

# Highlands

*Premium Hiranandani Apartments*



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



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

*A* 360-acre 'one-of-a-kind' gated township in Chennai.

A melting pot where beliefs, hopes, aspirations and dreams of a modern family are fulfilled.

The endeavour has been to pack the township with amenities, and create, and environment that is harmonious, sustainable and secure for young and old alike.

Be it healthcare, education, retail, conveniences, everything is thoughtfully put together in a mixed-use integrated township.

Hiranandani Parks is conceptualized and developed, basis the experience and learnings of our award-winning townships, Hiranandani Gardens, Powai and Hiranandani Estate, Thane, located in the suburbs of Mumbai. On offer are a bouquet of residential offerings including premium apartments.

## Welcome to **Hiranandani Parks** Oragadam, New Chennai



Actual image of Hiranandani Parks township

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

# The Highlands

Our neo-classical towers

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

Premium 2, 2.5 and 3 BHKs in our statuesque towers, built in neo-classical architecture come together with top-of-the-line infrastructure and amenities at Hiranandani Parks, Oragadam-Chennai.



Actual image of the high-rise buildings in the background and 7-themed gardens in the foreground



Actual image of the high-rise buildings

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



# *Captivating. Heartwarming. Sophisticated.*

## Our palatial 2.5 and 3 Bed Residences

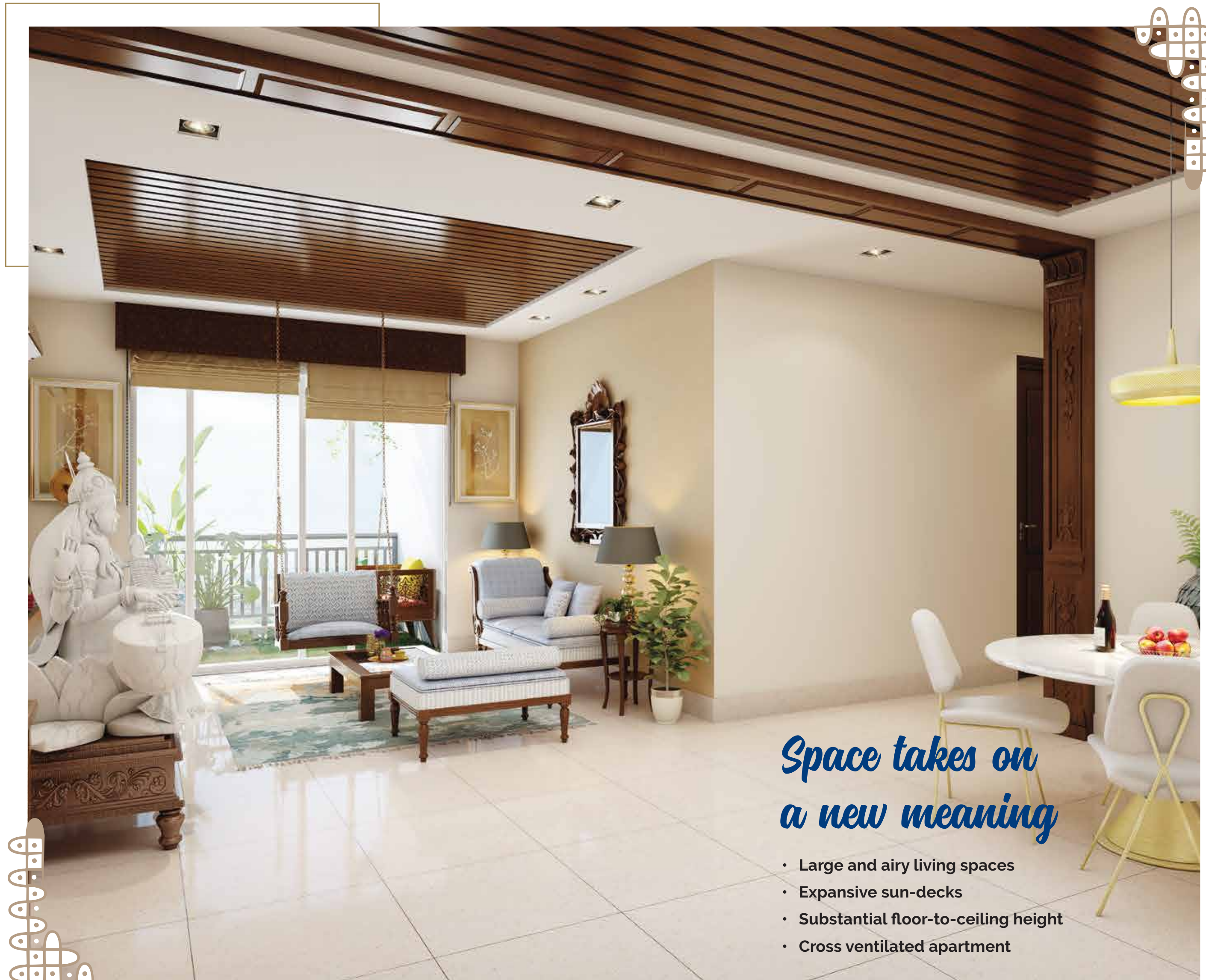
Your life. Your spaces.  
Where each room fills a need.  
A need to shut out the real world.

