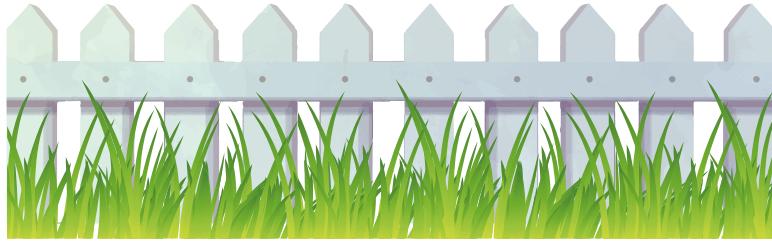




HIRANANDANI TIERRA CHENNAI'S FIRST EVER PREMIUM VILLA PLOTS



IN A 400-ACRE INTEGRATED TOWNSHIP





Open your eyes to our world

OUR WORLD OF VIBRANT, SELF-SUSTAINABLE,
MASTER-PLANNED, INTEGRATED TOWNSHIPS.

We bring along the experience, the learnings of developing and sustaining two award-winning life-hubs – Hiranandani Gardens, Powai and Hiranandani Estate and Meadows, Thane, located in the suburbs of Mumbai.

Although known for our statuesque high rise towers, stunning neo-classical architecture and master-planned townships replete with amenities, we proudly introduce premium VILLA PLOTS within the 400-acre township of Hiranandani Parks, Oragadam.

Perhaps, the only premium villa plots located within a township, in Chennai.

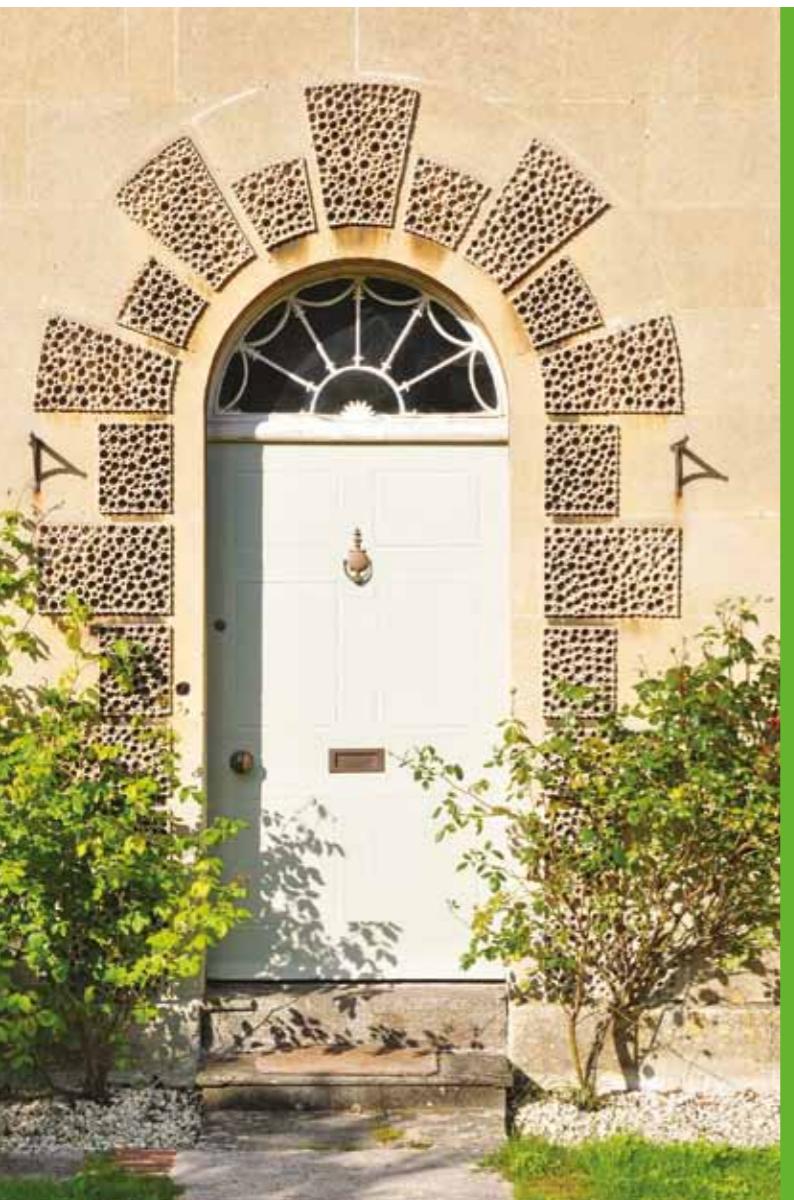
Hiranandani Parks
Tierra
PREMIUM VILLA PLOTS

*An ode to this
historic city.*



TIERRA

HIRANANDANI TIERRA IS LOCATED IN
THE HEART OF HIRANANDANI PARKS.



