

**DISHA**  
PROPERTIES

Harmony   
Gardens





Front View



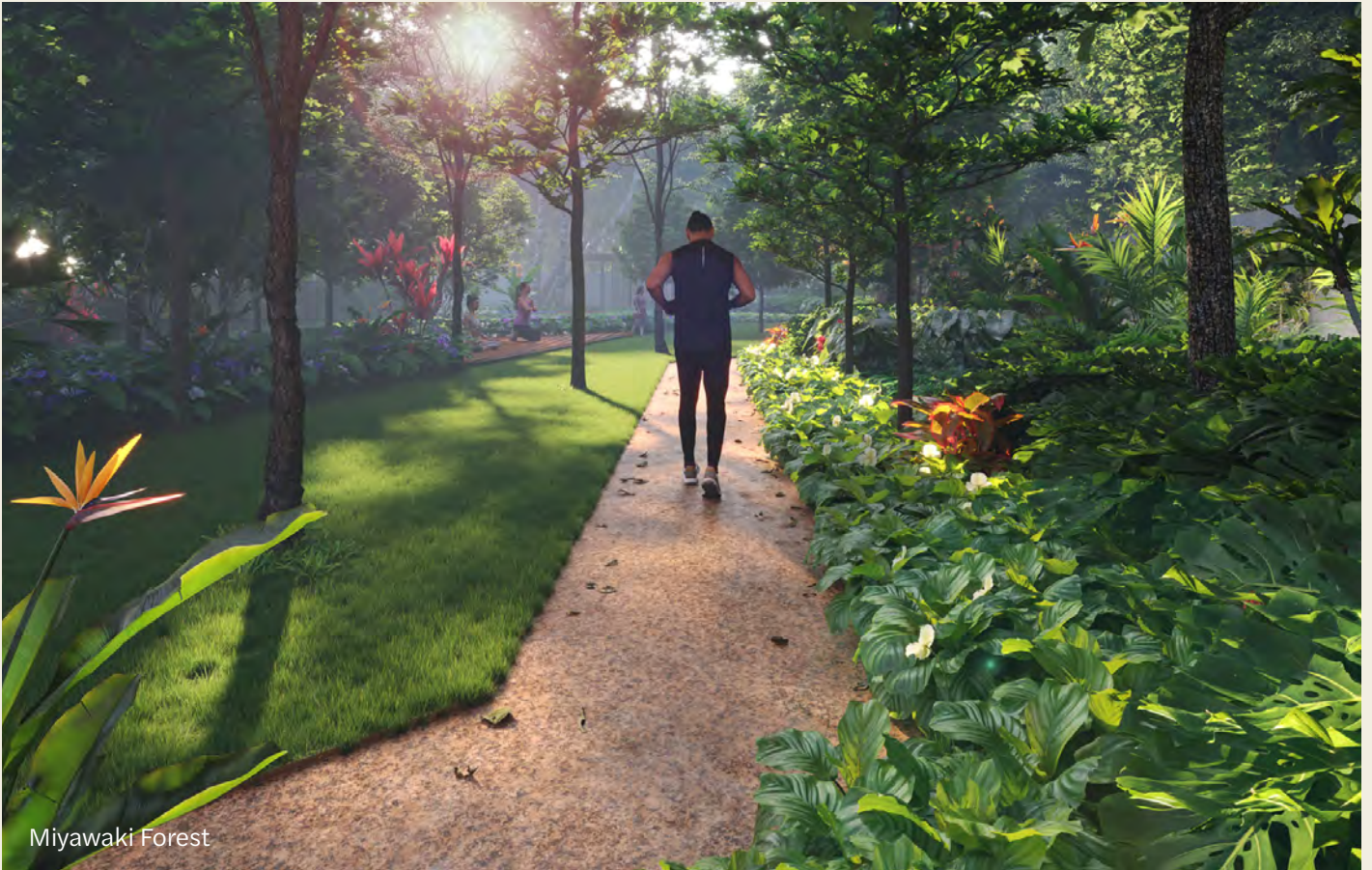
# Where Life Blooms

At Harmony Gardens, life isn't just lived—it flourishes. Experience a sanctuary where shared moments and serene spaces make every corner feel like home.



