



LANSUM



LANSUM PROPERTIES LLP

Site Address: Lansum Evana, Gambhiram Village, Anandapuram Mandal, Visakhapatnam District - 531163.

Visakhapatnam Office: D. No. 50-40-17/C, TPT Colony, Seethamadhara, Visakhapatnam. Tel: +91 8912722768.

Hyderabad Office: Plot No. 283, Road No. 78, Jubilee Hills, Hyderabad. Tel: +9140 23122666.

RERA NUMBER - P03250244829

Mother Nature

just moved
into town

A small, white line-art illustration of a butterfly is positioned above the tagline 'just moved into town'.



How often

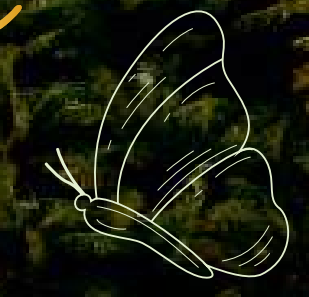
do we find ourselves lost in the echoes of yesterday?

How often do we think of the scent of rain-kissed earth,
and yearn for a breath of untainted air?





Come home to *Evana*





114
concept
villas

13
lush
acres

Just a stone's lob from the Gambhiram Reservoir, Evana is the closest you can get to living in harmony with the elements.

Come, discover the true meaning of peace and tranquility.

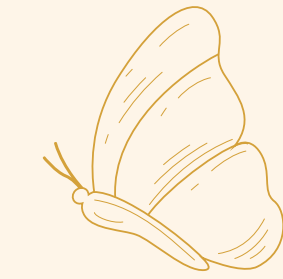




Evana. *Nature lives* here.

Evana isn't just another villa project dotting the landscape of Vizağ; it's a blend of home and habitat.





With a forest virtually in your backyard, and a unique podium-style construction, Evana is the only address in town that brings together the memories of yesterday and the

promises of tomorrow.





Beauty with *brains*

For the poetic souls - sunlight, chlorophyll, the symphony of birds at dawn.

And for the practical-minded, giant strides into the future of construction technology.

Life doesn't get any more balanced than this.





Shear wall
construction for

sheer strength

Evana incorporates rock-solid construction technology - so your home will stay in pristine health, whatever time and the elements throw at it.

And before you ask, we've got the aesthetics covered as well - all the service lines here are sub-terranean, so you'll never ever see tangled bunches of wires and cables.



Life above, parking below

A unique podium design sends all vehicles to the lower level, ensuring that our living space offers total safety and freedom of movement for our children and furry friends.





70%
open spaces

Greener
deep soil for large trees
and lush plantation

Zero
traffic on podium



Life is best
lived on the *front porch*

Moving the parking area to a sub-terranean level frees up your front porch.

Here, you can chill with the morning news, sip a cuppa, enjoy a board game, or just sit back and watch the kids play.

Just like our parents and grandparents used to do.



Together *for good*

Evana has been designed to encourage residents to step out of their homes and experience the outdoors.

Meet new people. Share stories, jokes and adventures. Pick up investment tips, learn new recipes, discuss movie plots. There's so much out there.





Breathe



VMRDA & RERA approved

Vastu compliant

Extensive landscaping

2+ km walking track

Unique podium concept villas
with dedicated private basement

Multiple themed gardens






Something for *everyone*

Evana has a host of activities and amenities for the young and young-at-heart.

Walking and jogging paths, cricket nets, me-time spaces, kids' play zones and so much more.

Whatever you're in the mood for - quiet meditation, a leisurely stroll with the family, sport-for-fun or full-body workouts, we've got you covered.





A clubhouse like
no other

A 13,000 sft. ultra-modern facility replete with every conceivable amenity for you to relax and rejuvenate.

Need a little extra space for visitors? The guest rooms here are plush and generously appointed.

As you'll discover, we've pretty much planned for everything.





AMENITIES

Swimming pool

Tennis court

Fully equipped gym

Multi-purpose hall

Guest rooms

Children's play area

Indoor games lounge

Cricket nets

Supermarket



Close to
what's *important*

Evana's location offers unmatched connectivity - ensuring ease of movement within the city, and to destinations outside Vizag.

Schools, colleges, hospitals, social hotspots and scenic getaways - you'll find them all just next door.



