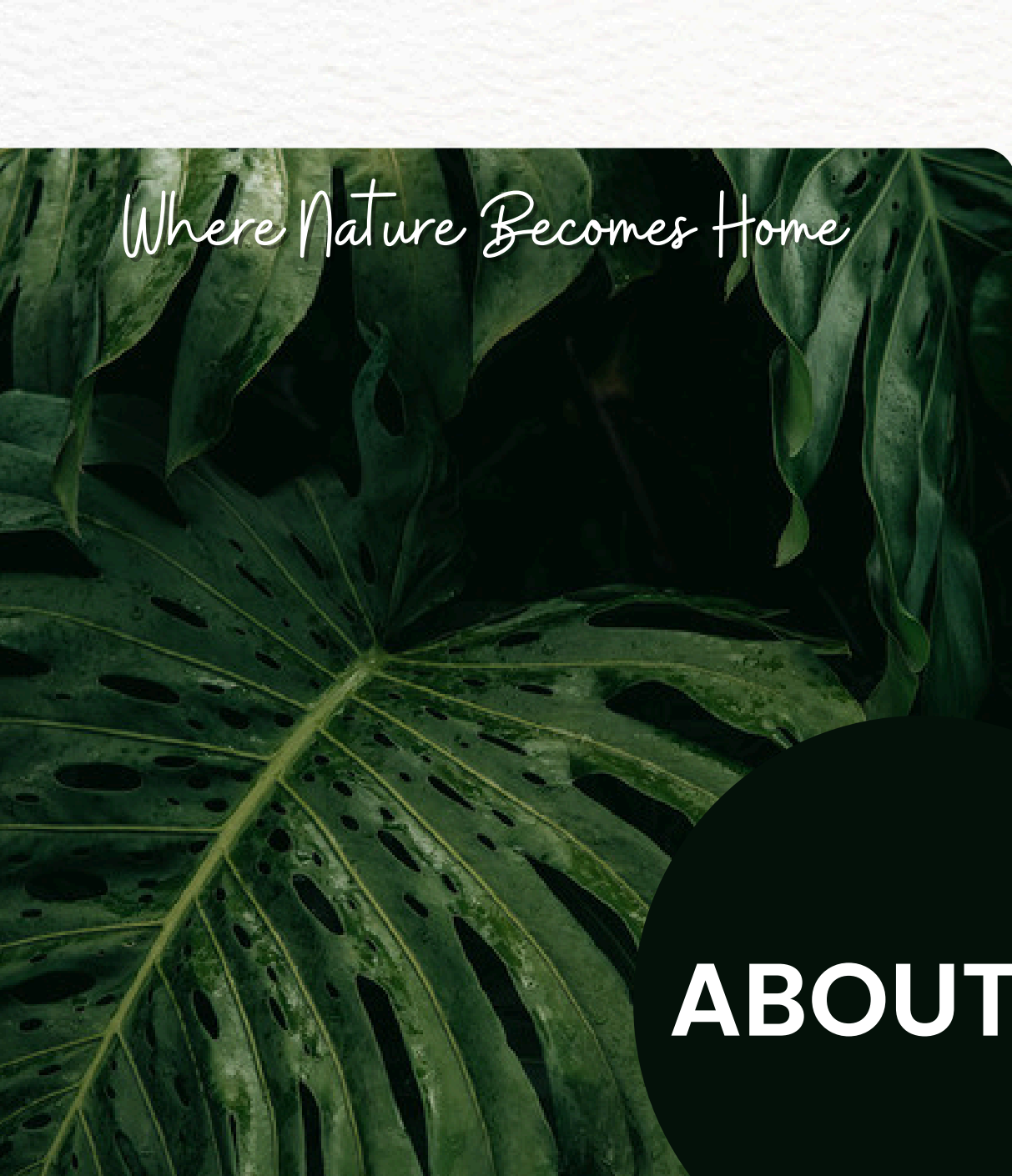




CHARAKTAAL ECO VILLAGE

*"Lifestyle Close to Nature,
Built for the Future."*



Where Nature Becomes Home

ABOUT US

Charaktaal is a thoughtfully planned eco-community located in the serene hills of Lansdowne. Designed for mindful living, it offers you the perfect balance between sustainability, comfort, and modern luxury.

