



HARMONIA PAVILION

SENIOR LIVING



Where elders bring wisdom and youth bring energy,
the Tree of Cross-Generational Living blossoms





Lancor Holdings Limited has been a trusted name in real estate for over 40 years, creating landmark residential and commercial projects built on quality, transparency and community living. Recognised for delivering quality lifestyles and thoughtfully designed spaces, Lancor continues to shape Chennai's skyline.

Extending this legacy, Lancor has entered senior living in a significant way with Blue Circle Living—a unique concept that fosters wellness, active living and a cross-generational community. After the success of Harmonia Senior Residences (villas) in Town & Country at Sriperumbudur the company is now launching its first senior living apartments, dedicated to providing seniors with comfort, care, and social connection.





BLUE CIRCLE LIVING

Blue Circle Living embraces a holistic approach to well-being, focusing on nurturing the mind, body and soul. Inspired by the longevity and health benefits of Blue Zones, this lifestyle integrates healthy eating, active living, and cross-generational bonding to promote lasting vitality and harmony.

Lancor now presents Harmonia Pavilion Apartments, thoughtfully designed to bring this unique lifestyle to seniors within a vibrant cross-generational community. Here, seniors enjoy the benefits of active living and emotional bonding with all age groups, while experiencing the comfort, safety, and harmony of a supportive environment.



HEALTHY EATING

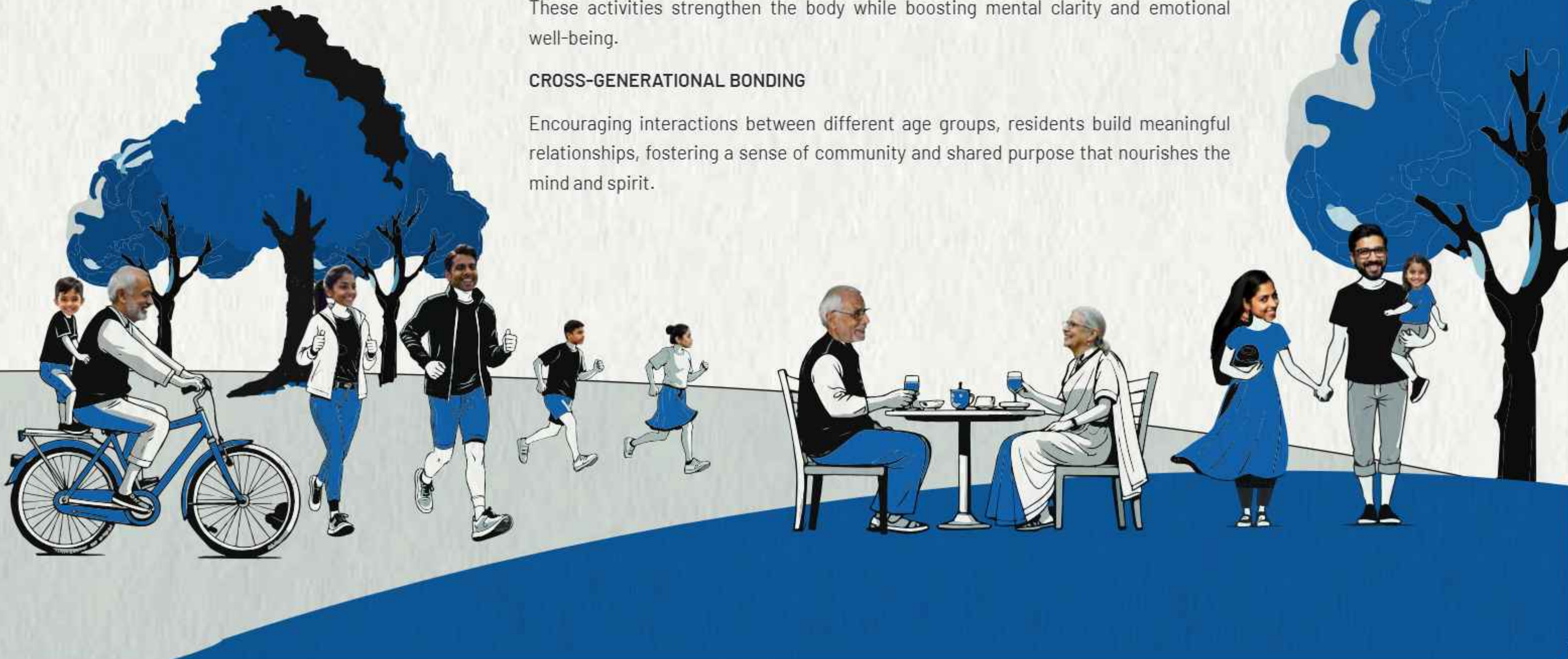
Our kitchens and dine-in spaces prove that healthy food can be both delicious and nutritious and with a cross-generational community, every meal becomes a warm experience of togetherness.

ACTIVE LIVING

With outdoor and indoor activities designed for all ages, residents stay fit and active. These activities strengthen the body while boosting mental clarity and emotional well-being.

CROSS-GENERATIONAL BONDING

Encouraging interactions between different age groups, residents build meaningful relationships, fostering a sense of community and shared purpose that nourishes the mind and spirit.





LANCOR
CREATING ENDURING VALUE

**HARMONIA
PAVILION**



HARMONIA PAVILION

SENIOR LIVING

- Five-storeys, 110 well-ventilated, vastu-friendly apartments ranging from 816 sq.ft. to 993 sq.ft.
- Splendid views of the landscape from each apartment and the corridor
- Thoughtfully designed with living-dining area, fully equipped kitchenette, two bedrooms with attached bathrooms
- Senior friendly design
- Passenger and stretcher lifts
- Exclusive community dining hall and recreation centre
- Access to all common amenities and facilities of Town & Country

TNRERA/1/BLG/0299/2025 dated 09.09.2025



A Distinctive architecture, thoughtfully crafted to reflect both style, comfort and timeless elegance



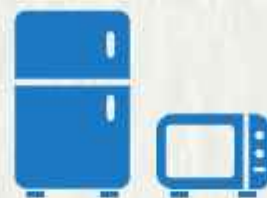
An elevation designed to stand out, yet harmonise beautifully with its surroundings.

TNRERA/1/BLG/0299/2025 dated 09.09.2025

HARMONIA PAVILION APARTMENTS



Apartments with fully fitted Kitchenette, Breakfast Counter and Wardrobes in bedrooms