# Serene Homes, Vibrant Living





## Where Families Flourish, and Life Finds Balance

Harmony Gardens is a thoughtfully designed residential community where modern living meets the tranquility of nature. Spread across lush green environments, with 76% of the land as open space, every moment feels closer to nature, every day more fulfilling.

Here, beautifully designed spaces bring the community together, creating bonds that flourish amidst shared joys and quiet comforts. It's a sanctuary designed for families to thrive, friendships to grow, and memories to bloom.

Welcome to Harmony Gardens—where life blooms and flourishes effortlessly!



# A Master Plan Tailored for You

Spread across **3.25 acres**, Harmony Gardens seamlessly blends open spaces, vibrant amenities, and serene retreats. Every detail in the master plan reflects thoughtful planning to balance privacy, community, and nature. Nestled among lush community amenities, our three residential towers boast **247 spacious units** across 15 floors, offering uninterrupted views in every direction.

PROJECT AREA

**3.25 Acres**

NO. OF TOWERS

**3 towers, B+G+14 floors**

NO OF UNITS

**247 units, 2&3 BHKs**

NORTH BANGALORE

**Byrathi, Off Hennur Road**



Aerial View from North East



**LEGEND**

- |   |                          |                                   |
|---|--------------------------|-----------------------------------|
| 1 Entry portal, Feature wall & Security | 12 Amphitheater          | 24 Reflexology Path               |
| 2 Block Entry Lobby                     | 13 Leisure Garden        | 25 Senior Pavilion                |
| 3 Waiting Pavilion                      | 14 Play Lawn             | 26 Miyawaki Forest                |
| 4 Futsal Court                          | 15 Harmony Club          | 27 Wellness Garden with Eco Trail |
| 5 Multi-purpose Court                   | 16 Barbecue Corner       | 28 Skating Rink                   |
| 6 Kids Play Area                        | 17 Party Lawn & Pavilion | 29 Jogging Track                  |
| 7 Cricket Practice Pitch                | 18 20M Infinity Lap Pool | 30 Pet Corner                     |
| 8 Seating Alcove                        | 19 Kids Pool             | 31 Garbage Waste Converter        |
| 9 Aroma Garden with swing lounge        | 20 Pool Deck             | 32 DG Yard                        |
| 10 Youth Corner                         | 21 Outdoor Yoga          | 33 Transformer Yard               |
| 11 Celebration Lawn                     | 22 Fitness Zone          |                                   |
|   | 23 TOT-LOT               |                                   |



# Community-Centric Spaces

## Family friendly amenities

Harmony Gardens brings wellness, recreation, and relaxation to life through thoughtfully designed spaces. Play a match on the futsal court, celebrate Diwali on the amphitheater-flanked lawn, participate in a debate at the youth corner, or just unwind in the serene Miyawaki forest. From the skating rink to the senior citizen pavilion, every amenity is crafted to inspire connections for all generations.

# 30+

Sports and  
Leisure Amenities  
for all age groups



Swimming Pool



Celebration Lawn



View from Southeast Corner



## 76% of land as open space

Carefully crafted to flourish and thrive

Every aspect of Harmony Gardens is crafted to blend luxury living with the serenity of nature. With expansive open spaces, eco-friendly pathways, and lush greenery, the community offers more than just scenic beauty—it's a healthier, more vibrant way of life.



**Natural Temperature Regulation:**  
Cooler, comfortable spaces throughout the year.

# Harmony Club

An exclusive space designed to elevate your everyday living

The Harmony Club, situated at the ground floor of Block B, is designed to bring comfort, convenience, and celebration to your everyday life. Celebrate milestones in the party hall with a BBQ corner and lawn, stay active in the gym, or outdoor yoga spaces, or just relax in the swimming pool.

Unique conveniences include guest suites for visiting family, a tuition center for group classes, and a dedicated WFH/ Business Centre to brainstorm on a startup idea. More than a clubhouse, it's where lifestyle and community come together.

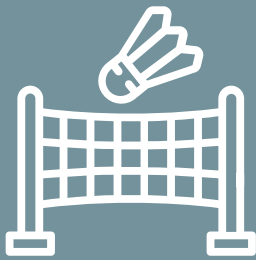
## 10+

Clubhouse amenities where lifestyle and community come together





A club where celebrations, connections,  
and everyday comforts come together  
to create a vibrant community life.



