

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.



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## Hiranandani Parks ORAGADAM — New Chennai —



RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

### SITE SALES OFFICE

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

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. 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 apartments have been registered under DTCP, with the registration - DTCP No: 10/2009. The plotted development (Phase-1 & Phase-2) has been approved under DTCP, with the approval numbers DTCP No: 121/2015 & 2/2018. Phase-2 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. Medsea Properties TNRERA registration number: TN/29/Agent/0049/2017.

[www.hiranandaniparks.com](http://www.hiranandaniparks.com)

Authorized Channel Partner:

**MEDSEA  
PROPERTIES**

For More Information, Call:

**+91 7550098989**  
[sales@medseaproperties.com](mailto:sales@medseaproperties.com)

##HPO/BROCHURE/NOV 2021



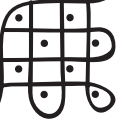
## Hiranandani Parks ORAGADAM — New Chennai —



**WHERE HEALTH, WEALTH & HAPPINESS RESIDE**

The magic of auspicious beginnings...





*Welcome to*  
**HIRANANDANI PARKS  
 ORAGADAM  
 NEW CHENNAI**

**VILLAS  
 VILLA PLOTS  
 APARTMENTS**



Actual Shot Of The Township

**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.








# 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 hospital for  
medical emergencies 



Actual Shot Of Golf Course



Actual Shot Of Garden At The Low-Rise Buildings



# 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

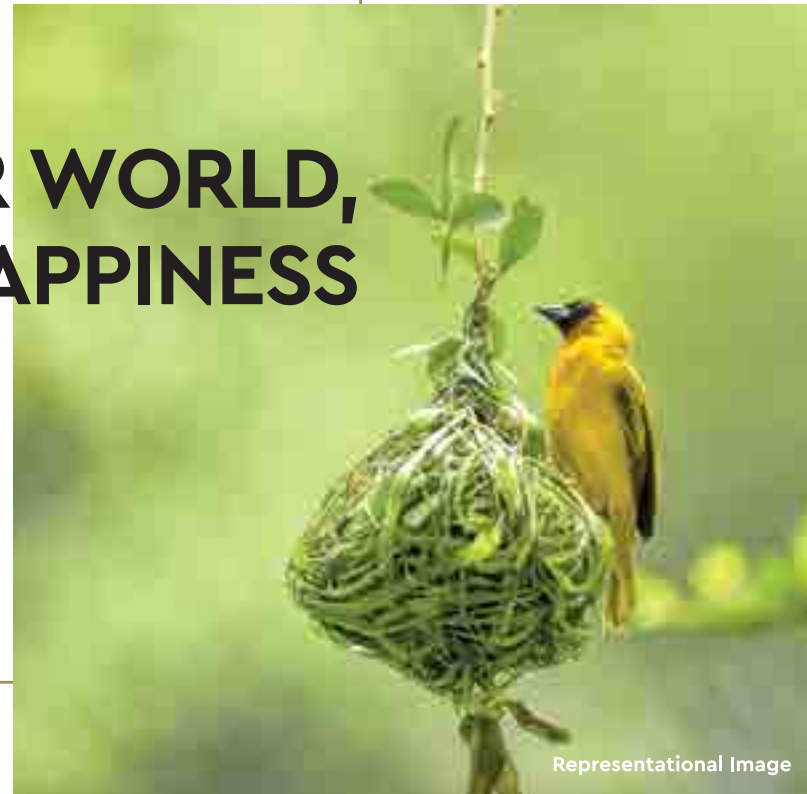




# OUR WORLD, DRIVEN BY HAPPINESS

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

**-Elanor Roosevelt**



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 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.



## THE HIGHLANDS

### *Luxury Apartments*

The Highlands offer abundant space and smart design making every home unique and elegant. Premium 2, 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.

