



Address:

Lancor Holdings Limited,
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Site Address:

Lancor Town & Country,
Ramapuram Village, Opp. 'Vakkil Thottam',
Sriperumbudur, Chennai, Tamil Nadu - 602 105.

For Bookings, Call: 044: 33011147

Harmonia
SENIOR LIVING FROM LANCOR AT SRIPERUMBUDUR





Actual Photo

Layout approved by the Director, Town and Country Planning, Chennai (DTCP) Vide No. 29/2009 dated 2nd May 2009.

Lancor Credits

Architect

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Legal Advisers

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Structural Engineer

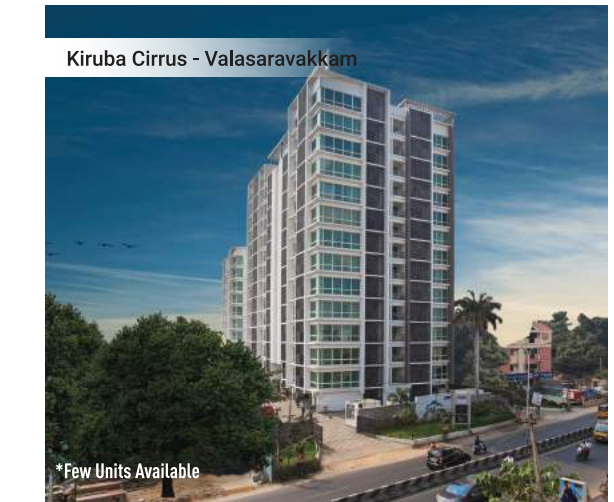
Ms. Sangeetha Sangameswaran
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Turn back the pages of time.

As you step into your golden years, we invite you to go back in time and relive your youthful, carefree days at Harmonia. A senior citizen enclave located within Lancor's Town and Country gated community, it offers you a chance to reignite the youthful spirit in you, through a premium lifestyle. Being part of a larger community keeps you connected at all times, while the villa enclave ensures you enjoy your privacy. So come, let's take a step back in time for a glorious future.



Other on-going projects



About Lancor



Lancor Holdings Limited, a Public Limited Company listed on the Bombay Stock Exchange, has been creating landmarks for over 34 years in Chennai. Lancor's well-known projects include The Atrium, Westminster, TCP and Abode Valley, amongst others. Lancor is synonymous with the best in quality, trust and transparency. These steadfast values have bestowed Lancor with several accolades including "The Highest Transparency Award" at the CNBC CRISIL- CREDAI Real Estate Awards 2009; "The Highest Customer Protection Award" at the CNBC CRISIL - CREDAI Real Estate Awards 2010; "The Best Gated Community Project- 2017" by TOI For Lancor Lumina; "The Best Customer Centric Project- 2018" by TOI for TCP Altura. Lancor's futuristic plans will meet a wide spectrum of housing needs.



Artistic Render - Not to Scale

Where age is just a number

Harmonia, the latest project from Lancor is an exclusive senior citizen enclave, bringing you villas seamlessly integrated into the Lancor Town and Country community. With a unique approach that specially caters to a post-retirement lifestyle, we bring you the best of both worlds: a feeling of community, with all the premium amenities of a township, combined with the harmony and privacy that comes with prime & spacious individual villas.



Location maps and features



Note: • Distances are approximate • Map is not to scale.

Project specifications

COMMON AMENITIES AND UTILITIES:

1. ROADS:

- Main Access Road (Lancor Boulevard) 18 m wide with median/drainage & cable duct provisions and a walkway over it, alongside the landscaping green run - patched with tree lined landscaped median and street lighting
- Internal road network of 7m/10m/12m wide with footpath on both sides and zig-zag pattern street lights • Internal roads (3.65m wide) for access roads to senior citizen villas • Road surface will be laid and finished with paving block/bitumen

*The ownership of all the roads except 3.65m/6m road vests with the local body consequent to the gift deed executed by the land owner.

2. SECURITY:

- A full scope security system with CCTV camera at strategic locations is existent.

3. STREET LIGHTING:

- The lamp post, cables, connectors and control systems for street lighting will be provided with appropriate lux levels • Energy saving LED light fixtures are fixed

5. LANDSCAPING & GARDENS:

- All the available spaces between Footpath and the Compound wall along the road, open reservation lands left for parks will be appropriately landscaped having regard to consumption of water and long term sustainability.

