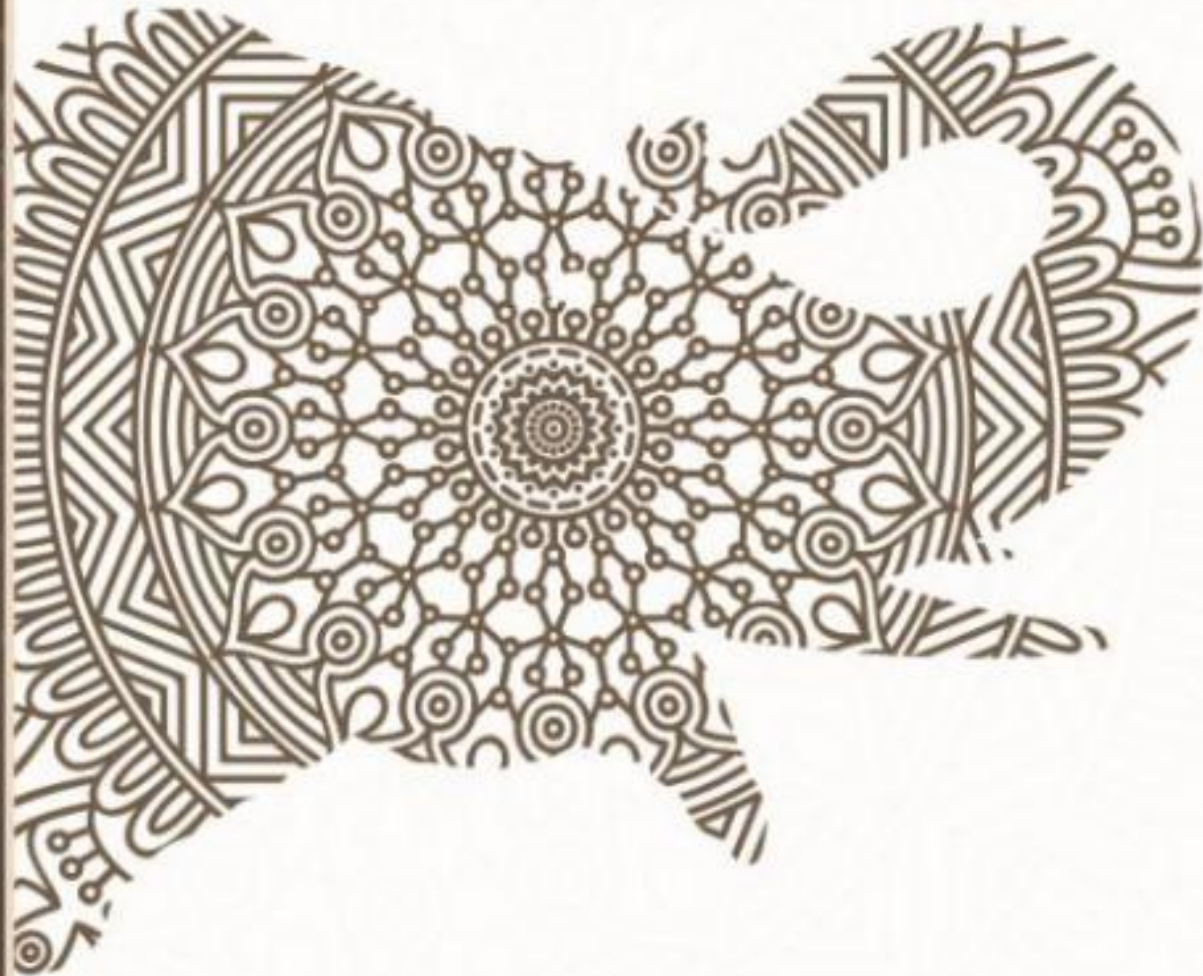


 **friends**  
real estates  
*30 Years Of Trust*



  
**hastin**  
VILLA GARDENS

More Info:

**+ 91 84890 84890**

[www.friendsrealestates.com](http://www.friendsrealestates.com)

A PERFECT INVESTMENT  
FOR YOUR LOVED ONES

## FRIENDS REAL ESTATES - PROFILE

A Specialised Developer with 30 Years of Expertise of identifying right properties across Tamil Nadu and Puducherry to fulfill customer needs, desires and aspirations, may it be for an investment or for ultimate living.