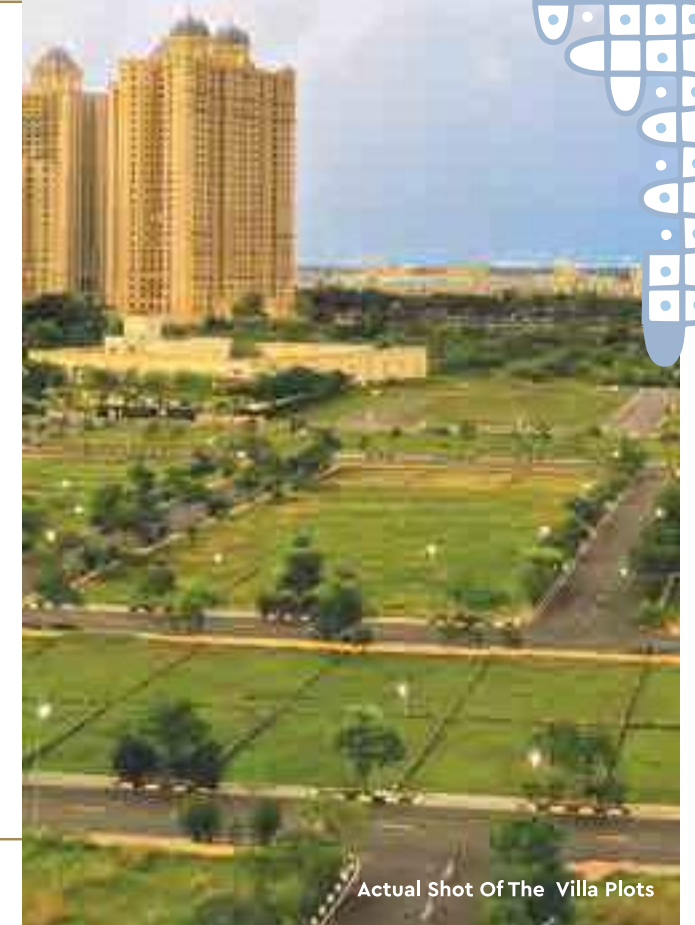
**Apartment Sizes:**  
**1437 square feet onwards.**

## THE TIERRA

### *Signature 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:**  
**1500 square feet onwards.**



## 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

*Luxury 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

<b>Structure</b>	RCC frame structure with 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 300mm).
<b>Kitchen</b>	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).
<b>Bathrooms</b>	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).

<b>Electrical</b>	Concealed copper wiring with modular switches RCCB and MCB. Power supply would be 3-phase. A 15 amps. socket would be provided in all bedrooms. The Kitchen will have eight 15 amps. and one 5 amps. points. All bedrooms will have two light points and one fan point of 5 amps. each. One 25 amps. point will be provided for AC 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 AC.
<b>Elevator</b>	Each tower will have three lifts (20 passenger capacity).
<b>Painting</b>	All internal walls will be putty finished with a double coat of acrylic distemper (Egg shell white colour ceiling).
<b>Finishes</b>	External walls will be having renova texture paint.
<b>Meters</b>	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.



