

Lansum  
**Elena**  
RESIDENCES



**Floor Plans &  
Specifications**

RERA P02400007478



Site Plan



# Floor Plans



TOWER A >



# Tower A

## Master Plan



Unit 5 (East) ▲



Unit 4 (East) ▲



WIDE CORRIDOR 8'-4"

LOBBY 195' x 1000"

WIDE CORRIDOR 11'-0"

LOBBY 161' x 1000"

FIRE LIFT 7'-6" x 8'-4"

WIDE CORRIDOR 11'-0"

ELV. SHAFT

WIDE CORRIDOR 8'-4"

WIDE CORRIDOR 11'-0"

WIDE CORRIDOR 8'-4"

LIFT 7'-6" x 7'-6"

LIFT 7'-6" x 7'-6"

LIFT 7'-6" x 7'-6"

LIFT 7'-6" x 7'-6"

LIFT 7'-6" x 7'-6"

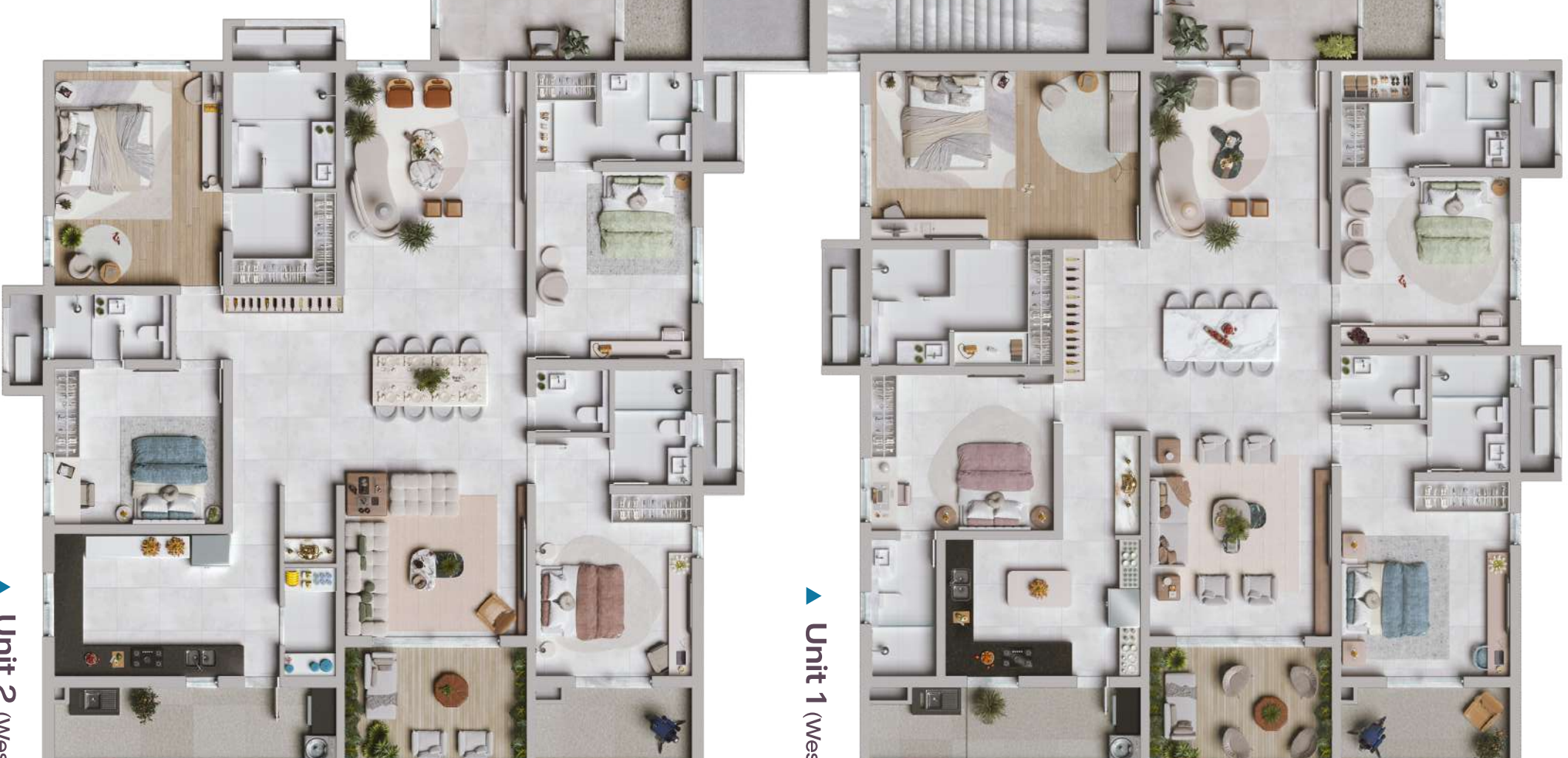
LIFT 7'-6" x 7'-6"

LIFT 7'-6" x 7'-6"

GARAGE RM 7'-5" x 8'-4"

COOPERS 7'-6" x 10'-4"

Unit 3 (North) ▲



Unit 1 (West) ▲



Unit 2 (West) ▲



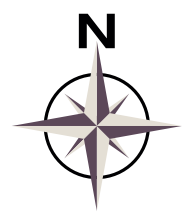
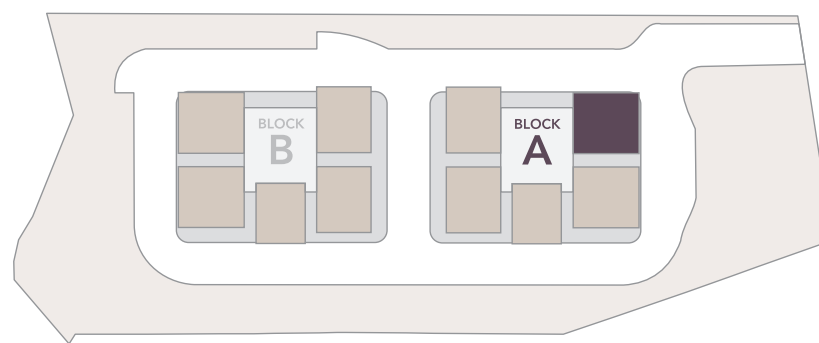
# Tower A

