

Life anew

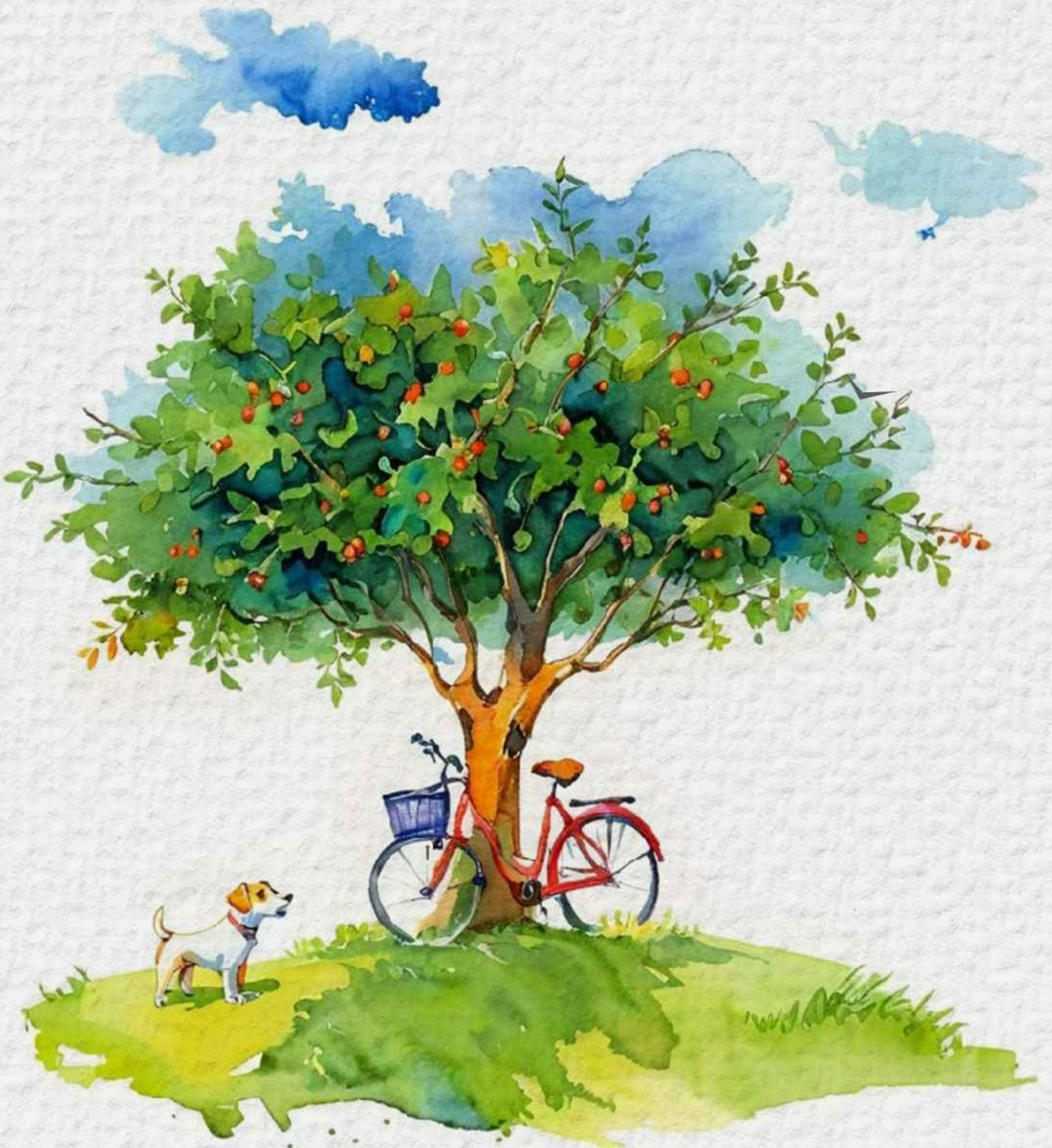
Homes and Habitat at Chevella



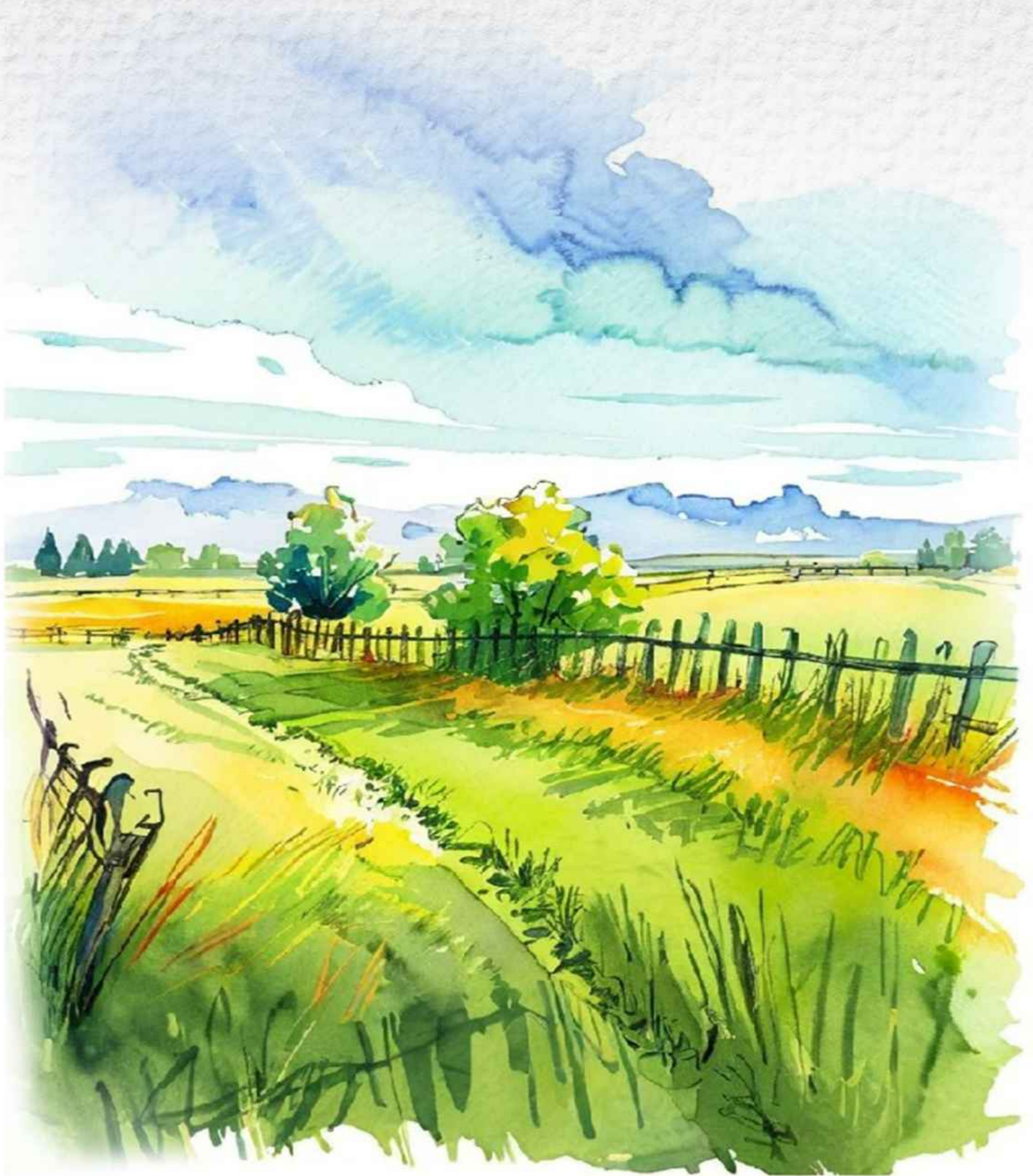
lansum
evana

RERA No. P02400009285

“
Modern luxury is the ability to
think clearly, sleep deeply,
move slowly, and live quietly”
in a world designed to prevent all four.



Welcome to Chevella. A place not far from where you are, but the furthest thing from the jungles of concrete you're used to. Here, birdsong whistles through the trees, the AQI reading is actually a breath of fresh air, and the stars put on a celestial show every night.





