Highlands

Premium Hiranandani Apartments

Hiranandani Parks
ORAGADAM
— New Chennai —



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

Welcome to
Hiranandani Parks
Oragadam, New Chennai

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.



Actual image of Hiranandani Parks township

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



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

Captivating. Heartwarming. Sophisticated.

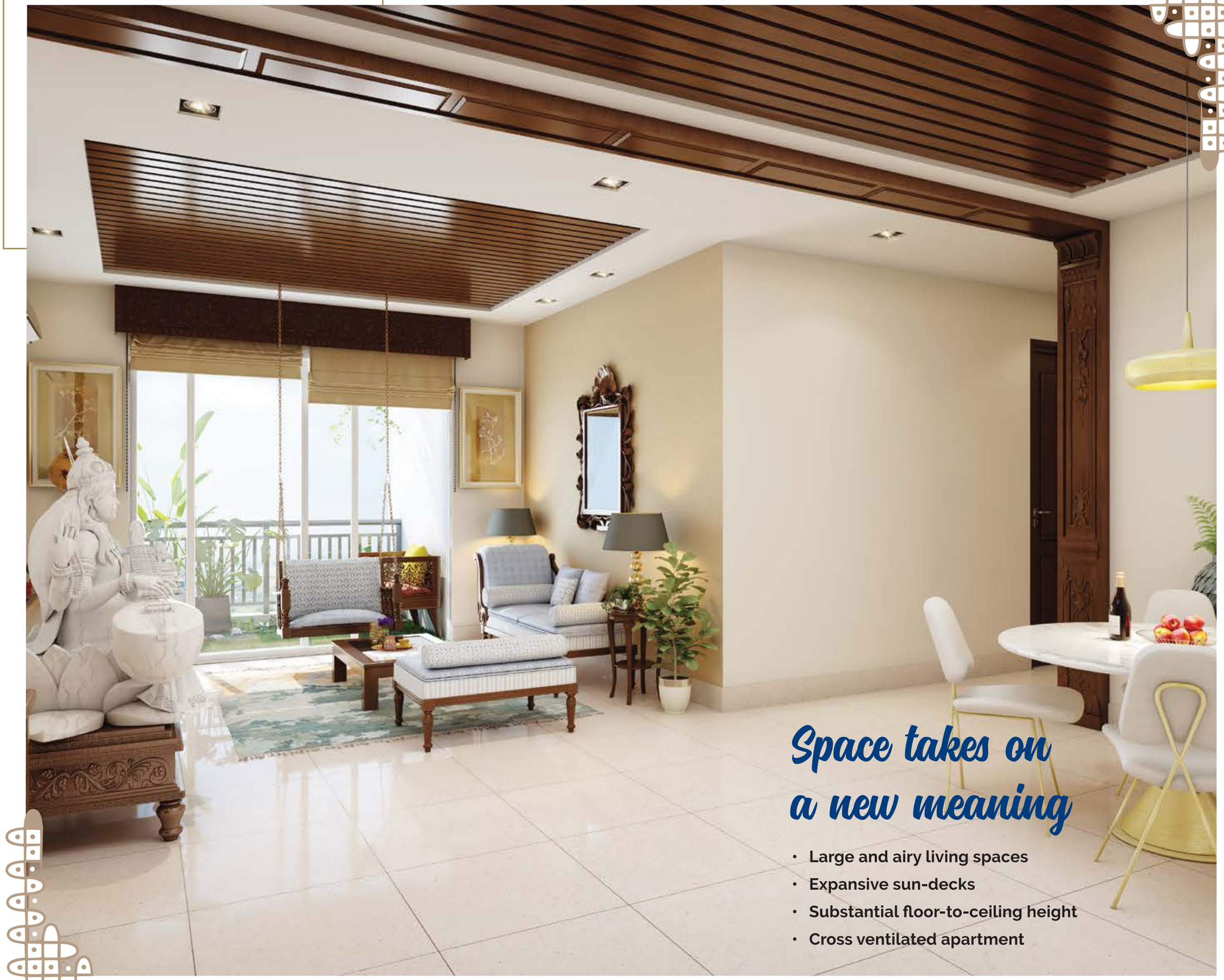
Our palatial
2.5 and 3 Bed Residences

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.