Double Height  
Badminton Court



Party Hall flanked  
by BBQ & Lawn



Gym



Swimming Pool



Outdoor Yoga



Multi-purpose Room



WFH/Business  
Center



Tuition Centre



Guest Suites



# Block Plans

Designed for Harmony and Privacy

Our blocks strike the perfect balance between openness and privacy, offering a thoughtfully planned living experience where every resident enjoys the best of both worlds. 80+ units in a block, with just 6 units sharing a core, our blocks are efficiently designed maximizing the common area efficiency. You have less waiting time for lift in your morning rush hours.





### Corner Flats

Bask in uninterrupted natural light, fresh air, and panoramic views from every room.



### No Wall Sharing

Enjoy complete privacy, superior noise insulation, and a sense of space that enhances your living experience.



### 115 Ft Gap Between Towers

Wide, staggered towers maximize sunlight, ventilation, and privacy.

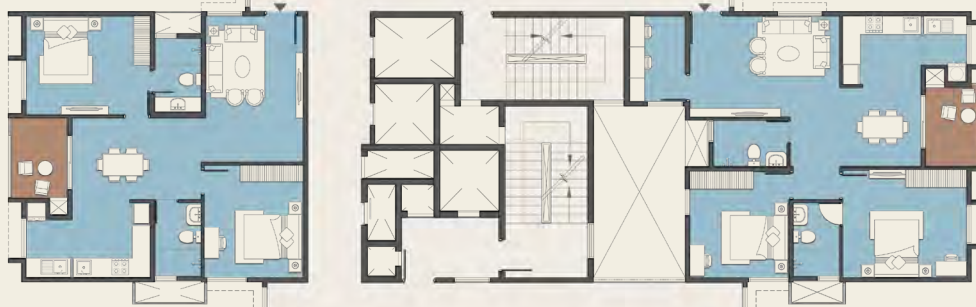


3B 2T



3B 2T

2B 2T



2B 2T +  
STUDY

3B 3T



3B 3T



## BLOCK B & C



# Unit Plans

Homes Designed to Match Your Lifestyle

At Harmony Gardens, each home is a perfect blend of functionality and elegance. Whether it's a cozy retreat or a spacious family sanctuary, our 2 & 3 BHK units are thoughtfully crafted to suit every need.

## 76% Unit Built Up Area

Smartly designed layouts maximize usable space, ensuring every square foot works for you.

## Natural Light & Ventilation

Open layouts with well-placed full height windows create bright, airy interiors filled with refreshing natural light.

**3BHK 3T**

**1745 SQ. FT.**  
Super Built Up Area

**1327 SQ. FT.**  
Unit Built Up Area

**1238 SQ. FT.**  
Carpet Area  
(RERA + Balcony)




▲  
WEST ENTRY



### 3BHK 2T

**1526 SQ. FT.**  
Super Built Up Area

**1161 SQ. FT.**  
Unit Built Up Area

**1080 SQ. FT.**  
Carpet Area  
(RERA + Balcony)



**EAST ENTRY**

### 2BHK 2T

**1250 SQ. FT.**  
Super Built Up Area

**950 SQ. FT.**  
Unit Built Up Area

**873 SQ. FT.**  
Carpet Area  
(RERA + Balcony)





## Vastu Compliant Living

Harmony in Every Corner of Your Home

Vastu Shastra, the ancient Indian science of architecture, aligns homes with natural elements—earth, water, fire, air, and space—to foster positive energy. At Harmony Gardens, these principles are seamlessly integrated to create homes that promote well-being and prosperity.



### Orientation of Rooms:

Kitchens in the southeast align with the fire element, benefiting from morning sunlight for hygiene. Bedrooms in the southwest promote stability and restful sleep, while living spaces in the north or east maximize natural light, fostering positivity.



### Flow of Energy:

Open, clutter-free layouts support mental clarity and reduce stress, creating a peaceful and harmonious living environment.



