

Hiranandani Parks
ORAGADAM
— New Chennai —

tierra

SIGNATURE VILLA PLOTS

In An *iconic*
360-acre Township



Hiranandani Parks

A Township Fulfilled

Health and wealth, a perfect pair,
Can lead us to a life that's fair,
For when the body and mind are strong,
We have enough to get along,

We pursue our dreams and goals,
And find happiness in our roles,
With energy and freedom to explore,
And the means to open every door.

Living in a township, a world all its own,
A place where diversity has grown,
But where neighbours lend a hand,
And a sense of community stands.

There are streets that bustle and thrive,
And parks where children play and thrive,
With laughter that fills the air,
For a spirit that's beyond compare.

So let us cherish health and wealth,
But use them to spread joy and health,
For in the end, it's love that brings,
The happiness that makes our hearts sing.

Welcome to Hiranandani Parks Oragadam, New Chennai



Actual Image



**A Vibrant 360+ Acres,
Self-sustainable,
Master-planned,
Integrated Township.
In which lies TIERRA
our signature villa plots.**

Built through experience and learnings of developing and sustaining award winning townships in Mumbai and Chennai.

Tierra - I, II & III

The true heart of Hiranandani Parks.

Our villa plots find a special place of pride amidst the scenic backdrop of our statuesque towers within our vibrant 360-acre township.

- ▶ With 60% open green spaces
- ▶ Thoughtfully planned civic infrastructure
- ▶ Landscaped (themed) gardens
- ▶ A township clubhouse & golf course
- ▶ Relva Hospital
- ▶ The Indian Public School (TIPS), Thriveni Academy



Actual Image



Actual Image

Our signature villa plots have spoken for itself. Tierra - Phases I & II have received a tremendous response; with many proud owners now developing their own dream villas.

So much so, this overwhelming demand has now made us launch the third phase.

All 21 Acres of it!

NOW INTRODUCING

tierra-III



Actual Image

TIERRA - III 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 |

Hiranandani Parks

Master Plan



Tierra - III

Layout Plan



NOTE: Map is not to scale.



Hiranandani Parks

Come, be a part of & live at Hiranandani Parks. A township where Health, Wealth and Happiness reside in Harmony.

Hiranandani Parks is an integrated mixed-use and self-sustained township with the best-in-class social and civic infrastructure offering everything a modern family seeks; all laid out amidst green open space.

The one-of-a-kind township has a fine mix of residential, commercial, healthcare, education, retail and leisure amenities.

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



Actual Image

Our World, Driven By Health

“ Health is the greatest of human blessings. ”
- Hippocrates



Over 30 Leisure Amenities



The 30-Bed Rela Hospital, with OT and ICUs within the township



Breathe pure oxygen amidst 7000 trees



A sports Colosseum for strength and endurance



Landscaped podiums with walking and jogging tracks



A fully equipped clubhouse* for holistic well-being



Actual Image



Actual Image

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 demarcated open play areas for children



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



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



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



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



An abundance of options – to connect Oragadam to the world



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 ecosystem. 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 Image

Our Value Proposition

- ▶ Location
- ▶ Infrastructure
- ▶ Amenities

Today's real estate investor has high expectations. Of quality. Of service. Of safety and surety, along with the best social and civic infrastructure.