6. STAND-BY POWER BACKUP:

- Power supply with 100% DG backup for lighting loads and common services viz. water supply / STP

7. UG SUMP & OHT:

- Centralised underground & overhead storage tanks of suitable capacity will be provided • Treated water made available after processing by water treatment plant

8. STP:

- A common Sewage Treatment Plant (STP) will be provided for the entire development • Treated water will be used for landscaping, gardening and road wash

9. ECO-FRIENDLY & ENERGY CONSERVATION:

- Eco friendly and energy conservation methods will be implemented which will ensure reduced Energy Bills / Water Consumption / Maintenance Costs

10. OTHER AMENITIES:

- Convenience Store • ATM • Lancor Maintenance Centre • Doctor's Clinic with Nursing Ward • Common Dining Facility • Indoor games • Gym / Fitness Centre • Badminton Court • Tennis Court • Golf Academy • Cricket Pitch
- Swimming Pool • Yoga Deck • Ambulance-on-call • Plumber & Electrician-on-call • Net Cafe • Restaurant • Swarna Mahalakshmi Temple • Library • Landscaped gardens with walking track

11. Pick up and Drop back, from a vantage point in the city will be available on pay by use bus basis at periodical intervals for residents



Life at Harmonia

Tucked neatly inside Lancor Town and Country, Harmonia comes with an array of facilities that guarantee a wholesome lifestyle for senior citizens. Combined with the safety and security of an integrated community, Harmonia brings you villas complete with amenities like round-the-clock healthcare, housekeeping and community kitchens, along with shuttle services to the city and surrounding areas.



Actual Photo



Project specifications

STRUCTURE:

RC foundations conforming to BIS • Pre-constructural anti-termite treatment will be provided under foundations & external perimeter of the building as per BIS for the entire building • Walls will be constructed using fly ash block/solid blocks, or equivalent • The height will be 10' 6" from ground floor to roof/terrace level

WALL FINISHES:

Internal walls will be finished with cement plaster, painted above wall putty • The Toilet walls will be finished with ceramic tiles upto 7'-0" in height - colours/patterns and sizes will be as recommended by the Architects • Trims and profiles will be used to protect the vertical edges of the tiles and walls • Dado of 2'-0" above the Kitchen platform will be finished with ceramic tiles • Exterior faces of the building will be finished with cement plaster and painted. Paint scheme will be as per our Architect's recommendation

CEILING:

Ceiling areas of Living Room, Bedrooms, Toilets & Kitchen will be finished with putty and paint

FLOOR FINISHES:

Living Room, Kitchen & Bedrooms will be finished with anti-skid vitrified tiles - pattern/ colour and size as suggested by the Architects • Toilets will be finished with anti-skid ceramic tiles • 4" high skirting matching the floor tile will be provided wherever required • Car parking area will be finished with grano flooring

DOORS AND WINDOWS:

MAIN DOORS: Teak wood frame with 40mm thick shutter, polished finish on both sides with lock. Suitable wooden architrave as recommended by Architect

BEDROOM DOORS: Seasoned wooden frame, 32mm thick shutter finished with enamel paint on both sides with lock will be provided

TOILET DOORS: Seasoned wooden frame, openable/sliding shutter, finished with enamel paint on one side and PU coating on the inner side

WINDOWS: Aluminium windows will be provided in all rooms with MS grills

KITCHEN: Countertop platform (dry fixing) will be finished with 18mm thick granite slabs 2'-0" wide • Stainless steel single bowl sink with drain board will be provided • Provision for fixing washing machine will be made

TOILET: All sanitaryware will be of white color, CP fittings will be provided as suggested by the Consultant • Single lever diverter with overhead shower will be provided in Toilets • Grab bar will be provided in one Toilet

ELECTRICAL: Concealed insulated copper multi-strand wires will be provided with distribution board having MCBs • Required number of switches and sockets will be provided • Empty conduits for a TV point will be provided in Living Room and one Bedroom • Emergency Buzzer in one Bedroom & one Toilet connecting to the Nurse Station, will be provided

POWER SUPPLY AND GENERATOR:

3-phase power supply with generator backup for all lighting loads of the villa with automatic changeover arrangement (lights, fans, 6A points), as recommended by the Consultant

BOUNDARY:

Villa will have hedges/fencing all around

LANDSCAPING:

The project will be suitably landscaped

WATER:

Treated Water will be provided from common water supply system

Layout plan - Phase 1 & 2



- T1- TYPE 1 VILLA
- T2- TYPE 2 VILLA



Prime health, with personalized healthcare

Placing the residents' wellbeing at the forefront is top priority for us. Harmonia offers round-the-clock healthcare facilities, in partnership with Saveetha Medical Centre. We cater to your medical requirements with readily available healthcare facilities. At Harmonia, first aid & ambulance services are always prepared for ready response.

