

PROSPERITY LIES IN THE

S T ★ R S



STARS ALIGN FOR YOU ★★☆☆



Expect the extraordinary! The skyline of Vizag is set to be transformed as three powerful companies who have carved a niche for themselves in the city join hands to form a singular force – KARLAN.

Rated as stars in their individual sphere, Lansum, Mavuri and Kankatala have been synonymous with Vizag's phenomenal growth and stature.

Together as a joint consortium, Karlan envisions to bring a new benchmark in luxury lifestyle living at Vizag.

At Karlan, the stars have aligned for you.

Let the celebration begin!

**KANKATALA**  
SINCE 1943

**MAVURI**  
CONSTRUCTIONS LLP

**Lansum**  
Joy of Housing  
Properties LLP

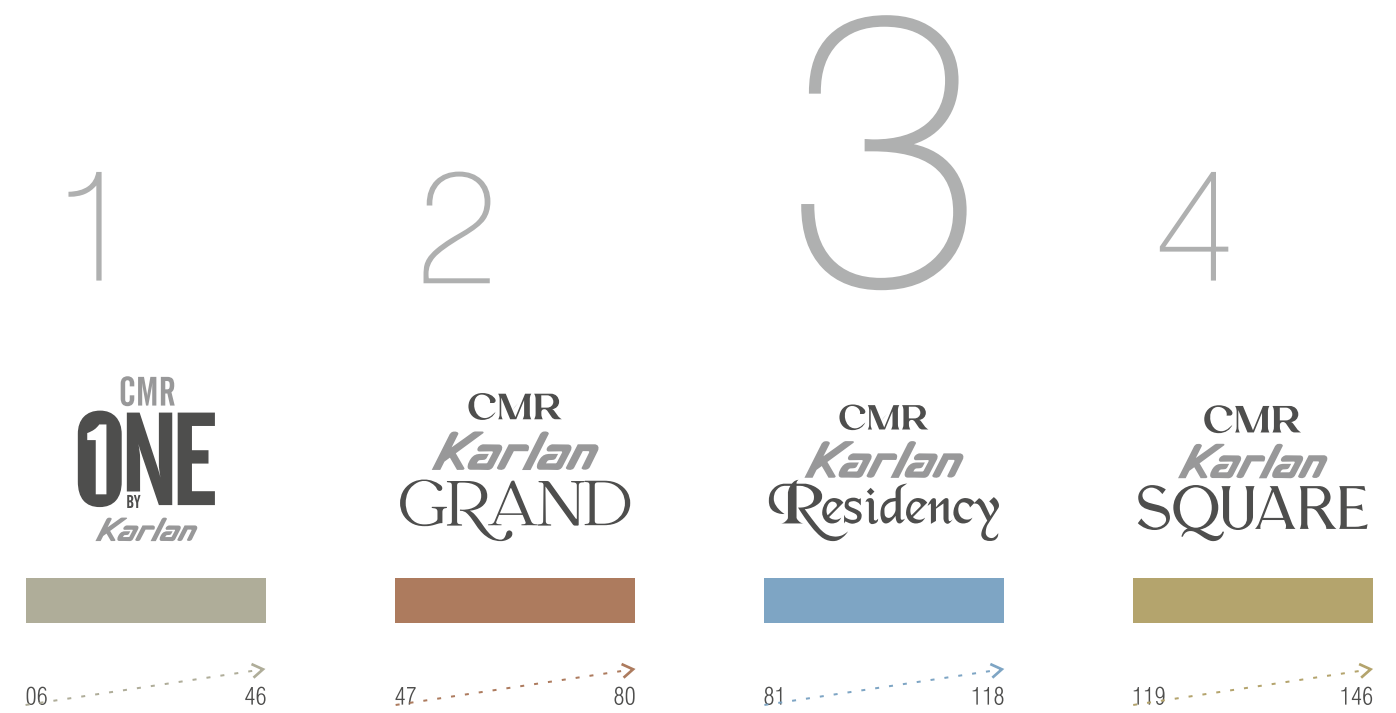


PRESENTING THE STARS OF KARLAN

Witness the rise of four shimmering properties in picture-perfect Visakhapatnam. Discover luxe homes that will fit your style and match your pace. Come, live like the stars!



