



UNITECH KARMA LAKELANDS

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## THE FOUR ELEMENTS

'Karma creates all, like an artist,  
Karma composes, like a dancer'

– Buddha

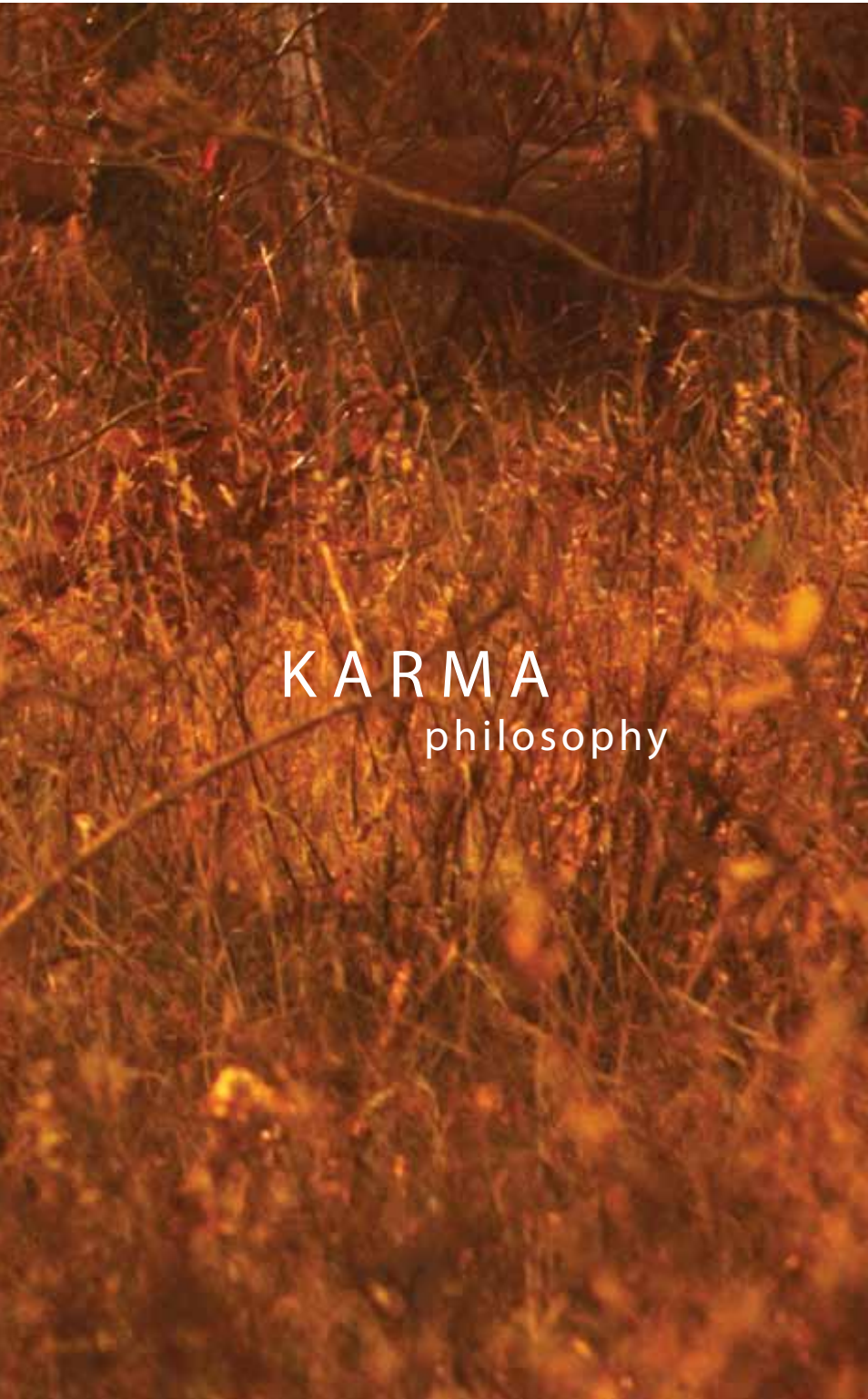
Karma implies, the power latent within one's actions as well as the inevitable results that such actions bring, good or bad, either in this life or in reincarnation.

For a select few, the results of good karma reflect in an exquisite piece of heaven on earth – the Unitech Karma Lakelands.

Set in abundance of the four elements of nature, Karma Lakelands is where adventure and serenity walk hand in hand. Where good life has ample space to play, relax and rejuvenate.

Its a place where you can surround yourself with nature, without giving up on luxury living.

Welcome to an exclusive living experience. Welcome to the Unitech Karma Lakelands.



# KARMA

philosophy

Our environmental philosophy and great respect for nature is captured in the Karma Lakelands' mission statement:

'With the firm belief that humanity can prosper only when in complete harmony with nature, we realize our dreams by relentlessly pushing forward, towards a vibrant and a greener world.'

Our accomplishments and endeavours are defined by a principled central discipline, aimed at providing a holistic living experience. A unique villa community that blends a luxurious home, recreational facilities and environmental care to establish a new standard of living, yet to be experienced elsewhere.

Unitech Karma Lakelands, an eco-responsible gated community of villas spread around a golf-course is based on a host of developmental concepts that imbibe environmental preservation, thus enabling its residents to touch, feel, smell and breathe nature.

As a Unitech Karma Lakelands resident, come and be accustomed to a heavenly life on earth!





As you wind along the road, past the imposing gates, the gorgeous golf course unfolds before your eyes and engulfs you with a warm feeling that says this place is truly special.

A unique premium golf residency, where the bounties of nature never cease to amaze you – be it the open skies, rolling greens or the scenic lakes.

Slated to be the most sought after signature address in India, Karma Lakelands offers unparalleled contemporary living with environs that can only be described as divine.



KARMA  
essence



KARMA  
offering

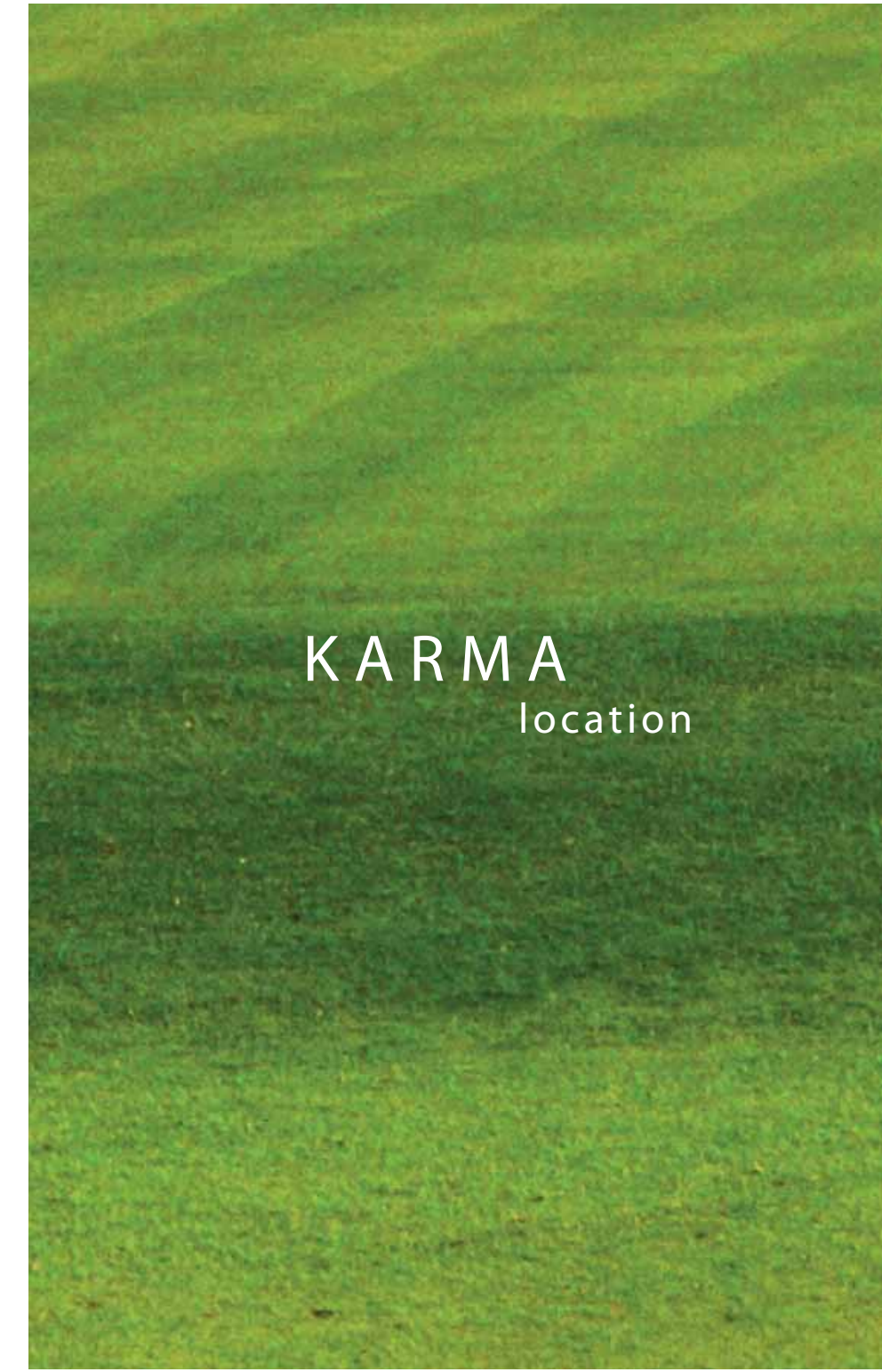
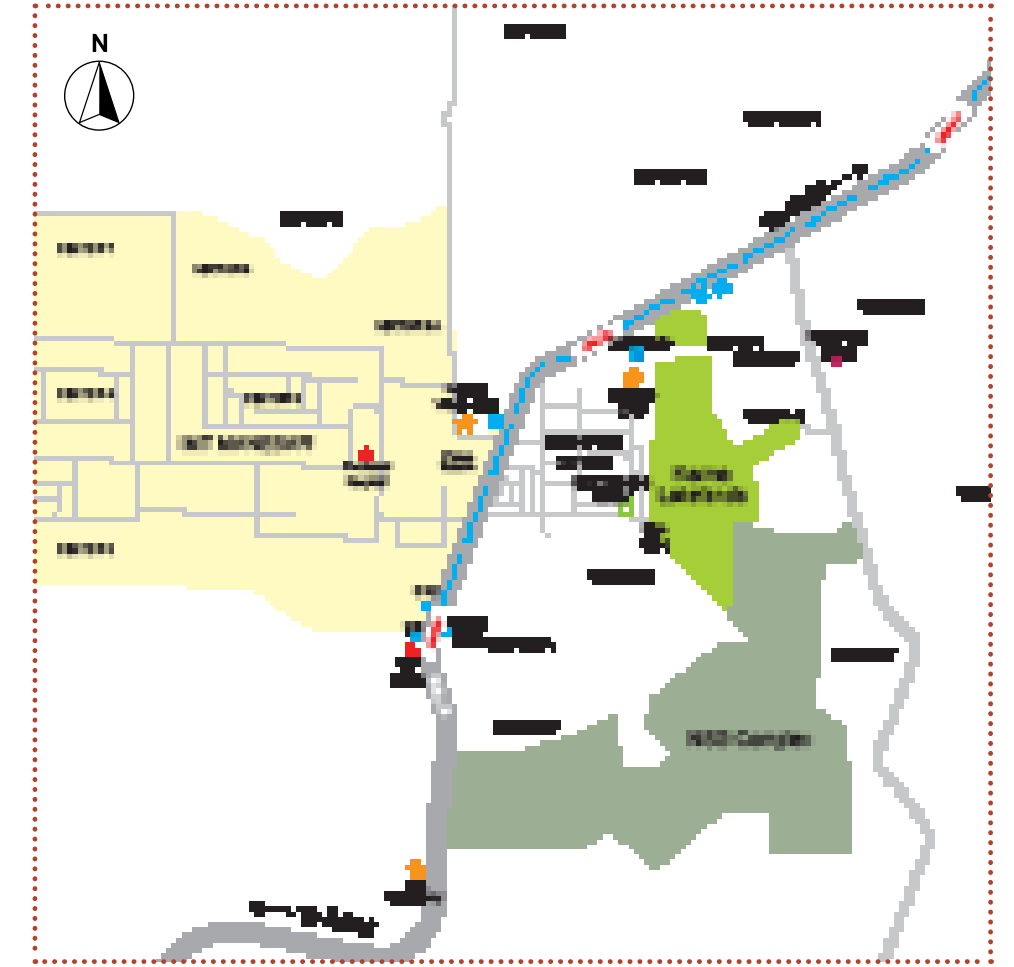
This exquisite beauty is nestled amongst pristine surroundings and is spread over approximately 300 acres of nature; at Karma Lakelands there's truly a lot on offer.