Surrounded by forests, enriched with biodiversity, and developed with green infrastructure.

Why Charaktaal?

- Nestled in the Himalayan foothills <
- Wellness-focused lifestyle <
- Zero pollution zone <
- Community-centric living <
- Seamless road connectivity <
- High appreciation <
- Excellent ROI <

CHARAKTAAL

Core Mantras

A SPACE TO HEAL, PLAY & TRULY LIVE



Heal

Engage in holistic wellness with yoga decks, forest therapy, and peaceful retreats. Breathe in fresh mountain air and let your soul recharge amidst natural rhythms.



Play

Whether it's children exploring nature trails, families gathering in the clubhouse, or residents enjoying outdoor games and stargazing—there's something playful for every age.



Live

Live authentically in an environment where values meet vision. Organic gardens, pet-friendly paths, and soulful architecture invite you to live in harmony—with nature and yourself.

6 lane has been approved from Kotdwar to Srinagar (U.K),
Which will connect to Badrinath and Kedarnath Dham.

CHAREKH

Rishi Charak, “**Father of Ayurveda**” – Birthplace of Ayurveda,
Abode of mighty Himalayas

AYURVEDA + आयुर्वेद = आयुः + वेद शब्दिक अर्थ
आयु का वेद या दीर्घायु का विज्ञान

Ayurveda is one of the most renowned traditional systems of medicine
that has survived and flourished from ages till date.

PROJECT OVERVIEW

At **Charaktaal**, nature and design blend harmoniously. Whether you're looking to build your dream villa, invest in a studio, or enjoy a weekend escape, we offer something for every nature-loving soul.

Our eco-village spans across lush landscapes, offering spacious plots, studios, 2 BHK Luxe Villas, and 3 BHK Sky Mansions with carefully planned infrastructure and world-class amenities.

Key Highlights:

- 65% open green areas
- Solar-powered lighting
- Gated security with CCTV
- Rainwater harvesting
- Walking and meditation trails





AMENITIES

A Life Rooted in Wellness & Community



NATURE & WELLNESS

Yoga & meditation deck
Organic gardens
Forest bathing trails



COMMUNITY & LIFESTYLE

Clubhouse with multipurpose hall
Open-air amphitheatre
Children's play area

MODERN INFRASTRUCTURE

24x7 security & surveillance
Paved roads (20/25/30ft)
Underground cabling & water storage



SUSTAINABILITY

Solar-lit common areas
Rainwater harvesting
Organic waste composting



MOUNTAINEERING & TREKKING

Scenic trekking trails
Dedicated camping zones
Nature walks & eco-exploration routes