# Unit 1 (West)

## 4BHK

Area : 3755 Sft - Staff Room

### Key Plan



- |                                 |                                    |                               |
|---------------------------------|------------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>15'0" X 13'0"       | 15 Powder Room<br>5'0" X 6'8" |
| 2 Drawing Room<br>13'0" X 14'0" | 9 Toilet<br>9'0" X 6'0"            | 16 Pooja                      |
| 3 Dining Room<br>14'0" X 20'8"  | 10 Master Bedroom<br>13'0" X 20'8" | 17 Kitchen<br>10'6" X 15'0"   |
| 4 Living Room<br>15'9" X 14'0"  | 11 Closet<br>9'0" X 7'8"           | 18 Utility Area               |
| 5 Bedroom 2<br>13'0" X 13'0"    | 12 Toilet<br>9'0" X 6'0"           | 19 Sit-Out<br>9'0" X 14'0"    |
| 6 Closet<br>7'6" X 5'8"         | 13 Bedroom 4<br>12'0" X 14'0"      | 20 Balcony                    |
| 7 Toilet<br>7'6" X 7'0"         | 14 Toilet<br>10'6" X 5'0"          | 21 Maid Room<br>8'4" X 10'0"  |
|                                 |                                    | 22 Maid Toilet<br>4'0" X 7'0" |





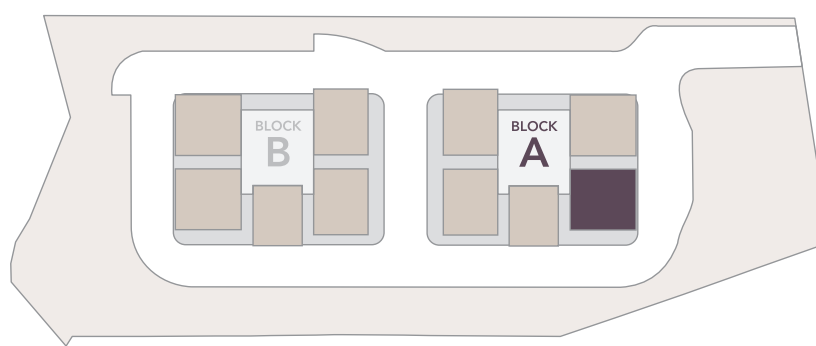
# Tower A

# Unit 2 (West)

## 4BHK

Area : 3775 Sft - Staff Room

### Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>14'0" X 12'0"       | 15 Powder Room<br>5'0" X 5'8" | 22 Maid Room<br>10'2" X 10'0" |
| 2 Drawing Room<br>16'6" X 14'0" | 9 Toilet<br>9'0" X 6'0"            | 16 Pooja<br>6'0" X 4'0"       | 23 Maid Toilet<br>7'0" X 4'0" |
| 3 Dining Room<br>14'8" X 22'8"  | 10 Master Bedroom<br>16'6" X 13'0" | 17 Kitchen<br>11'0" X 17'4"   |                               |
| 4 Living Room<br>11'6" X 14'0"  | 11 Closet<br>7'2" X 8'0"           | 18 Store<br>8'4" X 4'0"       |                               |
| 5 Bedroom 2<br>14'6" X 12'0"    | 12 Toilet<br>9'0" X 8'0"           | 19 Utility Area               |                               |
| 6 Closet<br>7'0" X 4'8"         | 13 Bedroom 4<br>12'0" X 13'0"      | 20 Sit-Out<br>9'0" X 14'0"    |                               |
| 7 Toilet<br>7'0" X 7'0"         | 14 Toilet<br>5'0" X 9'0"           | 21 Balcony                    |                               |



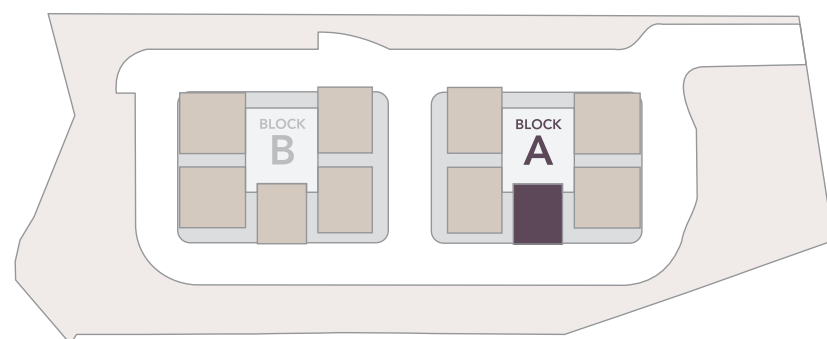


## Tower A | Unit 3 (North)

### 3BHK

Area : 2640 Sft - Study + Staff Toilet

#### Key Plan



- |   |                                 |    |                            |    |                            |
|---|---------------------------------|----|----------------------------|----|----------------------------|
| 1 | Drawing Room<br>12'0" X 12'0"   | 7  | Closet<br>5'6" X 7'0"      | 13 | Kitchen<br>12'4" X 10'0"   |
| 2 | Dining Room<br>16'4" X 13'0"    | 8  | Toilet<br>8'6" X 7'0"      | 14 | Maid Toilet<br>5'6" X 4'0" |
| 3 | Living Room<br>12'0" X 10'8"    | 9  | Bedroom 3<br>12'4" X 13'0" | 15 | Utility Area               |
| 4 | Bedroom 2<br>14'4" X 12'6"      | 10 | Toilet<br>8'0" X 6'0"      | 16 | Sit-Out<br>12'0" X 9'0"    |
| 5 | Toilet<br>9'0" X 6'0"           | 11 | Study Room<br>6'4" X 8'0"  | 17 | Balcony                    |
| 6 | Master Bedroom<br>14'4" X 15'6" | 12 | Pooja                      |    |                            |