Welcome to Evana in Chevella. It's much more than an upscale villa project - it's a blend of home and habitat. Evana has been conceptualised to reconnect people with nature, through a combination of thoughtful design, architectural excellence and obsessive attention to detail.





251

beautifully designed villas

34

lush acres

75%

open space

Think clearly

We did - and planned your world down to the last detail.

No unsightly wires and pipes to spoil the scenery.



Enjoy the view everyday - all cables and service lines here are sub-terranean.

An outdoor creche?
Child's play when
you plan it right!



Playtime is so much more fun
when it isn't in enclosed spaces.

Spice up your
daily walk with nature's
sights and sounds.



4kms of landscaped
paved walkways.

Sleep deeply

Safety and security systems
for a stress-free life.

Imagine - the only vehicles
you see here are cycles.



Unique podium style
construction - zero interaction
with vehicles.

The freedom our
olders-and-wisers deserve.



Traffic-free walkways and emergency
call points every 100m.

Don't worry about a thing,
we've got our eyes and ears open.



Round-the-clock surveillance
by an ace security service.

Move slowly

Slow down and appreciate
life's simpler joys.

Discover a new landscape
around every corner.



5 different-themed zones
around the community.

Reading nooks and corners
with nature for company.



Snug little reading spots sprinkled
all over the landscape.

Work from home just got
a lovely outdoor twist.



Co-working spaces
nestled in nature.

Live quietly

Health, pastimes, memories,
peace and tranquility.

Grow a green finger or three,
in your own garden.



Natural soil between villas allows
you to make your own plantations.

Serve and volley,
while the trees cheer you on.



Tennis, pickleball and basketball
courts surrounded by lush greenery.

Sometimes, real life can
actually be a picnic.



Picturesque park area
with a campfire zone.

It's so well thought out,
we decided to call it a

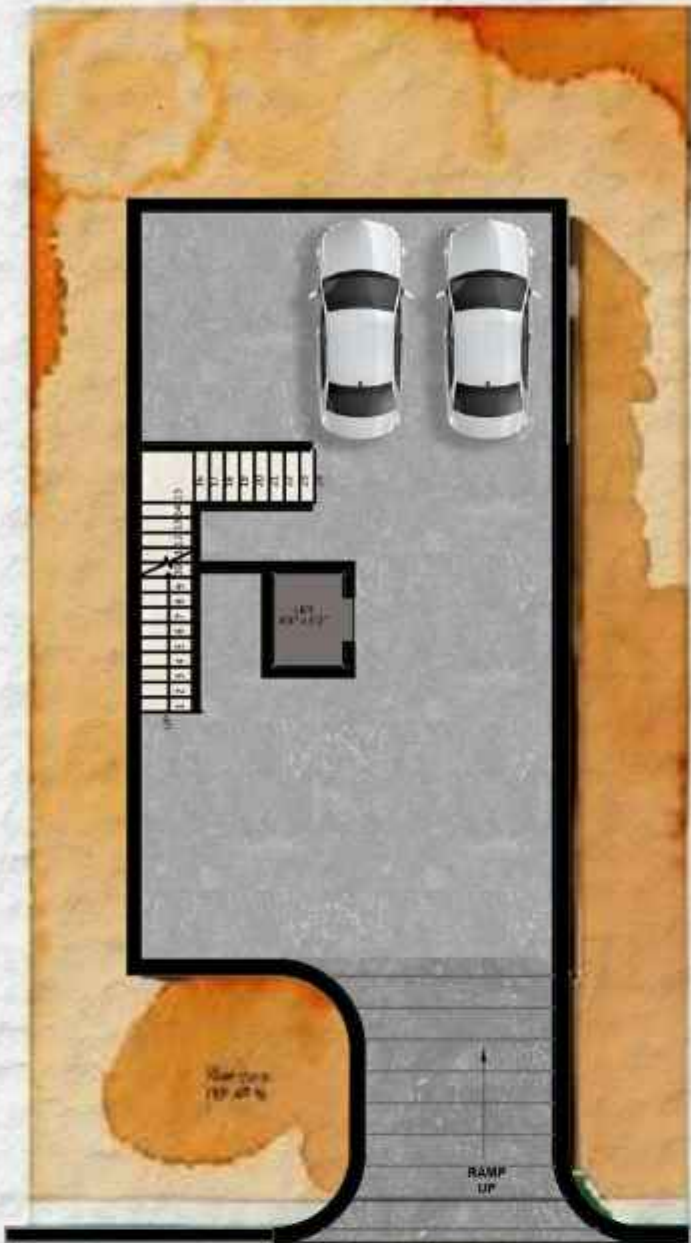
Master Plan.



