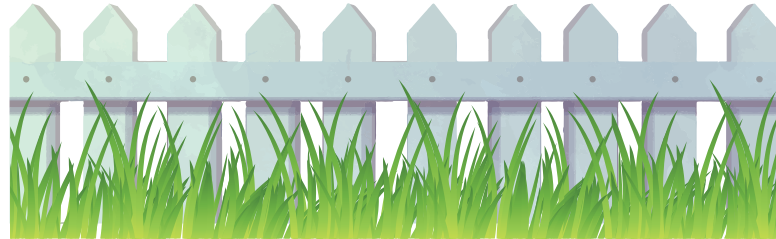




# HIRANANDANI TIERRA CHENNAI'S FIRST EVER PREMIUM VILLA PLOTS



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.



*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.





# 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.





**HIRANANDANI  
PARKS**  
ORAGADAM-CHENNAI  
*fierra*  
PREMIUM VILLA PLOTS

**WE'VE BUILT EVERYTHING  
AROUND YOUR PLOT  
YOU JUST NEED TO BUILD YOUR DREAM HOME**





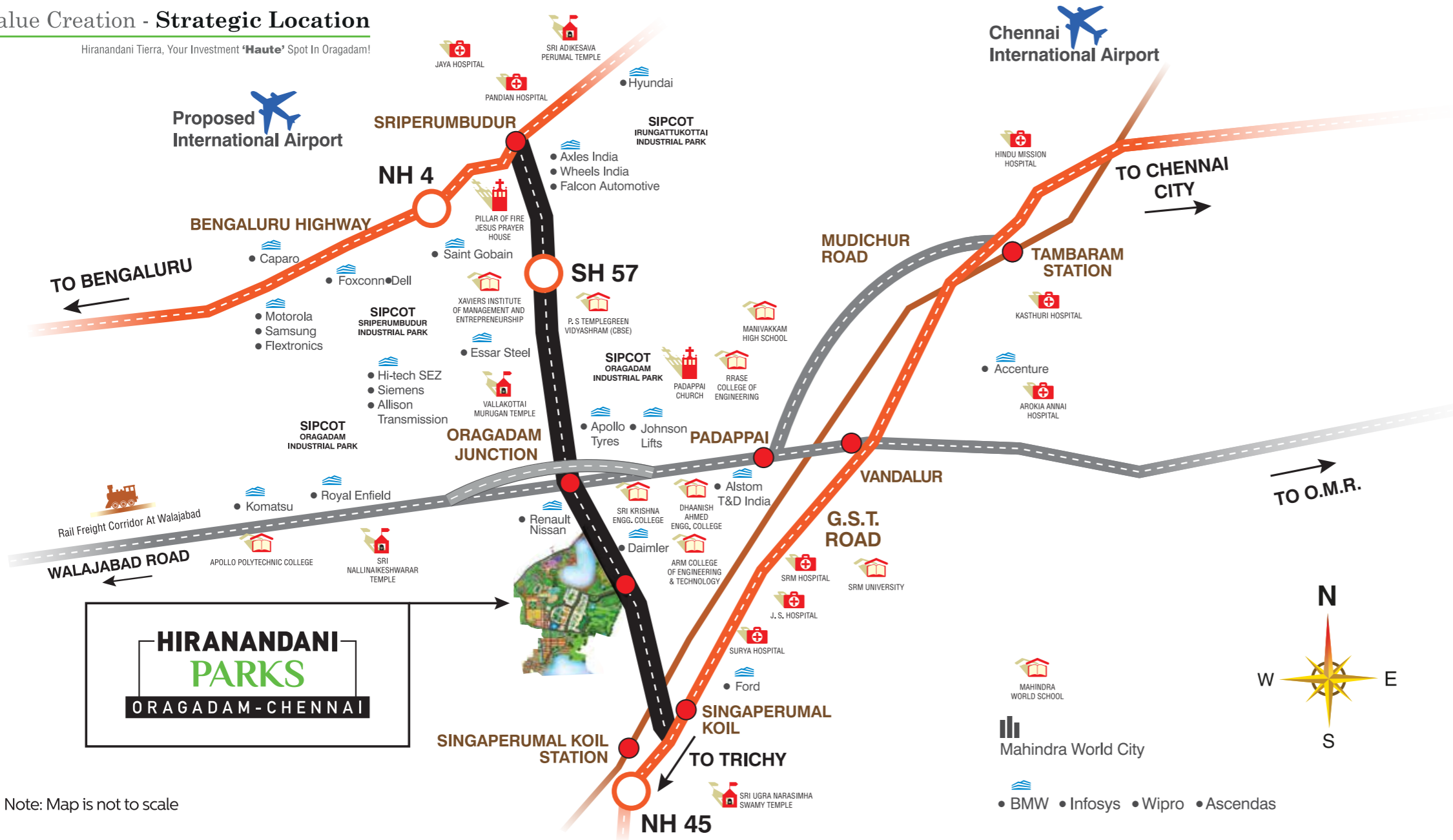
**HIRANANDANI  
PARKS**  
ORAGADAM-CHENNAI  
*fierra*  
PREMIUM VILLA PLOTS





# Value Creation - Strategic Location

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



Note: Map is not to scale

## 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
Arokiya 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
Rail Freight Corridor At Walajabad	19 kms - 22 mins
Sriperumbudur	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

## ORAGADAM - CHENNAI'S GROWTH CORRIDOR

- There are around 22 fortune 500 companies ranging from automotive to FMCG to other industrial products that function out of Oragadam.
- The 300-acre aerospace park is estimated to create huge employment opportunity.
- Another 6-lane highway connecting Vandalur to Oragadam (Padappai Road) is being built and will be ready in near future.
- Oragadam today boasts of a 200-ft., 10-lane highway that is literally zooming with activity connecting NH-4 to NH-45.
- Phase-II of the 1400-crore outer ring road project from nemilicheri to minjur which will further enhance connectivity to oragadam in the years to come.