Our business philosophy is based on Core Values...

- ∞ Transparency & Integrity
- ∞ Customer First & Service Excellence
- ∞ Market Knowledge & Expertise

We have a long-standing record of combining the twin parameters of our core values and business objectives without compromises, a strong enough reason for our clients to return to us again and again. Our products stand a testimony to our Quality coupled with our organisation stand for Credibility and Trust make customer experience the ultimate.

- ∞ Over 50 Premium / Prime Properties Developed
- ∞ Delivered projects across Chennai, Puducherry, Cuddalore, Chidambaram and Mayavaram
- ∞ Customer delight is not just the best but legendary
- ∞ Projects delivered on time, every time...



## An Ultimate Destination For Investment & Living



- ∞ One of the fastest developing corridors of Chennai
- ∞ Major shift in migrant population migrating towards Oragadam
- ∞ Growing job opportunities across sectors
- ∞ Total Area — 2500 Acres.
- ∞ More than 3 Lakh Employees working in Oragadam SIPCOT.
- ∞ Very soon to become one of the largest Automobile Hubs in the world.
- ∞ Labelled as Detroit of India
- ∞ Over 20 Fortune 500 International & Domestic Companies
- ∞ Well connected location by Road & Rail, so for the best transport infrastructure in Chennai
- ∞ Property values have maintained a very healthy gain and futuristic

The local community is diverse, passionate and inclusive, the region continues to attract young professionals, families and retirees eager to claim their stake in this thriving district.

World-class amenities, affordable quality residences, a scenic drive-thru and a hot spot developing centre, these are the attributes that have highlighted Oragadam map significantly in all developmental plans.

In the past decades, unprecedented levels of economic investment in almost every sector has paved the way for a bright, bold and dynamic future for Oragadam, A Detroit of India

## HASTIN VILLA GARDENS

- OUR SPACE YOUR PLACE

Hastin Villa Gardens is a landmark plotted development designed for spacious living. A 230 architecturally designed residential plotted development with various sizes to suit family's current and future needs & aspirations.

Defining a new era in spacious and healthy living, within a very close proximity to Chennai.

Set against breathtaking natural surrounds in the heart of a thriving and vibrant growing residential community, Hastin Villa Gardens community captures the very best of both the master plan and natural environments to deliver an idyllic harmonious lifestyle that sets a bold new benchmark for Oragadam Livability

HASTIN VILLA GARDENS retains strong evidence of a positive relationship between providing access to safe, green open space and the physical health & wellbeing of our communities.

Recreation (both active and leisure) occurs on our land in many different forms, from the landscape parks, health, fitness & Community bonding zones, to informal walking trails.

The social connection that these activities can provide has a value in itself. In the right context, vegetation on our land can also provide other social values such as urban cooling for heat stressed environments, and the wellbeing effects of giving people a connection to nature.

