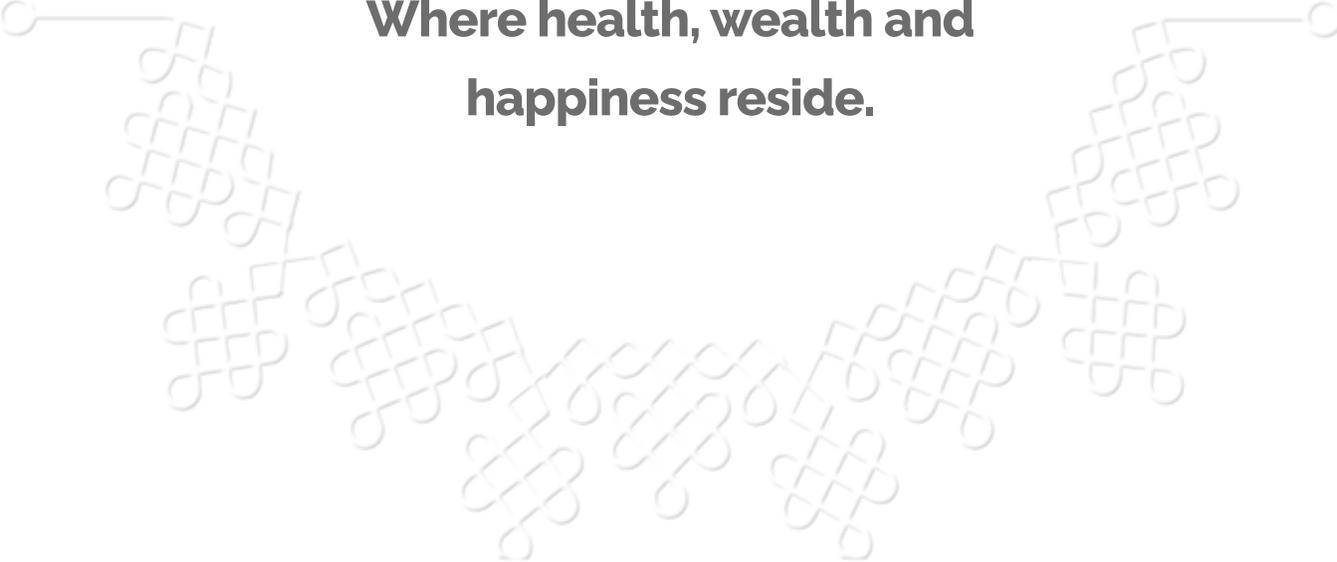




# **Hiranandani Parks** **ORAGADAM** **— New Chennai —**

Where health, wealth and  
happiness reside.



*Highlands*

*Premium Hiranandani Apartments*

**O**ur philosophy underlines our massive 3-Bed Residences.

Stunning, breathable space that fuses aesthetics and functionality. A contemporary residence for today's families, where respect for your family's time together holds as much sanctity as an individual's privacy.

- A vibrant 360+ acres township
- 4000+ people residing within the township
- A 25-bed family hospital and a fully functional CBSE School
- 9-hole, 55-acres golf course with driving range
- Over 30 leisure amenities with 12+ sporting amenities
- An iconic 25000 sq.ft. clubhouse with a half-olympic sized swimming pool
- High-street retail with over 20 stores operational
- Upcoming 'Yotta' data centre

## Welcome to Hiranandani Parks Oragadam, New Chennai



Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

# The Highlands

Reflects a rich tradition of excellence and a wholesome, superior way of life.

Statuesque towers, neo-classical architecture and well-appointed apartments, come together with top-of-the-line infrastructure and amenities.



Actual Photo

Where **#Health-Wealth-And-Happiness** reside.



# *Captivating. Heartwarming. Sophisticated.*

## Our palatial 2.5 and 3 Bed Residences

Your life. Your spaces.  
Each room fills a need.  
A need to shut out the real world.

A need to break the math quiz.  
A need to share your secrets with a friend.

An environment that allows you both  
independence and togetherness.

Welcome to a 'HIRANANDANI' residence.

