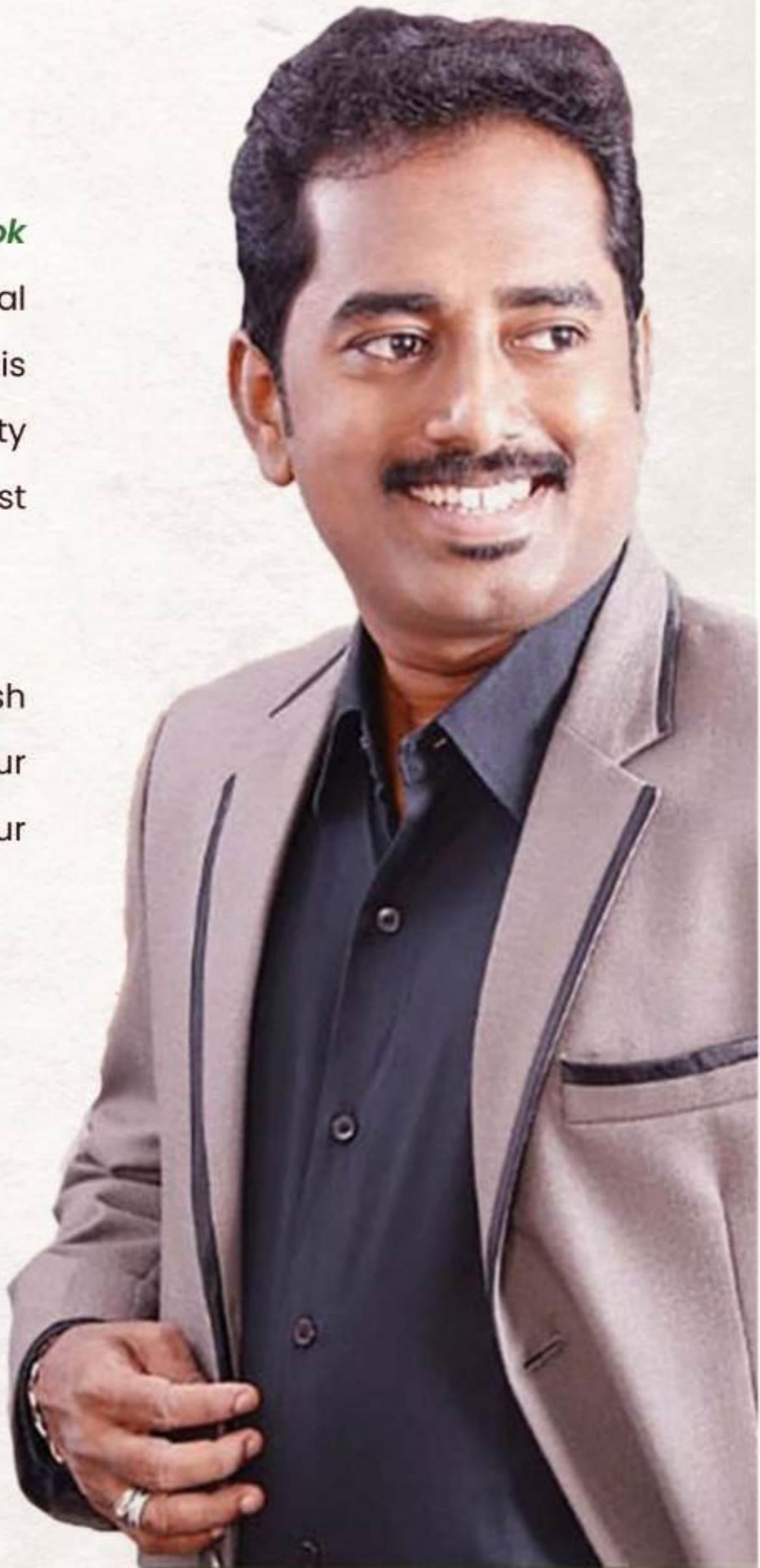
Our journey of growth and excellence is guided by our Founder and Managing Director, Rtn. K. Mothish Kumar, whose visionary leadership and deep industry insight have been instrumental in shaping our success. His belief in combining transparency, innovation, and tradition ensures that each of our projects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



RTN. MOTHISH KUMAR K

Founder & Managing Director
Stepsstone Promoters Pvt. Ltd

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



AWARDS & RECOGNITIONS



Affordable Housing Project Award



Pride of Chennai Award



Emerging builders Award



Real Estate Award



Construction Industry Award



Builders Association of India

OUR BRAND FIDELITY

21+

YEARS &
COUNTING

101

RESIDENTIAL &
COMMERCIAL PROJECTS

4M+ 50000+

SQUARE FEET OF
CONSTRUCTION

TRUSTED
FAMILIES



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.





