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REAL ESTATE • HEALTHCARE • EDUCATION • HOSPITALITY • RETAIL • ENTERTAINMENT

Jaya

H I R A N A N D A N I

c r e a t i n g   b e t t e r   c o m m u n i t i e s



We claim the skies,  
with freedom for all in our eyes.  
Freedom to dream, to grow and achieve,  
freedom of space to celebrate life.

From barren land to quality lifestyle to better communities,  
with focused determination and ignited passion we grow,  
building a strong foundation for generation of tomorrow.



**Hiranandani**  
creating better communities



## FOREWORD

Community is our reason of existence, and its happiness is our motivation.

The physical face of a new generation, Hiranandani is the collective psyche of a vibrant India's energy, drive and vitality. It is the language of new passion, of affluence, of happiness that begins with an individual, and culminates into the well being of an entire society.

We at Hiranandani, shoulder this honour of raising a complete world that brings fulfillment to life. Be it through our flagship business of real estate or our diversification into education, healthcare, hospitality, retail and entertainment; Hiranandani Group will continue creating a better experience in every aspect of life. Leading us to accomplish our mission, to create better communities.



**NIRANJAN HIRANANDANI**  
Managing Director

## FOUNDER DIRECTOR

Niranjn Hiranandani is the Managing Director of the Hiranandani Group of Companies, and an industry leader par excellence who has not just transformed, but revolutionized the real estate industry in India. A qualified Chartered Accountant, his early brush with construction at Versova, Andheri in the mid-eighties has seen a resultant and rapid rise of the Group as a formidable and respected business house that has encompassed a diverse foray into top-of-the-line commercial, residential, retail, business, leisure, healthcare and educational ventures. Characteristics such as business acumen, brilliance, untiring zest for excellence and visionary foresight mark the man also known as Builder Extraordinaire, who has changed the skyline and living standards of Mumbai. He has enabled the Hiranandani brand to become synonymous with quality, timely completion of projects, and total township development.

- Managing Trustee of Hiranandani Foundation and The Hiranandani Foundation School, which runs a modern IB/ ICSE School at Powai & Thane
- Board of Trustee – Nathdwara Temple Board, Nathdwara (Rajasthan)
- Past President of Hyderabad (Sind) National Collegiate Board, which manages 22 educational institutions including secondary and higher secondary schools, polytechnics, degree and post-graduate colleges
- Chairman of Housing Committee of Indian Merchants Chamber, Mumbai 2008-09
- Past President of the Maharashtra Chambers of Housing Industry (MCHI), an association of Builders and Developers
- Chairman of Advisory Council of Confederation of Real Estate Developers' Association of India (CREDAI)
- Chairman of the Real Estate Committee of Federation of Indian Chambers of Commerce & Industry (FICCI)
- Vice-Chairman of Priyadarshini Academy- a socio-cultural organization, Mumbai
- Past Member of Task Force for reforms in Housing & Urban Development of Government of India
- Past Member of the Study Group on Slum Rehabilitation Scheme, Government of Maharashtra
- Past Convener of the Key Group representing Business Community in the United Nations Conference on Human Settlements (HABITAT II)
- Past Member of the Working Group on the Urban Housing for the Ninth Five Year Plan
- Chairman of Mumbai Committee of the Ford Foundation in collaboration with Vera Institute of Justice. To initiate Police-Private Industry Collaboration and specific projects to improve professionalism of the Police Service in India
- Member of Central Governing Council 2008-2010 of EPCES (Export Promotion Council for EOUs and SEZ Units)





SURENDRA HIRANANDANI

Managing Director

## FOUNDER DIRECTOR

Surendra Hiranandani is the Managing Director and Co-Founder of the Hiranandani Group of Companies, a leader in quality constructions. He is the engineering genius behind the Company's outstanding reputation for quality and innovation. His achievements have benchmarked India's housing market with the best international codes, and have brought the level of housing and commercial industry in India up to an international paradigm not only at the building level, but also at the community and infrastructure level.

Surendra Hiranandani introduced systems for 100% sewage recycling and rain water harvesting in all their projects as early as 1989. He pioneered architectural designs that adapt the need for structures to withstand and to be energy efficient in tropical climates. He brought a balance between the architect and the market, balancing creative beauty with practicality and sustenance.

His global recognition has earned him invitations to be a guest speaker to various conferences and seminars internationally. He has been honoured by the American Concrete Institute for his excellence and contribution to the field, particularly for adapting the best in foreign technology to the skills of India's engineering and labour artistry.

In his effort to create better communities, Surendra Hiranandani has diversified into businesses including Entertainment, Retail, ITES, Healthcare, and Lifestyle stores. In his efforts to steer the Company in its endeavours in urban design and aesthetics, Surendra Hiranandani has created a new model for Township Planning and Maintenance.

