

STONE & ACRES

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CODE NAME

varam

# Stone & Acres

Redefining real estate since 2016, Stone & Acres has been delivering thoughtfully crafted plotted developments with transparent documentation. With over 30 successful property projects, 85 years of continued real estate legacy, and 2500+ satisfied customers, the company specializes in identifying strategic, high-growth locations that maximize the returns on the customer's investment potential. Their customer-first approach and proven expertise have made it one of the most trusted names in real estate, ensuring buyers secure plots with long-term value.

# Varam

Everyone dreams of finding the perfect place in life. A place of calm. A place of comfort. A place seamlessly connected, A place close to nature. Some places offer serenity, While others promise rewarding returns. This Milestone project brings both together. To mark this dual of prosperity and peace, this upcoming 32-acre community by Stone and Acres in Padappai is Varam, because a place that nurtures your today and secures your tomorrow is nothing short of a blessing.

# Amenities

Discover a lifestyle where modern convenience meets serene living.

This community offers a meticulously planned environment designed to enhance every facet of your daily life, from active pursuits and social interactions to moments of quiet reflection and professional productivity. With thoughtfully integrated features that blend luxury, connectivity and nature, residents enjoy a seamless balance between work and leisure in an expansive setting crafted for long-term well-being and vibrant community engagement.



## Club House

A contemporary clubhouse crafted for moments of joy, bonding, and leisure.



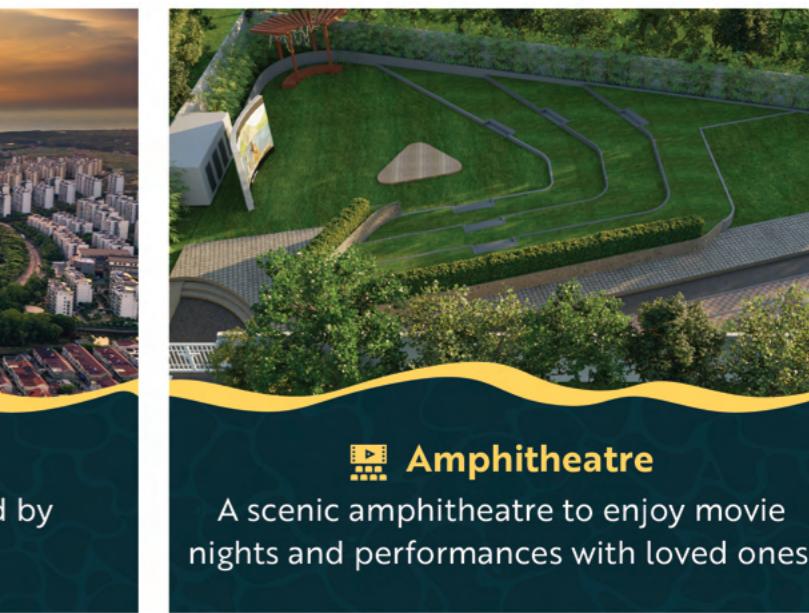
## Commercial Shops

Hand-picked conveniences to make your everyday life easier and more complete.



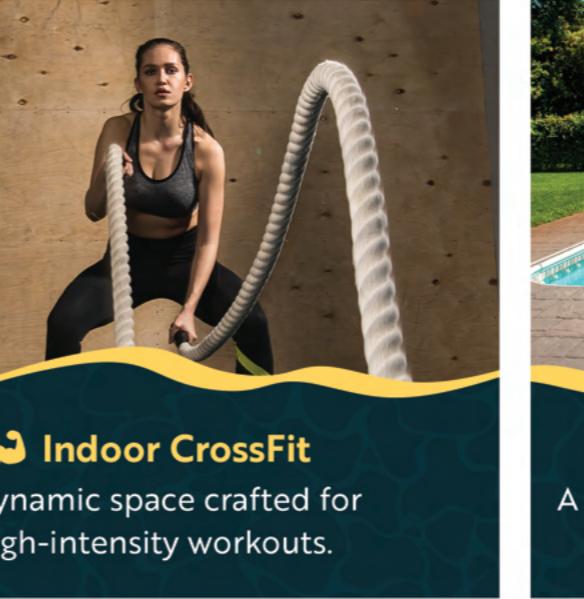
## 32-Acre Community

This vibrant community is cradled by nature's richest landscapes.



