



LUXURY LIVING FOR
Little Legends

 **VIRAAM**
PHASE - II



About Us

StepsStone Promoters is into developing residential Villa Plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We have completed 105 Landmarks and have 6000+ happy families of around 3.3 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





StopStone
A COMMITMENT TO YOUR DREAMS

VIRAAM 2

StopStone
A COMMITMENT TO YOUR DREAMS

Project Highlights

CMDA & RERA-Approved Premium Residential Community

Fully Residential Neighborhood with a peaceful and family-friendly environment

No Common Walls for complete privacy and better ventilation

Private Terrace Apartments (Selected Units)

Highest Carpet Area for maximum usable living space

Highest UDS (Undivided Share of Land) for greater long-term value

100% Vaastu-Compliant Homes

110 Premium Apartments (Stilt + 5 Floors)

50+ Lifestyle Amenities for every age group

Exclusive Clubhouse with modern recreational facilities

Beautifully Landscaped Open Spaces

Children's Play Area & Indoor Games

Ample Covered Car Parking

24x7 Security with CCTV Surveillance

Power Backup for Common Areas

Excellent Water Supply & Sewage Treatment System

Prime Location Advantages

Located in a Fully Developed Residential Area

Just minutes from Maharishi Vidya Mandir CBSE School and other leading educational institutions

Close to ARK Sports Academy and premier sports facilities

Easy access to Sri Ramachandra Medical College & Hospital and other leading hospitals

Near Kattupakkam Metro Station and major bus connectivity

Excellent connectivity to Porur Junction, Outer Ring Road (ORR), and Chennai-Bengaluru Highway

Well connected to major IT Parks & Employment Hubs

Surrounded by supermarkets, utility stores, restaurants, banks, and premium showrooms

Close to renowned temples and daily lifestyle conveniences



NEST
COLLECENE
WORK CONF: TCOONS





Luxury Living with
VASTU
COMPLIANCE





About The Project

Viraam Phase-2 is a premium CMDA-approved residential community thoughtfully designed to redefine modern urban living. Comprising 110 exclusive apartments across stilt + 5 Floors with ample car parking , the project offers spacious 2 & 3 BHK homes ranging from 949 sq. ft. to 1,282 sq. ft.

A Lifestyle Designed for your family

At VIRAAM Phase - 2, every detail has been carefully planned to enhance your everyday living experience. The community offers an ideal combination of privacy, security, and open spaces, allowing residents to enjoy a peaceful lifestyle without compromising on connectivity or convenience. VIRAAM Phase - 2 is more than just a home - it is a thoughtfully crafted lifestyle where comfort, convenience, and community come together.



About The Porur

A Location That Connects You to Everything

We believe your home should be the center of your world—a place that brings comfort, convenience, and everything you need within easy reach.

Strategically located in Porur, one of Chennai's fastest-growing residential destinations, VIRAAM Phase – 2 offers the perfect balance of urban connectivity and peaceful living. With excellent infrastructure, seamless road networks, and easy access to major business hubs, Porur has become a preferred choice for discerning homebuyers and investors alike. Over the years, Porur has evolved into a vibrant neighborhood with world-class social infrastructure. Renowned educational institutions, leading healthcare facilities, shopping malls, entertainment centers, IT parks, and daily conveniences are all located just minutes away, making everyday life effortless and enjoyable. Whether you're commuting to work, dropping your children at school, shopping with family, or accessing quality healthcare, everything is within close proximity. VIRAAM Phase – 2 keeps you well connected to the energy of Chennai while offering the serenity of a thoughtfully planned residential community. Experience a lifestyle where ****connectivity, convenience, and comfort come together****—because at VIRAAM Phase – 2, you're always close to what matters most.



"Experience Villa-Style Privacy
Private Living"



“HEAR YOUR FAMILY
NOT YOUR NEIGHBOUR”



PRIVATE LIVES APARTMENTS

DESIGNED WITH NO COMMON WALLS



ABUNDANT
NATURAL LIGHT



CROSS
VENTILATION



ZERO SHARED-WALL
DISTURBANCE



LOWER ENERGY
CONSUMPTION



Privacy. Peace.
Pure Comfort.





PODIUM FLOOR



Thoughtfully curated amenities for
every age. Every day.



