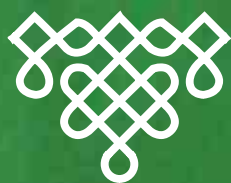


Hiranandani Parks
ORAGADAM
— **New Chennai** —



WHERE HEALTH, WEALTH & HAPPINESS RESIDE

The magic of auspicious beginnings...

Welcome to
**HIRANANDANI PARKS
ORAGADAM
NEW CHENNAI**

**VILLAS
VILLA PLOTS
APARTMENTS**



**A VIBRANT 360+ ACRES,
SELF-SUSTAINABLE,
MASTER-PLANNED,
INTEGRATED TOWNSHIP.**

Known for our statuesque high-rise towers, stunning neo-classical architecture and master-planned townships replete with amenities, we now add to our repertoire by presenting a bouquet of Villas, Villa Plots and Apartments.

Perhaps, the only one-of-its-kind gated township in Chennai.

Conceptualised and developed based on the experience and learnings of our award-winning life-hubs – Hiranandani Gardens, Powai, and Hiranandani Estate and Meadows, Thane, located in the suburbs of Mumbai.

Actual Shot Of Low-Rise Buildings

OUR WORLD, DRIVEN BY HEALTH

“Health is the greatest
of human blessings”
-Hippocrates

Over 30 leisure amenities
to serenade you



Breathe pure oxygen
amidst 2000 trees



A sports Colosseum for
strength and endurance



Landscaped podiums with
walking and jogging tracks



A fully equipped clubhouse
for holistic well-being



A family hospital for all
medical emergencies



Actual Shot Of Golf Course



Actual Shot Of The Clubhouse With Swimming Pool

OUR WORLD, DRIVEN BY WEALTH

“ Wealth is the ability
to fully experience life ”
-Henry David Thoreau



Hiranandani Parks has an
ABUNDANCE OF WATER
SUPPLY, UNINTERRUPTED
POWER, in a city starved of it



An abundance of work options
– with over 100 MNCs waiting
for you. Where Work-Life
balance holds precedence
over everything else



An abundance of demarcated
open play areas for children



An abundance leasing rental
opportunities – to harness a
steady ROI for your investment



An abundance of safety
measures for 24x7 security –
for all residents, especially
senior citizens



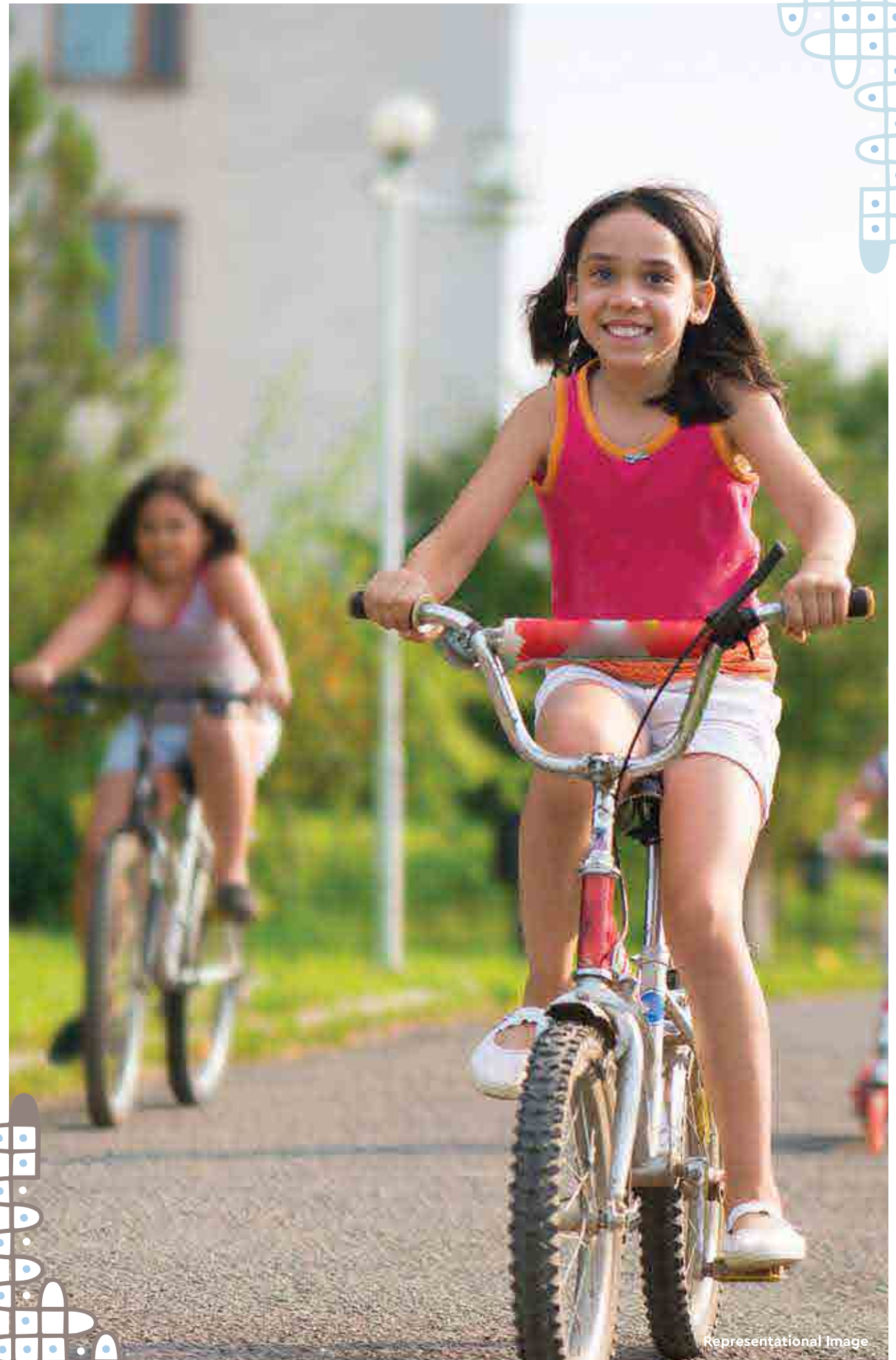
An abundance of options –
to connect Oragadam to
the world