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.

Artist's impression of the 3-bed residence (living room)



## *Space takes on a new meaning*

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

Artist's impression of the 3-bed residence (living room)

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



# The Master Chambers in all its glory

- Eclectic
- The only way it is meant to be

Artist's impression of the 3-bed residence (master bedroom)

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

## The Next-Gen Space

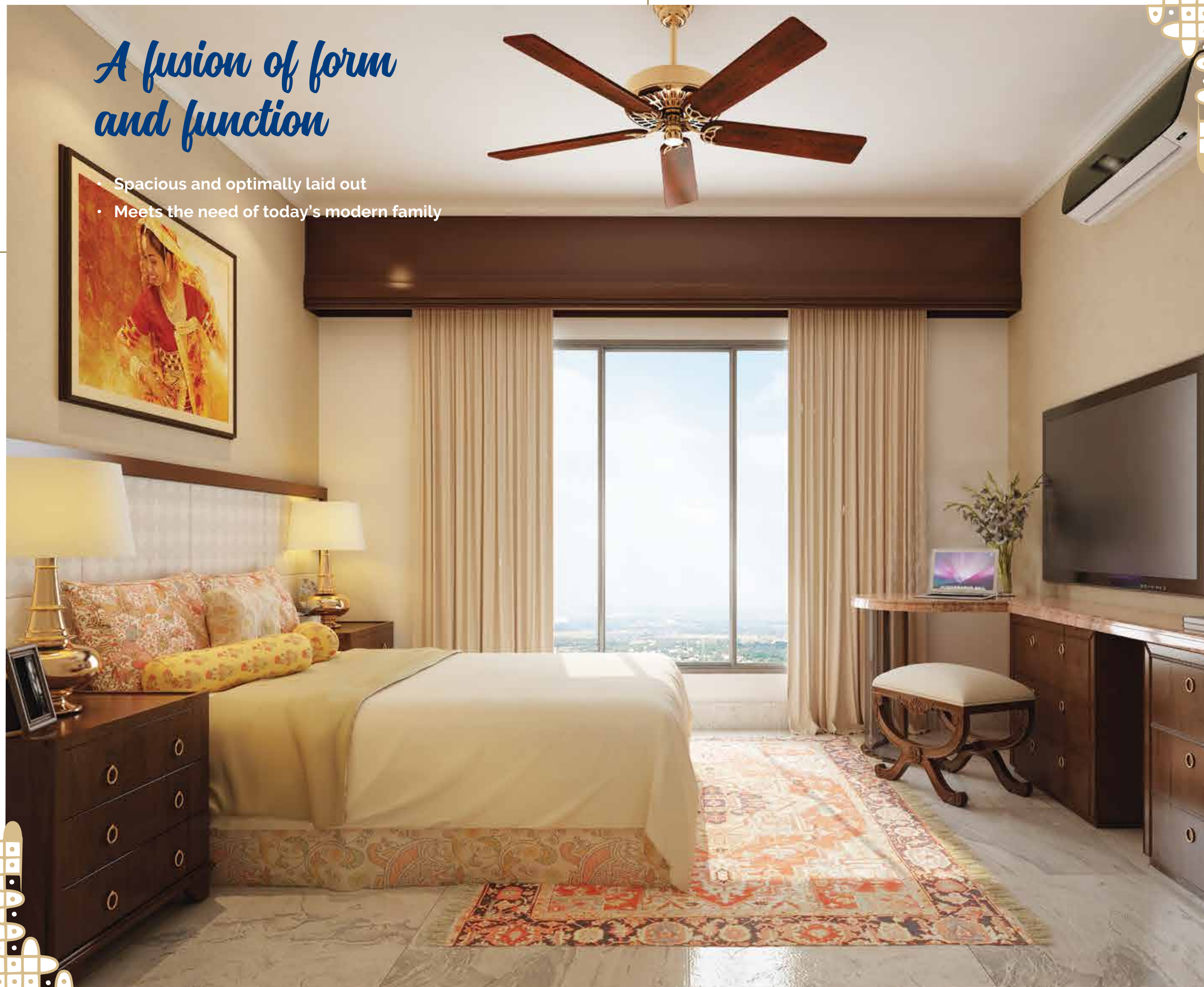
- To play and express freely
- To encourage. To nurture