# PICK THE STAR OF *Karlan*





Live Like a **Star** ★★ ★★ ★★



CMR  
*Karlan*  
Residency

MAGIC AND  
MAGNIFICENCE  
UNDER ONE  
STARLIT SKY

The well-inhabited and beautiful neighbourhood of MVP Colony will soon witness the rise of an epic cluster of apartments. **CMR Karlan Residency** is an aristocratic high-rise with a range of amenities that will redefine Vizag's standards of excellence.





CMR  
*Karlan*  
Residency

AT MVP COLONY





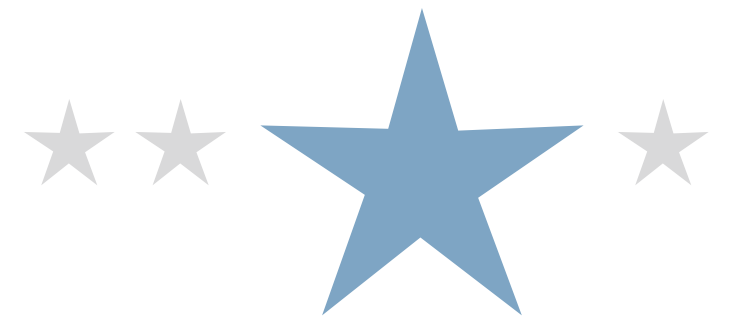


## GRAND ENTRANCE

Opulence sets the tone, right from the grand entrance of **CMR Karlan Residency**. As you drive into this well-designed layout, expect nothing but the finest space planning, security features, community pockets and natural abundance.

CMR  
*Karlan*  
Residency





16  
FLOORS

125  
FLATS

1465 SFT TO  
2045 SFT

CMR  
*Karlan*  
Residency





Under the night's celestial canopy, the **CMR Karlan Residency** comes alive as a masterpiece of architectural wonder. Bathed in the silvery luminescence of the moon, its form takes on an ethereal quality that captivates the senses.

CMR  
*Karlan*  
Residency





## PLANTER BOX, POTTED PLANTS & KID'S PARK

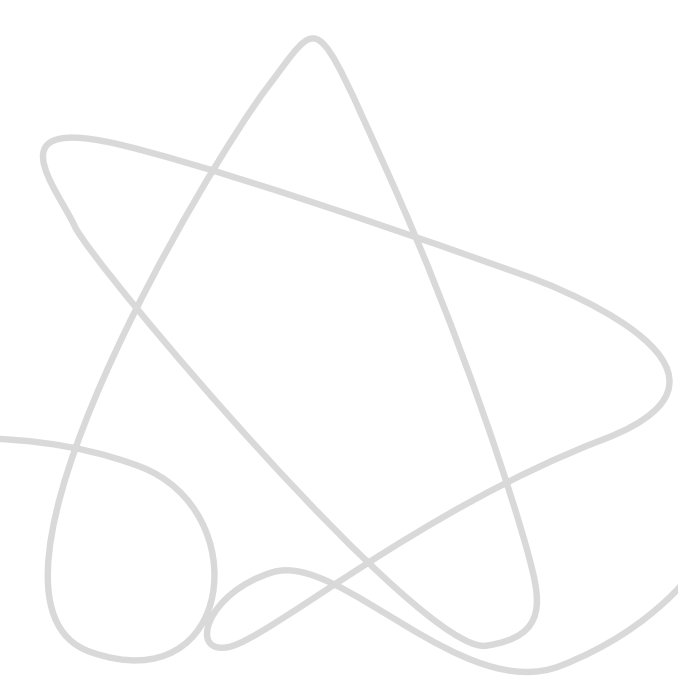
Pollution-free and fresh, the apartments blend seamlessly into the enchanting outdoor space. The attention to detail is evident everywhere, especially in the open-air and charming children's play park. Just perfect for recharging your batteries!