An abundance of FDI invested,
transforming Oragadam into
the land of prosperity



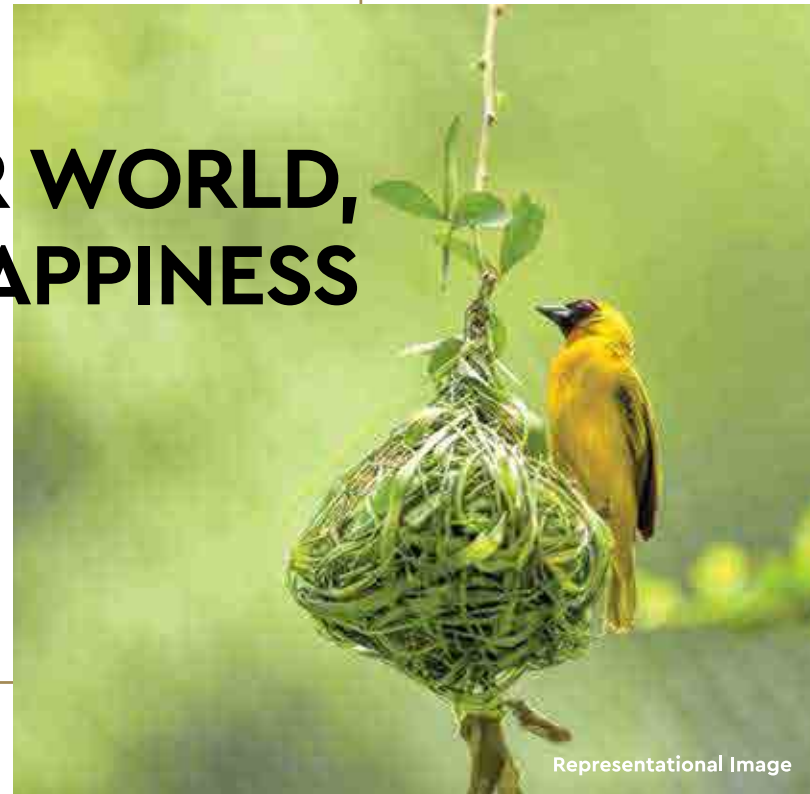
An abundance of choices –
for your dream residence
and a global life



OUR WORLD, DRIVEN BY HAPPINESS

“ For Happiness is not a goal, it is a by-product of a life well lived ”

-Eleanor Roosevelt



Representational Image



The community we call Hiranandani Parks, Oragadam, is our reason of existence, and its happiness is our motivation.



A well-deserved lifestyle that takes care of needs and conveniences of each member of our township. Be it a resident, a guest, a tenant, a business owner, a migratory bird, pets within the township and even, the flora, the eco-system. Respect for life.



Each convenience is thoughtfully planned. Each need is mapped. Because Happiness is a culmination of that masterplan of what we at Hiranandani call the Hiranandani Edge.



Actual Shots Of Celebrations At Hiranandani Estate, Thane





Actual Shot Of The High-Rise Buildings



Representational Image



Actual Shot Of The Low-Rise Buildings

HIRANANDANI PARKS

Where Health, Wealth and Happiness reside in harmony.

Hiranandani Parks endeavours to become an integrated and self-sustained township with the best-in-class social and civil infrastructure, offering everything a modern family seeks; premium villas and villa plots and modern, spacious apartments – all laid out amidst green open space.

The one-of-its-kind township includes a school, a family hospital, a convenience store, a cafe, a bank with many more amenities and conveniences to come.

Making Hiranandani Parks, truly, a planned city within a city.



OUR OFFERINGS

Hiranandani Parks' self-sustained master planned communities will offer today's families an array of modern residential options to suit different lifestyle requirements and budgets.



Actual Shot Of The High-Rise Buildings

THE HIGHLANDS

Spacious Apartments

The Highlands offer abundant space and smart design making every home unique and elegant. Premium 2.5 and 3 BHKs with world-class amenities like well-designed clubhouse, swimming pool, gym, yoga areas and multiple sports facilities will add up to the joy of community living.

