StepsStone
Start living

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

Rtn. MOTHISH KUMAR K
Managing Director
StepsStone Promoters Pvt. Ltd




StopeStone
VIRAAM 2
StopsStone

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

24×7 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





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 LifestyleDesigned for your family

At VIRAAM Phase – 2, every detail has been carefully planned ro enhance your everday 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



Privacy. Peace.
Pure Comfort.


3X3

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

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.









LANDSCAPE | CRICKET PITCH IN KIDS | KIDS SWIMMING POOL

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.



STRONGER YOU.

BETTER EVERYDAY.

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



GYM ROOM

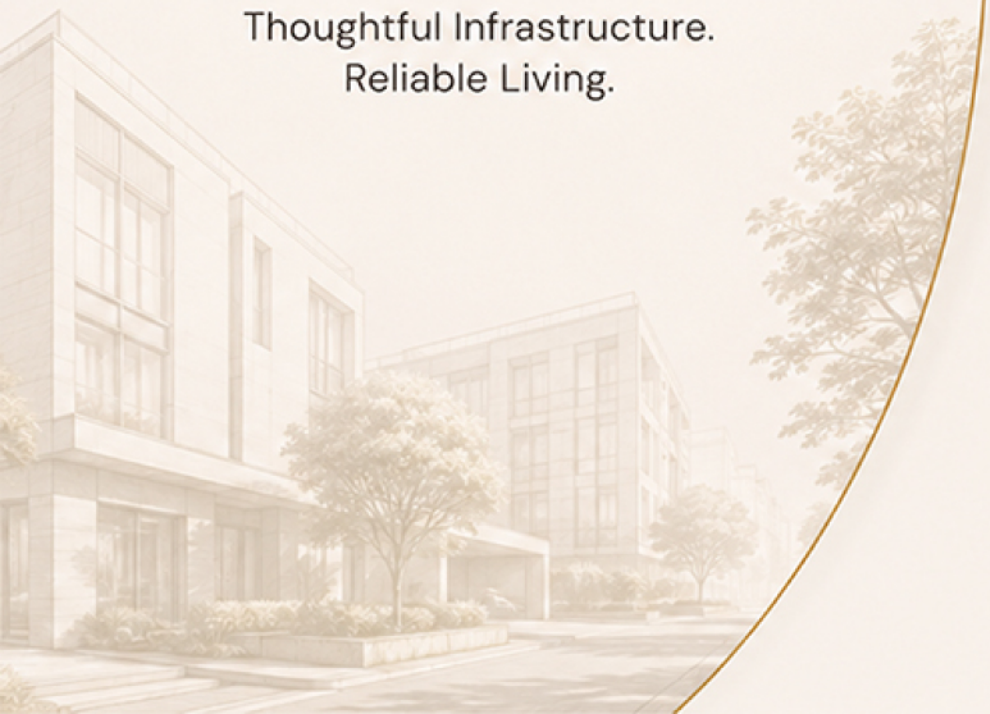
- Treadmill
- Gym cycle
- Multi Gym Machine
  Weight Lifting 4 Stations
- Aerial yoga
- Digital Workout
- Yoga Mat
- Dumbbells Sets


SOLAR SYSTEM
ALPHABET

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)


RADIANT

BUILT WITH

QUALITY & THOUGHTFUL DETAILS

Designed for comfort.
Delivered with care.



ELECTRICAL

- Hall and Dinning - 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


20% LOADING...