Visual Representation

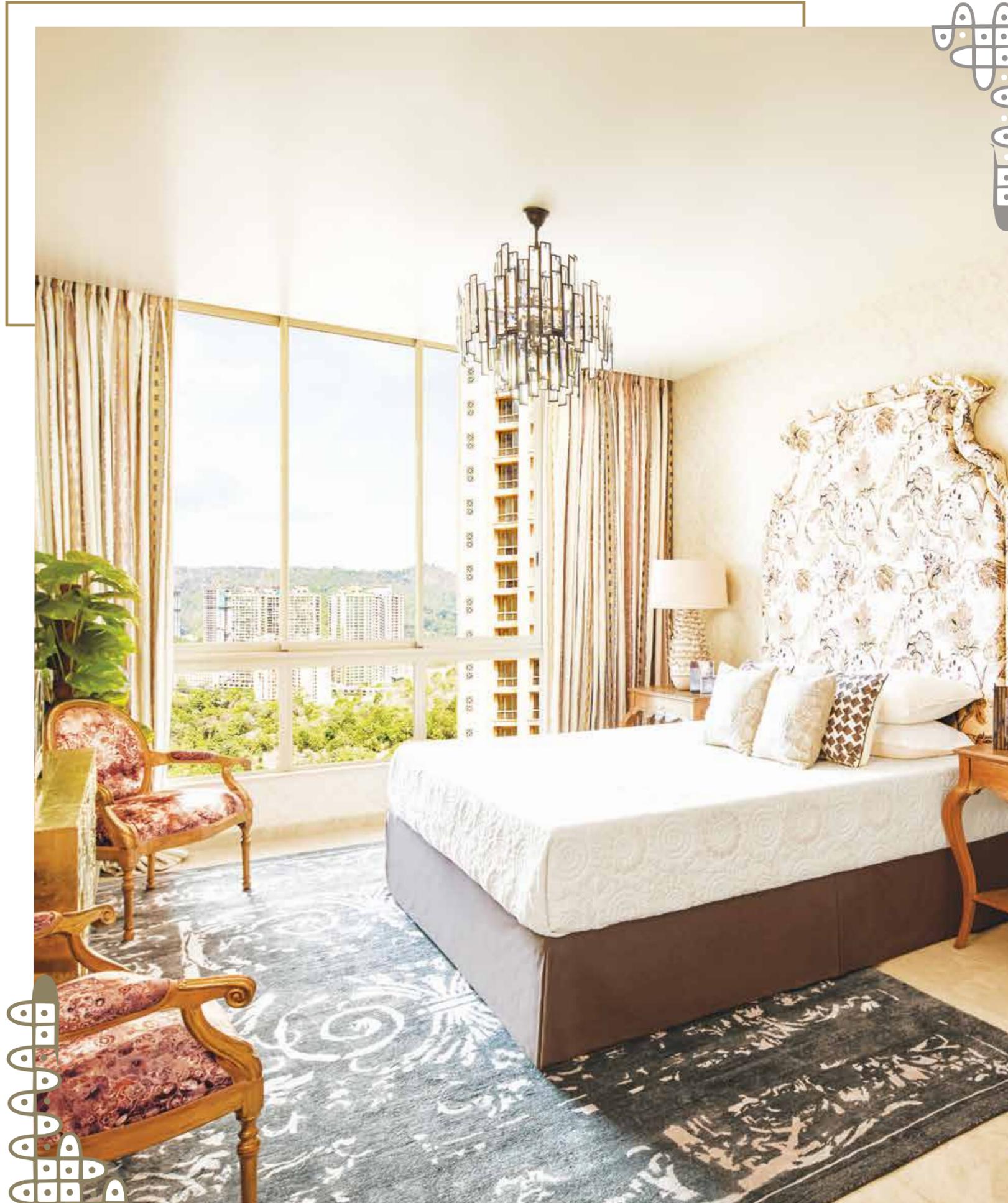
Where **#Health-Wealth-And-Happiness** reside.

## *Space takes on a new meaning*

- Large and airy living spaces
- Expansive sun-decks
- Substantial floor-to-ceiling height
- Cross ventilated apartment