Artist's impression of the 3-bed residence (study room)

## *A fusion of form and function*

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



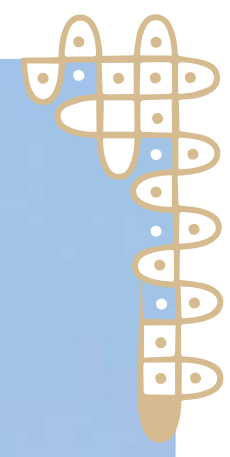
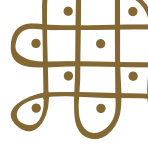

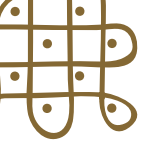
Artist's impression of the 3-bed residence (bedroom)



# 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 600 mm), 75 mm height vitrified tiles skirting. Balcony (if applicable) - Ceramic tiles - Antiskid (300 x 300 mm).
<b>Kitchen</b>	Vitrified tiles - Double charged (600 x 600 mm). Stainless Steel sink and a 2 ft. height vitrified tile dado will be provided. Above platform - Vitrified tiles (600 x 600 mm) 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. 8 ft). 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. 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 amps. 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 pax 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.



# *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
- 30 Ft. 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

## **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 image of the high-rise building

# CHATSWORTH

## STILT + 26 STOREYS, 3 BHK

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



**CHATSWORTH - II**

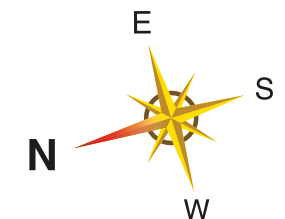
**CHATSWORTH - I**

**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



DTCP Approval Number: 10/2009

# CHARTWELL

## STILT + 15 STOREYS, 2.5 & 3 BHK

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



**CHARTWELL - II**

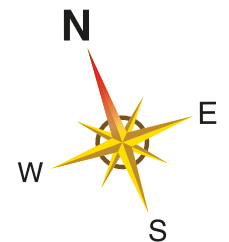
**CHARTWELL - I**

**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



DTCP Approval Number: 10/2009

# CLARENDON

## STILT + 26 STOREYS, 2.5 & 3 BHK

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



**CLARENDON - I**

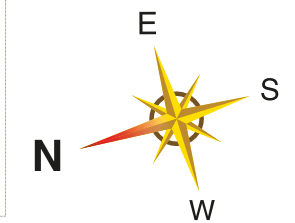
**CLARENDON - II**

**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



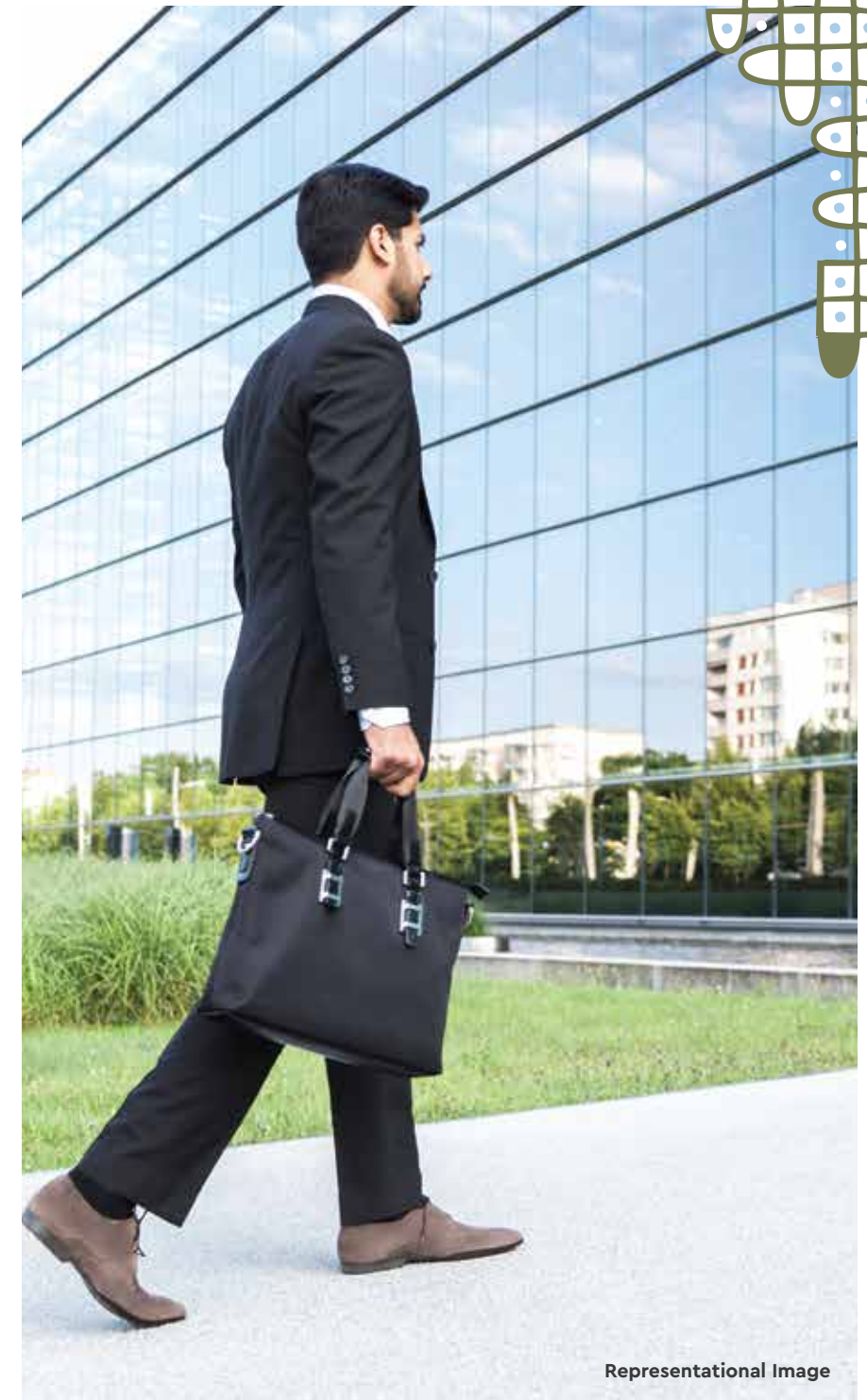
DTCP Approval Number: 10/2009



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.