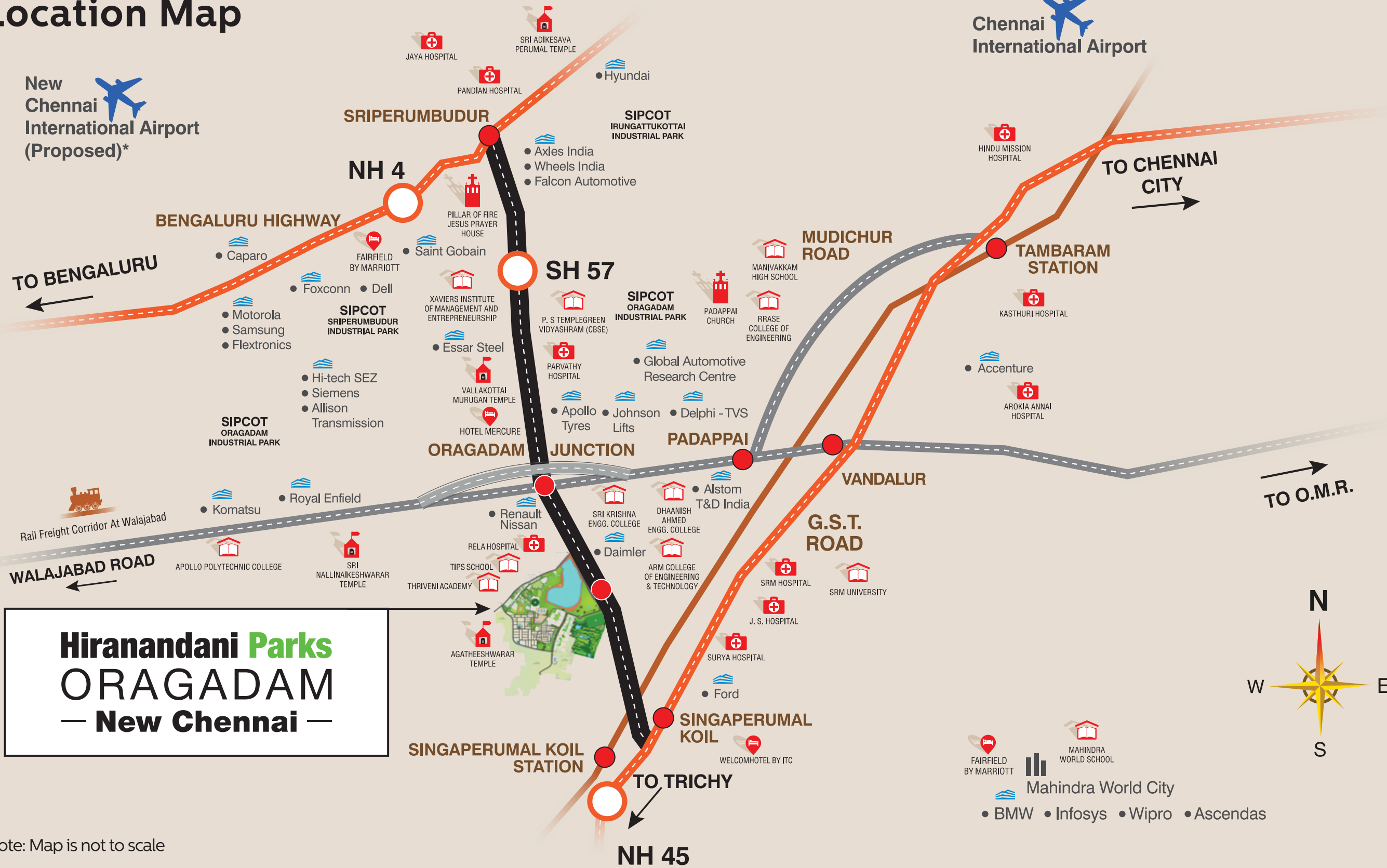
Hiranandani Parks provides all this, and more. It creates value by combining location, Infrastructure and Amenities, the three key factors for a successful development.



Actual Image

Location Map

New Chennai International Airport (Proposed)*



Hiranandani Parks
ORAGADAM
 — New Chennai —

Note: Map is not to scale

VALUE PROPOSITION

Location Oragadam, Chennai

Dr Niranjan Hiranandani had long envisioned the immense potential of Oragadam as a unique cog in the growth story of a successful India. That of Oragadam's trajectory from being a far-flung suburb to a well-connected business corridor.

Which today, makes Hiranandani Parks, firmly poised as the consonant for premium real estate within the immediate vicinity.

- ▶ A satellite township and a residential hotspot southwest of Chennai
- ▶ Fastest growing business corridor in India*
- ▶ High-potential growth – IT/ITeS hub, largest auto/ auto-ancillaries hub in South Asia and logistics boost
- ▶ Over 100 global conglomerates already call Oragadam, 'home', with investments of ₹1.05 lakh crores
- ▶ An active employment base of over 3 lakh professionals
- ▶ Large high-speed, 200-foot highways connecting Oragadam to Chennai city and other economic growth corridors
- ▶ Chennai's second airport at Parandur and a port to further boost connectivity





VALUE PROPOSITION

Township Infrastructure

A township, where luxury meets convenience. Our township is designed to provide a comfortable and secure lifestyle to its residents.

Our infrastructure is built with the finest quality materials to ensure the safety and well-being of all residents.

- ▶ Master-planning of township results in lower population density
- ▶ A well-planned road network, providing seamless connectivity within the community
- ▶ A comprehensive drainage system to prevent water logging during heavy rains
- ▶ Dependable power supply with adequate back-up
- ▶ Street lighting ensures the safety of all residents



Actual Image

- ▶ The township is equipped with 24/7 security and fire-fighting system
- ▶ A fully-functional sewage treatment plant to ensure the proper disposal of waste
- ▶ We believe in sustainability and have incorporated various green initiatives, such as rainwater harvesting, to reduce our carbon footprint
- ▶ Professional facilities management, including landscaping services

We take pride in providing a self-sufficient and holistic living experience to our residents. Our township is a testament to our commitment to excellence, innovation, and sustainability.