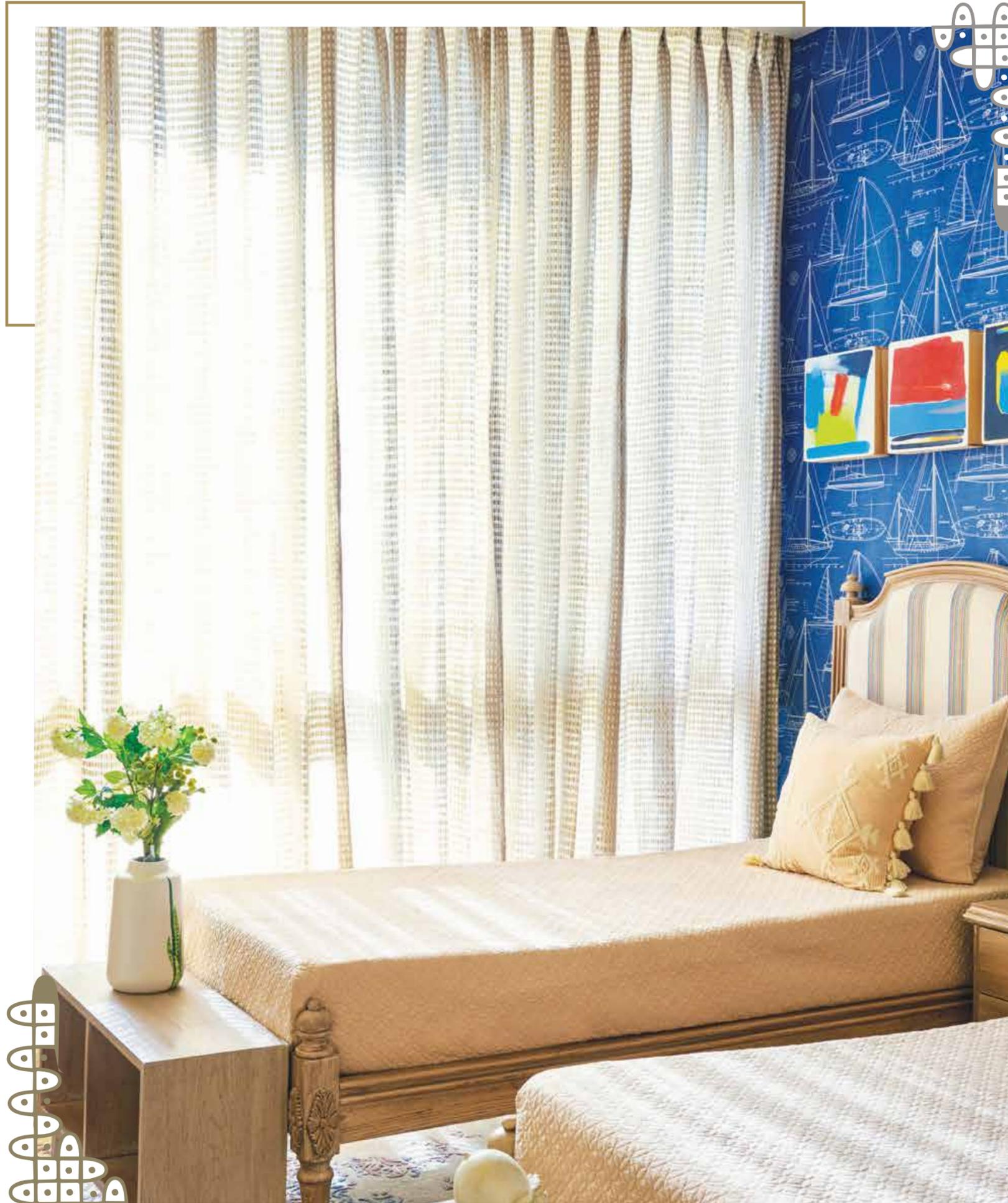
Actual Image, Hiranandani Show Flat



## *The Master Chambers in all its glory*

- Eclectic
- The only way it is meant to be

Bedroom, Hiranandani Show Flat



## The Next-Gen Space

- To play and express freely
- To encourage. To nurture

Kids Room, Hiranandani Show Flat



## *A fusion of form and function*

- Spacious and optimally laid out
- Meets the need of today's modern family

Visual Representation

Where **#Health-Wealth-And-Happiness** reside.

# Apartment Specifications

<b>Structure</b>	RCC frame structure with brick/block masonry will be provided.
<b>Roof</b>	All waterproof roofs.
<b>Doors</b>	All flush doors. Main door finished in Veneer and internal doors in paint finish.
<b>Windows</b>	Powder coated aluminium windows with clear glass. (Sliding/Swing Type)
<b>Flooring</b>	Vitrified tiles - Double charged (600 x 600mm), 75mm height vitrified tile skirting. Balcony (if applicable) - Ceramic tiles - Antiskid (300 x 300 mm)
<b>Kitchen</b>	Vitrified tiles - Double charged (600 x 600mm) Stainless Steel sink and a 2 ft. height vitrified tile dado will be provided. Above platform - Ceramic tiles (300 x 600mm) Below platform - White ceramic glazed tiles (300 x 200 mm) Provision for geyser and water purifier (electrical and plumbing connections).
<b>Bathrooms</b>	Glazed tiles on the walls up to the height of toilets and the door top (approx. 7ft). Branded WCs and washbasins will be provided with branded CP fittings. Provision for hot and cold water in the shower area. Instant water heaters will be provided. All toilets will have concealed plumbing.

<b>Electrical</b>	Concealed copper wiring with modular switches ELCB and MCB. Power supply would be 3-phase. A 15 amp. Socket would be provided in all bedrooms. The Kitchen will have two 15 amp. and two 5 amp. points. All bedrooms will have two light points and one fan point of 5 amps. each. 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 5amps. each.
<b>Elevator</b>	Each core will have one lift (6 passenger capacity)
<b>Painting</b>	All internal walls will be putty finished with a double coat of acrylic distemper (Off white colour walls & white colour ceiling).
<b>Finishes</b>	External walls will be having exterior grade emulsion paint.
<b>Meters</b>	Water & electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
<b>TV &amp; Telephone</b>	TV & telephone points will be provided in the living/ dining areas and in all the bedrooms.
<b>Flooring</b>	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.
<b>Intercom</b>	All residential units will be provided with an intercom system.