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)

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)

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

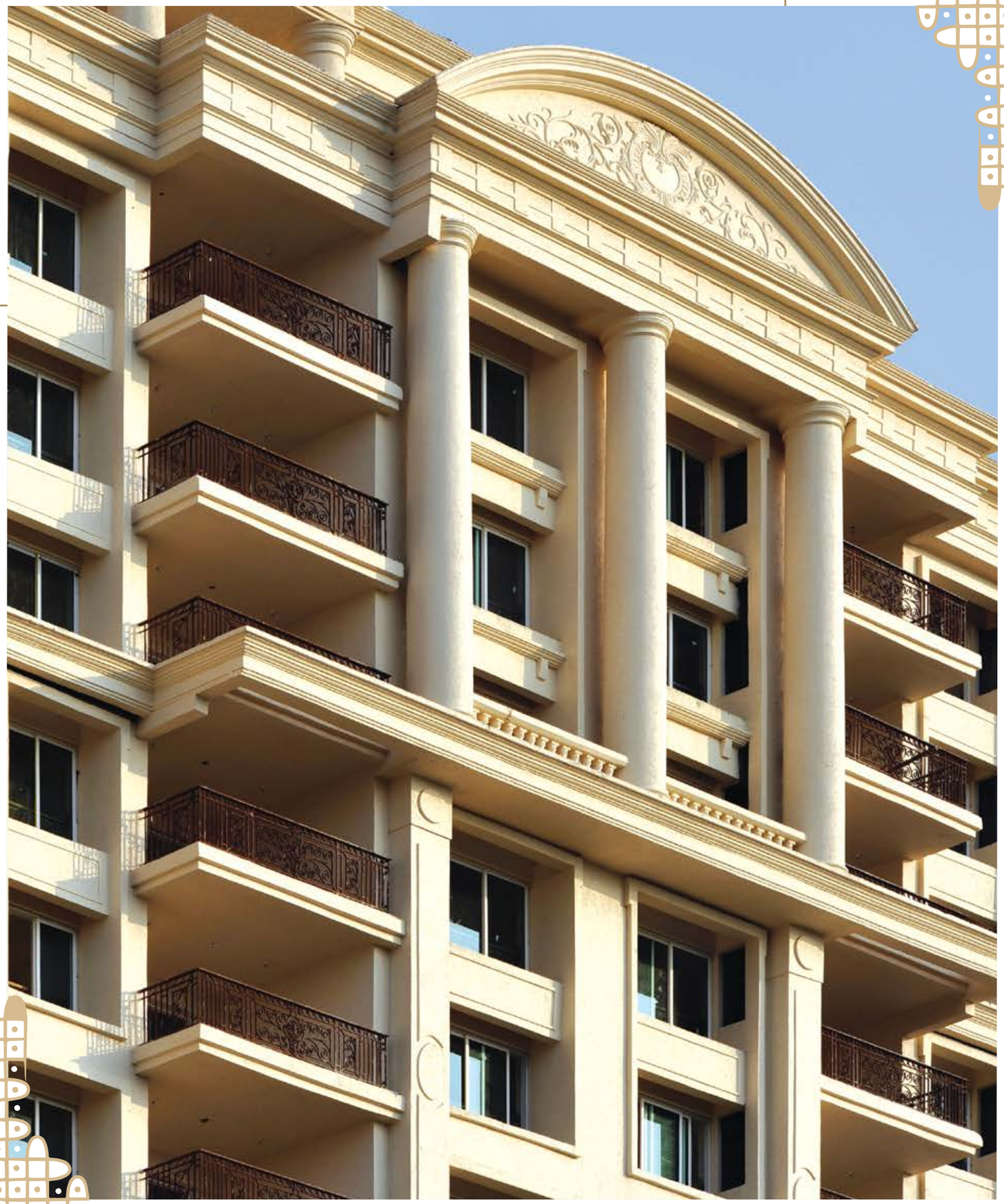
- Spacious and optimally laid out
- Meets the need of today's modern family

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

Apartment Specifications

Structure	RCC frame structure with brick/block masonry will be provided.
Roof	All waterproof roofs.
Doors	All flush doors. Main door finished in Veneer and internal doors in paint finish.
Windows	Powder coated aluminium windows with clear glass (Sliding/Swing type).
Flooring	Vitrified tiles - Double charged (600 x 600 mm), 75 mm height vitrified tiles skirting. Balcony (if applicable) - Ceramic tiles - Antiskid (300 x 300 mm).
Kitchen	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 purifer (electrical and plumbing connections).
Bathrooms	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.

Electrical	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.
Elevator	Each tower will have three lifts (20 pax capacity).
Painting	All internal walls will be putty finished with a double coat of acrylic distemper (Egg shell white colour ceiling).
Finishes	External walls will be having Renova Texture paint.
Meters	Electricity meters (as applicable) will be provided to each residential unit and the cost of each will be recovered separately.
TV & Telephone	TV & telephone points will be provided in the living/dining areas and in all the bedrooms.
Flooring	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.
Intercom	All residential units will be provided with an intercom system.