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



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 Rond



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
VIRAAM 2
StepsStone


3 BHK







GROUND FLOOR PLAN


GAME
ON
EAT
SLEEP
GAME
REPEAT



FIRST FLOOR PLAN





SECOND FLOOR PLAN

3X3



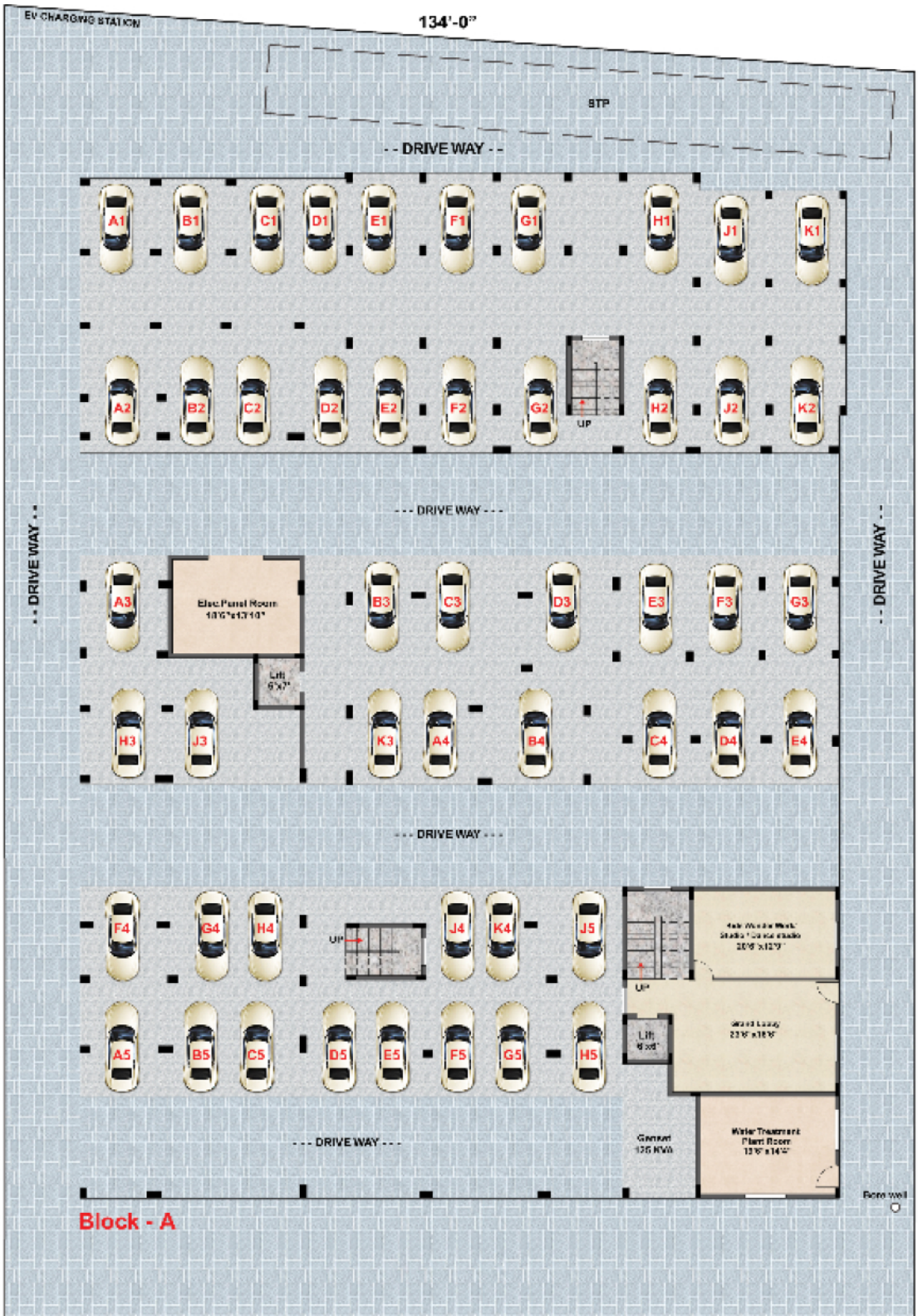
CLUB HOUSE TERRACE



Site & Stilt Floor Plan

Block - A & B


W
S
N
E


EV CHARGING STATION
134'-0"
STP
- - DRIVE WAY - -
A1
B1
C1
D1
E1
F1
G1
H1
J1
K1
A2
B2
C2
D2
E2
F2
G2
H2
J2
K2
UP
- - - DRIVE WAY - - -
- - DRIVE WAY - -
- - DRIVE WAY - -
A3
Elec Panel Room
B3
C3
D3
E3
F3
G3
Lift
H3
J3
K3
A4
B4
C4
D4
E4
- - - DRIVE WAY - - -
F4
G4
H4
UP
J4
K4
J5
UP
A5
B5
C5
D5
E5
F5
G5
H5
Lift
- - - DRIVE WAY - - -
Water Treatment
Plant Room
Bore well
403'-3"
Block - A

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 Plainglass
- 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.

