

HARMONIOUS LIVING FOR SENIORS



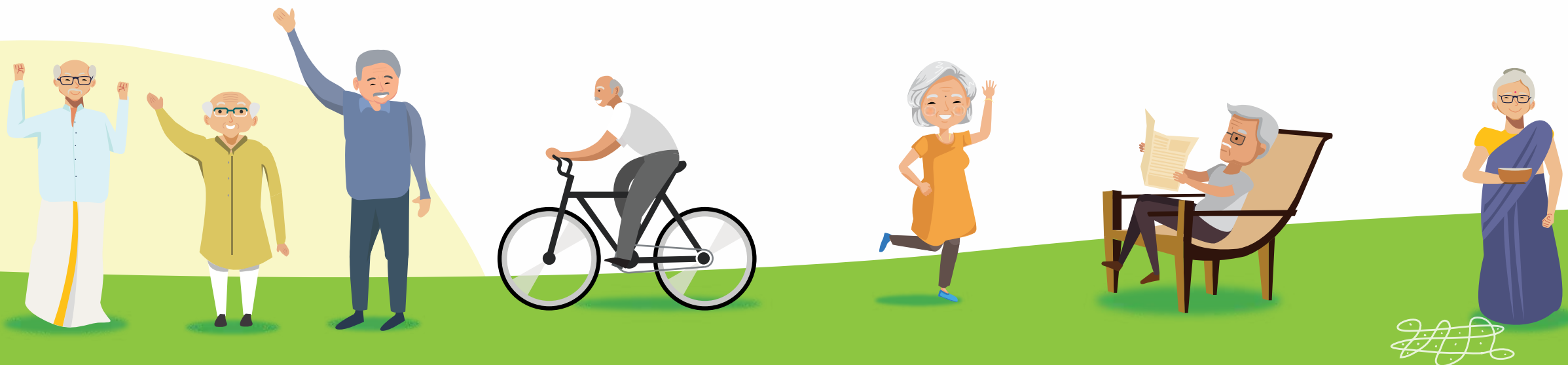


WELCOME TO THE WORLD OF HARMONIA





LIVE UNDER THE TRUST AND CARE OF
LANCOR - YOUR MULTI-LOCATIONAL
PROVIDER OF CURATED SERVICES
FOR SENIOR CITIZENS WITH THE
FIRST EVER BLUE CIRCLE LIFESTYLE.



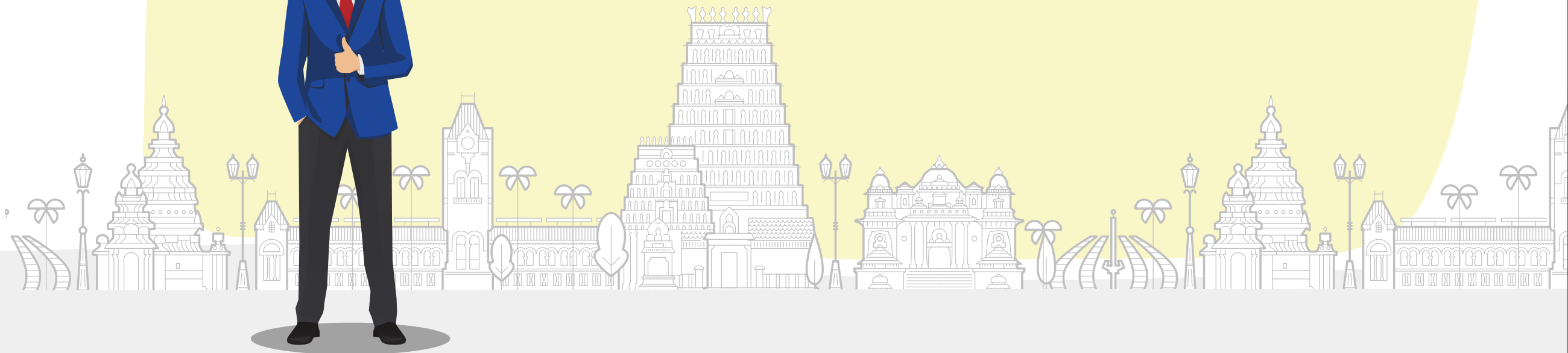
**GET TO KNOW
HARMONIA
BLUE CIRCLE LIVING**



R V SHEKAR
FOUNDER
Lancor Holdings Limited

As one ages, peace with oneself and with the world is what one increasingly looks for. This peace is an overly complex and delicate amalgam of physical and emotional health and can be achieved when one lives in harmony within and without. The concept of 'Harmonia' drawn with poetic license from the word harmony precisely reflects this ethos. Based on the expressed and latent needs of the elderly, Harmonia residences are thoughtfully nestled in a cross generational gated community, whose environment and well-appointed amenities facilitate worry-free luxurious living. This proximal co-existence empowers all the generations to draw positive strength from each other for mutual benefit. At the same time, the layout is purposefully designed to ensure adequate independence and privacy - assuring a win-win situation to every stakeholder.

Interestingly, recent research suggests that few of the elements of the Harmonia way of life, could actually be the reason behind the distinctly higher longevity in some communities, which were impulsively named blue zones. As Harmonia encompasses much more than what these zones offer, we fortuitously decided to call it the Blue Circle @ Harmonia.



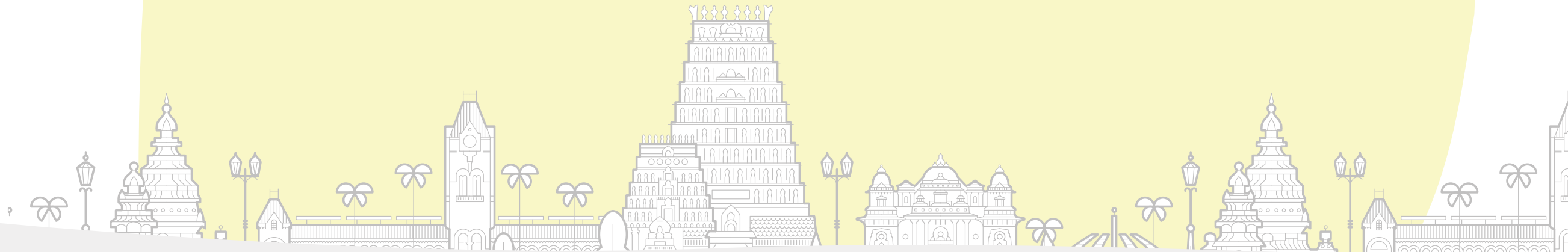
Blue Circle @ Harmonia is a multi-locational community, which has Independent luxury villas and Apartments exclusively designed for seniors, but inclusively nestled in a mini township housing several families of all generations. This ensures that seniors are not tucked away in secluded areas, where only their peers live, but are in the midst of a vibrant cross generational community. Enabling them to form new mutually beneficial relationships and nurture them. As a matter of fact, very often the rich and varied experience of the seniors empowers them to be the change makers in the community.

Harmonia, while facilitating cross generational living, has also given birth to a new concept - joint nuclear family, which has the strengths of joint family system and the advantages of nuclear family. The two (or more) generations live separately yet as part of the same community. Ensuring undisturbed harmony, which blends the best of everything that the two popular ways of living individually offer. In the process nurturing mutually supportive relationships, an essential ingredient of blue circle living.



The modern kitchen and dine-in facility is best in class and demonstrates that healthy food can be tasty too – aiding seniors to maintain higher energy levels and in the best of health and cheer. Ample facilities exist for physical and mental stimulation to help prevent usual old age disorders like Alzheimer's and Parkinson's diseases and keep the body and mind, agile and active. The living spaces are designed to motivate the residents to rediscover their passion and indulge in it to their hearts' content. The well-equipped medical centre adds to the comforting confidence of professional help being on hand, when needed. The beautiful temple within the campus provides an ideal refuge for spending soul satisfying quality time.

In essence, the Blue Circle @ Harmonia is conceptualised and built to effectively answer the needs and wants of the body, mind and soul of every senior - be it food, health, supportive relationship, sport & pastime and the spiritual.