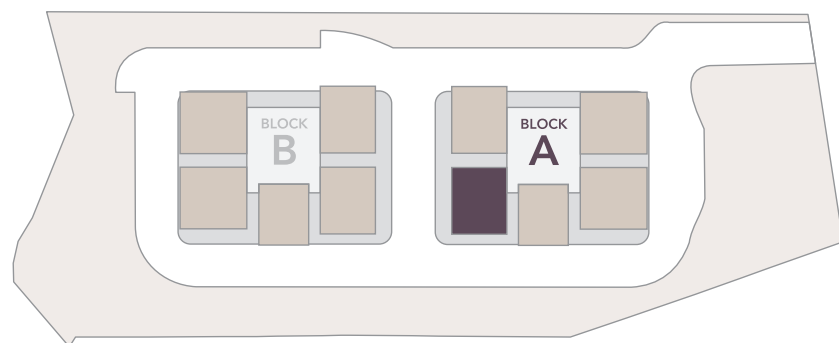
# Tower A

# Unit 4 (East)

## 4BHK

Area : 3260 Sft - Staff Room

### Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Toilet<br>9'0" X 5'8"            | 15 Pooja<br>4'0" X 4'0"        | 22 Maid Toilet<br>4'0" X 8'0" |
| 2 Drawing Room<br>12'0" X 13'0" | 9 Bedroom 2<br>14'0" X 13'0"       | 16 Kitchen<br>12'4" X 14'4"    |                               |
| 3 Dining Room<br>16'8" X 18'0"  | 10 Toilet<br>9'0" X 5'8"           | 17 Store<br>4'0" X 5'8"        |                               |
| 4 Living Room<br>12'0" X 13'9"  | 11 Master Bedroom<br>14'0" X 15'0" | 18 Utility Area<br>6'0" X 8'0" |                               |
| 5 Bedroom 4<br>12'0" X 12'0"    | 12 Closet<br>5'2" X 7'0"           | 19 Sit-Out<br>12'0" X 9'0"     |                               |
| 6 Toilet<br>9'0" X 6'0"         | 13 Toilet<br>8'6" X 7'0"           | 20 Balcony                     |                               |
| 7 Bedroom 3<br>12'0" X 12'0"    | 14 Powder Room<br>4'6" X 5'4"      | 21 Maid Room<br>6'0" X 8'0"    |                               |







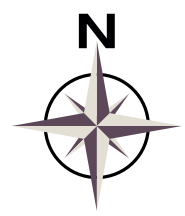
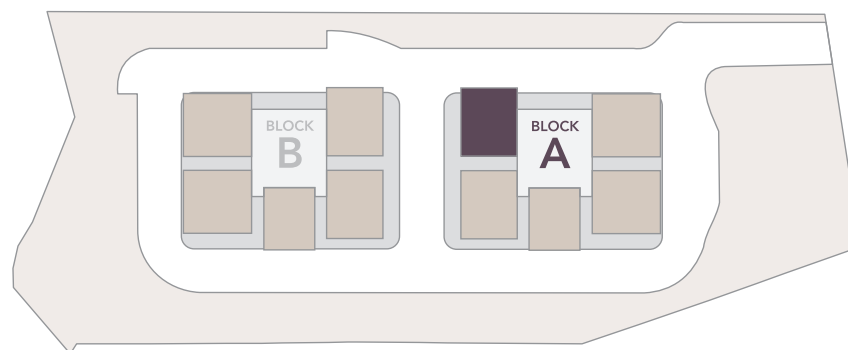
# Tower A