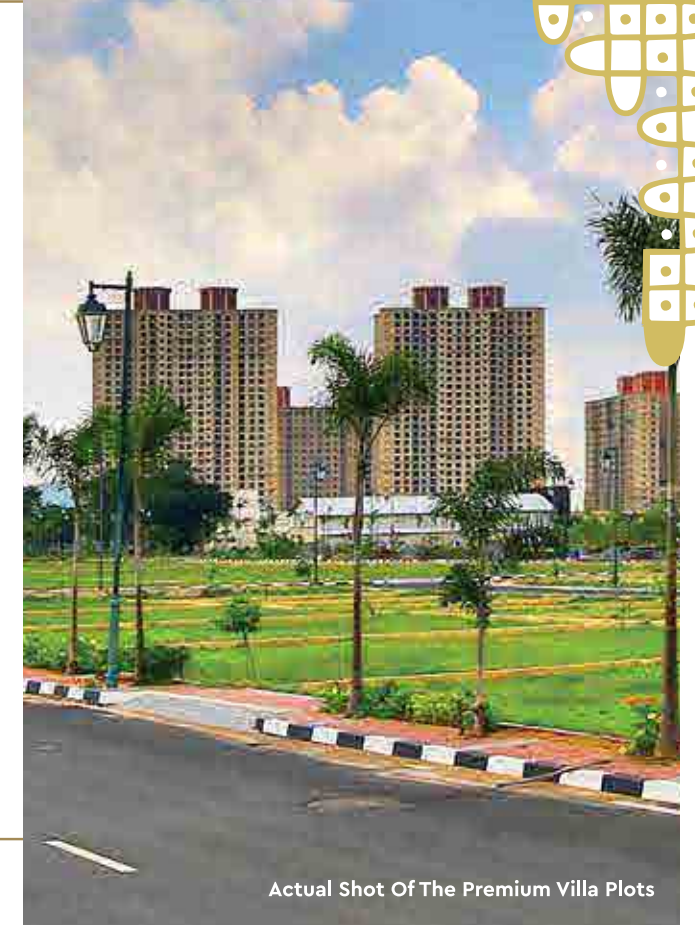
Apartment Sizes:
1437 square feet onwards.

THE TIERRA

Premium Villa Plots

Imagine having an independent home in a 360+ acre integrated township with the best modern infrastructure. Our DTCP approved plots with finished black-top roads will turn into a perfect home with state-of-the-art amenities, beautiful landscapes and the promise of Hiranandani.

Villa Plot Sizes:
600 square feet onwards.



Actual Shot Of The Premium Villa Plots



Artist's Impression Of Luxury Villas

THE WILLOWS

Luxury Villas

Premium villas located within the heart of Hiranandani Parks are the perfect blend of class and comfort. Spacious villas nestled in beautiful landscapes and elite amenities like the golf course, driving range etc. will make for a perfect home.

Villa Sizes: 1018 square feet onwards.



THE HIGHLANDS

Spacious Apartments



Our statuesque towers house luxury apartments are customized to suit the needs of today's families. From the moment you step out of our high-speed elevators, our airy corridors welcome you to spacious apartments with an unending view of our beautiful landscape.

Highlights

- 2.5 & 3 Bed Residences with balconies
- Access to a multitude of amenities & utilities
- Landscaped podium for leisure and recreation
- 3 Elevators per building
- High ceilings & large windows
- Huge designated car park areas

Actual Shot Of The High-Rise Buildings

APARTMENT SPECIFICATIONS

Structure	RCC frame structure with block masonry will be provided.
Roof	All waterproof roofs.
Doors	All flush doors. Main door finished in veneer and internal doors in paint finish.
Windows	Powder coated aluminium windows with clear glass (Sliding/Swing Type).
Flooring	Vitrified tiles – double charged (600 x 600mm), 75mm height vitrified tile skirting. Balcony (if applicable) – Ceramic tiles - antiskid (300 x 300mm).
Kitchen	Vitrified tiles – double charged (600 x 600mm) Stainless Steel sink and a 2ft. height vitrified tile dado will be provided. Above platform – Vitrified tiles (600 X 600mm) Below platform – Off white ceramic glazed tiles (300 x 200mm) Provision for geyser and water purifier (electrical and plumbing connections).
Bathrooms	Glazed tiles on the walls up to the height of toilets and the door top (approx. 8ft). Branded WCs and washbasins will be provided with branded CP fittings. We are only giving normal water heaters, not instant. All toilets will have concealed plumbing connections).

Electrical	Concealed copper wiring with modular switches RCCB and MCB. Power supply would be 3-phase. A 15 amp. socket would be provided in all bedrooms. The Kitchen will have eight 15 amps. and one 5 amp. points. All bedrooms will have two light points and one fan point of 5 amps. each. One 25 amps. point will be provided for A/C in each bedroom. The living/dining area will have one 15-amp. and four-light points of 5 amps. each and one fan point of 5 amps. each, and two additional sockets of 5 amps. each. One 25 amps. socket will be provided for A/C.
Elevator	Each tower will have three lifts (20 passenger capacity).
Painting	All internal walls will be putty finished with a double coat of acrylic distemper (Egg shell white colour ceiling).
Finishes	External walls will be having renova texture paint.
Meters	Electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
TV & Telephone	TV & telephone points will be provided in the living/dining areas and in all the bedrooms.
Flooring	Flooring for all common areas & staircases will be of Kota stone or equivalent. The main entrance lobby would be a combination of marble and kota.
Intercom	All residential units will be provided with an intercom system.

WINDSOR

STILT + 27 STOREYS, 3 BHK

FLOOR PLAN: High Rise Buildings – NORTH
(READY FOR POSSESSION)

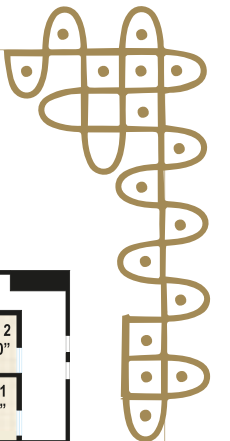
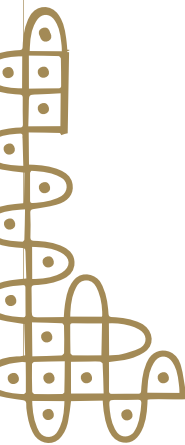
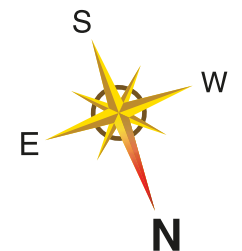


WINDSOR (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	444	1859
3 & 4	3 BHK	1415	444	1859

WINDSOR (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	444	1859
3 & 4	3 BHK	1415	444	1859