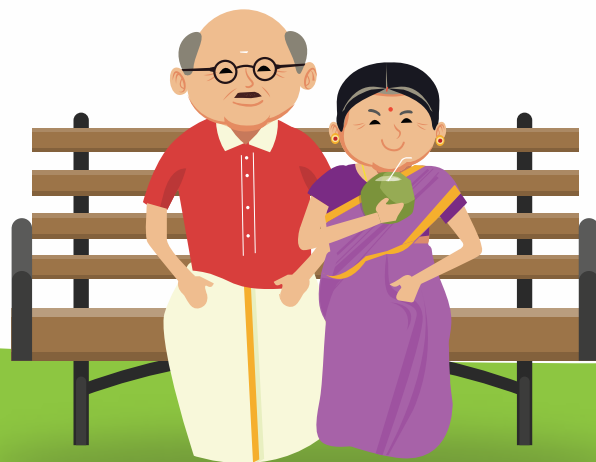


LIVE HALE &
HAPPY IN
BLUE CIRCLE



The Blue Circle @ Harmonia, an evolved living model explicitly created for seniors, empowers them to

- live a longer, better life
- have more energy, feel stronger and healthier
- meet people of all ages and nurture supportive relationships
- discover a purpose and put it to work
- be a change agent to help better the community



THE BLUE CIRCLE IN HARMONIA





Supportive Relationships

Cross generational living and hobbies & pastime to keep one busy while building friendships

Food

Kitchen and dine-in demonstrating that healthy food can be tasty too

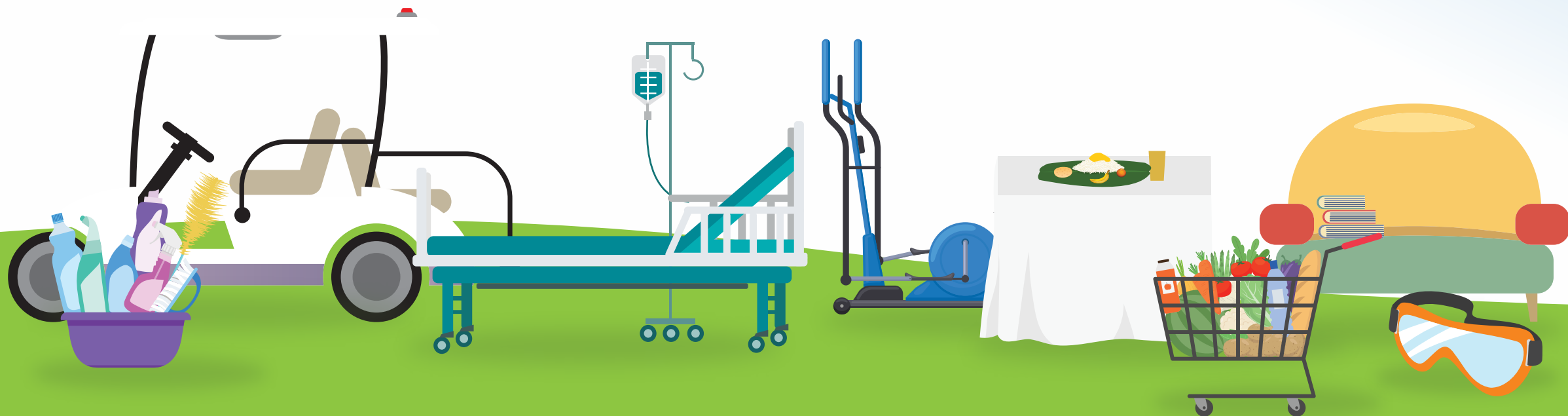
Health

Medical centre and sports facilities to keep one's body in top shape

Spiritual Solace

Temple with serene precincts conducive to worship and meditation

HARMONIA OFFERING AT A GLANCE



Residence Type - Villas/Apartments



Food



Medical Care



House Keeping



Concierge



Security



Transport within campus



Amenities

Clubhouse, Park, Swimming Pool, Gym,
Restaurant, Party Hall & Theatre, Den,
Lounge and Library, Golf Driving Range,
Walking/Jogging Tracks, Tennis Court,
Badminton Court, Temple, Convenience Store, Salon



Senior's Activity Centre



*Residence Type and Facilities may vary with location.
Not all Amenities are available at all locations.
The Harmonia Passport entitles a resident to access
amenities and services across all locations.*



SERVICES AT HARMONIA



FOOD & DINING

The modern kitchen is equipped to prepare all meals including Bed-beverage, Breakfast, Brunch, Lunch, Desi Chaats, Intercontinental Snacks and Dinner. These meals can be delivered to your residence or served in the air-conditioned dining hall. The multi-cuisine residents-influenced menu is guided not just by the ideals of Blue Circle living but includes North & South Indian delicacies that are a delight to every age. Another distinguishing feature is that quite a few of the fruits and vegetables used in the kitchen are products of Harmonia's own organic gardens*.

**In select locations only.*



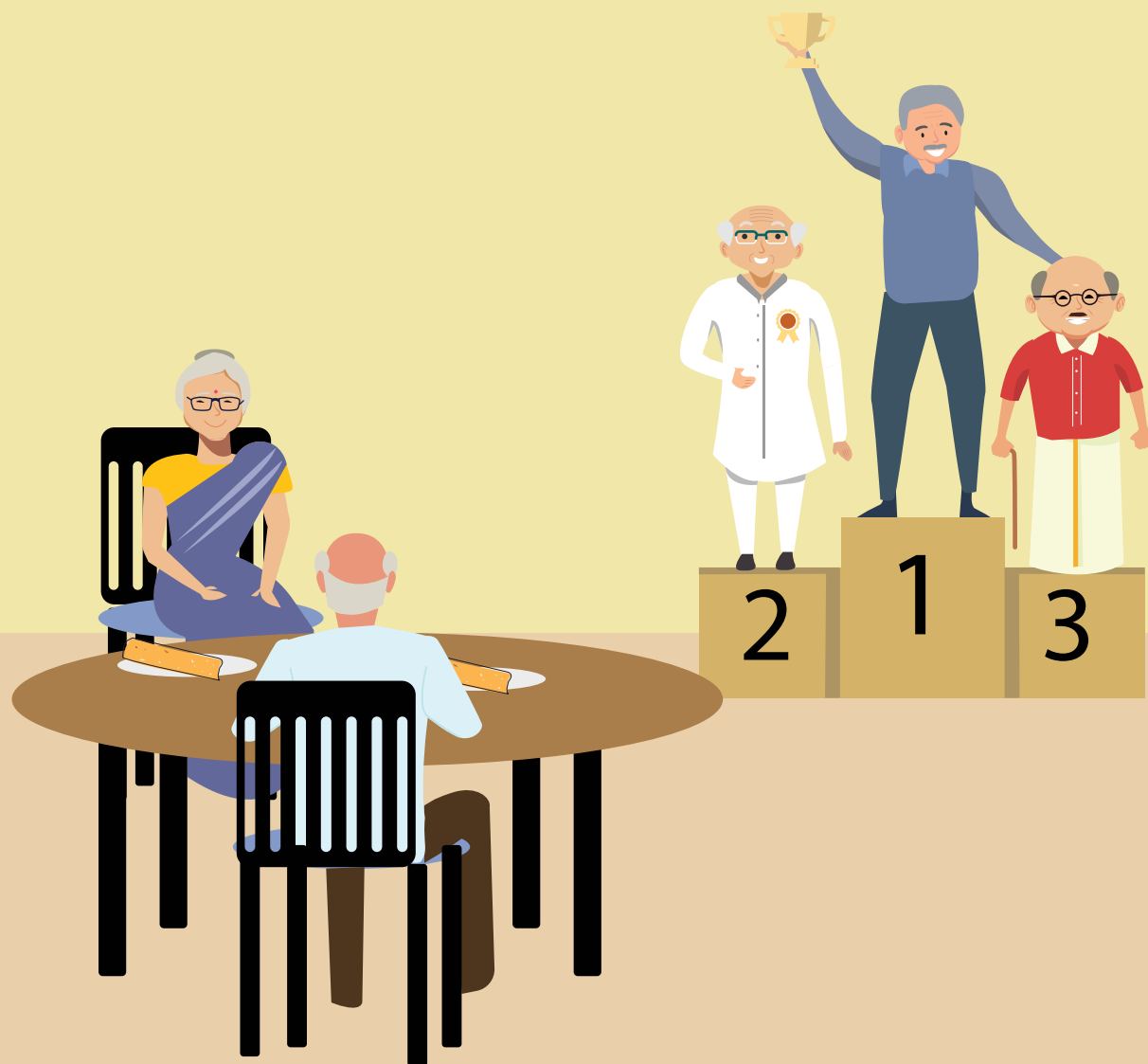
MEDICAL CARE

The well-equipped medical centre at Harmonia, managed by renowned geriatric care professionals takes care of the health needs of senior residents. A full-time qualified nurse is present to provide first-aid and attend to minor ailments and the centre has an ambulance and life-saving equipment to handle emergencies. Services of a doctor and physiotherapist are available on appointed days. In consonance with Blue Circle living, in addition to holding periodic sessions on maintenance of wellness and prevention of illness, the centre maintains personalised health records for every senior to enable regular monitoring.



HOUSE KEEPING & CONCIERGE

Keeping in mind that convenience and comfort of the seniors is imperative, at Harmonia, every seniors' residence comes with complete maintenance thrown in. Professional concierge services are available to answer queries and assist in various chores. While the large expanse of green and well laid out roads tempt one to stretch one's legs, an electric buggy is also available.