Actual Image



VALUE PROPOSITION

Township 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 60% open spaces.

Living in Hiranandani Parks means living under a green cover of over 7000 preserved trees or beginning your day with a choice from over 30 amenities.

Come, live here. Prepare for a lifestyle reset.

Club-De-Royale

Our Magnificent 25,000 Sqft Township 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.

CLUBHOUSE AMENITIES* INCLUDE:

- ▶ Half-Olympic Sized Swimming Pool
- ▶ Aerobics
- ▶ Multi-Purpose Hall
- ▶ Gymnasium
- ▶ Indoor Badminton Court
- ▶ Yoga Center
- ▶ Indoor Games: (Pool, Table Tennis, Carrom, Chess)

*Nearing Completion



Artist's Impression

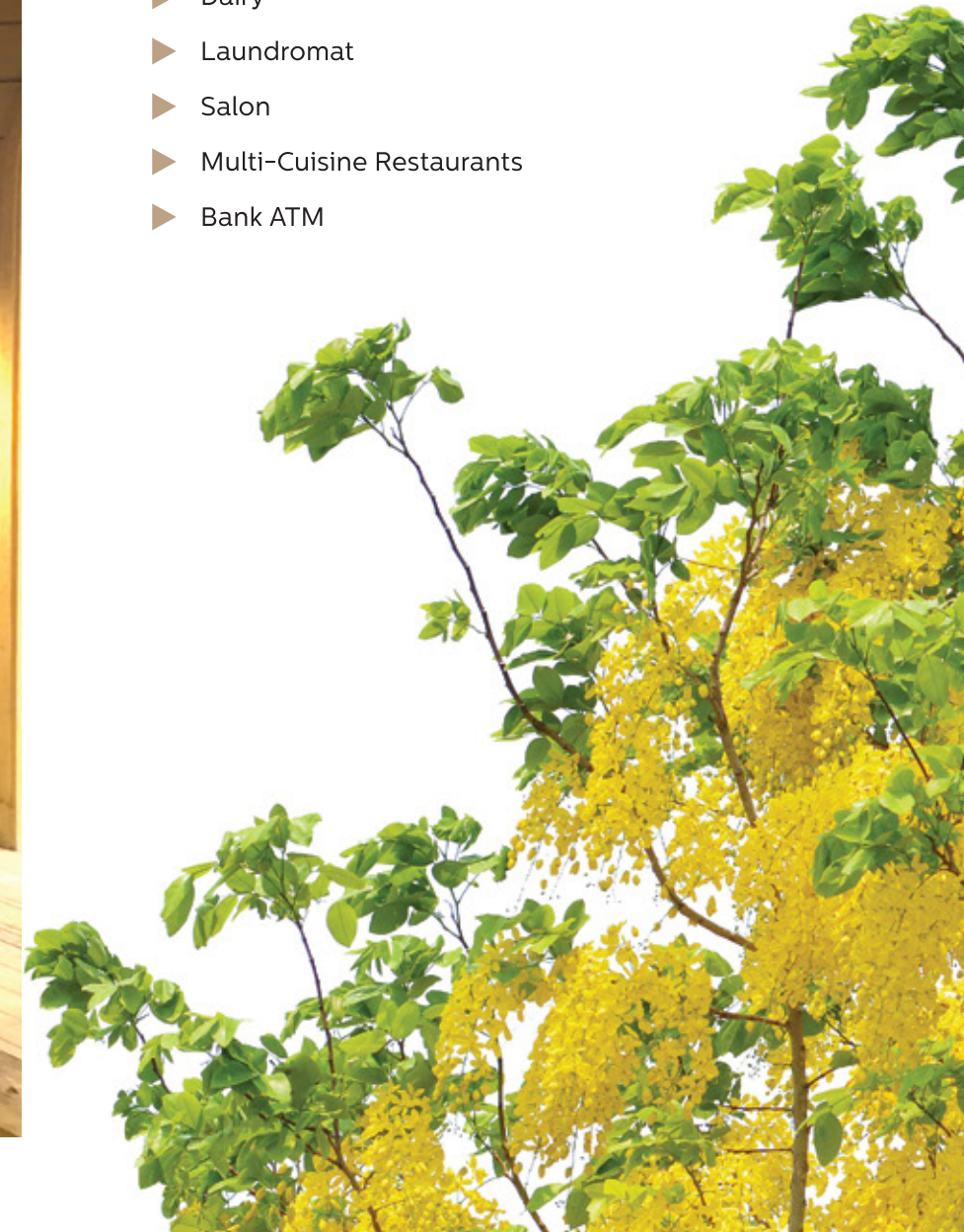


Actual Image

Nilgiris Supermarket

And Other Retail Conveniences

- ▶ Supermarket
- ▶ Dairy
- ▶ Laundromat
- ▶ Salon
- ▶ Multi-Cuisine Restaurants
- ▶ Bank ATM