- A dry port at Sriperumbudur at the cost of ₹380 crore is under construction.
- The 200-ft., 6-Lane Oragadam main road connects you to chennai city and its suburbs.
- The Rail Auto Hub (RAH) connecting Chennai port to the Walajabad Railway Station gives a major time advantage to auto giants in the global market.

## LEGENDS

- Railway
- Road
- Township
- School & College / University
- Temple
- National Highway
- State Highway
- Corporates
- Hospital
- Church

Perspectives are an artist's impression and images shown are for representation purpose. The plans are subject to changes/modifications/amendments (without notice) for better layout, as per the suggestions of the Architects and/or as per requirement of the Directorate of Town and Country Planning Authority (DTCP) and/or all the other concerned authorities. All the amenities, facilities, etc., are subject to the approval of the concerned authorities and subject to change, if required. All renderings and maps are artist's impressions and not actual depiction of the buildings or landscaping. Company do not warrant or assume any legal liability or responsibility for the accuracy or completeness of any information disclosed. The said project is financed by Oriental Bank of Commerce and Axis Bank. The said project is mortgaged and charge has been created with Axis Trustee Services Ltd. NOC shall be provided on demand from the lenders.





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

<b>ABUTTING HIGHWAY ROAD DETAILS</b>	● Adjoining the 6-lane State Highway
<b>TOWNSHIP MAIN ENTRY ROAD FROM HIGHWAY</b>	● 100 feet BT Road with paved walkways on either sides, designed as per Clause-406 of MORTH either sides with landscaped mounds
<b>PLOTTED AREA MAIN ROAD</b>	● 60 feet BT Road with paved walkways on either sides designed as per Clause-406 of MORTH
<b>PLOTTED AREA INTERNAL ROADS</b>	● 40', 30' & 25' BT/Paver Road
<b>STORM WATER DRAIN - MAIN ROAD</b>	● RCC Box Culvert, M25 Gr-150mm thick RCC wall designed for maximum flood water discharge
<b>STORM WATER DRAIN - INTERNAL ROAD</b>	● Hume Pipe Culvert, NP3 Culvert with maximum flood water discharge
<b>CABLE TRENCH FOR HT &amp; LT - MAIN ROAD</b>	● RCC Box Culvert, M25 Gr-150mm thick RCC wall designed to depth of 6' to have separate for LT & HT lines
<b>CABLE TRENCH FOR HT &amp; LT - INTERNAL ROAD</b>	● Hume Pipe Culvert, NP3 Culvert to have LT lines
<b>SEWAGE LINE</b>	● Well designed uPVC lines with conical chambers to carry maximum sewage flow
<b>WATER SUPPLY LINE</b>	● Well designed uPVC lines with inspection chambers
<b>WASTE WATER LINES</b>	● Well designed uPVC lines with conical chambers to carry maximum flow
<b>STP CONNECTIVITY</b>	● Provision for Ultra Modern STP Unit with ACF followed by UV system
<b>WTP CONNECTIVITY</b>	● Provision for WTP Unit with ACF followed by UV system
<b>PAVERED WALKWAY</b>	● M35 Gr shot blasted paver 40mm thick
<b>STREET LIGHTS ON MAIN ROADS AND INTERNAL ROADS</b>	● Well designed & elegant street light poles with LED fittings
<b>COMMUNICATION LINES</b>	● Well designed Fibre Optical Cables from Telecom services
<b>LANDSCAPING</b>	● Well designed landscaping in OSR and also for each plot
<b>INFRA CONSULTANT</b>	● 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.**

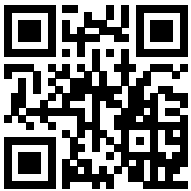


IT IS OUR FIRM BELIEF THAT BUILDING LARGE INTEGRATED TOWNSHIPS FROM SCRATCH IS THE ONLY SOLUTION THAT PROVIDES THE SCALE FOR MEETING BOTH HOUSING AND INFRASTRUCTURE NEEDS.



Hiranandani Gardens, Powai, Mumbai, Maharashtra.

Scan for directions



RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

**h** hiranandani  
communities  
a niranjan hiranandani initiative

**SITE SALES OFFICE**

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



hparks@hrealty.com



hiranandaniparks.com

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"Credit Facilities Availed from Axis Bank and PNBHFL". The said project is mortgaged with Axis Trustee Services Ltd., the said trustee is acting on behalf of the lenders. Release or NOC shall be provided from Axis Trustee on demand.

FOR A  
CHAUFFEUR DRIVEN SITE VISIT

**044 6694 9040**