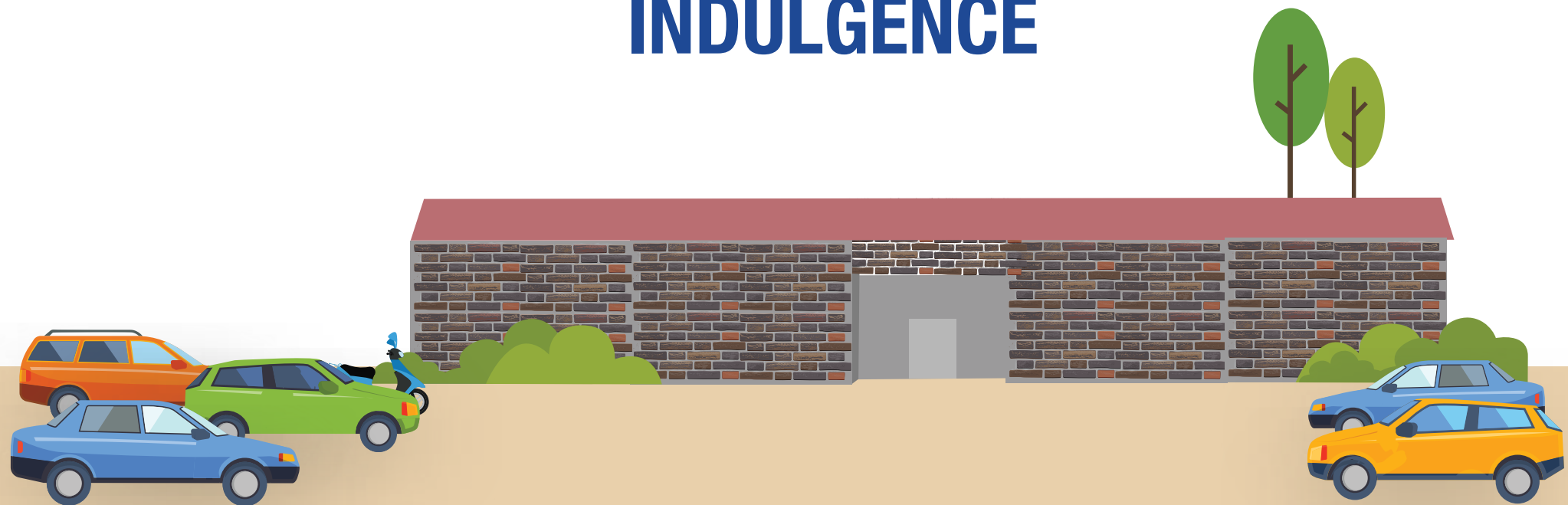


ACTIVITY CENTRE

Keeping the mind and body agile through regular activities is a necessary component of Blue Circle living. Harmonia has a large air-conditioned recreation centre for the exclusive use of seniors. An array of indoor games like carrom, chess, table tennis, playing cards and more are available in the tastefully decorated centre. In addition, the special dosa live counter and snack bar add an irresistible allure to the place. Matches and competitions are conducted through the year, to keep the excitement alive.



AMENITIES FOR YOUR **INDULGENCE**



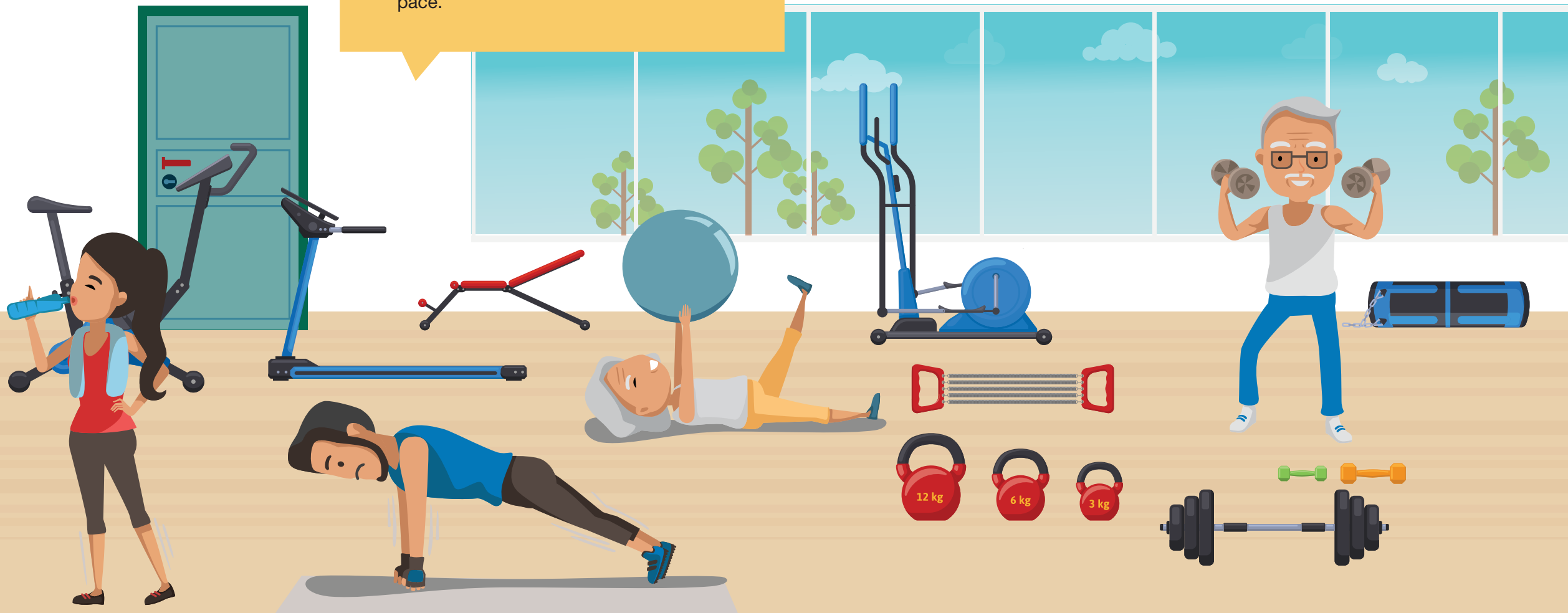
TEMPLE

A place so tranquil that you can hear
your soul.



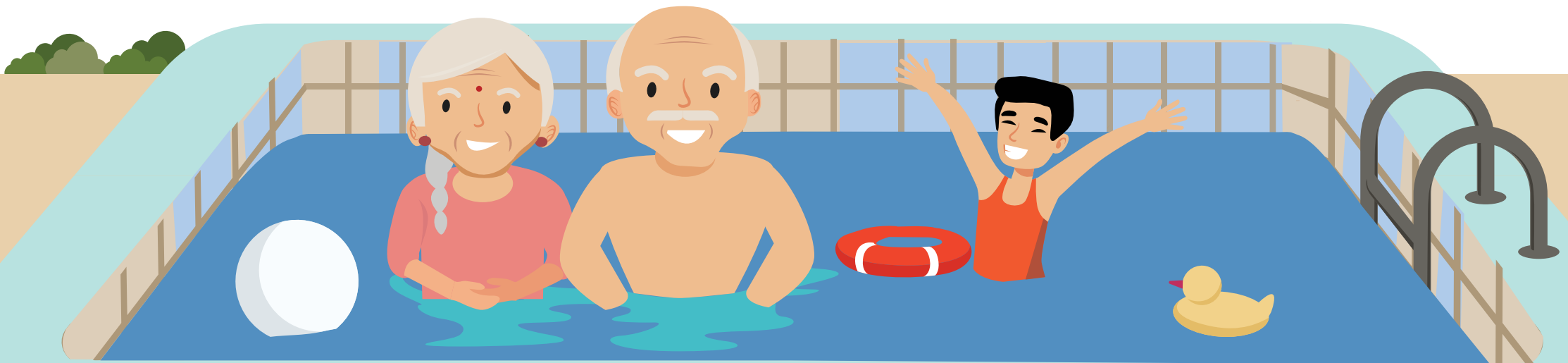
GYM

Complete range of equipment that would delight Mr Harmonia in the making. Also for those who want to tread at their own pace.



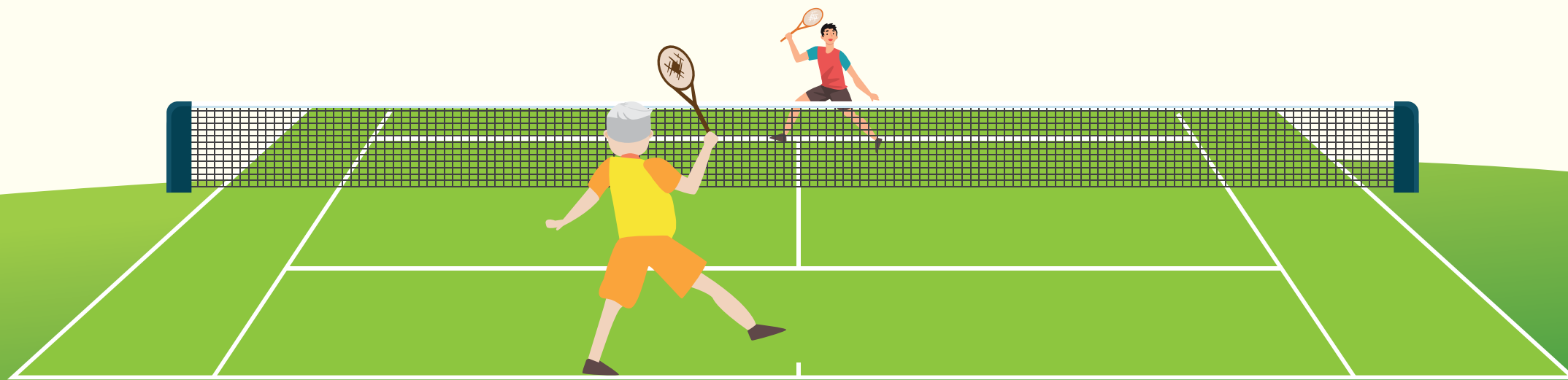
SWIMMING POOL

When you feel like doing a few invigorating laps or just a relaxed float or may be just dangling your legs in the cool waters.



TENNIS & BADMINTON

Have a game with the pro. All you have to lose is a few calories.



**In select locations only.*

GOLF DRIVING RANGE

Go in for the game of the elite*. Pros, amateurs, greenhorns all welcome.