# Stunning breathable spaces that fuse aesthetics and functionality

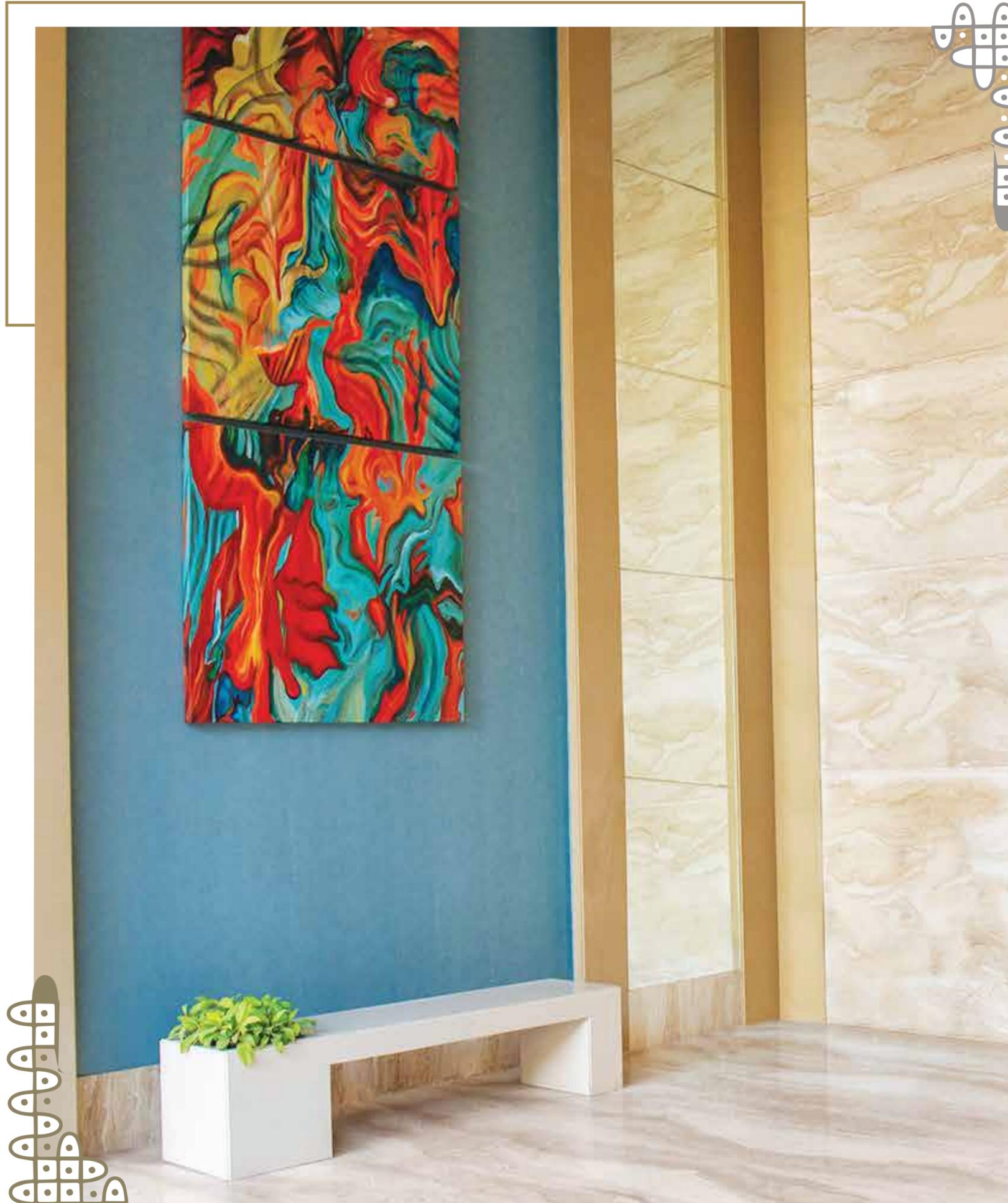


## Built to last

- Quality construction designed in a way to withstand the elements for the next 80 years
- Created by eminent architects for ergonomics and aesthetics
- 30ft high marble lobbies for an aesthetically pleasing entrance
- More than sufficient and best-in-class spacious lifts; with smart programming for least waiting period
- Double walled construction, designed for heat and weather resistance
- Renova external textured acrylic paint on external surfaces

Actual Photo

Where **#Health-Wealth-And-Happiness** reside.



## *Modern and intelligently designed floor plans*

- Only 4 apartments per floor
- Palatial apartment layouts
- Spacious lobbies
- 3 high-speed elevators for maintaining social distancing

Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

PROJECT: CHARTWELL - I & II

HIGH RISE BUILDINGS - SOUTH



CHARTWELL - II

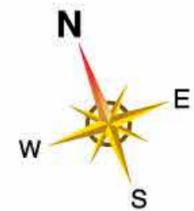
CHARTWELL - I

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

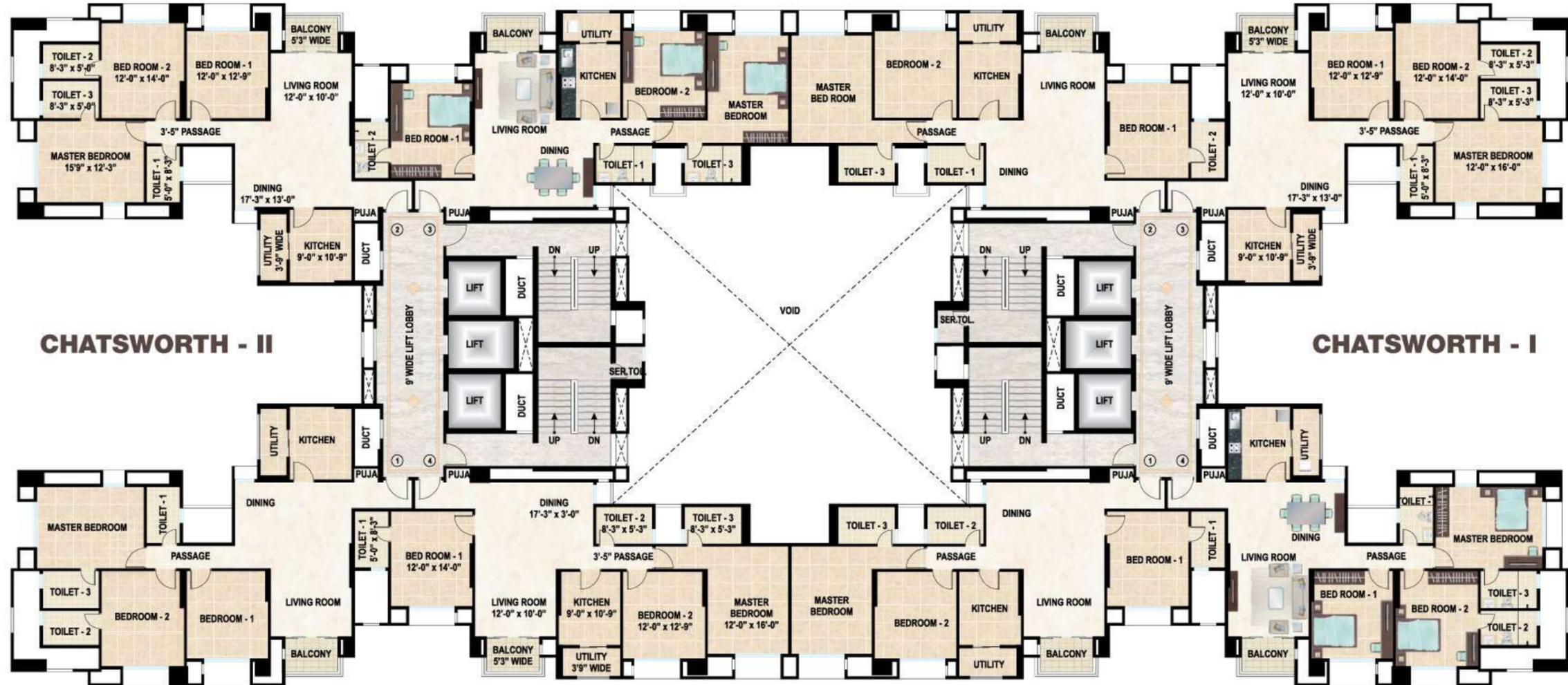
CHARTWELL (I) - AREA STATEMENT

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



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.

Typical Plan



**CHATSWORTH - II**

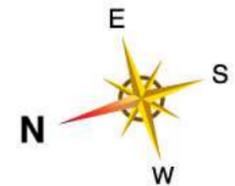
**CHATSWORTH - I**

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



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Typical Plan

PROJECT: CLARENDON - I & II

HIGH RISE BUILDINGS - SOUTH



CLARENDON - I

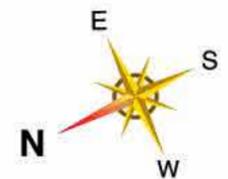
CLARENDON - II

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



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Typical Plan

WARWICK - I

WARWICK - II

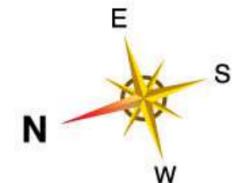


WARWICK (I) - AREA STATEMENT

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 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.

Typical Plan

# 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.

- 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 45,000 sq. ft. (G+1)

Where **#Health-Wealth-And-Happiness** reside.