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

# 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



Chennai's second airport at Parandur, and an upcoming 300-acre aerospace park a short drive away



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 Tamil Nadu Defense Industrial Corridor with investments of up to 25000 Cr. in its first phase; from Chennai to Bengaluru to pass via Oragadam



BYD, world's largest electric automaker to commence manufacturing operations at Oragadam, soon.



Bengaluru - Chennai Expressway, to have a node near Hiranandani Parks, travel time to reduce to 2 hours. Enhanced connectivity to Malur, Bangarpet, Kolar Gold Fields(KGF), Palamaner, Chittoor, Ranipet.



Representational Images

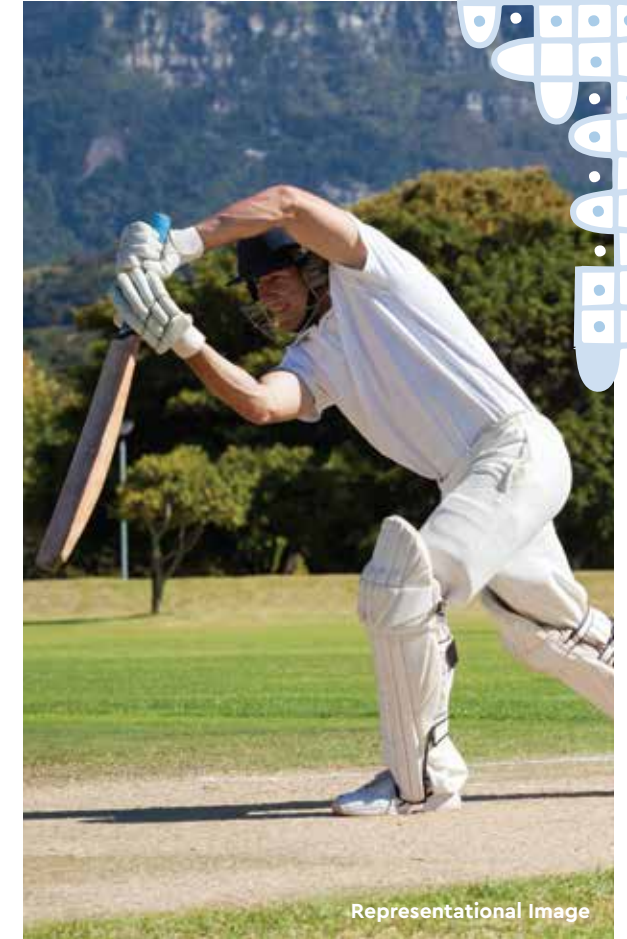
# THE HIRANANDANI VALUE PROPOSITION - *Amenities*



Actual Image of Garden



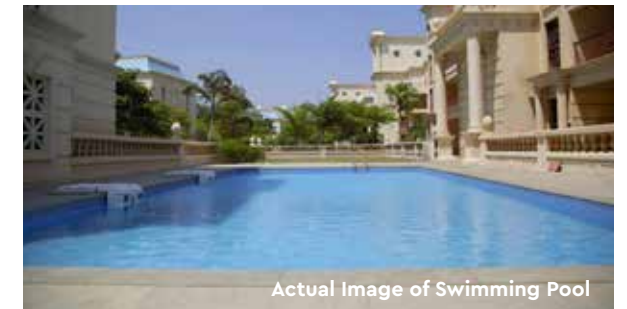
Actual Image of The Gym



Representational Image



Actual Image of The Golf Driving Range



Actual Image of Swimming Pool

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.