Master Bed Room

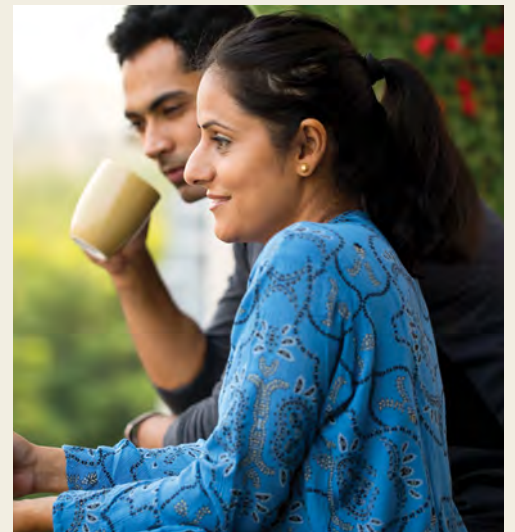


Living Room

# Enjoy Spacious Balconies

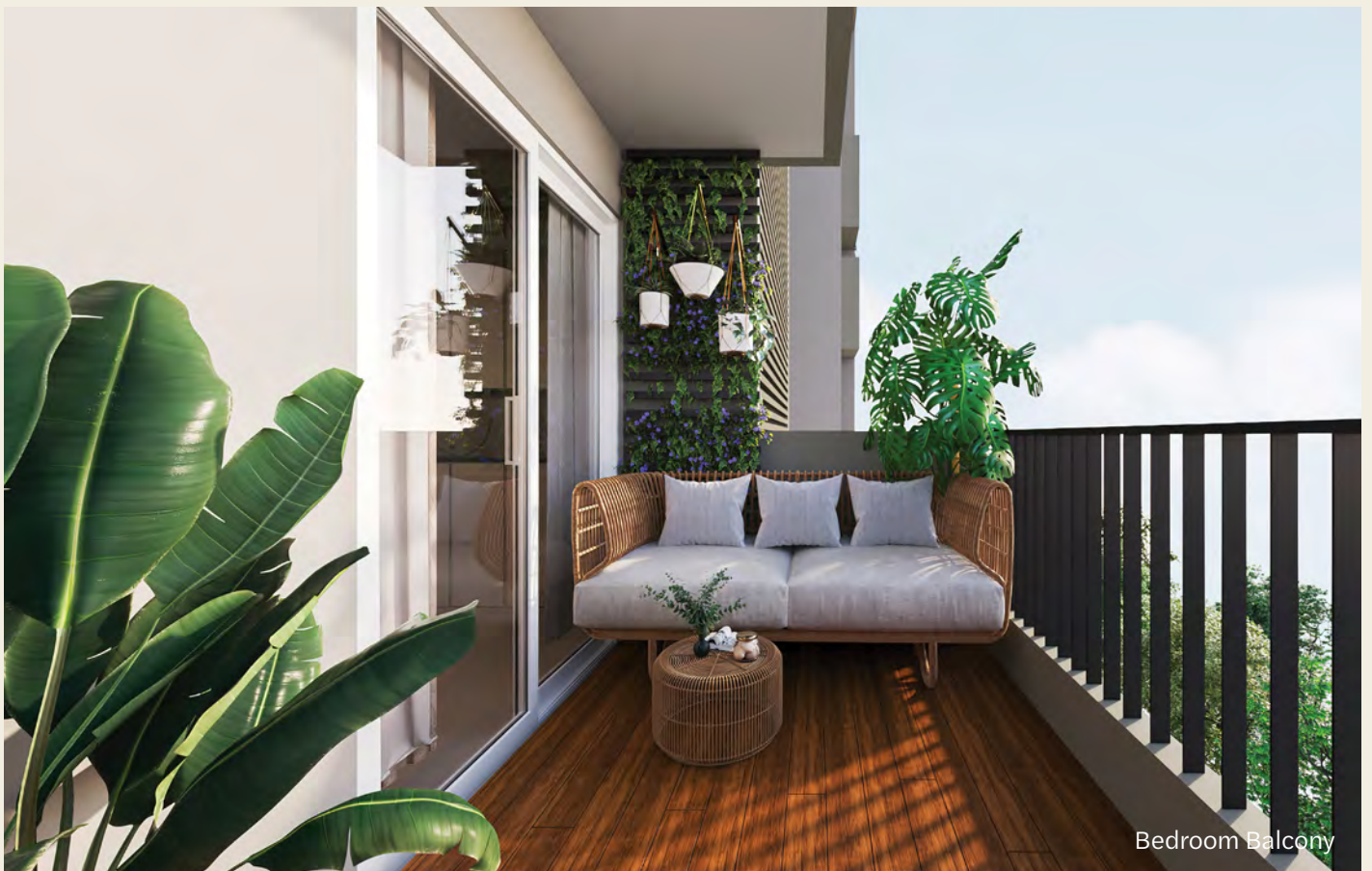
## A Private Retreat, Redefined

Discover the ultimate luxury—your expansive balcony, perfect for family gatherings or impromptu parties with friends, flowing seamlessly from indoor dining to the open deck. With provisions for balcony gardening, you can nurture your green thumb effortlessly. Whether soaking in sunlight, enjoying the breeze, or unwinding with a view, these balconies elevate every moment.