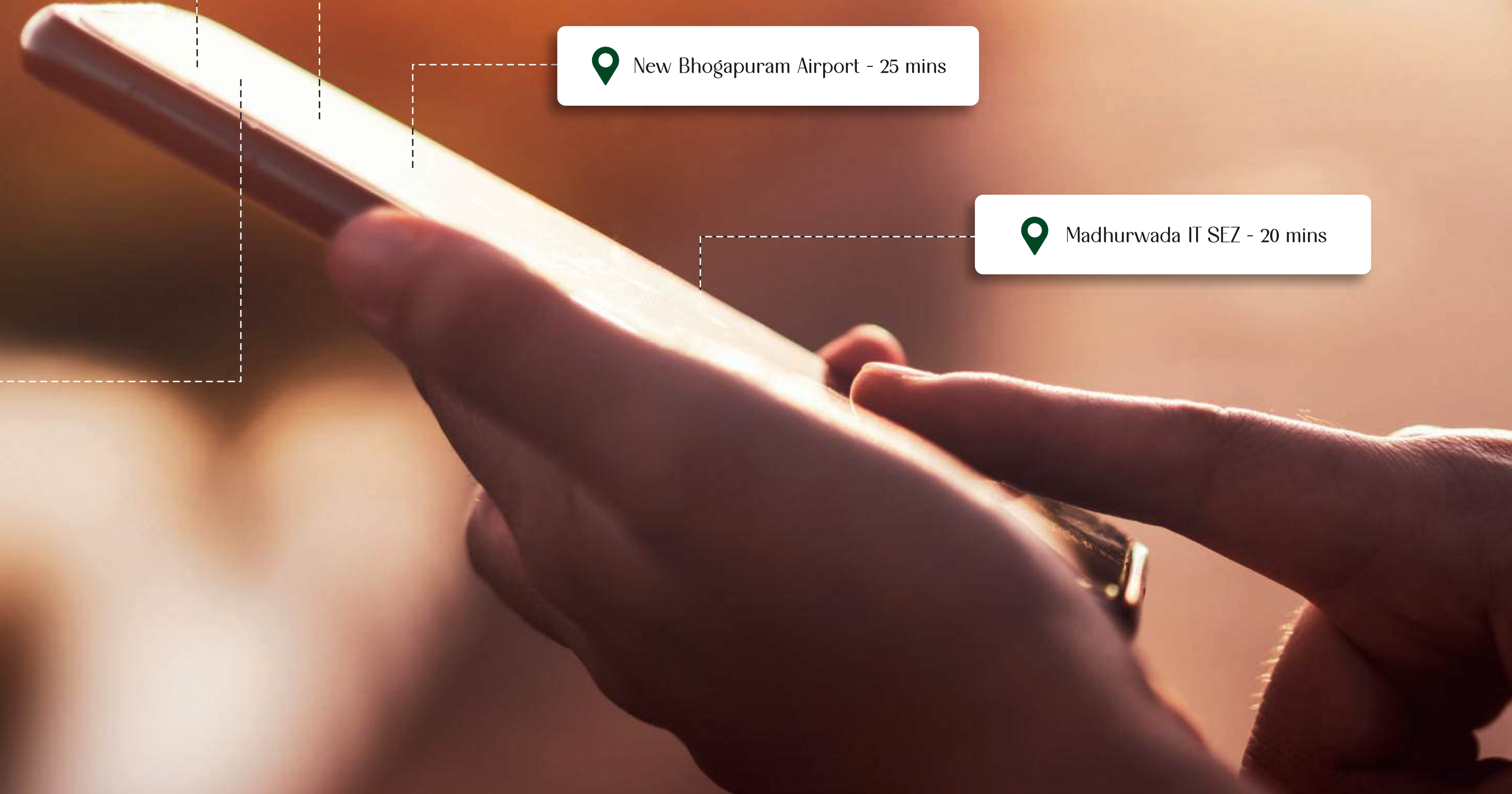
 Anandpuram Highway - 5 mins
National Highway AH45 - 5 mins

 Rushikonda Beach - 25 mins

 New Bhogapuram Airport - 25 mins

 Medcover Hospital - 30 mins

 Madhurwada IT SEZ - 20 mins



LOCATION



Educational Institutions

- IIM Visakhapatnam - 2 min
- The Harbor International School - 10 mins
- Vijnana Vihar Residential School - 11 mins
- Delhi Public School - 12 mins
- KKR Gowtham International School - 13 mins
- Oakridge International School - 20 mins
- GITAM University - 30 mins



Hospitals

- Age Care Foundation - 5 mins
- Sri Venkata Trinadh Multi Speciality Clinic - 10 mins
- Keerthana Hospital - 15 mins



Hotels / Hospitality

- Radisson Blu Resort - 25 mins



Other Landmarks

- Dukkavanipalem Hillock - 5 mins
- Gambhiram Reservoir - 10 mins
- Vaikuntam Temple - 10 mins
- ACA International Cricket Stadium - 20 mins
- Thottakonda Beach - 30 mins
- Isukathota - Jn 35 mins



The finer details



MASTER LAYOUT



LEGEND

- | | | |
|---------------------------------|---|--|
| 1. Entry/Exit W/ Security Cabin | 9. Multipurpose space:
a. Amphitheatre
b. Yoga & Meditation | 16. Co-working space |
| 2. Pedestrian Pathway (4m wide) | 10. Children's Play Area | 17. Zen Garden with Shade Structure and Informal Seating |
| 3. Lawn with seating | 11. Lawn | 18. Sculpture Court |
| 4. Art & Craft Area | 12. Shade Structure | 19. Lawn with Seating |
| 5. Swimming Pool | 13. Peripheral Pathway | 20. Pool Deck |
| 6. Kid's Pool | 14. Feature Wall | 21. Edible Garden |
| 7. Tennis Court | 15. Outdoor Gym | |
| 8. Cricket Practice Net | | |



VILLAS BY NUMBERS

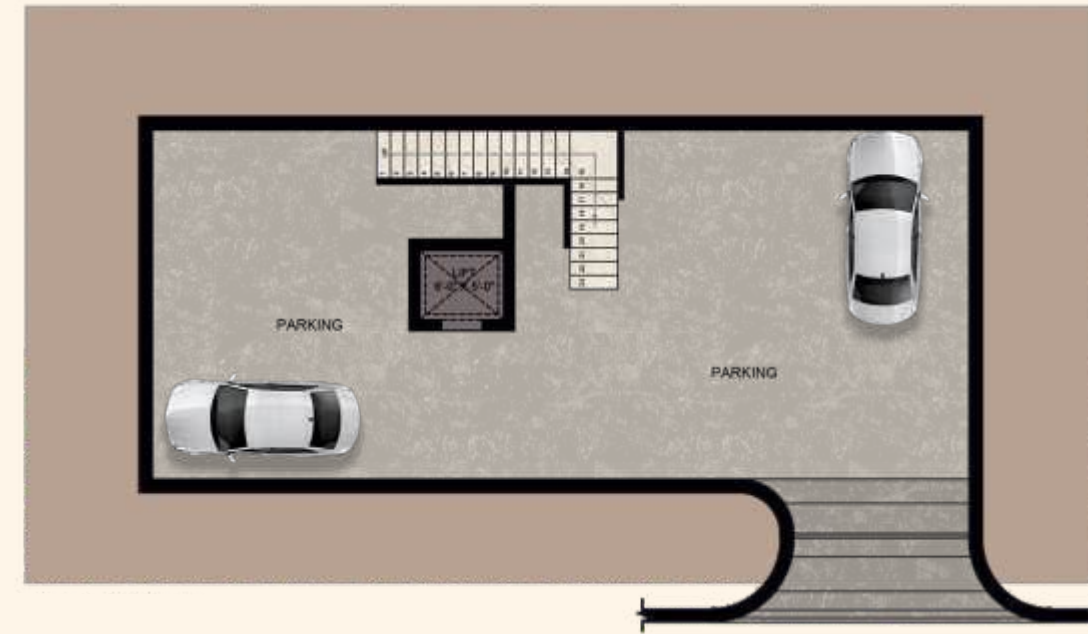
Villa No	Villa Orientation (E1 / E2 etc.)	Land Area (Sq. Yards)	Saleable Area (Sq. Ft.)	Parking Area (Sq. Ft.)
1	East	360	3360	1550
2	East	356	3360	1550
3	East	356	3360	1550
4	East	356	3360	1550
5	East	356	3360	1550
6	East	356	3360	1550
7	West	425	3360	1550
8	West	557	4110	1920
9	North	382	3385	1500
10	North	392	3385	1500
11	East	356	3360	1550
12	East	356	3360	1550
13	East	356	3360	1550
14	East	356	3360	1550
15	East	356	3360	1550
16	West	325	3080	1440
17	West	356	3360	1550
18	West	356	3360	1550
19	West	356	3360	1550
20	West	356	3360	1550
21	West	356	3360	1550
22	West	356	3360	1550
23	West	356	3360	1550
24	West	356	3360	1550
25	West	356	3360	1550
26	West	356	3360	1550
27	West	385	3360	1550

