unitech
KARMA
LAKELANDS

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

The four
ELEMENTS

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 while being kind to nature and its bounty.

It's 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.

The
OFFERING

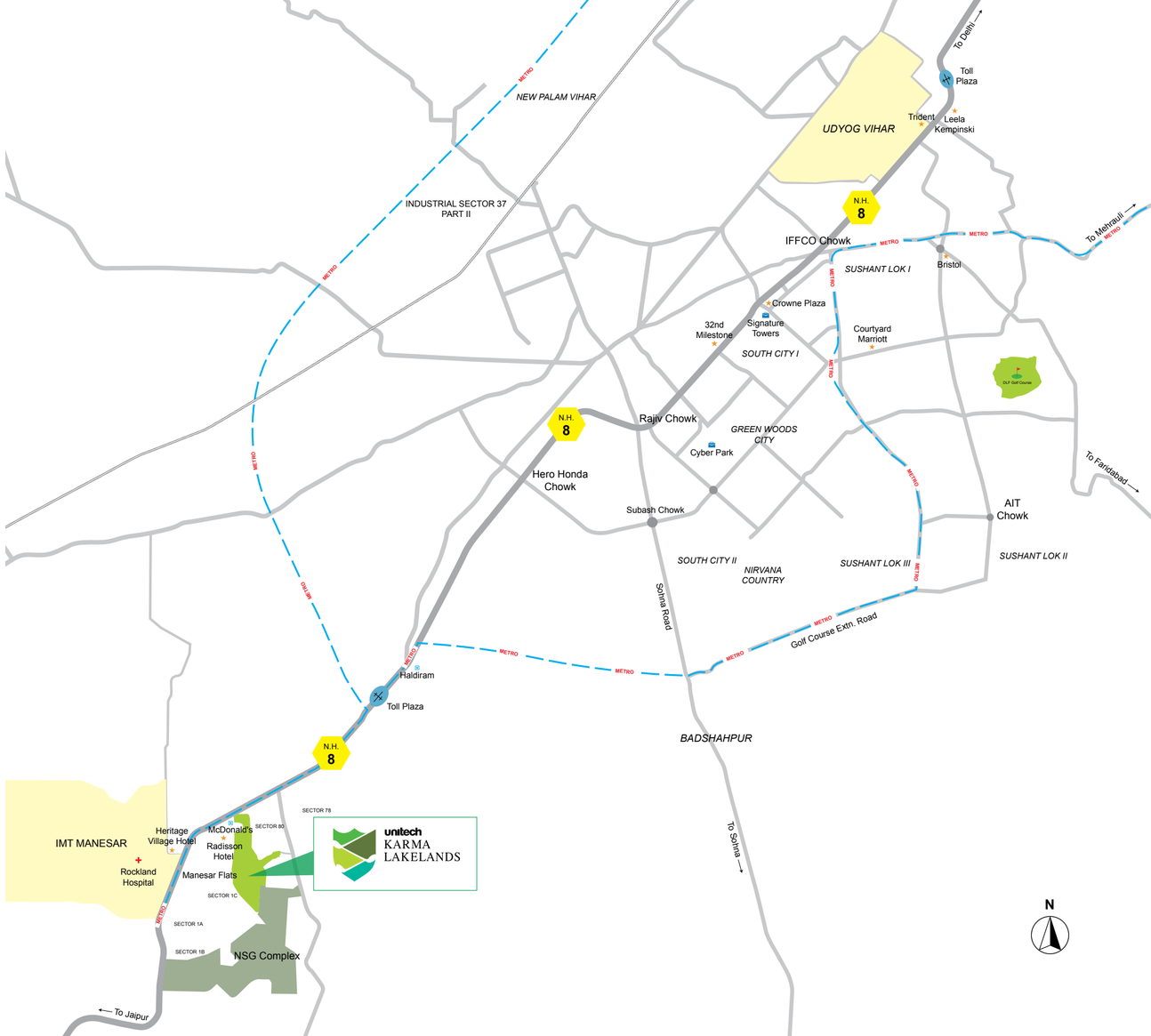
This exquisite beauty is nestled amongst pristine surroundings and is spread over approximately 280 acres; at Karma Lakelands there's truly a lot on offer.

- A community of about 250 private luxurious villas in areas ranging from 1100 sq. yd. - 3300 sq. yd. All villas have 4 bedrooms and 2 staff quarters each, with a total built-up area ranging from 5867 to 8229 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.