Artist's Impression

*Every amenity that you can think of will be available.*

- 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



Swimming Pool, Hiranandani Township, Image for reference



Multipurpose Hall, Hiranandani Township, Image for reference



Clubhouse Gym, Hiranandani Township, Image for reference



Badminton Court, Hiranandani Township, Image for reference



Dancing Room, Hiranandani Township, Image for reference

## Retail & Restaurants

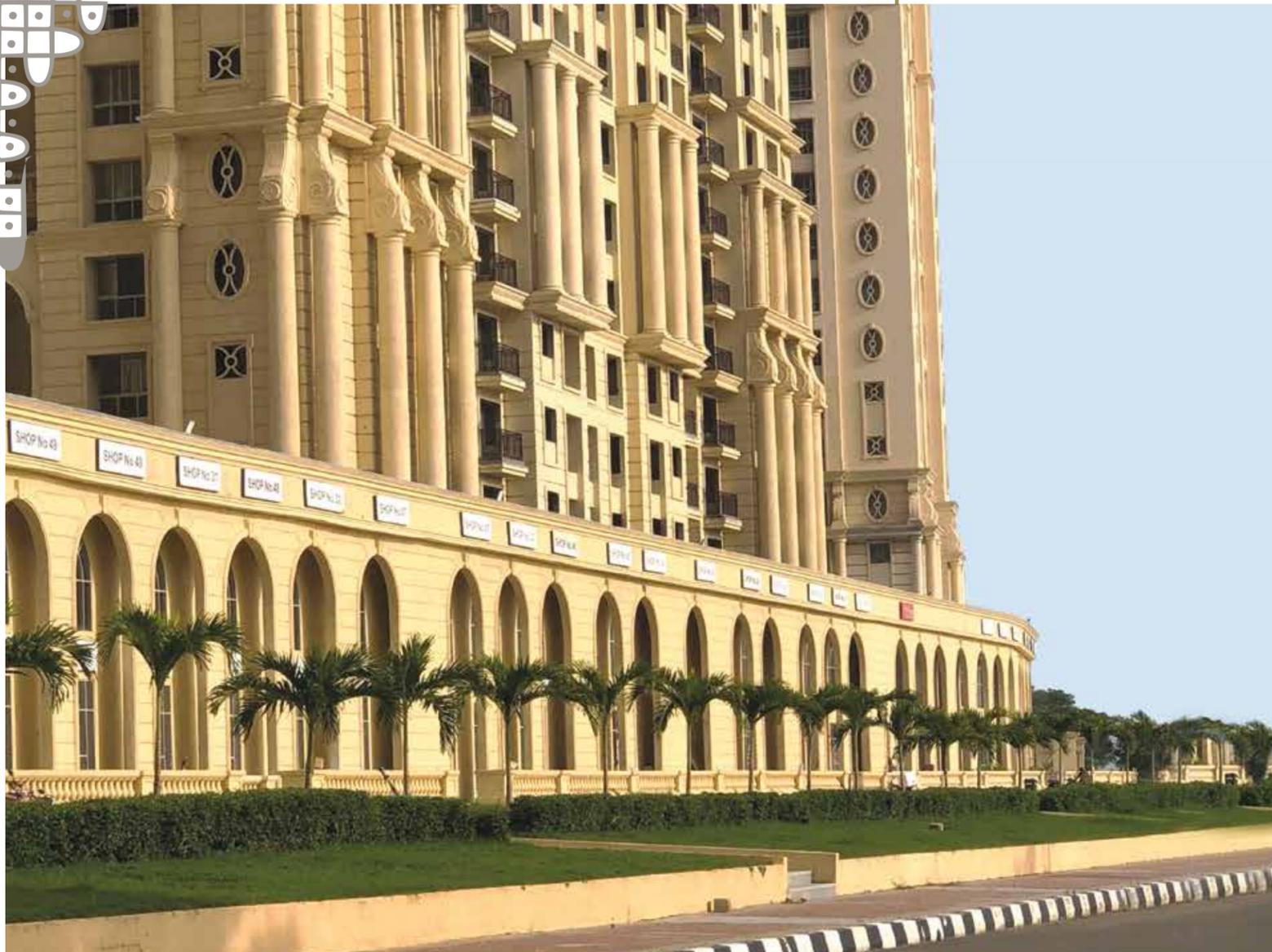
Your exclusive, exquisite gateway to a fine culinary feast and leisure-giving conveniences are now close to your home and closer to your heart.

### Relish all things tasty at

- Zephyr - Restobar
- Srivari Bhojanam - Veg Restaurant
- Yello - Korean Restaurant

### Enjoy convenience like never before with

- iMart Supermarket
- MedPlus Pharmacy
- Milk & Dairy Products
- General grocery stores
- Ice Cream Parlor
- Tidy - Laundry Services
- Dapper - Salon
- Banks and ATMs



Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

# Leisure & Recreation

With 60% open green space, HPO is an epitome of healthy and sustainable living.

## Leisure

- Club de Royale
- Ballpoint - Billiards
- Open air Amphitheatre

## Recreation

- Walking and jogging tracks
- Demarcated children play area
- Musical fountains

## Gardens

- Brindavan Garden
- Butterfly Garden
- Herb Garden
- Longwings Garden
- Senior Citizen's Garden
- Spices Garden
- The Willows Garden
- Woodland Garden

## The Agatheeshwarar Temple Complex



Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

# Hiranandani Parks Sports Colosseum

An entire gamut of indoor and outdoor sports activities at a one-stop destination.