Villa No	Villa Orientation (E1 / E2 etc.)	Land Area (Sq. Yards)	Saleable Area (Sq. Ft.)	Parking Area (Sq. Ft.)
28	West	395	3360	1550
29	West	346	3360	1550
30	East	400	3360	1550
31	East	356	3360	1550
32	East	356	3360	1550
33	East	356	3360	1550
34	East	356	3360	1550
35	East	421	3360	1550
36	East	356	3360	1550
37	East	356	3360	1550
38	East	356	3360	1550
39	East	356	3360	1550
40	East	356	3360	1550
41	East	356	3360	1550
42	East	345	3300	1500
43	North	500	4160	1910
44	West	660	6215	3160
45	West	356	3360	1550
46	West	356	3360	1550
47	West	356	3360	1550
48	West	421	3360	1550
49	West	356	3360	1550
50	West	356	3360	1550
51	West	356	3360	1550
52	West	356	3360	1550
53	West	356	3360	1550
54	West	356	3360	1550
55	West	356	3360	1550
56	West	356	3360	1550

Villa No	Villa Orientation (E1 / E2 etc.)	Land Area (Sq. Yards)	Saleable Area (Sq. Ft.)	Parking Area (Sq. Ft.)
57	West	356	3360	1550
58	West	400	3360	1550
59	East	356	3360	1550
60	East	356	3360	1550
61	East	356	3360	1550
62	East	356	3360	1550
63	East	421	3360	1550
64	East	356	3360	1550
65	East	356	3360	1550
66	East	356	3360	1550
67	East	356	3360	1550
68	East	476	4760	2325
69	East	534	4760	2325
70	East	534	4760	2325
71	West	373	3360	1550
72	West	356	3360	1550
73	West	356	3360	1550
74	West	356	3360	1550
75	West	421	3360	1550
76	West	356	3360	1550
77	West	356	3360	1550
78	West	356	3360	1550
79	West	356	3360	1550
80	East	326	2340	1135
81	East	356	3360	1550
82	East	356	3360	1550
83	East	356	3360	1550
84	East	356	3360	1550
85	East	356	3360	1550

Villa No	Villa Orientation (E1 / E2 etc.)	Land Area (Sq. Yards)	Saleable Area (Sq. Ft.)	Parking Area (Sq. Ft.)
86	East	356	3360	1550
87	East	356	3360	1550
88	East	356	3360	1550
89	East	356	3360	1550
90	East	356	3360	1550
91	East	356	3360	1550
92	East	356	3360	1550
93	East	356	3360	1550
94	West	460	3070	1640
95	West	356	3360	1550
96	West	356	3360	1550
97	West	356	3360	1550
98	West	356	3360	1550
99	West	356	3360	1550
100	West	356	3360	1550
101	West	356	3360	1550
102	West	356	3360	1550
103	West	356	3360	1550
104	West	356	3360	1550
105	West	356	3360	1550
106	West	356	3360	1550
107	East	330	3110	1415
108	East	385	3360	1550
109	East	385	3360	1550
110	East	385	3360	1550
111	East	356	3360	1550
112	East	408	3240	1510
113	East	329	2720	1285
114	East	385	2700	1210

EAST FACING VILLA E2 - 42



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

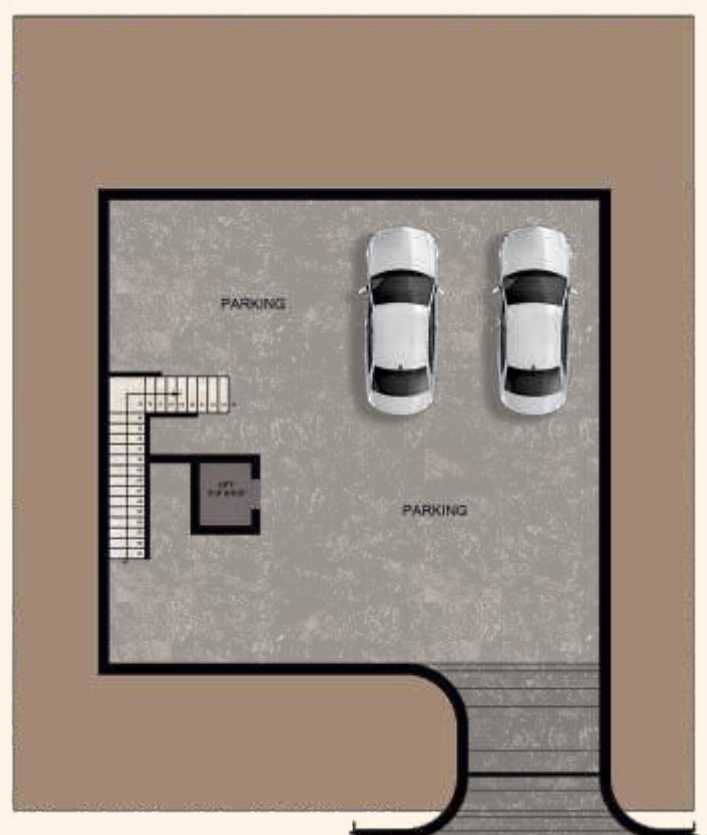


FIRST FLOOR PLAN

Plot Area (UDS): 348 sq.yds. | Saleable Area: 3460 sft. | Dedicated Parking Area: 1710 sft.