PODIUM FLOOR



See-saw



Jungle gym



3-Seater Swing



Flat Rotor



Duck Spring Rider



Horse Spring Rider



Circular Climber



Monkey bar



Half Basketball Court



Straight Slide



Park Bench



Plunge Pool for Kids





— EVERY SPACE. EVERY EXPERIENCE. —

CLUB HOUSE

WHERE LEISURE MEETS LIFESTYLE



CLUB HOUSE GROUND FLOOR



Grand Lobby



KIDS WONDER WORK STUDIO



Dance



Arts & Crafts



Music



PLAY ROOM



Air Filled Inflatable Bounce house



Ball Pool



Ninja Obstacle Course



VR Games Console Space



Air Hockey








Endless Fun. Every Day.

Indoor games and activities designed to spark joy, learning and togetherness.



INDOOR GAMES

-  Foosball
-  Dart game
-  Snooker
-  Carrom board
-  Chess board



FLOOR GAMES:

-  Hopscotch court & Jump Game
-  Hidden Riddle Puzzle
-  Hula Hoop Game
-  Chalk shape Jump
-  Kid's innovation lab





More Spaces. More Possibilities.

Curated spaces for entertainment,
productivity and togetherness.



AV ROOM IN CLUB HOUSE

- Mini Theater



MULTIPURPOSE HALL IN CLUB HOUSE



WORK STATION ROOM



AV ROOM IN CLUB HOUSE

- Mini Theater

Enjoy immersive movie experiences
with state-of-the-art audio and
visual technology.



MULTIPURPOSE HALL IN CLUB HOUSE

A versatile space for celebrations,
gatherings, events and more.
Designed to bring people together.



WORK STATION ROOM

A quiet, productive environment
to work, study or focus.
Because comfort drives creativity.



— OPEN SPACES. GREAT EXPERIENCES. —

TERRACE AREA

Unwind. Connect. Celebrate.



BARBEQUE KITCHEN WITH ROOF TOP

Savor delicious moments with family and friends in a stylish rooftop setting.



LANDSCAPE

Green spaces that bring nature closer and keep you refreshed.



CRICKET PITCH IN KIDS

Encouraging outdoor play and team spirit.



KIDS SWIMMING POOL

A fun and engaging way to learn and play.



LANDSCAPE



CRICKET PITCH
IN KIDS

KIDS
SWIMMING POOL





STRONGER YOU. BETTER EVERYDAY.



A well-equipped space to fuel your fitness,
energize your body and refresh your mind.



GYM ROOM



Treadmill



Gym cycle



Multi Gym Machine
Weight Lifting 4 Stations



Aerial yoga



Digital Workout



Yoga Mat



Dumbbells Sets







BUILT ON A
STRONG
FOUNDATION

Thoughtful Infrastructure.
Reliable Living.

Common Infra:



Sump



Well



Bore Well



Over Head Tank



STP



External Set Back Area Paver Blocks flooring.



RO plant as per consultant design



Sintex Tank for Toilent Flush
Tank in A & B block.



Electrical Vechile charge point
(Car & bike)



BUILT WITH

QUALITY & THOUGHTFUL DETAILS



Designed for comfort.
Delivered with care.



ELECTRICAL



Hall and Dining - Smart touch switch with Alexa.



Main Door Wi-Fi Digital Smart lock.



Wireless screw mount calling bell set.



5G Wiring all flats in living area.



Power Backup



ELEVATION



As Per Architect Design.



EXTRA WORK



As per client requirement at extra cost
(as per approval from management)



CAR PARKING





COMMON AMENITIES



Thoughtfully planned for a comfortable and secure living.



Elevators



Power Backups for Common Areas



Car Parking & corridor area light Timer automation control



Owners Name Board



Rain water Harvesting



Drivers Restroom



Security cabin at entrance



Dust Bin



CCTV Camera



Letter box



Entrance Arch



Solar Panel



Fire Extinguisher

Just
20
Minutes
to
School
Play



Save Time
More moments
that matter



Stress Free
Smoother mornings,
happier kids



More Play
Extra time
for childhood



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

AVL Matriculation School



Lalaji Memorial
Omega International School



Kalashetra Matric
Higher Secondary School
Narayana E-Techno 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



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

Apollo Hospital



Saveetha Dental
College And Hospitals

Aravind Eye Hospital



MIOT International
Hospital



SRM Multi Speciality
Hospital



2 BHK



StepsStone
Smart Living Solutions

VIRAAM 2

StepsStone
Smart Living Solutions



3 BHK







GROUND FLOOR PLAN



GAME
ON

EAT
SLEEP
GAME
REPEAT

GGPVS



FIRST FLOOR PLAN

Store
5'0" X 11'8"

LR
6'0" X 6'0"

Store Space

V1

W2

UP

DN

INDOOR GAMES
35'10" X 21'6"

19'6" X 26'2"

- Floor games:**
- 1. Hopscotch Count & Jump game,
 - 2. Hidden riddle puzzle,
 - 3. Hoop Hoop Post,
 - 4. Check Hoop Jump,
 - 5. Art & Craft work,
 - 6. Painting work.