Kitchenette provided with Induction stove, Microwave Oven and Mini Fridge



Emergency Buzzer



Toilets with Sliding Doors, Grab Bars and Safety Rails



Anti Skid Tiles



CCTV Surveillance and 24x7 Security



Exclusive Dining Area and Activity Centre

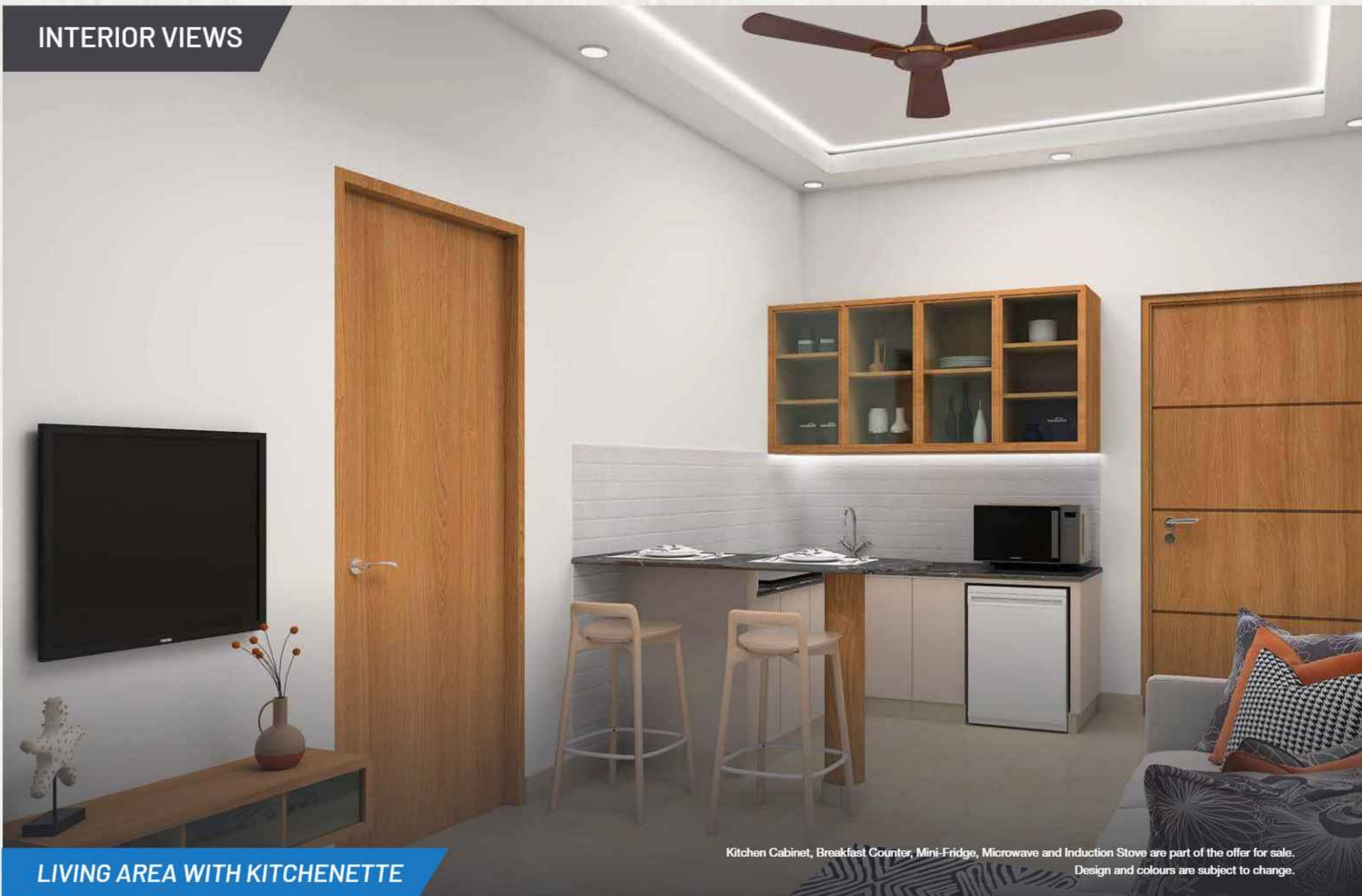


Landscaped Central Courtyard and First Floor Terrace



Proximity to The Den, a Cosy Hub for Relaxing, Conversing and Playing Indoor Games

INTERIOR VIEWS



LIVING AREA WITH KITCHENETTE

Kitchen Cabinet, Breakfast Counter, Mini-Fridge, Microwave and Induction Stove are part of the offer for sale.
Design and colours are subject to change.



MASTER BEDROOM



BEDROOM 2

Wardrobes are part of the offer for sale.
Design and colours are subject to change.



Stone-paved elegance, wrapped in serene greenery.

TNRERA/1/BLG/0299/2025 dated 09.09.2025

This is an artistic impression, subject to change.



A COURTYARD IN HARMONY WITH NATURE

At Harmonia Pavilion, the landscaped courtyard isn't just about beauty — it's a green heart that reflects the larger vision of Town & Country. Across 100 thoughtfully designed acres, landscaping encompasses greenscaping with fruit trees, flowering plants, and lush shrubs. This living greenery cools the air, attracts birds and butterflies and nurtures a thriving microclimate. Rooted in the spirit of Blue Circle Living, the courtyard and greenscaping together foster health, happiness and a deeper bond with nature every day.

FIRST FLOOR TERRACE



This is an artistic impression, subject to change.

FIRST FLOOR TERRACE



This is an artistic impression, subject to change.

LOUNGE AND ACTIVITY CENTRE



The ownership of the lounge area rests with the promoter or its nominees and does not form part of the offering to the third party buyer.

DINING



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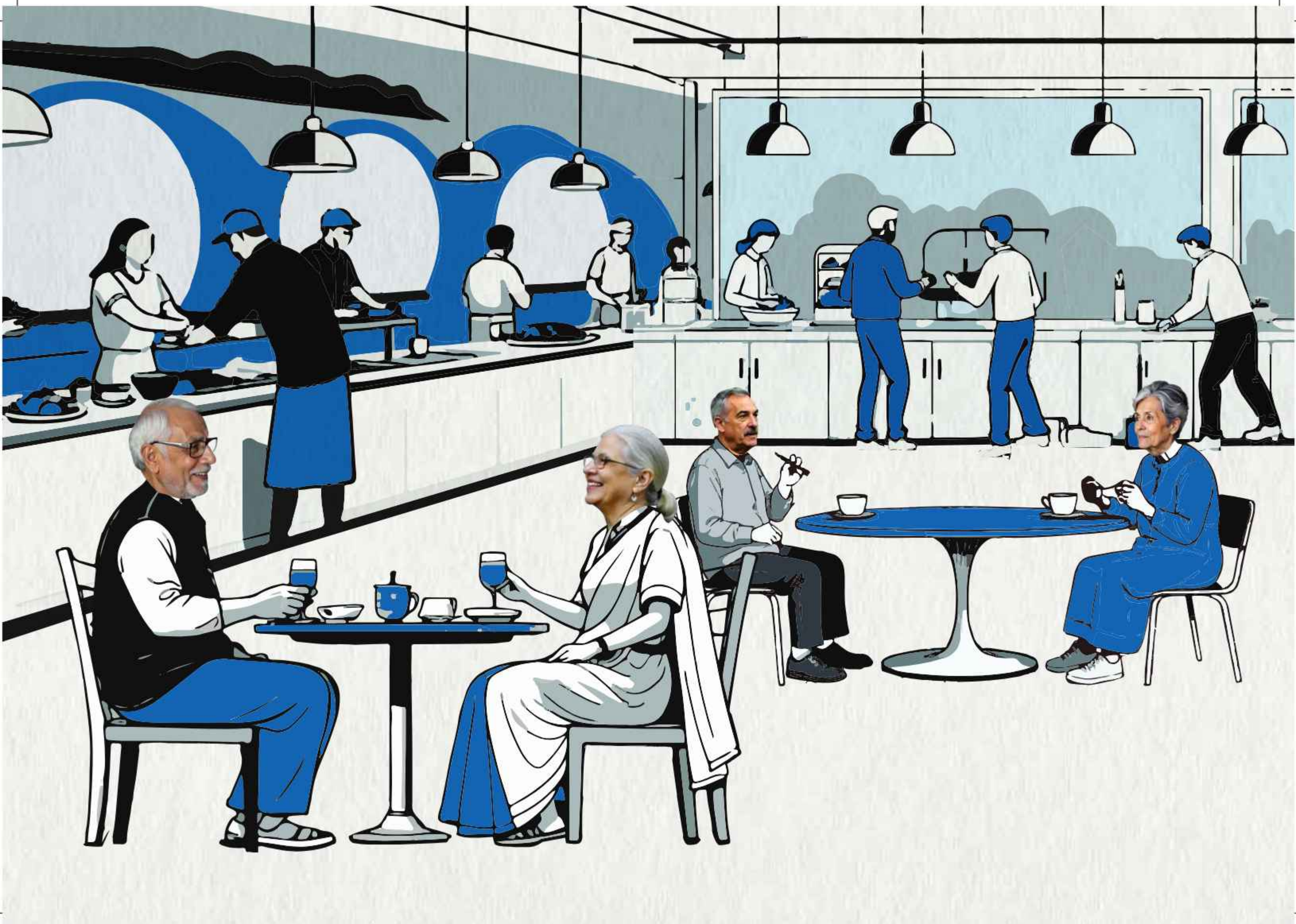
BlueCircleLiving.com is a first-of-its-kind community website authored by Lancor to bring together like-minded people across generations who believe in the principles of Blue Circle Living for lifelong wellness. From recipes and healthy eating to active living, cross-generational bonding, contests and interactions – everything finds a place here. Scan the code to join the community.