He has succeeded in providing world-class lifestyle shopping and has directed the conceptualization of the company's retail division. This includes HAIKO Supermarket, which is the first of its kind in Western India.

Surendra Hiranandani is also involved in improving education. He is the Managing Trustee of

Hiranandani Foundation, which runs two of Mumbai's best schools at Powai and Thane. He is also the President of the Unaided Schools Forum. His keen interest in improving the quality of healthcare is evidenced in the mere fact that he is the Managing Trustee of Dr. L.H. Hiranandani Hospital, a multi-speciality hospital at Powai. His initiatives in conserving the environment has contributed to the afforestation of Powai hills and his conservation measures have consistently improved the quality of life in Powai and Thane. He is a pioneer in introducing indigenous species of trees and shrubs into the fabric of urban communities.

On a different track, this multi-talented leader is an ardent motor sports enthusiast and the person behind the Hakone Entertainment Centre at Hiranandani Gardens, Powai. A globe-trotter, Surendra Hiranandani is the characteristic global Indian entrepreneur who is taking India places with his trademark exemplary quality-driven multi-user friendly townships.





Hiranandani Gardens, Powai



Hiranandani Estate, Thane



Hiranandani Meadows, Thane

## MUMBAI MAP





Towering skyline of Powai

## TRANSFORMATION OF A BARREN LAND

A fertile vision can transform the most barren of lands.

Whereas, others saw just rocky land in the Powai of 1983, Hiranandani recognized the opportunity to create a unique geographical identity.

What emerged from the journey of determination over 22 years was Mumbai's most sought-after and prestigious township of Hiranandani Gardens.

The township symbolizes hope, grandeur and reward in man's pursuit of his ambitions. Hiranandani Gardens brings fruition to the city's desire of a destination that encompasses status, convenience and lifestyle. This integrated 'work-live-play' township encourages living life to the fullest; be it towards leisure, relaxation, health, education or commerce.

Today, Hiranandani Gardens stands synonymous with an international image of Powai, being primarily identified with quality lifestyle, commitment towards customers and excellence in architecture.



### **Hiranandani Gardens, Powai**

✦ THE CROWNING GLORY OF MUMBAI ✦



Tranquility of Powai lake





Scenic morning panorama



An evening by the lakeside township



Explore the depths of beauty

Hiranandani Gardens, Powai  
★ THE CROWNING GLORY OF MUMBAI ★



Still life

Hiranandani Gardens, Powai  
★ THE CROWNING GLORY OF MUMBAI ★



Lifestyle landmark

Hiranandani Gardens, Powai  
★ THE CROWNING GLORY OF MUMBAI ★



Full of life. Full of verve.