**Currently only at Sriperumbudur*

GREEN SPACES

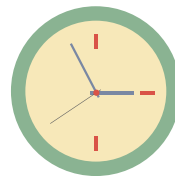
An ideal place for long walks and jogging



RESTAURANT

Cilantro, the air conditioned restaurant, helps make every day a celebration with delectable food in a cheerful ambience.





LOUNGE/LIBRARY

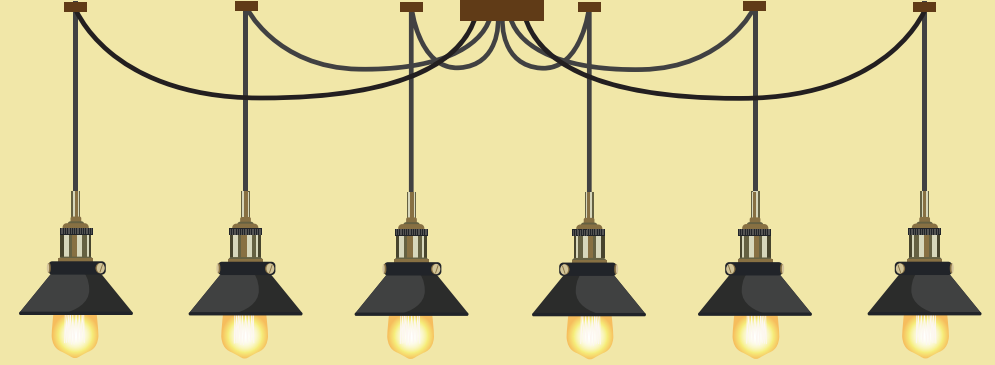
Ideal for those cozy tete-a-tetes over a cup of coffee, or for a quiet read on a plush settee.



MULTI-PURPOSE HALL

When you want to let your hair down, or have a small or for that matter a get together.





SALON

Just a haircut or a thorough makeover by the expert. The natter comes free.



CONVENIENCE STORE

Stocks everything you need and a few, you never heard about.



HARMONIA
THE PASSPORT
TO BLUE CIRCLE
LIVING



Harmonia is conceptualised as a multi-location institution, that enables its senior citizens to access facilities across its locations. And in the process build and nurture new friendships and relationships, which is exactly what Blue Circle living envisages - a constantly enlarging community of friends and acquaintances.



**EXPERIENCE
THE FUN LIFE
AT HARMONIA**



LIFE @HARMONIA



Harmonia prides itself over its growing cross-generational community. This is reflected in the several auspicious, religious and fun events that regularly take place within the campus. Right from Bhoomi Poojas to Grihapravesams to Festivals, Get Togethers, Birthdays, Cocktail Parties, Meetings and more, Lancor facilitates every arrangement. The Temple at Harmonia adds a greater significance for festival celebrations. Furthermore, our seniors love meeting up for breakfast, lunch or dinner and never shy away from breaking a sweat at the activity centre while sipping on some hot tea and munching on some fine desi-continental food. And to ensure healthy living, regular medical checks and routine wellness camps are conducted.



BHOOMI POOJA

True to the adage “Auspicious beginnings are the harbinger of good times”, Harmonia residents give adequate importance to Bhoomi Puja, the step one before starting construction.



GRIHAPRAVESHAM

Observing traditional rituals and invoking the blessings of the Almighty for prosperity, cheer and good health, as they enter their dream home.





TEMPLE FUNCTIONS

The temple, which is an integral part of Harmonia, is where everyone heads to, not just for spiritual upliftment but also for the joy of participating in the numerous functions that are regularly held there.



FESTIVALS & CELEBRATIONS

Festivals are great time for celebrations, especially if it is a well bonded community. Standing testimony to this, is the fervour and enthusiasm of the residents which is so visible.



ECO LIVING

One of the underlying principles of Harmonia is being close to nature and natural way of living. Much of the food for the residents is cooked using vegetables and fruits from the organic farm patches, caring for which is a favourite pastime of quite a few residents.



HEALTH & WELLNESS

Seniors at Harmonia live a care free life, confident of the fact that in addition to routine health monitoring, the Medical Centre is equipped to handle emergencies too.



FUN & GAMES

The Activity Centre at Harmonia is well equipped with board games, table tennis etc to keep the residents cheerfully alert and agile.



PARTIES & GET TOGETHERS

Every day is a Party day at Harmonia. Celebrating birthdays, anniversaries and at times for no reason at all, the residents do have a gala time at the Multi-purpose Hall.



VIRUNDHU & LUNCH DATES

At Harmonia, food is not just for the body. Proving that it is for the mind and soul too, are the numerous themed feasts and lunch dates, that the residents regale in.



COCKTAILS & CONVERSATIONS

Living in a community, which believes in participative management, means the residents at Harmonia regularly engage in productive conversations. Whether spiritually elevated or sated with exotic delicacies, these meets invariably help in making their lives more enjoyable and purposeful.

HARMONIA CITIZENS TALK





“

From the city to this huge campus is a dream . Pure air, organically cultivated fruits and vegetables, abundant water and a peaceful ambience - makes us feel like we have escaped from a concrete jungle to a delightful haven.

Krishna Narayanan Family



”

We explored several senior citizens home and finally chose Harmonia because of the warmth and friendliness of the staff. They treat us like their own parents.

Venketraman Family





“

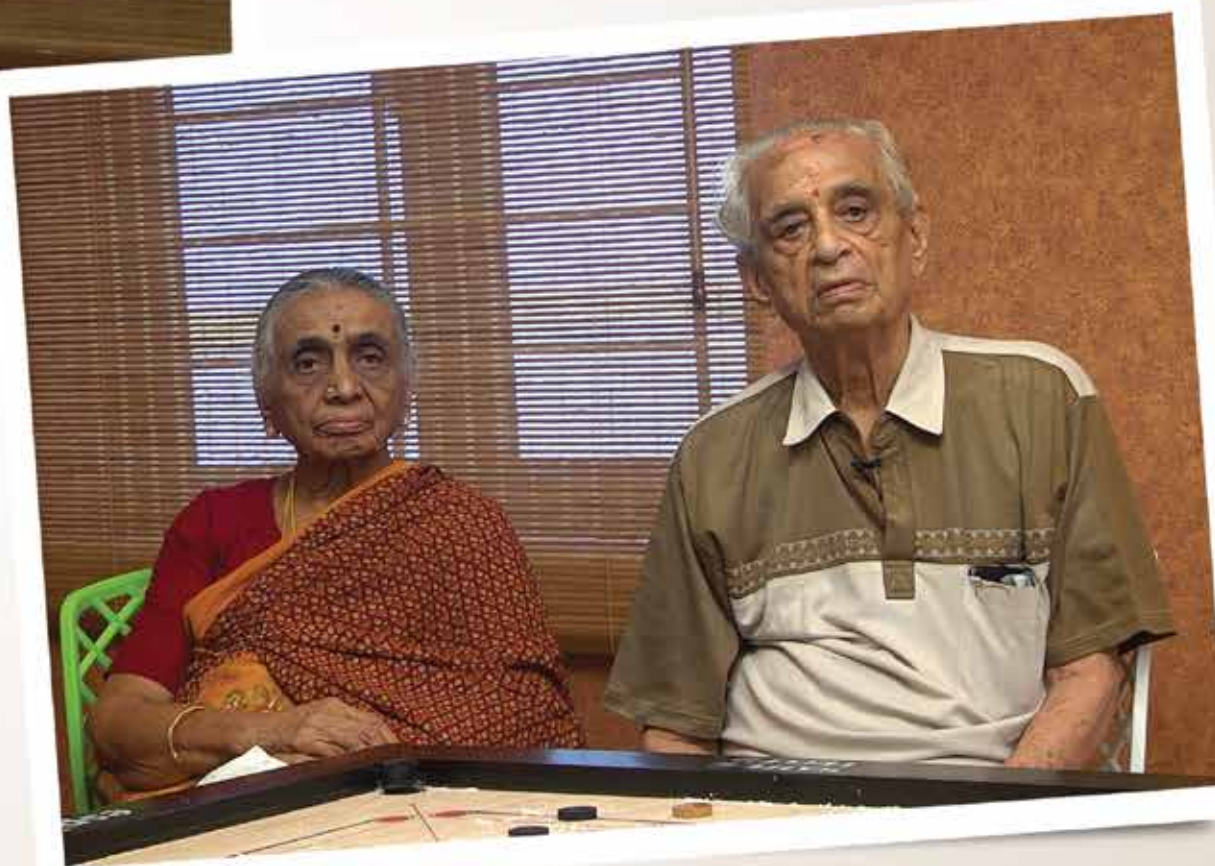
This place is like an empire, it has it all. The most attractive one is the food - which is healthy and tasty like home made and very importantly the menu is decided by us.

Gopala Sundaram Family

”

We had 5 criteria in choosing a senior citizens' home - friendliness extended by the staff, health facilities, food taste, recreation and open space - Harmonia scored on all.