Scan Here







DELICIOUS AND NUTRITIOUS FOOD EVERYDAY

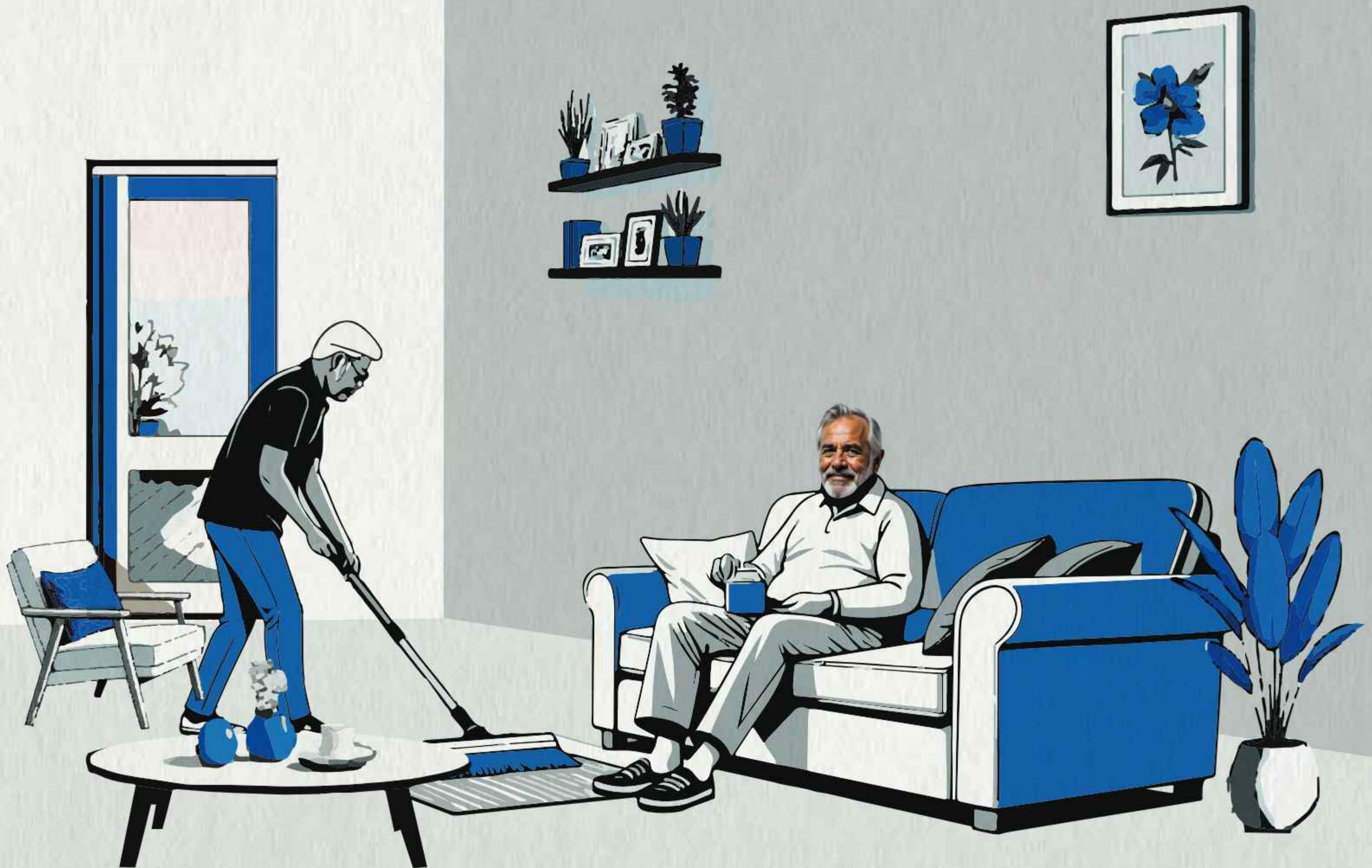
At Harmonia Pavilion, healthy food doesn't mean sacrificing taste. Our meals are made from fresh, organic ingredients, including vegetables grown in our own garden. From the comforting morning coffee to a hearty breakfast, flavorful lunch, tasty snacks, and satisfying dinner, each dish is prepared with love using time-tested recipes passed down through generations. We harness the goodness of ingredients our grandmothers used, giving you natural nutrition and energy to keep you feeling younger and healthier. In fact the menu here is curated by the residents and is influenced by the ideals of Blue Circle living.



COMPLETE HEALTHCARE AT YOUR DOORSTEP

Our on-site medical care facility ensures residents' health is always a priority. With a doctor and nurse on duty, routine consultations and primary care are readily available. The physiotherapist offers rehabilitation support, while the pharmacy provides easy access to essential medications. In emergencies, ambulance services are on standby, ensuring peace of mind for all generations.





TENSION FREE LIVING WITH HOUSEKEEPING

Our housekeeping services ensure a hassle-free, comfortable living experience. With expert staff dedicated to maintaining cleanliness and order, you can focus on enjoying your day without the stress of chores. Whether it's routine cleaning or special requests, our team takes care of everything, allowing you to live effortlessly, with more time for health, relaxation, and community bonding.





FIND PEACE AT THE TEMPLE

The Sri Swarna Mahalakshmi Temple provides a peaceful space for reflection and spiritual connection, where everyone can find a moment of tranquility. Whether you're seeking solitude or joining others for prayer, the temple nurtures the soul. It's a serene sanctuary that encourages cross-generational bonding through shared spiritual practices, offering a calming space for all.





cilantro

fine dining vegetarian restaurant

Food lovers can look forward to Cilantro, the exclusive air-conditioned vegetarian restaurant serving a full-fledged multi-cuisine a la carte menu. With its bright, cheerful setting and wide spread of cuisines, Cilantro makes every meal special. From healthy breakfasts and filling lunches to evening snacks and tasty dinners, the restaurant offers a variety of vegetarian dishes. The food is fresh, the flavours are balanced, and there's something for everyone to enjoy. The menu has both familiar favourites and new choices to try. Friendly service and a pleasant atmosphere make it a comfortable place to eat. Whether you come alone, with family, or with friends, Cilantro is always welcoming.