Hiranandani Gardens, Powai  
★ THE CROWNING GLORY OF MUMBAI ★



Dazzling the city



Stars descend from the sky



Fountains of joy





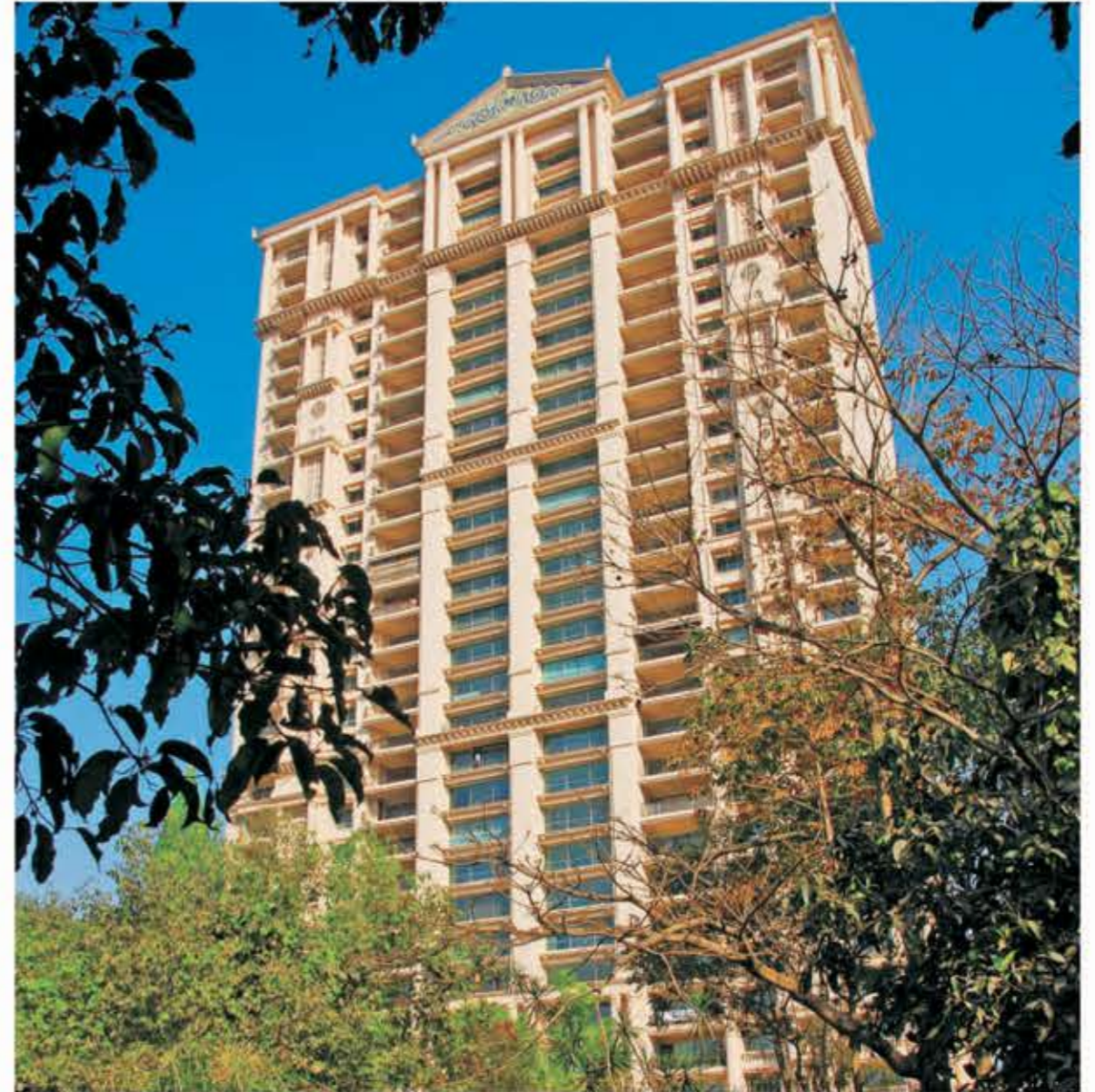
An expanse of royal living



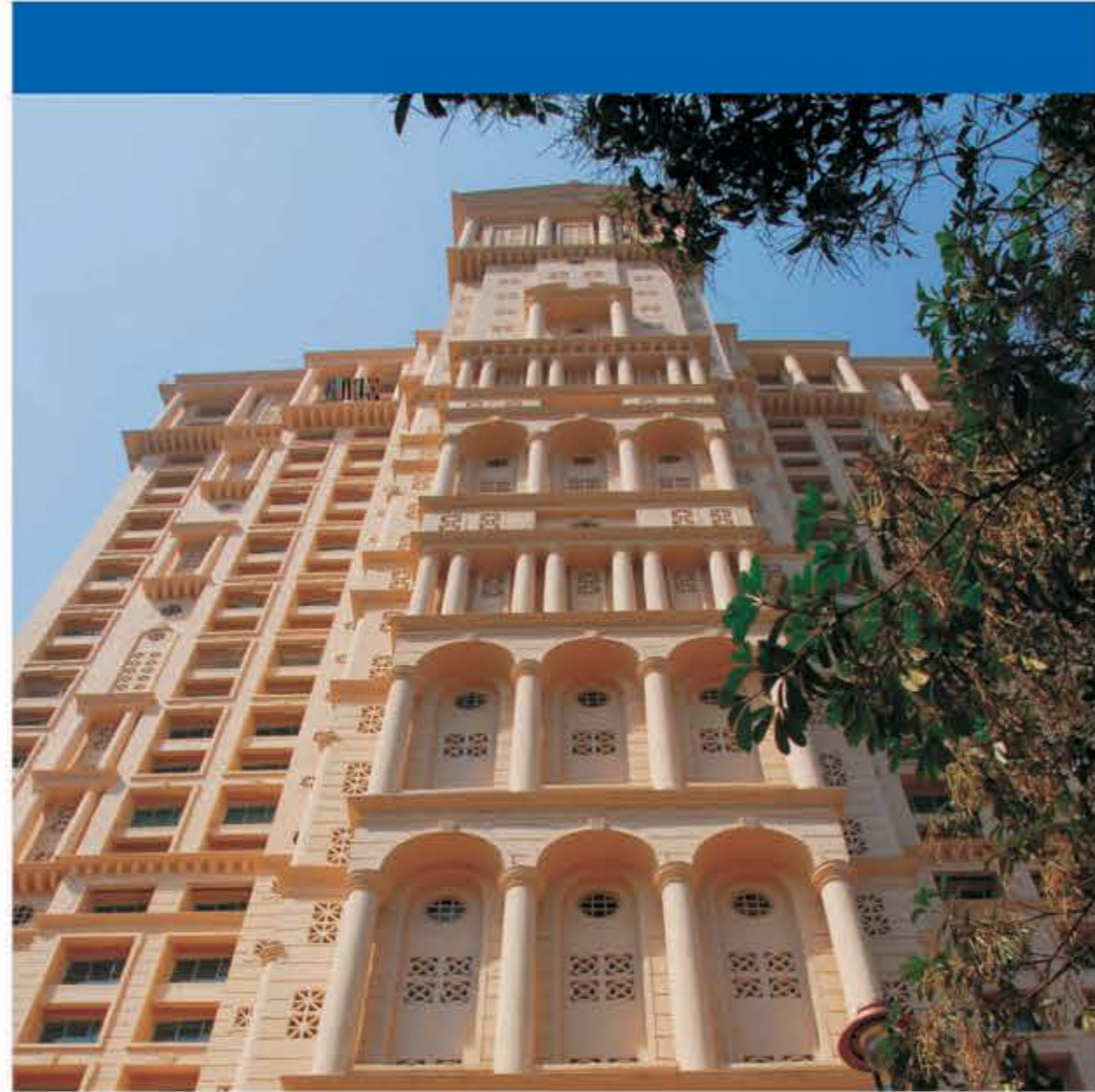
Architectural Masterpieces



Higher than the highrises



Class apart



The ultimate level of excellence

## ARCHITECTURAL MARVEL

A building is more than just technology in glass and stone. It is a fine interplay of space and its distribution.

Every Hiranandani creation reflects grandeur living through classy homes and aesthetic architecture. Artistry is woven into every aspect of construction with the atmosphere coming alive with majestic domes, regal arches and colossal structures.

Besides integrating luxury and conveniences in its projects, Hiranandani is highly regarded in the Indian construction industry for offering Indians a modern lifestyle with holistic living; through quality construction, architectural patronage and well-planned infrastructure.



Glorious Galleria



Towering Elegance



Windows to a new world



Mighty arches



Musical strings in stone



Pillars of success



Symbolic status



Pointer to the high life



The beautiful lady on stone

Hiranandani Gardens, Powai  
THE CROWNING GLORY OF MUMBAI



Classic artefacts





Diversity in domes



Display of artistry



Flight of fancy

## CREATING GREENER COMMUNITIES

'Nature is like breath for the human soul. Healing, nourishing, enriching.'

At Hiranandani, this age-old credo reflects in the creation of its every township. Be it through trees soothing outside the hospital windows, manicured lawns inspiring within the business parks, potted plants dotting the entertainment avenues or landscaped greenery delighting children's play area, Hiranandani has embodied a concern for bringing man closer to nature in every walk of life.

Also, applying rain water harvesting methods, package sewage treatment plants, Bio methanation plants, and setting up a horticulture unit and a nursery further ensure that equal care is taken to integrate man with nature.

The townships hold a veritable wealth of nature, tree-lined avenues, fountains greeting majestically at the township entrance, and misty mountains forming the perfect backdrop.

The verdant beauty at Hiranandani is a testimony to the corporate belief of creating better communities, the first endeavor to create greener communities.



Green welcome



Nature's glory

## WELL-DEFINED LIVING FOR YOUR WELL-BEING

With more than 40% of the land area covered by forests, gardens and playgrounds, the township has the city's finest residential, lifestyle and commercial spaces.

- 5,00,000 trees
- Landscaped greenery
- Nirvana Park
- Heritage Garden
- Ambrosia Garden
- Man made forest