- A community of about 250 private luxurious villas in areas ranging from 1100 sq. yd. - 4000 sq. yd. All villas have 4 bedrooms and 2 staff quarters each, with a total built-up area ranging from 5867 sq. ft. - 6870 sq. ft.
- An international standard golf course by reputed golf designer Phil Ryan from Australia, providing breathtaking views of the greens and the fairways.
- A fully equipped modern clubhouse spread over 50,000 sq. ft.
- A luxurious spa & boutique hotel and an art gallery.



Located in Sector 80, Gurgaon, right on the Delhi-Jaipur Expressway, Karma Lakelands is just 25 minutes from the Indira Gandhi International Airport. The development is close to the heart of the industrial and commercial development in north India, with close proximity to IMT Manesar and the Kundli-Manesar-Palwal (KMP) Expressway where SEZs of more than 50,000 acre are proposed.

Additionally, it is positioned along the Metro corridor, thus connecting it to the rest of Gurgaon, New Delhi, Noida and Faridabad.





#### Schools

Renowned schools such as Pathways International, GD Goenka, Starex International, following the IB curriculum are in close vicinity. Other established education centres like The Shri Ram School, DPS, Shikshantar and Heritage, in New Gurgaon are within 20 minutes driving distance.

#### Hospitals

State-of-the-art multi-specialty hospitals such as Max, Artemis, Apollo, Shriram, Paras in New Gurgaon are within 20 minutes driving distance. A 250 bed Rockland hospital is operating just 2 kilometers from Karma Lakelands will be providing medical facilities along with a 24 hour ambulance for emergencies.

#### Shopping

Malls on Mehrauli-Gurgaon (MG) Road such as City Center, Metropolitan, Plaza, Sahara and Grand Mall as well as the Ambience Mall and Central on NH-8 are just a 20 minutes drive away. For daily needs there are shops in the local shopping center adjoining Karma Lakelands.

#### Hospitality

Trident, Bristol, Crowne Plaza, Galaxy are all within 20 minutes driving distance. A Radisson property with retail and hospitality is coming up within close proximity. You can also pamper yourself at the boutique hotel offering an exclusive spa right within Karma Lakelands.

With all facilities within close reach, Karma Lakelands is all set to become a quiet haven within the urban landscape of the city.



KARMA  
living





AT KARMA  
- a visual tour





underlying  
THEMES

Tree-top level development – with no structure higher than the trees, ensuring that the only thing crowding around you is nature.

Idyllic views – all villas are placed around the golf course and water bodies, affording paradisaal views of the scenic landscape.

No boundaries – with only hedges to demarcate the boundaries, you'll surely not be closed in.

Acres to call your own – spread over 300 acres of pristine natural surroundings, there will be about 250 private luxurious villas – a population density of less than 10 people per acre.

Less load on the land – with more than 80% of the area occupied by water bodies, common greens and the golf course, actual construction on the land is less than 10% of the community.

Self-sufficient living – with gardens laden with fruits & vegetables and zero run-off water harvesting systems, Karma Lakelands encourages a self-sufficient lifestyle.



Nature's paradise with trees of jamun, gulmohur and a wide variety of fruits including orange and pomegranate.

Zero emission battery powered vehicles to run across, within the community.

No horn zone to ensure tranquility in the entire campus, including the entrance gate area where the guards respond to sight rather than sound.

Zero run-off water harvesting system, with every drop is channelised and harvested; in times of depleting water resources across the country the water table here is actually increasing every year.

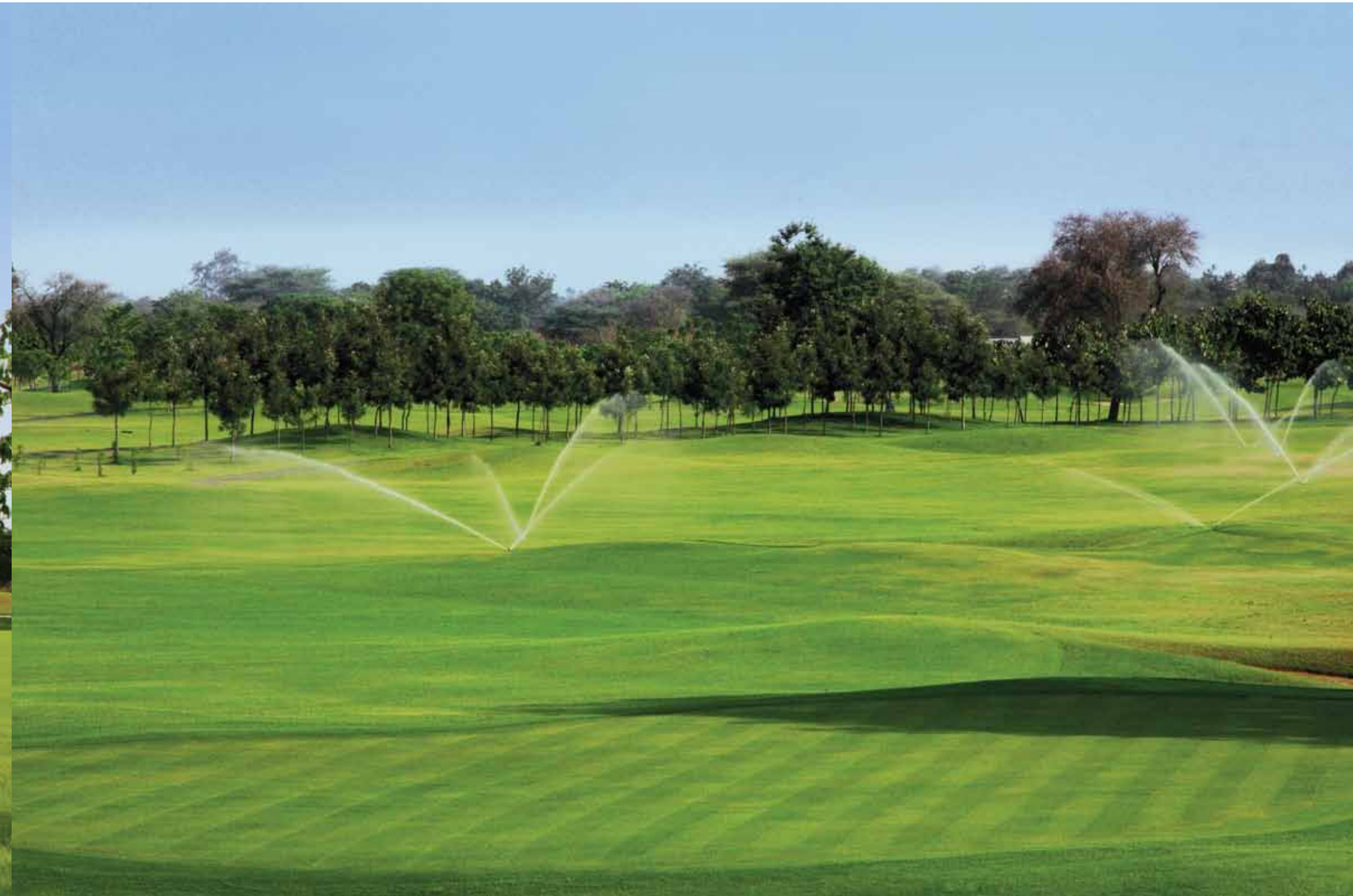
Grey water treatment and a comprehensive waste water recycling system for site irrigation, to ensure that nothing is frittered away.