# Unit 5 (East)

## 4BHK

Area : 3465 Sft - Staff Room

### Key Plan



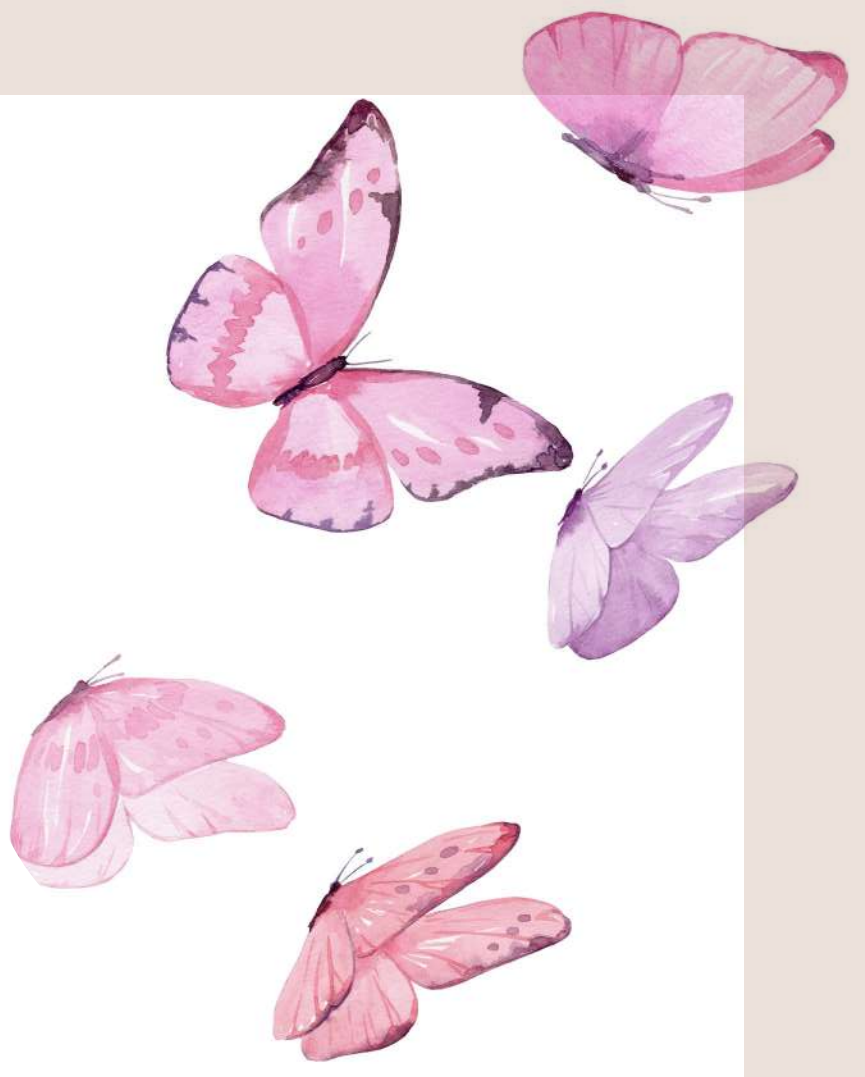
- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Closet<br>5'8" X 4'0"            | 15 Powder Room<br>5'8" X 4'8" | 23 Maid Room<br>8'4" X 10'0"  |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>6'0" X 9'0"            | 16 Pooja                      | 24 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>16'8" X 19'8"  | 10 Master Bedroom<br>16'6" X 14'0" | 17 Kitchen<br>10'0" X 14'4"   |                               |
| 4 Living Room<br>12'0" X 10'2"  | 11 Closet<br>5'8" X 10'0"          | 18 Store<br>5'4" X 4'8"       |                               |
| 5 Bedroom 3<br>12'0" X 14'0"    | 12 Toilet<br>6'0" X 10'0"          | 19 Utility Area               |                               |
| 6 Toilet<br>6'0" X 9'0"         | 13 Bedroom 4<br>10'6" X 14'0"      | 20 Balcony                    |                               |
| 7 Bedroom 2<br>12'0" X 14'0"    | 14 Toilet<br>5'0" X 9'0"           | 21 Sit-Out<br>12'0" X 9'0"    |                               |
|                                 |                                    | 22 Balcony                    |                               |



# Floor Plans



TOWER B >



# Tower B | Master Plan





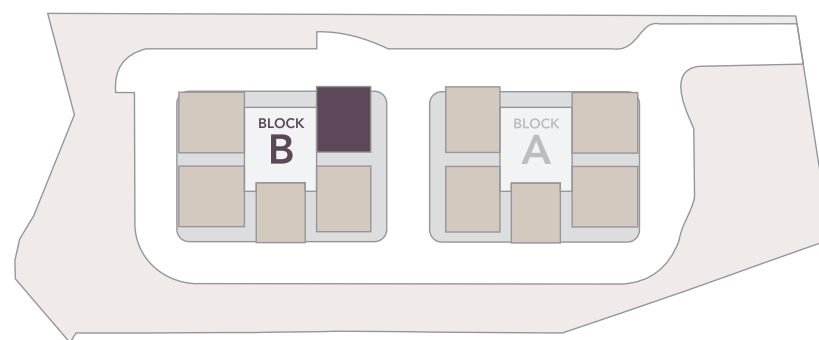
# Tower B

# Unit 1 (West)

## 4BHK

Area : 3465 Sft - Staff Room

### Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>12'0" X 14'0"       | 15 Powder Room<br>6'0" X 5'0"  | 22 Balcony                    |
| 2 Drawing Room<br>13'0" X 13'0" | 9 Toilet<br>9'0" X 6'0"            | 16 Pooja<br>3'4" X 6'0"        | 23 Maid Room<br>8'4" X 10'0"  |
| 3 Dining Room<br>17'8" X 17'8"  | 10 Master Bedroom<br>12'0" X 20'8" | 17 Kitchen<br>12'0" X 12'8"    | 24 Maid Toilet<br>4'0" X 7'0" |
| 4 Living Room<br>12'0" X 10'2"  | 11 Closet<br>7'0" X 6'8"           | 18 Store<br>5'8" X 5'0"        |                               |
| 5 Bedroom 2<br>12'0" X 14'0"    | 12 Toilet<br>7'0" X 9'0"           | 19 Utility Area<br>6'4" X 9'0" |                               |
| 6 Closet<br>6'0" X 5'2"         | 13 Bedroom 4<br>11'0" X 16'0"      | 20 Balcony                     |                               |
| 7 Toilet<br>6'0" X 8'6"         | 14 Toilet<br>5'0" X 9'0"           | 21 Sit-Out<br>12'0" X 9'0"     |                               |