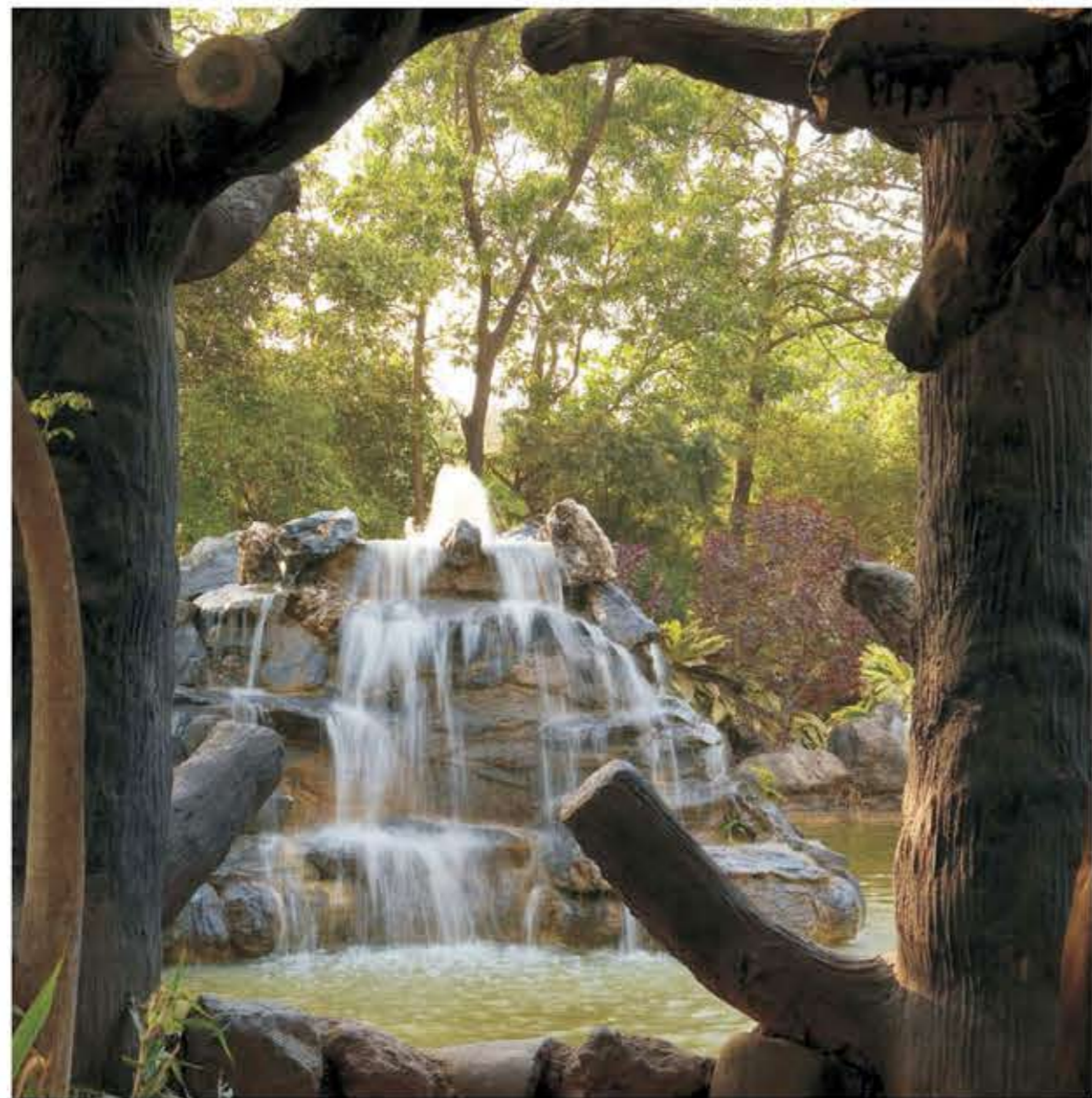
Quiet reflections



Water abodes



Eternal bliss



Nature's orchestra



Music amid the silence



Rejuvenate your spirit



The wish pond



Paths to happiness



Embracing peace





Flowers in full bloom



Shades of the forest



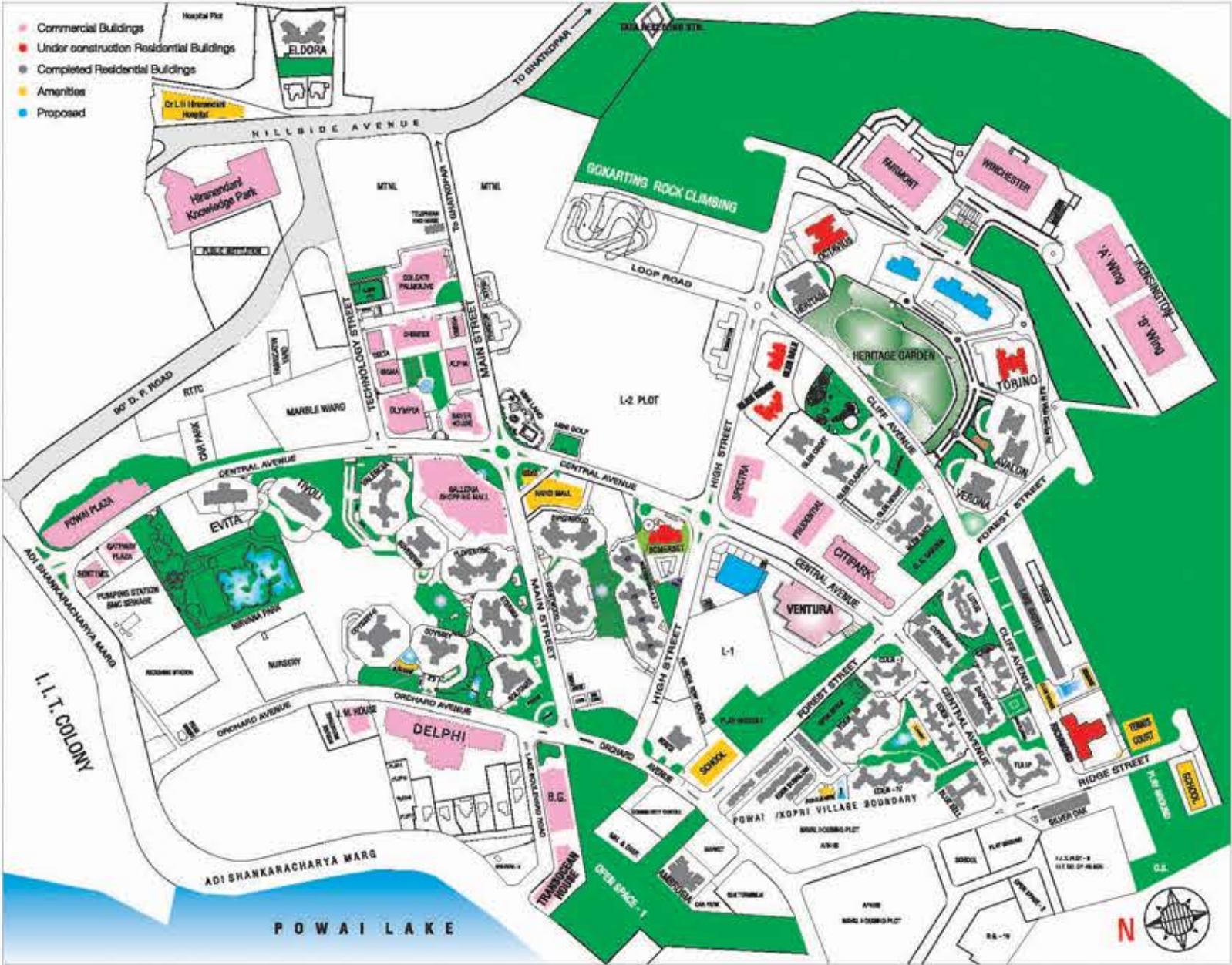
Rainbow in the forest

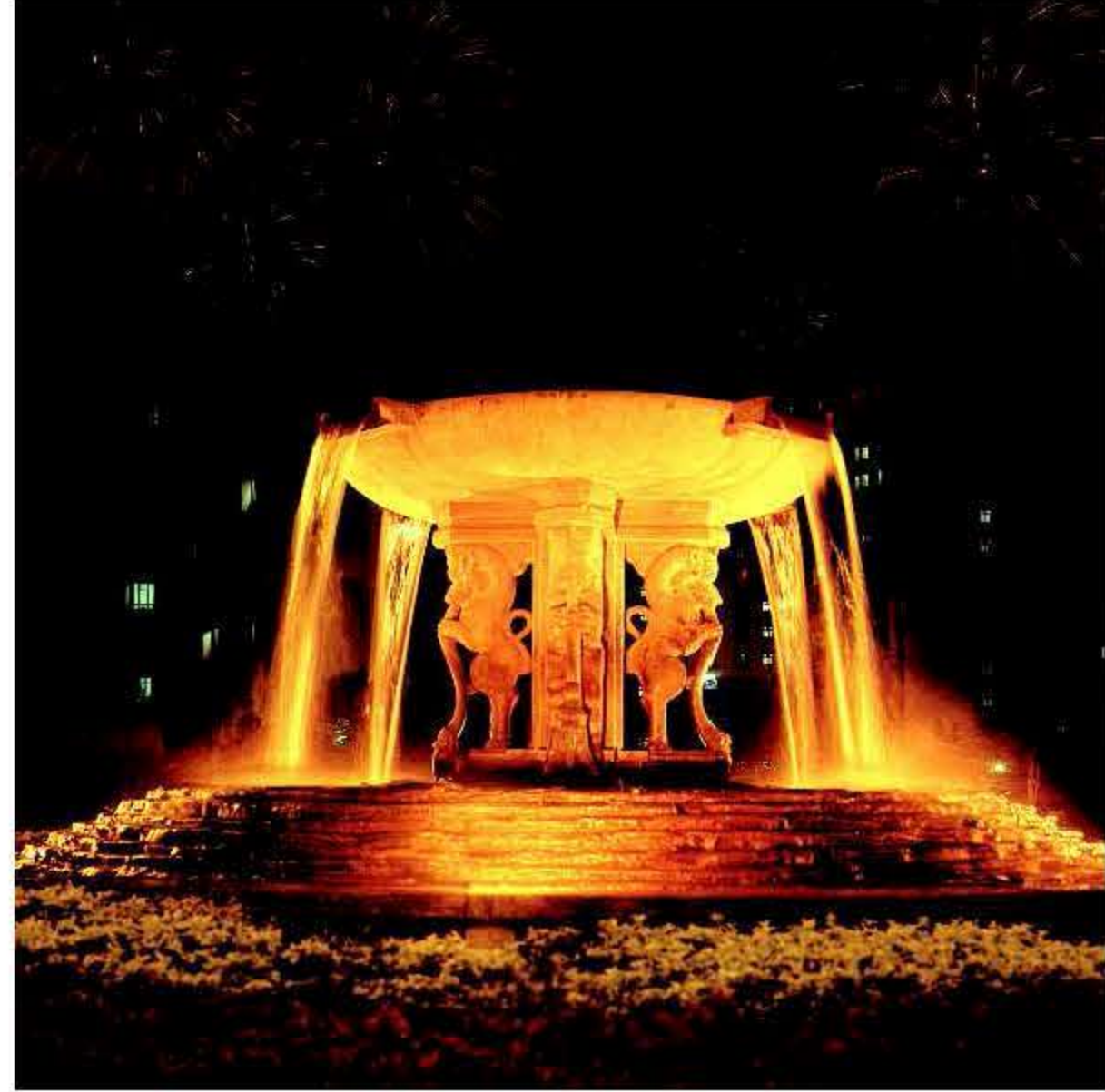


Man-made forest

TOTAL ACRES OF LAND:		AREA	
<b>TOTAL NUMBER OF COMPLETED RESIDENTIAL BUILDINGS:-</b>			
Eldora	Odyssey-II	Blue bell	Avalon
Evita	Birchwood	Tulip	Glen Croft
Tivoli	Brentwood	Silver Oak	Glen Classic
Valencia	Golden Oak	Daffodil	Glen Height
Sovereign	Somerset	Cypress	Glen Gate
Florentine	Norita	Lotus	Heritage
Eterna	Ambrocia	Canna	Octavious
Solitare	Eden Bungalow	Lake castle	
Odyssey	Eden	Verona	
<b>TOTAL NUMBER OF UNDER CONSTRUCTION BUILDINGS:</b>			