3 BASEMENT FLOORS FOR PARKING

2 STILT FLOORS FOR PARKING



CMR  
*Karlan*  
Residency





## THE UBER-COOL RECEPTION LOUNGE

The silken marble finish, the grand granite, the class interplay and the splash of greenery at every turn make the reception area at CMR Karlan Residency a tourist attraction! You can easily impress your visitors even before they have entered your plush home.

CMR  
*Karlan*  
Residency



ENCHANTING  
TERRACES





A TOP  
OF THE  
WORLD  
FEELING



There's action happening at every level. Join a gym session, unwind by the pool, host events at the multipurpose hall, or find calm at the Meditation center. Spark your enthusiasm regardless of your age or mood!

CMR  
*Karlan*  
Residency





10,000 SFT  
CLUBHOUSE FOR THE BOLD-N-BEAUTIFUL

If you are in the mood for a dash of fitness and fun, dive into the leisure facilities of the expansive Clubhouse. The swimming pool sparkles with mischief and laughter as the kids dive in. Sip lemonade sitting on the deck side and make the most of life's perks.

CMR  
*Karlan*  
Residency





CMR  
*Karlan*  
Residency

# EXCLUSIVES

- Indoor Games
- Swimming Pool
- Walking Track
- Gymnasium
- Multi-Purpose Hall





# STILT 1

FLOOR PLAN