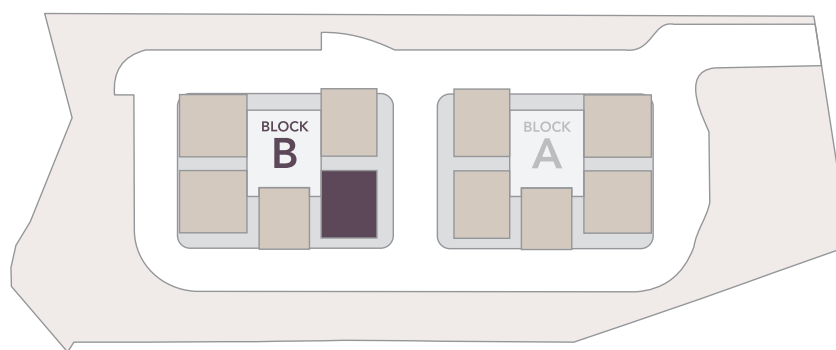


# Tower B | Unit 2 (West)

## 4BHK

Area : 3260 Sft - Staff Room

### Key Plan



- |                                 |                                    |                                |                               |
|---------------------------------|------------------------------------|--------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Bedroom 3<br>12'0" X 12'0"       | 15 Powder Room<br>4'6" X 5'8"  | 22 Maid Room<br>6'0" X 7'6"   |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>9'0 X 6'0"             | 16 Pooja<br>4'0" X 5'0"        | 23 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>16'8" X 17'8"  | 10 Bedroom 4<br>12'0" X 12'0"      | 17 Kitchen<br>12'4" X 10'0"    |                               |
| 4 Living Room<br>12'0" X 14'2"  | 11 Toilet<br>8'6" X 5'0"           | 18 Store<br>4'0" X 7'0"        |                               |
| 5 Bedroom 2<br>14'0" X 12'0"    | 12 Master Bedroom<br>14'0" X 15'0" | 19 Utility Area<br>6'0" X 7'6" |                               |
| 6 Closet<br>7'0" X 4'8"         | 13 Closet<br>5'2" X 7'0"           | 20 Sit-Out<br>12'0" X 9'0"     |                               |
| 7 Toilet<br>7'0" X 7'0"         | 14 Toilet<br>8'6" X 7'0"           | 21 Balcony                     |                               |



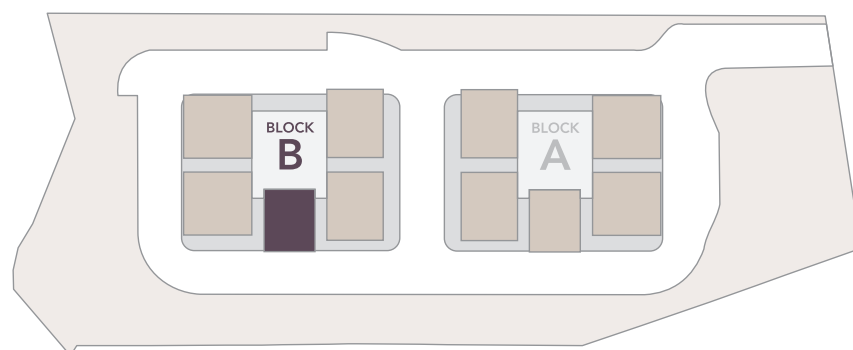


## Tower B | Unit 3 (North)

### 3BHK

Area : 2640 Sft - Staff Room

#### Key Plan



- |   |                               |    |                                 |    |                              |
|---|-------------------------------|----|---------------------------------|----|------------------------------|
| 1 | Drawing Room<br>12'0" X 12'0" | 7  | Toilet<br>9'0" X 6'0"           | 13 | Utility Area<br>5'0" X 10'4" |
| 2 | Dining Room<br>16'4" X 12'0"  | 8  | Master Bedroom<br>13'4" X 15'0" | 14 | Sit-Out<br>12'0" X 9'0"      |
| 3 | Living Room<br>12'0" X 11'8"  | 9  | Closet<br>5'0" X 7'6"           | 15 | Balcony                      |
| 4 | Bedroom 3<br>13'4" X 12'0"    | 10 | Toilet<br>8'0" X 7'6"           | 16 | Maid Room<br>8'0" X 6'0"     |
| 5 | Toilet<br>9'0" X 5'0"         | 11 | Pooja<br>4'0" X 5'0"            | 17 | Maid Toilet<br>6'0" X 4'0"   |
| 6 | Bedroom 2<br>13'4" X 12'6"    | 12 | Kitchen<br>9'0" X 14'0"         |    |                              |



