

HIRANANDANI
PARKVILLE

TWO-BEDROOM BALCONY RESIDENCES



Hiranandani **Parks** ORAGADAM — New Chennai —

At the heart of our 360-acre township, lies Parkville - a purposeful, value-led residential offering shaped for emerging family needs.



HIRANANDANI **PARKVILLE**

In Parkville's embrace, a new era of living begins,
Where '**SMARTFIT** Philosophy' shapes space with quiet brilliance.

“ *Two-bedroom havens with balconies wide,
Flowing layouts where comfort and clarity reside.*

*Compact yet complete, crafted to feel right.
Ergonomic corners, sunlight in flight.*

*Airy rooms breathing with ease each day,
A home that fits your rhythm in every way.*

*Thoughtful, efficient, and beautifully planned.
Where luxury feels effortless, refined, and unplanned.*

”

Smart living, smart comfort, smart choices that last.
Welcome to Parkville – where your days bloom into limitless possibilities.

The Wisdom Of Our **'SMARTFIT'** Apartments

Hiranandani's take on value-for-money living.
Easy on the pocket. Your ideal entry into the
MINMAX Hiranandani Community.

Compact Yet Complete, Vastu Compliant

Every **SMARTFIT** apartment is vastu compliant, scientifically designed and precision-planned to deliver all the comforts of a larger home - ensuring optimal use of space with efficient floor layouts.

Breathe Easy Apartments

From ergonomically placed utilities to breezy balconies and cross-ventilated rooms - **SMARTFIT** Apartments are designed for natural and fresh airflow.

Pocket-Friendly on Maintenance, High on Satisfaction

With efficient layouts and durable finishes, these homes are crafted to reduce upkeep costs and enhance everyday living.

Smart Investment, Smarter Living

Strategically priced in Oragadam's most promising township, our **SMARTFIT** apartments offer the rare balance of affordability, growth potential, and lifestyle.

Artist's Impression

#SmartFIT: Compact and Complete



THE **SMARTFIT** LIFE : LIVING & DINING ROOM

A Room Designed To Expand Your World



Generously proportioned to allow fluid movement and multiple layouts

Seamless integration of dining and balcony areas, enhancing openness



Positioned to offer privacy from bedrooms and ease of access to utility zones

Perfect for both minimal aesthetics and statement décor



Artist's Impression



Artist's Impression

THE **SMARTFIT** LIFE : BEDROOM I

Your Private Haven Of Calm



Large window openings for natural light and ventilation



Optimally proportioned walls for seamless furniture placement



A modern en-suite bathroom, ensuring convenience and privacy



A setting that's both tranquil and indulgent, day or night

A Versatile Space That Grows With You



Generous proportions to accommodate a full wardrobe, study or reading area

Strategic positioning within the layout to offer privacy and independence



Well-ventilated and naturally lit, creating an open and airy ambience

A space that effortlessly transforms with your life stage and style





Artist's Impression

THE **SMARTFIT** LIFE : KITCHEN

A Space That Keeps Life Effortlessly Organised



Optimised for workflow, with
ample counter space and storage

Smartly connected to the
utility for laundry and essentials



Naturally ventilated to ensure
freshness, light, and hygiene

Ideal for modern appliances, modular
configurations, and personal touches



The **SMARTFIT** Life

Experience amenities that elevate life, everyday.

Indoor Amenities

- Gymnasium
- Indoor Games
- Multi-Purpose Hall

Outdoor Amenities

- Amphitheatre
- Chess Court
- Deck with Pergola
- Reflexology path
- Diwan Seating
- Gazebo
- Kids Play Area
- Multi-Play Court
- Party Lawn / Space for Yoga



Artist's Impression

Come,
Live The
MINMAX
Township Life

Step into a 360-degree lifestyle
where everything you need -
and everything you aspire to -
is thoughtfully placed *within*
your reach.



The Wisdom Of Our **'MINMAX'** Principle

MinMAX is about spending smart without missing out on the township life.

Distinctive and Value Driven

Vibrant community living - The Hiranandani Way.

Township Living. Full Access

Experience the freedom to live, work and play - access premium township amenities, green spaces, and vibrant community zones.

Strategic Location with Rising Value

Located in Oragadam - Chennai's fastest-growing economic zone - your **SMARTFIT** Apartment is a future-forward asset in a booming corridor.

#MinMAX : Smart entry pricing. Uncompromised. Township living



Actual Shot Of The Township



HIGH-RISE
BUILDINGS
(SOUTH)

HIRANANDANI
PARKVILLE

GOLF

RETAIL
AREA

TIERRA - III

HIGH-RISE
BUILDINGS
(NORTH)

LOW-RISE
BUILDINGS

CLUB-DE-ROYALE

SPORTS AMENITIES

SCHOOLS

HOSPITAL

Actual Shot Of Hiranandani Parks

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.