Actual Karma Lakelands image

LOCATION

Located in Sector - 80 Gurgaon, right on the Delhi-Jaipur Expressway, Karma Lakelands is just 25 minutes from the Indira Gandhi International Airport and 10 kilometers from New Gurgaon. The development is in close proximity to IMT Manesar and the Kundli-Manesar-Palwal (KMP) Expressway. Additionally, it is positioned along the Metro corridor, thus connecting it to the rest of Gurgaon, New Delhi and thereby with Noida and Faridabad. With a host of schools, hospitals, shopping malls and hotels, all within 20 minutes driving distance, Karma Lakelands is all set to become a quiet haven within the urban landscape.



MASTER PLAN

LEGEND

- Terrace
- Portico House
- Atrium House
- Pavillion House
- Courtyard House
- Classic Villa
- Local shops

- Ashoka Avenue
- Spruce Drive
- Jacrranda Drive
- Klub Drive

- a delight for the
SENSES

Actual Karma Lakelands image

280 acres of Eco Responsible surroundings offering an

UNPARALLELED LIFESTYLE

Idyllic views – most of the villas are placed around the golf course and water bodies, offering paradisal views of the scenic landscape.

No boundaries – no brick walls separate the neighbours. Only hedges demarcate the boundaries between one villa and another. Even the golf course and villas are separated only by nature, giving a seamless experience while maintaining complete privacy.

Acres to call your own – spread over 280 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 golf course, the actual construction is less than 10% of the gated community.

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

Actual Karma Lakelands image

Tree-top

LEVEL DEVELOPMENT

Meticulous planning and consideration has been taken to make sure that no building is higher than the trees.

This not only ensures that the residents are surrounded by nature but also provides seamless views of the undulating greens and the manicured fairways.

Hear the birds chirping and soak in the views sitting in the comfort of your luxury villa or step out and breathe in the refreshing natural fragrance of the nearby trees and shrubs. Spread over 280 acres of pristine natural surroundings, Karma Lakelands has one of the lowest population density in the country per acre and offers the complete luxury experience cradled in green grandeur.

Actual Karma Lakelands image

Caring for the

NATURAL PARADISE

In nature there is no waste

At Karma Lakelands Aerobic Compost is a collection of weeds and plant prunings from the golf course, surrounding gardens and ground that are gathered here and mixed with leftovers from the kitchens and villa/club house dining room. The decomposition process, accelerated in time and concentrated in space, mimics what nature accomplishes from prairies to forest floors. This is the process of soil building. What in wild nature takes decades or centuries to accomplish we concentrate into weeks. The piles are turned, fluffed and watered to intensify the decay process so that eight to ten weeks after it has begun, dead plants become soil and that soil in turn becomes the next generation of plants.

The sweet taste of

NATURE

Bee keeping:

Karma Lakelands in its ongoing pursuit of green/eco- responsible practices has launched the bee keeping pilot program. The day is not far when organic honey from Karma Lakelands will be made available to the residents and the golfers. The various benefits of bee farming include:

- Fresh honey: Local raw honey is often tastier than pasteurized honey, and it may be healthier for you as well, since it maintains pollens, enzymes and nutrients that can be lost in pasteurization.
- A more bountiful garden: Bees pollinate 7 to 8 square kms radius from their hives as they are known to travel that much in search of pollen. This helps improve the health of plant life & agriculture in a large area besides providing honey.
- More natural products: You can use the wax from the honeycombs to make natural products like candles, moisturizing creams, lip balm and even furniture polish.

"If the bee disappeared off the surface of the globe then man would only have four years of life left. No more bees, no more pollination, no more plants, no more animals, no more man."

-Albert Einstein

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 professionally managed golf academy is in place to help improve all every golfing aspect across levels.

An exclusive library lounge in the club house make the unwinding after the game even more pleasurable.