# WINDSOR

## STILT + 27 STOREYS, 3 BHK

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



**WINDSOR - II**

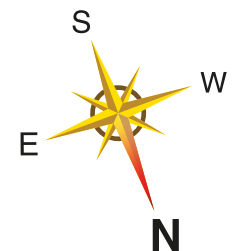
**WINDSOR - I**

**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



DTCP Approval Number: 10/2009



# WILTON

## STILT + 27 STOREYS, 3 BHK

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

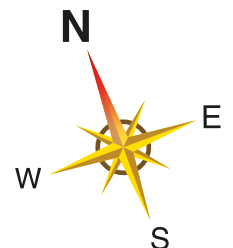


**WILTON (II) - AREA STATEMENT**

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



DTCP Approval Number: 10/2009



# CHATSWORTH

## STILT + 26 STOREYS, 3 BHK

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

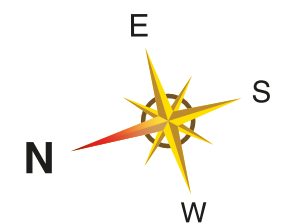


**CHATSWORTH (II) - AREA STATEMENT**

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



DTCP Approval Number: 10/2009



# CHARTWELL

## STILT + 15 STOREYS, 2.5 & 3 BHK

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

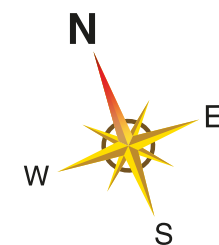


**CHARTWELL (II) - AREA STATEMENT**

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



DTCP Approval Number: 10/2009



# CLARENDON

## STILT + 26 STOREYS, 2.5 & 3 BHK

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

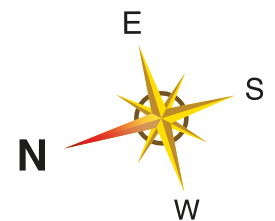


**CLARENDON (I) - AREA STATEMENT**

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



DTCP Approval Number: 10/2009



# WARWICK

## STILT + 15 STOREYS, 2 BHK

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

### WARWICK - I

### WARWICK - II

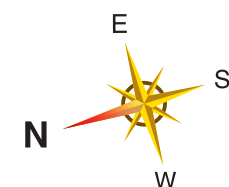


#### WARWICK (I) - AREA STATEMENT

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

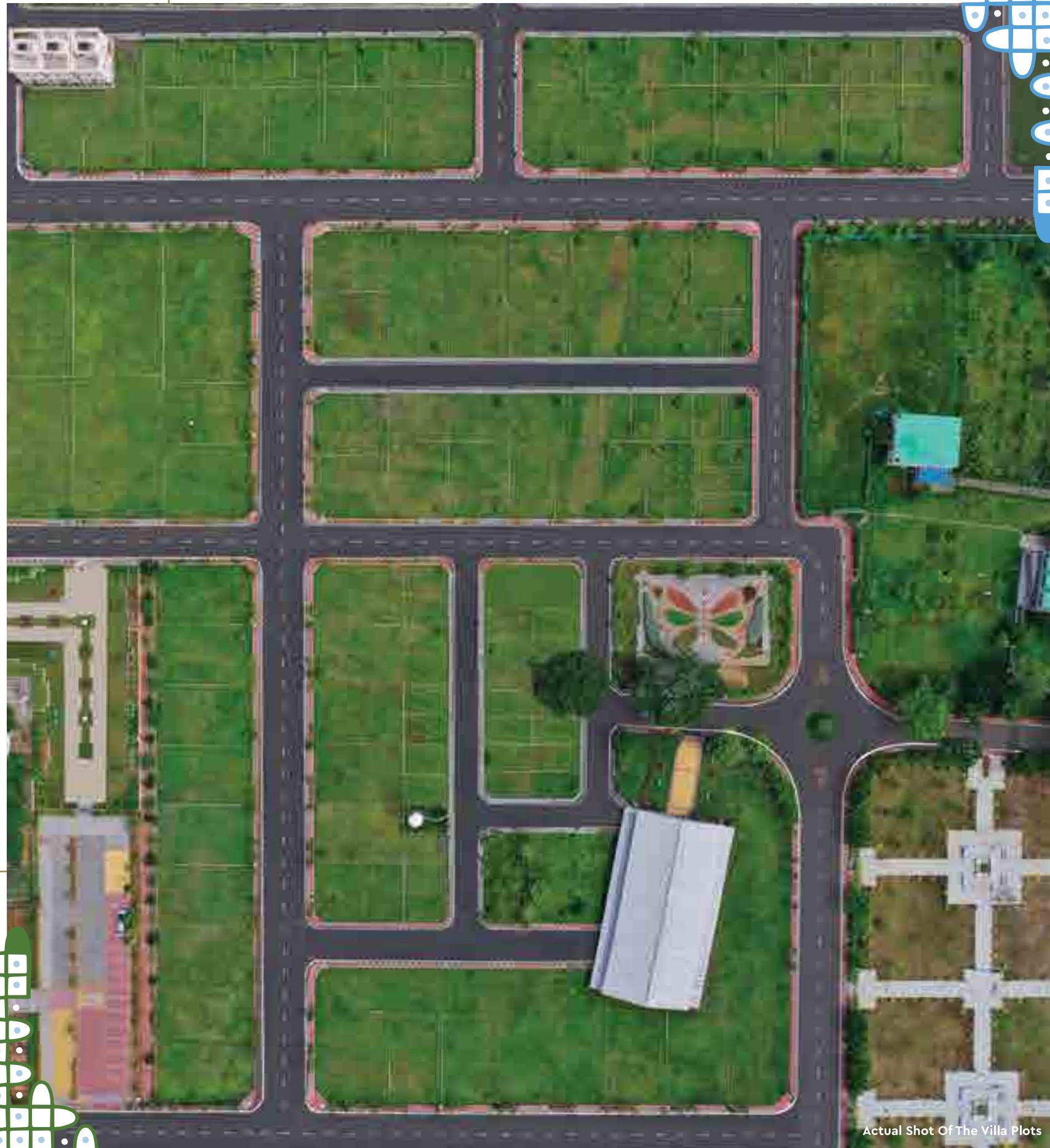


DTCP Approval Number: 10/2009



# THE TIERRA

*Signature Villa Plots*



Actual Shot Of The Villa Plots

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

Our 45-acre signature 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 Approved
- 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 and (Phase-II) - 2/2018  
 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 Villas

A prized addition to our Green Community, the aesthetically crafted luxury 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 Villa - Floor Plan

## FIRST FLOOR PLAN



Artist's Impression Of 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, amenities and infrastructure; the three most important factors for a successful community development.



# THE HIRANANDANI VALUE PROPOSITION - *Location*



Representational Image



Representational Images

## 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 connecting 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





# 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 | Hospital                   | Bank Branches    |
| ATM Kiosk                        | Temple Complex             | Dancing Fountain |
| Landscaped Gardens               | General Convenience Stores | Restaurants      |
| Clubhouse                        | Swimming Pool              | Gazebos          |
| Amphitheater                     | Gymnasium                  |                  |



## List of Sport Amenities:

- 9-Hole Golf Course
- 250 Metres Driving Range
- Golf Academy
- ICC Test Match Standard Cricket Ground\*
- 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.





Artist's Impression

# Opulent and Decadent.

## Club De Royale, 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, Club De Royale is nestled in a beautifully landscaped area as large as a football field.

### Highlights

- 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



Actual Shot Of The Garden



# 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 Entrance Road



Actual Shot Of High-Rise Buildings





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.