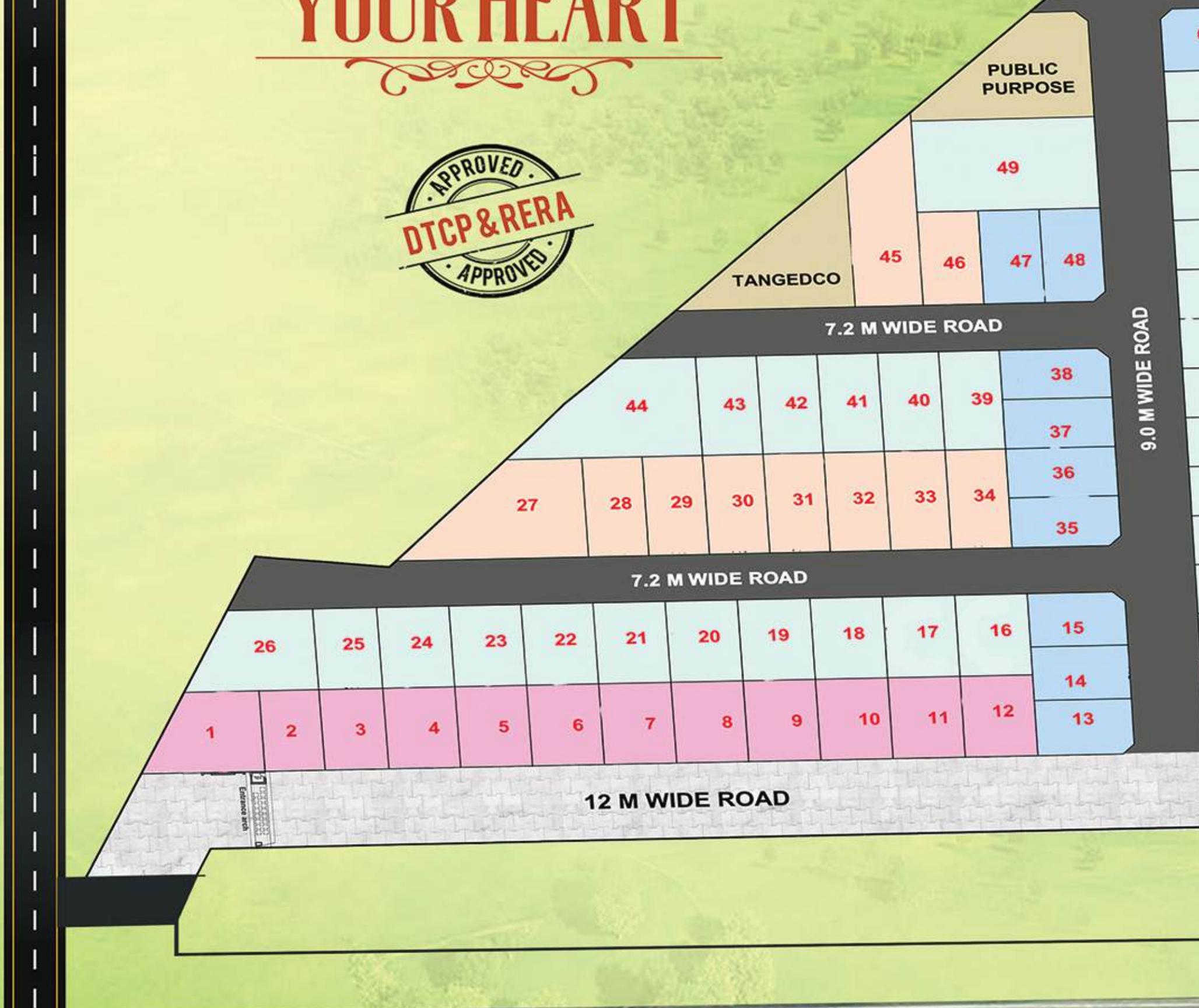
8 LANE EXPRESSWAY

LIST OF AMENITIES:

- ENTRANCE ARCH
- SECURITY ROOM
- BT ROAD
- 40 FEET ROAD PAVER BLOCK
- KERBSTONE
- PLOT STONE
- AVENUE TREES
- PLAM TREES
- 40 FEET ROAD BOTH SIDE
- MEXICAN GRASS
- SOLAR STREET LIGHT
- EB STREET LIGHT
- CLUBHOUSE
- KIDS POOL
- CAFFETARIAN
- HOME THEATRE
- MULTI PURPOSE HALL
- GUEST ROOM
- GYM
- INDOOR GAMES
- OSR PARK
- ZEN GARDEN
- GRASS MOUND
- PAVER PATHWAY IN PARK
- LAWN
- FOUNTAIN
- RAISED SEATER
- CLUSTER GARDEN
- FLIGHT GAME
- FRP TOWER MERRY
- GO ROUND HORSE / DUCK
- SEESAW 4 SEATER
- HORIZONTAL LADDER
- MULTI PLAY STATION 06
- SWING FRP
- OPEN GYM PARK
- HIP DOUBLE TWISTER
- DOUBLE PERSON
- SHOULDER WHEEL
- AIR WALKER DOUBLE PERSON
- PARK BENCH
- FAMILY SWING
- BADMINTON COURT

AERO SQUARE
LOTS NEAR NEW AIRPORT

**LOTS CLOSE TO
NEW AIRPORT
CLOSE TO
YOUR HEART**



CHENNAI - BANGALORE HIGHWAY

METRO STATION



JAIN SHWETAMBAR TIRTH TEMPLE



PROJECT HIGHLIGHTS

Discover the key highlights of our project at a glance! From prime location benefits near the new airport to modern amenities like a serene park and traditionally designed club house, this infographic offers a snapshot of why this investment is the perfect blend of convenience, growth potential, and superior living. Explore the standout features that make this development a must-see opportunity.



