



BHAGYAM

UPSCALE HOMES



Enjoy the timeless charm
of these fine-crafted homes

At Harmony Bhagyam, transparency is more than a promise – it's our cornerstone. Expect nothing less than impeccable craftsmanship and top-tier materials that truly embody our brand. Yet, our commitment doesn't stop there. At Harmony Bhagyam, you're not simply a purchaser; you're a visionary. Personalize your space to absolute perfection, refining every aspect to reflect your unique style. Step into Harmony Bhagyam, where transparency seamlessly merges with freedom, transforming your dream home into a tangible reality.



10 upscale 3 BHK apartments | 1205 sq.ft. each

Located at:

Old No.54, New No.25, Krishna Nagar,
Dr. Rajendra Prasad Road,
CHROMPET



Welcome home
to the pinnacle of fine living in Chennai's most sought-after locality.



HARMONY PRESENTS



BHAGYAM
UPSCALE HOMES





STILT FLOOR PLAN





TYPICAL FLOOR PLAN

A&B - 1205 Sq.Ft.





TYPE - A UNIT

3BHK - 1205 Sq.Ft.





TYPE - B UNIT

3BHK - 1205 Sq.Ft.





SPECIFICATIONS

STRUCTURE

- RCC Framed Structure with high quality Bricks/AAC blocks for external
- Internal Painting with Plastic emulsion. Paint will be Asian/Jotun or equivalent.
- The Height of each floor will be 10 feet maximum
- The Lintel Level will be 7ft. above the finished floor level.

FLOOR / STAIRCASE

Living/Dining/Bedrooms/Kitchen

- Vitrified Tiles (2'x2') of RAK/Kajaria/NITCO make or equivalent.

Bathrooms/Balconies.

- Antiskid ceramic (1 Feet X 1 Feet Dimension) of RAK/Kajaria/NITCO or equivalent make

Staircases and Lobbies

- Granite Tiles.
- Stainless Steel railing will be provided for the Staircases.

Car Parking

- Concrete tiles-Hindustan/Equivalent

DOORS

Main Entrance

- Polished teak wood door panel and frame with 40 mm thick Veneered shutters with Width 7' X 3'6" and also with appropriate hardware such as Godrej Ultra Locks, Heavy Duty Hinges etc.

Internal Door

- Teak wood frames with suitable hinges, tower bolts & good quality locks.
- Flush doors for Internal Doors of size 7'X3'.

Toilets

- Water Resistant Wooden Doors with good quality locks and hard ware.

French Door

- 1 French Door will be provided at appropriate location.

WINDOWS

- UPVC Single Glazed swing open type windows/sliding windows with steel grills wherever necessary.
- UPVC ventilators for the toilets with steel grills.

KITCHEN

- Granite Platform 2 Feet Wide for Kitchen Counter for a minimum running length of 10 feet with Stainless Steel Sink with Drain board of minimum dimensions 1000 mm X 600 mm of Carysil or equivalent make.
- The Kitchen wall above the slab will be covered with glazed tiles for a height of 2 feet.

TOILETS

- Colored Western Style and Fixtures will be from Parryware/Hindware or equivalent.
- Suitable color Design Glazed tiles of RAK/Kajaria/NITCO make or equivalent for the wall dado up to full height of wall
- Geyser provision with hot and cold water piping with high quality chrome plated pipe fittings.
- CP Fittings to be of Parryware make or equivalent.
- Mixer unit shower, Health Faucet near EWC, Washbasin of Hindware / Parryware or equivalent will be provided.
- All tap off points for wash basin tap, Geyser water point, etc. through angle Cock.
- Inner concealed water lines will be with CPVC pipes Ashirvad/Astral or equivalent

WATER SUPPLY

- Deep Bore Well for Ground Water
- Two compartment Underground Sump of capacity 12,000 litres for both metro water and ground water storage.
- Ground Water will be tested and appropriate water treatment /filtration system would be installed based on the test results.
- One RCC Overhead Water Tank will be installed on the terrace of capacity 12000 Liters.
- Piping system cross connections will also be provided to enable interchangeability or common use of Metro and or bore well water in tank.