Annaswamy Family



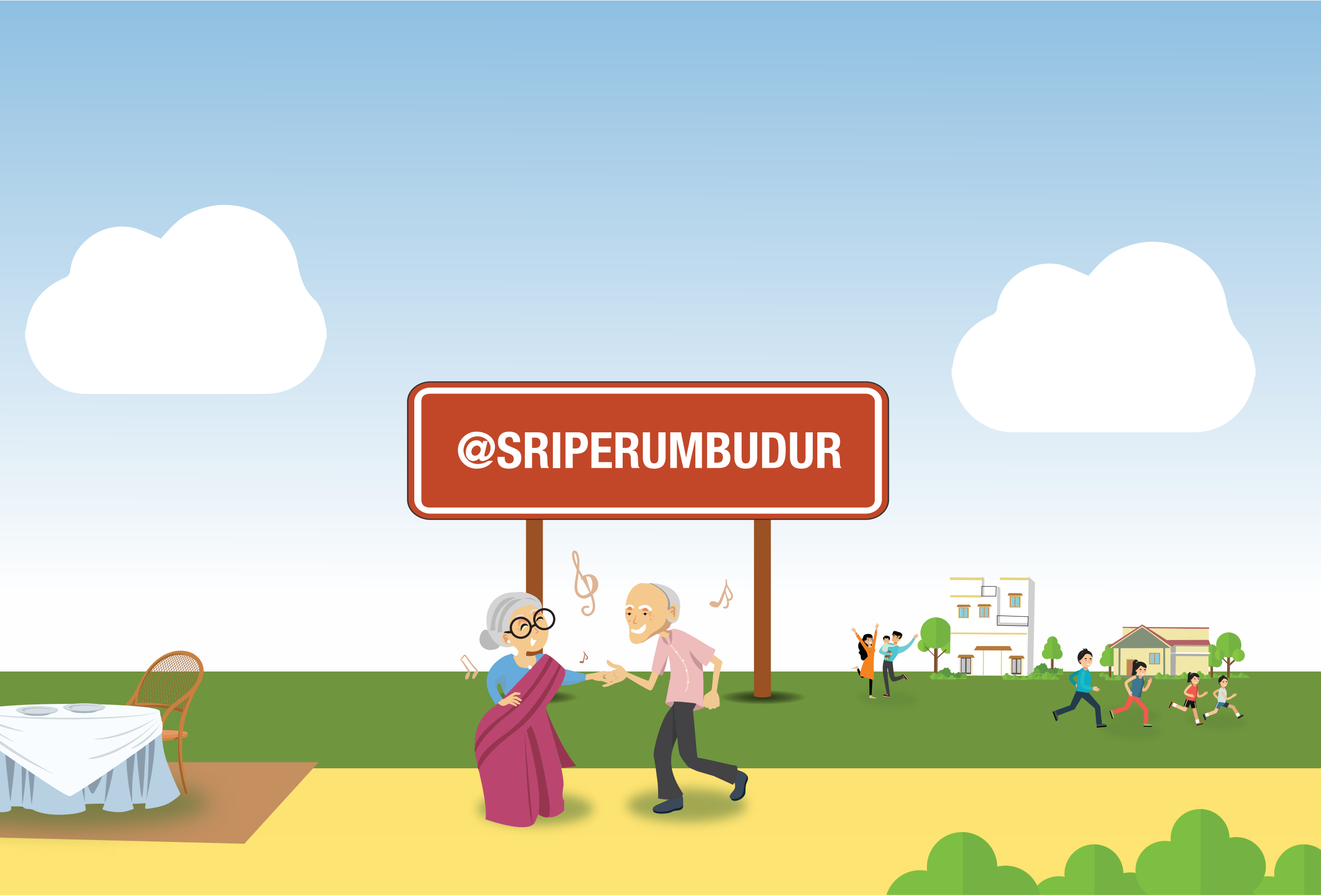
**ENJOY LIVING AT
HARMONIA
@SRIPERUMBUDUR**



THE NEW OLD TOWN: **SRIPERUMBUDUR**

Sriperumbudur is counted among the holiest of holy places as the revered vaishnavite savant Sri Ramanujacharya was born here in 1017 AD. Retaining its old world charm, it enjoys the unique advantage of being close enough to the rapidly expanding metropolis Chennai, yet far away from the maddening noise of an over busy commercial hub. Offering a serene oasis without the unhealthy pollution and unsafe traffic of an urban conglomerate. Yet its proximity to industrial pockets makes it an ideal residence close to a host of work places. Also, its comprehensive connectivity has made Sriperumbudur a preferred weekend getaway spot for the city dweller. With the coming up of the Greenfield Airport, the Chennai-Bengaluru Express Highway and the Aerospace & Defence Industrial Park in the vicinity, the area is bound to appreciate exponentially, signs of which are already visible. In essence an area which gives the best value both in terms of living convenience and investment opportunity.

@SRIPERUMBUDUR



HARMONIA

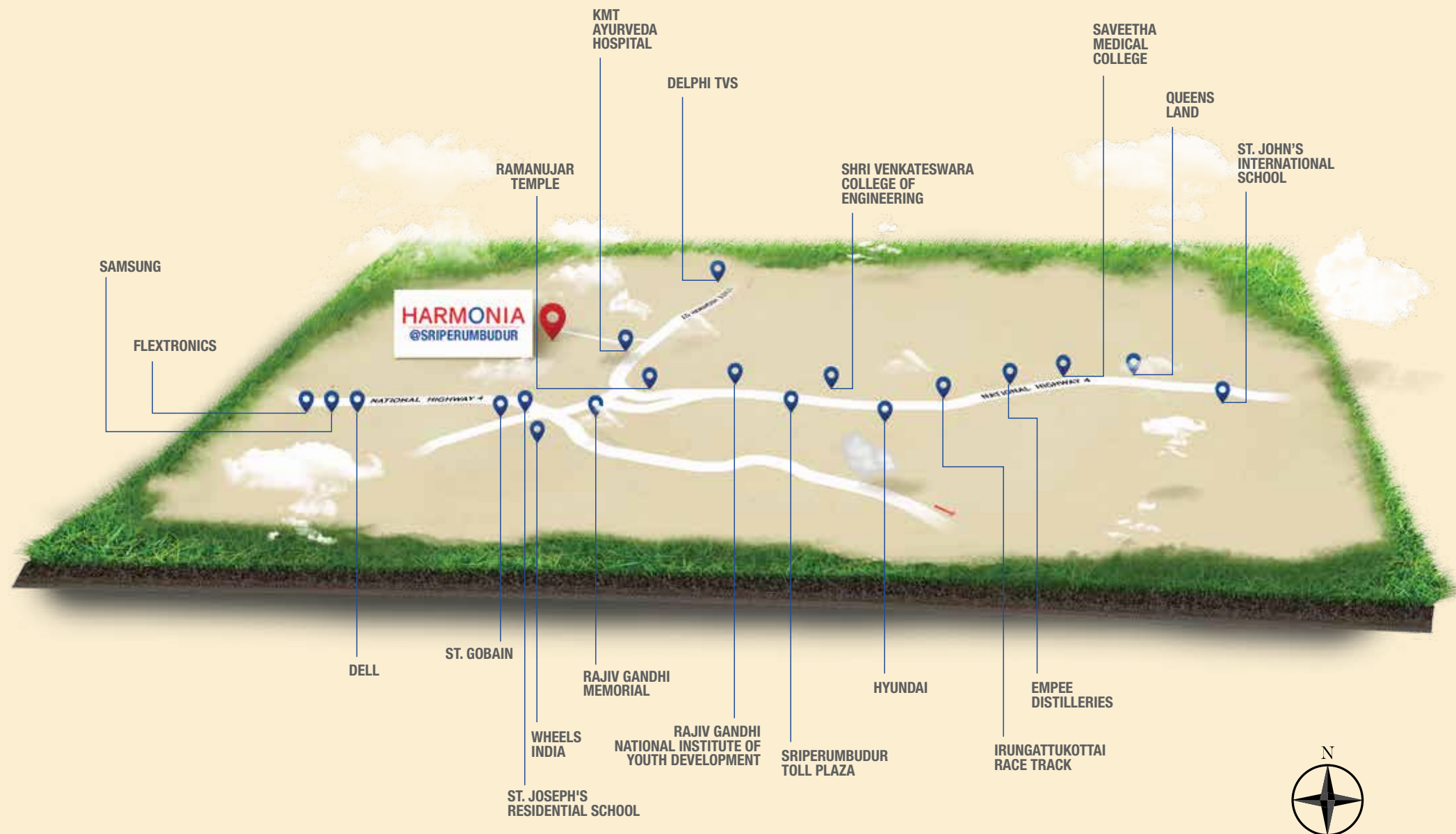
@SRIPERUMBUDUR

Lancor invites you to go back in time and relive at Harmonia, your youthful, carefree days. Located just a short drive away into a landscape of dense greenery on the lakeside, this senior citizen enclave is nestled within the Town & Country gated community that offers a chance to reignite the youthful spirit in you, through a premium lifestyle as part of Blue Circle living. While specially catering to a post-retirement lifestyle, it combines the advantages of round the clock services, state-of-the-art luxury amenities, safety and security features and the privacy of an individual villa life amidst a vibrant cross-generational community.



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

LOCATION MAP



Note: Map is not to scale.