The Hiranandani Value Proposition

- Location

Oragadam - Chennai's new centre of connectivity & opportunity

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



Y-o-Y investments of ₹40,000+ Crores for industry and Infrastructure upgrades



The biggest auto/auto-ancillary hub in South Asia



The next IT/ITeS hub



Home to 100+ global conglomerates



Direct employment opportunity pegged at 5+ lakh jobs



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



6 lane highway connecting Vandalur to Oragadam (Padappai Road) - under construction



200 feet highway connecting Oragadam to Chennai and its suburbs



Phase 2 of ₹1400 Crores - Chennai Peripheral Ring Road under progress



Dry port at Sriperumbudur under construction with an proposed investment of ₹380 crores



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



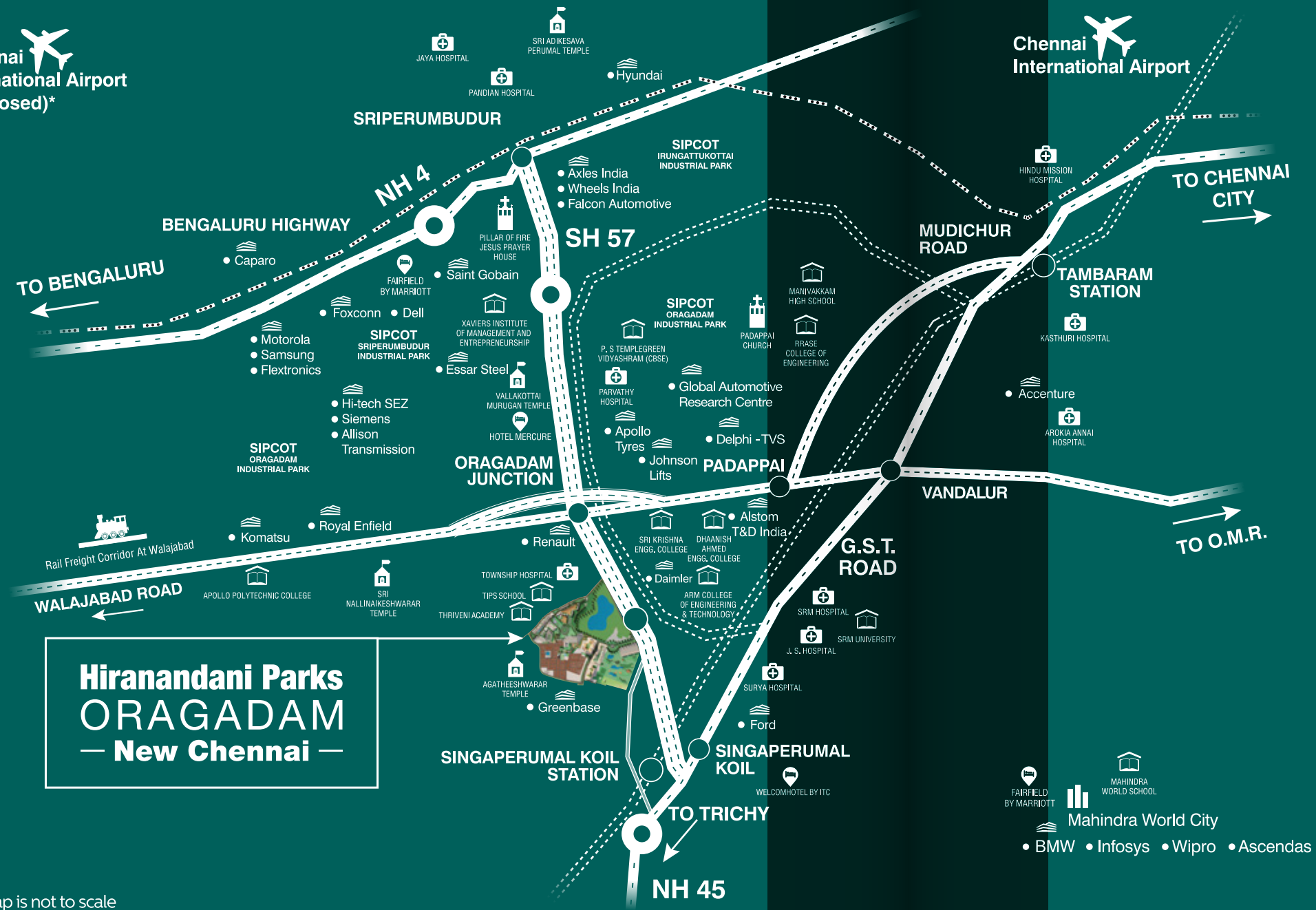
Chennai-Vellore Highway, to have a node near Hiranandani Parks, enhancing connectivity and boosting business opportunities