Dining Room



Bedroom Balcony



# Specifications

## CIVIL

### Structure

- Basement+Ground+14 floors
- Seismic Zone II resistant RCC framed structure with RCC Roof slab.
- External Walls -150mm solid cement concrete / Porotherm blocks.
- Internal Walls - 100mm solid cement concrete / Porotherm blocks.

## ARCHITECTURE

### Flooring

#### Living, Dining, Kitchen & Utility

Double Charge Vitrified Tiles of Size 800mm x 800mm

#### Bedrooms

Double Charge Vitrified Tiles of Size 800mm x 800mm

#### Bathrooms

Flooring: Anti Skid Vitrified/ Ceramic Tiles of Size 600mm x 600mm

Walls: Vitrified / Ceramic Tiles of Size 600mmx1200mm up-to ceiling

#### Balconies

Vitrified / Ceramic Wood Grain Plank Tiles

#### Common Areas

Corridors / Lobbies: Anti-skid

Vitrified tiles

#### Staircases

Long Ceramic Plank tiles with MS Railing

### Doors

#### Main Door

8' high Engineered wooden doors with veneer finish.

#### Bedroom Doors & Toilet Doors

Engineered wooden doors with Polish / laminate finish.

#### Windows

6' 4" high 3 track UPVC sliding windows with mosquito mesh.

#### Balcony Sliding Doors & Ventilators

8' high 3 track UPVC French doors with mosquito mesh.

#### Bathrooms Ventilators

Powder coated aluminium/ UPVC Ventilators with architrave profile.

### Paint

#### Internal Walls & Ceiling

Smooth Plastered / Gypsum finish with Plastic emulsion.

#### External Walls

Texture finish with exterior grade emulsion and WPC Wall Cladding or equivalent in selective areas.

#### Balcony Railings

RCC/concrete/ Porotherm blocks (Wiemer Berger a German brand) parapet ledge with MS top rail/MS Railings with enamel paint finish.

#### Toilet Ceilings

PVC False Ceiling or Calcium Silicate false ceiling.

## PLUMBING & ELECTRICAL

### Plumbing

- Counter top wash basins of Jaguar or equivalent.
- Wall mounted EWC with Concealed Cistern Jaguar or equivalent.
- Water efficient CP & Sanitary Fixtures and Accessories of Grohe / Vitra or equivalent.



# Green Features

## Electrical

- DG back up power for each apartment upto 1 KVA for lighting.
- DG back up power for common area lighting, lifts and pumps.
- TV point in living & master bedroom.
- Fire-resistant electrical wires of Polycab / LAPP (FRLS/FRLSH) or equivalent make.
- Elegant, modular, electrical switches of Schneider or equivalent make.
- For safety: RCCB (Residual Current Circuit Breaker) or Earth Leakage Circuit Breaker.
- One MCB (Miniature Circuit Breaker) based Main Distribution Box in each unit.
- AC sockets in all bedrooms.
- Wi Fi point provision in Living / Dining.
- 100% Power Back up for common area lighting, Lift and Utility services.
- Provision for Geyser & exhaust fans in all toilets.
- Provision for refrigerator, Hood & Hob, Microwave / Oven, Mixer / Rice Cooker.
- Provision for Water purifier, Washing machine, Dish washer in the utility.
- Provision for Sink & Tap in both Kitchen & Utility.

## SERVICES

### Water Treatment

- Water Treatment Plant
- Sewage Treatment Plant

### Elevators

3 Lifts per block.

### Safety & Security

CCTV Surveillance at entry lobbies of each block



### Water Conservation

- Dual Pipe System & Dual Flush system for sanitary.
- Recycled Water for Landscape maintenance.
- Water efficient Fixtures.
- Ground Water Recharge.
- Rain water harvesting.