Note: Distances are approximate

AMENITIES @SRIPERUMBUDUR

ADDITIONAL AMENITIES:



TENNIS COURT



BADMINTON
COURT



GOLF DRIVING
RANGE



DEN

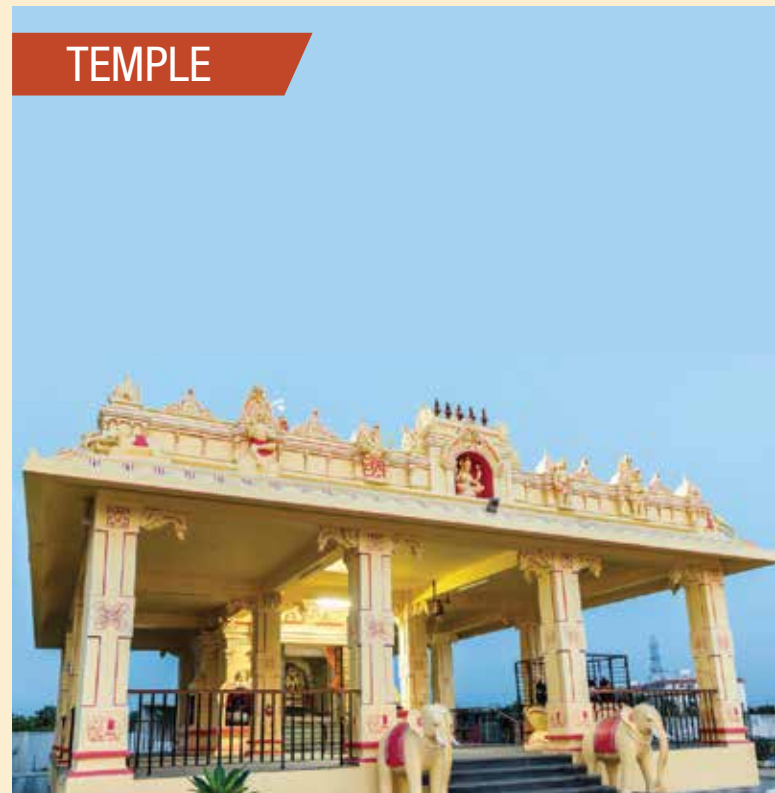
DINING & RESTAURANT



MEDICAL CENTRE



TEMPLE



SENIOR'S ACTIVITY CENTRE



GYM



SALON



LOUNGE



SWIMMING POOL



CONVENIENCE STORE



MULTI-PURPOSE HALL



HARMONIA SENIORS' RESIDENCES

Customised with senior-friendly features, the Harmonia Senior Villa offers independence, privacy and comfort that every senior desires. Uniformly levelled anti-skid flooring, sliding door bathrooms with grab bars and safety rails, emergency buzzers, covered car park facility adjacent to the villa and remote surveillance through CCTV cameras make these homes a safe haven for seniors. A private garden with fruit trees and flowering plants and provision for a traditional oonjal in the porch add to the charm and joy.



2 BHK

VILLA AREA: 900 SQ.FT.

LAND AREA: 1700 SQ.FT.

HARMONIA SENIORS' RESIDENCES

INTERIOR VIEWS

LIVING ROOM



KITCHENETTE



MASTER BEDROOM



BEDROOM 2



WASHROOM



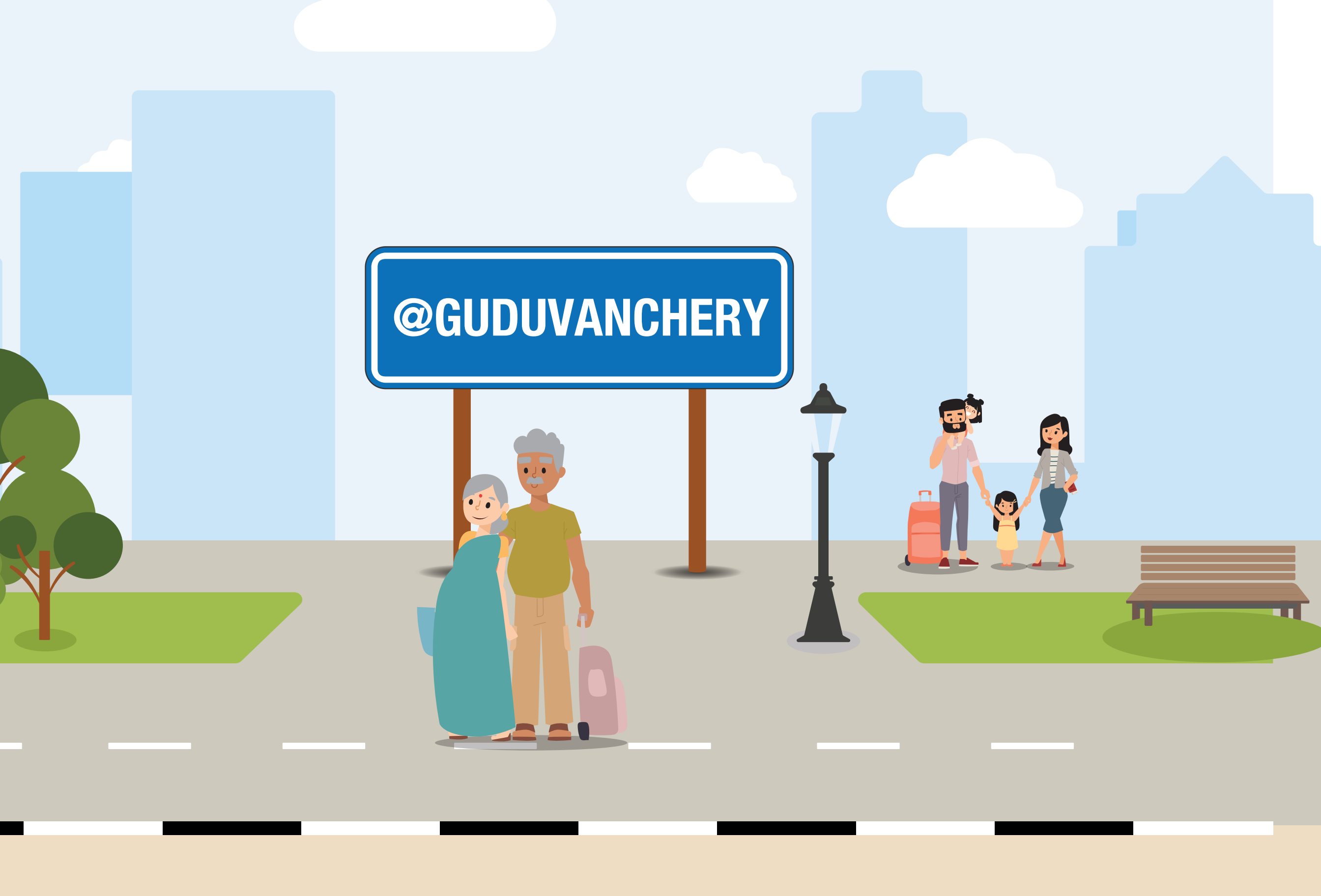
**CHERISH LIFE AT
HARMONIA
@GUDUVANCHERY**



A HUB WITH THE BEST OF EVERYTHING: **GUDUVANCHERY**

Located just off the rapidly developing GST Road, Guduvanchery is a hub of the best of education, work, entertainment and world-class healthcare facilities. Starting out essentially to house key industrial and corporate units, it is adequately distanced to shield itself against pollution and traffic jams typical of a busy highway. Thus, continuing to remain an exclusive oasis of calm. Situated mid-point to two prominent locations - Tambaram and Chengalpattu, Guduvanchery draws its strengths from both and promises high appreciation. The surge of multi-national IT Parks, reputed automobile manufacturers, SEZs like Mahindra World City and the industrial area of Maraimalai Nagar have contributed enormously to the location's rapid improvement. Simultaneously, the presence of well-known educational institutions, places of worship and entertainment, and its proximity to prominent hospitals like SRM & Apollo have made Guduvanchery, the preferred residential area.