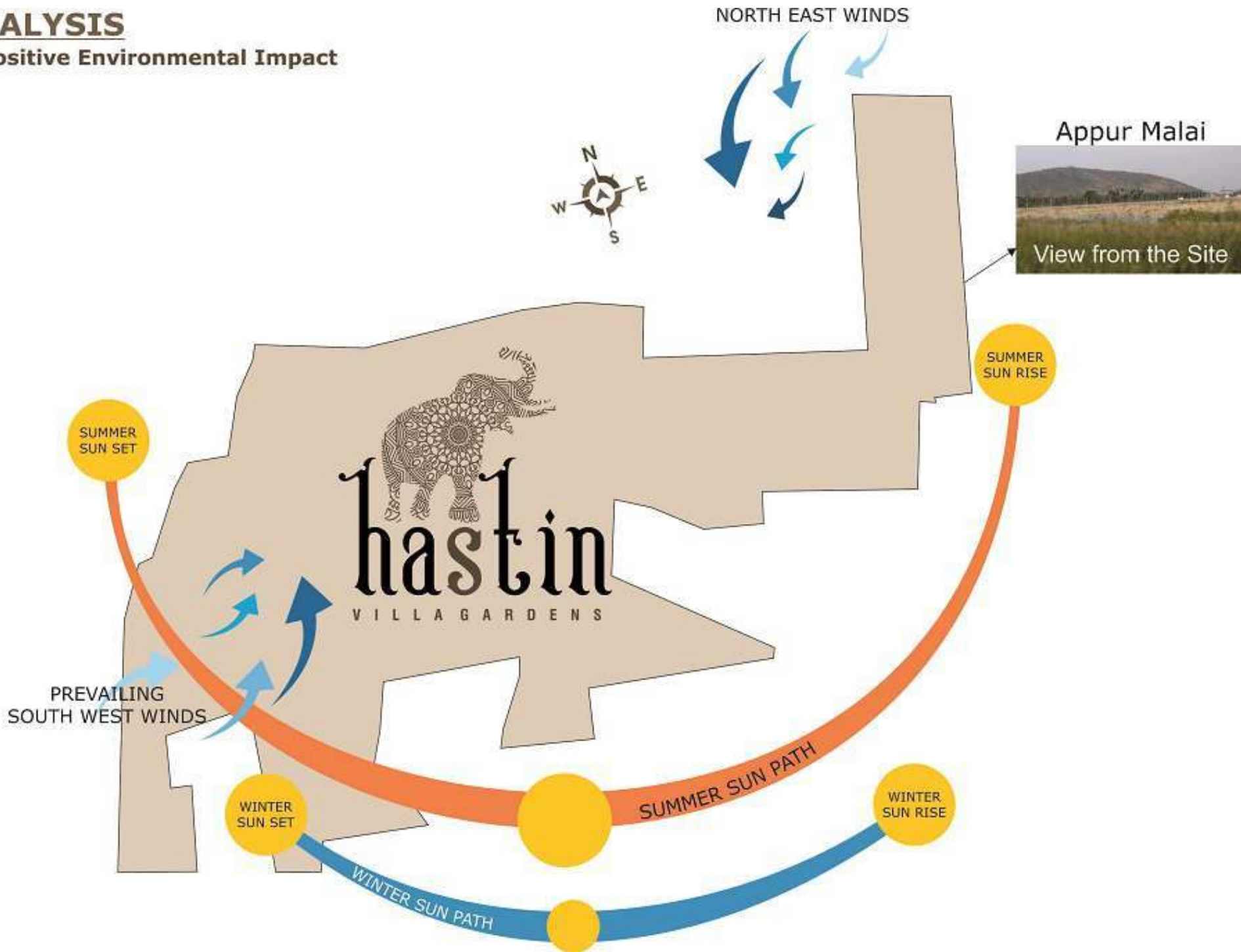
Designed and Delivered by Friends Real Estates with three decades of expertise in developing such iconic properties, this stunning new development featuring dazzling panoramic views across Oragadam, Hastin Villa Gardens is destined to become an iconic landmark in the picturesque Oragadam landscape.

## HASTIN'S EDGE

- ∞ A 22.17 acres DTCP Approved Gated Community with Premium Villa Plots
- ∞ Located in pristine environment of Oragadam
- ∞ Strategically located between Singaperumal Koil, Maraimalai Nagar & Oragadam Junction, Villa Plot sizes starting from 1500 Sq.Ft. onwards
- ∞ Over 50% of lung space and landscape parks for all age groups
- ∞ Grand Entrance with Security Cabin
- ∞ Black top wide roads and Street Lights
- ∞ Power lines for independent villas available for tapping
- ∞ Suitable and scientific micro irrigation system provided for plantation
- ∞ Medicinal Value and Fruit Bearing Trees provided across the length and breadth of the community and in the individual villa plots to achieve Urban Cooling & Positive Environment Impact
- ∞ Health and Fitness Zones (Badminton Court, Meditation and yoga Zones)
- ∞ Bonfire Zone for Family and Community Bonding
- ∞ Ready to Construct
- ∞ Free Architectural Consultancy and Design for Villas
- ∞ Free Advisory on Home Loan Structures

# SITE ANALYSIS

Positive Environmental Impact

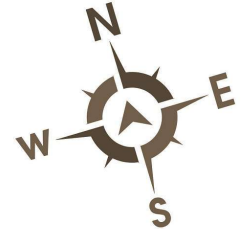


friends  
real estates  
presents



Layout of Housing Sites in

S.No : 10,11,12,13/1,25/1A,20/3,24,25/1B1,25/1B2,25/2B,26/1,27/1,27/2A,27/2B1,27/3A,  
25/1C2,25/2A,27/2B2,27/3B,17/1,17/2,17/3,17/4,18,20/1,25/1C1,301A/1C2,301A/1D2,38/3B2  
13/2,15,16,20/4,28/1A,28/2,35,38/3A,38/3B1 OF APPUR VILLAGE NO.61, Chengalpet Taluk,  
Kancheepuram District, Kattankolathur Panchayat Union