### Energy Conservation

- Solar Water provision for top two floor apartments. (in one toilet or entire apartment)
- Energy efficient lighting in common areas.
- Energy efficient street lights/ timer adjusted street lights.



### Solid Waste management

- Waste segregation.
- Organic waste converter.



Towards YELAHANKA  
Towards AIRPORT

NSoJ - National School of Journalism  
Delhi Public School, North  
CMR University  
Kristu Jayanti College  
The School of Raya  
Towards Kempegowda International Airport

Millennium World School Bengaluru North  
Oxford School and Composite PU College  
EuroSchool North Campus  
Kogilu Main Road  
National Public School, North  
Brigade Northridge

Vidyashilp Academy  
Jakkur Aerodrome

Phoenix Mall of Asia  
The Druid Garden

Jakkuru Main Road

Bharathiya city tech park  
Bharathiya Mall of Bengaluru

Kannuru Main Road  
Hennur Main Road

Mantri Webcity  
Oia Bangalore  
New Horizon International School  
Byg Brewski

Ekya School, Byrathi  
Li'l Munchkins Daycare & Preschool

XLR8 Sports Arena  
The Daily Bean  
Wings Arenas  
Orchid Woods by Goyal & co.  
Ovum Clinic

Decathlon  
Lulu Value Mart  
Legacy School

The Olive Oil Super Market

Brighton School

Purva Palm Beach

Omkar Clinic  
In That Quiet Earth-Total Environment

Manipal Hospital  
Esteem Mall

Embassy Manyata Business Park

Zudio

Manyata Tech Park  
Elements Mall

Ebisu Tech Park

Outer Ring Road

Thannisandra Main road

Cratis Hostipal  
Bangalore International School

Shoba Victoria Park

HEBBAL  
Towards THE CITY CENTRE

Hennur Main Road  
NICC - International College of Design & Technology  
DMart

VIBGYOR High Kids Horamavu School

- Existing Railway Line
- Metro Purple Line (Challaghatta - Whitefield)
- Proposed Metro Blue Line (KR Puram - Hebbal - KIAL Terminals)
- Main Roads

- Business and Workplaces
- Shopping & Retail
- Food & Dining
- Sports & Fitness
- Educational Institutions
- Healthcare Institutes
- Other Developments



Trilife Hospital (Specialist Hospital)

Towards AVALAHALLI

Towards INDIRANAGAR

Outer Ring Road

Towards WHITEFIELD

Bagmane Tech Park

Old Madras Road



# Well-Connected in a Thriving Neighborhood



## Business and Workplaces

- |                                  |         |
|----------------------------------|---------|
| 1. Bharathiya City Tech Park     | 5.9 km  |
| 2. Embassy Manyata Business Park | 8.2 km  |
| 3. Manyata Tech Park             | 8.5 km  |
| 4. Ebisu Tech Park               | 10.6 km |
| 5. Bagmane Tech Park             | 15 km   |



## Shopping & Retail

- |                                 |         |
|---------------------------------|---------|
| 1. The Olive Oil Super Market   | 80 m    |
| 2. Lulu Value Mart              | 2.1 km  |
| 3. Decathlon Hennur Road        | 2.3 km  |
| 4. The Big Market               | 3.5 km  |
| 5. Bharathiya Mall of Bengaluru | 5.3 km  |
| 6. DMart                        | 5.7 km  |
| 7. Elements Mall                | 6.3 km  |
| 8. Zudio                        | 6.4 km  |
| 9. Phoenix Mall of Asia         | 9.8 km  |
| 10. Esteem Mall                 | 11.5 km |



## Food & Dining

- |                                |         |
|--------------------------------|---------|
| 1. The Daily Bean              | 2.9 km  |
| 2. Oia Bangalore               | 3.2 km  |
| 3. Byg Brewski Brewing Company | 3.4 km  |
| 4. The Druid Garden            | 11.3 km |



## Sports & Fitness

- |                             |        |
|-----------------------------|--------|
| 1. Wings Arenas             | 2.5 km |
| 2. XLR8 Indoor Sports Arena | 2.7 km |



## Healthcare

- |                     |         |
|---------------------|---------|
| 1. Omkar Clinic     | 2.1 km  |
| 2. Ovum Clinic      | 2.4 km  |
| 3. Cratis Hospital  | 3.2 km  |
| 4. Trilife Hospital | 8 km    |
| 5. Manipal Hospital | 11.5 km |