WILTON

STILT + 27 STOREYS, 3 BHK

FLOOR PLAN: High Rise Buildings – NORTH
(READY FOR POSSESSION)

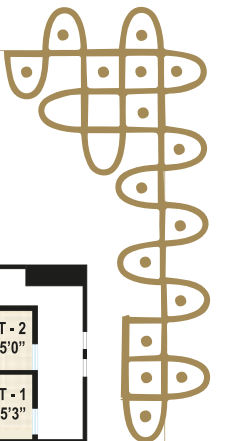
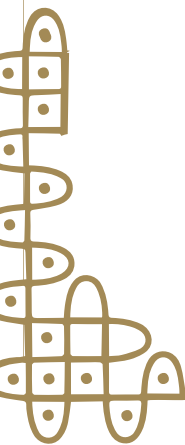
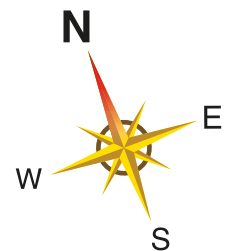


WILTON (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	444	1859
3 & 4	3 BHK	1415	444	1859

WILTON (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	444	1859
3 & 4	3 BHK	1415	444	1859



CHATSWORTH

STILT + 26 STOREYS, 3 BHK

FLOOR PLAN: High Rise Buildings – SOUTH
(READY FOR POSSESSION)

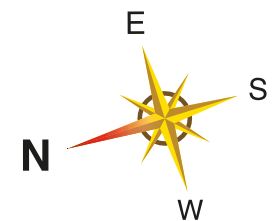


CHATSWORTH (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	480	1895
3 & 4	3 BHK	1415	479	1894

CHATSWORTH (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1415	479	1894
3 & 4	3 BHK	1415	480	1895



CHARTWELL

STILT + 15 STOREYS, 2.5 & 3 BHK

FLOOR PLAN: High Rise Buildings – SOUTH
(READY FOR POSSESSION)

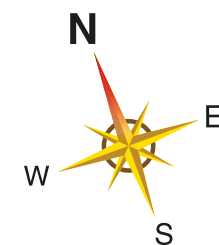


CHARTWELL (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1407	584	1991
3 & 4	2½ BHK	1246	517	1763

CHARTWELL (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	2½ BHK	1246	517	1763
3 & 4	3 BHK	1407	584	1991



CLARENDON

STILT + 26 STOREYS, 2.5 & 3 BHK

FLOOR PLAN: High Rise Buildings – SOUTH
(READY FOR POSSESSION)

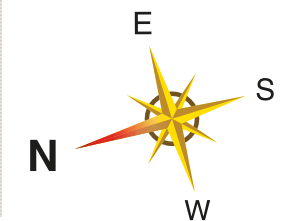


CLARENDON (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	3 BHK	1407	520	1927
3 & 4	2½ BHK	1246	460	1706

CLARENDON (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	2½ BHK	1246	460	1706
3 & 4	3 BHK	1407	520	1927



WARWICK

STILT + 15 STOREYS, 2 BHK

FLOOR PLAN: High Rise Buildings – SOUTH
(READY FOR POSSESSION)

WARWICK - I

WARWICK - II

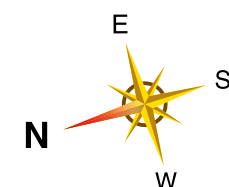


WARWICK (I) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	2 BHK	957	480	1437
3 & 4	2 BHK	957	480	1437

WARWICK (II) - AREA STATEMENT

Flat No.	Flat Type	Built Up Area (sq. ft.)	Common Area (sq. ft.)	Saleable Area (sq. ft.)
1 & 2	2 BHK	957	480	1437
3 & 4	2 BHK	957	480	1437