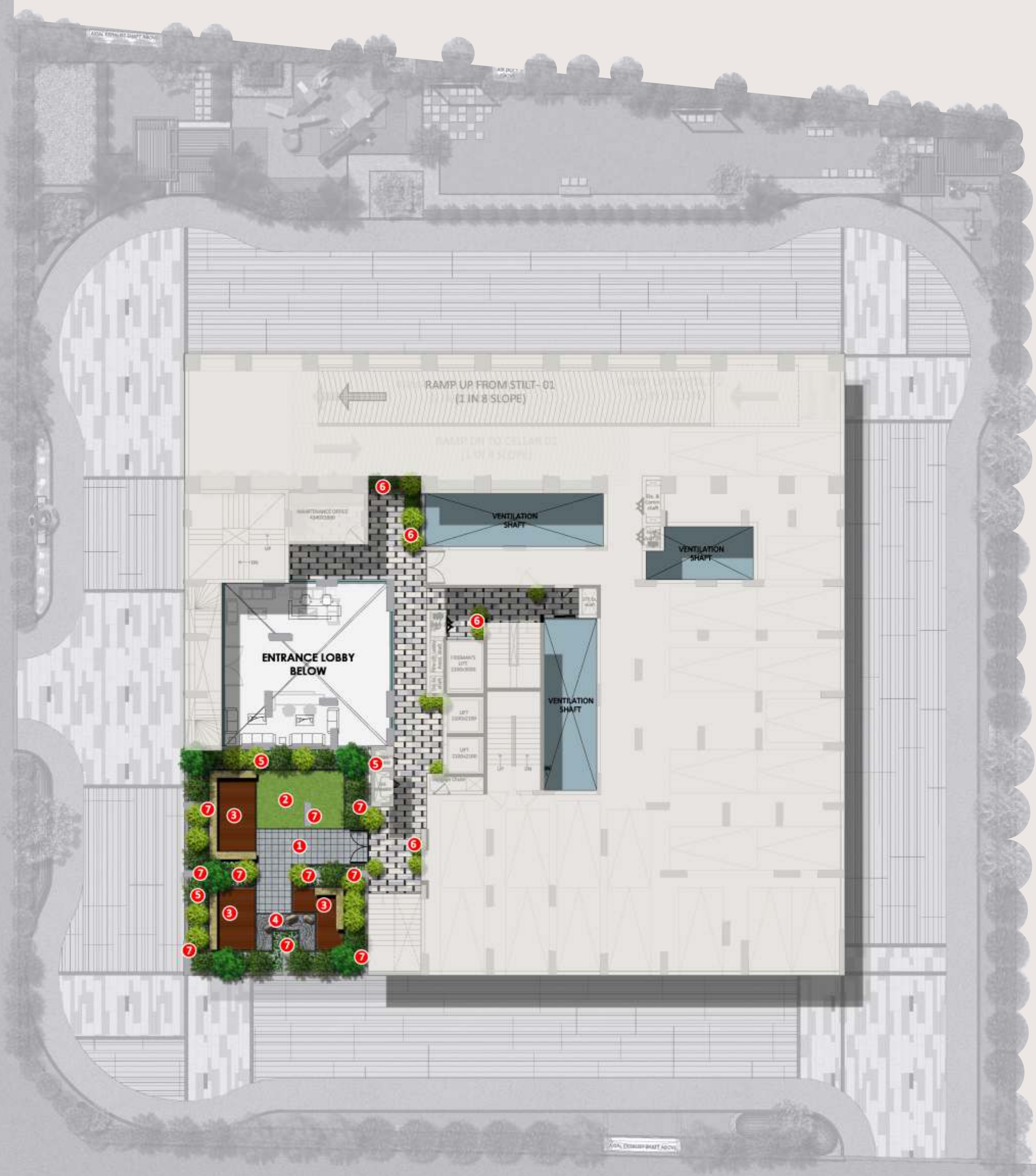


## LEGEND

- 01. Entrance
- 02. Exit
- 03. Transformer Yard
- 04. Jogging Track / Pathway
- 05. Entrance Feature
- 06. Water Feature with Sculpture
- 07. Entrance Paved Seating Area with Pergola
- 08. Children's Play Area
- 09. Fitness Station
- 10. Seating Around Tree with Pebble Bed
- 11. Connecting Pathway
- 12. Seating Deck with Plantation
- 13. 7.0 m Wide Driveway
- 14. Open Lawn with Seating
- 15. Swing Seater
- 16. Free Standing Sculptures
- 17. Lawn
- 18. Mound with Specimen Tree

CMR  
*Karlan*  
Residency





# STILT 2

FLOOR PLAN

## LEGEND

- 01 . Paved Area
- 02 . Lawn
- 03 . Seating Deck
- 04 . Zen Garden
- 05 . Planter Box
- 06 . Potted Plants
- 07 . Green Column

CMR  
*Karlan*  
Residency



80'0" WIDE ROAD

TOT LOT  
516 Syds



40'0" WIDE ROAD

RESIDENTIAL  
EXIT

# TERRACE

FLOOR PLAN

## LEGEND

- 01. Entrance Paved Area
- 02. Walkway
- 03. Open Lawn
- 04. Paved Seating Area  
with Plantation
- 05. Pergola Deck
- 06. Kids Pool & Swimming Pool
- 07. Swimming Pool Deck
- 08. Seating with Garvel Bed
- 09. Potted Plants
- 10. Potted Plants with Ground Covers
- 11. Zen Garden
- 12. Lawn with Stepping Stone
- 13. Planter Box
- 14. Sculptures with Gravel Bed
- 15. Changing Room