Glen Ridge	Glen dale	Torino	Richmond
<b>TOTAL NUMBER OF COMMERCIAL BUILDINGS:</b>			
Hiranandani	BG House	Delta	Citipark
Knowledge Park	Transocean House	Omega	Ventura
Powai Plaza	Olympia	Chemtex	Fairmont
Sentinel	Bayer House	Colgate Palmolive	Winchester
Gateway Plaza	Alpha	Spectra	Kensington
Delphi	Sigma	Prudential	
<b>TOTAL NUMBER OF LANDSCAPE GARDENS:</b>			
		AREA	

## LAYOUT PLAN





## Hiranandani Estate, Thane

✦ Calm, Convenient & Complete ✦



A serene view of the township



Majestic - from dawn to dusk



Morning glory



Connecting life with luxury





World apart.



Oasis of joy



Leisure & luxury



Homes gleaming in shafts of sun



Day's swan song



Illuminating the Night Sky



Sparkle with distinction



Highrise trees. Towering luxury



Refresh your soul



Life. Interspersed with greenery





For a club-class life

Total acres of land: Area			
Queens Gate	Cassia	Queens	Evelina
Vittoria	Caviana	Standford	Flora
Atlanta	Canossa	Greenwich	Fiona
Vega	Cararra	Waldorf	Corsica
Apollo	Greenwood	Madison	Crown
Eureka	Hill Grange	Avon	Penrith
Phoenix	Eden	Wellington	Bloomingdale
Eros	Angelo	Polaris	Burlington
Englewood	Oyster	Princeton	Goldcroft
Brentwood	Paramount	Tiara	Silverlink
Leonardo	Windsor	Springhill	Villa Royale
Palladio	Oxford	Carlton	Casa Blanca
Spenta	Park Plaza	Penrose	Casa Marina
Jasper	Broadway	Kenora	Chelsea
Capri	Acacia	Brookhil	Canary

Total number of completed residential buildings: Area			
Nova	Athena	Cilla carino	Skylark
Casa Palmera	Barca	Senina	Spargo
Casa Luna	Bella	Pelican	Hermis
Astra	Villa opera	Flamingo	Palomera

Total number of under construction buildings: Area			
Tribeca	Villa Grand	Villa Rica	Paloma

