



PLOTS
CLOSE TO
NEW AIRPORT
CLOSE TO
YOUR HEART





19 YEARS OF EXCELLENCE | COMPLETED 95+ LANDMARKS
3500+ HAPPY FAMILIES | AROUND 3 MILLION SQ. FT OF PROJECTS.



A PIONEER IN **REAL ESTATE**

Stepsstone Promoters are into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. Our eminent architects and expert craftsman make every stepstone home, a pride to possess. Our founder & managing director, RTN. K. Mothish Kumar, through his excellent leadership and experience, has guided us through our journey to success.

STEPSTONE ADVANTAGES



Uncompromised
world - class quality



Value for
money projects



Prime locations at
great prices



Clear title and
documentation



Regular
customer meets



Great customer
referral



100% Transparency



Zero Hidden charges



One Aaero is a collective of ready to construct plots that invite a high standard of living in Jambodai, a locality which is close to airport. The location is a perfect choice for a great investment opportunity where the investment will multifold in a shorter span of time.

SPREAD ACORSS 15 ACRES | 500 PLOTS
600 – 2400 SQ. FT.



LOCATION ADVANTAGES



RESIDENTIAL SURGE
Huge residential townships are being announced in the vicinity



INVESTMENT SCOPE
Property prices are rising consistently since last year



NEW GOVERNMENT PROJECTS
Metro Line to New Airport and Chennai Peripheral Ring Road



INDUSTRIAL GROWTH
1000s of Acres of Aerospace SEZ of India planned around the airport



CONNECTIVITY
Close to the Bangalore National Highway and 120 State Highway



PROXIMITY
Next to the 5th Busiest International Airport (New Greenfield Chennai Airport)

LOCATION ADVANTAGES

Invest in Jambodai (Sunguvarchatram) - multiply your investment and build your future home close to the Next New Airport in Chennai. Pannur - is becoming fast popular for Chennai Real Estate as the Proposed New Airport will be just 2 Kms from this prospective real estate location in Chennai.

With direct MTC bus facilities from Koyambedu and closer to Bangalore Highway, Jambodai (Sunguvarchatram) is already witnessing fast increase in real estate pricing. There is nothing like an real-estate investment in a promising real estate destinations in Chennai like Jambodai (Sunguvarchatram).

WHY BUY ONE AAERO?



2 Minutes from airport



Near IT Hub



Fast Appreciation Location



Best Investment Location



Well-connected roads with transportation

AMENITIES

YOU NAME IT, WE HAVE IT



Entrance Arch



Security Cabin



Club House



Childrens
Play Area



Senior Citizen
Corner Park



Volleyball Court



Water Connection



8-walk tracker
for senior



Walking track



Shuttlecock Court



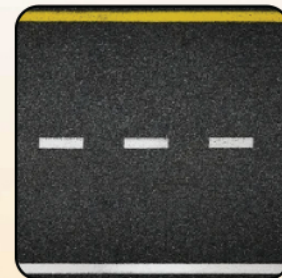
Street Lights



Park



Avenue Trees



Black Top Road



Kerb Wall

WHY LAND IS A GREAT INVESTMENT



Land is a tangible asset.



Great returns on a safe investment.



Become a proud landowner.



A perfect Investment for your family's future.



Build customized homes based on your taste and preferences.



An investment for your future retirement.



PROXIMITIES

CLOSE TO EVERYTHING YOU NEED

MANUFACTURING HUBS

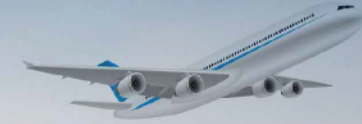
L&T Data Centre - 1 Min
Samsung Electronics - 12 Mins
Foxconn - 12 mins
Saint Gobain - 17 mins
Wheels India - 26 mins
Hyundai - 32 mins

EDUCATION INSTITUTIONS

Maharishi International School - 12 mins
Jeppiar Inst. of Tech - 16 mins
St. Joseph's Residential School - 18 mins
St. Joseph college of Engg. - 29 mins
Sri Venkateswara college of tech. - 30 mins

GREAT NEWS

THE FUTURE IS GOOD



THE NEW INDIAN EXPRESS
TIRUVALLUR TO COME UNDER THE WINGS OF CMDA LIMIT.
The Chennai Metropolitan Development Authority (CMDA) has approved the expansion of Chennai city from 1,189 sq. km. to include Tiruvallur under CMDA limits.

