



NO THAK-THAK

Presenting 1, 2 & 3 BHK Residential Flats With **NO COMMON WALLS.**

Who we are...

StepsStone Promoters is one of the leading flat Promoters in Chennai. StepsStone builders offer 1BHK, 2BHK and 3BHK apartments and flats in Chennai. StepsStone Promoters is into developing Independent Houses, Bungalows, Flats, Apartments, Villas, Plot Layouts, Engineered Layouts with uncompromising Quality. We have completed 90+ Landmarks and have Living 2500+ happy families.

Exquisitely designed with enhanced practical usage of space, our eminent architects and expert craftsmen make every Stepsstone home, a pride to possess.



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

About Porur...

We believe your abode should be the center of your world and all your needs. Porur is on the suburbs of the city of Chennai is rapidly becoming the preferred site 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 will effortlessly connect you with the hustle and bustle of the city life.

Porur situated in South-east of Chennai has been developing exuberantly in the past few years., safe and comfortable for school, office, Malls, and hospitals.



NOW METRO STATION

@ KATTUPAKKAM

Connectivity

Vadapalani - Just 15 Mins | Airport - Just 25 Mins | Koyambedu - Just 20 Mins

Anna nagar - Just 20 Mins | Guindy - Just 20 Mins

Lighthouse - Just 30 Mins | Chennai Central - Just 30 Mins



Saveetha Dental College And Hospitals



Iyyappanthangal Bus Stop



Ramachandra hospital



Saravana Stores





Home is not just a made of Bricks & Beams! Adding
Made of Hopes & Dreams in your future!

OVERVIEW

VATSA-III is a premium residential property located in a fast-growing and vibrant Porur. 2 blocks consisting of 92 condominiums in a mixed combo 1 BHK, 2 BHK & 3 BHK ranging from 565 sq.ft. to 1307 sq.ft. A CMDA approved majestic view structured in a Stilt + 5 Floors with car parking. VATSA-III meets the expectations of discerning customers with complete Vastu, Incorporating contemporary modern architecture and innovative design. The project boasts of huge open space and each block is interlaced with aesthetic green landscape and OSR making it a veritable paradise of living space.

PLANS

VATSA-III perfected the concept of idealistic living spaces for you and your family. Sprawled across 1 acre out of with 4500 sq.ft. of OSR 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 open area of huge for designer landscapes interspersed with just 2 blocks of Stilt + 5 Floors and only 10 apartments on each floor.

2 BHK VIEW



3 BHK VIEW





*"Take the time to just do nothing.
It will open up a completely new world of insight for you."*

Features & Amenities

-  Children's Play Area
-  Multi-Purpose Hall / Yoga Room
-  A/C GYM
-  Games Room
-  Elevator
-  CCTV Camera
-  Sewage Treatment Plant
-  Clear Title
-  Power backup for common areas
-  Drivers Restroom
-  Security Cabin
-  Owners Name Boards
-  Water Treatment Plant

SPECIFICATION

Structure :

RCC Framed structure with block masonry and plastering.

Flooring :

Living, dining, bedrooms & balcony - 2'0" x 2'0" vitrified tiles.

Painting :

Internal walls will be finished with putty and tractor emulsion, enamel paint for doors and grills. External walls with exterior emulsion (Asian tractor emulsion / Nippon / Equivalent make)

Joineries :

Main door teak wood frame with veneered panel flush door shutter, bed room doors with country wood frame and skin doors, balcony doors are country wood frame with waterproof flush shutters, toilet doors with PVC / FRP

Windows :

UPVC Sliding windows

Kitchen :

Granite cooking platform top with single bowl stainless steel sink with wall dado up to 2'0" height from the platform area using 12" x 18" tiles.

Toilets :

Digital wall tiles of size 12" x 18" up to 7'0" height, Anti-skid / mat finish floor tiles, size 12" x 12"

Sanitary Fittings :

CP fittings, closets and wash basins - Jaquar (ESSCO)

Electrical :

Three phase supply with independent meters, concealed multi stranded copper wiring with necessary power, lighting and AC points, TV, Telephone & Geyser points with modular type switches and distribution box with MCB.

Water Proofing :

Water proofing treatment using brush bond technology for all restrooms

Anti Termite :

Anti-termite treatment will be performed in three various stages during construction of building

Extra Work :

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

Payment Schedule

On Booking Rs. 2,00,000/-

On Sale Agreement 20%

Within 30 days from the date of booking 30%

On Completion of Slit 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%

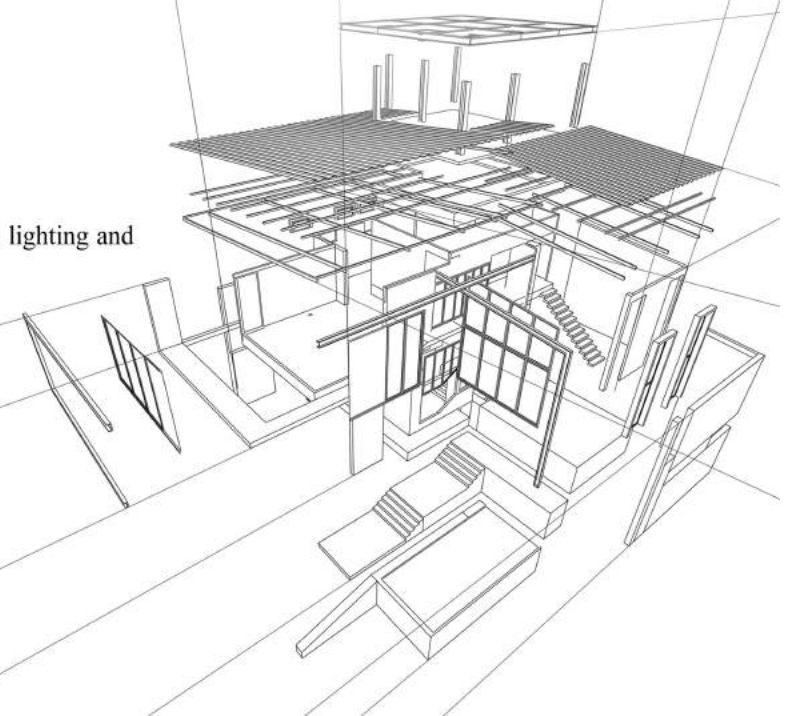
On Completion of Fifth Floor Roof 7%

On Completion of Block Work 4%

On Completion of Plastering 3%

On Handing over Possession 1%

Government Taxes and GST Extra



KEY MAP



Call : 93828 93828 | 044 - 4354 0080 / 89

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<https://www.stepsstone.net> | <https://www.facebook.com/stepsstonepromoters> | <https://www.youtube.com/stepsstonepromoters>

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