

Activity	Details
Security	24/7 Security Guards with CCTV Surveillance
Medical Centre by Saveetha Medical	Physiotherapist & Physician consultation
Emergency Response System and First Aid	24/7 Nurses station, 24/7 Emergency Response Systems, First Aid & Ambulance facility
Kitchen & Dinning	Common Dining Overhead cost of the dining facility
Housekeeping	Internal Housekeeping Garbage collection Common area housekeeping Club House Maintenance
Temple	Upkeep of Temple complex
Shuttle Services	Daily, Weekly & Monthly *
Repair & maintenance	All Electrical & Plumbing works
AMC's	AMC of various equipment's for smooth functioning
Horticulture	The Landscaping in Harmonia enclave
Administration & Bill Payment Services	Harmonia Facility Administration & Services
Sporting & Recreation Activity	Usage of activity Centre
Power & Water	Power and water supply for common areas

Security

- The Senior Citizen Harmonia Conclave will have manned Security personal 24x7
- CCTV cameras are installed to cover the ingress and egress of the senior citizen conclave, apart from important locations like Main gate, Medical Centre, Club house & Temple.
- The CCTV central console will be monitored at the Main gate of Town & Country.
- Retd Indian Army Major is heading the security team.

Medical Health Care

- Our Medical center is run by Saveetha Medical for your medical care
- Our nurses station is manned by Saveetha's trained professionals
- Our Medical Centre will also house basic support system consisting of Physiotherapy, BP, ECG, Patient Monitoring System, Patient admission bed, IV support & Oxygen cylinders
- Physiotherapist will be available 6 days a week. Prior appointment to be fixed for your respective slots. There are no charges for availing this service.
- Periodic Health monitoring will be done by the Physician. There are no charges to you for availing this service. However any further treatment should be borne by the patient. Patient health card will be maintained by the physician(Software) for any future reference.
- Based on the observations by Physician the required speciality Doctor will be made available from Saveetha's pool of doctors, if required. This is purely on the basis of General Physician recommendation only and will be charged on actuals by Saveetha.

Emergency Response System & First Aid

- Emergency Buzzer switch is provided in your all Master Bedrooms and its attached Bathrooms. This is directly connected to the Nurses station for emergency medical first aid.
- Nurses Station inside the conclave, to provide 24x7 assistance
- An in-patient room with a bed will be available for patient stabilization
- A Dedicated Ambulance will be parked on campus at all times, ready to rush patient in need of medical assistance to Saveetha Hospital or any other hospital of your choice with a charge as actuals

Kitchen & Dining

- With a Specially Curated menu, we serve food that is delectable and sumptuous. Our cuisine use fresh produce from local supplies, with special emphasis on whole grains and vegetables. While overhead cost of the dining facility is part of the monthly maintenance cost, the cost of your everyday meal is extra.
- The Food cost per person per Day is Rs. 200/- (inclusive of tax). The Menu will consist of Breakfast with Coffee/ Tea, Lunch, Evening snacks with Coffee/Tea followed by Dinner (Please refer to the annexure Menu details)
- Food will be served in common dining hall, which will be part of Harmonia conclave. This facility will start to function from 1st of Jan 2020 and till then, food will either be served at our regular restaurant or at your doorstep.

Housekeeping

- Internal House keeping
 - Brooming and mopping once a day.
 - Cleaning of Toilets twice a week.
 - Dusting inside your Villas once a month.
- The copy of the schedule chart should be counter signed by the villa resident upon rendering of services each time.
- Every day Garbage collection will be done from the common Bin, which will be placed on both the ends of 12 meters inner roads, every day before 8 am.
- House keeping maintenance will be done for open villa spaces & common areas like Temple & entire Club house including Kitchen, Swimming pool, Party Hall, Gym, Tennis & Badminton Courts.

Temple & Goshala

- Sri Swarna Mahalakshmi Temple with other dieties like Sri Maha Ganapathy, Sri Bala Subramaniyar, Sri Dhakshinamoorthy, Sri Maha Saraswathi, Sri Rama Bhaktha Anjaneyar, Sri Siva Durgai, Sri Santhana Parameswar, Sri Santhana Gopala Krishnar & Navagrahams with their spouses has been consecrated on 13th of March 2019 with the blessings of His Holiness Parivrajaga Jagathguru Poojyasri **Sri Sri Sri Sankara Vijayendra Saraswathi Swamigal**
- Temple Priest has been employed by Lancor with accommodation to enable Pooja twice a day.
- The temple timings : 7.30 am - 10 am & 5 pm - 8 pm.
- Goshala has been established with a Cow & Calf and the Milk produced is used for Abhishekam

Shuttle Services

- A 20 seater air-conditioned bus with attached toilet for the use of Harmonia residents is provided
- Daily Shuttle Services to Sriperumbudur Bus Depot & back on fixed timings (No additional charges)
- Weekly once to & fro trip to T.Nagar & Kancheepuram (No additional charges)
- * Monthly once Pilgrimage trip - (Multiple destinations - payable service on cost)
- All services are subject to seat availability on first come first serve basis

Repairs & Maintenance

- In-house Electrician & Plumber, to attend any fault in your Villa.
- All fault complaints raised will be attended in the order of sequence at the earliest
- Any material required for repair / Replacement will have to be paid by the resident.

AMC

- AMC of equipment's like, Electric Buggy, Shuttle Bus, DGs, STP, WTP, Fire Extinguishers will be done in the respective frequencies for smooth functioning.

Horticulture

- Villa Open area, Common lawns, walk-ways, greenery and all plantations inside the conclave will be maintained.

Administration Charges

- All Salaries, Accounts, Stores, WiFi infrastructure cost, Bill payment console for residents, management newsletter & stationery

Sporting & Recreation Activity

- Open Air Activity Centre with Coach
- Movie twice a week in the community hall
- Yoga Teacher
- Board games
- Library
- Media & Party Hall
- Departmental Store
- Carom
- Table Tennis

Club House

- Swimming Pool
- Gym
- Multi Cuisine Restaurant
- Multi purpose Hall
- Lounge

Power & Water

- Diesel charges for Power backup of light loads in Villas & Common area lightings & running of pumps.
- Water required for common areas.

NOTE:

- The facilities have been created for the benefit of all the Town & Country present & future owners.
- The above working of maintenance cost is as per our estimates on date and is applicable to all purchases made before April 11th 2020 and is to be paid 12 months in advance.
- The above mentioned services will be provided by Lancor Holdings Limited and or by any other nominated agency.
- All the above mentioned facilities would be covered under SLA and would be signed off at the time of occupation.
- Infra Structure / capital expenditure items like STP, WTP and OH tank after the life of these equipment's have to be purchased and re-instated by T & C, HARMONIA Owners.
- Please note the facilities are common to Lancor Sriperumbudur Residents and are not exclusive for Harmonia