CMR  
*Karlan*  
Residency



# GROUND

FLOOR PLAN



CMR  
Karlan  
Residency



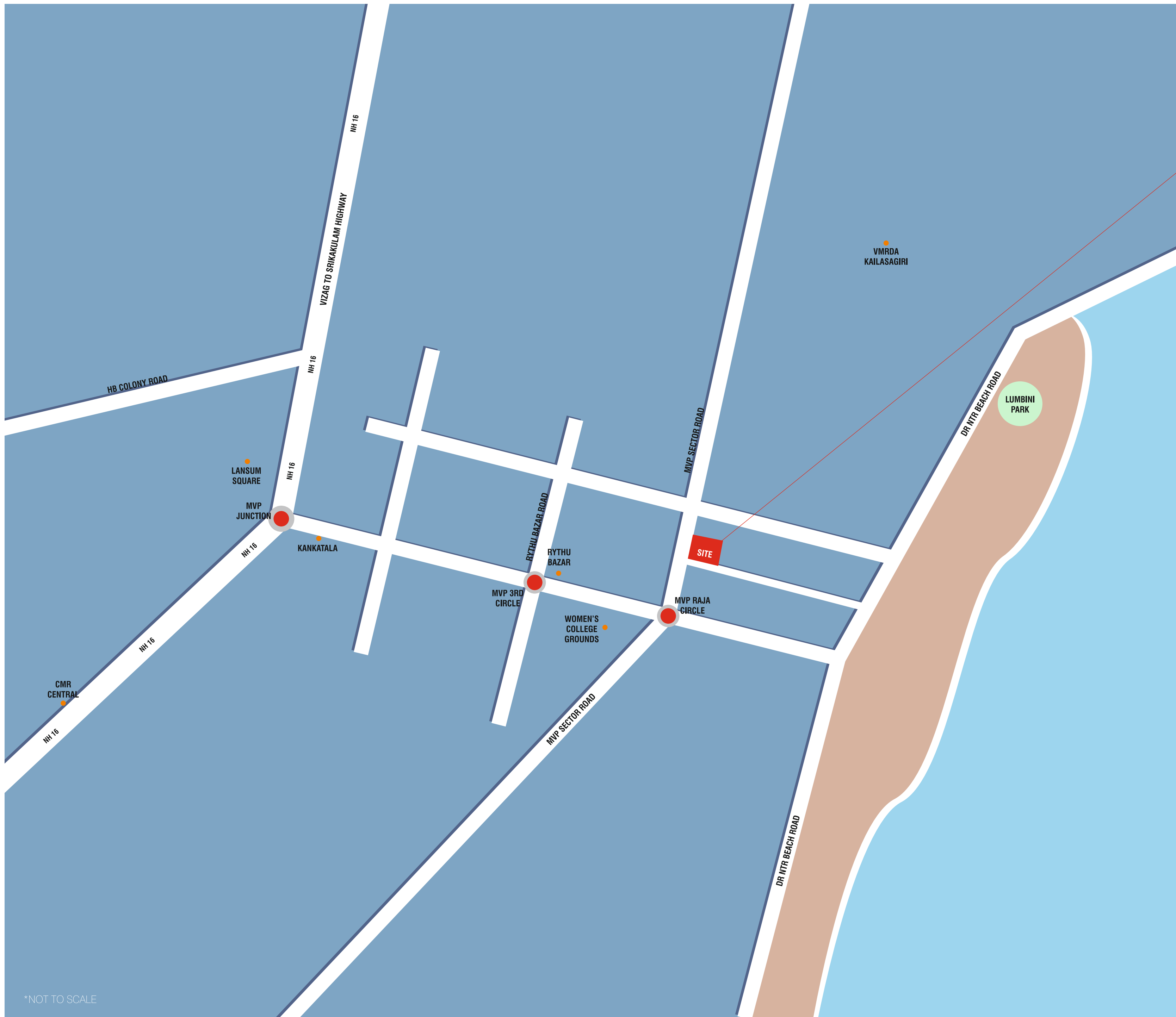


# TYPICAL

FLOOR PLAN







LOCATION ADVANTAGE

- 1.7<sup>KM</sup>  
TENNETI PARK
- 2.8<sup>KM</sup>  
VUDA PARK
- 4.7<sup>KM</sup>  
RTC BUS STAND
- 5.6<sup>KM</sup>  
KAILASH HILLS
- 8<sup>KM</sup>  
RAILWAY STATION
- 13.6<sup>KM</sup>  
IT SEZ
- 16.2<sup>KM</sup>  
AIRPORT

\*NOT TO SCALE



## STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads as per IS code with RCC walls or solid cement concrete blocks / brick walls.

## DOORS

Teakwood frame with designer shutters for the main door with melamine finish on both sides. Manufactured hard wood door frames & laminated shutters, fixed with hardware of reputed brand for internal doors.

## WINDOWS

UPVC window system with clear float glass with suitable finishes as per design, with provision for mosquito mesh. All Hardware of reputed make.

## PAINTINGS

Textured / smooth finish and two coats of exterior emulsion for external walls. Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer for internal walls.

## FLOORING

Living, Dining, Bedrooms & Kitchen 600 X 600 mm size double charged vitrified tiles. Anti-skid ceramic tiles for bathrooms and balconies.

## KITCHEN

Granite platform with stainless steel sink. Provision for both drinking (Municipal) and bore water.