EAST FACING VILLA E3 - 68, 69, 70



BASEMENT FLOOR PLAN

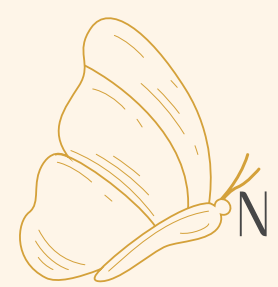


GROUND FLOOR PLAN



FIRST FLOOR PLAN

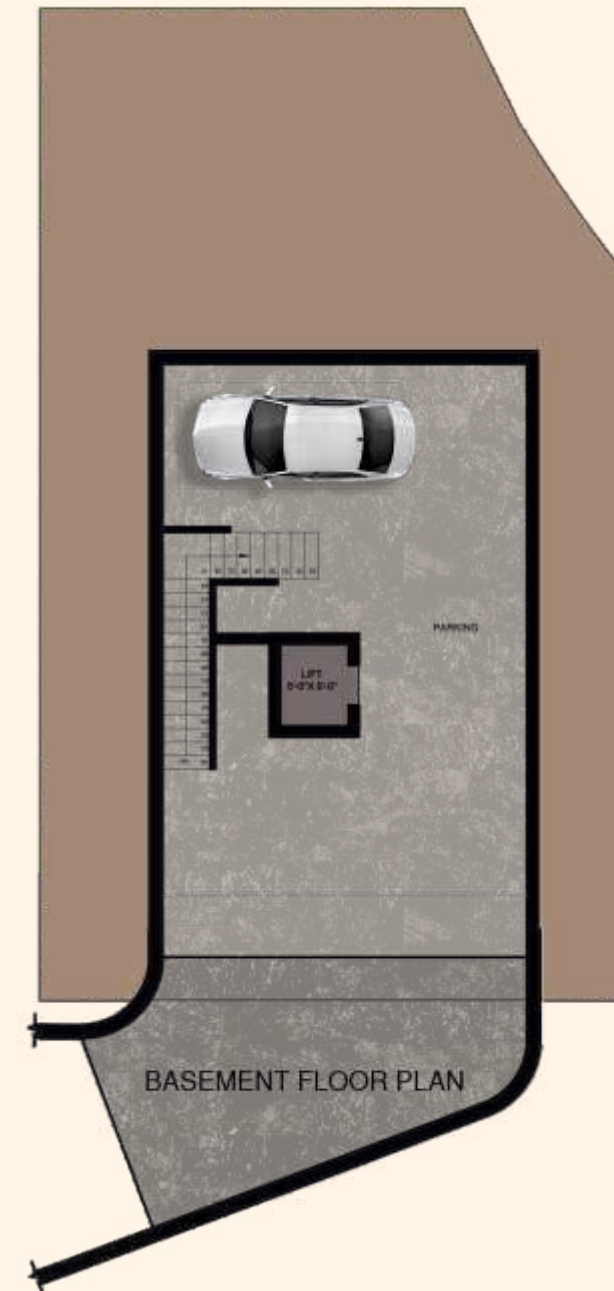
Plot Area (UDS): 535 sq.yds. | Saleable Area: 5107 sft. | Dedicated Parking Area: 2408 sft.



EAST FACING VILLA E4 - 80



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



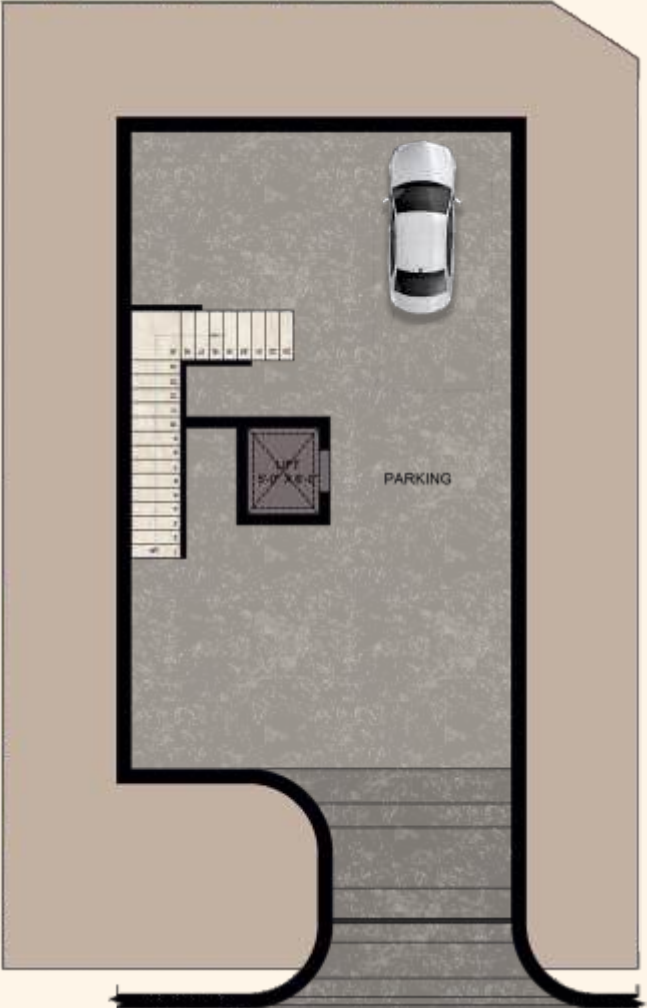
FIRST FLOOR PLAN



Plot Area (UDS): **330 sq.yds.** | Saleable Area: **2417 sft.** | Dedicated Parking Area: **1346 sft.**



