



இப்போ

நலம் \leftrightarrow **வானம்**
முதல் \leftarrow **ரை**

உங்களுக்கு மட்டுமே

சொந்தம்

VILLA PLOT @ THIRUMAZHISAI

இனி மேல் வீடு கீழ் வீடு தொல்லை இல்லை

About The Project

- Welcome to a Truly Enriching life at the most elegant and enchanting location in Chennai.
- The Luxury gated community, CMDA and RERA approved, spread across 2.68 acres consisting of 80 residential plots ranging from 865 to 1647 sqft.
- This location is ideal for building a residential luxury villa as it's only a few minutes away from landmark places and boasts of excellent connectivity to all parts of the city.

Who We Are :

StepsStone Promoters is into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We having completed 99+ landmarks and having 3500+ happy families of

around 2 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..

- It is not every day you come across a great luxury villa plot at an amazing location. That too at an incredible price. And when you find one, you just have to go for it.

TODAY
LAND
TOMORROW
GOLD



SPOT-ON

- 📍 Behind Chennai Public School
- 📍 Metro Station
- 📍 Chennai's 4th CMBT Bus Terminus
- 📍 Fully Developed Residential Area



WHY INVEST IN **SRINIVASA PALMS**



Bus Terminus

The 25 acre facility at Kuthambakkam in Thirumazhisai Industrial Hub can accommodate 225 buses. The 4th CMBT with buses is currently under construction, providing seamless connectivity to cities like Bengaluru, Salem, and Vellore. and Big vegetable market is under construction.



Metro Rail

Chennai Metro Rail Ltd. (CMRL) has extended connectivity to Tirumazhisai.



Schools

Next wall is Chennai Public School, Where more than 2500 students, and 150 faculties. studies & work there



Roads and Connectivity

NH 48 highway is nearby for easy access to Chennai city and Airport. Also, 400 feet outer ring road connects the Northern Districts of Tamilnadu and Northern states.



Surrounded by features

Thirumazhisai & Poonamallee residential area & bazaar, More than 20 recognized Schools, Colleges, Hospitals, Temples, Malls, and Entertainment spots are located within a 10 km radius of Thirumazhisai.



Tidel Park 3 in Pattabiram

Easy Access to the New TIDEL Park in Pattabiram - Tidel Park III was set up on more than 45 acres of land in Pattabiram in west of Chennai.

THIRUMAZHISAI - THE FUTURE INFRASTRUCTURE AND INVESTMENT HOTSPOT

THE TIMES OF INDIA

Chennai: Kanchi, Chengalpatt among new town development areas


CHENNAI: Subsequent to the expansion of Chennai Metropolitan Area from 1,189 sqkm to 5,904 sqkm, the Chennai Metropolitan Development Authority (CMDA) is in



Chennai Metropolitan Development Authority

Chennai: Thirumazhisai has infrastructure to turn into new Koyambedu

CHENNAI: Setting up the temporary wholesale vegetable market at Thirumazhisai has brought satellite township project With Thirumazhisai Koyambedu



Vehicles entering Thirumazhisai wholesale vegetable market in Chennai on Friday. (Photo:ANI)

THE HINDU

Tirumazhisai township in Metro's future plans

Sources said the detailed project report would be completed within six months.




Chennai: January 04, 2021 06:11 IST

Thirumazhisai satellite town may have shopping mall, hotels

CHENNAI: Thirumazhisai satellite town on the western outskirts of the city may have office space, shopping mall and hotels with residential towers on its side.

The Tamil Nadu Housing Board (TNHB) which is developing the massive township about 30km from the city is exploiting the commercial space for the purpose.

Official sources with the TNHB said the consultant appointed for the preparing the detailed project report (DPR) has been directed to 're-work' their draft report to keep in view of the current trends. The shopping mall, hotel and



சென்னை யின் நெரிசலை தவிர்க்க திருமழிசை அருகே 4-வது புறநகர்

பேருந்து நிலையம்: டிரம்ப்ரில் பணிகள் நிறைவு

திருமழிசை: சென்னை யின் பெரிசலைத் தவிர்த்து, நெரிசலைத் தவிர்க்க, திருமழிசை யில் அருகே குத்தகம்மாக்கத்தில் 4-வது புறநகர் பேருந்து நிலையம் அமைக்கும் திட்டம் தீர்மானம் செய்து வருகிறது.