THE TIERRA

Premium Villa Plots



Actual Shot Of The Premium Villa Plots

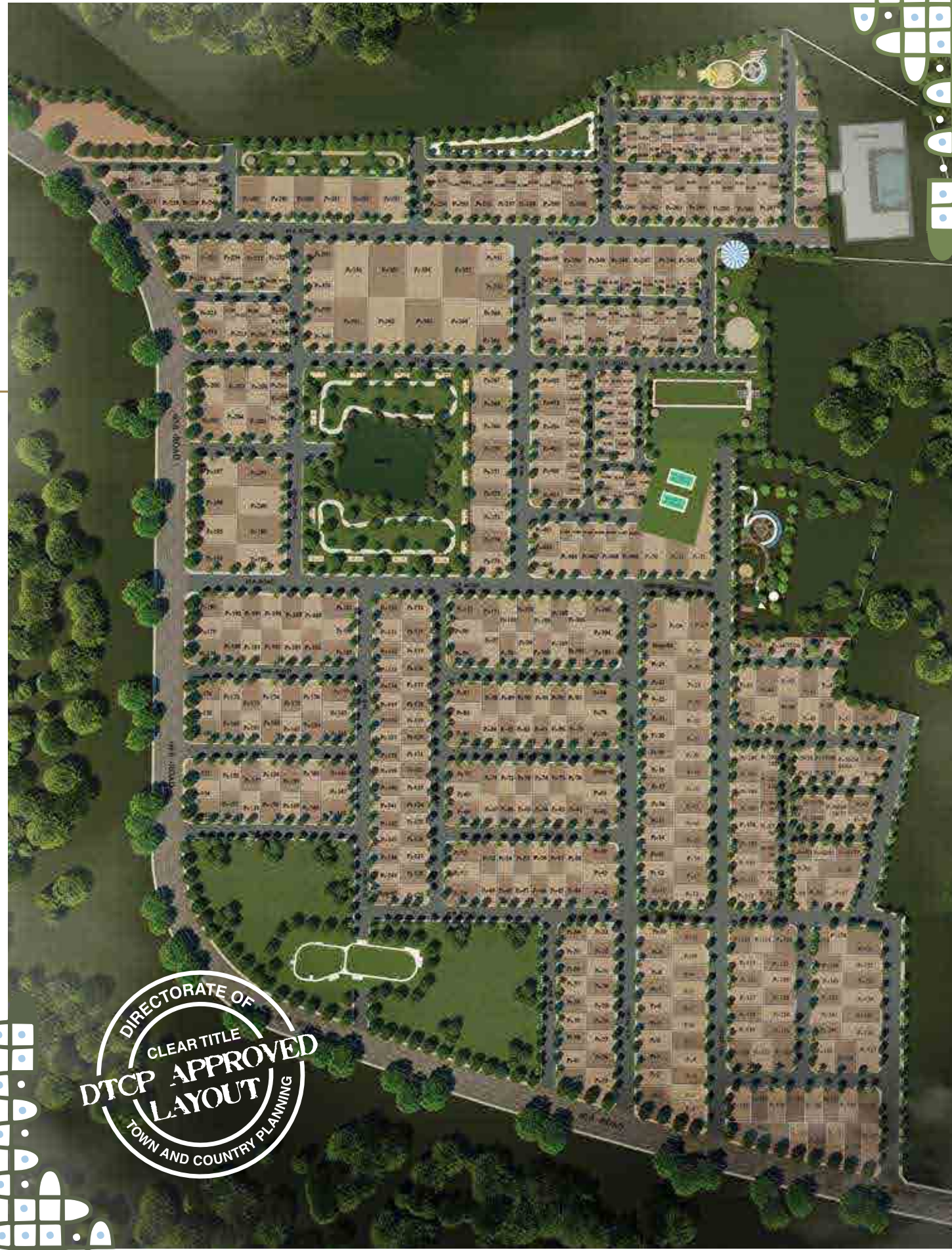
The only premium villa plots within an integrated township in all of Chennai.

Our 45-acre premium villa plots are nestled in a sweet spot between statuesque towers and state-of-the-art sporting facilities.

Highlights

- Villa Plots Size: 600 – 6000 square feet
- Ready-to-Register plots
- DTCP Registered
- RERA Registered
- Options for customized villa – design & construction
- Modern civic infrastructure for individual plots
- 80% bank funding

THE TIERRA DEVELOPMENT PLAN



DTCP Approval Number (Phase-I): 121/2015
RERA Number (Phase-II): TN/01/Layout/0046/2018

TECHNICAL SPECIFICATIONS



- ABUTTING HIGHWAY ROAD DETAILS** ● Adjoining the 6-lane State Highway
- TOWNSHIP MAIN ENTRY ROAD FROM HIGHWAY** ● 100 feet BT Road with paved walkways on either sides, designed as per Clause-406 of MORTH either sides with landscaped mounds
- PLOTTED AREA MAIN ROAD** ● 60 feet BT Road with paved walkways on either sides designed as per Clause-406 of MORTH
- PLOTTED AREA INTERNAL ROADS** ● 40', 30' & 25' BT/Paver Road
- STORM WATER DRAIN - MAIN ROAD** ● RCC Box Culvert, M25 Gr-150mm thick RCC wall designed for maximum flood water discharge
- STORM WATER DRAIN - INTERNAL ROAD** ● Hume Pipe Culvert, NP3 Culvert with maximum flood water discharge
- CABLE TRENCH FOR HT & LT - MAIN ROAD** ● RCC Box Culvert, M25 Gr-150mm thick RCC wall designed to depth of 6' to have separate for LT & HT lines
- CABLE TRENCH FOR HT & LT - INTERNAL ROAD** ● Hume Pipe Culvert, NP3 Culvert to have LT lines
- SEWAGE LINE** ● Well designed uPVC lines with conical chambers to carry maximum sewage flow
- WATER SUPPLY LINE** ● Well designed uPVC lines with inspection chambers
- WASTE WATER LINES** ● Well designed uPVC lines with conical chambers to carry maximum flow
- STP CONNECTIVITY** ● Provision for Ultra Modern STP Unit with ACF followed by UV system
- WTP CONNECTIVITY** ● Provision for WTP Unit with ACF followed by UV system
- PAVERED WALKWAY** ● M35 Gr shot blasted paver 40mm thick
- STREET LIGHTS ON MAIN ROADS AND INTERNAL ROADS** ● Well designed & elegant street light poles with LED fittings
- FIRE HYDRANT LINES** ● Fire Hydrant pipe lines with double head hydrant valves and hose reels in suitable location
- COMMUNICATION LINES** ● Well designed Fibre-Optic Cables from Telecom services
- LANDSCAPING** ● Well designed landscaping in OSR and also for each plot
- INFRA CONSULTANT** ● Mott McDonald - International Infrastructural Consultant

THE WILLOWS

Luxury Villas



Artist's Impression Of Luxury Villas

A prized addition to our Green Community, the aesthetically crafted premium villas; fondly called 'The Willows' are located right in the heart of our township.