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

Actual Karma Lakelands image

Actual Karma Lakelands image

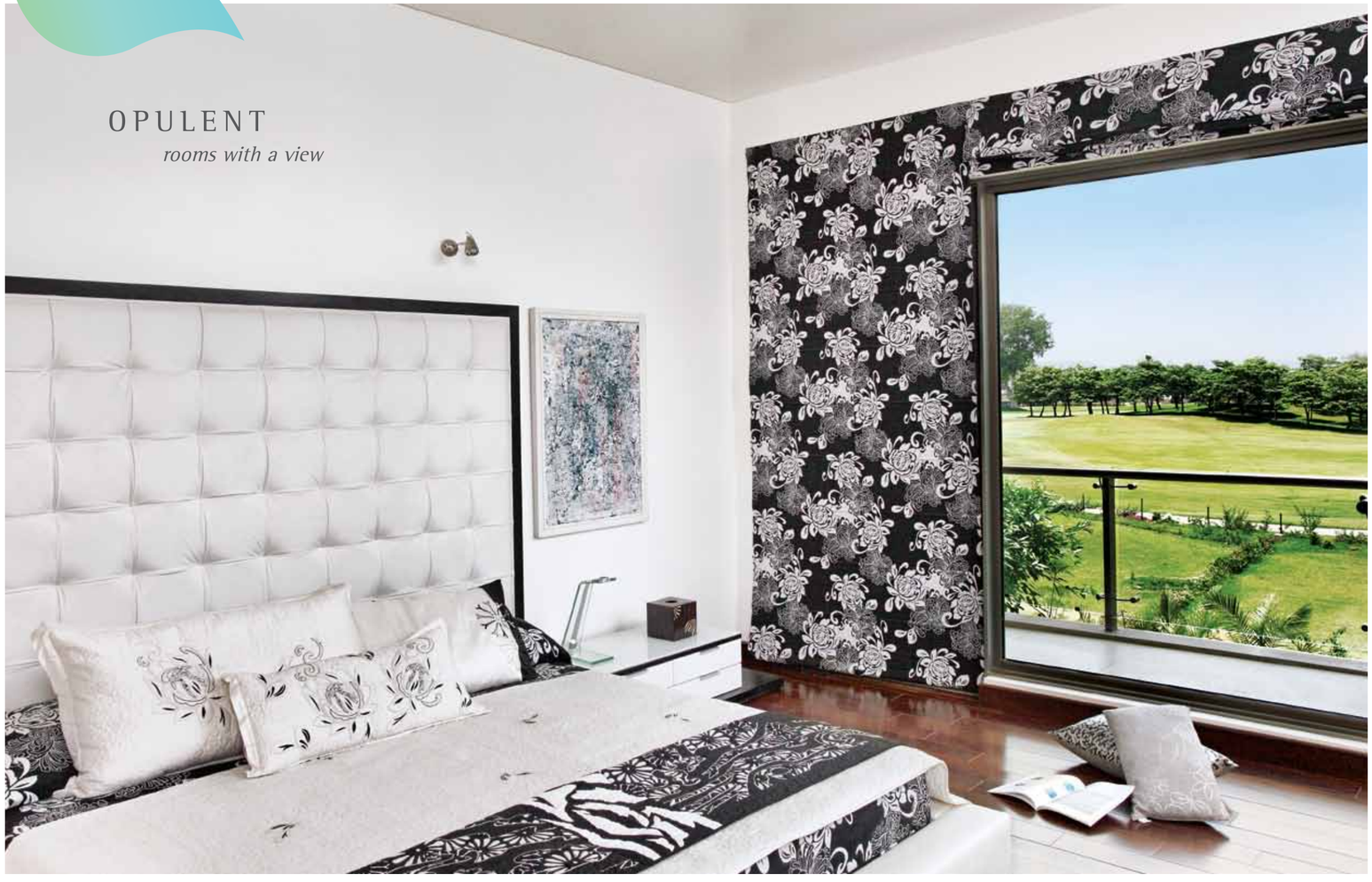
VILLAS

by the golf greens

The 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.

OPULENT

rooms with a view



BOUNDLESS

living spaces

Actual Karma Lakelands image

CHOICE

of villas

You'll be spoilt for choice with the 5 villa types with 8 design plans on offer, each especially designed keeping your ease and comfort in mind – giving you all that you'd ever need.

COURTYARD VILLA | TERRACE VILLA | PAVILLION VILLA | PORTICO VILLA | ATRIUM VILLA

Actual villa floor plans to be shared on request

CHOICE

of specifications

We are happy for you to design your abode to your own very distictive style and taste in materials. Or you could choose to let our world class designers & associates decide what goes best for your villa.

We present you both options, *bareshell* as well as *universal* specifications.