Actual Image of Tennis Court



Representational Image



Actual Image of Open Green Spaces



## Club De Royale

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 25,000 sq. ft. (G+1)



Artist's impression of the upcoming Club De Royale at Hiranandani Parks



Swimming Pool, Hiranandani Township, Image for reference



Multipurpose Hall, Hiranandani Township, Image for reference

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

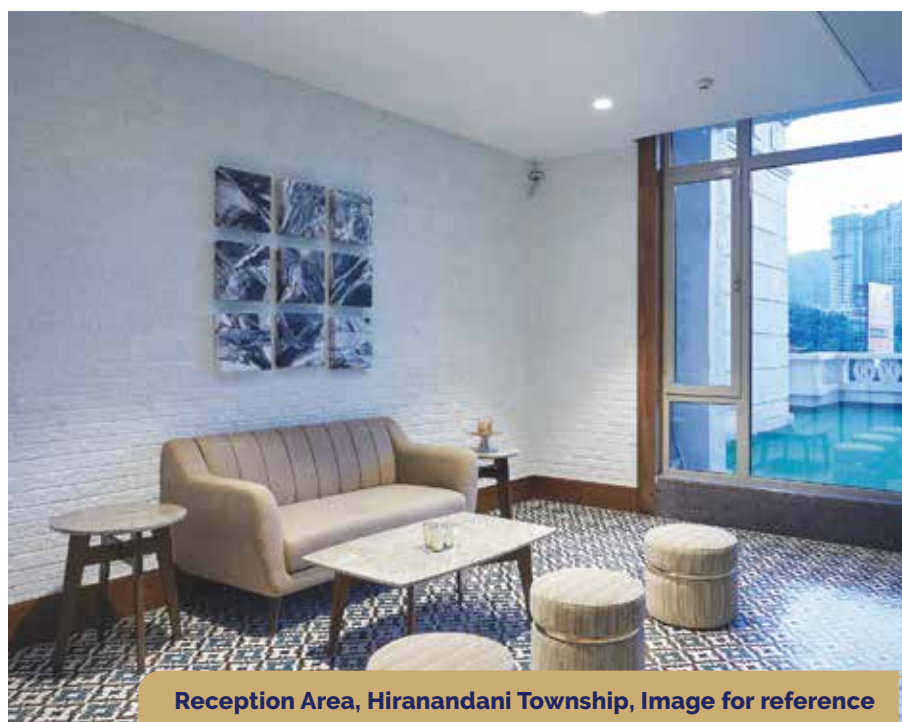
- Half-Olympic sized Swimming Pool
- Multi-purpose Hall
- Gymnasium
- Indoor Badminton Court
- Dancing Room
- Aerobics
- Yoga Center
- Indoor Games:
  - Pool Table
  - Table Tennis
  - Carrom
  - Chess



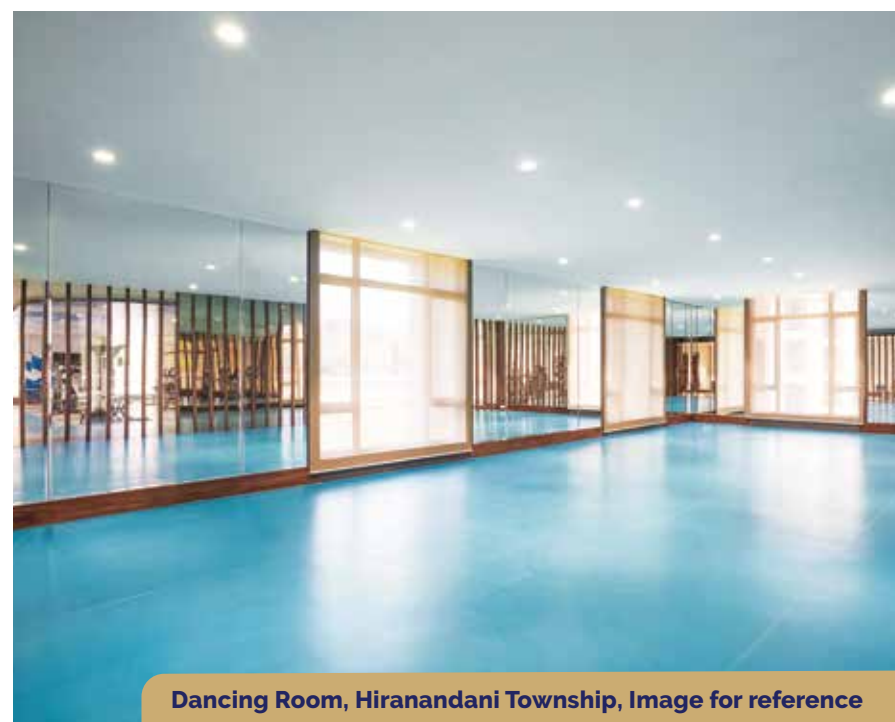
Clubhouse Gym, Hiranandani Township, Image for reference