Highlights

- Surrounded by the Hiranandani Parks Township
- Uniquely designed by our master architects with cozy spaces
- Access to 24x7 safety & security
- Intrinsically supported by world-class social and civic infrastructure
- Access to all recreation and leisure facilities within the township

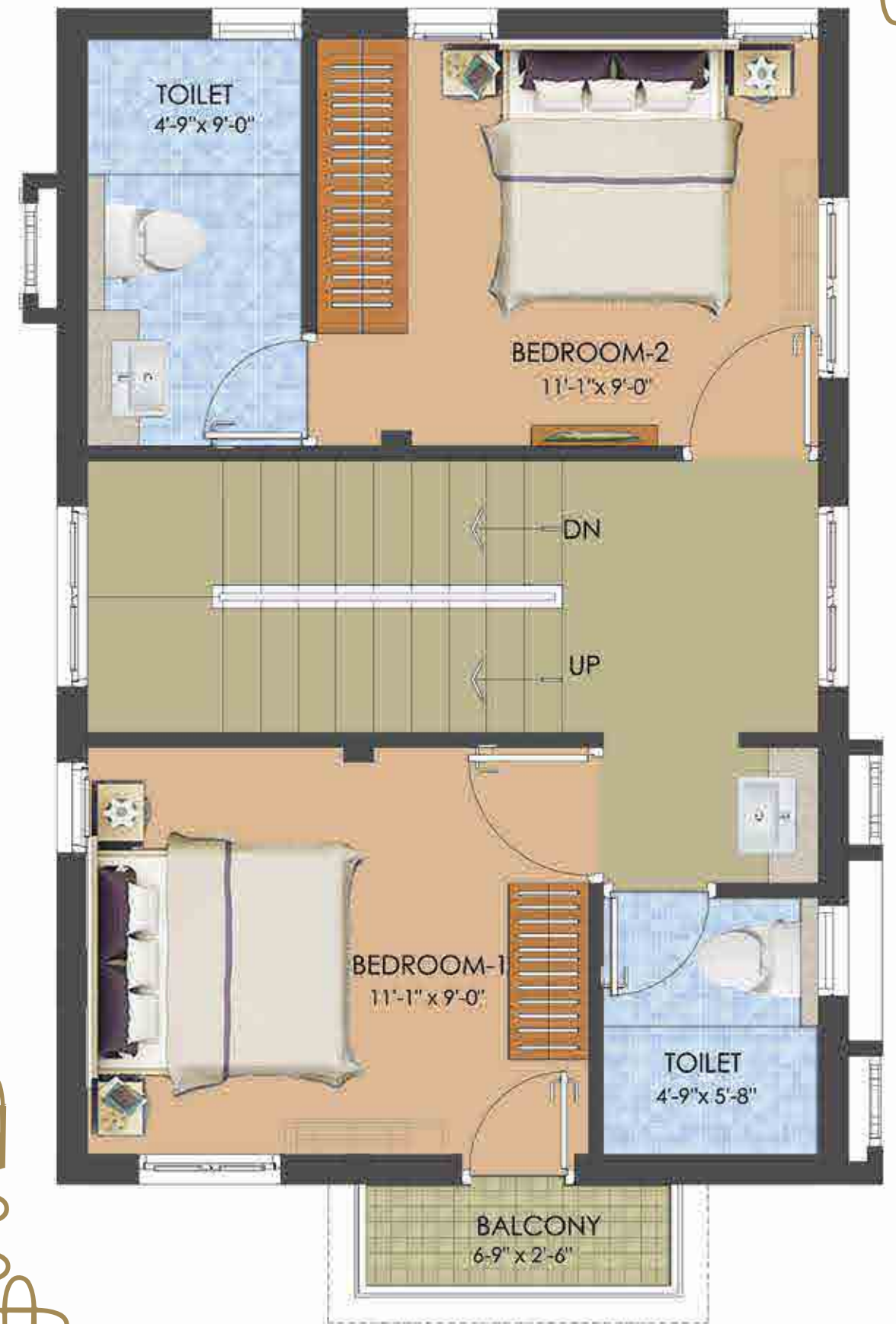
GROUND FLOOR PLAN

Plot size : 640 sq. ft.
Buildup : 1018 sq. ft.



Artist's Impression Of Luxury Villa - Floor Plan

FIRST FLOOR PLAN



Artist's Impression Of Luxury Villa - Floor Plan



Representational Image



Actual Image Of Clubhouse At Hiranandani Estate, Thane



Representational Image

THE HIRANANDANI VALUE PROPOSITION

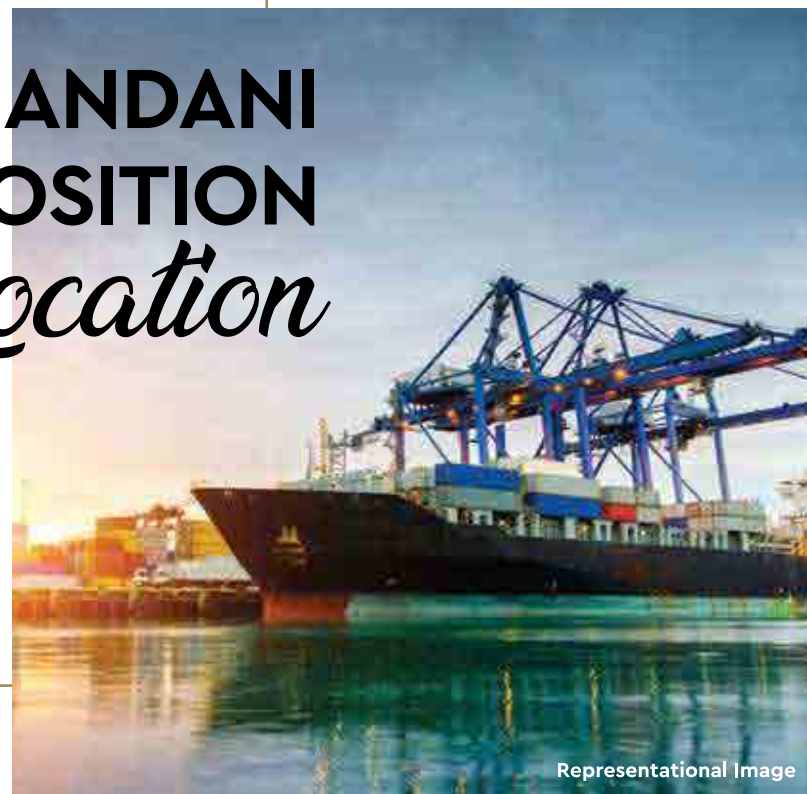
LOCATION • AMENITIES • INFRASTRUCTURE

Today's real estate investor has high expectations. Of Quality. Of Service. Of Safety & Surety. Along-with the best social and civic infrastructure.