## BATHROOMS

High-end wash basin. Wall-mounted EWC with concealed flush tank / valve. Single lever fixtures with wall mixer cum shower and rain shower in master bedroom. Provision for geysers and exhaust fans in all bathrooms with CP fittings.

## ELECTRICAL

Concealed copper wiring of Havells or equivalent. Modular switches, Northwest or equivalent make. Power outlets for air conditioners in all rooms.

Power outlets for geysers in all bathrooms.

Power plug for chimney, refrigerator, microwave oven, mixer / grinder, water purifier in kitchen washing machine in utility area.

Three-phase power supply for each unit and individual meter boards, miniature circuit breakers (MCB) for each distribution boards of best brands.

## TELECOM

Telephone & Intercom facility

## LIFTS

Automatic passenger lifts.

## POWER BACKUP

100% D.G. backup for flat, common areas, except for ACs, geysers, washing machines and grinders etc., all common areas, lifts, pumps etc.

## TERRACE GARDEN & AMENITIES

Permissible recreational activities will be provided.

## SECURITY

Intercom facility to all apartments connecting to security room. Surveillance cameras at the main security.

# SPECIFICATIONS



## CMR *Karlan* Residency

### ARCHITECTS



GENESIS PLANNERS PVT LTD

### LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

### MEP CONSULTANTS



### STRUCTURAL CONSULTANTS



Engineering The Future

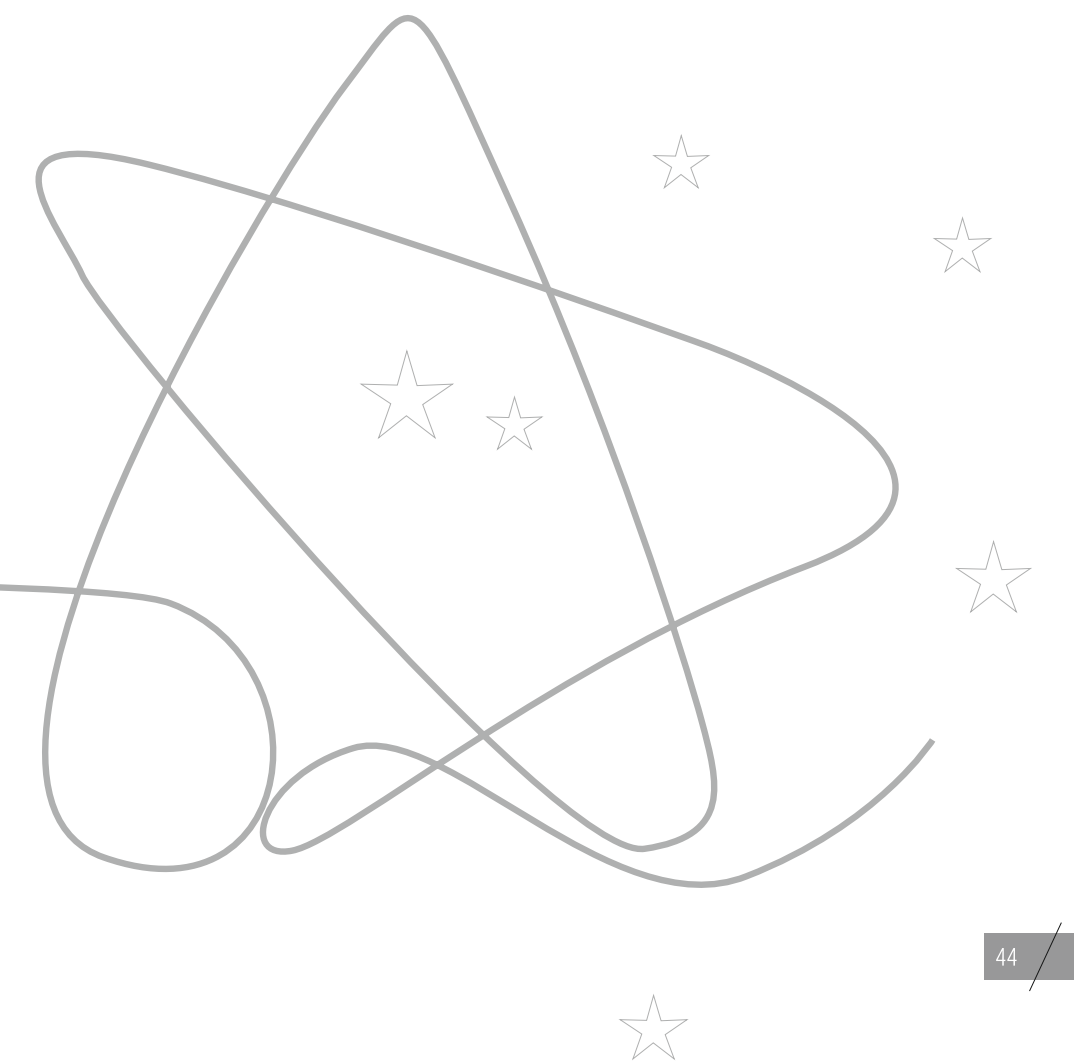
### PROMOTER / BUILDER





Live the  
**star** in  
you

LAY  
ANCHOR





Kankatala Mallikharjuna Rao



Mavuri Venkata Ramana



Kunapareddy Umesh



**KANKATALA**  
SINCE 1943

Kankatala, a renowned name in the world of textiles, has been a cornerstone in the industry since its inception in 1943 in Visakhapatnam. Originally started as a single retail outlet, the business has expanded impressively over the years, establishing 13 stores across four Indian states under the expert leadership of Chairman Kankatala Mallikharjuna Rao.

Kankatala Mallikharjuna Rao is recognized for his distinct taste and lifestyle. He has skilfully navigated the business, branching out into the realm of real estate with over 10 commercial and residential projects in Vizag to his credit.

As a part of Karlan Constructions, Kankatala Mallik aims to take forward this legacy by undertaking four major projects in Vizag. The commitment is to blend the traditional values of the Kankatala brand with a modern construction practices of Karlan to create landmarks that would redefine the city's skyline.