Badminton Court, Hiranandani Township, Image for reference



Reception Area, Hiranandani Township, Image for reference



Dancing Room, Hiranandani Township, Image for reference

# High Street Retail

Your exclusive, exquisite gateway to all conveniences are now close to your home and closer to your heart.

## Relish all things tasty at

- Restobar
- Veg Restaurant
- Korean Restaurant
- Ice Cream Parlor

## Enjoy convenience like never before with

- Supermarket
- Pharmacy
- Milk & Dairy Products
- General Grocery Stores
- Laundry Services
- Salon
- Banks and ATMs
- Crèche & Day Care Services



Actual image of Oragadam Social (High-Street Retail)



Representation image



Actual image of the restaurant in Hiranandani Parks

## Parks & Spaces

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

### 7-Themed Gardens

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

### Leisure & Recreation

- Club De Royale
- Open Air Amphitheater
- Walking and Jogging Tracks
- Demarcated Children Play Area
- Musical Fountain

### The Agatheeshwarar Temple Complex



Actual image of one of the 7-themed gardens



Actual image of the Agatheeshwarar Temple in the heart of Hiranandani Parks

# 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-Acre 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
- Football Ground

## Indoor Sports

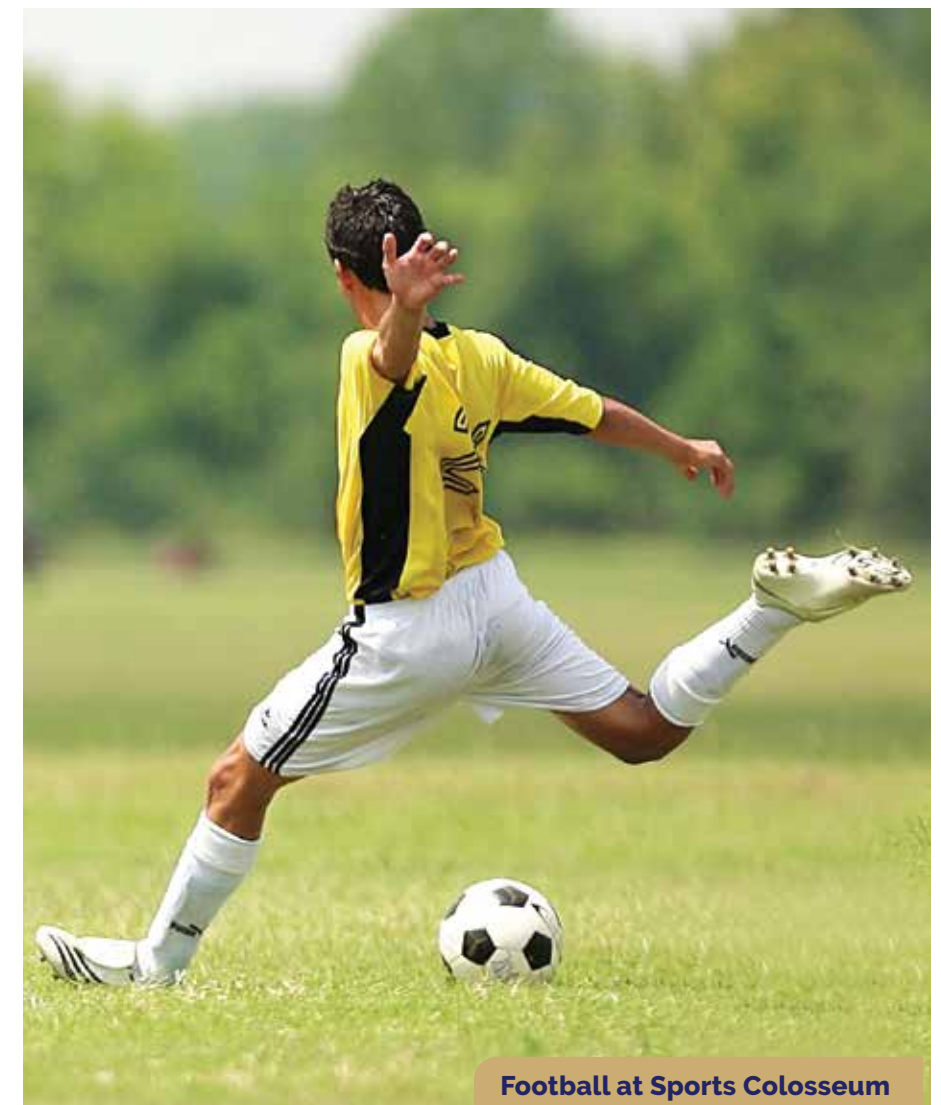
- Squash Courts
- Table Tennis
- Chess
- Billiards