Hiranandani Parks provides all this and more. It creates value by combining Location, Infrastructure and Amenities; the three most important factors for a successful community development.



THE HIRANANDANI VALUE PROPOSITION - *Location*



Representational Image

WHY ORAGADAM

Hiranandani's had the unique ability to envision the immense potential of Oragadam, and its consequent impact on demand for quality real estate. Astute real estate investors today are able to recognize Oragadam's trajectory from a far-flung suburb to a well-connected business corridor.

Location Highlights



FDI of \$16 Billion



The biggest auto/auto-ancillary hub in South Asia



The next IT/ITeS hub



100+ global conglomerates



Direct employment opportunity pegged at 3+ lakh jobs



Upcoming 300-acre Aerospace park and a proposed greenfield airport



6 lane highway connect Vandallur to Oragadam (Padappai Road) – under construction



200 feet highway connecting Oragadam to Chennai and its suburbs



Phase 2 of ₹1400 crores outer ring road project in the pipeline



Dry port at Sriperumbudur under construction with an investment of ₹380 crores



Representational Images

THE HIRANANDANI VALUE PROPOSITION - Amenities



It is our firm belief that building large integrated townships from scratch is the only solution that provides the scale for meeting both housing and infrastructure needs. Hiranandani Parks, is set amidst lush green landscapes with nearly 40% open spaces

Living in Hiranandani Parks means living under a green cover of over 2000 preserved trees or beginning your day with a choice of over 30+ sports amenities.

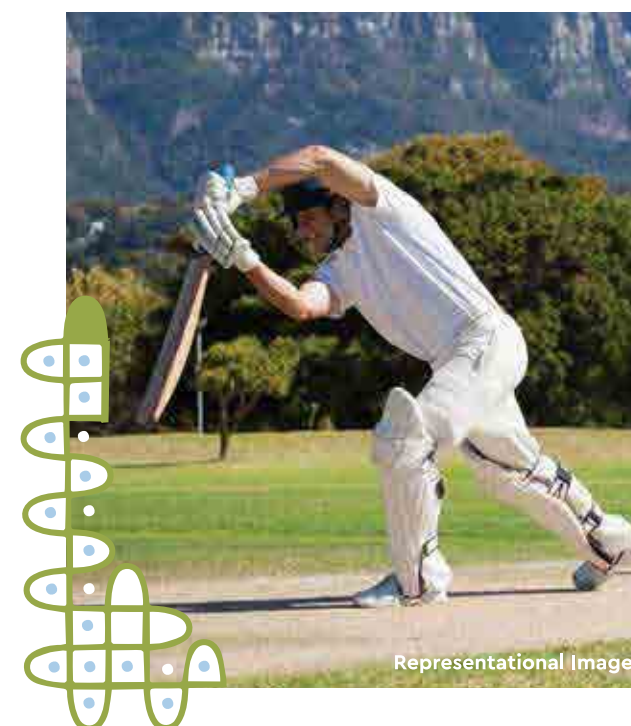
Come live here. You will be spoilt for choice.

List of Amenities:

- | | | |
|----------------------------------|-----------------------------------|------------------|
| Child Play Area | Walking Path | Jogging Track |
| A multipurpose convention centre | Hiranandani Parks Family Hospital | Bank branches |
| ATM Kiosk | Temple Complex | Musical Fountain |
| Landscaped Gardens | General convenience stores | Restaurants |
| Clubhouse | Swimming Pool | Gazebos |
| Amphitheater | Gymnasium | |

List of Sport Amenities:

- Cycling Way*
- 9 Hole Golf Course
- 250 metres driving range
- Golf Academy
- ICC test match standard cricket ground*
- Equestrian*
- Polo grounds
- ITF standard tennis courts*
- NBA standard basketball courts*
- Football*
- Volleyball*
- International standard hockey grounds*
- Swimming Pool*
- 4 squash courts*
- Table Tennis*
- Billiards Table*
- Carrom & Chess*



*Part of Thriveni Academy Foundation and Development Centre.

CLUB DE ROYALE



Artist's Impression

Opulent and decadent. Our township Clubhouse.

The royal doors will open to truly relax, rejuvenate and recharge each and everyone who enters this royal clubhouse.

The ever-evolving lifestyle needs a modern place to escape. That's the idea behind the creation of our premium Clubhouse – A hub of recreational activities with world-class amenities for a community of all age groups.