READY TO BUILD HOMES



80% BANK LOAN



FAST APPRECIATING LOCATION



POLLUTION FREE ZONE



CLEAR TITLES



RERA APPROVED



DTCP APPROVED

Plot No	Area in Sqft	Plot No	Area in Sqft
1	1718	121	1198
2	1031	122	1198
3	1099	123	1209
4	1234	124	789
5	1234	125	801
6	1234	126	801
7	1234	127	801
8	1234	128	801
9	1234	129	801
10	1234	130	801
11	1234	131	801
12	1234	132	801
13	1117	133	801
14	1103	134	801
15	1078	135	801
16	1234	136	801
17	1234	137	801
18	1234	138	801
19	1234	20	1234
21	1234	21	139
22	1234	22	140
23	1234	23	975
24	1234	24	142
25	1099	25	533
26	1901	26	564
27	2803	27	564
28	1252	28	564
29	1252	29	564
30	1252	30	564
31	1252	31	564
32	1252	32	564
33	1252	33	564
34	1252	34	564
35	1123	35	564
36	1121	36	564
37	1121	37	564
38	1109	38	564
39	1252	39	564
40	1252	40	564
41	1252	41	564
42	1252	42	564
43	1252	43	564
44	2856	44	592
45	2346	45	592
46	1170	46	604
47	1170	47	604
48	1158	48	604
49	3436	49	604
50	1525	50	604
51	1537	51	604
52	1244	52	604
53	1244	53	604
54	1244	54	604
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56	1244	56	604
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61	1244	61	604
62	1244	62	604
63	1244	63	604
64	1042	64	604
65	1054	65	604
66	1032	66	604
67	1244	67	941
68	1244	68	801
69	1244	69	801
70	1244	70	801
71	1244	71	801
72	1244	72	801
73	1244	73	801
74	1244	74	801
75	1244	75	801
76	1244	76	801
77	1244	77	801
78	1244	78	801
79	1510	79	801
80	1524	80	801
81	1536	81	801
82	1357	82	801
83	1357	83	801
84	1357	84	801
85	1357	85	789
86	1357	86	300
87	1357	87	667
88	1357	88	201
89	1357	89	667
90	1660	90	202
91	1737	91	667
92	1208	92	204
93	1208	93	655
94	1208	94	205
95	1208	95	1231
96	1208	96	1244
97	1208	97	1244
98	1208	98	1244
99	1208	99	1244
100	1208	100	211
101	1209	101	1244
102	1221	102	1244
103	1208	103	214
104	1208	104	225
105	1208	105	226
106	1208	106	217
107	1208	107	1966
108	1208	108	218
109	1208	109	1244
110	1208	110	221
111	1208	111	1244
112	1235	112	224
113	1482	113	1244
114	1198	114	225
115	1198	115	1244
116	1198	116	227
117	1198	117	1231
118	1198	118	228
119	1198	119	935
120	1198	120	896
121	231	121	1954

AMENITIES THAT ENRICH A LIFESTYLE THAT EVOLVES.