ELECTRICAL FITTINGS

Electrical:

- 3 Phase Electric Connections.
- 3Ph X 10/30amp power supply meter with ELCB. Individual 3Ph DB inside each flat with lighting and power circuits segregated.
- Multi-core high quality copper wiring in concealed PVC conduits with MCB and recessed switches.
- Wiring will be of Finolex or equivalent make multi strand copper with 1.5 sq.mm for 5A circuits and 2.5 sq.mm for 15A power circuits.
- High power Circuit for AC, Geyser, Fridge etc., and low power circuits for other points wherever required.
- Modular plated Switches of GM Switches/Legrand or equivalent to be provided.
- 2 separate earth pits for flats, separate earth pits for water pumps and 2 separate earth pits for lift circuits will be provided.

COMMON AMENITIES

Compound Wall

Designer Brick Work Compound Wall of height 6 feet around the campus with contemporary elevation with pillars at regular intervals and arches/pergolas at gate locations. Suitable Ornamental Cladding will be provided that will identify the complex as a landmark.

Lighting

Common Lighting around the building -should be liberal in priority more lighting and segregated switching circuits.

Security

Watchman's Kiosk and Common Toilet. Video Security System with secured lobby access at stilt level.

Anti termite

Termite chemicals will be used to treat the soil beneath the foundation, to ensure keeping termites out of the structure, also a chemical barrier is created between the ground and the foundation brickwork. Special chemical be poured along the walls.

Utilities

One individual wooden letter box with lock will be provided at the entrance of the building.
Gas Leak Alarms | DTH Facility | Shamiana Rings | Clothesline on the terrace.

Miscellaneous

Provision for hanging clothes. | House Key hanger. | Decorative door name inscription.



LUXURIOUS AMENITIES AND EXCEPTIONAL QUALITY FEATURES

Harmony Bhagyam is overflowing with essential amenities and top of the line features that make life just that much easier and more enjoyable. You'll have everything you need to feel comfortable in your new home. With its cutting-edge features and modern design, Harmony Bhagyam is the ideal place to live for those who appreciate the finer things in life.