Avadi-Guduvanchery Suburban Rail Corridor rated at 160 kmph to pass via Oragadam, with a halt



**New
Chennai
International Airport
(Proposed)***



LEGENDS

- | | |
|--|--------------------------------|
|  | Railway |
|  | National Highway |
|  | State Highway |
|  | Proposed Highway |
|  | Proposed Metro |
|  | Township |
|  | Corporates |
|  | School/College
& University |
|  | Hospital |
|  | Temple |
|  | Church |



Note: Map is not to scale

Where every destination is within your reach

Key distances from the epicentre of growth

SCHOOLS

The Indian Public School (TIPS-Oragadam)	Within Township
Thriveni Academy – Senior Secondary School	Within Township
Mont Fort	12 Kms
JRK Global – Senior Secondary School	13 Kms
Alwin International School	14 Kms
Aero Kids international School	22 Kms
Budding Minds Inetrnational School	23 Kms
Tiano Vidyashram	29 Kms
Sri Niketan Patasala	31 Kms
Maharishi International School	33 Kms

COLLEGES

Xavier Institute Of Management & Entrepreneurship	6 Kms
ARM College Of Engineering & Technology	6 Kms
Balamani Arunachalam College Of Engineering & Technology	6 Kms
ARS College Of Engineering	6 Kms
Apollo Polytechnic College	8 Kms
Hindustan Institute Of Engineering Technology	9 Kms
Sri Krishna Engineering College	10 Kms
Gopal Ramalingam Memorial Engineering College	10 Kms
C.S.I. Ewart Women's Christian College	10 Kms
RRASE College Of Engineering	12 Kms
SRM University	12 Kms
Sri Venkateswaraa College Of Technology	13 Kms
Dhasnish Ahmed College Of Engineering	13 Kms
Saveetha Medical & Engineering College	30 Kms

HOSPITALS

Township Hospital	Within Township
VIBA Hospital	7 Kms
Jaya Hospital – Mathur	7 Kms
Parvathy Hospital	8 Kms
PSP Medical College & Research Institute	8 Kms
Sulaiman Memorial Dental & Child Care	9 Kms
Krishna Hospital	9 Kms
Muthu Ganapathy Hospital	9 Kms
Anandha Clinic	10 Kms
SRM Medical College Hospital	15 Kms
JS Hospital	17 Kms

FINANCIAL INSTITUTES

Indian Overseas Bank	4 Kms
Indian Bank	4 Kms
City Union Bank	4 Kms
Canara Bank	4 Kms
State Bank Of India	4 Kms
HDFC Bank	4 Kms
Dena Bank	5 Kms
ICICI Bank	6 Kms
Bank Of Baroda	7 Kms
Federal Bank	9 Kms
Axis Bank	16 Kms

KEY LOCATIONS FROM HIRANANDANI PARKS

Singaperumal Koil Railway Station	8 Kms
Padappai	16 Kms
Sriperumbudur	19 Kms
Kilambakkam Bus Stand (KCBT)	20 Kms
Vandalur Railway Station	23 Kms
Mudichur	24 Kms
Tambaram	26 Kms
Parandur Greenfield International Airport (PROPOSED)	30 Kms
Chennai International Airport	33 Kms
OMR (Rajiv Gandhi Salai)	44 Kms

The Hiranandani Value Proposition - Amenities

Blending smart planning with world-class amenities, our **MINMAX** philosophy ensures that everything you need, from wellness to recreation to essentials, is always within your reach.



TOWNSHIP SCALE, COMFORT & CONVINIENCES: _____

Healthcare

- Township Hospital
- Pharmacy
- 24x7 BLS Ambulance Services

Education

- TIPS (The Indian Public School) – CBSE + Cambridge Board
- Thriveni Academy - CBSE Board



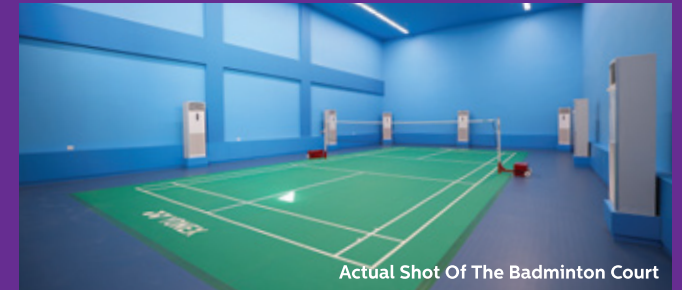
Retail Conveniences

- Nilgiris Supermarket
- 7/7 General Store
- Aavin Milk Hub
- Amul Dairy Outlet
- Dapper Salon
- Speedy Care Laundry



Leisure and Recreation

- Club-De-Royale - Grand Clubhouse
- 7-Themed Gardens
- The Agatheeshwarar Temple Complex
- Large Fountain Feature



Sport Colosseum

- Cricket
- Hockey
- Football
- Tennis
- Volleyball
- Basketball
- Badminton, and more...