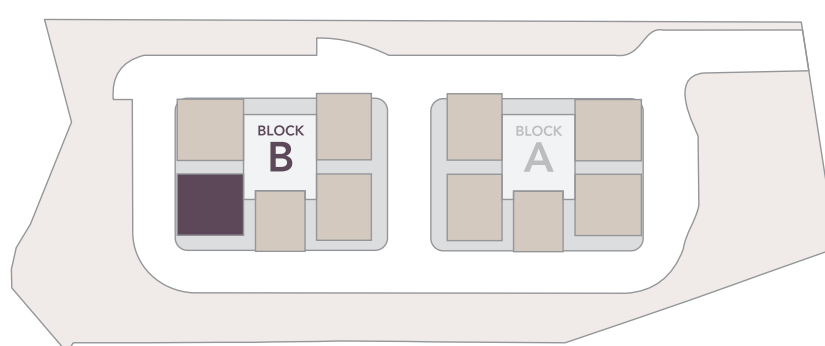


# Tower B | Unit 4 (East)

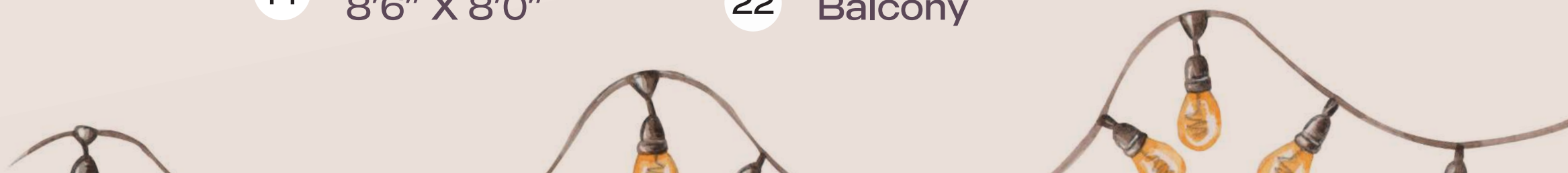
## 4BHK

Area : 3775 Sft - Staff Room

### Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Closet<br>7'6" X 4'8"            | 15 Powder Room<br>5'0" X 5'8" | 23 Maid Room<br>10'2" X 10'0" |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>7'6" X 7'0"            | 16 Pooja<br>6'0" X 4'0"       | 24 Maid Toilet<br>7'0" X 4'0" |
| 3 Dining Room<br>14'6" X 22'8"  | 10 Bedroom 4<br>11'0" X 13'0"      | 17 Kitchen<br>12'0" X 12'0"   |                               |
| 4 Living Room<br>14'0" X 14'0"  | 11 Toilet<br>5'0" X 9'0"           | 18 Store<br>8'4" X 4'0"       |                               |
| 5 Bedroom 3<br>14'0" X 12'0"    | 12 Master Bedroom<br>16'6" X 13'0" | 19 Utility Area               |                               |
| 6 Toilet<br>9'0" X 6'0"         | 13 Closet<br>7'8" X 8'0"           | 20 Balcony                    |                               |
| 7 Bedroom 2<br>14'0" X 12'0"    | 14 Toilet<br>8'6" X 8'0"           | 21 Sit-Out<br>9'0" X 14'0"    |                               |
|                                 |                                    | 22 Balcony                    |                               |





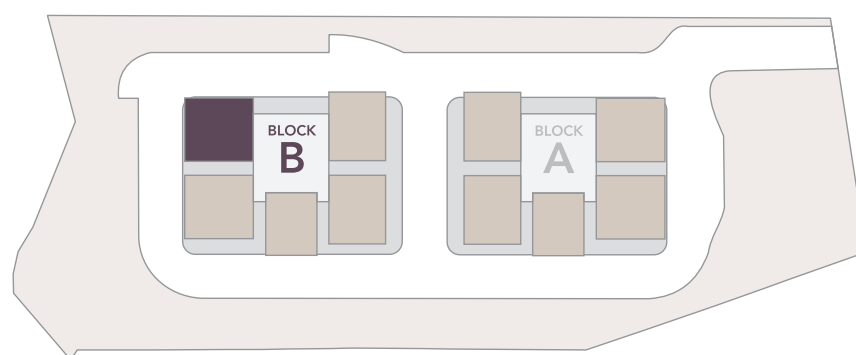
## Tower B

## Unit 5 (East)

### 4BHK

Area : 3755 Sft - Staff Room

#### Key Plan



- |                                 |                                    |                               |                               |
|---------------------------------|------------------------------------|-------------------------------|-------------------------------|
| 1 Entrance Lobby                | 8 Closet<br>7'6" X 4'8"            | 15 Powder Room<br>5'0" X 5'8" | 23 Maid Room<br>8'4" X 10'0"  |
| 2 Drawing Room<br>14'0" X 13'0" | 9 Toilet<br>7'6" X 7'0"            | 16 Pooja<br>6'0" X 4'0"       | 24 Maid Toilet<br>4'0" X 6'0" |
| 3 Dining Room<br>14'6" X 22'8"  | 10 Bedroom 4<br>11'0" X 13'0"      | 17 Kitchen<br>12'0" X 12'0"   |                               |
| 4 Living Room<br>14'0" X 14'0"  | 11 Toilet<br>5'0" X 9'0"           | 18 Store<br>8'4" X 4'0"       |                               |
| 5 Bedroom 3<br>14'0" X 12'0"    | 12 Master Bedroom<br>16'6" X 13'0" | 19 Utility Area               |                               |
| 6 Toilet<br>9'0" X 6'0"         | 13 Closet<br>7'8" X 8'0"           | 20 Balcony                    |                               |
| 7 Bedroom 2<br>14'0" X 12'0"    | 14 Toilet<br>8'6" X 8'0"           | 21 Sit-Out<br>9'0" X 14'0"    |                               |
|                                 |                                    | 22 Balcony                    |                               |



# Specifications



[Details >](#)

## Bedrooms, Drawing Room, Dining Room, and Living Room

### Wall Finishes

Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish.

### Flooring

Premium Large Format Tiles, Indian or imported, with skirting as per design / requirement.  
*Optional in the Master Bedroom: laminated wooden flooring with skirting as per design / requirement.*

### Ceiling Finishes

One coat of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (one coat putty, one coat primer, one coat paint).  
Gypsum boxing to cover services as per design / requirement.

## Bathrooms and Powder Room

### Wall Finishes

Dado up to false ceiling height using glazed ceramic / vitrified / concept design tiles of premium make.

### Flooring

Anti-skid vitrified tiles of reputed make.

### Ceiling Finishes

Grid ceiling or false ceiling with gypsum / PVC / calcium silicate board, moisture resistant grade with trap door as per requirement.

### Plumbing Fixtures

Premium quality plumbing fixtures from reputed manufacturers.

### Sanitary -ware

Premium quality wall mounted EWC with concealed flush tank of reputed brand.

### Bath & Shower

Shower area with glass partition. Premium quality shower / hand shower and bath spout with single lever mixer of reputed brand. *Not provided in Powder Room.*

### Vanity & Washbasin

Countertop washbasin with single lever mixer and vanity unit. Provision for shaver socket as per electrical design.

### Ventilation & Exhaust

Ceiling integrated exhaust system for EWC and shower area, as applicable.





## Balconies and Sit-outs

<b>Wall Finishes</b>	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
<b>Flooring</b>	Anti-skid vitrified tiles in wooden / natural stone finish of reputed make.
<b>Ceiling Finishes</b>	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
<b>Railing</b>	SS or Aluminum Railing with laminated glass designed as per relevant IS codes.