## Outdoor Sports

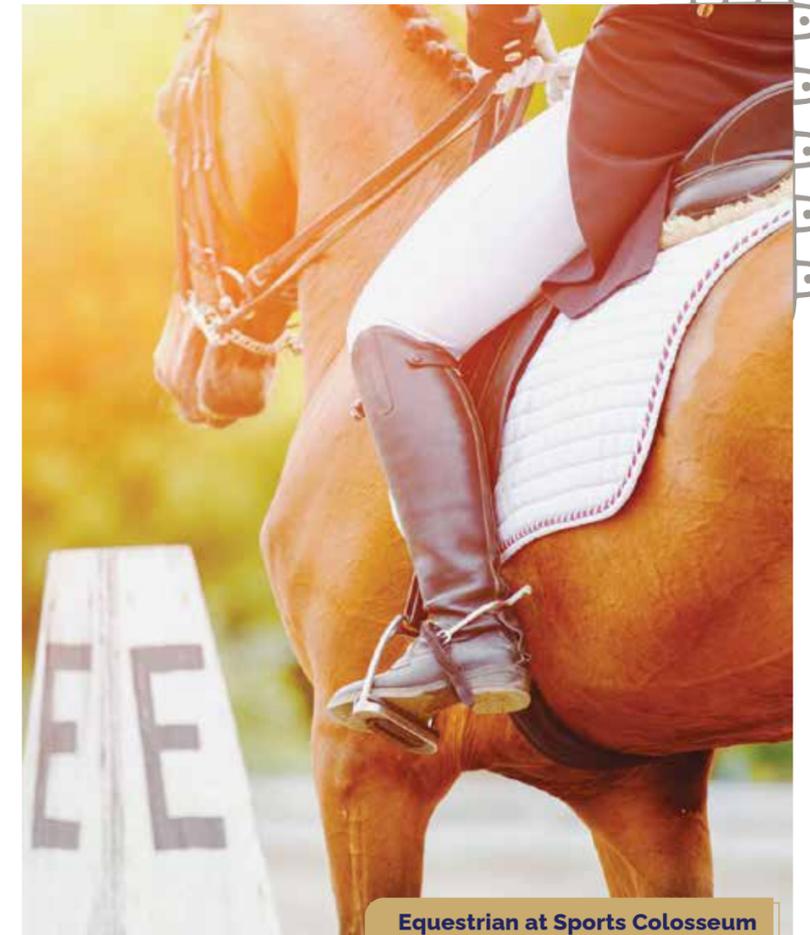
- A majestic 9-Hole, 55-Acres golf course with 200 mtrs. driving range
- A cricket ground that lives up to the Test Match Standards
- Fully equipped modern gym
- Hockey ground of International standards
- Tennis Courts
- Basketball Courts
- Volleyball Courts
- Equestrian

## Indoor Sports

- Football ground
- Squash Courts
- Table Tennis



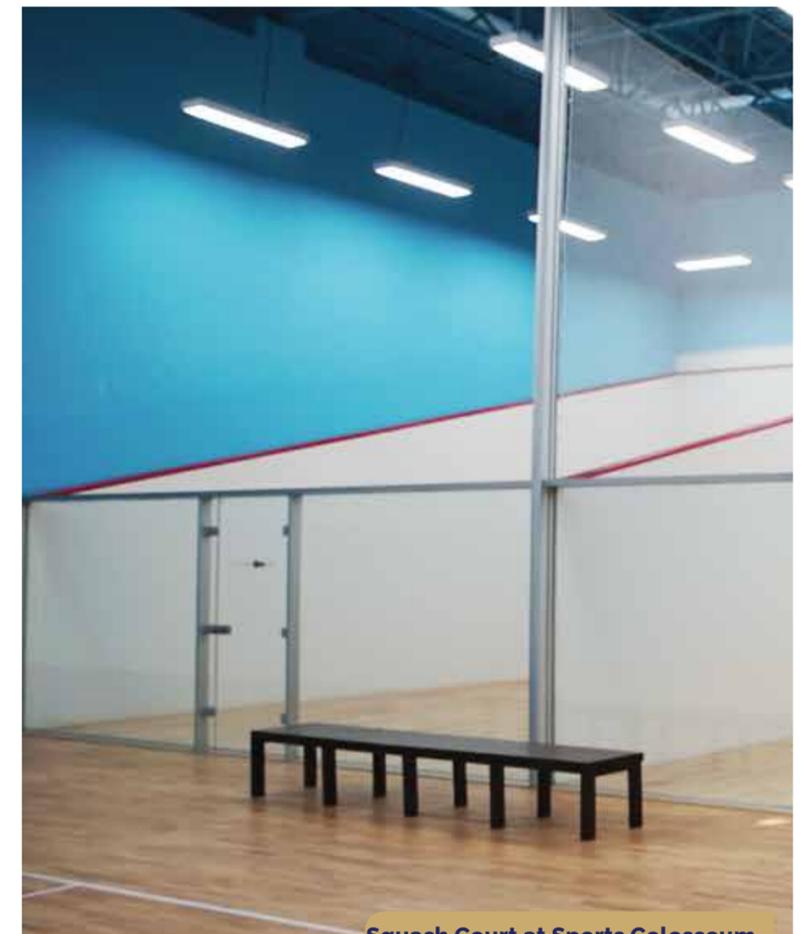
Golf Driving Range at Sports Colosseum



Equestrian at Sports Colosseum



Tennis Court at Sports Colosseum



Squash Court at Sports Colosseum

Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

## Hospital & School



A perfect combination of great convenience and easy accessibility.