Golf Driving Range at Sports Colosseum



Tennis Court at Sports Colosseum



Football at Sports Colosseum

Actual images of the sports amenities at Hiranandani Parks

# Hospital & School

A perfect combination of great convenience and easy accessibility.

## Rela 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

## The Indian Public School

- One of the most prominent schools in Tamil Nadu
- Admissions are ongoing for Cambridge and CBSE Board
- Grades I to V for the Academic Year 2022-23

## Thriveni Academy

An investment in knowledge pays the best interest.

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



Actual image of RELA Hospital building



Actual image of Thriveni School Campus



THE INDIAN PUBLIC SCHOOL

Cambridge Assessment  
International Education

CBSE  
Central Board of  
Secondary Education



# THE HIRANANDANI VALUE PROPOSITION - Infrastructure



Infrastructure that reflects our drive to create value and, to be effective.



Modern Water Treatment Plant adhering to current international health standards.



Rain-water harvesting for watering landscapes and construction



Advanced Sewage Treatment Plant (STP) based on extended aeration process with tertiary treatment



Composting of biodegradable waste to produce manure for landscaping and gardening



Power sub-stations backup to ensure uninterrupted supply with 100% backup



State-of-the-art fiber optic and telecommunications network



Master-planning of township results in lower population density



Three Tiered 24hr security and surveillance



Paved roads and walking pathways



Provision for water and electric connections for individual villa plots



Over 60% of open spaces in the township



Professional facilities management including landscaping services



Actual Shot Of The Brindavan Garden



Actual image of Hiranandani Parks township

## *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.



# 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

# Testimonials

Wow! This modern township is in a different league and has changed Oragadam. The Hiranandani touch makes it stand out from the other projects here. We couldn't have asked for anything more.

**Mr. H Ayooob**  
Apartment Owner

Hiranandani has a reputation all over India for quality, elegance, extraordinary customer focus & support. They have lived up to it. Thank you guys for the delightful experience and exceptional finish.

**Mr. Y Aggarval**  
Apartment Owner

I fell in love with this township the moment I saw the vast greenery, world-class amenities & a lovely temple.

**Ms. V Senthilkumar**  
Apartment Owner

My family is delighted to be moving into a sports township with an inspiring landscape. I see it as an exciting investment as well.

**Mr. B George**  
Apartment Owner

One of the captivating aspects with Hiranandani Tierra is I get a plot inside a sprawling 360 acre township. This means the most important things like security and safety are taken care of. Moreover, we get the benefits of a township with a club house and landscaped gardens while getting the freedom of an individual plot.

**Mr. Pradeep S**  
Plot Owner

For more video testimonials,  
scan this QR Code now



# 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**  
**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 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.

**FOR A  
CHAUFFEUR DRIVEN SITE VISIT  
+91 (44) 4813 3355**