- | | |
|--|---|
| 01. Entry / exit driveway | 15. Edible garden |
| 1a. Looping pathway | 16. Cricket practice pitch |
| 1b. Pedestrian pathway | 17. Picnic lawn with
campfire zone |
| 02. Ramp | 18. Amphitheater |
| 03. Co-working spaces | 19. Art and craft / Board games |
| 04. Pickleball court / Badminton
practice court | 20. Beach volleyball court |
| 05. Basketball court with
gallery seating | 21. Event area / community
dining area |
| 06. Tennis court | 22. Nature trail |
| 07. Zen garden with seating area | 23. Seating area |
| 08. Meditation zone within
bamboo grooves & shallow water | 24. Hammock zone |
| 09. Outdoor gym | 25. Multipurpose lawn |
| 10. Children's play area | 26. Sunken seating |
| 11. Play lawn with creche | 27. Experiential landscape |
| 12. Changing rooms | 28. Meet & greet area |
| 13. Swimming pool | 29. Pet park |
| 14. Reflexology trails | 30. Planting with informal seating |
| | 31. Connecting bridge |

Floor Plan

Typical East Facing Villa



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



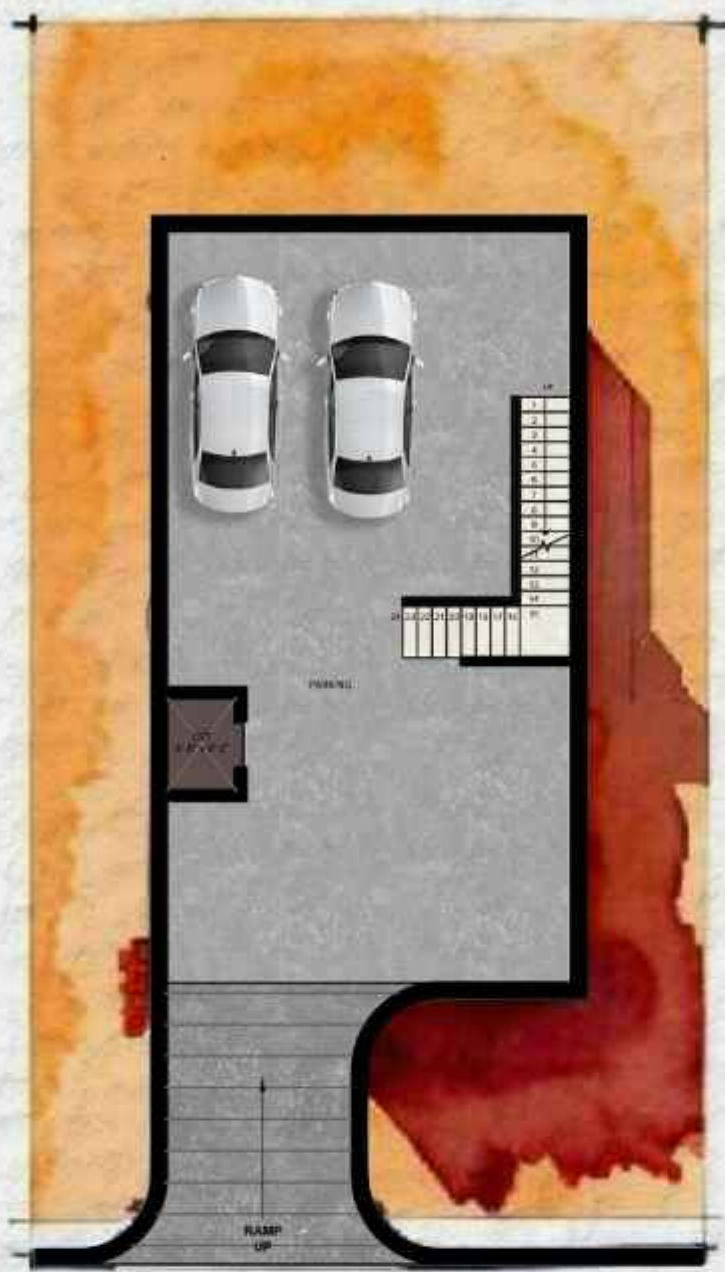
TERRACE FLOOR PLAN

Plot Area (UDS): 400 sq. yds.
Saleable Area: 3515 sft.
Dedicated Parking Area: 1500 sft.



Floor Plan

Typical West Facing Villa



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



Plot Area (UDS): 400 sq. yds.
Saleable Area: 3620 sft.
Dedicated Parking Area: 1500 sft.

Specifications



Item	Proposed specification
Foundation and Structure	RCC framed structure: Earthquake resistant foundation with RCC designed and built with shear wall or Myvan or AAC (Auto ClaveAerated 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 weather proof emulsion paint or any other finish as per architect design.
Flooring	Living, drawing, dining, all bedrooms and kitchen 800mm x 800 mm 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 Kitchen platform (shall be provided at extra cost). 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 tiles 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.

Specifications



French doors

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

Windows

UPVC door frames of APARNA/FENESTA/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 connections, provision for water purifier and provision for chimney.

Utilities/Wash

Provision for washing machine and dishwasher.

Bathrooms

Washbasin 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.

3-phase power connection of required load for each unit depending on size of villas as recommended by the consultant with individual power meter or common power supply.