POWER UP AT THE GYM

The gym is a vibrant space where people of all ages—from kids to seniors—can come together to stay fit. Whether it's lifting weights, joining a group class, or doing a personal workout, the gym encourages active living and promotes cross-generational bonding. Families and neighbours can share fitness goals and support one another through different levels of exercise.

MAKE WAVES AT THE SWIMMING POOL

Our swimming pool is a perfect place for everyone to enjoy, from children to seniors. Whether you're swimming laps, splashing with the kids, or enjoying a relaxed swim with neighbours, it's an opportunity for families to come together, stay active, and make lasting memories. The pool supports both physical fitness and social engagement for all generations.





OUTDOOR FUN FOR ALL AGES

From tennis matches to leisurely walks, outdoor activities cater to everyone in the community. Play a friendly game with kids, enjoy a match with peers, or simply take a walk with a neighbor. These activities promote healthy living, and more importantly, they encourage people of all ages to connect, share moments, and create a thriving, engaged community.

INDOOR GAMES FOR MIND AND BODY

Indoor games like badminton, table tennis, chess, carrom and board games provide a space for residents of all ages to stay mentally engaged and active. Enjoy a fun game with the children, compete in a round of carrom with fellow residents, or relax over a game of cards. These games not only promote mental sharpness but also foster social connections across generations.





RELAX AND REJUVENATE AT THE SALON

The on-site salon offers a complete range of grooming and relaxation services for all age groups. From haircuts to manicures, it is designed as a space to unwind and rejuvenate. More than just grooming, the salon's environment enables residents across generations enjoy a calm and refreshing experience.

DAILY NEEDS SHOPPING AT THE CONVENIENCE STORE

Whether picking up favourite personal care products or grabbing snacks for the kids, the store makes shopping easy for everyone. It ensures a smooth, hassle-free pleasurable shopping experience for all generations living in the community.





THE LOUNGE LIBRARY: A PERFECT BLEND OF RELAXATION AND INSPIRATION

The lounge-cum-library is a tranquil haven where residents of all ages can unwind, read, and connect. Whether you're enjoying a good book, having a quiet conversation, or simply relaxing, this space offers the ideal environment for both relaxation and intellectual stimulation. It's a perfect spot to socialize, reflect, or find inspiration, fostering a sense of community in a peaceful, cozy setting.





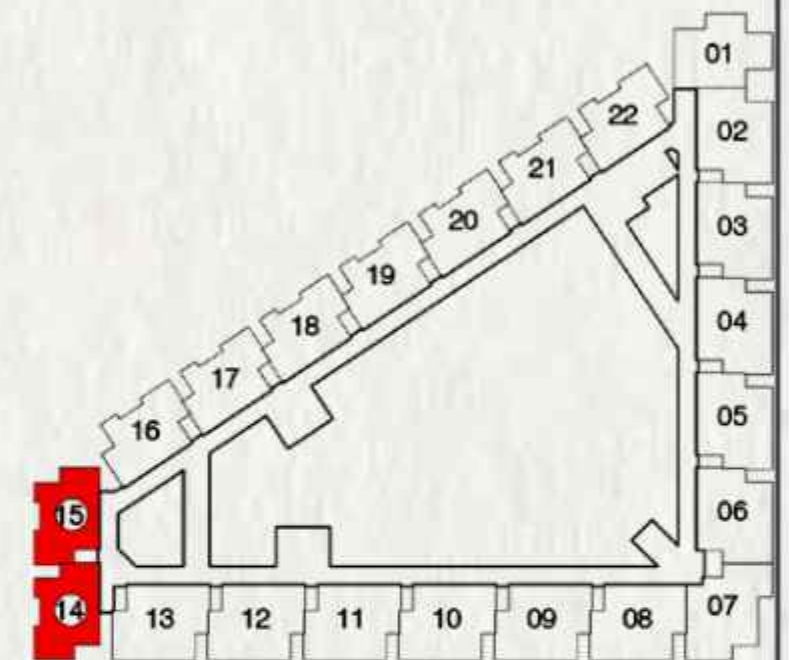
HARMONIA PAVILION

TYPICAL FLOOR PLANS
AND
UNIT FLOOR PLANS

TYPICAL FLOOR PLAN



TYPE A - UNIT PLAN



KEY PLAN

Furniture and fittings shown are for illustration purpose only and are not part of the offer for sale, except where expressly mentioned under 'Specifications for Harmonia Pavilion'.
Dimensions are wall to wall exclusive of finishes.

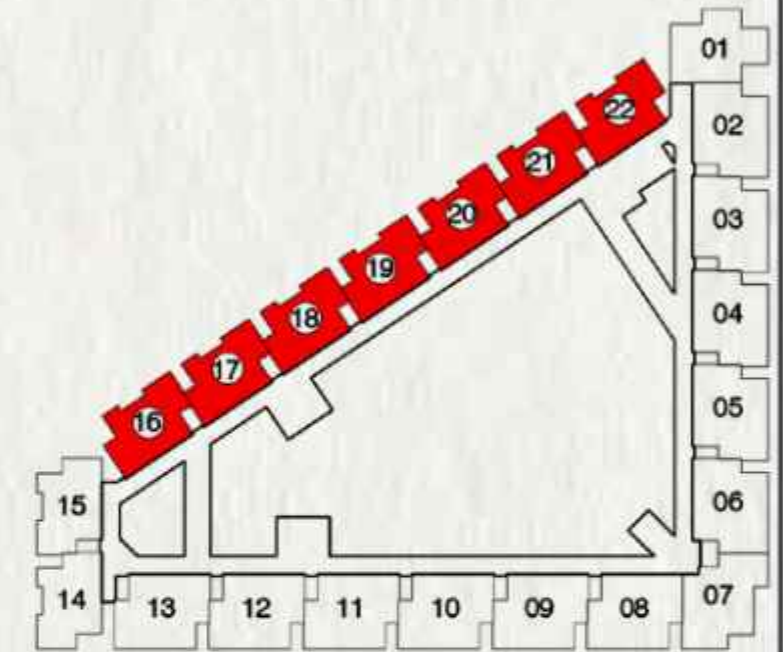
TYPE A - ISOMETRIC PLAN



UNIT PLAN	
APT	114 to 514
APT	115 to 515
2 BHK + 2T	Area in Sq.ft
SBA	819
Plinth	588
RERA Carpet	483
Balcony	31

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TYPE B - UNIT PLAN



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TYPE B - ISOMETRIC PLAN

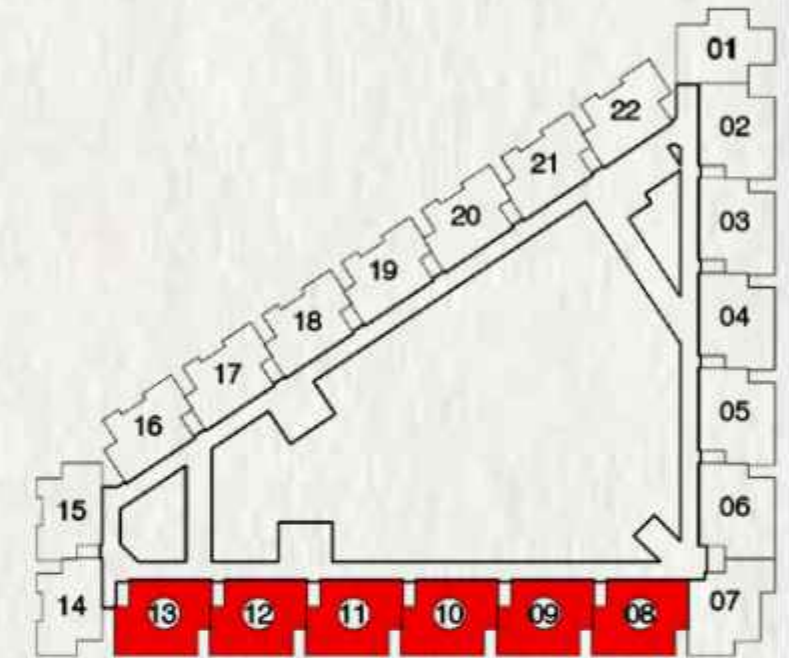


UNIT PLAN	
APT	117 to 517
APT	118 to 518
APT	119 to 519
APT	120 to 520
APT	121 to 521
2 BHK + 2T	Area in Sq.ft
SBA	816
Plinth	586
RERA Carpet	483
Balcony	31