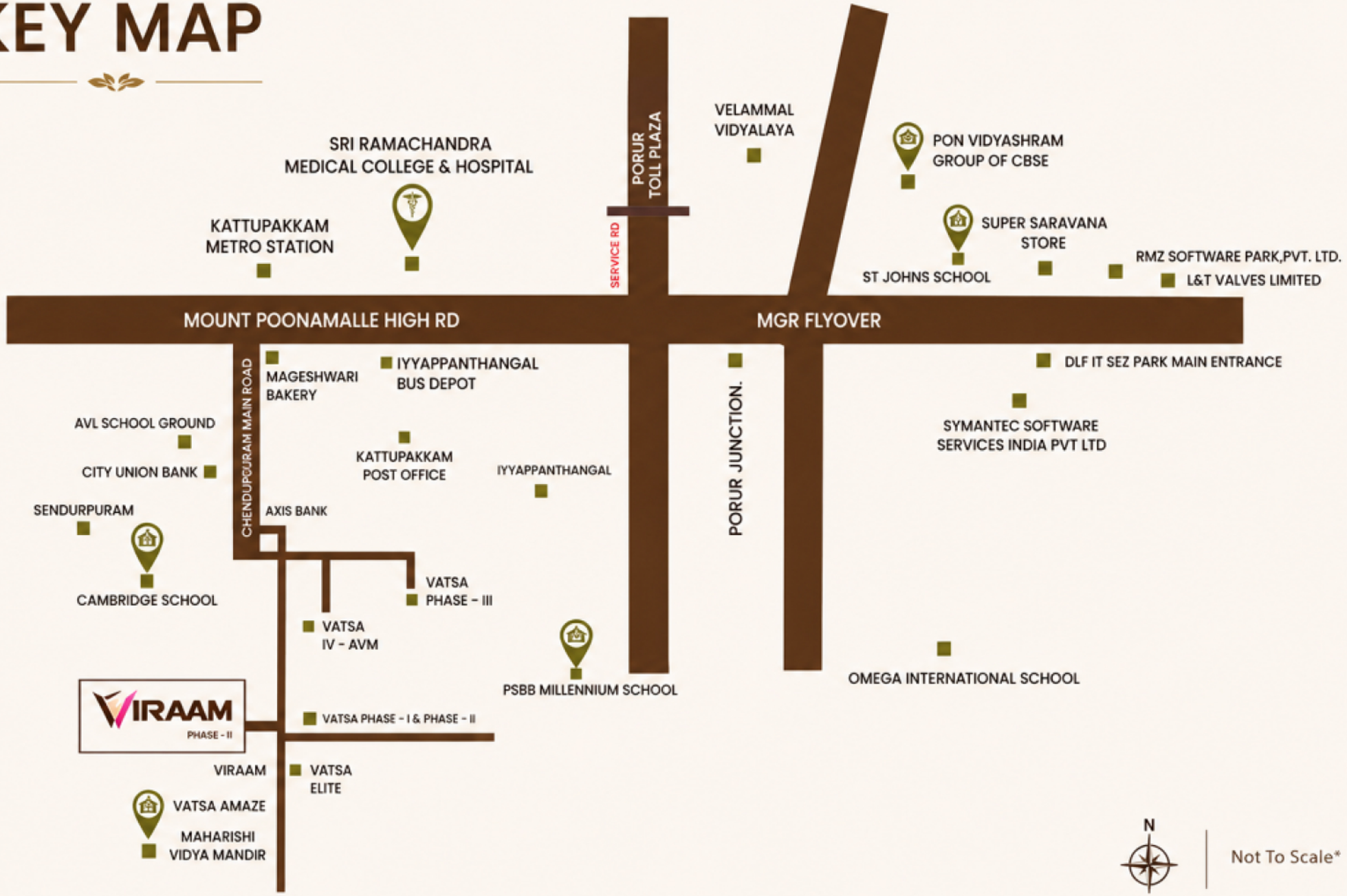
Extrawork

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


SRI RAMACHANDRA
MEDICAL COLLEGE & HOSPITAL
KATTUPAKKAM
METRO STATION
PORUR
TOLL PLAZA
SERVICE RD
VELAMMAL
VIDYALAYA
PON VIDYASHRAM
GROUP OF CBSE
SUPER SARAVANA
STORE
ST JOHNS SCHOOL
RMZ SOFTWARE PARK,PVT. LTD.
L&T VALVES LIMITED
MOUNT POONAMALLE HIGH RD
MGR FLYOVER
CHENDUPUDURAM MAIN ROAD
MAGESHWARI
BAKERY
IYYAPPANTHANGAL
BUS DEPOT
PORUR JUNCTION.
DLF IT SEZ PARK MAIN ENTRANCE
SYMANTEC SOFTWARE
SERVICES INDIA PVT LTD
AVL SCHOOL GROUND
CITY UNION BANK
KATTUPAKKAM
POST OFFICE
IYYAPPANTHANGAL
SENDURPURAM
AXIS BANK
CAMBRIDGE SCHOOL
VATSA
PHASE - III
VATSA
IV - AVM
PSBB MILLENNIUM SCHOOL
OMEGA INTERNATIONAL SCHOOL
VIRAAM
PHASE - II
VATSA PHASE - I & PHASE - II
VIRAAM
VATSA
ELITE
VATSA AMAZE
MAHARISHI
VIDYA MANDIR
N
Not To Scale*



RERA NO:
TNRERA/1/BLG/0203/2026
https://rera.tn.gov.in

CREDAI
MEMBER

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 - Cheenai



Global Quality Award



Times Business Awards



Affordable
Housing Project Award

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