Actual image of the high-rise building

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

CHATSWORTH
STILT + 26 STOREYS, 3 BHK

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

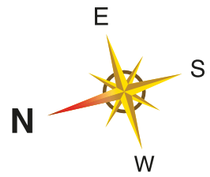


CHATSWORTH (II) - AREA STATEMENT

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

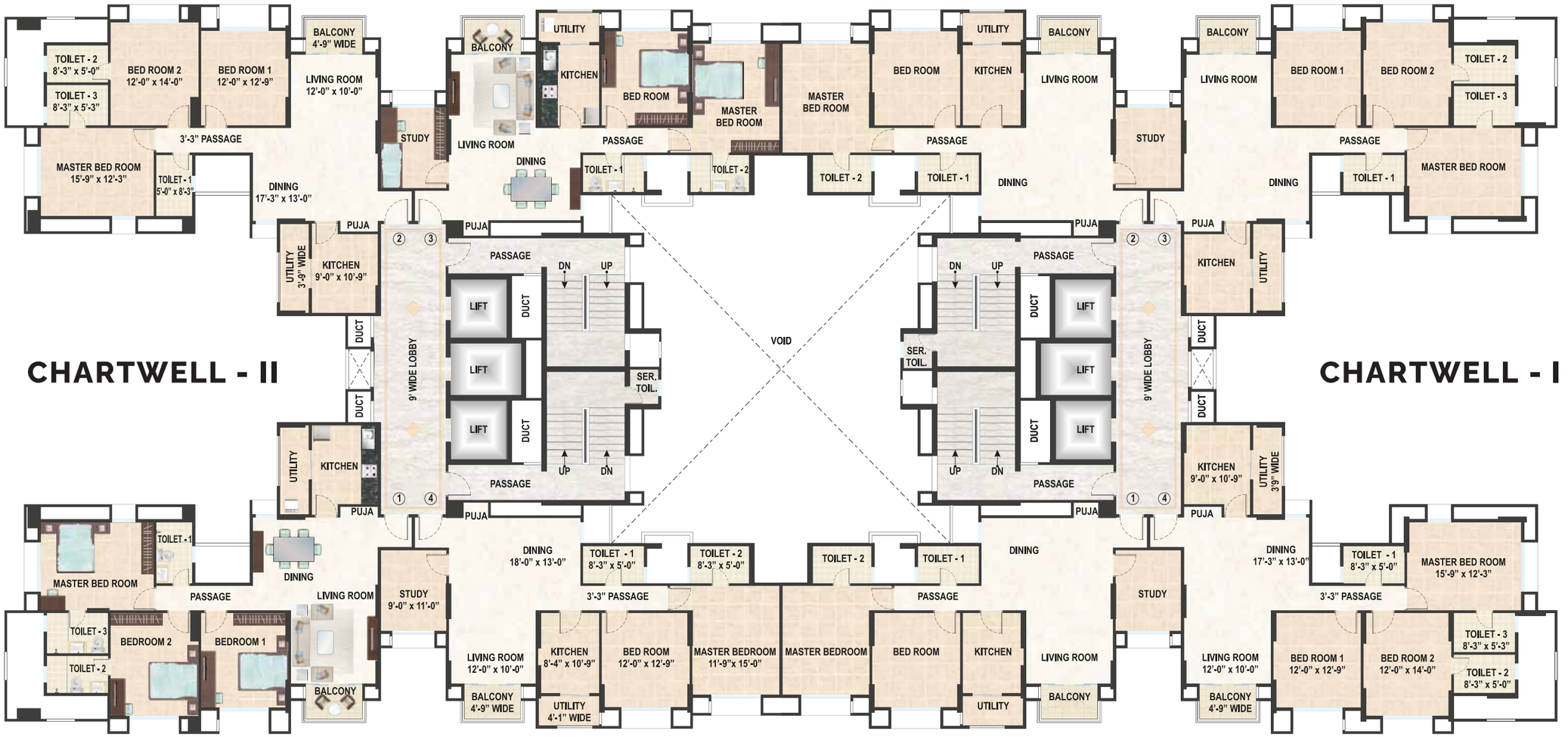


DTCP Approval Number: 10/2009

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)