## Amphitheatre

A scenic amphitheatre to enjoy movie nights and performances with loved ones.



## Indoor CrossFit

A dynamic space crafted for high-intensity workouts.



## Swimming Pool

A refreshing pool designed for relaxation and rejuvenation, every day.



## Parks

Multiple green parks built to inspire play, movement, and mindful living.

A large, elegantly decorated hall with white walls and a high ceiling featuring recessed lighting. Several round tables are set up, each with a white cloth and a large, ornate floral arrangement. Chair backs are tied with gold sashes.

**Multi Purpose Hall**

Celebrate festivals, milestones, and community moments together.

A modern yoga room with light-colored wooden floors and walls. It features a large black shelving unit holding various items like towels and mats. In the center, there's a wooden platform with a mat and some fitness equipment. A large window provides a view of the outdoors.

**Yoga Room**

A space to pause, breathe, and reconnect amidst daily routines.

A professional business center with a long wooden desk and two ergonomic office chairs. Behind the desk is a large glass-enclosed cabinet filled with books and documents. The room has a modern design with a dark ceiling and recessed lighting.

**Business Center**

A quiet, well-equipped space that lets you work smart, just steps from home.

A photograph of a green utility box standing on a grassy area next to a paved path. The background shows a lush green landscape with trees and a clear sky.

**Underground Cabling**

UG cabling for open skies and thriving trees.

A close-up shot of a person's hands being washed under a chrome faucet. The water flows steadily into their palms.

**Abundant Water Supply**

Enjoy uninterrupted water supply 24/7 every day.

A wide-angle shot of a dense, green forest with tall trees and vibrant foliage. The scene is framed by yellow wavy borders at the top and bottom.

**Lush Green Landscape**

Surrounded by lakes and dense greenery, every corner whispers nature's calm.

A dark, star-filled night sky over a silhouette of a forest. The foreground is dark, suggesting a viewing pod or screen.

**Stargazing Pod**

A charming spot to lay back, watch the skies, and catch a shooting star.

A close-up of a stork standing on a nest, holding a branch in its beak. The background is dark, making the bird stand out.

**Bird Watching Tower**

A peaceful perch to spot vibrant birds and enjoy nature up close.

An indoor gym with various fitness equipment like treadmills, weight machines, and a stationary bike. The room has warm lighting and wooden walls.

**Indoor Gym**

A fully-equipped fitness zone to help you stay active within your own community.