EAST FACING VILLA E5 - 107



BASEMENT FLOOR PLAN



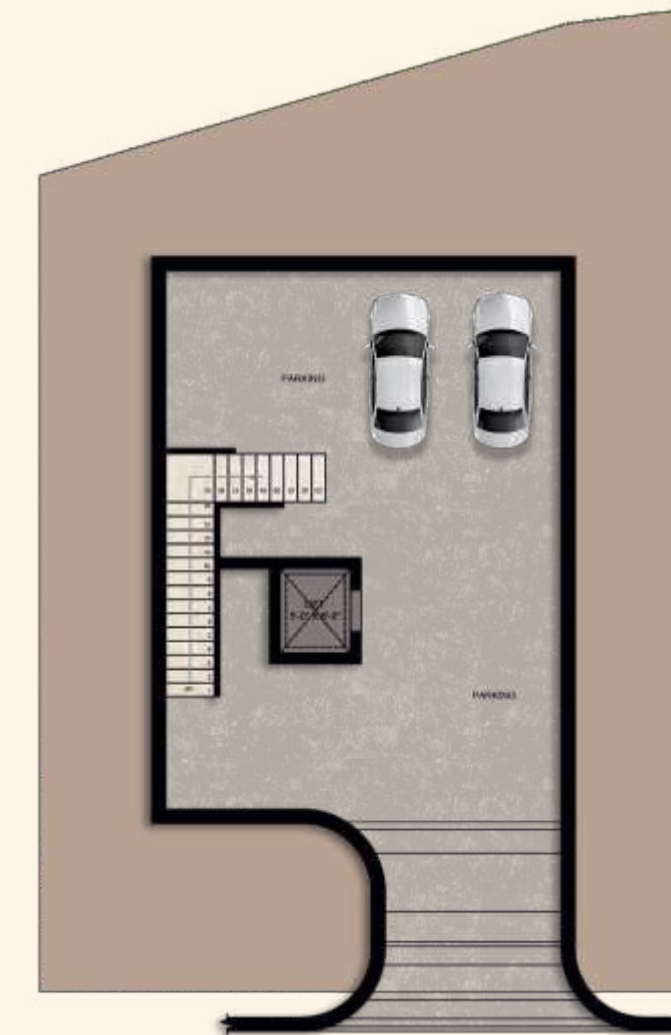
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot Area (UDS): **329 sq.yds.** | Saleable Area: **3082 sft.** | Dedicated Parking Area: **1510 sft.**

EAST FACING VILLA E7 - 113



BASEMENT FLOOR PLAN



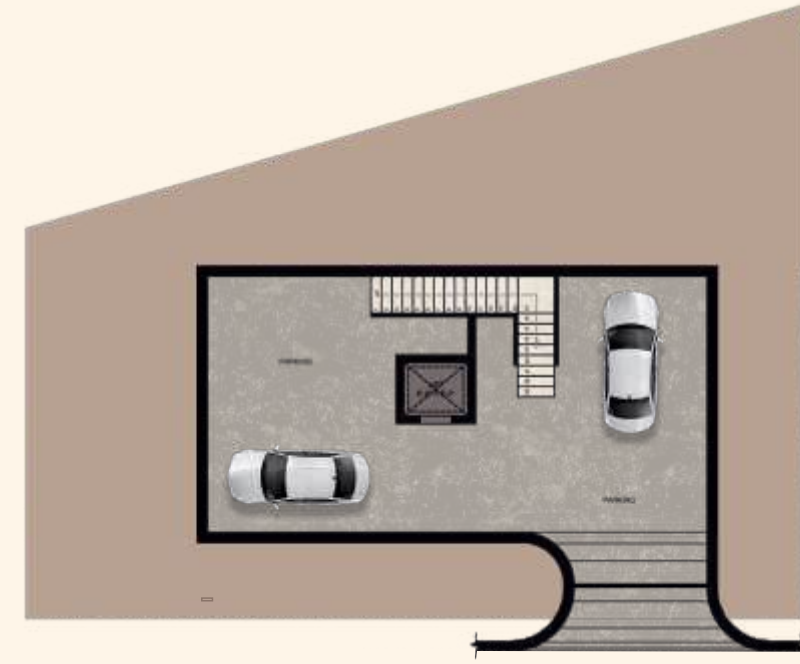
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot Area (UDS): **329 sq.yds.** | Saleable Area: **2817 sft.** | Dedicated Parking Area: **1384 sft.**