UNIT PLAN	
APT	116 to 516
APT	122 to 522
2 BHK + 2T	Area in Sq.ft
SBA	819
Plinth	588
RERA Carpet	483
Balcony	31

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TYPE C - UNIT PLAN



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TYPE C - ISOMETRIC PLAN



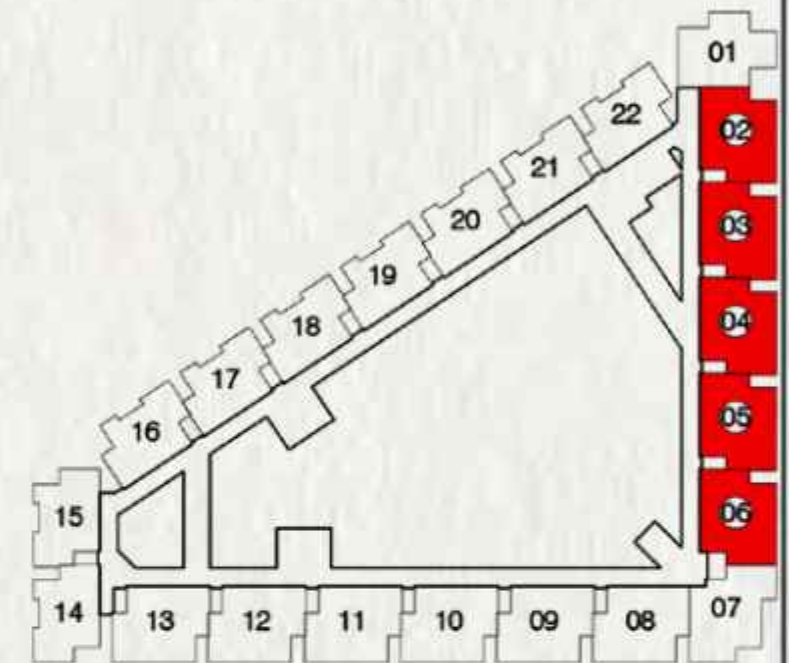
UNIT PLAN	
APT	108 to 508
2 BHK + 2T	Area in Sq.ft
SBA	985
Plinth	707
RERA Carpet	607
Balcony	31

UNIT PLAN	
APT	109 to 509
APT	110 to 510
APT	111 to 511
APT	112 to 512
2 BHK + 2T	Area in Sq.ft
SBA	989
Plinth	710
RERA Carpet	607
Balcony	31

UNIT PLAN	
APT	113 to 513
2 BHK + 2T	Area in Sq.ft
SBA	993
Plinth	712
RERA Carpet	607
Balcony	31

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TYPE D - UNIT PLAN



KEY PLAN

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TYPE D - ISOMETRIC PLAN

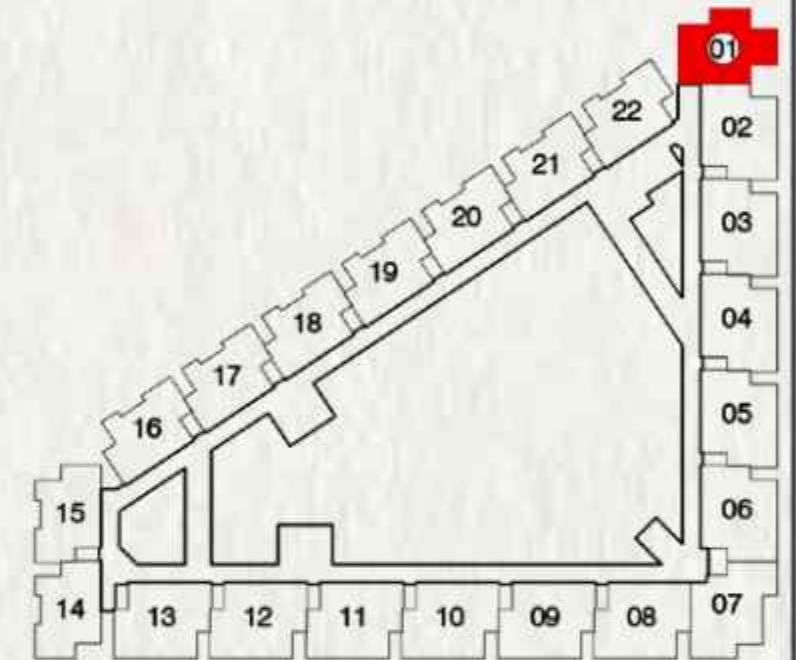


UNIT PLAN	
APT	102 to 502
APT	106 to 506
2 BHK + 2T	Area in Sq.ft
SBA	985
Plinth	707
RERA Carpet	607
Balcony	31

UNIT PLAN	
APT	103 to 503
APT	104 to 504
APT	105 to 505
2 BHK + 2T	Area in Sq.ft
SBA	989
Plinth	710
RERA Carpet	607
Balcony	31

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TYPE E - UNIT PLAN



KEY PLAN

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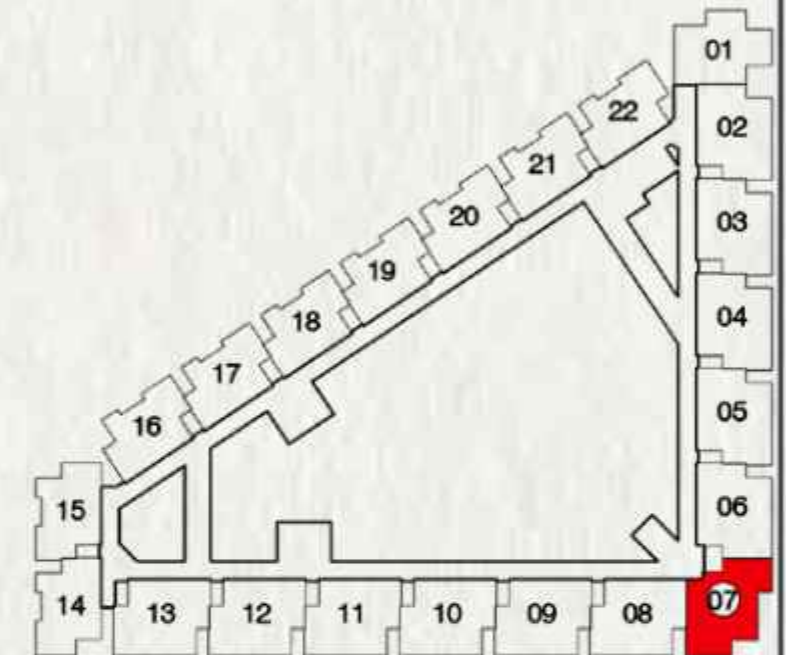
TYPE E - ISOMETRIC PLAN



UNIT PLAN	
APT	101 to 501
2 BHK + 2T	Area in Sq.ft
SBA	878
Plinth	630
RERA Carpet	528
Balcony	32

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TYPE F - UNIT PLAN



KEY PLAN

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TYPE F - ISOMETRIC PLAN



UNIT PLAN	
APT	107 to 507
2 BHK + 2T	Area in Sq.ft
SBA	968
Plinth	695
RERA Carpet	593
Balcony	31

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SPECIFICATIONS FOR "HARMONIA PAVILION"



STRUCTURE

RCC framed structure with RC foundations conforming to BIS. Pre-constructional anti-termite treatment will be provided under Foundations. Walls will be constructed using Autoclaved Aerated Concrete Blocks (AAC Blocks) from Aerocon or equivalent. The height will be maintained at 9'.10" from structural floor to floor.