Restaurants

- Zephyr - Restobar
- Global Town - Apartel
- Yeowyn - Korean Restaurant
- A2B Fusion Cafe
- 50 Noodles - Japanese Restaurant
- Coffee Connection

Opulent and Decadent.

Club-De-Royale, Designed to give you more everyday moments



Actual Shot Of The Club-De-Royale

The doors open to truly relax, rejuvenate and recharge each and everyone who enters this royal clubhouse.

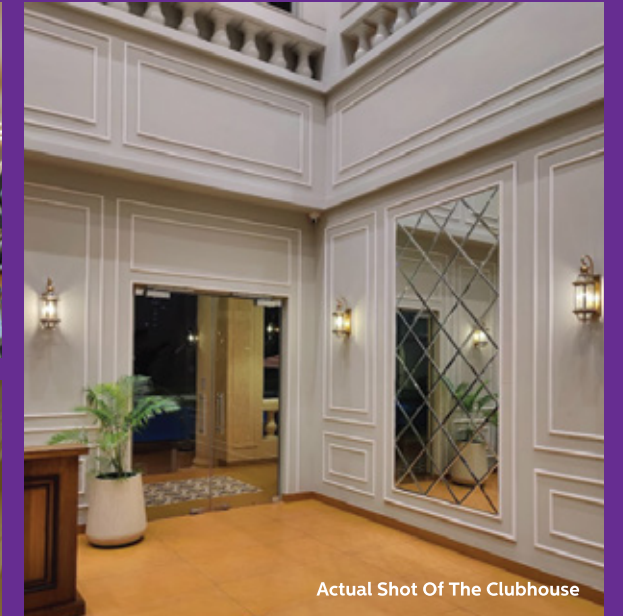
The ever-evolving lifestyle needs a modern place to escape. That's the idea behind the creation of our premium Clubhouse - A hub of recreational activities with world-class amenities for a community of all age groups. Master planned to perfection, now professionally managed, the 25000 sqft. Club-De-Royale is nestled in a beautifully landscaped area as large as a football field.



Actual Shot Of The Multi-Purpose Hall



Actual Shot Of The Gymnasium



Actual Shot Of The Clubhouse



Actual Shot Of The Clubhouse

Highlights

- Half-Olympic Size Swimming Pool
- Multi-Purpose Hall
- Gymnasium & Aerobics Studio
- Indoor Badminton Court
- Yoga Center
- Indoor Games Arena
- Karaoke
- Spa & Wellness Centre
- Café

The Hiranandani Value Proposition - Infrastructure

Our infrastructure reflects the **MINMAX** philosophy; intelligently planned, impeccably efficient, and engineered to maximize value for residents and the entire township ecosystem.



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 for common areas



Tiered 24hr security and surveillance



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



Master-planning of township results in lower population density



Paved roads and walking pathways



Over 60% of open spaces in the township



Professional facilities management services



Actual Shot Of Brindavan Garden

MINMAX, Manifested In Township Living



Actual Shot Of The Swimming Pool



Actual Shot Of The H-Villa's



Actual Shot From The Podium



Actual Shot Of Agatheeshwarar Temple



Actual Shot From The Clubhouse



Actual Shot Of Brindavan Garden



Actual Shot Of High-Rise Towers



Actual Shot Of The H-Villa



Actual Shot Of Tierra - III Plots



Actual Shot Of The Club-De-Royale



Actual Shot Of The Township



Your Future Has An Address

*At **Parkville, Hiranandani Parks**, you don't just find a home - you find a future shaped by vision, designed with intent, and built for a life well-lived.*

Rooted in the **MINMAX** principle and enhanced by the innovation of **SMARTFIT** living, your residence is where intelligent spatial design meets refined functionality - delivering more within every square foot.

Surrounded by the vibrant energy of a fully integrated township, connected to Chennai's most dynamic growth corridor, and crafted by a name that redefined Indian urban living - this is where your aspirations come home.

Because **Hiranandani Parks** isn't just a place to live.

It's where life rises to meet you.

Hiranandani Parks ORAGADAM — New Chennai —



<https://rera.tn.gov.in/>



RESIDENTIAL • COMMERCIAL • HEALTHCARE • EDUCATION • RETAIL • LEISURE

SITE SALES OFFICE:

Hiranandani Parks Sales Gallery, Club-De-Royale,
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 3232

PROMOTER:

M/s. Evita Constructions Private
Limited, Thriveni Academy, Thriveni
Nagar, Vadakapattu, Kancheepuram
District – 603 204

A TOWNSHIP BY:

h hiranandani
communities
a niranjan hiranandani initiative

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