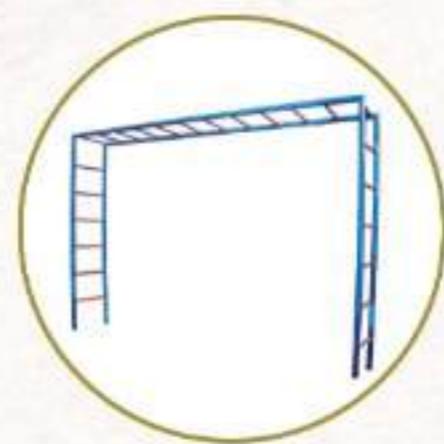
FLIGHT GAME



MERRY GO ROUND HORSE



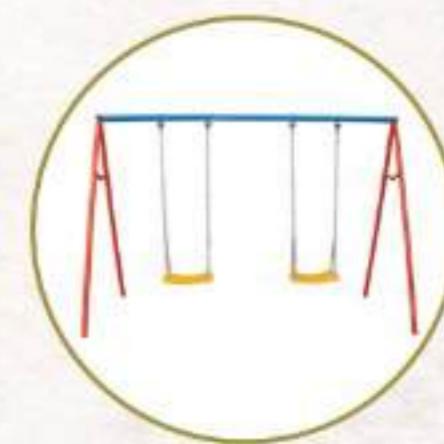
SEESAW 4 SEATER



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

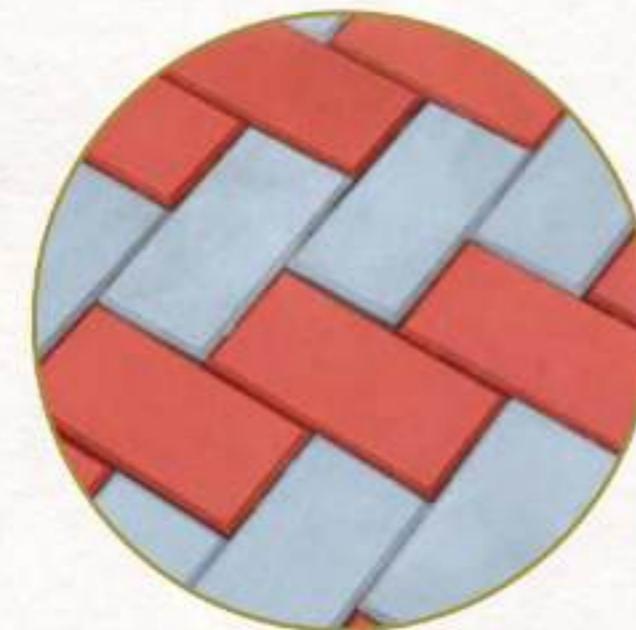
ELEVATE YOUR LIVING WITH THESE SALIENT FEATURES



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

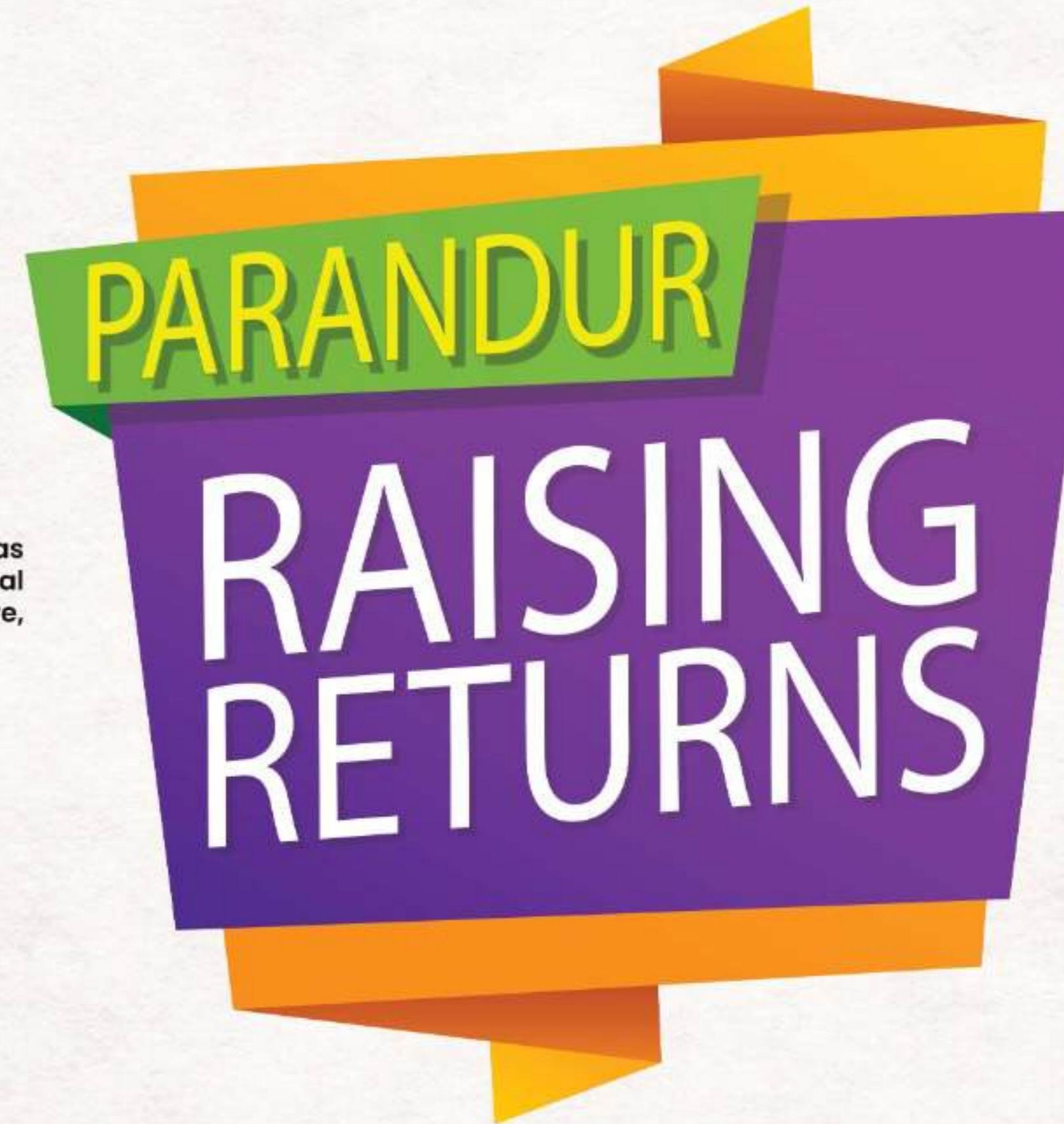


INDOOR GAMES

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%**



40-45%

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

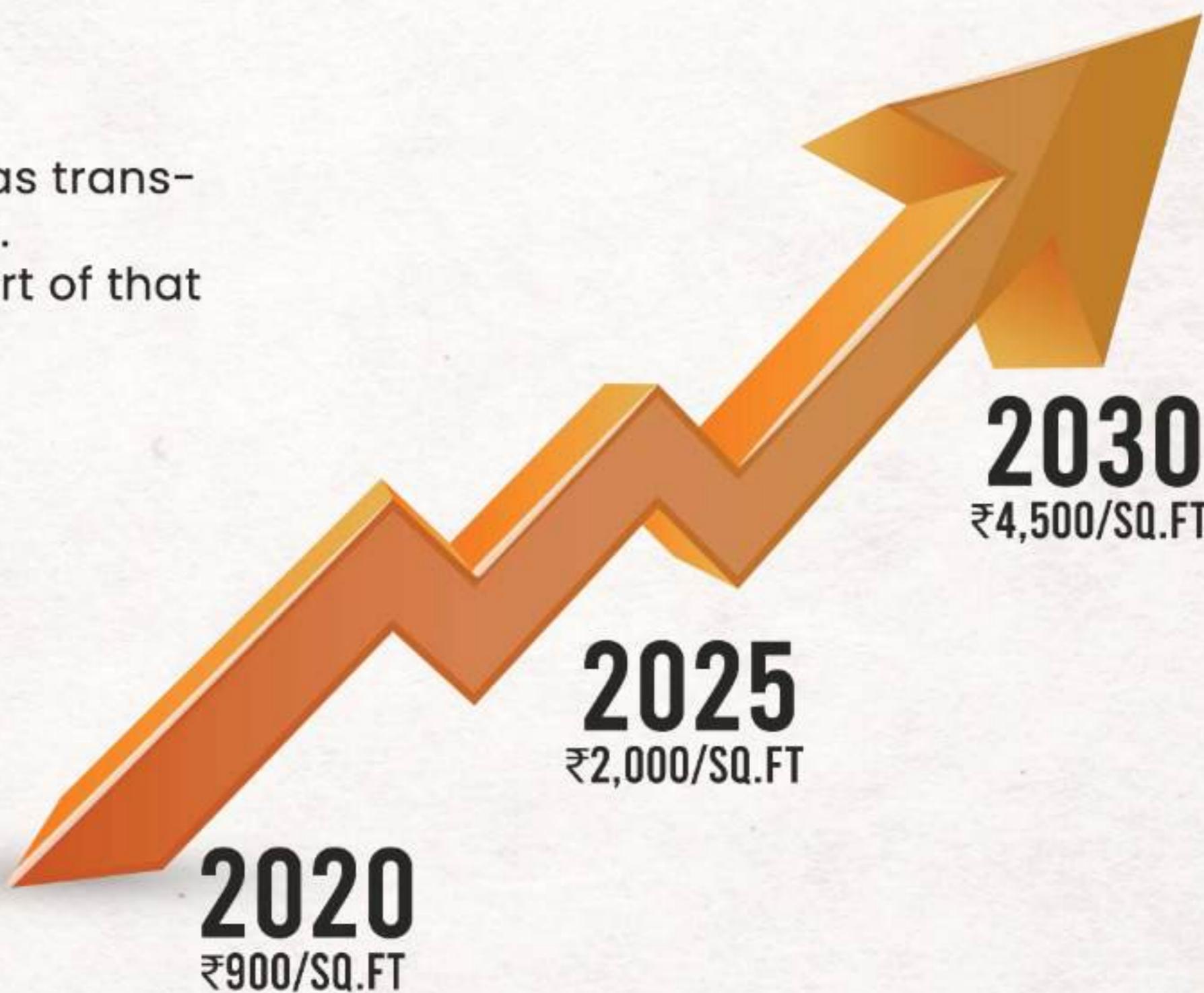