His distinct commitment to quality sets this company apart from any other.

**MAVURI**  
CONSTRUCTIONS LLP

Mavuri Constructions, under the prudent guidance of Mavuri Venkata Ramana and Mohan Balaji, has played a pivotal role in revolutionizing the real estate landscape. This is clearly evident in their creation of the CMR shopping malls spread across Andhra Pradesh and Telangana.

Each of these malls is a comprehensive hub of activity and service, including state-of-the-art multiplex theatres and a diverse range of retail outlets. The Mavuri family's expertise in orchestrating these multi-faceted spaces reflects a deep understanding of customer needs and contemporary trends.

This profound real estate experience positions Mavuri Constructions as a valuable collaborator in the Karlan projects, bringing with them a proven track record of creating dynamic, inclusive, and vibrant spaces. With this involvement, one can anticipate the Karlan projects to redefine Visakhapatnam's cityscapes by merging practicality with grandeur, offering an elevated living and commercial experience to its inhabitants.

With a spirit that propels them to make a difference, it won't be long before they become frontrunners in the industry.

Joy of Housing!  
**Lansum**  
Properties LLP

LANSUM Properties is a renowned real estate development company, dedicated to building communities and enriching lives. They prioritize quality, integrity, and innovation, positioning themselves as industry leaders. Chairman & Managing Director Mr. K. Umesh brings to this project his years of experience in bureaucracy and the Defence Sector.

At LANSUM Properties, their motto, 'The Joy of Housing,' reflects their commitment to ensuring a joyful home buying experience. They have also forayed into the commercial space, with over 20 completed projects. Notable developments include Oxygen Towers, the tallest building in Andhra Pradesh, LANSUM Etania in Hyderabad, LANSUM Square, the tallest mixed-use development in Andhra Pradesh, and Radisson Blu Karthikavanam, rated as the best deluxe 5-star hotel development in Andhra Pradesh. They have developed over 2000+ apartments and built over 8+ million square feet of real estate.

Future plans include 8 million square feet of luxury residential developments and multiple hotels in Andhra Pradesh and Telangana.

**Karlan**  
A Legacy





**PREMIER HOUSE**

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