WALL FINISHES

Internal walls will be finished with cement and gypsum plaster, premium emulsion will be painted above wall putty. The toilet walls will be finished with ceramic tiles upto 7' height - patterns and sizes will be as recommended by the Architect. Trims and profiles will be used to protect the vertical edges of the tiles. Common areas will be finished with cement/ gypsum plaster and emulsion paint. Dado of 2' above the Kitchen platform will be finished with ceramic tiles. Lofts will be provided in the Kitchen and one Bedroom. Exterior faces of the building (including the balconies) will be finished with cement plaster and paint with elevation pattern as recommended by the Architect.



CEILING

Ceiling areas of Living, Dining, Bedrooms, Balconies & Kitchen will be finished with wall putty and emulsion paint. Ceiling areas of Toilets & other common areas will be finished with Tractor emulsion paint.



FLOOR FINISHES

Living, Kitchenette & Bedrooms will be finished with Anti-skid Vitrified tiles - pattern and colours as suggested by the Architect. Balcony & Toilets will be finished with Antiskid Ceramic/ Vitrified tiles. 4" high skirting matching the floor tile will be provided wherever required.



COMMON AREA FINISHES

Staircase will be finished with full body step stone tile Somany or equivalent. Corridor will be finished with heavy duty anti-skid vitrified tiles. Staircase walls and Corridor will be finished with Gypsum/ Cement plaster, wall putty and paint. Car parks and Driveways will be finished with Granolithic flooring.



DOORS AND WINDOWS

MAIN DOOR teak wood frame with 40mm thick shutter with laminated finish and Yale digital lock will be provided. Suitable wooden architrave as recommended by the Architect.

BEDROOM DOORS Seasoned wooden frame, 32mm laminated thick shutter with lock will be provided.

TOILET DOORS (Master Bedroom Toilet) Seasoned wooden frame (3'.0") 32mm thick top hanging sliding / openable shutter, finished with laminate / Second Toilet -Size of 2'.6" openable door.

WINDOWS UPVC sliding windows will be provided in all rooms with M.S. Grills.

FRENCH DOOR UPVC Sliding Type French doors will be provided.



MOSQUITO NET

All Sliding Windows and French door will be provided with fibre mosquito net.

KITCHENETTE

Countertop Platform (dry fixing) will be finished with 18mm thick granite slabs 2' wide. Stainless Steel Single Bowl sink with drain board will be provided. Provision for fixing washing machine will be made. Cabinets as recommended by the Architect will be provided. Breakfast counter, Microwave Oven, Mini Fridge and Induction Stove will be provided.



TOILETS

Sanitary ware of white color and CP fittings of Parryware or equivalent will be provided. Single lever diverter with overhead shower will be provided in all 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. Cables for TV point will be provided in Living room. Internet cable point will be provided in Living room.



Emergency Buzzer

Emergency buzzer will be provided in one toilet and in the Master bedroom.

SPECIFICATIONS FOR "HARMONIA PAVILION"

S.NO	DESCRIPTION	LIVING & DINING	BALCONY	KITCHEN	BEDROOM-1	TOILET-1	BEDROOM-2	TOILET-2
1	WALL LIGHT	3	1	-	1+1(2 Way)	1	1+1(2 Way)	1
2	BELL PUSH	1	-	-	-	-	-	-
3	CEILING LIGHT	1	-	1	-	-	-	-
4	FAN	2	-	-	1(2 Way)	-	1(2 Way)	-
5	TV POINT	1	-	-	1	-	-	-
6	TELEPHONE / DATA POINT	1	-	-	1	-	-	-
7	5A POINT	2	1	-	1	-	1	-
8	AC POINT	1	-	-	1	-	1	-
9	ON BOARD 5A	1	-	-	1	1	1	1
10	WASHING MACHINE	-	1	-	-	-	-	-
11	5A AQUA POINT	-	-	1	-	-	-	-
12	16A OVEN POINT	-	-	1	-	-	-	-
13	5A FRIDGE POINT	-	-	1	-	-	-	-
14	5A GRINDER/MIXER	-	-	1	-	-	-	-
15	EXHAUST POINT	-	-	-	-	1	-	1
16	GEYSER POINT	-	-	-	-	1	-	1
17	MIRROR LIGHT	-	-	-	-	1	-	1



LIFT

Building will be served with 1 stretcher and 2 passenger lifts of Kone make with automatic openable doors.



POWER SUPPLY AND GENERATOR

3 phase power supply with 100% generator back-up will be provided.



SECURITY SYSTEM

CCTV and Access Control system will be provided.



COMPOUND WALL

5' high compound wall will be provided as recommended by the Architect.



WATER

Water Treatment Plant (Softening Plant) will be provided. Underground RCC sump of suitable capacity for WTP Treated water. Overhead tanks will be provided as recommended by consultant.



SEWAGE TREATMENT PLANT

Common Sewerage treatment plant will be provided as recommended by consultant. Treated water will be circulated for flushing in toilets and for landscaping.