# Plotting the Future of Padappai

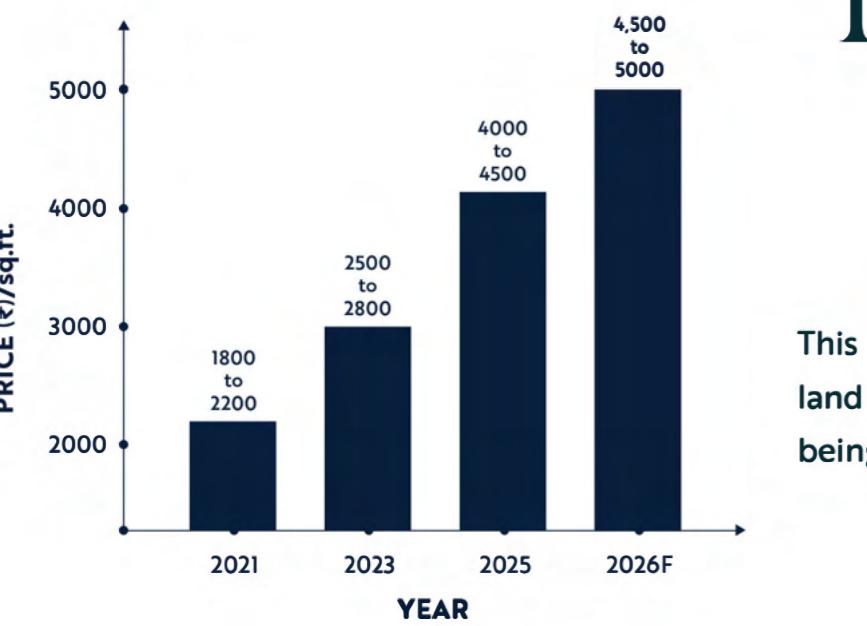


Set to redefine the skyline of Padappai, Varam is poised to become the largest and most iconic plotted development in the micro-market. Spread across 32 acres, this premium community offers ultra-modern amenities including a state-of-the-art clubhouse, swimming pool, amphitheater, and multiple themed parks – all thoughtfully designed to elevate your lifestyle.

Varam is where modern luxury meets smart investment. From a grand multi-purpose hall and commercial spaces to a yoga center and indoor gym, every element here is crafted for convenience and comfort. With the area's infrastructure witnessing rapid expansion, property values are expected to see a 2X appreciation – making this a golden window of opportunity.

Varam – An investment that truly feels like a blessing.

# Padappai Land Price Over the Years



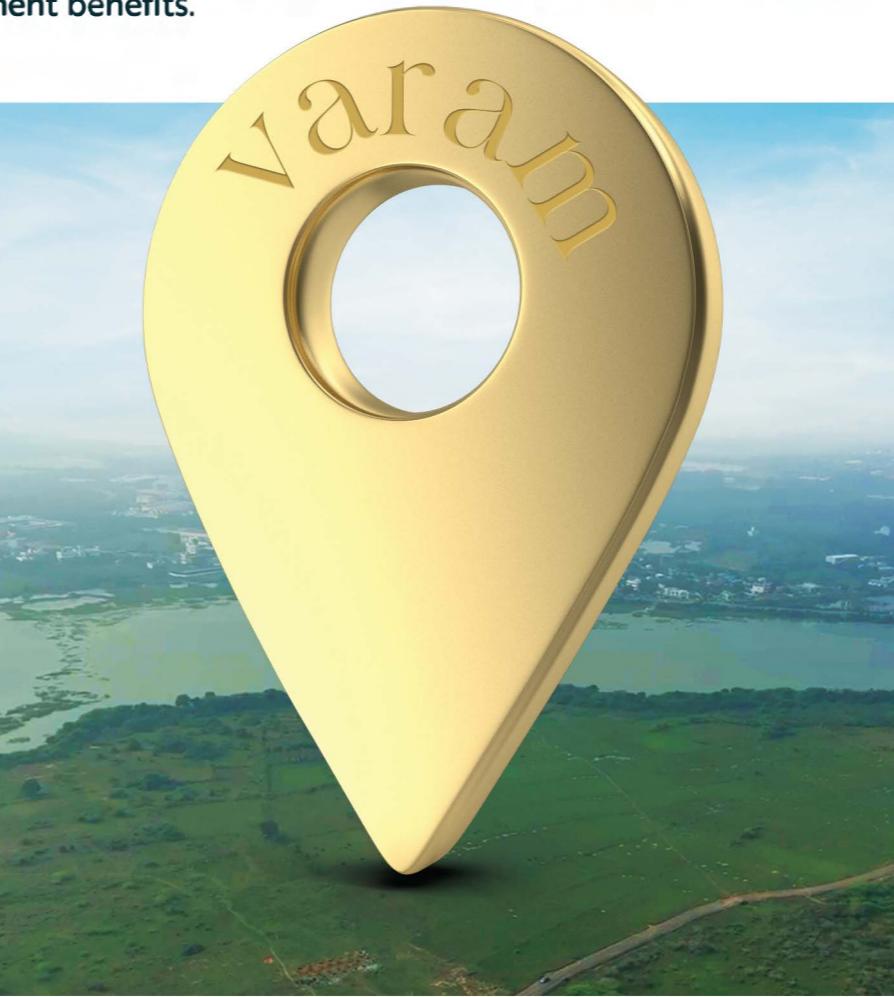
This surge in infrastructure, business activity, and employment is already driving land appreciation across Tambaram, Vandalur, Padappai, and Oragadam. Padappai, being at the heart of this micro market with prices ranging from 4,000 - 6,700/Sq.ft, remains a high value investment with immense growth potential.