MORE SECURE THAN
GOLD

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%**

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

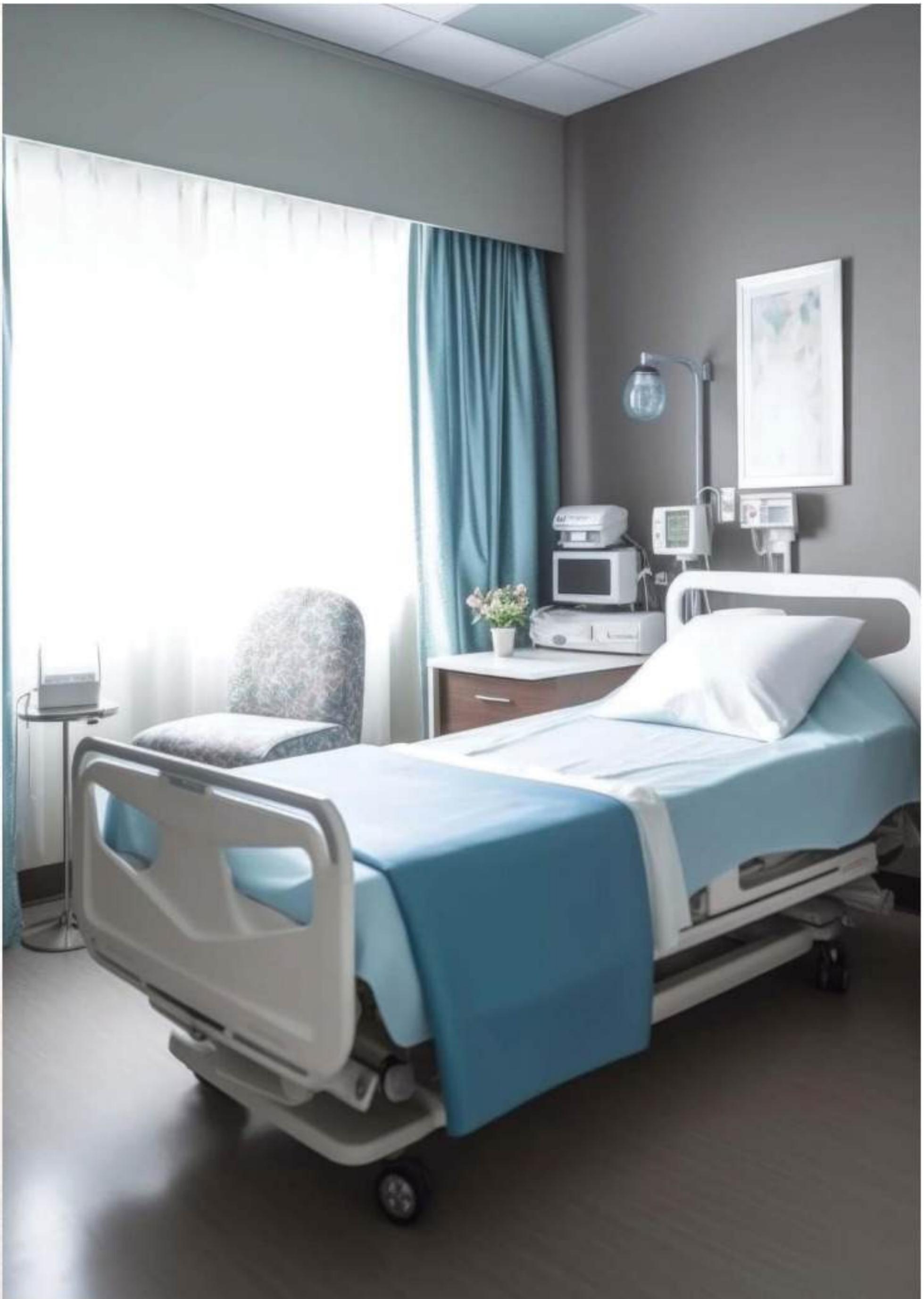
SCHOOLS & COLLEGES

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



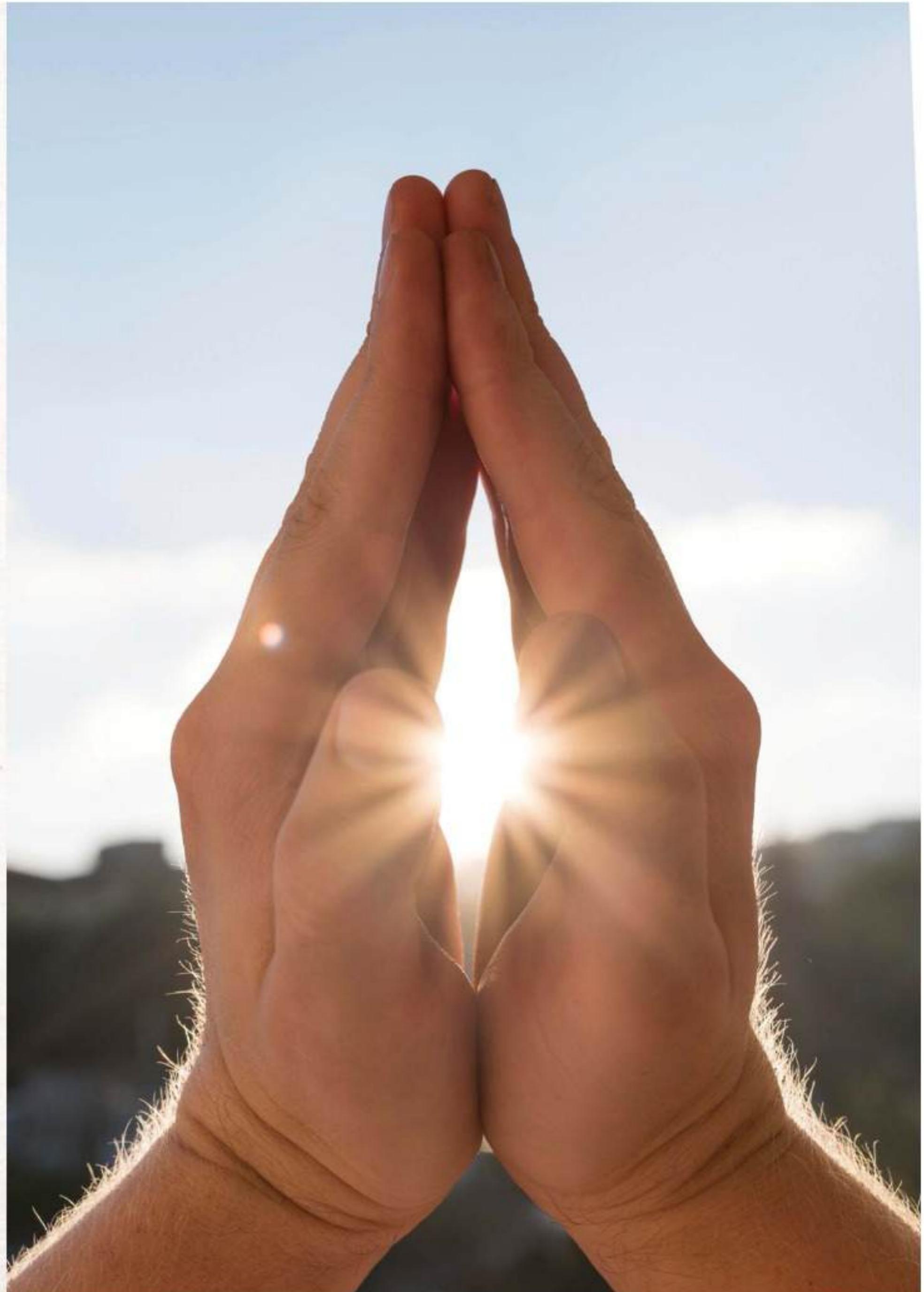
HOSPITALS

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



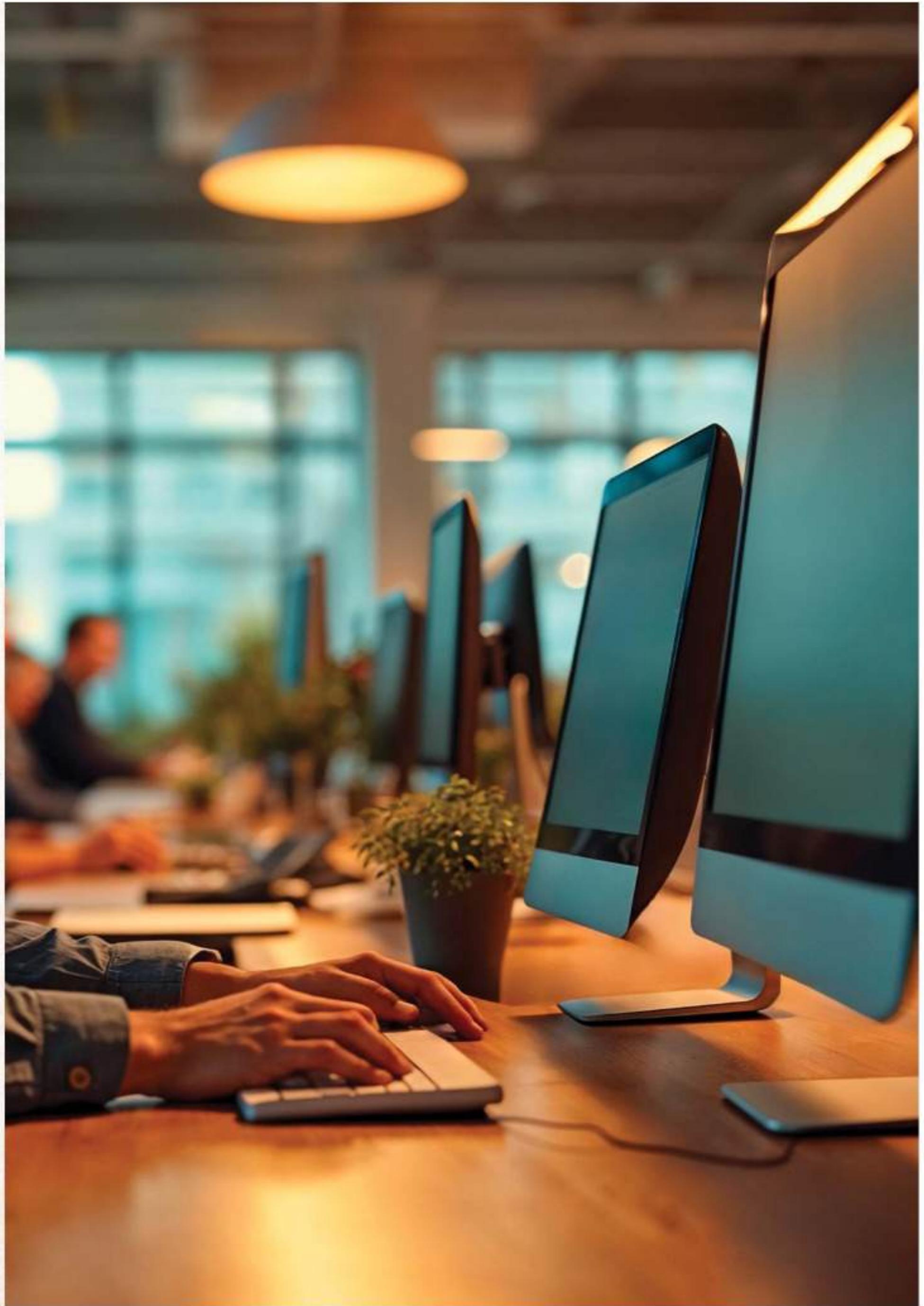
WORSHIP PLACES

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.



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



Estimated cost: **Rs 20,000 cr**