THE 45-ACRE PREMIUM VILLA
PLOTS FIND A SPECIAL PRIDE
OF PLACE AMIDST THE
SCENIC BACKDROP OF OUR
STATUESQUE TOWERS AND
THE BEAUTIFUL LUSH GREEN
LANDSCAPE.

Proud owners of this premium piece of Tierra (land in Spanish), will be privy to all amenities of the integrated township. It means, access to 24-hour safety and security, access to the township Clubhouse, access to the Golf Course and Driving Range.

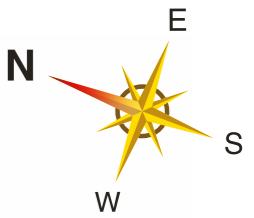


Imagine having beautiful landscaped parks and open green spaces all around the lovely plot of land. What's more, you will be a part of a healthy and sporty township considering the array of outdoor and indoor sports we have set up at Hiranandani Parks.

All of this, for the sports-loving city of chennai.

TIERRA

10-acre plot (Phase 1)



HIGHLIGHTS

- Villa Plots Size: 1200 - 3000 square feet
- Ready-to-Register plots
- DTCP Approved
- Options for customized villa - Design & Construction
- Modern civic infrastructure for individual plots



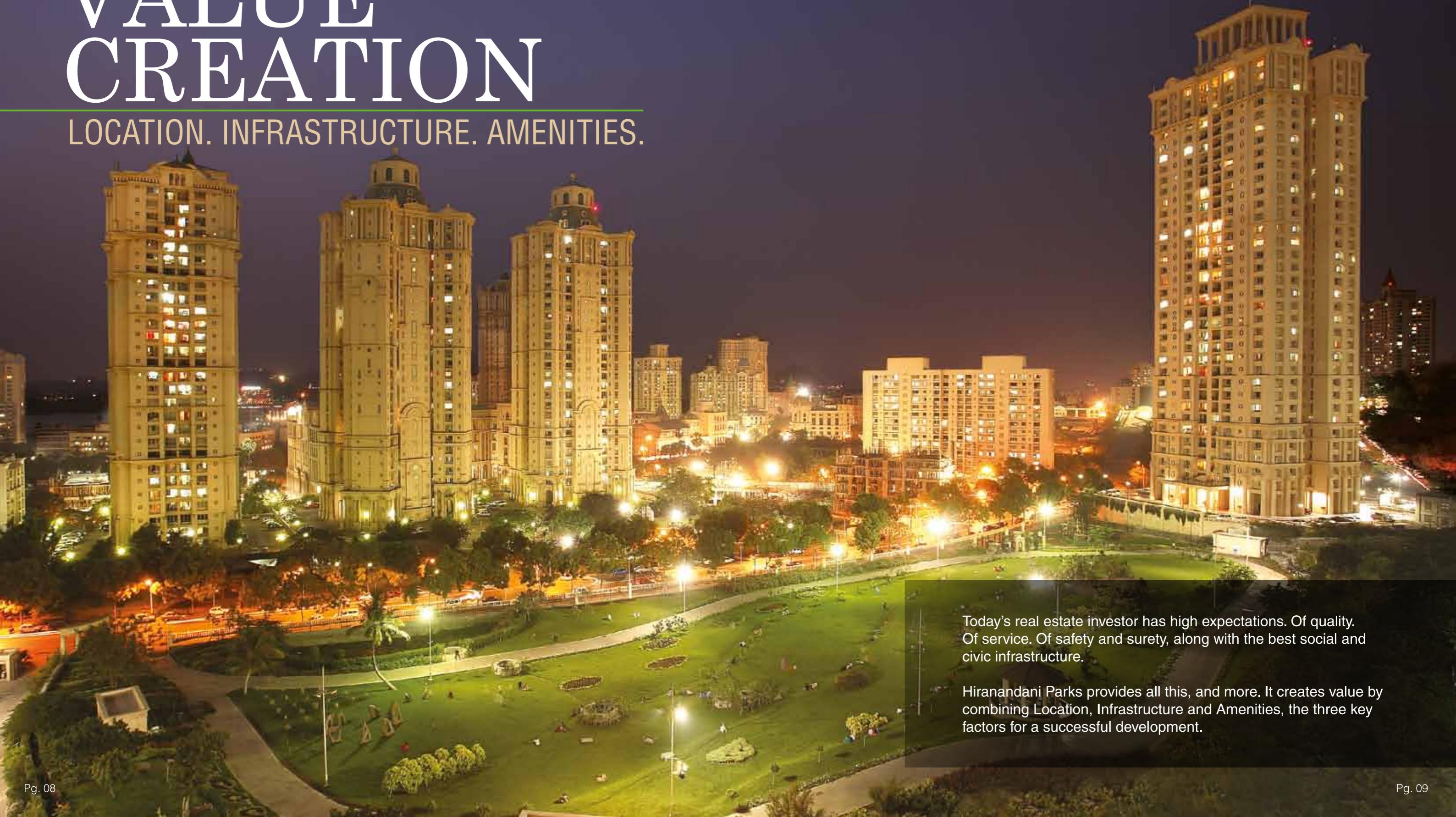
LEGENDS

■	1200 SQUARE FEET	■	1500 SQUARE FEET	■	1800 SQUARE FEET
■	2100 SQUARE FEET	■	2400 SQUARE FEET	■	3600 SQUARE FEET
				■	MISC. PLOTS