EAST FACING VILLA E8 - 114



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

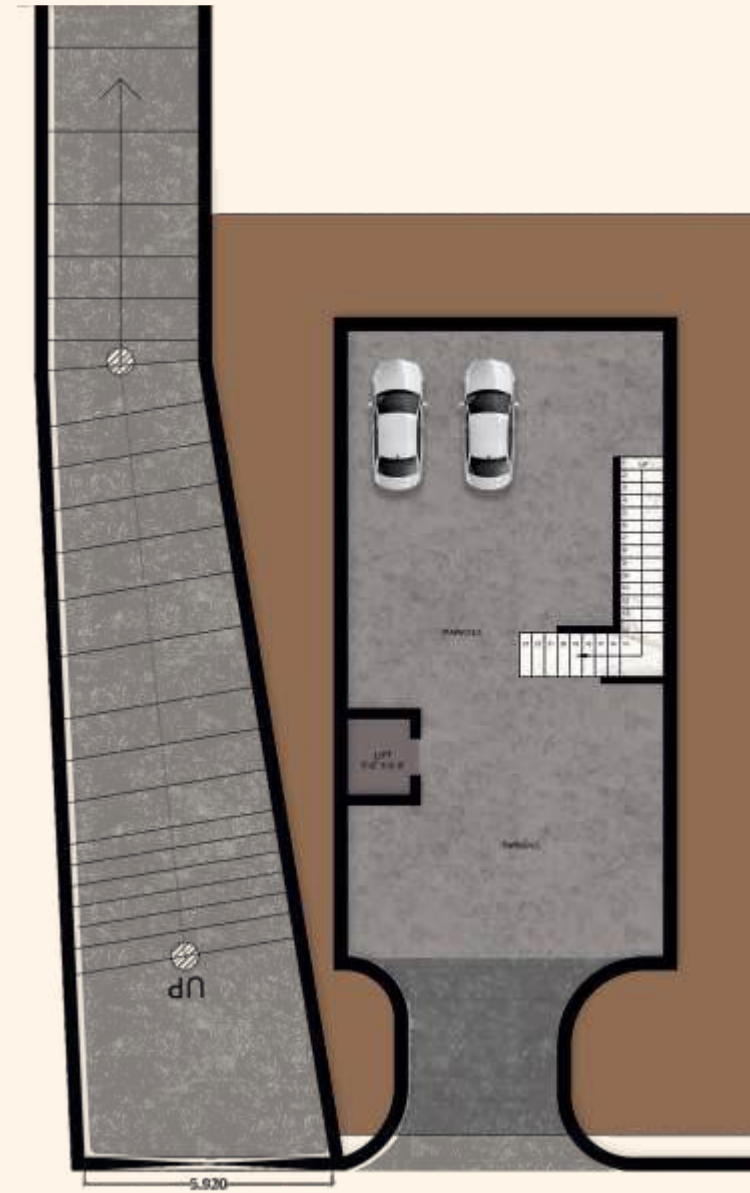


FIRST FLOOR PLAN

Plot Area (UDS): **384 sq.yds.** | Saleable Area: **2741 sft.** | Dedicated Parking Area: **1382 sft.**



WEST FACING VILLA W3 - 16



BASEMENT FLOOR PLAN



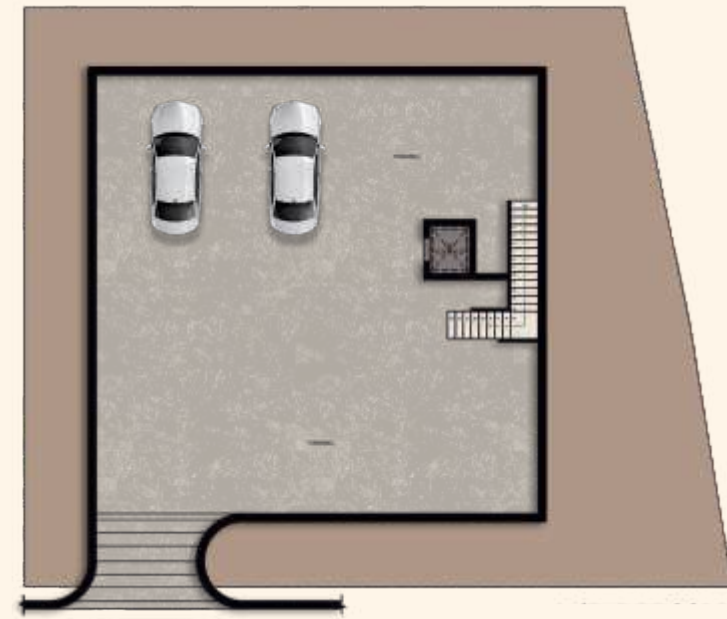
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot Area (UDS): 322 sq.yds. | Saleable Area: 3228 sft. | Dedicated Parking Area: 1562 sft.

WEST FACING VILLA W4 - 44



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

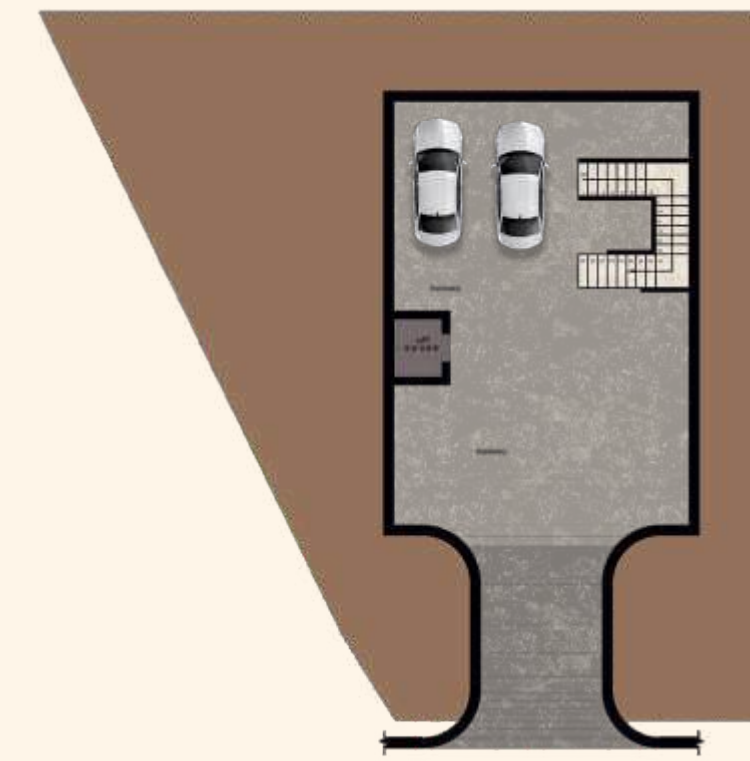


FIRST FLOOR PLAN

Plot Area (UDS): 657 sq.yds. | Saleable Area: 6485 sft. | Dedicated Parking Area: 3359 sft.