Ball Pool

Air Filled Inflatable
Bounce

Nya's Obstacle Course

GLASS





SECOND FLOOR PLAN





GAMING TURF ARENA - FOOT BALL & CRICKET
36'10" X 21'6"

DN

W.C
5'0" X 5'6"

W.C
5'0" X 5'10"

LMR LESS
6'0" X 6'0"

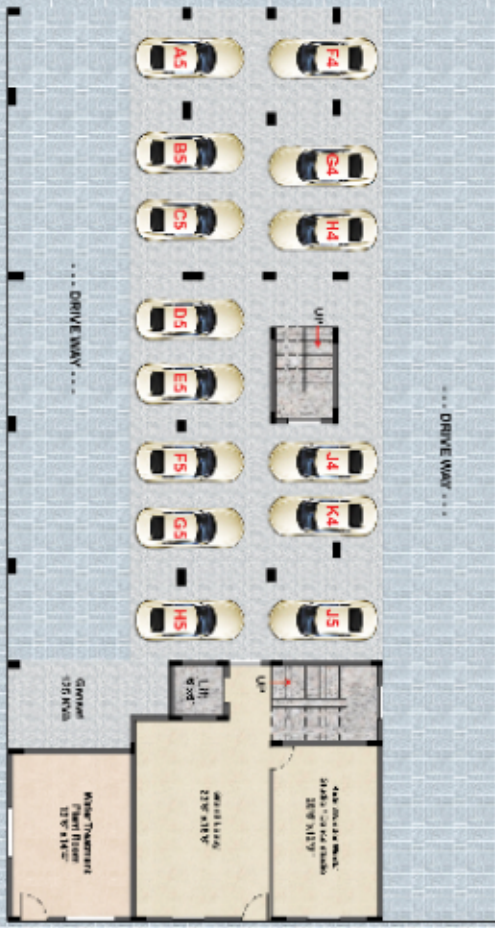
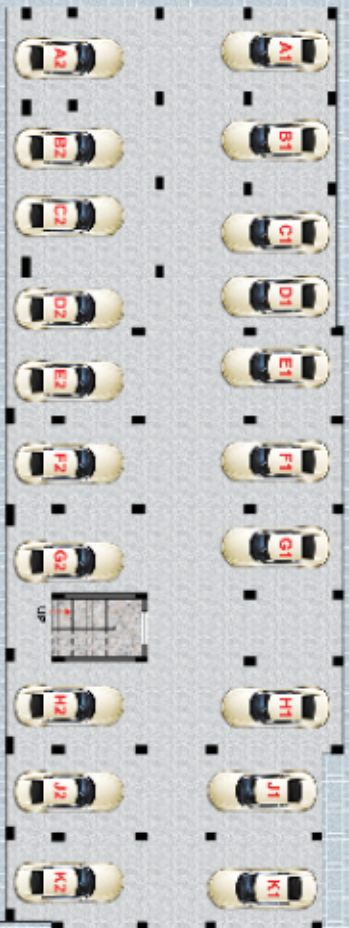
CLUB HOUSE TERRACE

Site & Stilt Floor Plan
Block - A & B





BV CHANDROO STATION



Block - A

Scale 1:1000

SPECIFICATION

HOME IS WHERE THE HEART IS



Structure

RCC Framed structure with AAC Block masonry and plastering.



Flooring

- Living/Dining/-600x 1200mm vitrified tiles
- Kitchen - 600 x 1200mm vitrified tiles
- All Bedrooms - 600 x 1200mm vitrified tiles
- Balcony - 600 x 1200mm vitrified tiles
- Private terrace-600x 600mm vitrified Rustic finishing



Windows

- UPVC Sliding window with Plain glass
- UPVC 3 track Sliding door with Plain glass for Hall Balcony
- UPVC louvers with Pinhead glass Ventilators
- Corridor/Staircase-Granite



Electrical

Three-phase supply with independent meters, concealed multi-stranded copper wiring with necessary power, lighting 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

Foam concrete finished with white cooling tiles.



Painting

Internal walls will be finished with putty, primer with Interior emulsion, Exterior Emulsion Apex paint, doors and Window grill, enamel Paint.



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.



Joineries

Main door teak wood frame with Fluted finish 38mm TK wooden doors shutter and walnut melamine coating of size 3'6" x 7'0". Bedroom doors with Teak wood frame and both side laminated shutter, balcony and Toilet door frame WPC with FRP shutters.



Sanitary Fittings

CP & Sanitary fittings Jaguar (ESSCO) M.Bed attached toilet Wall mounted EWC Closet with Concealed flush tank and control plate, geyser provision. Common Toilets floor mounted EWC.



Toilets

Vitrified wall tiles size 600x 1200mm up to 7' Classic Tile, Floor Anti Skid/mat finish, size 600 x 600mm.



Extrawork

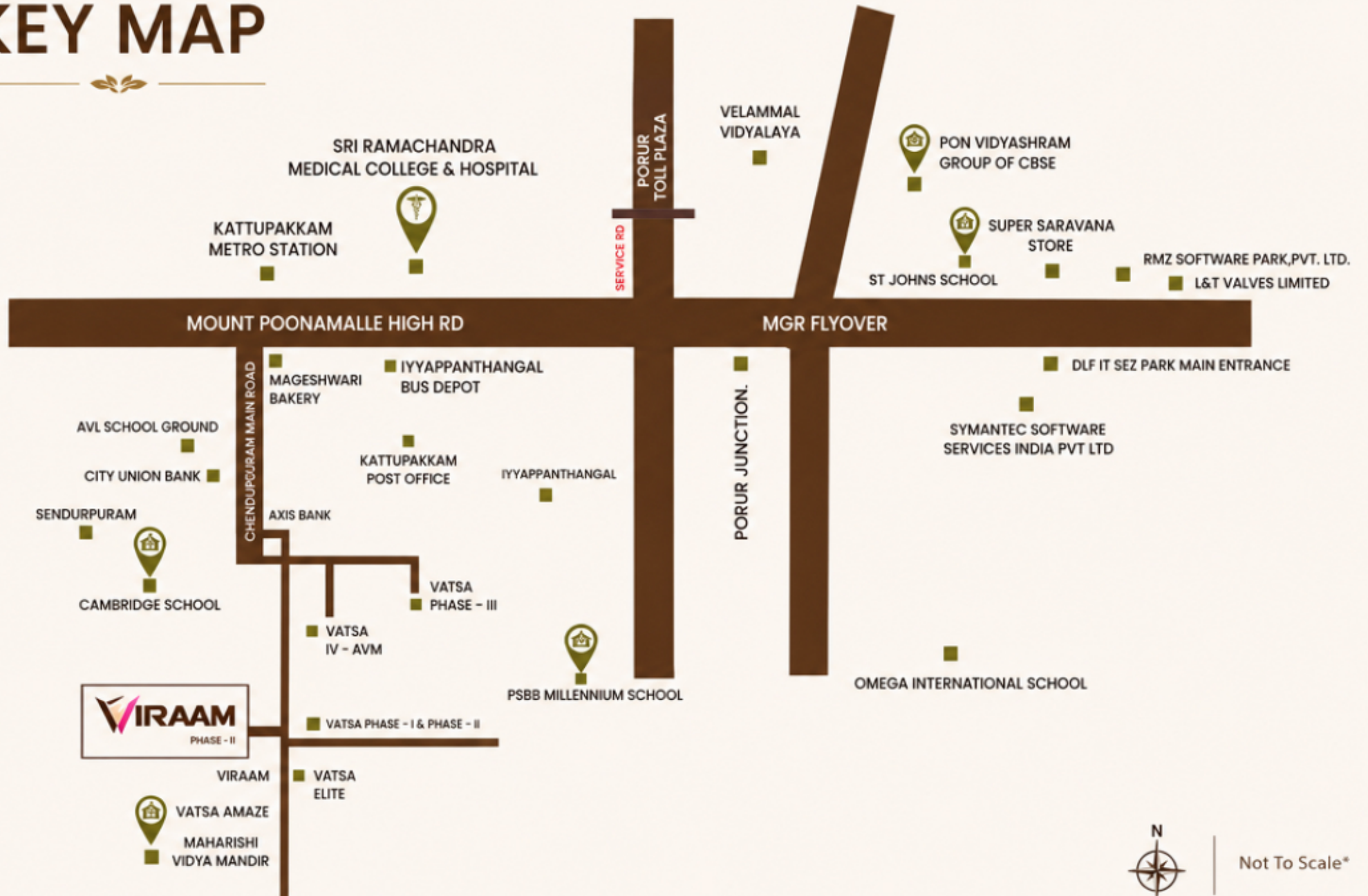
As per requirement by client at extra cost, whichever is technically possible.



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%

KEY MAP



Not To Scale*





Awards & Recognitions

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



Construction Industry
Awards 2025



State Level Business
connect Award



Pride of India - Chennai



Global Quality Award



Times Business Awards



Affordable
Housing Project Award



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