DTCP Approval Number: **121/2015**
Date: **23-09-2015**

VALUE CREATION

LOCATION. INFRASTRUCTURE. AMENITIES.

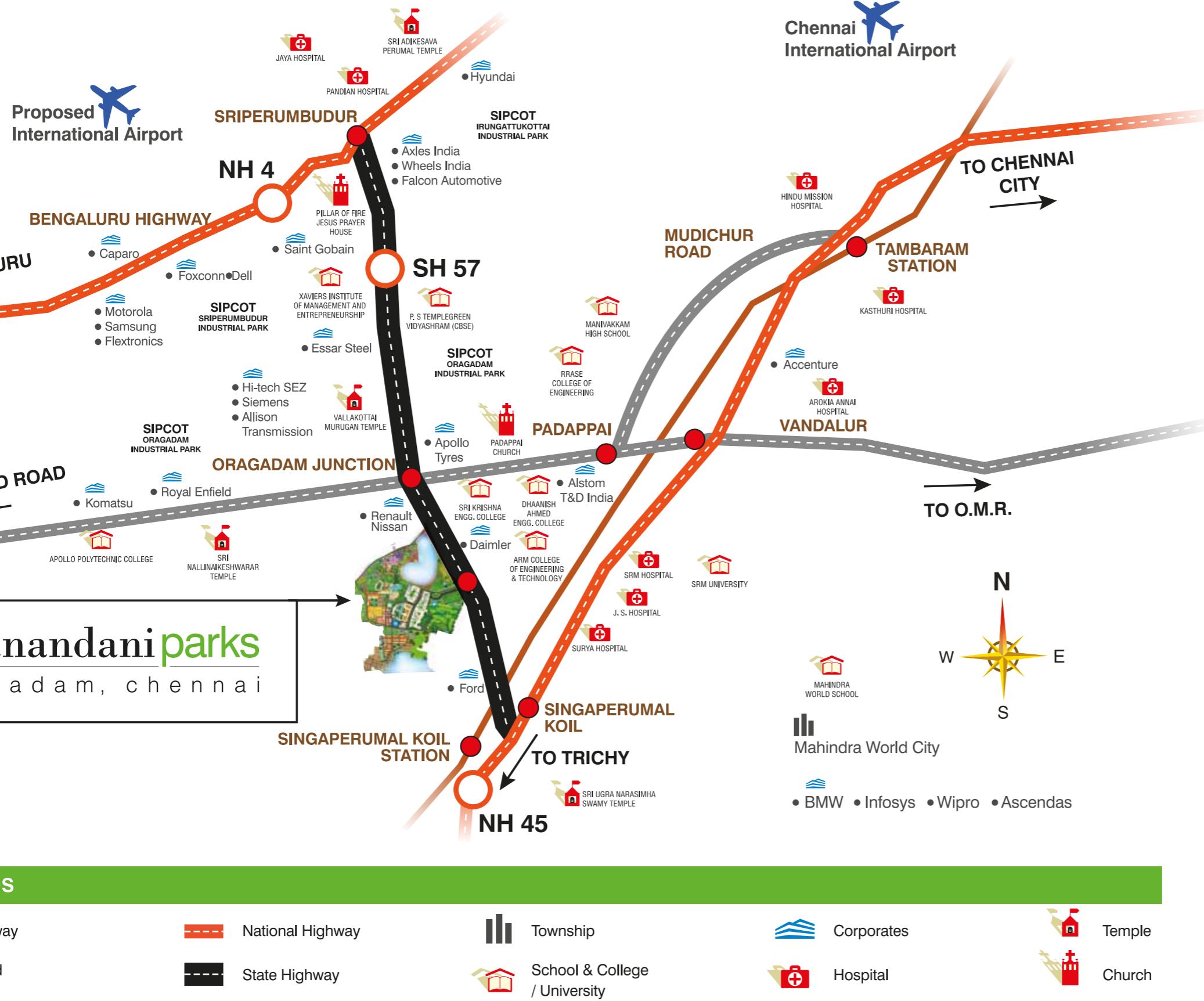


Today's real estate investor has high expectations. Of quality. Of service. Of safety and surety, along with the best social and civic infrastructure.