Highlights

- Master planned to perfection, this royal club is nestled in a beautifully landscaped area as large as a football field.
- Total built-up area of 25,000 sq. ft. (G+1)
- A half-olympic sized swimming pool
- A dynamic multi-purpose hall – 2000 sq.ft
- A giant gym – 1200 sq.ft
- A euphoric Indoor badminton court – 2400 sq.ft
- A rhapsodical dancing room – 1500 sq.ft
- State-of-the-art Gym & Aerobics (First Floor) – 1950 sq.ft
- Peaceful Yoga Center (First Floor) – 300 sq.ft
- World class table tennis – 1200 sq.ft
- Indoor games – 1100 sq.ft

THE HIRANANDANI VALUE PROPOSITION - Infrastructure



Our list of Civic Infrastructure & Utilities includes:



Paved Roads and Walking Pathways



Provision for Underground Fibre-Optic Cables for High-Speed Internet



Modern Storm Water Drainage Systems



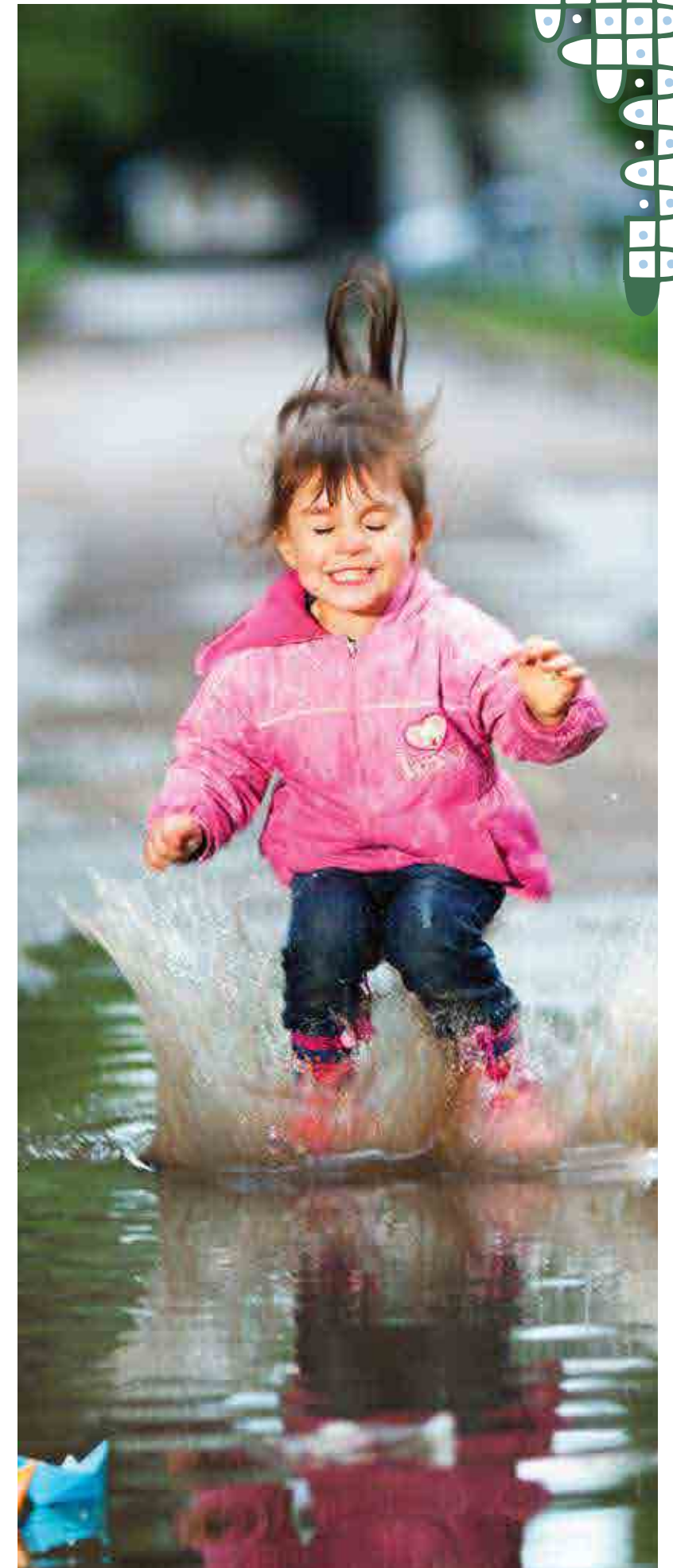
Provision for Water & Electric Connections for Individual Villa Plots



Water and Sewage Treatment Plants



High Capacity Compost Waste Management Plant



Representational Images

Representational Images

SNAPSHOTS OF OUR BEAUTIFUL TOWNSHIP



As Hiranandani Communities, we understand that purchasing a plot of land, a villa or an apartment is more than a simple transaction – it is a life-changing experience.

That is the reason why we take immense pride in the relationships that we build, the standards that we follow, the services we provide and the deliverance we promise.

For us, you are first. Our constant communications will keep you in the loop throughout the complete buying process and more. We believe that if you're not left with an amazing experience, we haven't done our job.

It is our firm belief that building large integrated townships from scratch is the only solution that provides the scale for meeting both housing and infrastructure needs in Chennai.



Experience Life at
Hiranandani Communities.

Hiranandani Parks
ORAGADAM
— **New Chennai** —



RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

h hiranandani
communities
a niranjan hiranandani initiative

SITE SALES OFFICE
Thriveni Nagar, Near Daimler, Oragadam
Chennai, Tamil Nadu - 603 204

hparks@hrealty.com
hiranandanicomunities.com

All renderings and maps are the artist's impressions for representation purposes and not the actual depictions of the buildings or landscaping. Developers do not warrant or assume any legal liability or responsibility for the accuracy or completeness of any information disclosed. Developers do not warrant or assume any legal liability or responsibility for the accuracy or completeness of any information disclosed. The said project is mortgaged to Axis Trustee Services Ltd. and Financed by Axis Bank and PNB Housing Finance Ltd. NOC/ROC shall be provided on demand from the lenders. The project has been registered via TNRERA registration number: TN/01/LAYOUT/0046/2018 and is available on the website <http://www.tnrera.in> under registered projects. The apartments have been registered under DTCP, with the Registration - DTCP No: 10/2009.

FOR A
CHAUFFEUR DRIVEN SITE VISIT
+91 9952666269