## Educational Institutions

- |  |         |
|--|---------|
| 1. Ekya School   | 130 m   |
| 2. Li'l Munchkins Daycare                              | 270 m   |
| 3. Brighton School                                     | 400 m   |
| 4. Legacy School                                       | 1.1 km  |
| 5. New Horizon International School                    | 3.3 km  |
| 6. Bangalore International School                      | 3.4 km  |
| 7. NICC - International College of Design & Technology | 4.9 km  |
| 8. VIBGYOR High Kids School                            | 8.2 km  |
| 9. EuroSchool North Campus                             | 8.8 km  |
| 10. The School of Raya                                 | 8.9 km  |
| 11. Kristu Jayanthy College                            | 9.1 km  |
| 12. Oxford School and Composite PU College             | 9.1 km  |
| 13. Millennium World School Bengaluru North            | 9.2 km  |
| 14. National Public School                             | 9.3 km  |
| 15. National School of Journalism                      | 9.8 km  |
| 16. Delhi Public School North                          | 12 km   |
| 17. CMR University                                     | 12.9 km |
| 18. Vidyashilp Academy                                 | 13 km   |



## Airport

- |                                     |         |
|-------------------------------------|---------|
| 1. Kempegowda International Airport | 22.3 Km |
| 2. Jakkur Aerodrome                 | 9.7 Km  |



# Disha: Built on Trust, Crafted with Precision

With over 800 families, Disha has built more than just homes—we’ve built trust and community. Each project is a testament to our dedication to timely delivery, exceptional quality, and nurturing strong customer relationships. We build homes where families grow and memories are made.

COMPLETED



800+ Homes



1.4 million sq ft

UNDER CONSTRUCTION



1900+ Homes



4 million sq ft

UNDER PLANNING & APPROVALS



830 Homes



1.9 million sq ft



Disha Pursuit of the Elements, Gunjur (Under Construction)



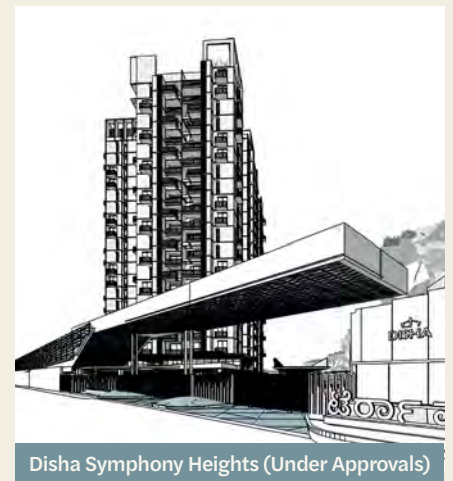
Disha Pursuit of Sunshine, Budigere Road (2023-25)



Disha Courtyard, Whitefield (2019-21)



Disha Pursuit of Radiance (Under Approvals)



Disha Symphony Heights (Under Approvals)

**THIS PROJECT IS MORTGAGED WITH & FUNDED BY  
BAJAJ HOUSING FINANCE LIMITED**



This project is Mortgaged with and Funded by Bajaj Housing Finance Ltd. and No objection certificate/permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats.

**PROJECT APPROVED BY**



**PROJECT CONSULTANTS**



Architects



Landscape Consultants



SMEP Consultants



PMC

## **DISHAHABITAT SHELTERS LLP**

2nd floor Above Axis Bank,  
#43/2, Whitefield Main Rd,  
Bengaluru, Karnataka 560066.

## **FOR BOOKINGS**

To book an exclusive tour of our  
Experience Centre, mail us at  
[sales@dishaproperties.com](mailto:sales@dishaproperties.com) or 

[www.dishaproperties.com/harmonygardens](http://www.dishaproperties.com/harmonygardens)

## **RERA**

PRM/KA/RERA/1251/446/PR/O20125/007341



Experience Centre at Project Site, Hennur

## **DISCLAIMER**

All information provided here, including but not limited to drawings, visualizations, renderings, master plan, floor plans, trees, landscape, images, specifications and other elements are only indicative and will likely change in the final, as-built development. Some information provided is inclusive of likely future developments. The visualizations and renderings provided here are general in nature and are indicative of the project at a mature stage, at a much later date in time. All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.