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

Value Creation - Strategic Location

Hiranandani Tierra, Your Investment 'Haute' Spot In Oragadam!



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 recognise Oragadam's trajectory from a far-flung suburb to a well connected business corridor.

- 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
- 1-lakh residents in 3 years
- The 300-acre Aerospace Park
- The Chennai Sea Port - 40 kms
- The proposed Greenfield Airport - 10 kms
- Infrastructure investment of over ₹300 crores

Therefore today, it's **NOT WHY, BUT WHY NOT ORAGADAM.**

KEY DISTANCES

HOSPITALS	
Surya Hospital	13 kms - 20 mins
J. S. Hospital	13 kms - 20 mins
Pandian Hospital	20 kms - 24 mins
SRM Hospital	18 kms - 30 mins
Jaya Hospital	21 kms - 26 mins
Arokia Annai Hospital	24 kms - 36 mins
Kasthuri Hospital	29 kms - 41 mins
Hindu Mission Hospital	29 kms - 42 mins
EDUCATIONAL INSTITUTES	
Thriveni Academy	00 kms - 00 mins
ARM College of Engineering & Technology	06 kms - 08 mins
Xaviers Institute of Management and Entrepreneurship	10 kms - 15 mins
P. S. TempleGreen Vidhyashram (CBSE)	11 kms - 14 mins
Sri Krishna Engineering College	12 kms - 15 mins
Apollo Polytechnic College	13 kms - 16 mins
Dhaanish Ahmed Engineering College	14 kms - 18 mins
RRASE College of Engineering	14 kms - 18 mins
Mahindra World School	14 kms - 24 mins
SRM University	18 kms - 30 mins
Manivakkam High School	23 kms - 28 mins
KEY LOCATIONS FROM HIRANANDANI PARKS	
Singaperumal Koil Railway Station	09 kms - 15 mins
Padappai	14 kms - 20 mins
Sripurumbudur	20 kms - 25 mins
Proposed International Airport	22 kms - 24 mins
Perungalathur Railway Station	24 kms - 36 mins
Mudichur	25 kms - 38 mins
Thandalam	38 kms - 52 mins
Chennai International Airport	38 kms - 60 mins
Kanchipuram	38 kms - 58 mins
O. M. R.	41 kms - 70 mins
Guindy	43 kms - 75 mins
T - Nagar	49 kms - 90 mins
Tambaram	30 kms - 44 mins
Puducherry	133 kms - 02 hrs 52 mins
Tirupati	143 kms - 03 hrs 13 mins
Trichy	288 kms - 04 hrs 00 mins
Bengaluru	322 kms - 04 hrs 45 mins
Kodaikanal	486 kms - 08 hrs 05 mins
Ooty	518 kms - 08 hrs 18 mins
Hyderabad	675 kms - 11 hrs 00 mins

Value Creation - Infrastructure

Hiranandani Tierra, Your Investment '**Haute**' Spot In Oragadam!



Hiranandani's build their townships road up. From water, power and telecommunications channels, set under the beautifully paved roads, to water treatment and sewage treatment plants, Hiranandani Parks takes responsibility for building and sustaining the civic infrastructure of the township.

In fact, the first phase of the township is IGBC certified.

That means no shortage of water. No shortage of power. The fundamentals are all in place.



TIERRA 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

Value Creation - Amenities

Hiranandani Tierra, Your Investment '**Haute**' Spot In Oragadam!

Hiranandani Parks' self-sustained master planned communities will offer today's families everything they're looking for within the township –

- World-class school • Shopping options • Recreational facilities • Family hospital
- Convenient transportation links • Extensive local employment at business parks next door
- Open green spaces with landscaped parks and gardens • HDFC Bank and ATM
- Cakes and Bakes Café • Launderette • Pharmacy • Salon

**A CITY WITHIN A CITY -
ALL DEVELOPED TO
THE HIGHEST GLOBAL
STANDARDS.**



LEISURE AMENITIES:

- Clubhouse with Swimming Pool and Indoor Sports
- Childrens' Play Area
- Professional Cricket Pitch and Ground
- Basketball
- Lawn Tennis
- Squash
- Skating Zone
- 9-hole Golf Course and 250 mtr Driving Range

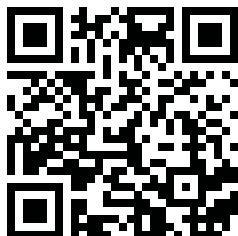


Experience Life at
Hiranandani Communities.

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 Gardens, Powai, Mumbai, Maharashtra.



Experience Life at
Hiranandani Communities.

hiranandani parks
oragadam, 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

FOR A
CHAUFFEUR DRIVEN SITE VISIT
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