UNWIND SPORTS & RECREATION CENTRE

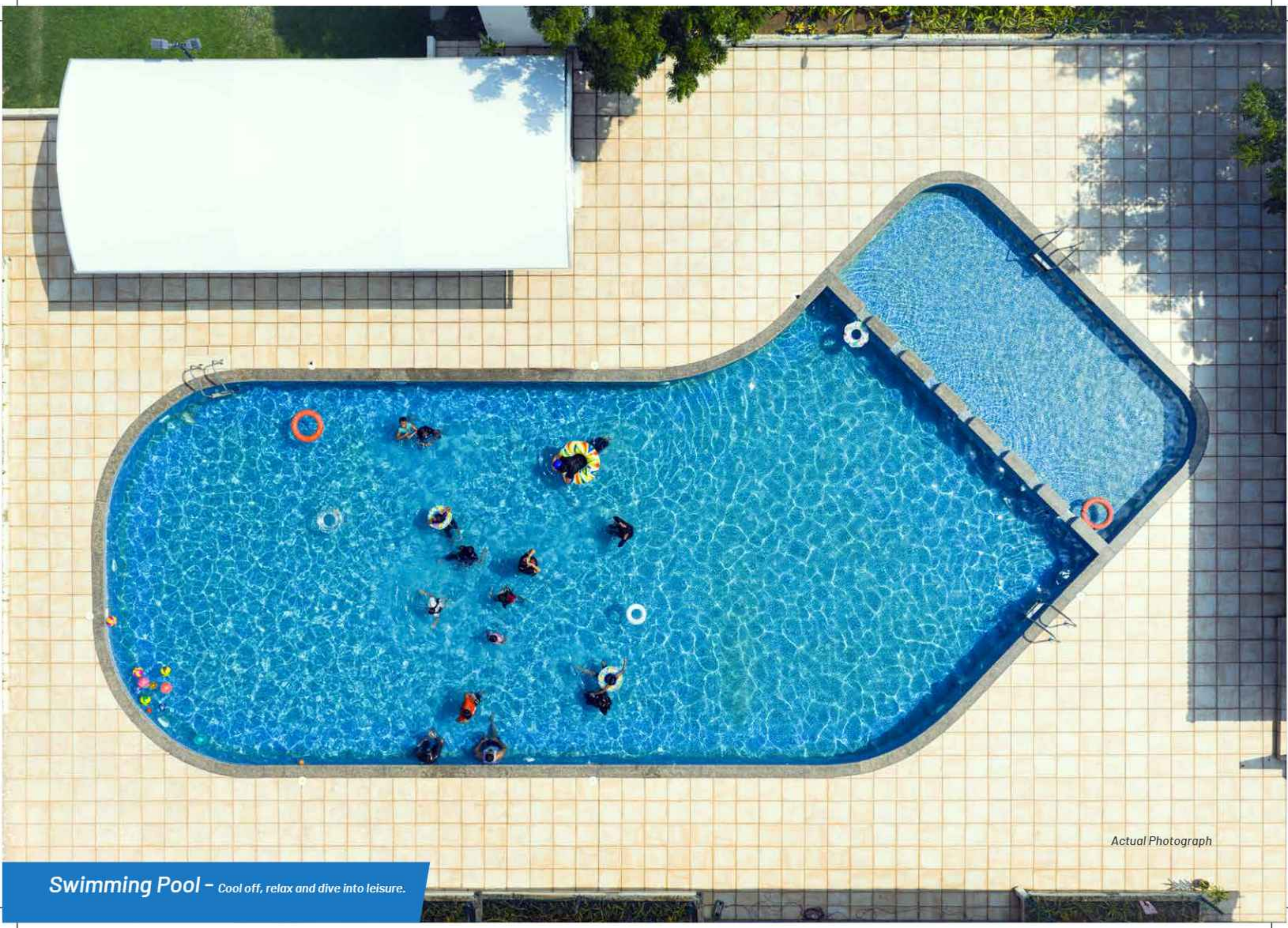
Fully functional Cilantro Pure Vegetarian Restaurant, Airconditioned Gymnasium, Party Hall, Lounge & Library. It also has a Swimming pool, a Badminton court and a Tennis court. Membership and subscription at extra cost.





Gym - Stay Fit, Stay Strong – wellness at your doorstep.

Actual Photograph



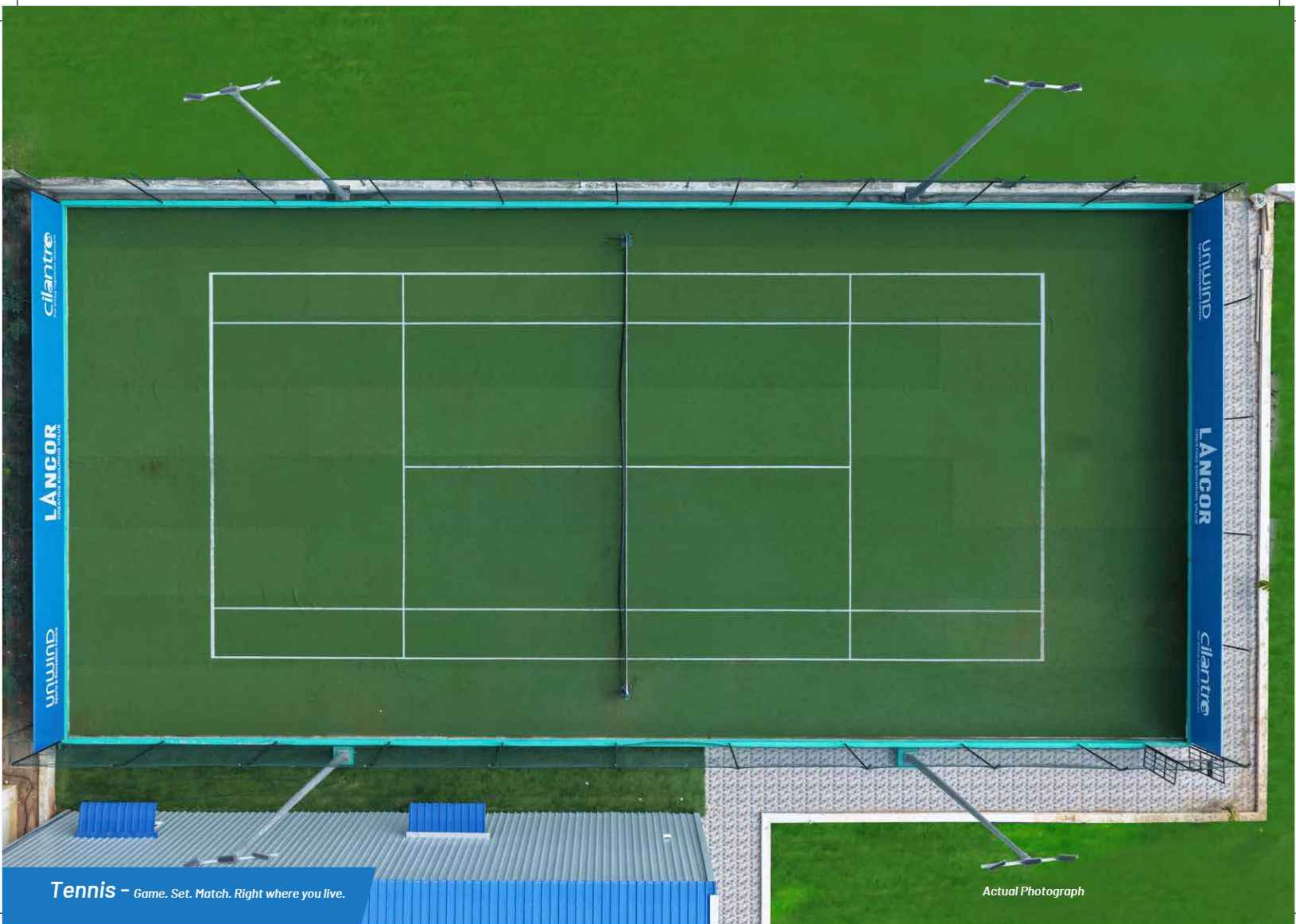
Actual Photograph

Swimming Pool – Cool off, relax and dive into leisure.



Badminton – Smash, rally and bond over sport.

Actual Photograph



Tennis – Game. Set. Match. Right where you live.

Actual Photograph



Sri Swarna Mahalakshmi Temple – A divine space to begin every day with blessings.

Actual Photograph



Medical Centre – Well-equipped for everyday healthcare and ready for any emergency.

Actual Photograph



Multi-purpose Hall - From celebrations to gatherings - a space for every occasion.