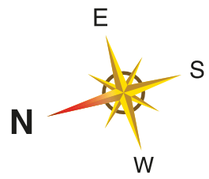


CLARENDON (I) - AREA STATEMENT

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

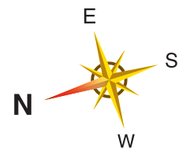
WARWICK - II

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



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

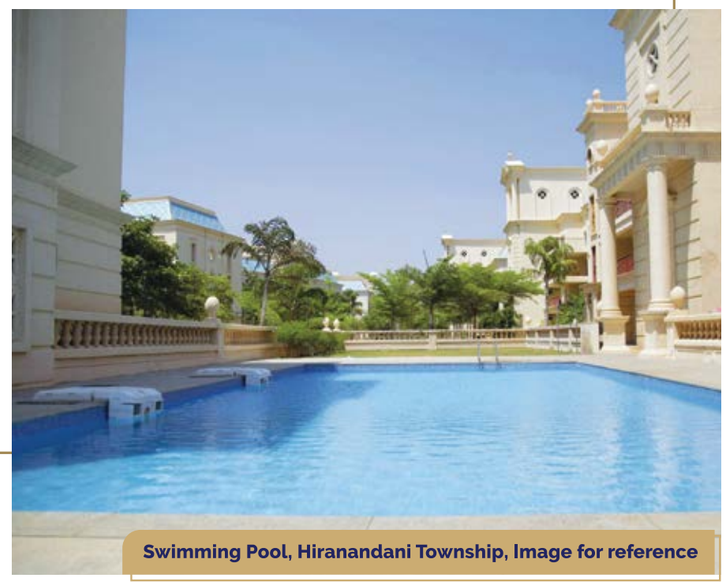
Club De Royale

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)



Swimming Pool, Hiranandani Township, Image for reference



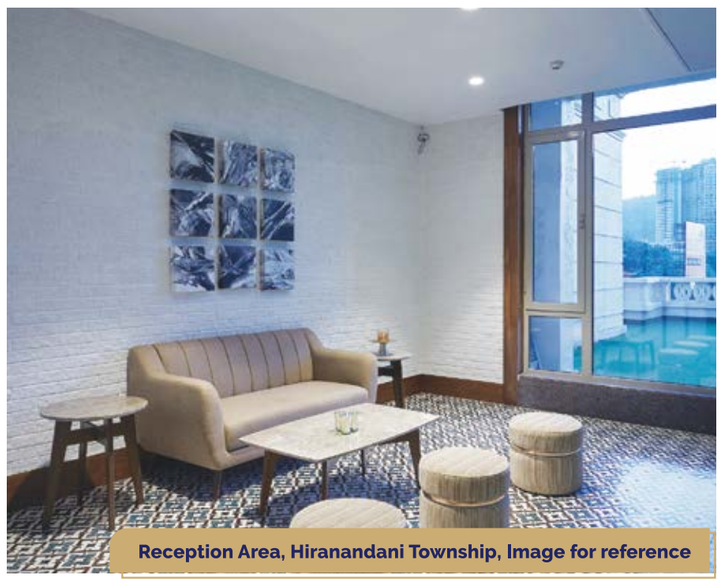
Multipurpose Hall, Hiranandani Township, Image for reference



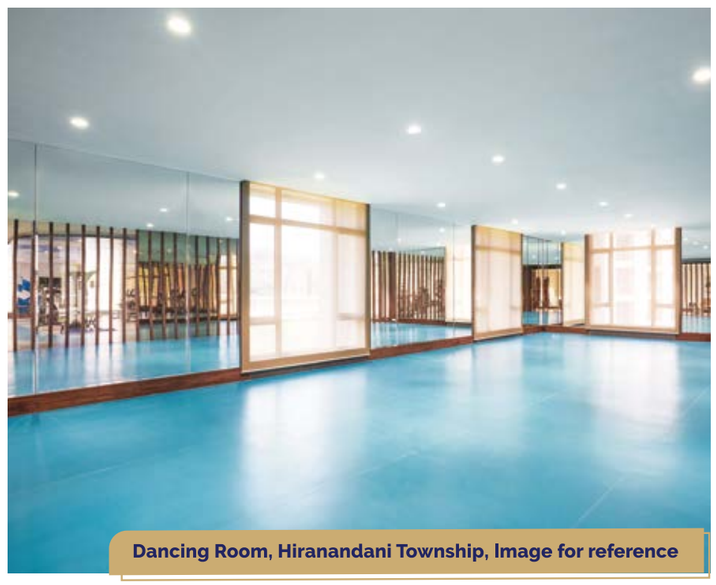
Clubhouse Gym, Hiranandani Township, Image for reference