Actual Image



Actual Image



Actual Image



Rela Hospital TIPS School Thriveni Academy

Healthcare and Education - within the township,
a short walk away

RELA HOSPITAL

- ▶ 30-Bed Hospital
- ▶ Surgical OT and ICU Beds
- ▶ BLS Ambulance Service
- ▶ 24/7 Pharmacy

THRIVENI ACADEMY

- ▶ Award-Winning
- ▶ CBSE Board
- ▶ Grades I to XII
- ▶ 1250+ Students Studying

THE INDIAN PUBLIC SCHOOL (TIPS)

- ▶ Ongoing Admissions
- ▶ Cambridge and CBSE Board
- ▶ Grades I to VIII

The Agatheeshwarar Temple Complex



Actual Image



and the surrounding 7-Themed Gardens

Leisure and recreational zones, spread across the township; unlike anything that you see in the city.

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

LEISURE AND RECREATION

- ▶ Walking and Jogging Tracks
- ▶ Musical Fountain
- ▶ Demarcated Children Play Area



Actual Image



Actual Image



Actual Image



Actual Image

The Hiranandani Sports Colosseum

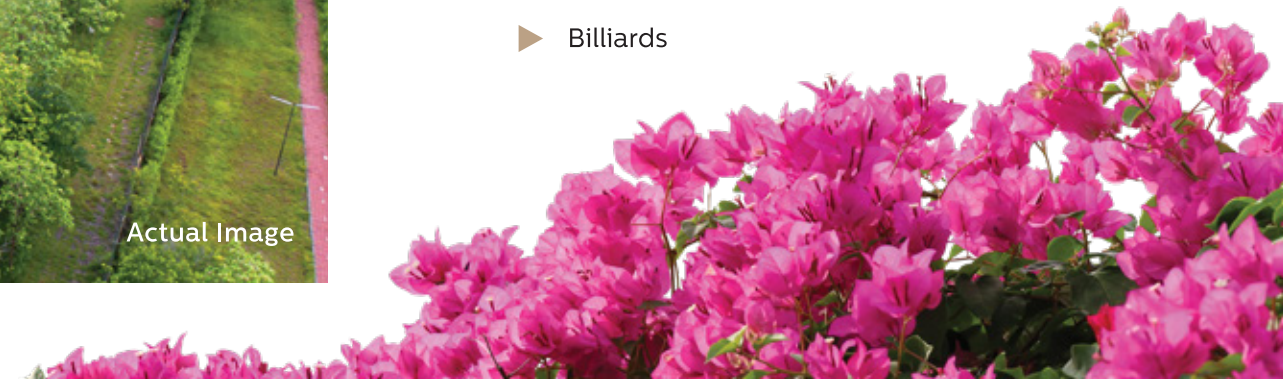
An entire gamut of indoor and outdoor sports activities at a one-stop destination.