Area of land to be used **4,971 acres**

The new site is **70 km** away from Chennai Int'l airport

CONNECTIVITY PLANS FOR THE NEW AIRPORT

- The proposed metro rail line from Poornamallee
- The Chennai-Bengaluru national highway (NH 48)
- The Parandur Road that branches off from NH-48 near Mensakshi Medical College Hospital and passes through the project site reaching Maduravangal Township.
- It will be an express metro line

Detailed project will be tenders for work to be

Land needed:

20 million a year

work to be

2025

Passenger capacity in phase 1

20 million a year

work to be

2025

Passenger capacity in phase 1

20 million a year

work to be

2025

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20 million a year

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Passenger capacity in phase 1

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Passenger capacity in phase 1

20 million a year

work to be

2025

Passenger capacity in phase 1



**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**



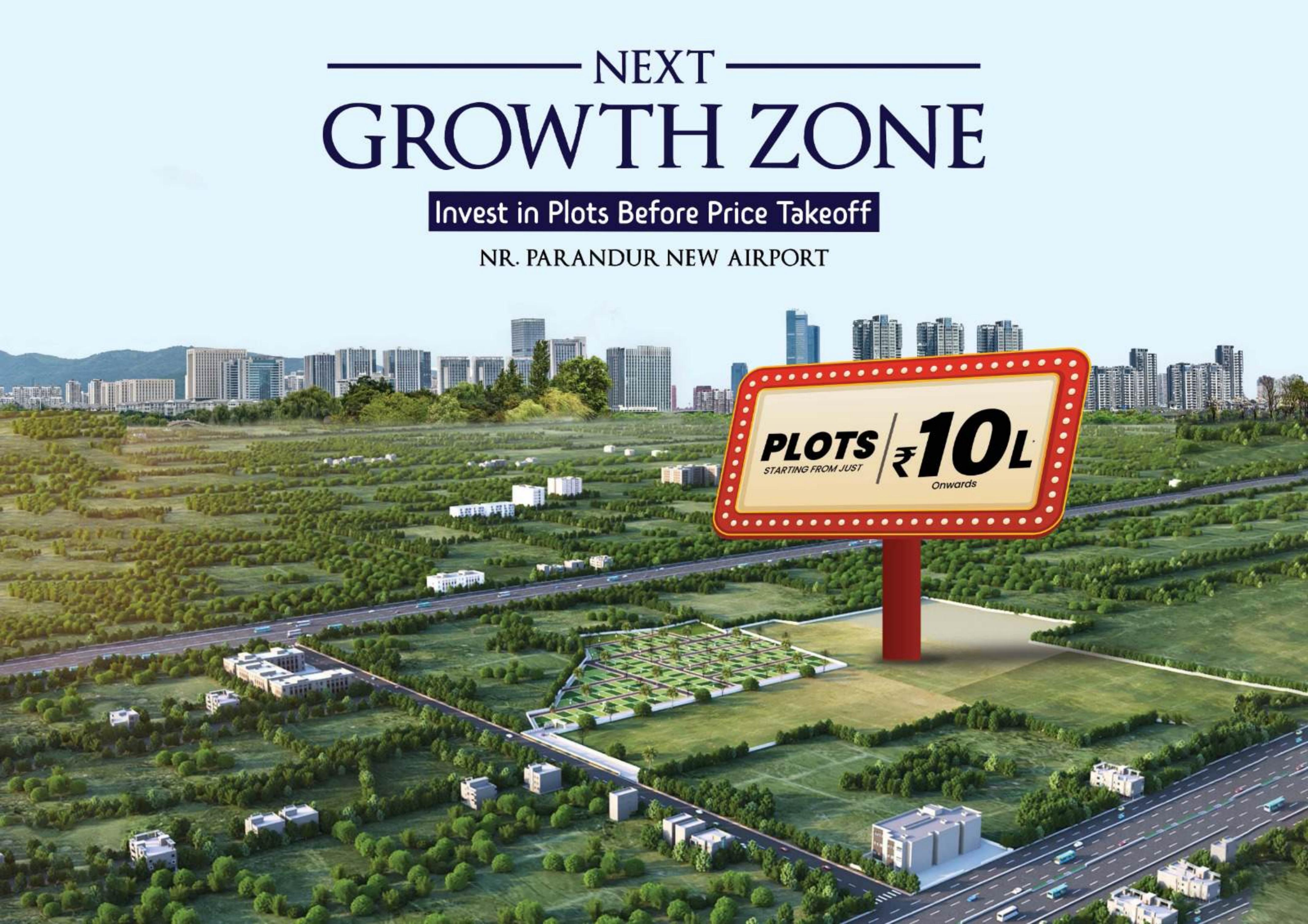
**WELL CONNECTED ROADS
WITH TRANSPORTATION**