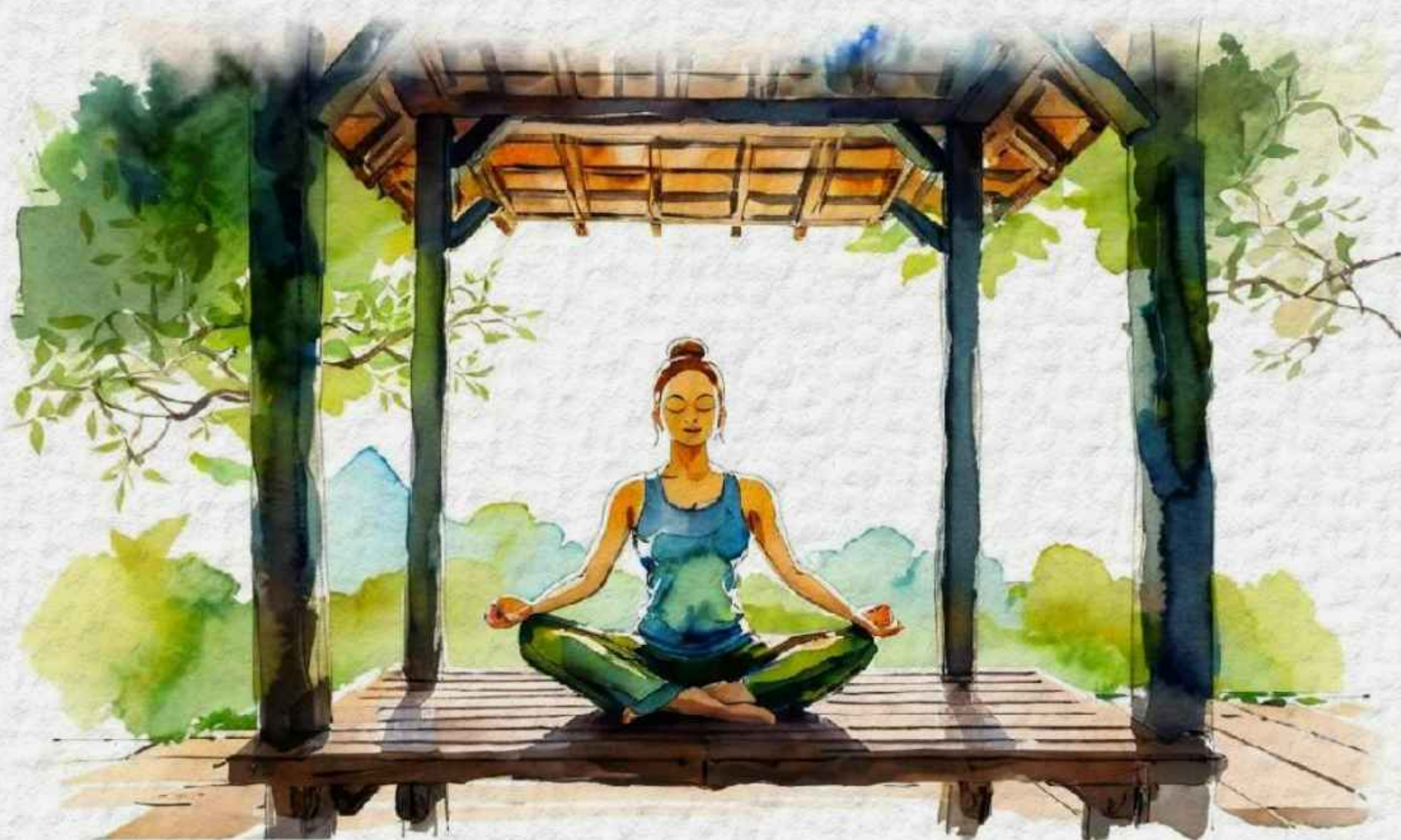
Specifications



Telecom / Internet / Cable TV	Telephone point in living room. Provision for cable TV connection in drawing room, living room and one bedroom. Extra points will be provided on chargeable basis. Provision for internet connection in living room.
Lifts (optional)	Provision for lift space will be given. The landowner/prospective owner of the villa, at their cost, may buy any lift of their choice.
Generator	100% DG set backup with acoustic enclosure and AMF.
Grills	Aesthetically designed mild steel (MS) grills with enamel paint finish shall be provided at extra cost.
WTP and STP	Domestic water made available through an exclusive water softening plant (not RO plant).
Car wash facility	Car wash facility will be provided and service shall be on chargeable basis.
Facilities For physically challenged / differently abled	Access ramps at all entrances shall be provided for physically challenged or differently abled.
Security/BMS	Solar powered security fence for total compound. BMS for electricity consumption and water supply with pre-paid card system will be provided. Round the clock security guards. Surveillance cameras at the main security and required points to monitor.



It's time to discover life anew. Where luxury
doesn't come at the cost of the smaller