@GUDUVANCHERY



HARMONIA

@GUDUVANCHERY

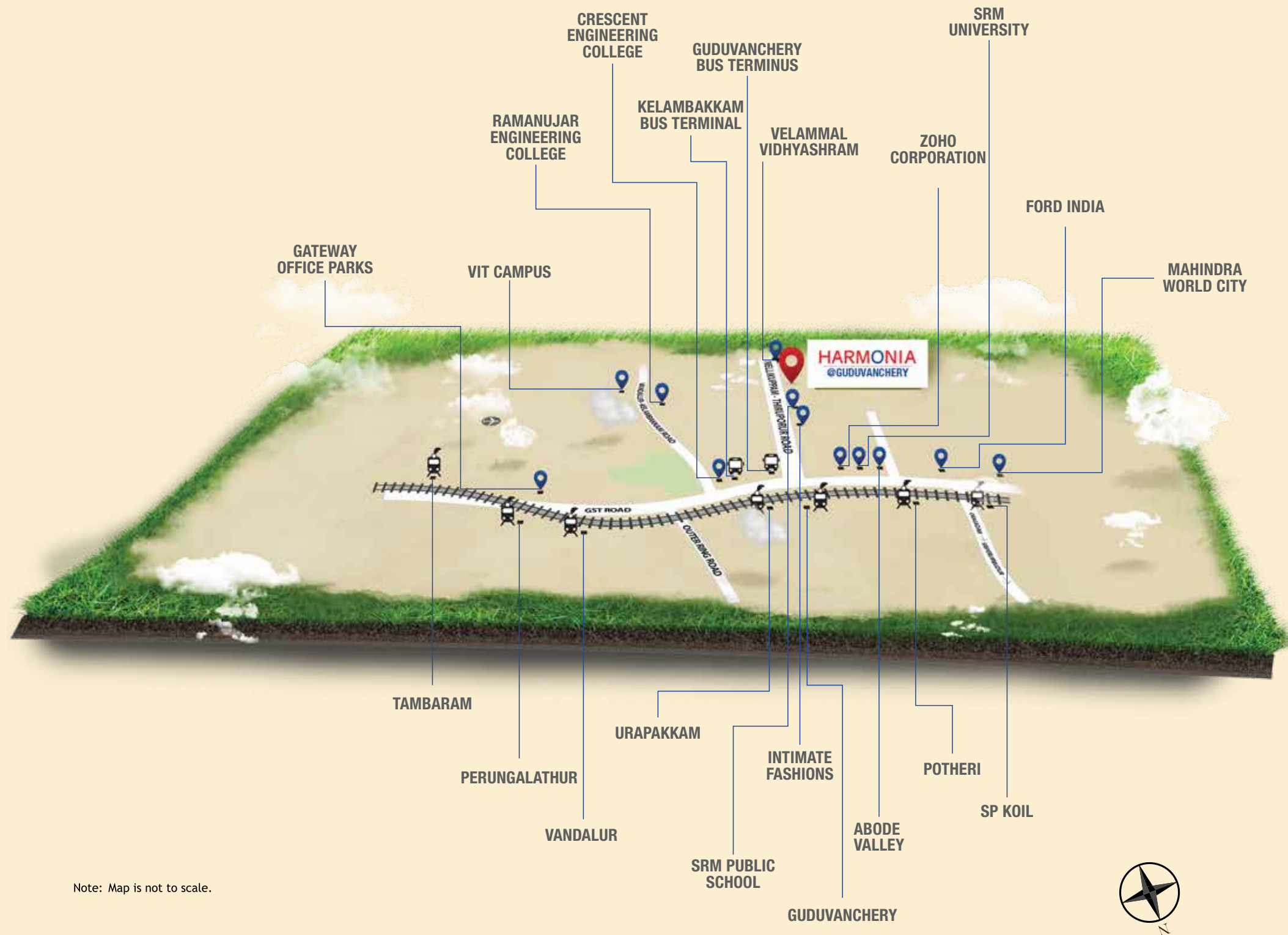
Created as a landmark project in Guduvanchery, Lancor Lumina continues to be an aspirational address for those in line for a new home. Located close to the best education, work, healthcare and entertainment zones, Lancor Lumina is home to hundreds of cheerful families, enjoying a lifestyle filled with wholesomeness and at the same time relishing a host of fully functional amenities. Nestled inside Lancor Lumina, Harmonia @ Guduvanchery offers an extension of this wholesome living experience to several new families including senior citizens, who will be part of the Blue Circle.



LANCOR
FURNISH-READY

RERA NUMBER: TN/01/Building/0281/2018

LOCATION MAP



Note: Map is not to scale.





Note: Distances are approximate

AMENITIES

@GUDUVANCHERY

DINING & RESTAURANT



MEDICAL CENTRE



SENIOR'S ACTIVITY CENTRE



MULTI-PURPOSE HALL



GYM



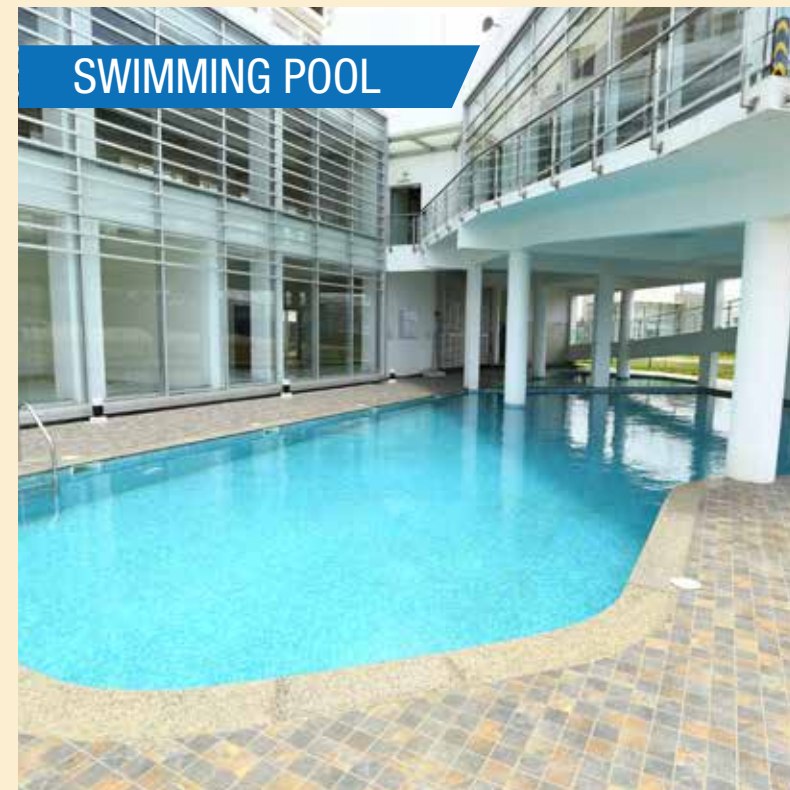
BILLIARDS & POOL



TABLE TENNIS



SWIMMING POOL



BADMINTON COURT



TENNIS COURT



SKATING RINK



HARMONIA SENIORS' RESIDENCES

Tucked gracefully in the heart of Guduvanchery inside Lancor Lumina, the Harmonia Apartments will be the home to like-minded seniors, where they will live happily along with younger generations. Uniformly levelled anti-skid flooring, sliding door bathrooms with grab bars and safety rails, emergency buzzers and remote surveillance through CCTV cameras make these homes a safe haven for seniors. These spacious and customisable 2 BHK apartments welcome you to the world of Blue Circle lifestyle.

BLOCK - H1



2 BHK - 930 & 938 SQ.FT.

BLOCK - H2



RERA NUMBER: TN/01/Building/0281/2018

2 BHK - 618 SQ.FT.

BLOCK - H1

INTERIOR VIEWS



MASTER BEDROOM



BEDROOM 2



WASHROOM



BLOCK - H2

INTERIOR

VIEWS



MASTER BEDROOM



BEDROOM 2



WASHROOM



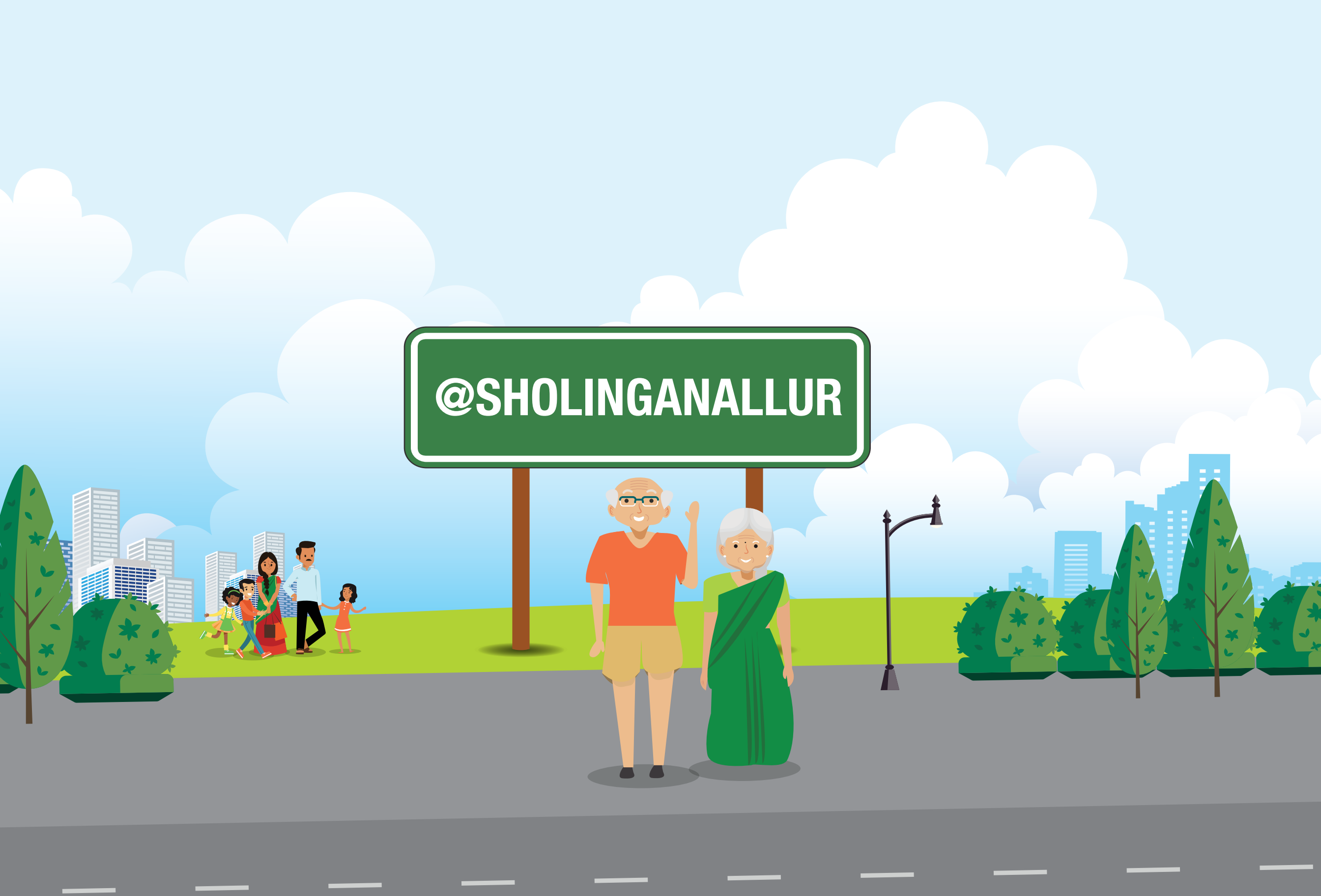
**LIVE HAPPY AT
HARMONIA
@SHOLINGANALLUR**