## Competitor Analysis (Layout Projects)

# Project Highlights

The proposed new international airport and the south industrial corridor are set to transform the region, driving demand and rapid infrastructure expansion. With rising business activity and employment, land values are set to grow rapidly, Padappai is a sought-after residential location that offers both end-use and investment benefits.



### Prime Location

Between IT hubs on GST Road & industrial zones in Oragadam/Sriperumbudur for unmatched growth.



### Seamless Connectivity

Close to Kilambakkam Bus Terminus & Outer Ring Road's IT & commercial hubs.



### Future-Ready

Proximity to the proposed metro from Chennai Airport to Kilambakkam for seamless connectivity and convenience.



### Huge Community

32-acre integrated township with security & social spaces.



### Unmatched Amenities

100+ modern lifestyle amenities, including Clubhouse, Amphitheater, Learning Center & commercial spaces.

# Location Advantage



## IT & INDUSTRIAL HUBS

- Oragadam SIPCOT Industrial Park - 5 Mins
- Global Automotive Research Centre - 7 Mins
- Royal Enfield Factory - 10 Mins
- Danfoss Industries - 12 Mins
- Proposed Govt IT Park - 20 Mins
- Shriram IT Gateway - 25 Mins
- Zoho Corporation - 30 Mins



## HOTELS & ENTERTAINMENT

- Hilarity Inn hotel - 2 Mins
- Mercure Hotel - 10 Mins
- A2B Restaurant - 10 Mins
- Harsha Gardens (Banquet hall) - 13 Mins
- Vandalur Zoo - 25 Mins
- Chennai Silks and Saravana Stores - 35 Mins
- PSP MEDICAL COLLEGE - 10 Mins
- SRM University - 28 Mins
- Panimalar Engineering College - 30 Mins
- Sri Venkateswara College of Engineering - 35 Mins
- Saveetha Medical College - 40 Mins