**AREA STATEMENT**

Plot No	Sq.Ft	Plot No	Sq.Ft
1	2780	124-127	1800
2	1800	128	2375
3	2400	129	2400
4	2375	130	2375
5	2400	131-134	1800
6	2375	135	2030
7	2400	136	1800
8	3488	137	2190
9	3967	138	2515
10	2375	139-150	1800
11	2400	151	2375
12	2375	152	2400
13	3551	153	2375
14	1775	154-164	1800
15-19	2400	165	2992
20	2375	166	3025
21	2375	167	2088
22-26	2400	168	2730
27	1787	169	2277
28	3058	170,171	2400
29-36	1800	172	3346
37	2375	173	2466
38	2375	174	2111
39-46	1800	175	2341
47	2400	176	2356
48	2974	177	2275
49	3452	178	2824
50	2471	179	2624
51	1802	180	2645
52	1965	181	3530
53	1875	182	3617
54	1755	183	2991
55	1866	184	6651
56	1633	185	3599
57	1630	186	2573
58	1620	187	2897
59	1594	188	2455
60	1546	189	2200
61	1538	190	2175
62	1515	191	2350
63	1494	192	2100
64	1471	193	2184
65	1449	194	2883
66	2321	195	2350
67	1450	196	3360
68	1860	197	3186
69	1925	198	2352
70	1788	199	1788
71	1905	200	1839
72	4882	201	1512
73	2536	202	1993
74	1950	203	1988
75	3657	204	1500
76	3161	205	1781
77	2665	206	1957
78	1950	207	1800
79	2587	208,209	2387
80	5489	210	1800
81	2387	211	1908
82-86	1800	212	2396
87	2387	213	1500
88	2387	214	1988
89-93	1800	215	1706
94	2387	216	968
95	2635	217	1488
96	2268	218	1506
97	4150	219	1811
98	2387	220	1788
99-107	1800	221,222	1808
108	2387	223	1990
109	2400	224	1814
110	2375	225	1788
111-119	1800	226	1808
120	2375	227	1800
121	2250	228	1804
122	1800	229	1814
123	2030	230	2518