Solar water heating with every villa, Karma Lakelands surely doesn't burden the resources of nature.

Low carbon footprint with more than 50,000 trees on the premises and use of solar energy.

With all the above in place, Karma Lakelands would surely be earning a multitude of karmic credits!

KARMA  
eco-responsibility





THE GOLF  
living

Come, touch and feel the golf course at an arm's length at the villas surrounding the golf course.

A golf course designed by world renowned Phil Ryan of Pacific Coast Design, Australia with more than 25 years of experience in designing golf courses across the globe.

Strategically designed, it has an envious driving range, multiple tees, contoured fairways, large bunkers and feature water bodies to make sure that your golfing experience is always exciting.

A professional golf academy managed by Tiger Sports comes as a part of the golf course at Karma Lakelands.

An exclusive golf academy villa with a golfer's lounge make the unwinding after the game even more pleasureable.

The golf cart path encircles the entire course, with the available electric golf carts making the sport here suitable for all ages.



## VILLAS by the golf greens

Most villas at Karma Lakelands are positioned to take maximum advantage of the idyllic views, with large windows looking out over lakes, greenery and the golf course; painting picture perfect landscapes to feast your senses.







your  
ROYAL ABODE





BOUNDLESS  
living spaces



KING'S BANQUET  
in palatial dining spaces

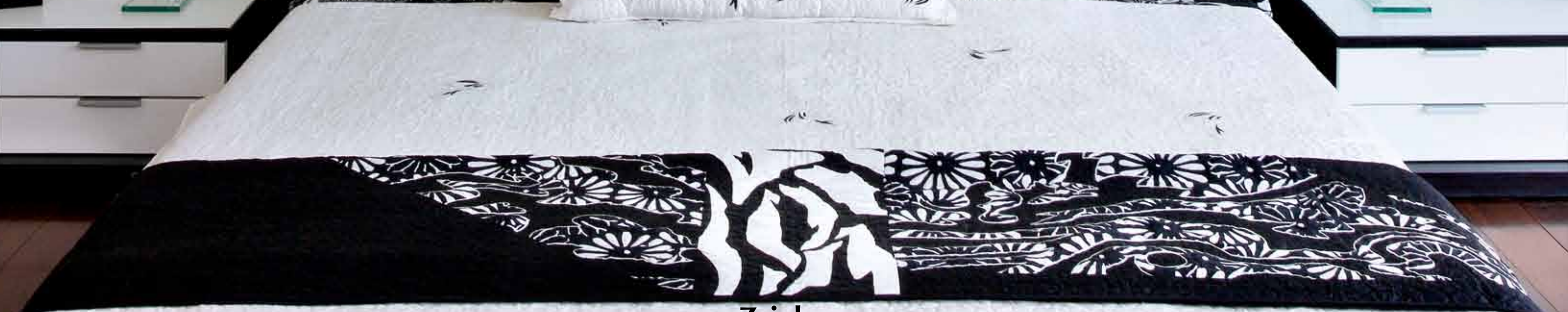


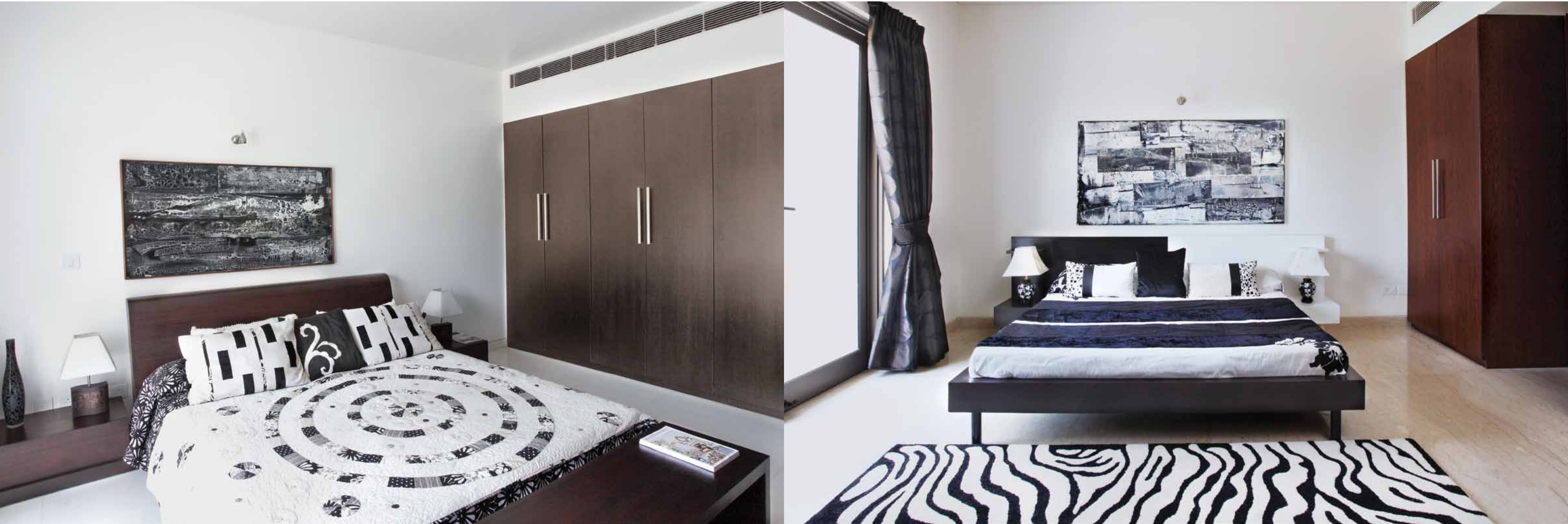


sophisticated  
COOKING

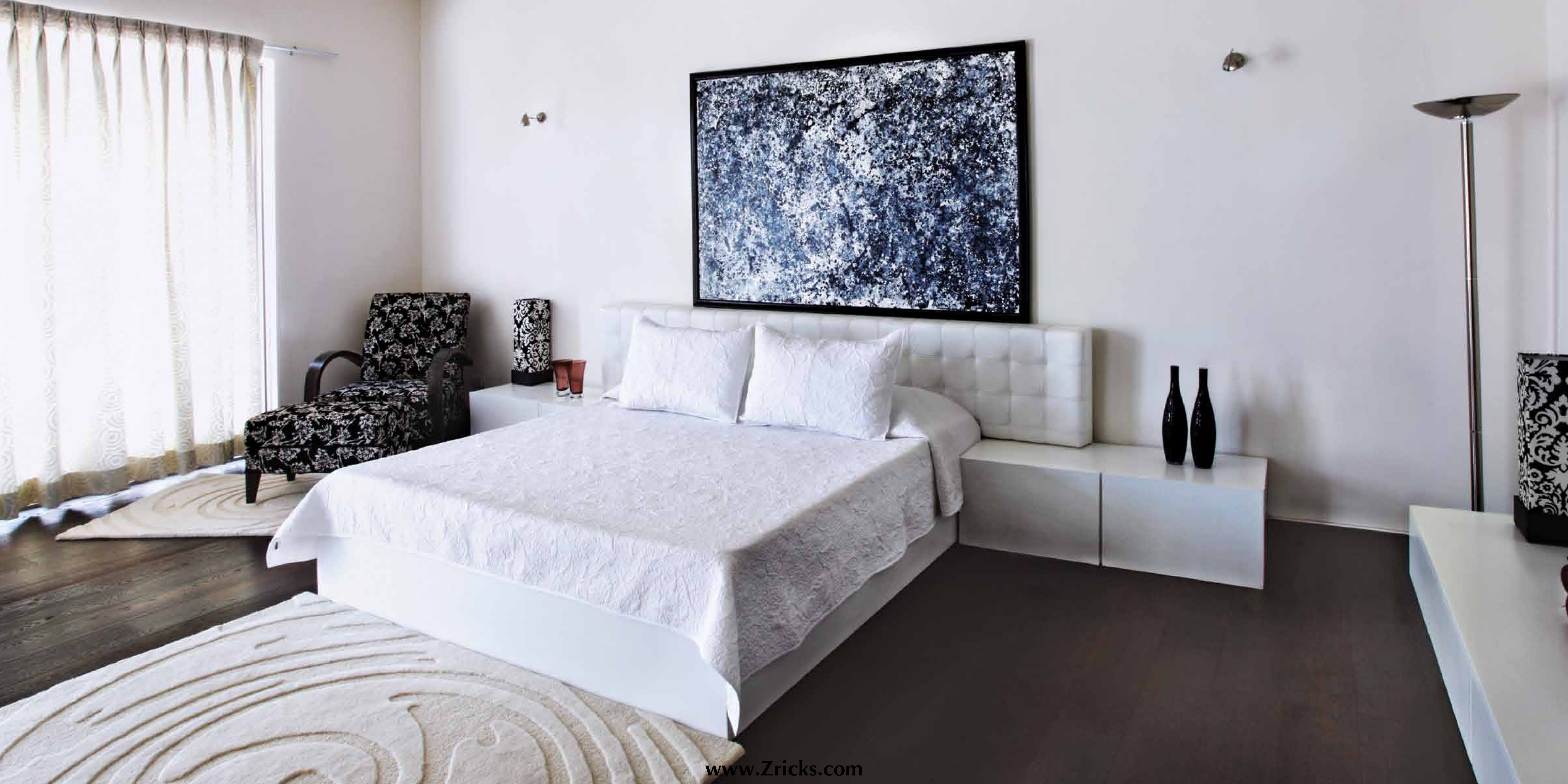
OPULENT  
rooms with a view

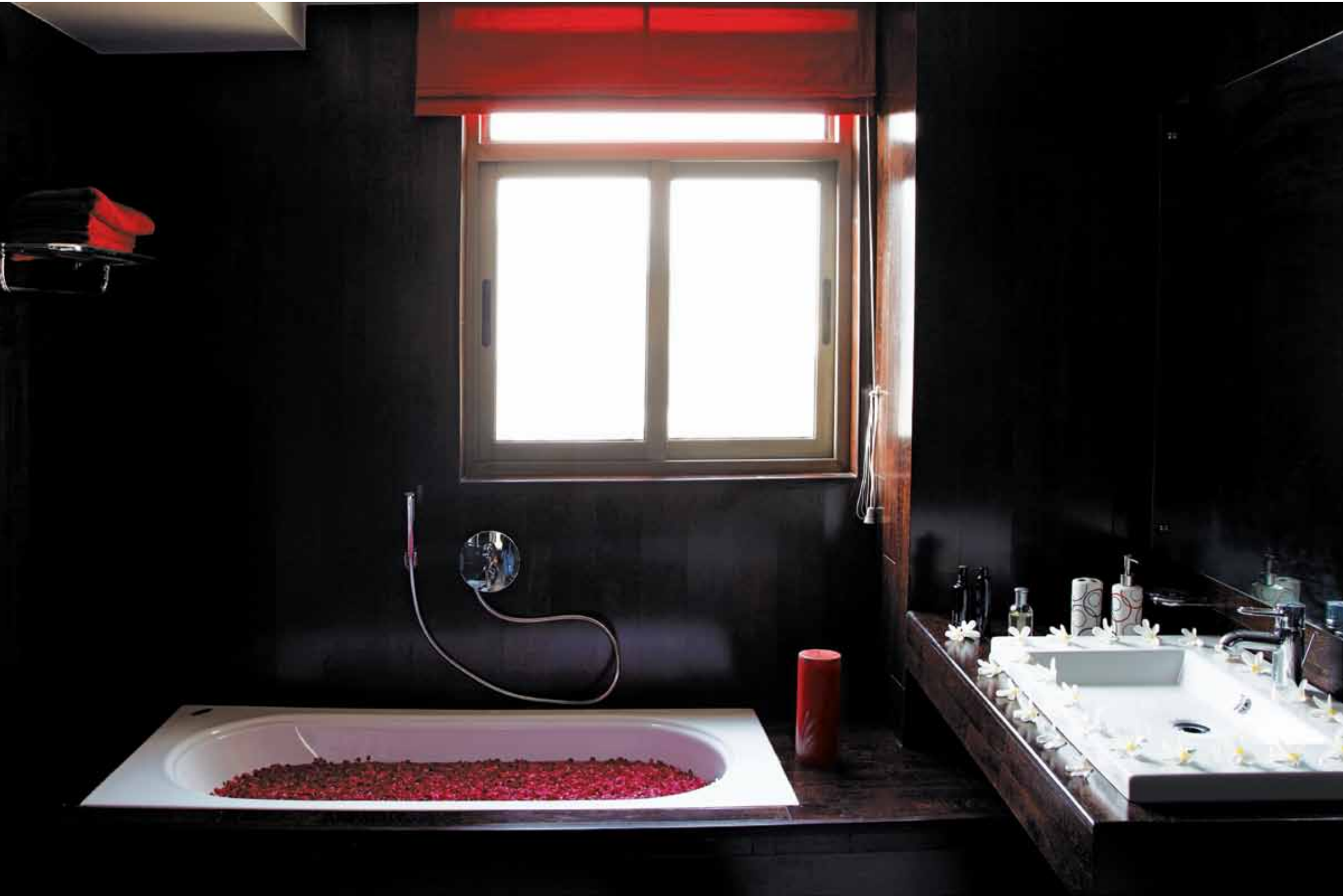










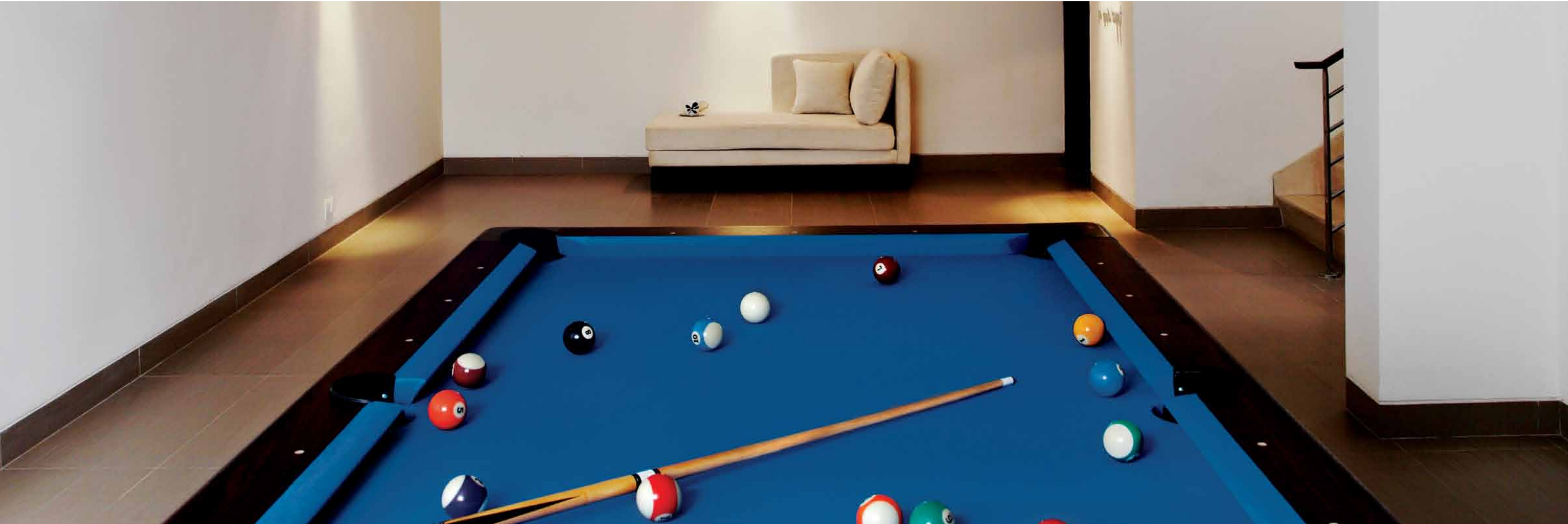


LUXURIOUS  
bath spaces



SOCIAL  
eveningsatyourhome

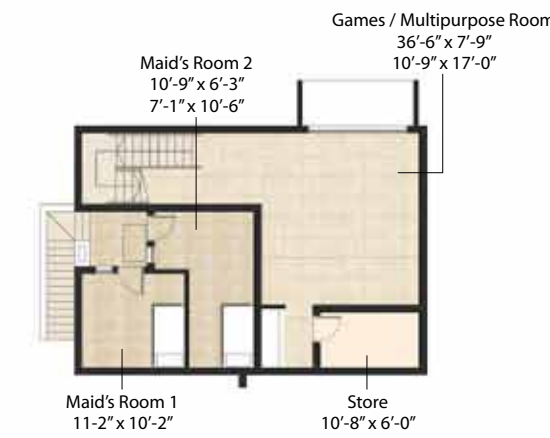




# COURTYARD VILLA



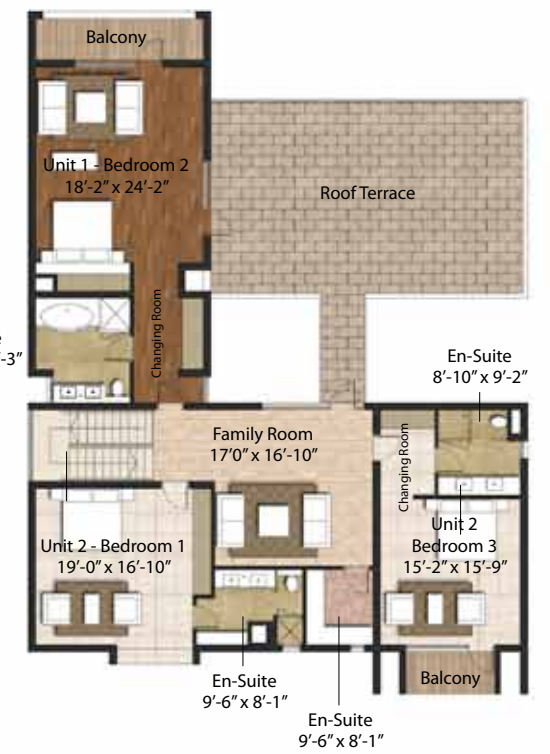
Unit 1 = 2882 sq. ft. (267.8 sq. mts.)  
 Unit 2 = 2985 sq. ft. (277.5 sq. mts.)