THE HINDU
PROPOSED PERIPHERAL RING ROAD FROM ENNORE TO MAHABALIPURAM VIA TIRUVALLUR.
Chennai Peripheral Ring Road (CPRR) by Tamil Nadu Road Development Company (TNRDC) is an under-construction, access-controlled 6-lane expressway with a route alignment in Tamil Nadu connecting Ennore Port - Mahabalipuram. This new greenfield expressway with 5 sections will be Chennai's 4th Ring Road. It will connect the towns of Singaperumalkoil, Sriperumbudur, Tiruvallur, Tamaraiakkam, Periyapalayam, Puduvoyal and Kattupalli at an estimated cost of ₹12,301 crore.

DECCAN Chronicle
THE LARGEST CIRCULATED ENGLISH DAILY IN SOUTH INDIA
CHENNAI'S AUTOMOTIVE CORRIDOR, INDIA'S DETOUR
Chennai's automotive corridor, spanning over 60 kms. Stretching from Sriperambudur to Oragadam, it is quite possible to build a sought-after stretch of land in the corridor for commercial purposes.

THE HINDU
PROPOSED GREENFIELD AIRPORT AT PARANDUR.
The Parandur Airport, in the district of Kanchipuram District will be connected to the Bengaluru-Chennai Expressway. The second airport will operate alongside Chennai International Airport. Jade Jubilee sits at a comfortable distance of just 25 kms from this proposed airport, making travel a pleasure.

THE TIMES OF INDIA
PROPOSED DRY PORT TO CREATE OVER 10,000 NEW JOBS.
Tamil Nadu is set to build its first multi-modal logistics park at Mappedu in Tiruvallur District near the electronic and automobile clusters of Sriperumbudur and Oragadam. The project is to be executed at a cost of ₹1,200 crores on 158 acres of land owned by Chennai Port Trust, thereby generating over 10,000 jobs.

THE TIMES OF INDIA
KUTHAMBAKKAM TO RECEIVE BUS TERMINAL.
Kuthambakkam near Nazarethpet on the Chennai-Bengaluru Highway is set to get its own bus terminus as part of the government's plans to decentralize government transportation and decongest the city's traffic.

PROJECT HIGHLIGHTS

THE BEST IN CLASS



Ready to Build
Homes



80% Bank Loan



Fast Appreciating
location



Pollution free
zone



Gated Community



Clear Titles



RERA Approved



DTCP Approved

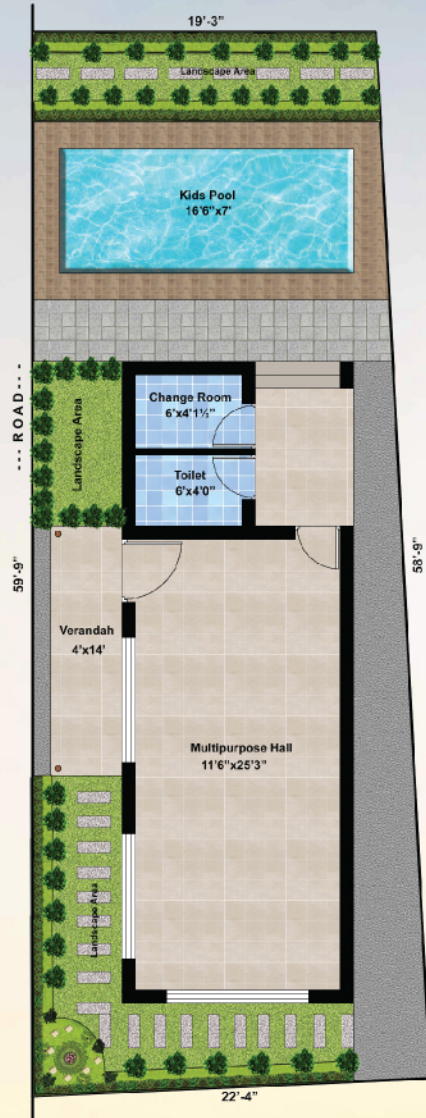
LOCATION MAP



KEY PLAN



CLUBHOUSE & PARK



GROUND FLOOR PLAN



For More Details :

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