### Hiranandani Parks Hospital

The township is equipped to deal with all medical emergencies

- 25-bed hospital
- Surgical OT and ICU beds
- BLS ambulance services
- 24/7 Pharmacy

### Thriveni Academy

An investment in knowledge pays the best interest.

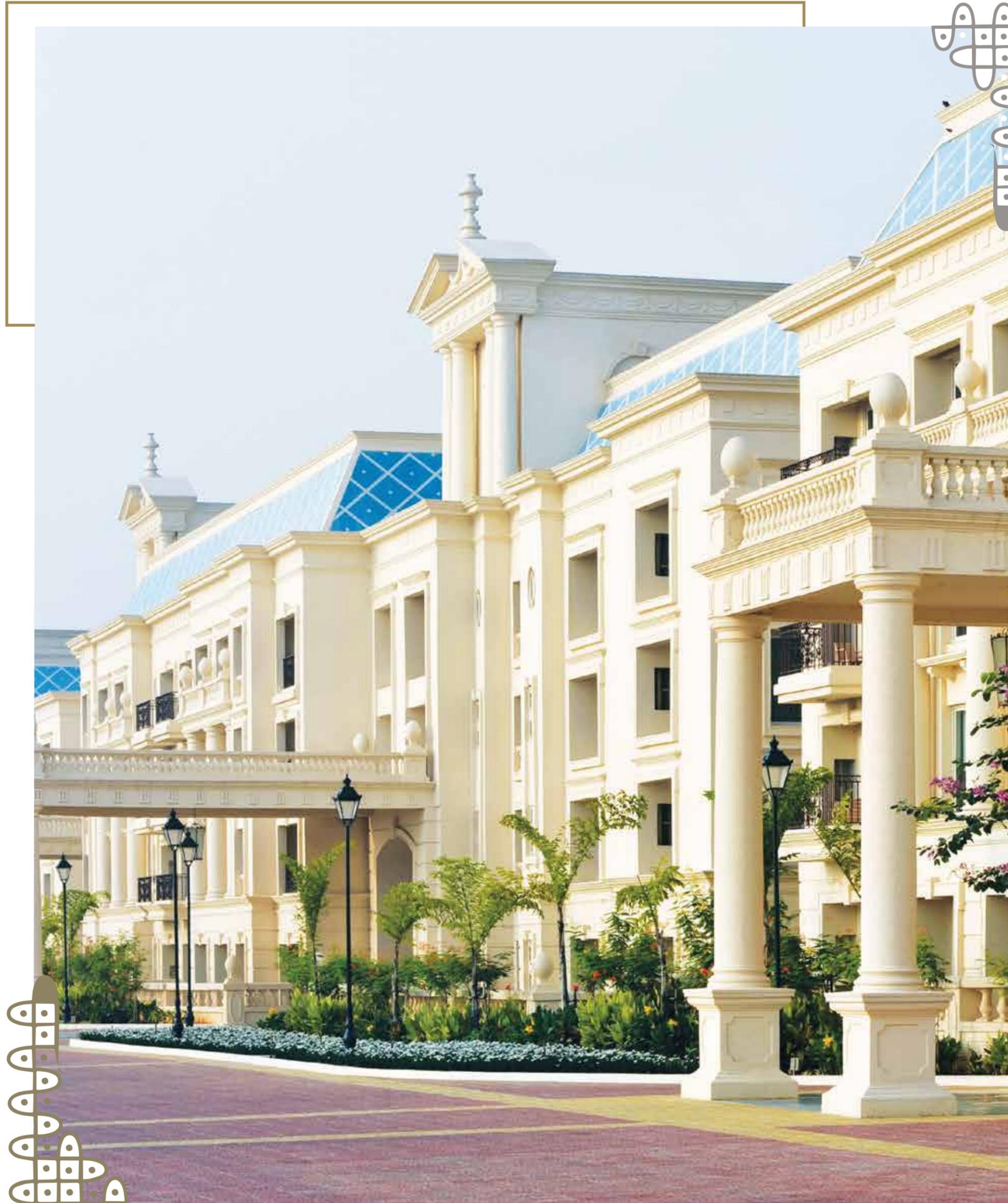
- Award winning CBSE board school
- Classes I to XII
- 1250+ students studying



Actual Photo



Where **#Health-Wealth-And-Happiness** reside.



## *Hiranandani Parks allows you to find a balance between your head and heart!*

*A*s Hiranandani Communities, we understand that purchasing a home is more than a simple transaction - it is a life changing experience. For us, you come first. 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.

Our constant communications keep you in 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.

Actual Photo

Where **#Health-Wealth-And-Happiness** reside.

# Hiranandani Parks ORAGADAM — New Chennai —



RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

 **hiranandani  
communities**  
a niranjan hiranandani initiative

#### SITE SALES OFFICE

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

[hparks@hrealty.com](mailto:hparks@hrealty.com)

[hiranandanicomunities.com](http://hiranandanicomunities.com)

Disclaimer: 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 (44) 6681 3788**