BASEMENT



GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR

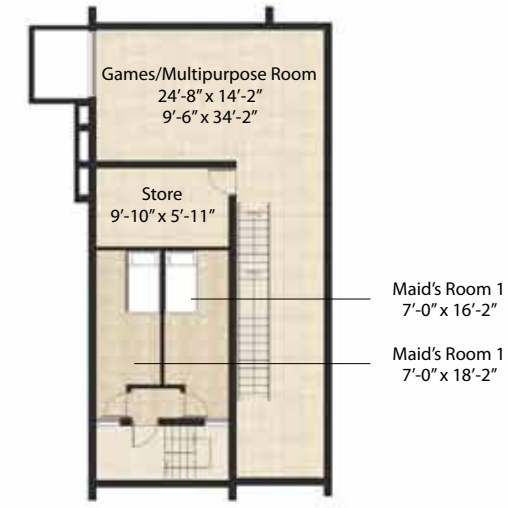


# TERRACE VILLA

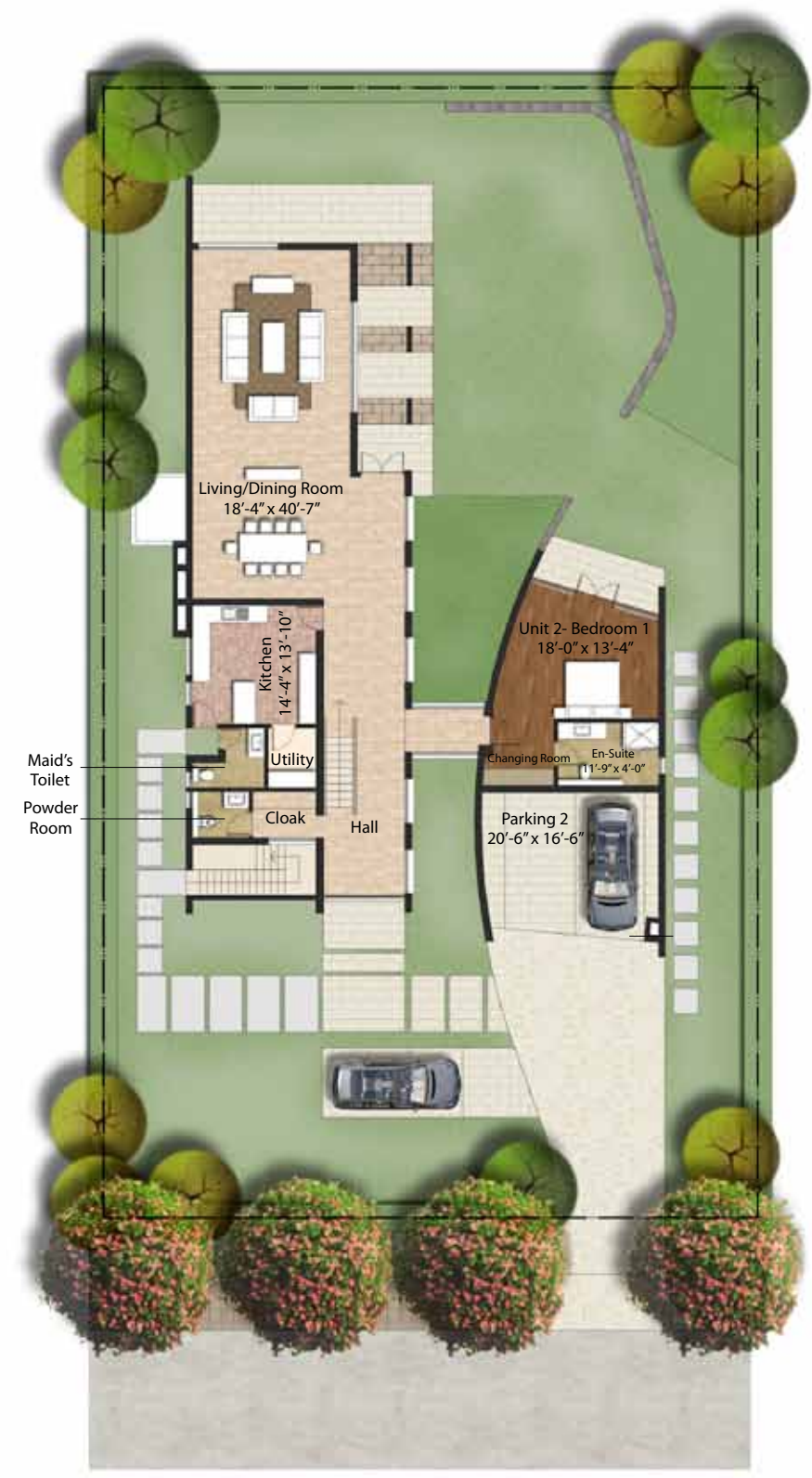
Unit 1 = 3627 sq. ft. (337 sq. mts.)  
 Unit 2 = 2476 sq. ft. (230 sq. mts.)



# PAVILLION VILLA

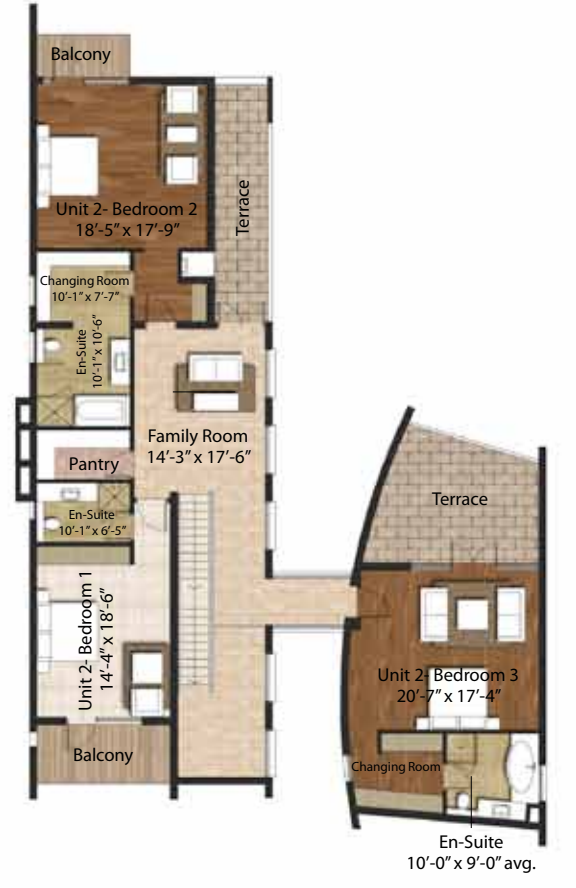


BASEMENT



GROUND FLOOR WITH LANDSCAPED LAWN

Unit 1 = 3202 sq. ft. (297.5 sq. mts.)  
 Unit 2 = 3578 sq. ft. (332.5 sq. mts.)



FIRST FLOOR



# PORTICO VILLA



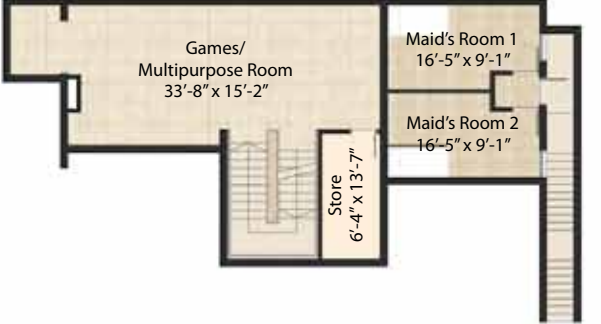
Unit 1 = 3054 sq. ft. (283.9 sq. mts.)  
 Unit 2 = 3375 sq. ft. (313.7 sq. mts.)



# ATRIUM VILLA



Unit 1 = 2850 sq. ft. (264.9 sq. mts.)  
 Unit 2 = 3455 sq. ft. (321.1 sq. mts.)



BASEMENT



GROUND FLOOR WITH LANDSCAPED LAWN



FIRST FLOOR

AMENITIES



Fullyfitted kitchen



Kitchen garden



Fresh produce from your backyard

FACILITIES



Solar water heating & lighting



100% power back up

# KLUB KARMA

golf & country club

In the heart of Karma Lakelands, lies a golf & country club – Klub Karma, designed by HKR Architects. Overlooking the main golf course, it is based on the theme of Modern Tropical and is a glittering tribute to the Karma philosophy of not constructing higher than tree tops.

Especially designed to exude luxury and elegance, the entrance comes alive with the shimmering reflection of the water court. The pedestrian bridge at first floor connecting the two wings complements the strong, yet subtle architecture.

The clubhouse has a dedicated lounge for golfers and associated golf facilities such as a pro-shop amongst others. A golf academy, equipped with 3D simulators for practicing golf indoors is also being planned.