The good life, at your service

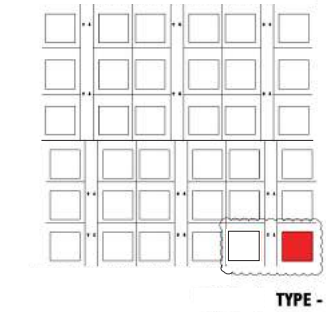
A premium living experience needs efficient infrastructure, and we've left no stone unturned in keeping life at Harmonia hassle-free. The common area maintenance staff keep the premises tidy, along with housekeeping, ensuring quality of life both indoors and outdoors. Plumbers and electricians are available on call, for your home maintenance needs.

A safe and secure haven

Everyone deserves to feel safe, and no one takes this more seriously than we do. We have extensive security measures in place to guarantee a safe environment for you. Security staff will watch over the gated community round-the-clock, for your safety. Remote surveillance through CCTV cameras provide added security. Every house is fitted with Emergency Buzzers. At Harmonia, you can be rest assured, help is always ready.

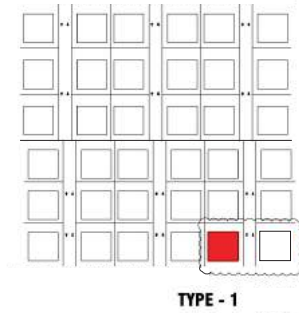
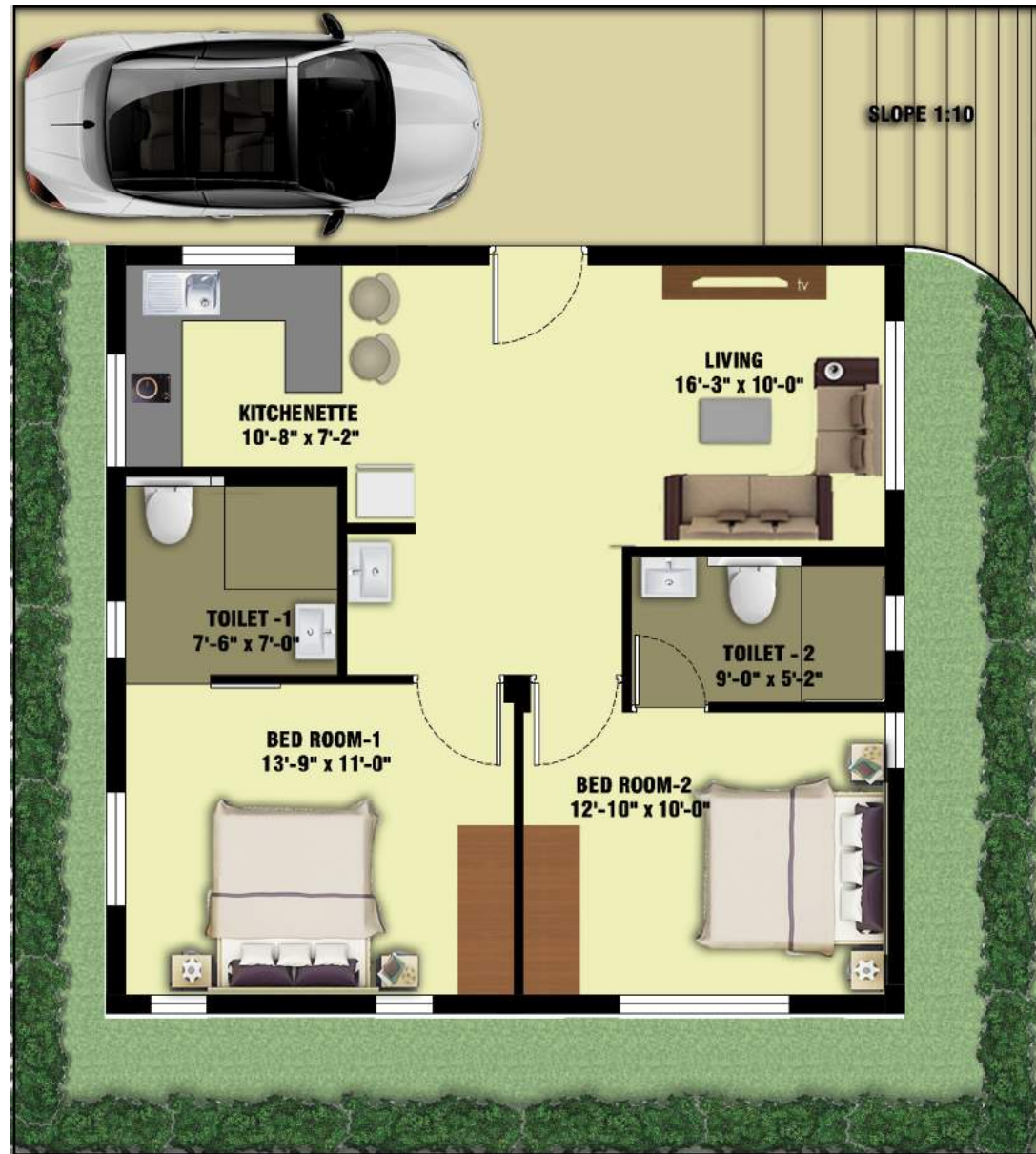


Food for
every
taste.