Automatic
Lift



Vaastu
Compliant



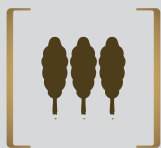
Cctv
Surveillance



Rainwater
Harvesting



Power
Back-up



Landscaping



Covered Car
Parking



Excellent
Ventilation



Zero Wastage
Design



LOCATION ADVANTAGES

SCHOOLS

Grace International School - 2.2 km

COLLEGES

Shrimathi Devkunvar Nanalal Bhatt Vaishnav College For Women - 2.4 kms

Tagore College Of Arts and Science - 3 km

Madras Christian College - 5 km

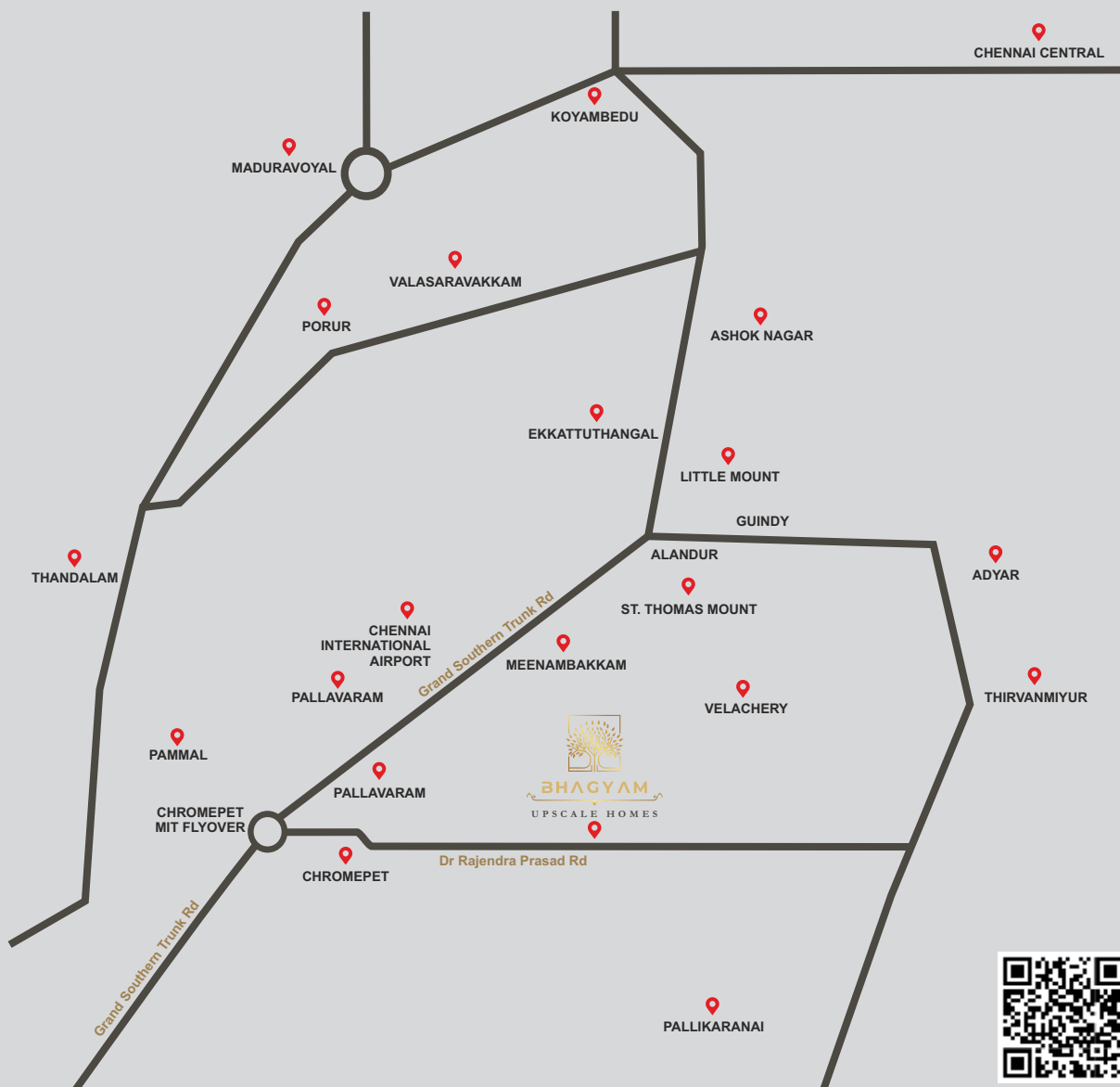
HOSPITAL

COSH Hospital - Ortho Multispeciality Hospital 4.8 km

Hindu Mission Health Care Centre - 4.3 km

CROMPET RAILWAY STATION - 2.4 Km

Airport Metro Station - 6 Km | Crompet Bus Stand - 2.2 km



SCAN QR CODE TO
VIEW LIVE LOCATION

ABOUT US

We pride on being comprehensively transparent, which implies that our customer gets exactly what they see. We leave no stone unturned in order to provide a finished residence that resembles the proposed design. Built with honest craftsmanship and premium materials, you can be confident you've made the right choice choosing us. Our team treats each new build with precision and care as if we were building our own forever family home. With our dedicated team and comprehensive support, you get uninterrupted customer service- at all times. Right from the planning phase to the execution to the final delivery, you get exactly what you desire.



OUR OTHER ONGOING PROJECTS



SAMYUKTHA
ASHOK NAGAR



Sruthi
WEST MAMBALAM



SG ENCLAVE
VIRUGAMBAKKAM



BLOSSOMS
EAST TAMBARAM



Harmony Residences Pvt. Ltd.

11/42,12th Avenue, Ashok Nagar, Chennai - 600 083

For More Details Contact Us
98403 25900 / 78458 21100



<https://www.instagram.com/chooseharmonyhomes/>



<https://www.facebook.com/ChooseHarmonyHomes>



<https://www.linkedin.com/company/chooseharmonyhomes>



<https://twitter.com/HarmonyHomes07>

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation of warranty is made in that regard. The specification of the apartment is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the sale contracts. Computer generated images and photos are indicative only. All sales remain subject to contract. Furniture shown in computer generated images and photos is not included in sales.