Segregated from the golf wing, Klub Karma's amenities offer multi-purpose halls, meeting spaces and restaurants. Amongst others, it will boast many contemporary conveniences including a fully equipped modern gymnasium, massage areas, an outdoor swimming pool, as well as, an all-weather indoor lap pool unique to Klub Karma. Besides the library and indoor games rooms, the big attraction will be the floating terrace, the principal restaurant extending onto an outdoor terrace over a water body rendering a feel of floating on water.





View of Klub Karma from the greens

DINING



Multi cuisine fine dining



Bar & lounge



Three interchangeable function rooms  
with banqueting facilities



Gourmet fine dining

WELLNESS



Yoga & activity studio



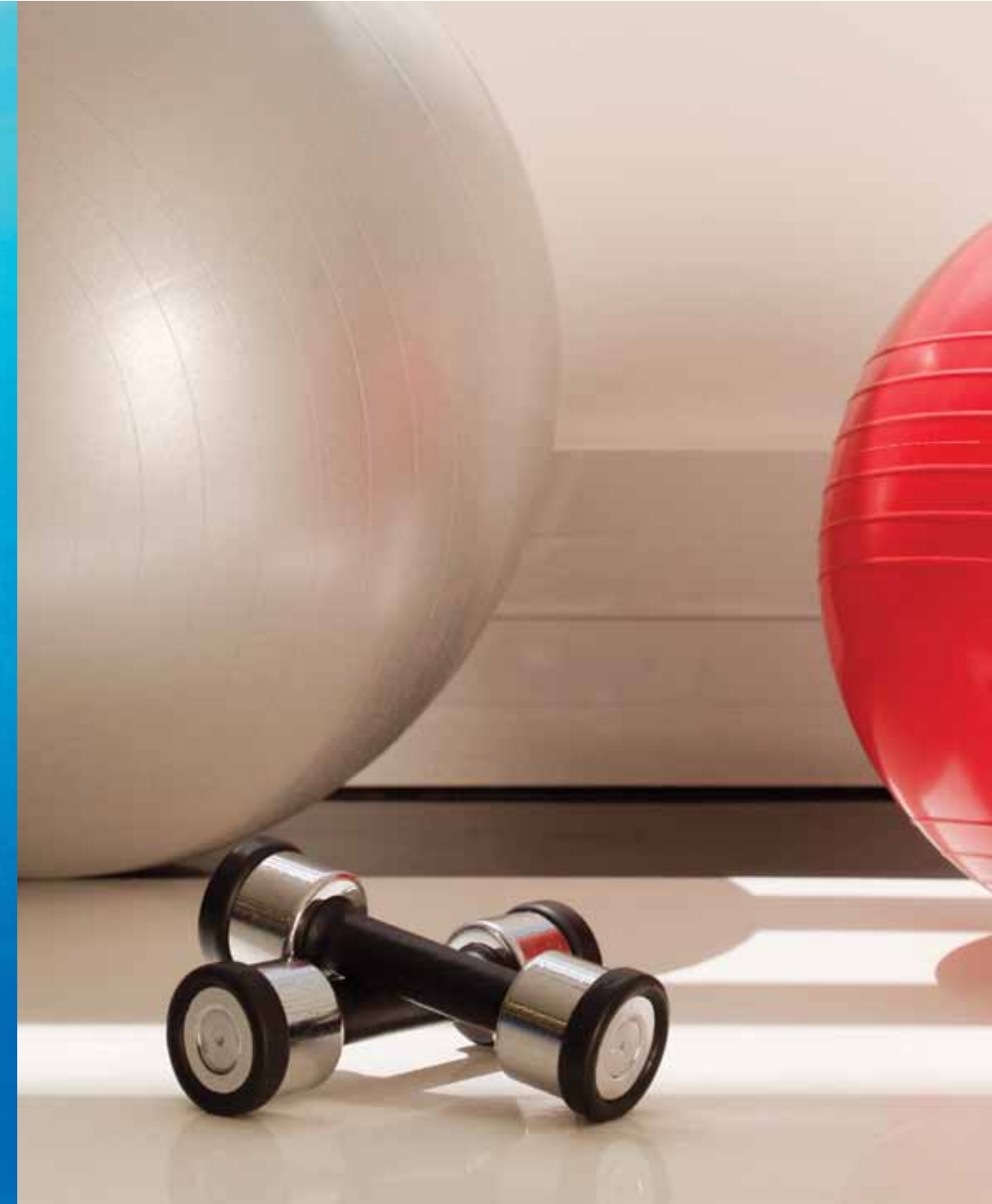
Health spa



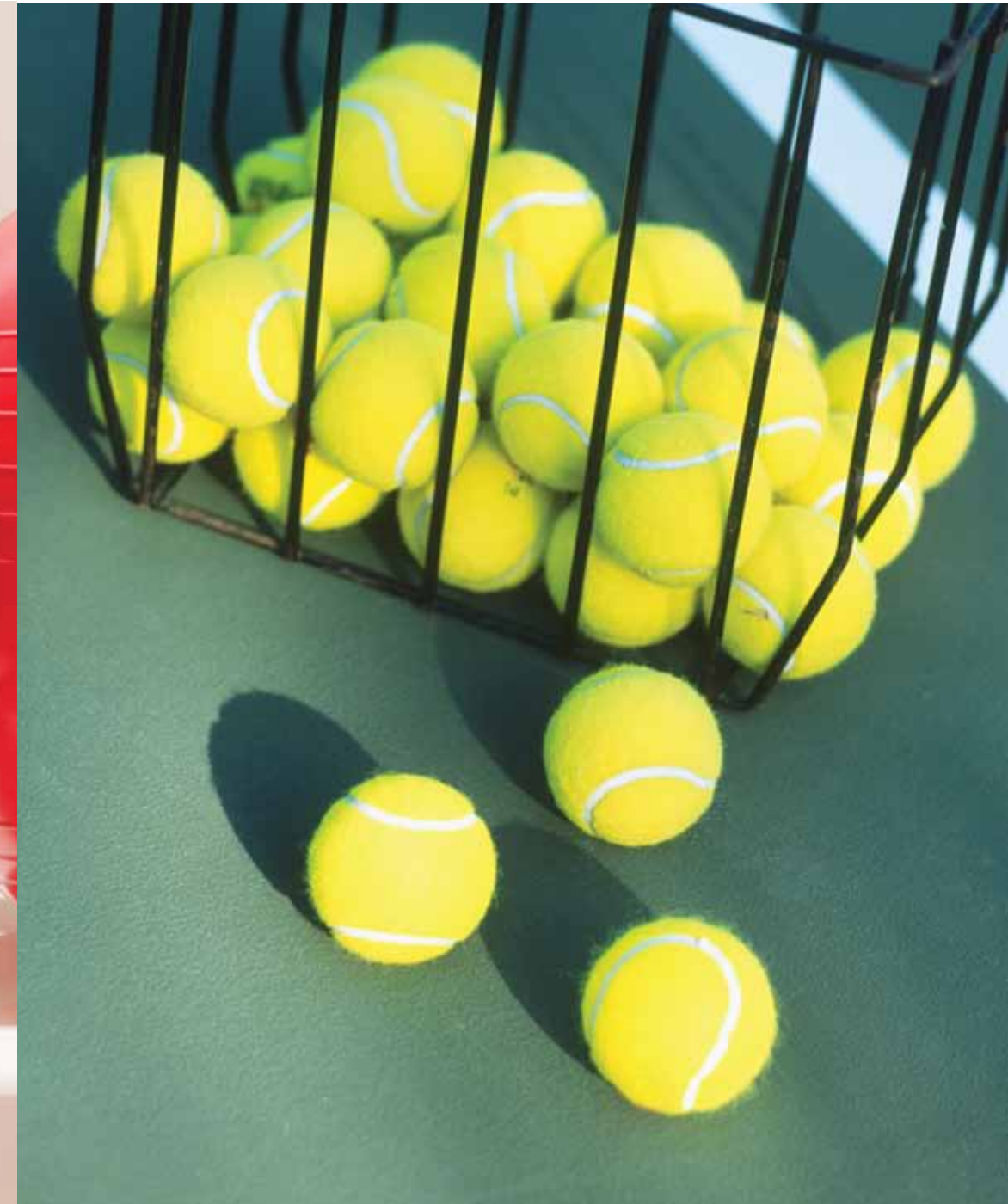
SPORTS



Swimming pool & kid's splash pool



Modern gymnasium

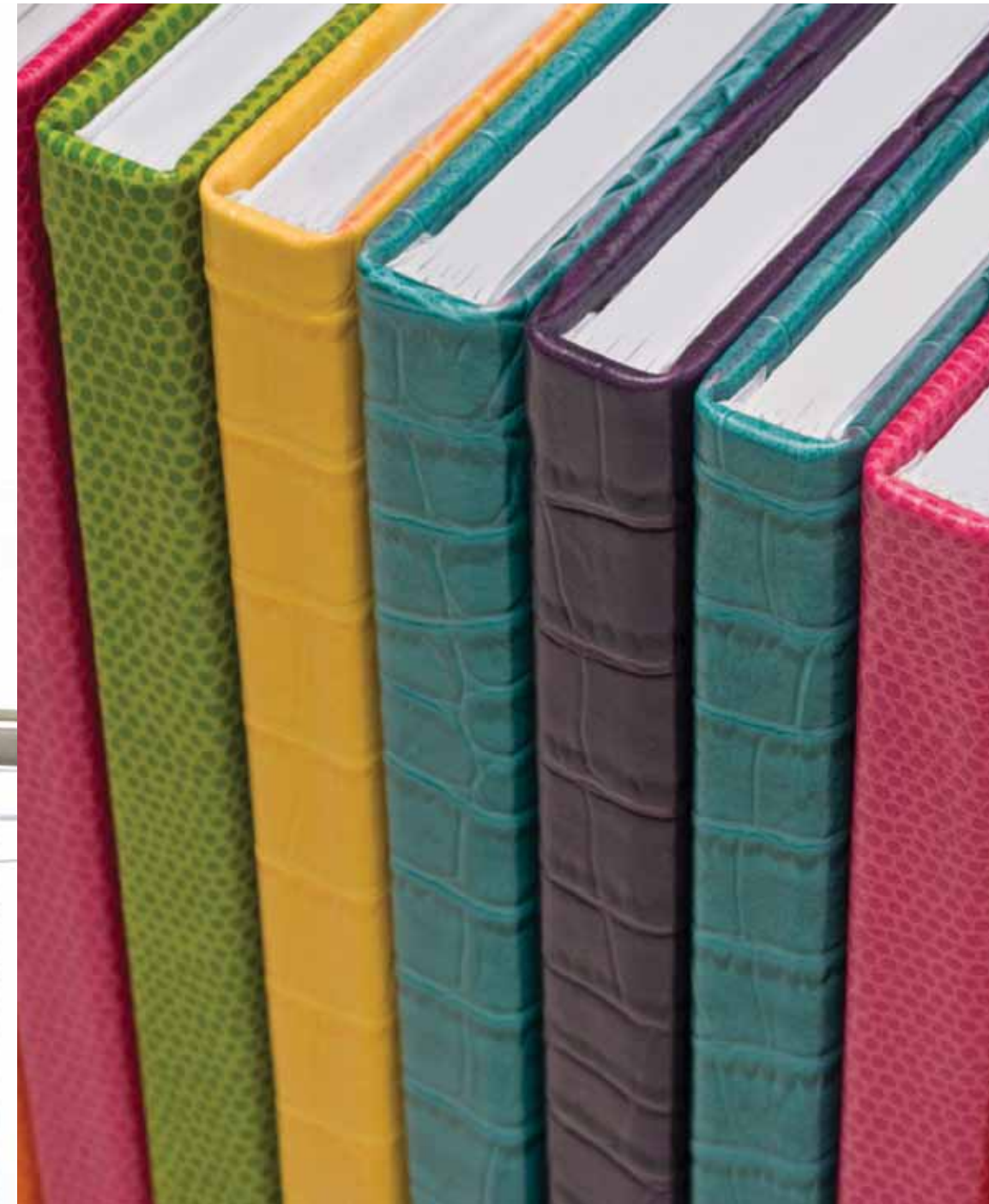


Tennis and squash courts

LEISURE



Heated indoor lap pool



Library



Art gallery

SECURITY



An army of trained security personnel networked over wireless communication and quick response systems



Sharing boundary with National Security Guard premises



Fenced boundary



CCTV cameras and a 24 hour central monitoring station

ESSENTIALS



Rockland Hospital, Manesar  
with facility of ambulance on call 24 hours



On campus electrician,  
carpenter & plumber



Arrangement for hiring pre-verified  
domestic & part-time help



Ready access to neighbouring mall and  
market for groceries & daily needs

Air, Kolkata



Established in 1972, Unitech today is India's leading real estate company with projects across the country. Unitech has a pan-India footprint with projects in Delhi NCR, West Bengal, Punjab, Maharashtra and Tamil Nadu, with an endeavor to attain leadership in every market it operates in. Unitech's developments have the most diversified product mix comprising of residential, commercial, retail, IT parks, SEZs, hotels, schools and amusement parks. Unitech is known for the quality it delivers and is the first real estate developer to attain ISO 9001:2000 certification in North India.

Our well-managed architectural and engineering teams have closely worked and partnered with internationally acclaimed architects such as Callison (USA), SWA, HOK (USA) and many others, to achieve both aesthetic and efficient design and have adopted best practices that exude superior quality of construction in our developments.

Mr. Ramesh Chandra is the Executive Chairman of Unitech. A graduate in civil engineering from IIT Kharagpur, he has also obtained a masters degree in structural engineering from the University of South Hampton (UK). Associated with the company since its inception, he is the leading light of the real estate industry in India.

Ajay Chandra, son of Mr. Ramesh Chandra, is Managing Director of Unitech. He studied civil engineering from Cornell University, USA and completed his masters in business administration from University of North Carolina, USA. With the company since 2003, he oversees the real estate operations and expansion into various geographies.

Sanjay Chandra, the other son of Mr. Ramesh Chandra, is also Managing Director of Unitech. He has completed business management at Boston University, USA. With Unitech since 2001, he has been responsible for the launch of various projects of the company. He is also responsible for diversifying the company into the telecom business and is the Chairman of Unitech Wireless, which has its services under the brand of Uninor.

The Chandras will also be proud residents of Karma Lakelands, sharing the backyard with you.

UNITECH



K Villa, New Delhi

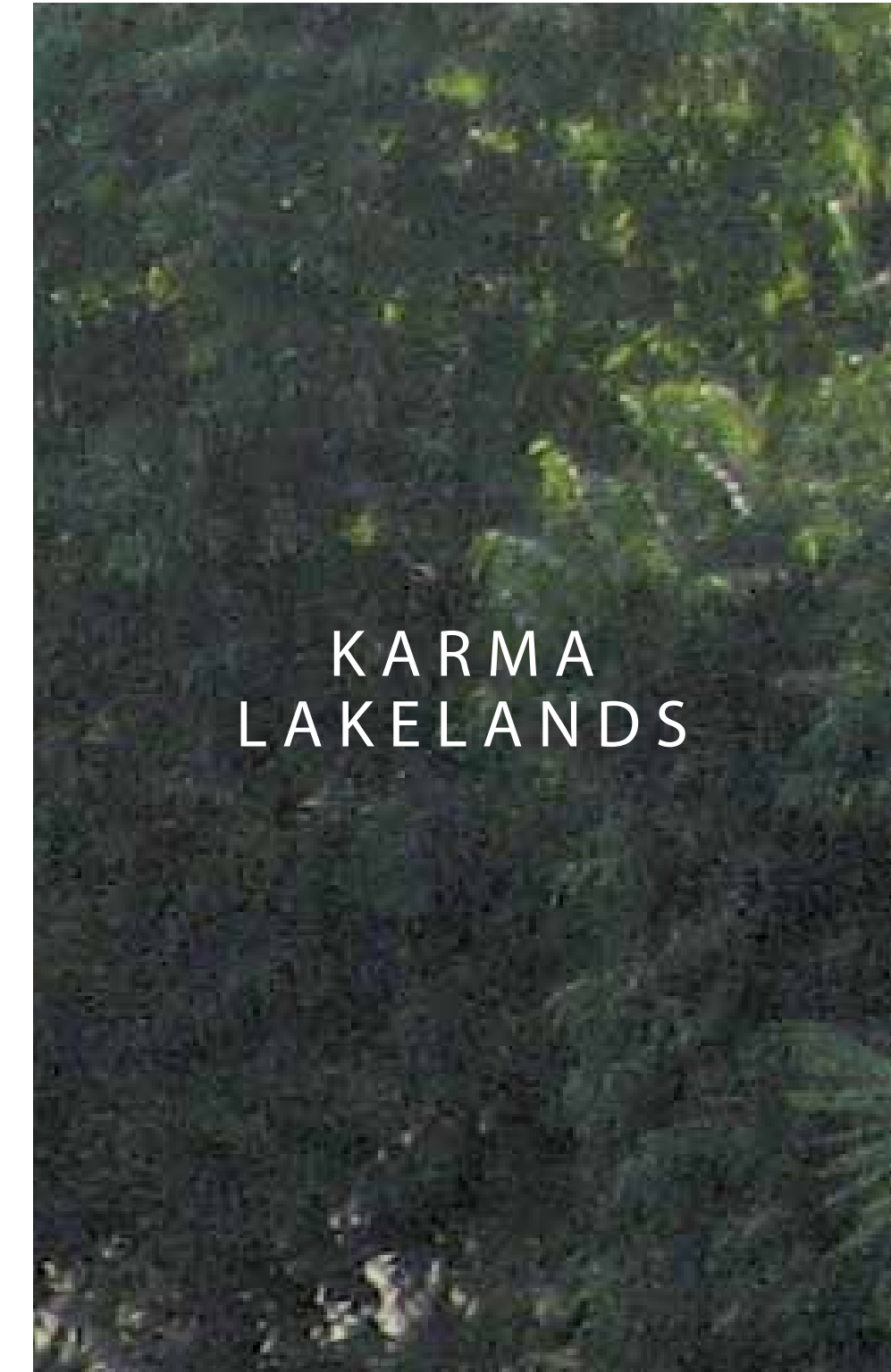
Ashwani Khurana is one of the most passionate environmentalists of our times and believes in walking his talk. Already a successful and admired entrepreneur in India, at the age of 28 he had the unique distinction of being the highest individual income taxpayer in the country. He is currently the President of Karma Lakelands and, assisted by co-directors Salman Jafri and Gul Tekchandani, heads the corporate functions, marketing and exploring collaborator/partnering options.