THE NEW INDIAN EXPRESS

SKYVIEW OF PROJECT

48 VILLAGES IN CHENGALPATTU AND 17 IN KANCHEEPURAM IDENTIFIED

CHENNAI: Chennai Metropolitan Development Authority (CMDA) has identified 48 villages near Chengalpattu and 17 villages in Kancheepuram, abutting Chennai-Bengaluru NH, to develop satellite towns near Chennai. This is part of the five satellite towns announced by the DMK government earlier this year to decongest Chennai. Officials are also working on preparing detailed development plans for the satellite towns in Kancheepuram and Chengalpattu. The three other satellite towns would come up in Thirumazhisai, Thiruvallur.




THE HINDU

Thirumazhisai township to be revamped

Tidel Park in Chennai's Pattabiram to have 'hanging garden'

CHENNAI: Software professionals who work in the up and coming Tidel Park at Pattabiram may relax with a cup of coffee in a garden that would offer a bird's eye view of sprawling western parts of the city. The IT park will have a green environment not on the ground floor or on the terrace, but in the middle of the multi-storey building would be one of the tallest structures in the Chennai-Tiruvallur high road.



EXPERIENCE THE BENEFITS OF THE STRATEGIC LOCATION



REASONS TO BUY / INVESTMENT

- 👉 Thirumazhisai's only Bang on the Road Residential Project
- 👉 From South India's Most Reputed Real Estate Developer
- 👉 Fully Developed Plug and Play Community
- 👉 Next to Chennai's Most Reputed School Chennai Public School
- 👉 CMDA and RERA Approved
- 👉 Highly Appreciating Location with Major Infrastructure Development
- 👉 Emerging as the next Residential Hub of Chennai
- 👉 The Future Central Chennai Easy Connectivity to every part of Chennai
- 👉 Close to over 5,00,000 people working in the 10 kms radius

THIRUMAZHISAI – THE FUTURE CHENNAI

APPRECIATING @ 20% EVERY YEAR

- * CLOSE PROXIMITY TO THE PROPOSED THIRUMAZHISAI METRO STATION.
- * 15 MINS DRIVE TO THE PROPOSED GREENFIELD AIRPORT.
- * NEAR TO THE UPCOMING 4TH CMBT BUS TERMINUS CONNECTING BUSES TO BANGALORE AND OTHER PARTS OF TAMILNADU.
- * TNHB SATELLITE TOWNSHIP WITH 14,000 SMART HOMES GETTING DEVELOPED IN THE PROXIMITY
- * CLOSE TO 5,00,000 PEOPLE WORKING IN THE 10 KMS RADIUS.
- * DEVELOPMENT PLAN OF THE BANGALORE NH48 INDUSTRIAL BELT IS AT FULL SWING.
- * THE NEW KOYAMBEDU MARKET IN THE VICINITY.
- * SOCIAL INFRASTRUCTURE DEVELOPMENT OF EXTENDING THE ROAD WIDTH IN PROGRESS AROUND THE LOCATION.
- * EASY ACCESS TO PORUR – IT HUB / AVADI – MANUFACTURING / IT HUB, ORAGADAM MANUFACTURING HUB, AND SRIPERUMBUDUR – THE ELECTRONIC HUB.
- * OVER 60 SCHOOLS, 35 COLLEGES, 20 HOSPITALS, AND 18 ENTERTAINMENT MALLS IN 10 KMS RADIUS.



Invest In Land
Invest In Your Future

Live in a self sustained township, surrounded by all that you need

StepsStone proudly presents you this opportunity of investing in a place that will turn out to be a wealth-mine for your loved ones in the future or a valued possession to realize your dream home.