UNIVERSAL

specifications

STRUCTURE	Earth-Quake resistant RCC framed Structure
WALL FINISH	
External	Combination of Exterior paint and Stone Cladding (at selected areas).
Internal	Acrylic Emulsion paint finish on POP Punning.
CEILING	Full/partial false ceiling (as per design) with acrylic emulsion paint, concealed lights & Provision for music.
STAIRCASE	
Tread & Riser	Imported stone/Marble.
Railing	Stainless Steel/Brass Antique Finish railing with wooden handrail
FLOORING	
Living/ Dining/Lobby	Imported Stone/Marble
Master Bedroom	Engineered/ Hardwood Flooring
All Other Bedrooms	Imported Stone/Marble
Kitchen	Imported Stone/Marble
Basement	Premium Vitrified tiles/Stone
KITCHEN	
Wall Finishes	Tiles up to 2feet above work counter and acrylic emulsion paint in balance areas.
Counter & Fittings	Marble/granite counter. CP Fittings, double bowl sink with single drain board.
Kitchen Appliances	Fully equipped modular kitchen of International make with hob, chimney, Oven, refrigerator and Dish washer of a reputed brand.
TOILETS	
Walls	Natural/Imported Stone Cladding.
Ceiling	False ceiling with Acrylic Emulsion paint.
Flooring	Natural/Imported Stone.
FITTINGS & FIXTURES	
All Bathrooms	Single lever CP fittings & Fixtures of brands like TOTO or Equivalent. Provided with Shower Partitions/ Vanity Mirrors/ Accessories
Master Bathroom	In Addition to above, his and her basin and Jacuzzi bathtub.

BALCONIES & TERRACE	
Balcony (Flooring)	Antiskid Tiles/Stone
Terrace (1st Floor)	Indian Stone/Marble
Railing	Toughened glass railing with stainless steel handrail.
DOORS	
Main Entry	Designer polished veneer door with seasoned hardwood frame.
Internal	Polished veneer flush door with seasoned hardwood frame.
Ironmongery	Premium make handles/ latches/locks
WINDOWS/ EXTERNAL DOORS	Powder Coated/Anodized Aluminum/Wooden frames with shutters (Embedded windows at selected areas) in Toughened glass
INFRASTRUCTURE ESSENTIALS	
Power Backup	24X7 Power backup (25 KVA)
Hydro Pneumatic Water Supply System with Solar Geysers	Provided in all villas
AIR -CONDITIONING	VRV/VRF Air Conditioning (heating and cooling) of Daikin/ equivalent Brand in all areas including basement & kitchen but excluding toilets and servant rooms.
ELECTRICALS	All copper electrical wiring in concealed conduits. Provision for adequate light and power points, Telephone, T.V. and Internet. Intercom connectivity between all floors. Premium quality modular switches with protective MCBs of Legrand or equivalent Brand.
HOME AUTOMATION	Smart Home Automation System with Mood Lighting – Switching & dimming Lights. Provision of automation of curtains/Blinds, fan and VRV Air-Conditioning. Gas leakage Alerts and Intrusion Alarm Systems. Motion sensors in dress bath & staircase. Aesthetically pleasing modular switches and remote control integrated with Automation. Master control panel at entrance lounge.
LANDSCAPE	Manicured landscape in front and rear lawn with adequate foliage & flora. External Periphery light to adequately lit the villa.
SECURITY	Video Door Phone in every villa. Security cameras in front & rear of each villa, Intrusion alarm system for Further Security. CCTV surveillance within the Complex.

THE CLUB

leisure & pamper

Klub Karma is a golf & country club and is a perfect illustration of playful sophistication and elegance further adding to the chic feel of the place. Designed by award winning international interior designers and architects, it is tastefully done with muted luxurious tones. Sprawled across 62,000 sq. ft. (approx.), the club is synonymous with class and the fine things in life. Unwind, rediscover and invigorate as you enjoy a splendid evening in this world-class club with the best possible amenities.

KLUB KARMA

Artistic rendition subject to change

KLUB KARMA INTERIORS

Sheer Sophistication

Conceptualised by a leading international design firm, the approach to designing the seminal Clubhouse at Karma Lakelands was about simplifying the interiors to complement the existing architecture. Public areas are discerned seamlessly by using clean lines and well-proportioned lobby areas. The building elevations were designed in a graphic manner, using tall portals to highlight the verticality of the building and to create a harmonious overall architectural language. There is a sense of grandeur with modern, dramatic impact that would be a palpable, sensory experience for returning Clubhouse members and visitors alike.

KLUB KARMA INTERIORS

black & white elegance

The use of black and white, often represented through the semiotics of chess creates a striking representation through a large, graphic QR code that overlays the landscaping. This contrasts beautifully with the lush, green playing lawn. The monochromatic theme continues into the interior space, allowing for a seamless transition from outdoor to indoor.

As you enter the building you are received into the Trophy Room. Tall cabinets line the entrance lobby and further reflect the black and white colour scheme. A monolithic feel is created by aligning the colour of the floor and corresponding walls which extend all the way up to the lighting. In the lounge area, the seating arrangement refers to a four-player round of golf. The throne chair in the centre represents the winner, surrounded by three other chairs of varying grandeur to represent 2nd, 3rd and 4th place.

Premium quality materials including beautiful, fresh, white Thassos and sumptuous, rich, black Nero marbles on floors and textured granite are used on the walls, all of which are complimented by the softness of black and white coordinating fabric curtains.