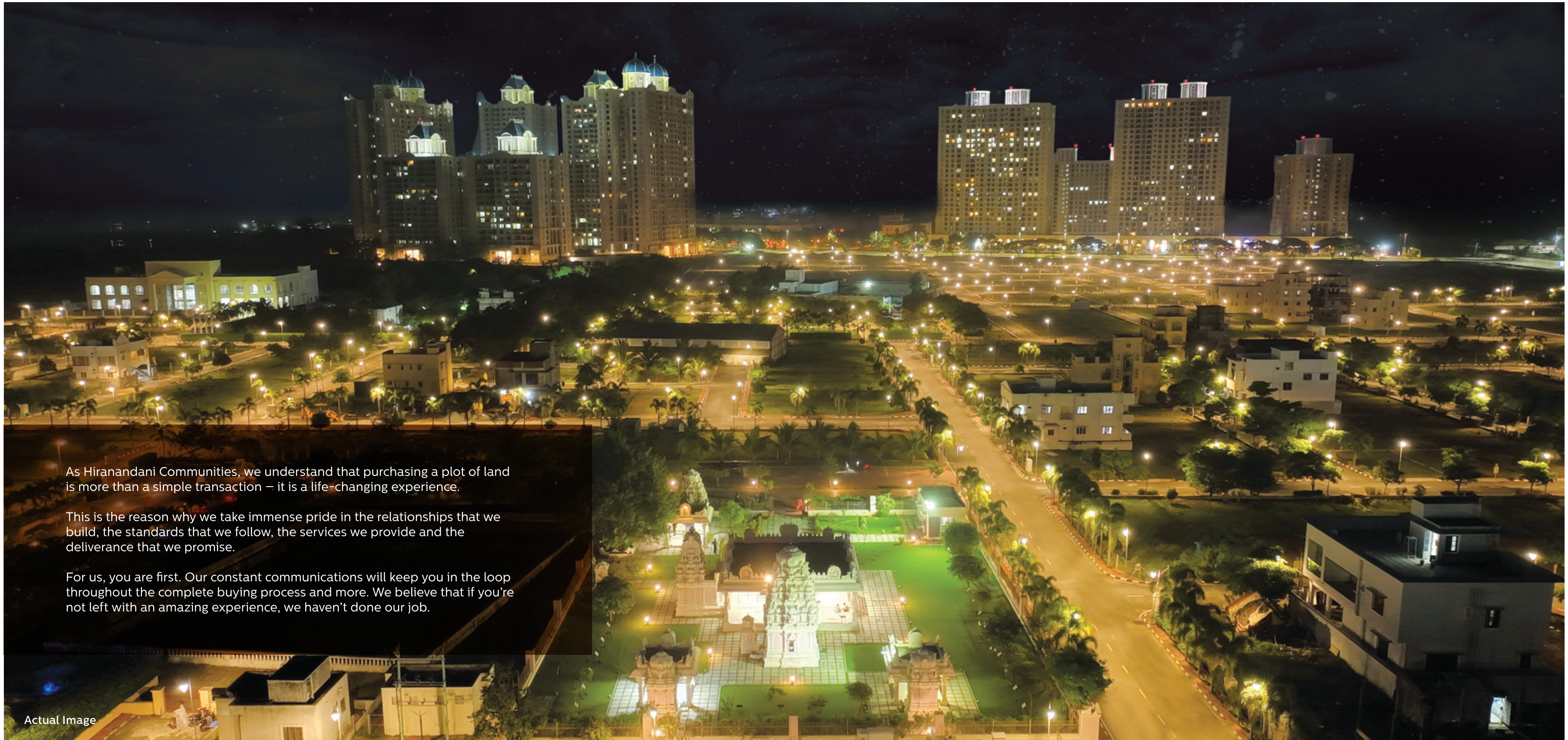
OUTDOOR SPORTS

- ▶ 9-Hole, 55-Acre Golf Course
- ▶ 200 Meter Driving Range
- ▶ Cricket Ground
- ▶ Hockey Ground
- ▶ Tennis Courts
- ▶ Basketball Courts
- ▶ Volleyball Courts
- ▶ Football Ground and more...

INDOOR SPORTS

- ▶ Squash Courts
- ▶ Table Tennis
- ▶ Chess
- ▶ Billiards





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

This 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 that 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.



E-BROCHURE



TOWNSHIP VIDEO



GOOGLE LOCATION

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 the city of Chennai.

Hiranandani Parks ORAGADAM — New Chennai —

RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

Sales Office: Hiranandani Parks, Thriveni Nagar,
Near Daimler, Oragadam, Chennai, Tamil Nadu - 603 204

hparks@hrealty.com
www.hiranandaniparks.com

For a
Chauffeur Driven Site Visit



+91 44 4813 3030

h hiranandani
communities
a niranjan hiranandani initiative

The contents, information, images and visuals or sketches including landscaping in this brochure are only an architect's impression, representative images or artistic renderings for general informational purposes only, unless stated otherwise. Nothing contained in this brochure intends to constitute a legal offer and does not form part of any legally binding agreement and/or commitment of any nature. Every endeavour has been made to keep the information updated. However, the recipient(s)/viewer(s) accessing this Brochure are advised to exercise their discretion in relying on the information shown/provided and are requested to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter Company, have a thorough understanding of the same and take appropriate advice before concluding any decision for buying any Unit(s) in the Project. The plotted development, Tierra-III is DTCP-approved Layout No. 72/2023 and has been registered with the Tamil Nadu RERA vide registration number: TN/01/LAYOUT/0395/2024 dated 01/02/2024 and the same is available on the website <http://www.tnrera.in> under registered projects. The said project is mortgaged to Axis Trustee Services Ltd. and Financed by Axis Bank and Aditya Birla Finance Ltd. and Axis Finance Ltd. NOC/ROC shall be provided on demand from the lenders. 1 Acre = 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft.