

Building Chennai Township

We passed another key milestone with the delivery of the first finished buildings.



When completed, the Chennai township will feature about 10,000 apartments housing an estimated 50,000 people.

Township

Two low-rise buildings (G+3) have been completed and handed over to clients.

Nine further low-rise buildings are in the finishing phase and are scheduled for completion in early 2011.

Two 15-storey and two 27-storey high-rise buildings on the north side of the project site have all slabs completed and are scheduled to be handed over during 2011. Two further 27-storey buildings will have all slabs completed before the end of 2010.

This collectively constitutes 2.75 million square feet of prime residential construction providing 928 luxurious flats.

Additionally, foundation excavation has been completed on a further four high-rise buildings on the south side of the project site.

Infrastructure

The 650-metre, six-lane Main Boulevard Road and the 130-metre Club House Road have been completed, as has the 600-metre North East entry road.

The state-of-the-art water treatment plant capable of producing 2.3 million

litres per day and the sewage treatment plant with a capacity of 1.85 million litres per day have been constructed. Both these key facilities are exclusively for use by the Hiranandani Palace Gardens township.

Construction Statistics

- 195 slabs completed in this financial reporting year.
- 2,500 workforce on site at any one time, managed by a dedicated team of over 100 engineers, foremen and supervisors.
- Over 250 trucks/tippers/cement mixers enter the site every day.
- 50,000 bags of cement used each month.
- 750 tons of reinforcement steel consumed each month.

Lake Zone development

Eighty-five new companies have recently set up in the vicinity of Hiranandani Palace Gardens and it is expected that these will fuel a boom in demand for quality but smaller housing.

To meet this expected demand, Hirco has planned three new buildings for the Lake Zone area, which is located south of the high-rise buildings currently under construction. Two buildings will be 20 storeys high with eight one-bedroom flats per floor. The third building will be 27 storeys high offering two-bedroom flats.

Providing quality housing for those working in this industrial belt, it will offer a walk-to-work option for some, eliminate the stresses of a long commute and help ease pressure on transport infrastructure.

Triveni Centre

This state-of-the-art entertainment centre comprises a 15,000-square-foot paintball facility, which is open to the public, a lounge area, billiards and card room, air hockey and zorbing activities.

Other facilities proving popular with residents and employees alike are the pharmacy, salon, vegetable market, utility store and Coffee World café. ATM machines provided by HDFC complete this facility, which aims to make living and working in the township as convenient as possible.



Above: The main entrance boulevard leading to Hiranandani Palace Gardens Chennai.



Above: Aerial view of Chennai's low-rise buildings. Left: Reception area at Chennai sales office.

New Chennai Sales Office

Our luxuriously appointed new sales office provides visitors with an immediate impression of quality and space. At 4,000 square feet, it includes:

- A large conference room with audio-visual facilities
- Four further meeting rooms
- A play area for children who may be visiting with their parents
- Two modern rest rooms
- Full facilities for the sales team

Pre-sales progress to 30 September 2010

Pre-sales of Phase 1 residential apartments at Hiranandani Palace Gardens Chennai began in May 2007. By 30 September 2010, we had pre-sold 1,671 of the 2,695 apartments that we had so far released for sale, representing a total sales contract value of £129.7 million.

| Building Type Released For Sale | Buildings of this type | Apartments available | Apartments sold | Percentage sold |
|---------------------------------|------------------------|----------------------|-----------------|-----------------|
| G + 3 (2, 3, 4 & 4.5 bed) | 11 | 160 | 158 | 99 |
| S + 15 (2.5, 3 & 4 bed) | 6 | 360 | 289 | 80 |
| S + 21 (1 bed) | 1 | 142 | 142 | 100 |
| S + 26 (2.5 & 3 bed) | 4 | 416 | 288 | 69 |
| S + 27 (3 & 3.5 bed) | 6 | 648 | 472 | 73 |
| S + 31 (1 & 2 bed) | 4 | 657 | 317 | 48 |
| Lake Zone S+20 (1 bed) | 2 | 312 | 5 | 2 |
| TOTAL | 34 | 2,695 | 1,671 | 62 |