Type 2 - Villa

- Bedroom 1 - 13'-9' x 11'-0'
- Bedroom 2 - 12'-10' x 10'-0'
- Toilet 1 - 7'-6' x 7'-0'
- Toilet 2 - 9'-0' x 5'-2'
- Living room - 16'-3' x 10'-0'
- Kitchenette - 10'-8' x 7'-2'



TYPE - 1



Type 1 - Villa

- Bedroom 1 - 13'-9" x 11'-0"
- Bedroom 2 - 12'-10" x 10'-0"
- Toilet 1 - 7'-6" x 7'-0"
- Toilet 2 - 9'-0" x 5'-2"
- Living room - 16'-3" x 10'-0"
- Kitchenette - 10'-8" x 7'-2"

Keeping in mind the specific dietary requirements of senior citizens, the community kitchen and dining hall within the premises provide a balanced and healthy menu for all senior residents, with fresh ingredients. A restaurant is also available within Town and Country, at your service. Along with wholesome meals available through the day, the home gives you the freedom to express your culinary talents, in the kitchenette that comes in every villa. Whether you prefer having your food just the way you like it, or following a schedule for your meals, we've got you covered.





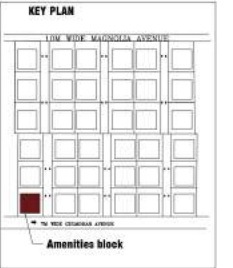
Master Bedroom

Actual Photo

GROUND FLOOR PLAN
934.9 sq. ft.



FIRST FLOOR PLAN
858.6 sq. ft.



Harmonia
clubhouse floor plan





Attached WC
(Master Bedroom)

Actual Photo



Actual Photo

The spiritual side

The crown jewel of the premises is undoubtedly the Sri Swarna Mahalakshmi Temple, which recently hosted a Kumbabishekam amidst much fanfare and glory. Staying true to the spiritual legacy of Sriperumbudur, the Mahalakshmi Temple sits as a proud addition to Lancor Town and Country.

The temple has many deities: Maha Ganapathy, Bala Subramaniyar, Dhakshinamoorthy, Maha Saraswathi, Rama Bhaktha Anjaneyar, Siva Durgai, Santhana Parameswar, Santhana Gopala Krishnar along with the Navagrahams and their respective consorts, and the chief deity herself. It creates a pure and spiritual ambience for residents to revel in, and brings the community together, united by devotion.



Actual Photo

Living Room



Actual Photo

Kitchenette



Artistic Render - Not to Scale

Re-creating retirement

Harmonia was created with a vision to nurture the inner child inside senior citizens. From the karaoke room to the library, there are ample options to render this vision. At Harmonia, rediscover your childhood through board games, catch a movie screening with your close ones, or just relax at the lounge, getting some good rest. Here, we celebrate the inner child in you.

If that isn't your speed, Harmonia also offers exclusive amenities such as an open air activity centre and ample walking spaces with lush greenery, for leisurely strolls or cycling. Opportunities galore, for you to explore.



Actual Photo

Entry View



Actual Photo



Actual Photo

Along with the many amenities that come with being a part of LANCOR Town and Country, Harmonia also features its own clubhouse privileges, carefully tailored to make your every day a memorable one. We offer you the luxury to spend your day just the way you want it, be it with a table tennis match, going for some RNR at the swimming pool, or just opting for yoga lessons!

By providing contemporary facilities such as an internet cafe for our senior citizens, the focus is on creating a warm community which they wholeheartedly feel part of. There will never be a dull moment at Harmonia.

The inner circle of harmony





Actual Photo

A country club at your doorstep.

With Harmonia being a part of Lancor Town and Country, we have ample amenities to create the perfect living atmosphere for you. Whether it's cooling off in the swimming pool, playing a game of tennis or badminton, or sweating it out in the gym or golf course there's something for everyone. Building on the sense of community, the wide range of amenities are open to all residents of Harmonia, enabling you to mingle with other residents over common interests.