



Prasana's

—→ **Nr. SHOLINGANALLUR** ←—

Ottiyambakkam Main Road



Prasana's

Achievement herald happiness. Every Little effort put forth is a stepping stone to success. Owning a home is one such achievement, a sign of prosperity and the dream of every individual. We help you realize this dream, with our innovative designs and experienced excellence. StepsStone showers prosperity on you!

Our team of dedicated and skilled professionals strives for consistent quality in all our projects and aim to assure you complete satisfaction in every home you buy with us. Every little encouragement from our customers is an impetus for us to deliver our best; we strive to give you real value for your money by maintaining unparalleled quality and on - time delivery.

We build single, double and triple bedroom flats, Duplex houses, Bungalows and Villas. We had completed 75+ Projects and have 1000+ happy families. Our Founder & Managing Director , Mr.K.Mothish Kumar, through his excellent leadership and experience, has guided us through our journey to success...





Prasana's

PRICELESS

Luxury Apartments



Since there is a demand for independent building in South Chennai there found Sithalapakkam the area best for residential use are closer to IT hubs and SEZ. Another factor in Sithalapakkam is connectivity, a highly appreciating OMR connected to major parts of the city through the Metropolitan Transport Corporation Services. It is well connected to Medavakkam , Velachery and Sholinganallur .The area is about 4 km away from Medavakkam via the Medavakkam -Mambakkam Road.It is situated at a distance of 6 km from Sholinganallur via Perumbakkam road. Also there seems to be noticeable 6 km from Sholinganallur via Perumbakkam road. Also there seems to be noticeable property price rise from the year 2012 and people wants to move to own property in spite of close by IT companies. It is one of the fast developing areas with well equipped socio and civic infrastructure, with green and quiet environment. People nowadays look for their property with good connectivity matches, Prasana's secured & compact Gated Community Project.

The finest landscape matches the green and lush around and the noise and pollution free surroundings with a scenic environment add the beauty and gaze to the Project. Prasana's features 2 BHK & 3BHK luxury flats. The bright and airy flats are Developed in 81 cents land with the minimum super built up area from 836 to 1325 sq.ft. This luxurious flat affords convenience as well, as privacy taking time to enjoy mother Nature. A complements to our lifestyle with the sophisticated amenities. The location is so prominent for Siruseri IT firms , institutions like Sathyabhama University, Agni College of technology , schools and famous Varadharaja temple. Gradually this zone will have a sky rocketed price in the future and the right time of a smart investment in Prasana's today for a better tomorrow!





A/C Gym



Indoor Games Room



Association Hall



Driver's Toilet



Lift



Children Play Area



24Hrs Power Backup



Landscape Area



STP



Colleges

Sathyabhama University
Jerusalem Engg. College
Balaji Dental College
St. Joseph College of Engg.
New Prince College of Engg.
Sams College of Engg.
Agni Institute of Engg.
Mohamed Sathak College of Engg.
Raga's Dental College
T.J Institute of Engg.
Sri Venkateswara Engg. College
KCG College of technology
Agni College

Schools

PSBB Millenium
BVM & Gateway International
Velammal Vidhyasharam
HLC International - CBSE
American Montessori - CBSE
Vels Billabong - ECR
Bharathi Vidyalaya
St. Johns International

Hospitals

Global Hospital
Apollo Hospital
Chettinad Health care
Vasan Eyecare

IT & ITES

Asia Largest Sipcot
Siruseri
Elcot SEZ, HCL
Paypol
Accenture
TCS, CTS
Wipro

Entertainment

AGS, MGM, Mayajal,
ECR & VGP
Shopping Mall - Velachery

Location & Advantages



Petrol Pump



Hotels



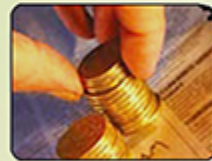
SuperMarket



Colleges



Hospital



Bank



IT



Restaurant



ATM



Schools



Sipcot



Bus



Train



Airport



Site cum Stilt Floor Plan



--ROAD--



Open Spaces and Lush Landscape
for Leisure, Recreation and
Sporting Activities



Specifications

Structure :

RCC framed structure with block masonry and Cement Mortar Plastering/ Gypsum Plaster.

Flooring :

Hall, dining, bedrooms – 2' x 2' Vitrified tiles, Balcony and utility - 1' x 1' Ceramic tiles.

Painting :

Internal walls will be finished with Gypsum/putty and tractor emulsion. Enamel paint for doors and grills.

Joinery :

Main door in teak wood frame with B.S.T Finish flush shutters and other doors are with country wood frame with architectural finish skin doors. Toilet – PVC door with frame.

Windows :

UPVC Openable/Sliding windows

Kitchen :

Granite cooking platform top with single bowl stainless steel sink. Wall dado up to 2' 0" height for platform area using 10" x 15" tiles.

Toilet :

Digital wall tiles up to 7'0" height for walls of size 10" x 15", Anti-skid Ceramic tiles for flooring.

Sanitary Fittings :

IS branded closet, wash basin and CP fittings will be provided.

Electrical :

Three phase supply with independent meters. Concealed multi – stranded FRLS copper wiring of IS brand with necessary points like TV, telephone & geyser point with modular type switches and distribution box with MCB.

Water proofing & Anti-treatment :

Water Proofing Treatment using brush bond Technology will be performed for all rest rooms, utility and other water storing bodies as per architect design. anti termite treatment will be performed in three various stages of the project.

Extra Work :

As per requirement by client at extra cost.

Terms Of Payment

1.On Booking	Rs 1,00,000/-
2.On Sale Agreement	20%
3.Within 30 days from the date of booking	35%
4.On Completion Of Slit Floor Roof	7%
5.On Completion Of First Floor Roof	7%
6.On Completion Of Second Floor Roof	7%
7.On Completion Of Third Floor Roof	7%
8.On Completion Of Fourth Floor Roof	7%
9.On Completion Of Block work	4%
10. On Completion of Plumbing, Wood works, Electrical Etc	3%

Our Recent Launching Projects :



Our Ongoing Projects :





 **StepsStone**TM

An ISO 9001 - 2008 Certified Company

Start living

93828 93828 / 044 - 4354 0080 / 89

Corp. Off : 1/1, Sakthi Nagar, 2nd Street, Choolaimedu, Chennai - 600 094.

e-mail : bdm@stepsstone.net | web : www.stepsstone.net