WEST FACING VILLA W5 - 94



BASEMENT FLOOR PLAN



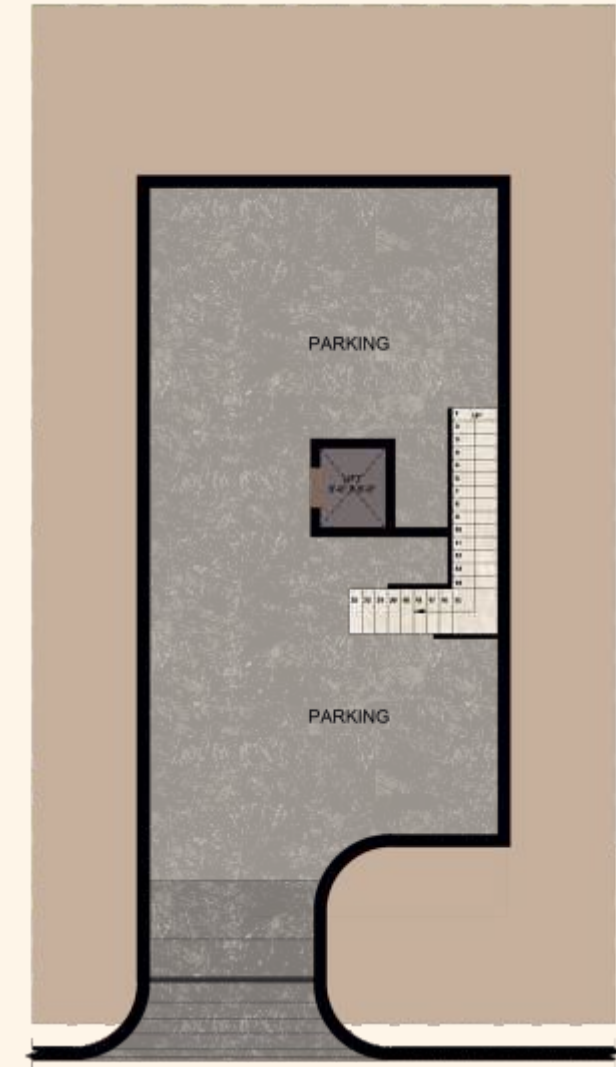
GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot Area (UDS): **462 sq.yds.** | Saleable Area: **3142 sft.** | Dedicated Parking Area: **1736 sft.**

NORTH FACING VILLA NI - 9, 10



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

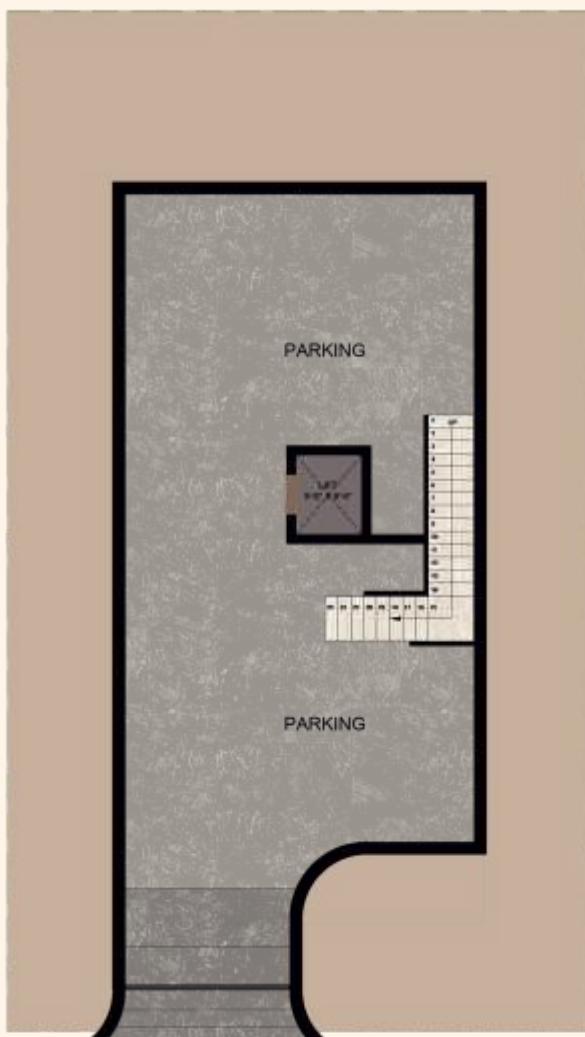
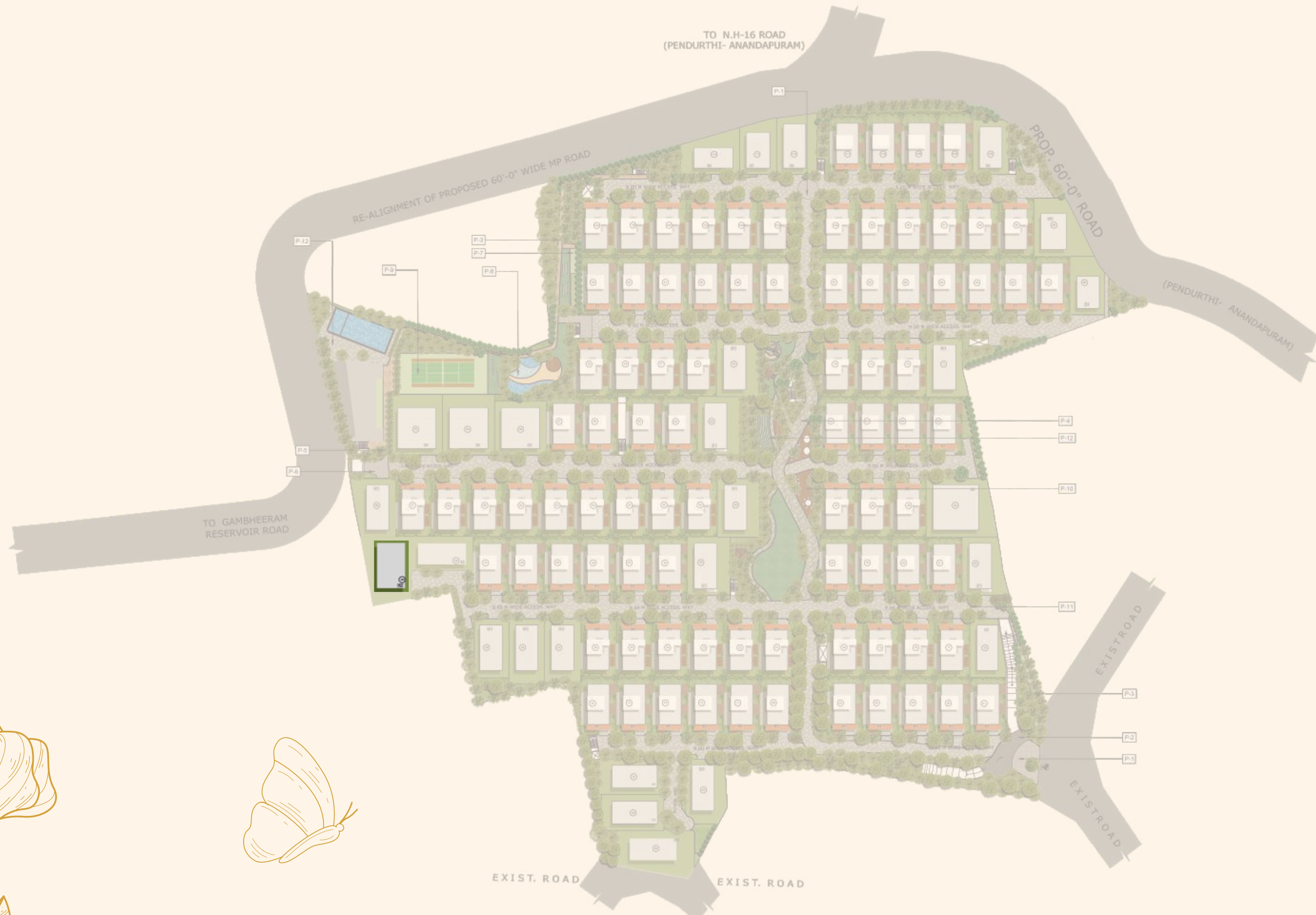