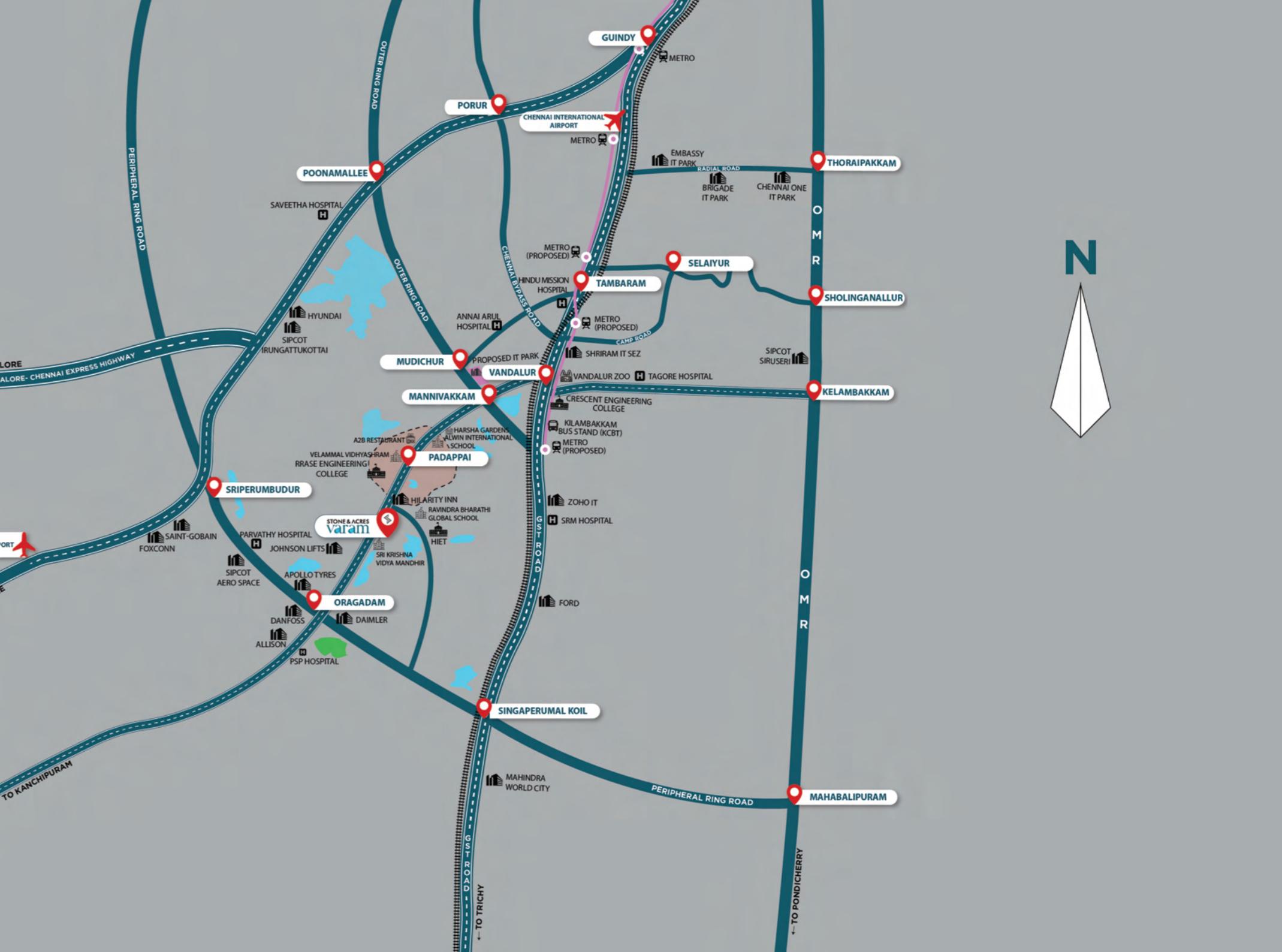


## COLLEGES

- Ravindra Bharathi Global School - 3 Mins
- Alwin International Public School - 10 Mins
- Mount Carmel School - 15 Mins
- Sri Ramanujar Matriculation School - 20 Mins
- Good Earth School - 25 Mins



## SCHOOLS



# Our EOI Process

- Step 1 - Select the Preferred Plot Category with Maximum Options.
- Step 2 - Submit EOI with a deposit of Rs. 1,00,000 (Fully Refundable).
- Step 3 - You will be Invited on the Day of Allotment in Order of Priority to Choose the Plot.
- Step 4 - If the Plot doesn't Meet Your Expectations, Your Cancellation Request will be taken with Full Refund on the Deposit Amount.

CATEGORY	CONFIGURATION	INDICATE PRICE RANGE* (BSP PER SQFT)
COMPACT	600 to 800 sq.ft	₹2999 to 3199
PLUSH	1000 to 1200 sq.ft	₹2999 to 3199
LUXE	1200 to 1500 sq.ft	₹2999 to 3199
GRANDE	1500 to 2000 sq.ft	₹2999 to 3199
PALATIALE	2000 to 2400 sq.ft	₹2999 to 3199

# Our EOI Benefits

<b>SELECTION ADVANTAGE</b> Get priority selection before general buyers.	
<b>WIDER PLOT OPTIONS</b> Choose from the best locations before they sell out.	
<b>PRE-LAUNCH PRICING</b> Enjoy competitive rates and exclusive offers.	
<b>HIGHER ROI POTENTIAL</b> Invest early and benefit from future price appreciation.	
<b>Place your EOI today and unlock Exclusive Pre-Launch privileges</b>	