THE NEW HEARTBEAT OF THE CITY: **SHOLINGANALLUR**

Undergoing rapid development like never before - Sholinganallur, the IT-corridor of Chennai is a major workforce hub and the driving force behind modern Chennai in the making. Chiefly residential, the fast growth of Sholinganallur's economy, population and infrastructure can be attributed to IT/ITES, Business Parks and dedicated Special Economic Zones (SEZs), Elevated Corridor, the Metro and many more. As one of the few locations in Chennai to boast of a long stretch 6-lane roadway as part of OMR and as the prime connect between ECR and Tambaram, it commands high appreciation in property values. The proximity to entertainment zones, places of sight-seeing, malls, restaurants, world-class educational institutions, the best of healthcare centres like Apollo Hospitals and Global Hospital and the east-coastal line - full of beaches have positioned Sholinganallur firmly as a preferred residential destination.

@SHOLINGANALLUR



HARMONIA

@SHOLINGANALLUR

There are few addresses that can aspire to be as well-known. Fewer still, can match it in terms of its lifestyle and amenities. But none can claim its crowning glory like Lancor TCP Altura. Home to numerous happy residents, the Altura-life is an embodiment of a luxurious style of living of a vibrant community of all generations. Ready to take it a notch higher, Harmonia @ Sholinganallur within TCP Altura is set to offer the same luxury lifestyle with its Seniors' Apartments. This will empower seniors to live the Blue Circle life with all the hi-style trappings.



LANCOR
FUTURE READY

Edge
Innovative in Design
for Greener Standards

LANCOR
FUTURE READY
ALTRA

RERA NUMBER: TN/01/BUILDING/163/2019 FOR D BLOCK

LOCATION MAP



Note: Map is not to scale.





Note: Distances are approximate

AMENITIES @SHOLINGANALLUR

DINING & RESTAURANT



MEDICAL CENTRE



MINI THEATRE



LOUNGE



BILLIARDS & POOL



TABLE TENNIS



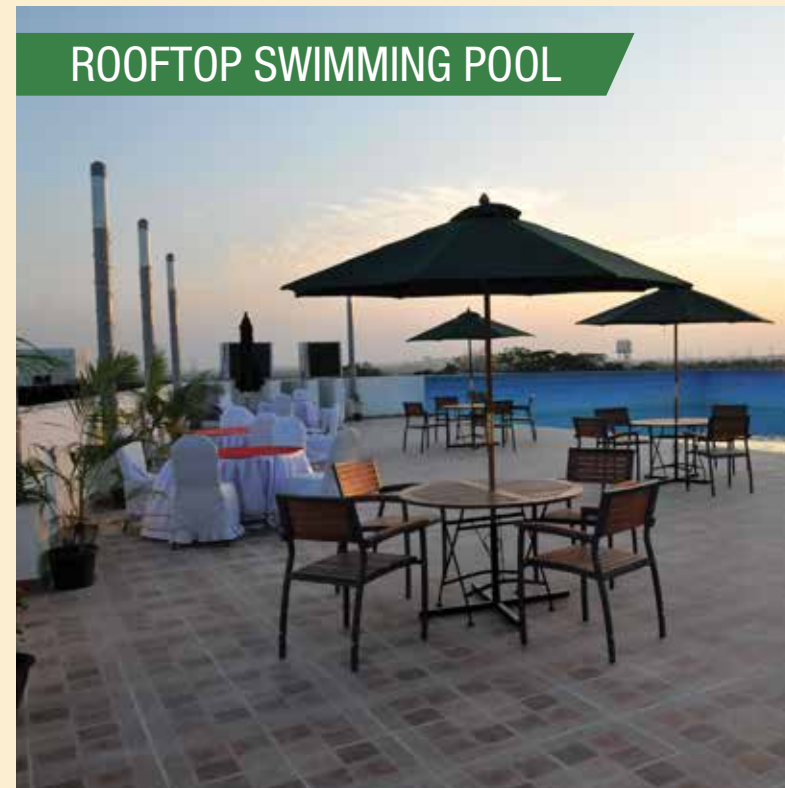
GYM



MULTI-FACILITY CLUBHOUSE



ROOFTOP SWIMMING POOL



HARMONIA SENIORS' RESIDENCES

Complementing the four towers of seven floors each, is Block - D housing Harmonia @ Sholinganallur within Lancor TCP Altura. These Seniors' Apartments are thoughtfully designed with uniformly levelled anti-skid flooring, sliding door bathrooms with grab bars and safety rails, emergency buzzers and remote surveillance through CCTV cameras to make these a safe haven for seniors. The exquisite senior friendly services and a world of fun amenities add to the joy of living the Blue Circle life.



BLOCK - D
2 - 3 BHK
962 - 1129 SQ.FT.

RERA NUMBER: TN/01/BUILDING/163/2019 FOR D BLOCK

HARMONIA SENIORS' RESIDENCES INTERIOR VIEWS

LIVING ROOM



KITCHEN



DINING AREA



MASTER BEDROOM



BEDROOM 2



WASHROOM



LANCOR
35+ YEARS
OF TRUST
IN REALTY



About Us

Lancor Holdings Limited has been creating landmarks in Chennai for over 35 years. This includes The Atrium, Westminster, TCP, and Abode Valley to name a few. Our priority has always revolved around trust, transparency, and competency, which is what brings us close to our customers and remain so. The standards we commit to, not just equal, but most often surpass the best in class available. Carefully designed facilities and pleasing finishes ensure an effective blend of utility and aesthetics to delight our customers.

Awards

Lancor's steadfast values have bestowed the company with several accolades including 'The Highest Transparency Award' and 'The Highest Customer Protection Award'; and for our projects including 'The Best Gated Community Project - 2017' for Lumina, 'The Best Customer Centric Project - 2018' for Altura, 'Senior Citizen Housing Project of the year 2019', 'Best Senior Living Project - 2019' for Harmonia and the 'LEED Platinum rating' for Menon Eternity.



Highest Transparency Award
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2009



Highest Customer Protection Award
CNBC AWAAZ CRISIL - CREDAI
Real Estate Awards 2010



Menon Eternity



Lancor Lumina



TCP Altura



Lancor Harmonia



11th Annual Estate Awards 2019
Senior Citizen Housing Project of the Year (South)
Lancor Harmonia

Lancor Harmonia Credits

Architect:

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Thiruvanmiyur, Chennai - 600 041. Ph: 044 2457 2457, kck@nva.in

Structural Engineer:

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Electrical Consultant:

M/s Raj Electromech Designs Pvt. Ltd., No. 3, Flat C2, Lakshmi Enclave, North Crecent
Road, T Nagar, Chennai - 600 017. Ph: 044 2815 2872, rajelectromech@gmail.com

PHE & Fire Fighting Systems Consultant:

PRISM Consultancy, Roshini Flat No 1, 1st Floor, No. 50, Unnamalai Ammal Street Off
North Usman Road, T Nagar, Chennai 600 017. Ph: 044 4260 6022,
murugan@prismmepconsultants.net

Legal Advisor:

M/s Raman & Associates, No. 89, Kasthuri Avenue, MRC Nagar, Chennai - 600 028.
Ph: 044 4710 0756, lawyers@eth.net



HARMONIA
SENIORS / ALL GEN

LANCOR HOLDINGS LIMITED, VTN Square, 2nd Floor, 58, G N Chetty Road, T. Nagar, Chennai - 600 017.

CIN: L65921TN1985PLC049092

SITE ADDRESSES - LANCOR HARMONIA RESIDENCES @

LANCOR TOWN & COUNTRY, Ramapuram Village, Opp. Vakkil Thottam, **Sriperumbudur**, Tamil Nadu - 602 105, India.

LANCOR TCP ALTURA, Model School Road, **Sholinganallur**, Chennai - 600 119, Tamil Nadu, India.

LANCOR LUMINA, No: 50, Nellikuppam Road, Off GST Road, **Guduvanchery**, Chennai - 603 202, Tamil Nadu, India.

For Details - Call: 044 - 66949471

www.lancorharmonia.com | www.lancor.in | enquiry@lancor.in

Disclaimer: The Information and visuals contained herein are subject to change as may be required by the authorities/architect and do not form part of an offer or contract. While every reasonable care has been taken in providing the information, the owner or his agents cannot be held responsible for any inaccuracies. The promoters reserve their rights to make alterations and amendments as may be necessitated from time to time.

HARMONIA
SENIORS / ALL GEN