DTCP APPROVED  
VILLA PLOTS

100% CLEAR TITLE  
IMMEDIATE  
REGISTRATION

OVER 50% LUNG SPACE  
AND  
LANDSCAPED PARK

HEALTH AND  
FITNESS ZONES

GATED COMMUNITY  
WITH BLACK TOP  
WIDE ROADS

FRESH GROUND  
WATER

ELECTRICITY  
AND  
SECURITY CABIN

MEDICINAL VALUE  
AND FRUIT  
BEARING TREES

CHILDREN  
PLAY AREA

BANK LOAN  
FACILITY

# AMENITIES

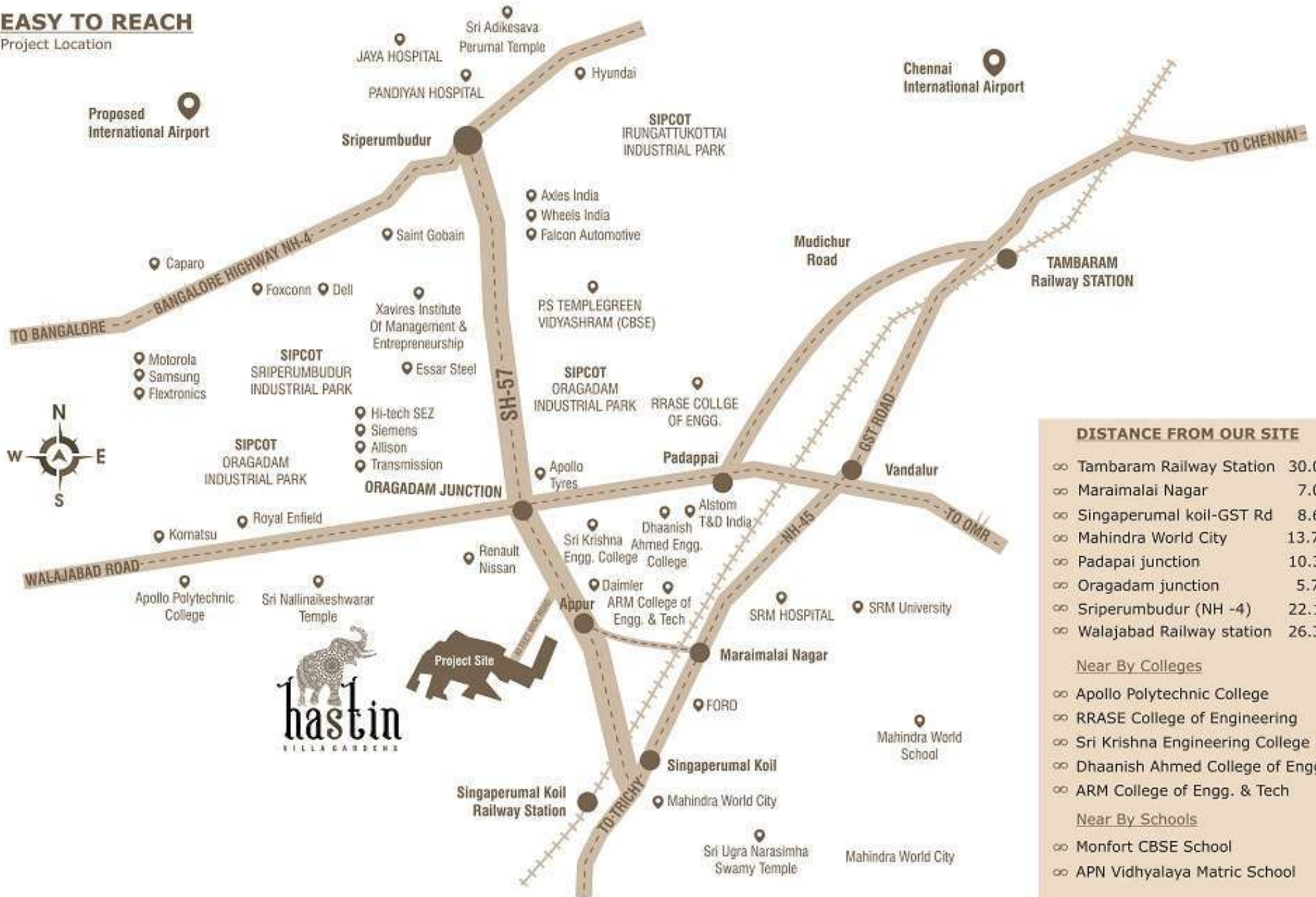
for LIVABILITY



hastin

## EASY TO REACH

Project Location



### DISTANCE FROM OUR SITE

∞	Tambaram Railway Station	30.0 kms
∞	Maraimalai Nagar	7.0 kms
∞	Singaperumal koil-GST Rd	8.6 kms
∞	Mahindra World City	13.7 Kms
∞	Padappai junction	10.3 kms
∞	Oragadam junction	5.7 Kms
∞	Sriperumbudur (NH -4)	22.1 kms
∞	Walajabad Railway station	26.3 kms

### Near By Colleges

- ∞ Apollo Polytechnic College
- ∞ RRASE College of Engineering
- ∞ Sri Krishna Engineering College
- ∞ Dhaanish Ahmed College of Engg
- ∞ ARM College of Engg. & Tech

### Near By Schools

- ∞ Monfort CBSE School
- ∞ APN Vidhyalaya Matric School





 friends  
real estates

330, 1st Floor, Ambalathadiyar Madam Street,  
Puducherry - 605 001.  
Telephone: +91 413 2227023 / +91 413 222 7029  
Website : [www.friendsrealestates.com](http://www.friendsrealestates.com)

Old No.19, New No. 35, Mount Road,  
Little Mount, Saidapet, Chennai - 600 015.  
More info : +91 84890 84890  
Mobile :+91 93801 05259  
Telephone : +91 44 22355029  
Email : [properties@friendsrealestates.com](mailto:properties@friendsrealestates.com)