Badminton Court, Hiranandani Township, Image for reference



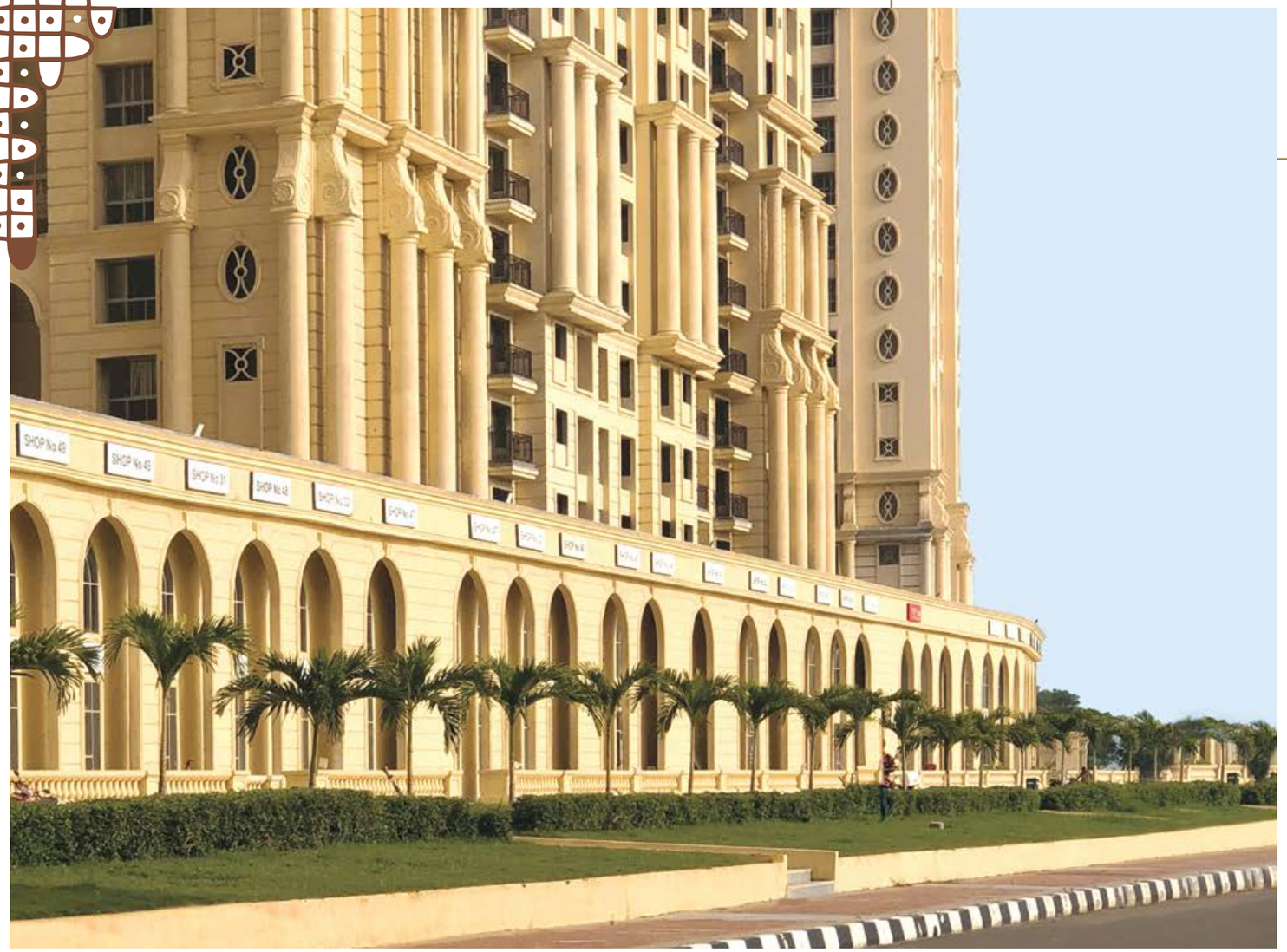
Reception Area, Hiranandani Township, Image for reference



Dancing Room, 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



Actual image of Oragadam Social (High-Street Retail)

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



Representation image


Actual image of the restaurant in Hiranandani Parks



Actual image of one of the 7-themed gardens



Actual image of the Agatheeswarar Temple in the heart of 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

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



Actual image of RELA Hospital building

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

Cambridge Assessment International Education

CBSE Central Board of Secondary Education



Actual image of Thriveni School Campus

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

COURAGE WISDOM VICTORY

THRIVENI ACADEMY

SENIOR SECONDARY SCHOOL (CBSE)

VADAKKUPATTU, ORAGADAM - 603204

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 Hiranandani Parks township

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

As 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.

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 Ayoob
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
hiranandanicommunities.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
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##HPO/APT-BROCHURE/APR 2022