—NEXT—

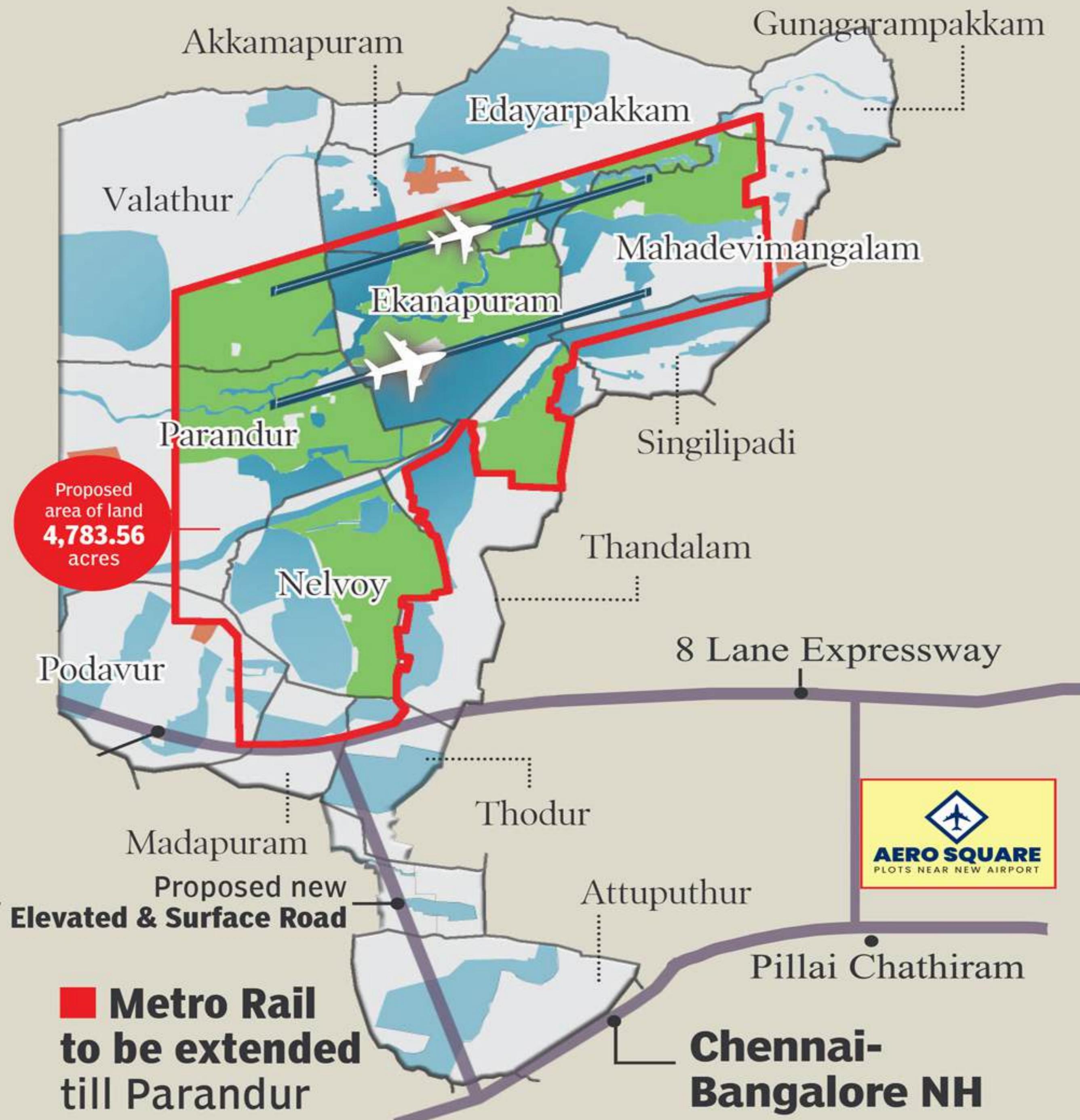
GROWTH ZONE

Invest in Plots Before Price Takeoff

NR. PARANDUR NEW AIRPORT



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





CONTACT US



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