## Kitchen

<b>Wall Finishes</b>	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint). <i>Optional: Dado up to ceiling height using vitrified tiles for better compatibility with modular kitchen equipment.</i>
<b>Flooring</b>	Premium large format tiles, Indian or Imported, with skirting as per design / requirement.
<b>Ceiling Finishes</b>	One coat of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (one coat putty, one coat primer, one coat paint). <i>Gypsum boxing to cover services as per design / requirement.</i>
<b>Exhaust</b>	Provision for exhaust and chimney.
<b>Plumbing</b>	Provision for water purifier, kitchen sink and dishwasher. <i>No counter or sink provided for better compatibility with modular kitchen equipment.</i>
<b>Appliances</b>	Provision of electrical sockets for cooking range and appliances. <i>Hob, chimney, refrigerator, microwave oven, mixer, dishwasher, and additional points as per design.</i>
<b>PNG / LPG</b>	Piped LPG / PNG gas connection with gas meter and gas leak detector.





## Utility Area

<b>Wall Finishes</b>	Vitrified tiles dado up to height of the parapet wall and exterior grade paint above.
<b>Flooring</b>	Matte finish full body vitrified tiles.
<b>Ceiling Finishes</b>	Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.
<b>Railing</b>	Will be provided as per design intent.
<b>Plumbing</b>	Provision for kitchen sink, washing machine, and dryer.
<b>Appliances</b>	Electrical sockets for washing machine and dryer.

## Maid's Room

<b>Finishes</b>	Masonite / WPC doors with paint finish, vitrified tiles flooring, OBD paint on walls (room), vitrified tiles dado (toilet walls), grid ceiling or OBD paint (ceiling).
<b>Fixtures</b>	Basic plumbing, electrical and ventilation fixtures. DTH provision for TV. Electricity, water, and hot water provided from the respective unit.

## Joinery

<b>Main &amp; Internal Doors</b>	Engineered wood / hard wood door frame and veneered flush shutter with premium finishes and hardware of reputed make. Main Door: 8' x 4'6" Internal Doors: 8' x 3'6"
<b>Toilet &amp; Utility Doors</b>	Engineered wood / hard wood door frame with one side veneer and the other side with laminate flush shutter with hardware of reputed make. Toilet & Utility Doors: 8' x 2'6" Wide Toilet Door: 8' x 3' in one bedroom other than the master bedroom for improved wheel chair access.
<b>Sit-out &amp; Balcony Doors</b>	Aluminum double glazed sliding doors with premium hardware and integrated insect screen.
<b>Windows &amp; Ventilators</b>	Aluminum double glazed sliding windows and ventilators with premium hardware and integrated insect screen.

## Utility Provisions

<b>Heat Pump</b>	Energy efficient heat pump water heater provided in each unit
<b>HVAC</b>	Electrical provision for split ACs in all bedrooms, drawing / dining / living areas. Concealed copper piping and concealed drain piping for split ACs will be provided for all bedrooms, drawing / dining / living areas.
<b>Electrical</b>	Modular switches of premium make. MCB of a reputed make for distribution boards in each unit. One earth leakage circuit breaker for each unit / flat. Adequate power points for unit area as per electrical design. Three-phase supply in each unit, with individual prepaid meters.
<b>Telecom, TV &amp; Internet</b>	DTH provision for TVs in Drawing, Living and Bedrooms. Provision for telephone in Drawing Room. Internet provision for the unit with network cabling in Drawing, Living and Bedrooms.
<b>Power Backup</b>	100% Power backup with DG sets with acoustic enclosure - with dual electricity meter.

## Structure

<b>Super Structure</b>	RCC Shear Wall Structural System, designed to withstand wind and seismic loads as per relevant IS Codes.
<b>Walls</b>	Reinforced shear walls / cement concrete blocks as per design / requirement.
<b>Towers</b>	Two Towers, 55 Floors in Each Tower, 5 Apartments per Floor, Floor to Floor Height of 3.3 meters.

## Paint Finishes

<b>External</b>	Two coats of acrylic exterior emulsion paint with texture finish as per design.
<b>Internal</b>	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint).





## Entrance and Lift Lobby

<b>Wall Finishes</b>	Premium quality tile / natural stone / any other material cladding as per design.
<b>Flooring</b>	Premium quality tile / natural stone / any other material flooring as per design.
<b>Ceiling Finishes</b>	False ceiling in wood / metal / gypsum board / any other material as per design.
<b>Railings</b>	Laminated glass with SS of IS 316 grade handrail / balustrades as per design.
<b>Improved Access</b>	Accessible and non-slippery ramps at all entrances will be provided for wheelchair users / persons with reduced mobility.

## Corridors

<b>Wall Finishes</b>	Two coats of premium acrylic low VOC emulsion paint over a coat of acrylic primer with a smooth putty finish (two coats putty, one coat primer, two coats paint).
<b>Flooring</b>	Premium quality tile / natural stone / any other material flooring as per design. Staircase: Natural stone flooring as per design.
<b>Ceiling Finishes</b>	False ceiling as per design with gypsum board.

## Elevators

<b>Passenger</b>	6 high speed automatic passenger lifts of reputed make in each tower, with rescue device, V3F for energy efficiency.
<b>Goods &amp; Services</b>	2 dedicated lifts of reputed make for goods / services for each tower.