Anki Khurana is the Managing Director of Karma Lakelands. A woman with immense energy, she heads the entire site development, landscaping, interiors and contracting. She has not only mastered the "eco-arts" of water harvesting, kitchen & garden waste composting and creating magnificent gardens, but is also an acclaimed artist and an interior designer.

Her images create a complex web that weaves together all living matters, hinting at their inevitable transformation. . . . Anki's search in the field of Art rises beyond aesthetic to a visual and spiritual dimension that explores the very essence of being, in other words, her's is a "pilgrim's progress".

– Mr. Ebrahim Alkazi

The Khuranas too will be residing at Karma Lakelands and will share your magical neighbourhood.

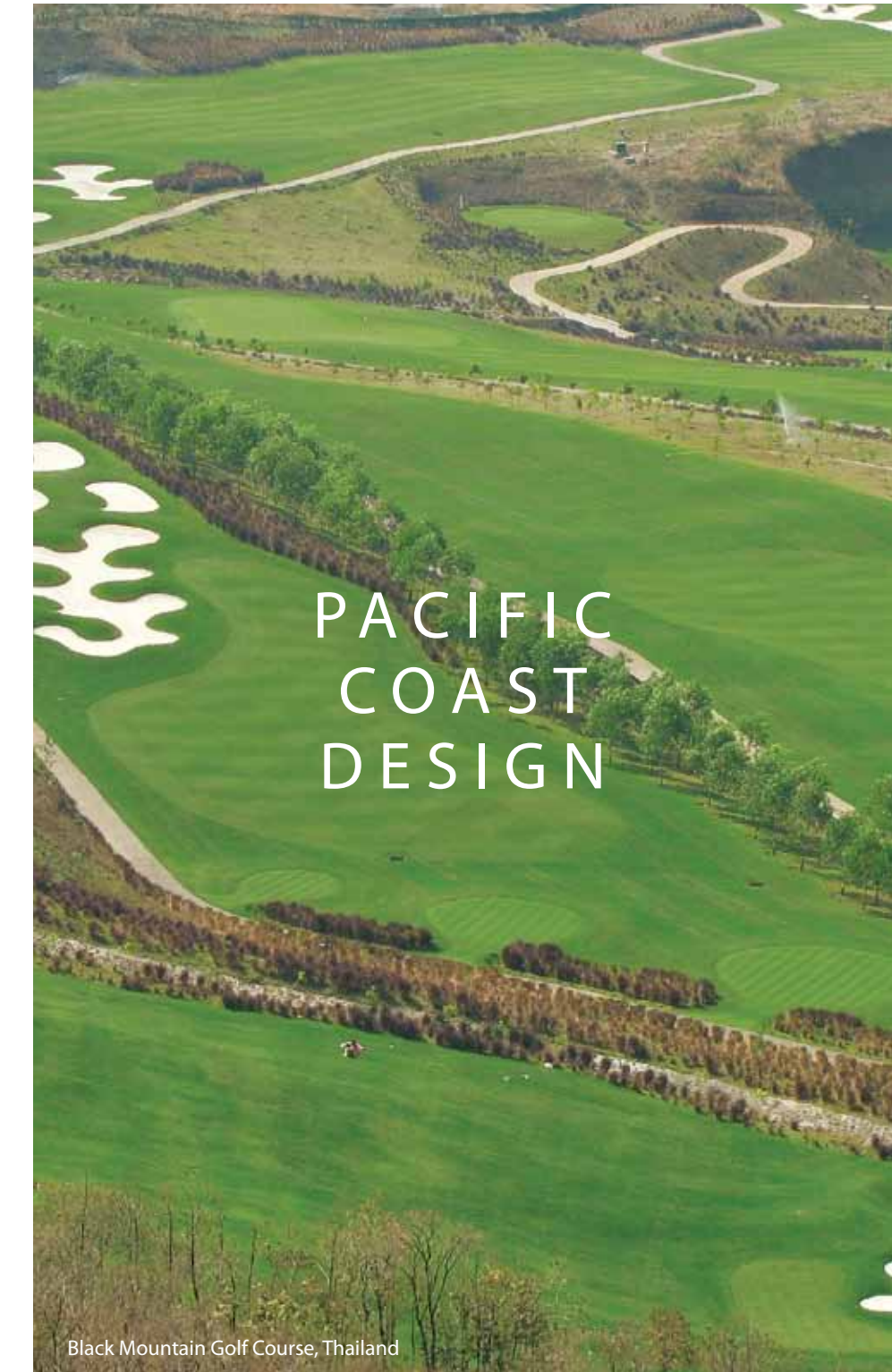


# HKR ARCHITECTS

HKR Architects is a leading international architectural & design practice with a reputation founded on innovation and delivery. Their portfolio spans several sectors – mixed use, offices, residential, retail, hotels & resorts, education and health. The practice has dedicated capabilities in masterplanning urban design projects, and also specialize in interior design and fitouts for all types of buildings.

Pacific Coast Design, Australia, established by Phil Ryan, are one of the leading golf course architects in the industry. Examples of their innovative golf designs are Black Mountain Golf Course in Thailand, Eagle Ridge Golf Course in Australia, Tianma Golf Course in China amongst others.

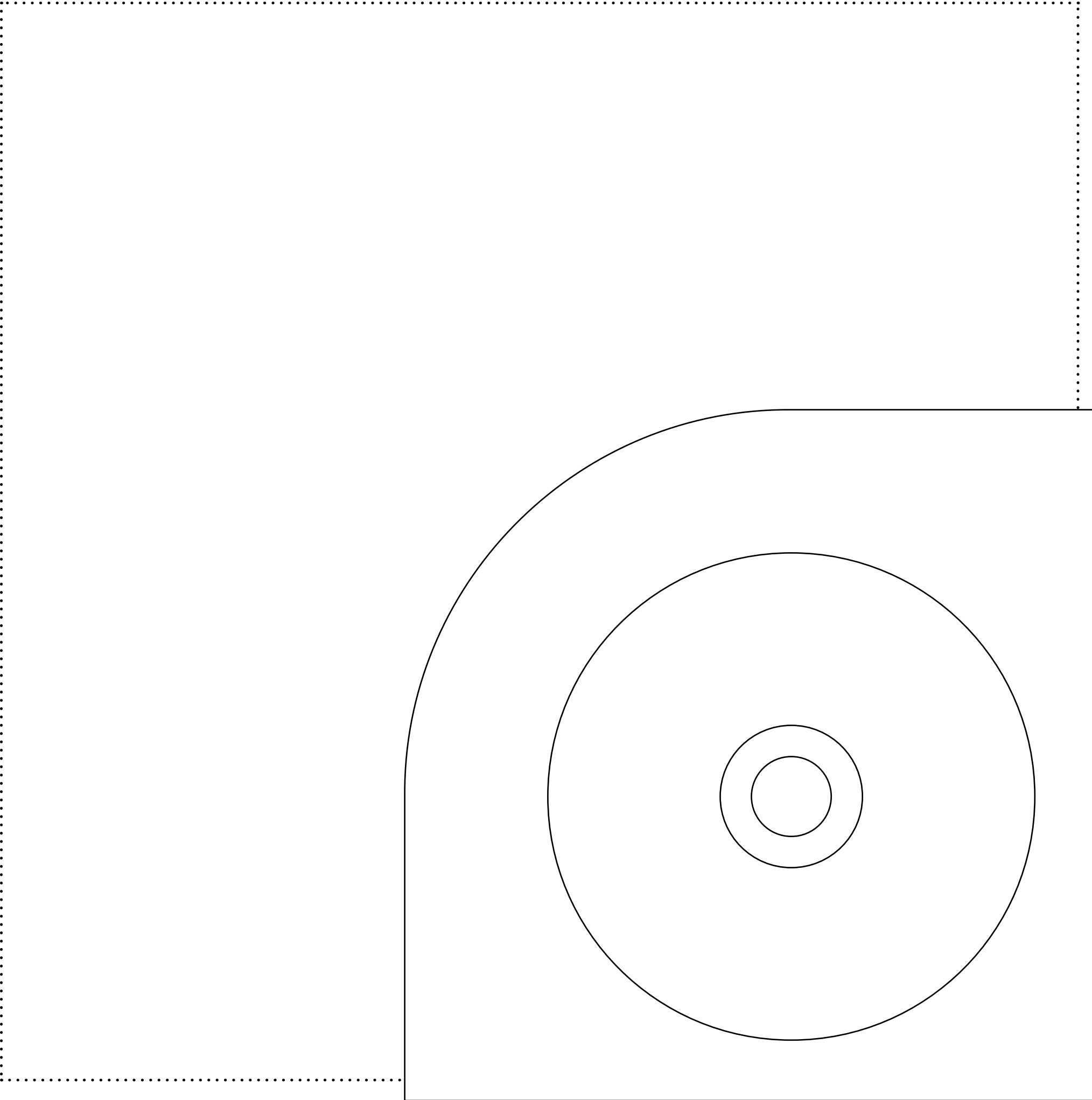
Phil has been involved in the development of Karma Lakelands for over ten years from project concept to site master planning and then detailed designing. As a Director, he specializes in management, operations and marketing for the project, but as he says "Karma is a team effort and everyone involved share the same vision for this unique environmental lifestyle development."







The layouts, plans and specification of all buildings are tentative and subject to variation/deletion as deemed appropriate by the Company or as directed by any competent authority. Furniture layout shown in the Brochure is only indicative of how the Unit can be used. Dimensions given in the unit plans are masonry dimensions (excluding the plaster thickness). All dimensions are rounded off and marginal variations may occur in the process of construction as per Architect's advice.





**unitech**

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