KLUB KARMA

the complete experience

The club flaunts a banquet hall, bakery and two high-end restaurants with premium marble flooring, dazzling chandeliers and interiors reminiscent of bespoke luxury. The restaurants include a three meal restaurant while the other is a specialty restaurant.

The reception area beckons you with its elegant décor, display racks for trophies and a screen with golf updates and schedules.

A Spike bar is the perfect hangout after a day of golfing under the sun. It is a sports bar with LCD TVs, lounge chairs and the perfect casual ambience to discuss eagles and birdies with friends.

The Terrace Garden is the perfect space with an open theatre, bar and outdoor seating for getting to know your neighbours and for weekend get togethers.

The magnificent golf course boasts of a pro shop, proposed golf simulators, golf academy, a library and a physiotherapy room. There are independent change rooms with showers and lockers.

Planning weekend parties at home is hassle free as the Club staff is trained to organise parties and take care of food orders for Karma residents. The Club will also have laundry/dry cleaning services for the residents.

BANQUET HALL | BAKERY | RESTAURANTS | SPIKE BAR | TERRACE GARDEN | GOLF PRO SHOP
GOLF ACADEMY | LOCKERS WITH CHANGE ROOMS | LIBRARY ROOM | PHYSIOTHERAPY | LAUNDRY

RELAX & UNWIND

the fitness mantra

Rejuvenate yourself with a temperature controlled lap pool, fully equipped gymnasium and group exercise room for yoga, meditation and aerobics. Further, a salon with massage facilities and two steam rooms are the perfect remedy to de-stress and revitalize your being. Indulge in a round of billiards in the evenings with friends or enjoy the weekend at the tennis courts with family or sweat it out at the squash court. The choice is yours. There are also thoughtfully planned outdoor spaces like adventure playground for children, main swimming pool with cabanas, pool for children and plenty of outdoor sitting spaces.

LAP POOL | GYMNASIUM | YOGA ROOM | AEROBICS | SALON | STEAM ROOMS | BILLIARDS
TENNIS | SQUASH | ADVENTURE PLAYGROUND | SWIMMING POOL | OUTDOOR SITTING SPACES

COMPLETELY

peaceful and secured

Travel to the club from your home on your golf cart, watch your children glide their rollers down quiet, serene roads. Enjoy a lovely walk, go cycling or take your dog out for a stroll on the alluring golf course during non-golf hours. Where else in the city will you find such comfort and security?

- The trained guards manning the complex respond to residents and visitors alike on sight, therefore making it a complete 'No Honk' zone for vehicles
- Sufficient number of security personnel are networked over wireless communication and quick response systems
- Video door phone in every villa
- Security cameras in front & rear of each villa
- Intrusion alarm system, CCTV surveillance within the Complex
- Common boundary wall with the National Security Guard complex, Manesar

STYLE & COMFORT

all around

- Smart Home Automation System:
  Mood lighting | curtains & blinds | security system | VRV air-conditioning
  Motion sensors in dress bath & staircase | Master control panel at entrance lounge
  Aesthetically pleasing modular switches and remote control integrated with automation
- VRV/VRF air conditioning of Daikin or an equivalent brand
- Fully fitted modular kitchens of international brand with appliances
- Fittings and fixtures of TOTO or equivalent

THE LITTLE ASPECTS

of comfort living

- On campus electrician, carpenter and plumber
- 24X7 power back-up facility
- Solar powered water heating in villas and club
- Battery powered electric carts to move around the property

VILLAGE

Karma

The Karma village is meticulously planned and thoughtfully integrated with conveniences and amenities for an overall great living experience. You can drive-thru for a quick bite at Mc Donald's, have sushi at the Japanese diner or grab a cup of coffee at Café Coffee Day. There are also shops, ATM, convenience store and a day spa within the vicinity. An adventure playground with outdoor seating is the ideal place to soak in some sun or catch up with a friend as you watch your kids play.

The Villas, Gurgaon

UNITECH

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.

Espace Premere, Gurgaon

The Close, Gurgaon

KARMA LAKELANDS

Ashwani Khurana is one of the most passionate enviromentalists of our times and walks 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. Salman Jafri is the whole time Executive Director while Gul Tekchandani of Mumbai is the Director whose financial advisory abilities provide great strength to the company

K Villa, New Delhi

Black Mountain Golf Course Thailand

PACIFIC COAST DESIGN

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 shares the same vision for this unique environmental lifestyle development.’

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All floor plans, sitemap, specifications, amenities, facilities and perspective views are tentative in nature and are subject to revision.