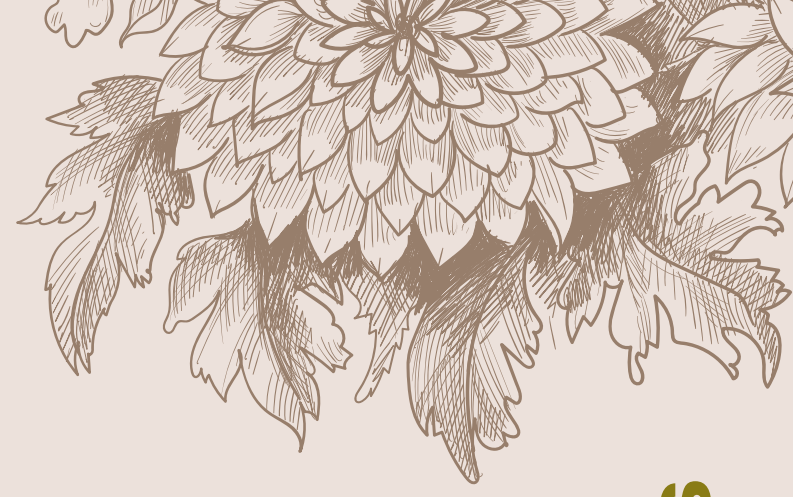
## Parking and Traffic Management

<b>Parking</b>	Pre-allotted covered car parking space across 4 levels of basements with adequate visitor's car parks with parking signage and equipment as per parking and traffic safety plan.
<b>Parking Finishes</b>	VDF Flooring and VDF with broom finish Driveway with marking as per standards. Granolithic / stamped concrete / cobble stone / VDF ramps. OBD paint on cellar walls.
<b>Traffic Management</b>	Traffic safety devices such as convex mirror, road studs, wheel stoppers, speed bumps in cellar and podium drive-ways as per traffic safety plan.
<b>Parking Amenities</b>	One parking space per unit to have a provision for EV charging. Provision for car wash facility in one of the 4 levels of basements. Drivers lounge and toilets for visitors and residents drivers.
<b>Improved Access</b>	Designated car parking spaces, uniformity in floor levels and visual information / warning signages.

## Safety, Security and Smart Controls

<b>Access Control</b>	Access control at main gate and basement entry with smart and interactive security systems including boom barriers, crash barriers as per design.
<b>Security</b>	IP-based CC cameras covering entire external and internal common areas of the podium level, inside all elevators and specific areas of the club house and terrace.
<b>Lighting</b>	Provision for lighting as per design for the podium and common areas with sensor or timer-based control system.
<b>BMS</b>	Centralized BMS controls for common MEP services.
<b>Fire Safety</b>	Fire alarms, heat / smoke detectors in all apartments. Fire sprinklers and hydrants installed as per fire regulations. PA system in all floors and basements with control panel at Fire Command Center. Fire Command Center provided as per regulations. 2-hour fire rated door with window size per norms in Fire Staircase.





## Utility Provisions

<b>Electrical</b>	High Side: as per load calculation. Low Side: provision of electrical sockets in common areas as per electrical design.
<b>Power Backup</b>	100% power backup with DG sets and acoustic enclosure.
<b>HVAC and Shafts</b>	Air-conditioning in building main lobbies on ground level as per design. ODU Shafts: Aluminium louvres with powder coat finish or MS railings. Ventilation cutouts: MS railing as per standards. Service shaft doors: Powder coated GI door with frame (factory made) as per vendor specifications.
<b>Water Supply</b>	Hydro-pneumatic system for water supply with 100% treated water.
<b>LPG / PNG</b>	Central gas bank with gas leak detector system.
<b>Waste Management</b>	Sewage Treatment Plant of adequate capacity as per norms is provided. Treated water from STP is used for landscaping and flushing. Garbage-collection chute will be provided at every floor and centrally collected for better disposal.



# Pause and care for the Earth

## Eco-friendliness

High-performance glazing on windows

Adequate light and ventilation

Energy-efficient electrical fittings and equipment

High-quality and low-maintenance finishes

Heat pump water heating system in every unit

Onsite sewage treatment

Recycled water for landscaping and flushing

Water-efficient sanitary fixtures







# Pause and say hello to the team



[Team Elena >](#)

# LANSUM Enpoint.



## Lansum Properties

Founded in 2012 by Mr. Umesh Kunapareddy, the Lansum Group has established itself as a leader in high-quality real estate developments. With over 5 million square feet of space delivered across 20 projects, Lansum specializes in creating premium apartments, villas, and gated communities. The group has also expanded into the hospitality industry, partnering with Radisson to develop key properties, including the Radisson Blu Resort and Convention Center in Vishakapatnam and the upcoming India's first Radisson Collection property in Hyderabad.

## Upcoming Residential Projects



*evana*

12+  
years in  
business

65+  
acres of  
land developed

5+  
million  
square feet built

20+  
projects  
completed

12+  
million square feet  
under development

## Enpoint Realty

Enpoint Realty, established by the team that launched an award-winning luxury maternity hospital chain, is dedicated to distinguishing itself in the real estate industry by delivering exceptional customer experiences. The company focuses on developing properties that combine thoughtful design and innovative features, enhancing the quality of everyday living, working, and leisure.

## Lansum Enpoint

Lansum Enpoint is a joint venture between Lansum Group and Enpoint Realty, merging Lansum's expertise in high-quality construction with Enpoint's innovative approach to customer-centric developments. This collaboration aims to set new benchmarks in the real estate industry by delivering projects that combine aesthetic elegance with functional excellence.

## Team of consultants

### Architects



**Genesis Planners Pvt. Ltd.**  
<https://genesisplanners.in/>

### Structural Design



**ARSA Engineering Consulting Services Pvt. Ltd.**  
<https://arsaengineers.com/>

### MEP Consultants



**Synergy Infra Consultants Pvt. Ltd.**  
<https://www.synergyinfra.com/>

### Landscaping



**Naveen Associates**  
<https://www.naveenassociates.com/>

### Interior Architects



**23DDS**

<https://23dds.com/>

**RERA P02400007478**

This brochure is conceptual in nature and by no means a legal offering. The developer reserves the right to change, delete or add any specification, amenity, or plan mentioned herein, with or without notice. All images shown here are indicative.

\*All floor plan measurements are approximate and subject to variations.



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