

Hiranandani Parks
ORAGADAM
— **New Chennai** —



WHERE HEALTH, WEALTH & HAPPINESS RESIDE
The magic of auspicious beginnings...

THE TIERRA

Premium Villa Plots



Actual Shot Of The Premium Villa Plots

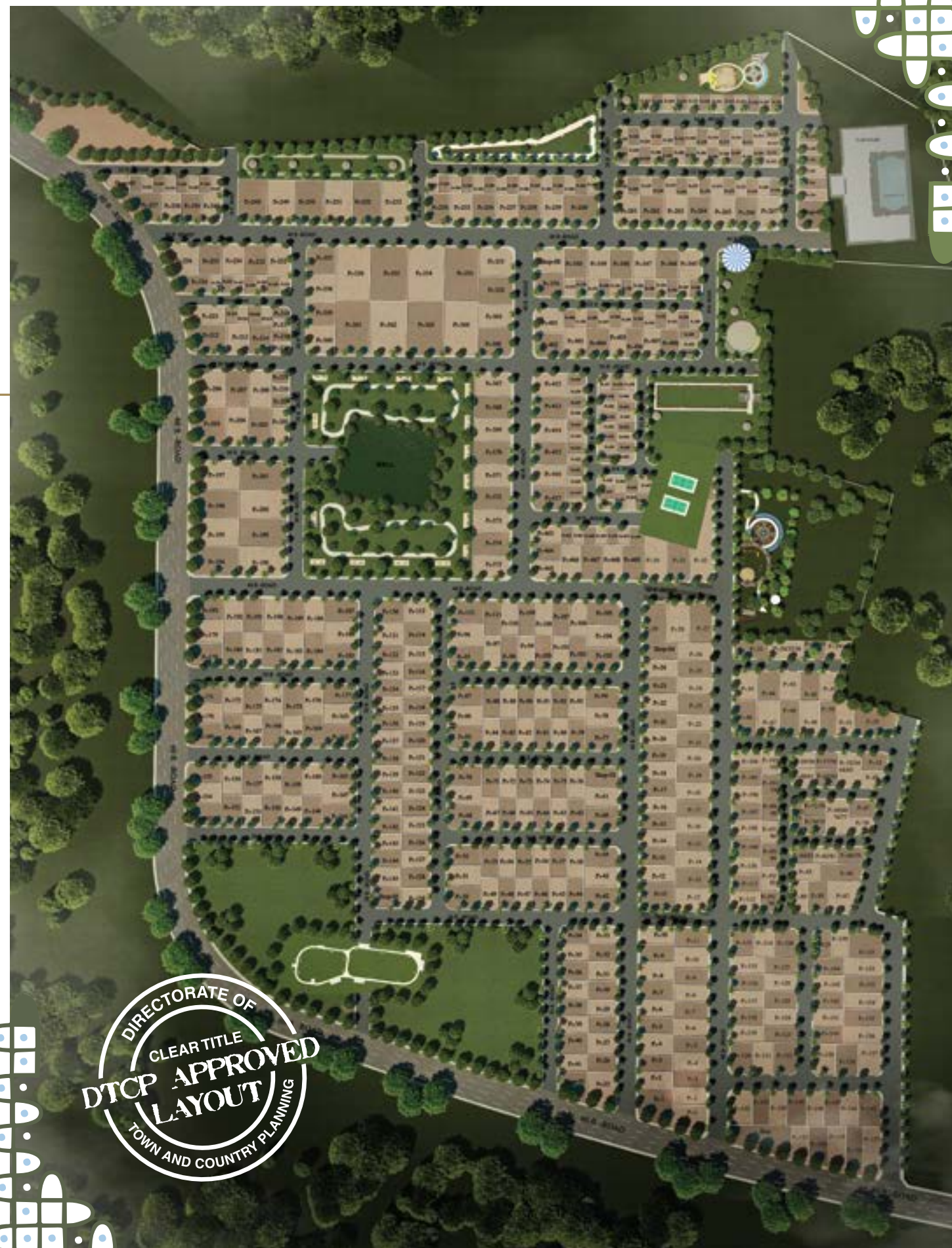
The only premium villa plots within an integrated township in all of Chennai.

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 Optical 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

THE HIRANANDANI VALUE PROPOSITION

LOCATION • AMENITIES • INFRASTRUCTURE



Actual Image Of Clubhouse At
Hiranandani Estate, Thane



Representational Image

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.

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



A Bird's Eye View



Actual Shot Of Water Elements



Actual Shot Of Agastheeswarar Temple



Actual Shot Of Low-Rise Buildings



Actual Shot Of High-Rise Buildings From Tierra-II



Actual Shot Of Hiranandani Parks Hospital

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

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.

FOR A
CHAUFFEUR DRIVEN SITE VISIT
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