FIRST FLOOR PLAN

Plot Area (UDS): **382 sq.yds.** | Saleable Area: **3417 sft.** | Dedicated Parking Area: **1657 sft.**



NORTH FACING VILLA N2 - 43



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Plot Area (UDS): **503 sq.yds.** | Saleable Area: **4156 sft.** | Dedicated Parking Area: **2129 sft.**

Beautiful outside,
exquisite inside

Step into your sanctuary, where bespoke interiors combine luxury and warmth.

Double-heighted living areas, thoughtfully-designed functional spaces and an overall sense of harmony - every villa here is a masterclass in planning and execution.

Welcome home!









World-class specifications



FOUNDATION AND STRUCTURE

RCC framed structure: Earthquake-resistant foundation with RCC, designed and built with Shear Wall or AAC (Auto Clave Aerated Concrete) blocks of premium quality in cement mortar.

PAINTING

Internal

2 coats of good quality emulsion paint over putty finished surface / primer coat.

External

Texture finish and 2 coats of weatherproof emulsion paint or any other finish as per the architect's design.

FLOORING

Living, drawing & dining, all bedrooms and kitchen

800mm x 800mm size double-charged vitrified tiles of SIMPOLO / VITERO / KAJARIA / RAK or equivalent brand.

Bathrooms

Acid-resistant, Anti-skid ceramic tiles of VITERO / RAK / SIMPOLO / KAJARIA or equivalent brand.

All balconies

Rustic ceramic tiles of RAK / SIMPOLO or equivalent brand.

DADOING

Kitchen

Glazed ceramic tile dado up to 2' above kitchen platform (shall be provided at extra cost).

Bathrooms

Glazed ceramic tile dado of RAK / SIMPOLO / KAJARIA / VITERO or equivalent brand up to 7' height.

Utilities

Glazed ceramic tile dado up to 3' height in utility / wash area.

DOORS

Main door

Manufactured teak door frames and teak veneered shutter, finished with good quality melamine polish and hardware of reputed brand.

Internal doors

Manufactured hard wood door frames and laminated shutter and hardware of reputed brand.

French doors

UPVC door frames of APARNA / FENESTIA / VEKA or equivalent brand with 3 track and float glass panelled sliding shutters. Mosquito mesh is extra and chargeable.

WINDOWS

UPVC frames of APARNA / FENESTIA / VEKA or equivalent brand with 3 track and float glass shutters. Mosquito mesh and aesthetically designed grill is extra and chargeable.

KITCHEN

Granite platform and stainless steel sink shall be provided at extra cost. Provision for both municipal and bore water connection, and provision for water purifier. Provision of chimney.

UTILITIES / WASH

Provision for washing machine and dish washer.

BATHROOMS

Wash basin of reputed brand; Premium quality EWC of reputed brand; Premium quality concealed cistern of reputed brand; Premium quality single lever CP fitting of reputed brand; Provision for fixing geysers in all bathrooms.

ELECTRICAL

Concealed internal wiring with fire-retardant PVC-insulated copper wires for all points. Good quality modular type switches and sockets. Adequate number of light/fan points in every room. Adequate power points in kitchen for grinders/mixers/cooking range/exhaust chimney/microwave etc. and in wash area for washing machines/dryers/dishwashers etc. Exhaust fans provision in toilets. Electrical provision in all bedrooms for split air-conditioners. No provisions for window air-conditioners. AC copper piping is mandatory and charged extra. Separate metering for each unit.



Project *Partners*



Principal Architects



MEP Consultants



Structural Consultants



Landscape Consultants



Financial Consultants

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering.
The Firm reserves the right to make changes in elevation, specifications, plans & amenities as deemed fit.