Actual Photograph



THE DEN – A COSY HUB OF TOGETHERNESS

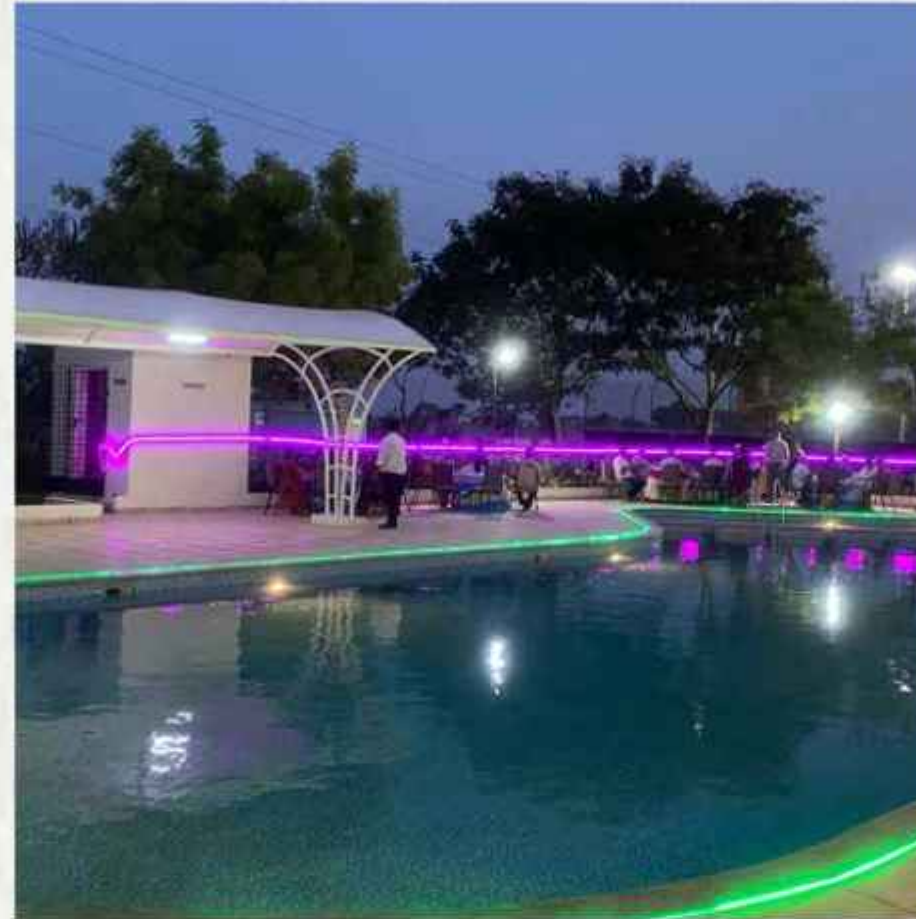
The Den is more than just a cosy corner – it's a lively hub where people can relax, read, or enjoy lighthearted conversations over coffee. Designed to bring generations together, it also offers space for indoor games, fostering bonds across the community. With lush greenery and thoughtful landscaping all around, the Den blends leisure with connection. Adding to its charm, an amphitheatre is set to come up here, creating an open space for shared experiences and cultural moments.

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LIFE @ HARMONIA

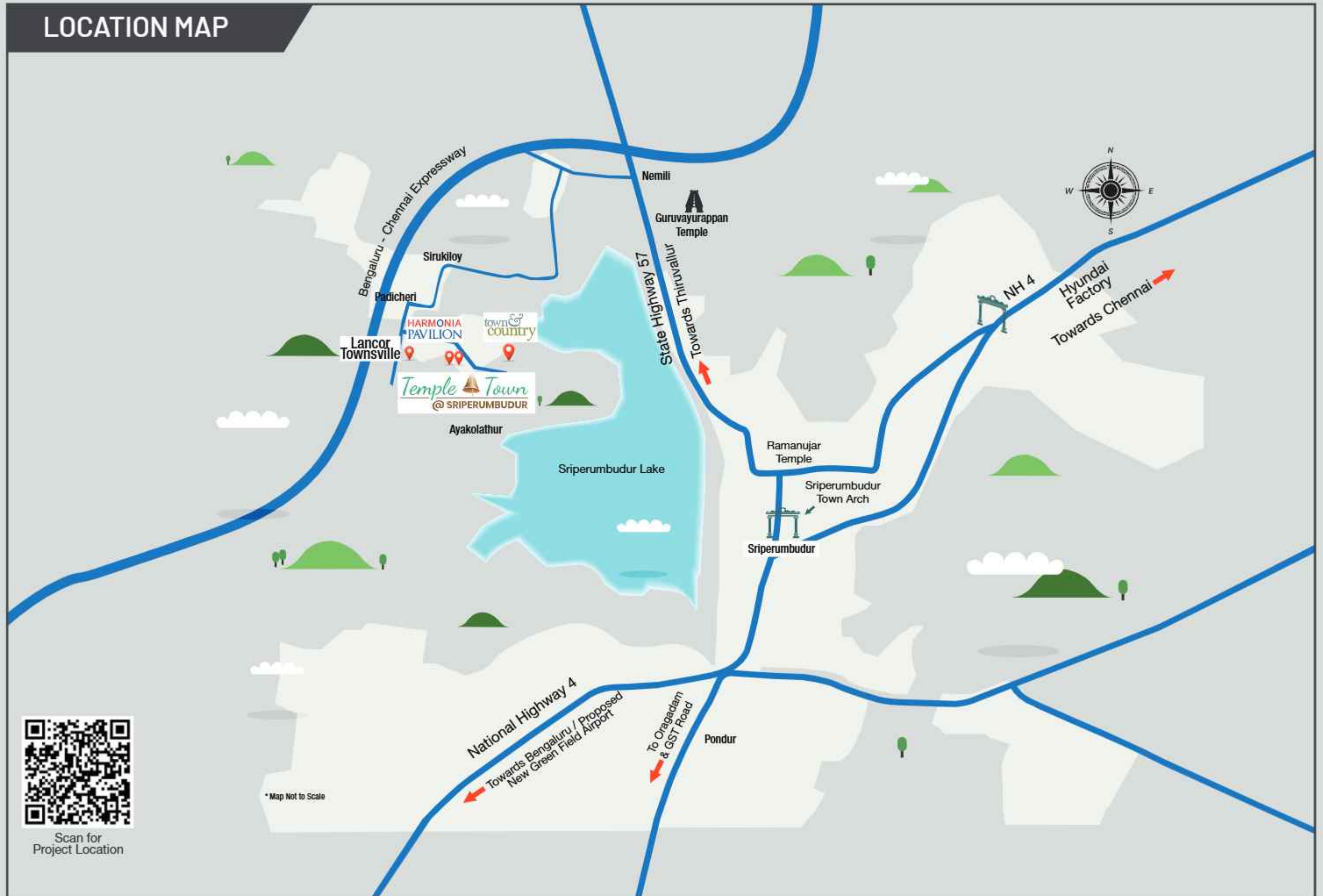


Photographs of the residents participating in community activities.



Photographs of the residents participating in community activities.

LOCATION MAP



AWARDS



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
Leed Platinum Certified by
U.S. Green Building Council



Lancor Lumina



TCP Altura



Lancor Harmonia



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



Times Business Awards 2024
Excellence in Senior Living
Lancor T & C, Sriperumbudur



ET Now Realty Award 2025
Excellence in Prime Senior Living
Lancor Harmonia

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HARMONIA
PAVILION

MASTER PLAN

LANCOR
CREATING ENDURING VALUE

town &
country

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

LANCOR TOWN & COUNTRY, Ramapuram Village, opp. Vakkil Thottam, Sriperumbudur, Tamil Nadu 602105

Call: +91 7717 27 37 47 | www.lancor.in enquiry@lancor.in

CIN: L65921TN1985PLC049092

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RERA No:
TNRERA/1/BLG/0299/2025 dated 09.09.2025
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