joys. Where you start to relearn how to
live without stress, and your kids run
free as you once did, all those years ago.



Location





Educational Institutions

Shree Swaminarayan Gurukul International School - 5 mins

Loyola Techno Play School - 5 mins

Vivekanand Junior College - 5 mins

Sri Chaitanya School - 10 mins

Challenger International School - 10 mins

Loyola High School - 10 mins

Sreenidhi International School - 20 mins

Creekside International School - 20 mins

Pallavi International School - 20 mins

Global Institute of Engineering & Technology - 5 mins

VRK Women's College of Engineering & Technology - 5 mins

KL University - 20 mins

Vidya Jyothi Institute of Technology - 20 mins

KG Reddy College of Engineering & Technology - 20 mins

Chilkur Balaji College of Pharmacy - 20 mins



Hospitals

r. Patnam Mahender Reddy General Hospital - 5 mins

Rishita Hospital - 20 mins

Shadan Hospital - 20 mins

Rex Super Speciality Hospital - 30 mins

Continental Hospital (FD) - 45 mins

Other Prominent Locations

Financial District - 30 mins

RGI Airport - 45 mins

Hitec City - 45 mins



Lansum Properties LLP

Site: Lansum Evana, Kandawada, Chevella, Ranga Reddy District - 501503.

Corporate Office: Plot No. 283, Road No. 78, Jubilee Hills, Hyderabad - 500033.