Total number of commercial buildings: Area			
Lexington	Tiffany	Hamilton	Arcadia

Total number of landscape gardens: Area			
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## Layout Plan





## Hiranandani Meadows, Thane

✦ Simply Above par ✦



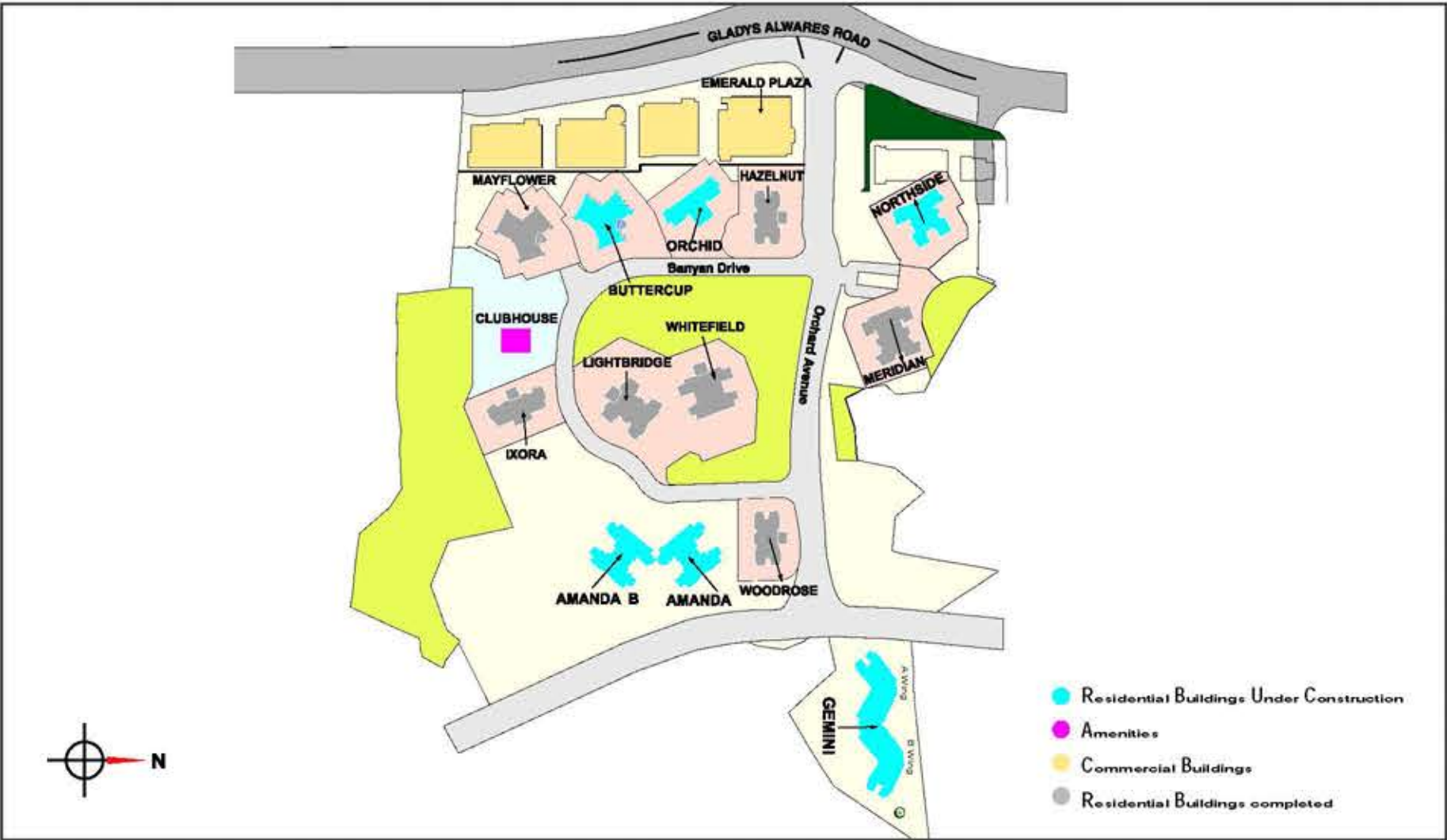
Hiranandani Meadows Township



Night-time splendor

Total acres of land:		Area
Total number of completed residential buildings:		Area
Mayflower	Woodrose	Meridian
Hazelnut	Ixora	Northside
Whitefield	Buttercup	
Lightbridge	Orchid	
Total number of under construction buildings:		Area
Gemini	Amanda	Amanda B
Total number of commercial buildings:		Area
Emerald Plaza		
Total number of landscape gardens:		Area

# Layout Plan





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