Your investment to a *Bright Future is Here...*



Ready to Build Homes



Gated Community



Landscape



Black Top Roads



Street Lights



Avenue trees



80% Bank Loan



Portable Water



Fast Appreciation
Location



Pollution Free Zone



Clear Titles



RERA Approved



CMDA Approved



Easy access to
Chennai Public schools



Just 2.5 km from
Bangalore Highway



Just 700m from
Tirupati Highway



Part of Thirumazhisai
& Poonamallee township



Easy access to recreational
facilities and daily needs.

Master Plan

Plots Ranging From 865 Sq Ft. To 1647 Sq Ft.



PLOT NO	SQ.FT	PLOT NO	SQ.FT
1	1505	26	960
2	1210	27	960
3	1145	28	960
4	1080	29	879
5	905	30	884
6	977	31	865
7	957	32	960
8	1008	33	960
9	1008	34	960
10	1008	35	960
11	1020	36	960
12	939	37	960
13	998	38	966
14	976	39	1496
15	963	40	1144
16	1003	41	1061
17		42	1012
18	1043	43	998
19	895	44	985
20	884	45	936
21	895	46	1422
22	960	47	1367
23	960	48	1455
24	960	49	1603
25	960	50	1647

Location Advantages



OFFICES AND CORPORATE HUBS

Tidel Park III
Doosan
Hyundai
Johnson Lifts
DLF & more...



HOSPITALS

Saveetha
Aravind Eye Hospital
Ramachandra
Apollo
MIOT



ENTERTAINMENTS

PVR
Queensland
Chokhi Dhani
Madras Motor Racing



EDUCATIONAL INSTITUTIONS

Chennai Public School
St. John's Residential School
Saveetha Engineering College
Panimalar College
Spartan International School



TRANSPORTATION HUBS

Close to Proposed Metro Station
Proposed Greenfield Airport
Poonamallee Bus Depot
New Koyambedu Bus Terminus
Chennai International Airport



ROADS AND CONNECTIVITY

NH 48 highway
400 feet outer ring road
Tirupati high road



NEAR BY HOTELS

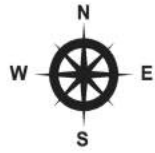
Sri Motel Highway
Sangeetha
Veg Restaurant
Anjappar
Chettinad Restaurant
KFC



TEMPLES

Othandeeswarar temple.
Arulmigu
Jagannatha Perumal.
Arulmigu
Veetura Perumal temple.

Key Map



MAP NOT TO SCALE



Proposed Greenfield Airport

TNHB Satellites Township

Saveetha Medical College & University

Queens Land

Bangalore NH4

Araneri SIPCOT

Oragadam

Government Higher Secondary School

vinayakudu, hanuman temple

PRAYAMBATHU Elangali Amman...

Bharat Petroleum

Chennai Public School

FLOWCON

Royal Enterprises

Vsr retail shop

S Mada St

THIRUMAZHISAI BUS STAND

Sri Veetrirunda Perumal Temple

Thirumazhisai Shri Jagannatha...

Sri Buddha Vidhya Mandir (CBSE School)

Home

Aari work

MAHENDRA ELECTRICAL &...

Anna Samuthaya Koodam

Shanmuga E-mart

Sri Othandeeswarar Temple

Kuberan Garden

Code Name - Supreme Avenue

Alpha College Of Engineering

PIT play ground

Sivan Kovil

Chennai Public School

Bus Stand

Hoatal Sngeetha

SIDCO

EVP Carnival

Godrej Palm Grove

Spartan International School

Motel Highway

Sree Sastha Institute

SIPCOT

St. John's International School

Sri Ramachandra Hospital

Panimalar College

Metro Station

Sivan Temple

Saveetha Dental College

Maduravoyal

Poonamallee

Porur

Mangadu

Airport

DLFA BUILDING INDIA

Guindy Kathipara

Vadapalani

RMZ IT Park

CMBT

Anna Nagar

To Thiruvallur

To Nemilichery

To Ambattur

To Perungalathur

To Vandavur

To Perungalathur

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VILLA PLOTS

SITE

ACTUAL MAP

PROPOSED ROAD





For Booking Call :

+91 93828 93828

Office : No.1/1, Sakthi Nagar, 2nd Street, Choolaimedu,
Chennai - 600 094 / Ph : 044 4354 0080/89
www.stepsstone.net | sales@stepsstone.net

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