A Space To Heal, Play & Truly Live

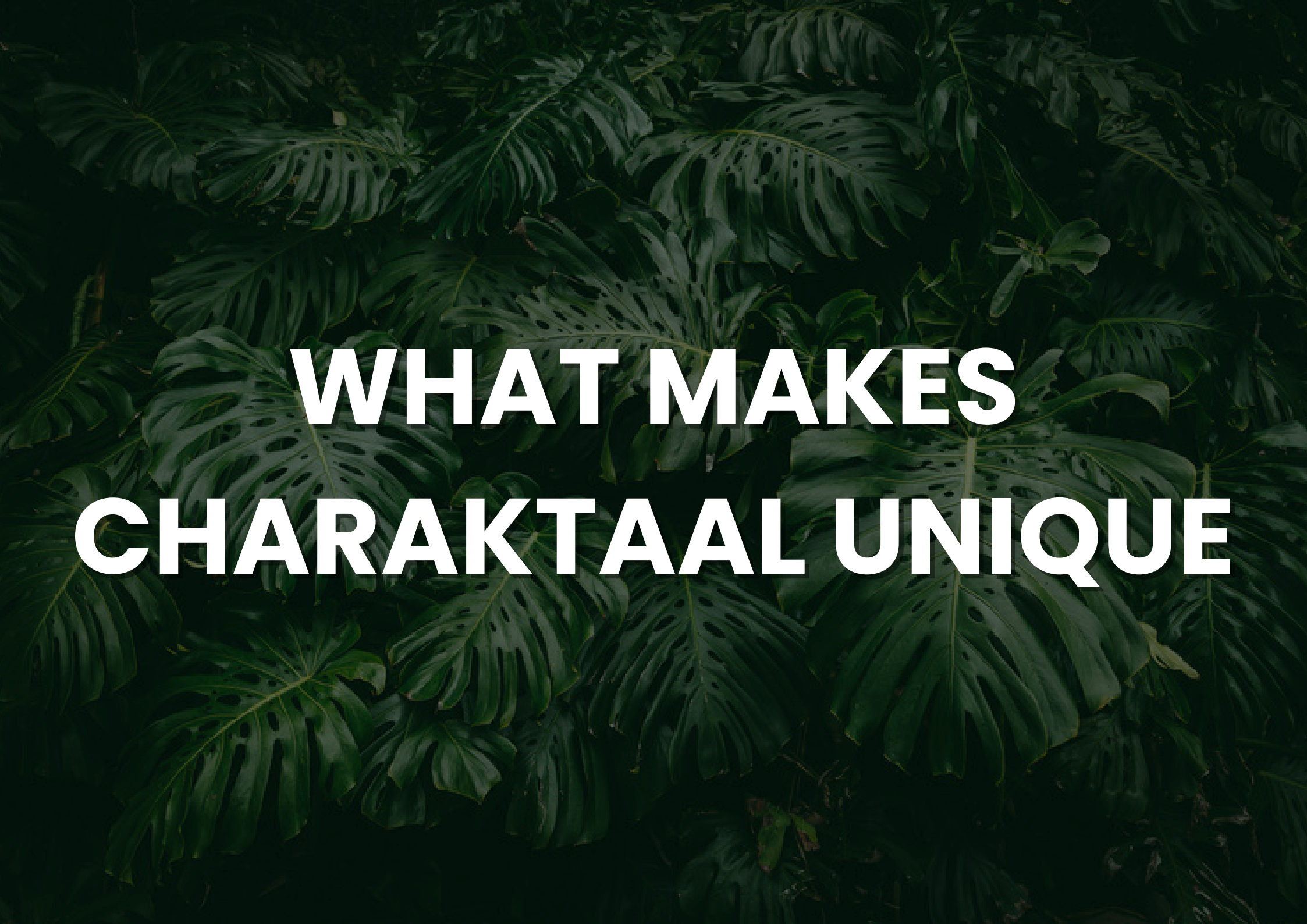
PLACES OF INTEREST

Charaktaal Eco Village,
Lansdowne, Uttarakhand



- JIM CORBETT
- THE TIP & TOP
- BHULLA LAKE
- ARMY WAR MUSEUM
- ST. JOHN'S CHURCH
- SIDHBALI MANDIR
- TADKESHWAR MANDIR





**WHAT MAKES
CHARAKTAAL UNIQUE**

*360-Degree Forest
& Valley Views*



*Zero Pollution Zone
– Breathe Pure, Live
Better*



*Sustainable Design
& Renewable
Energy Usage*





LOCATION ADVANTAGE

Charaktaal Eco Village,
Lansdowne, Uttarakhand



Well-paved motor able road access

LIFE AT CHARAKTAAL MAINLY FOCUS ON



CHARAKTAAL

is not just real estate.
It's a philosophy of living better, living consciously, and
living together.

OUR UNIQUE SELLING PROPOSITION



150sq.yds
onwards

Plot Sizes



Underground
cabling

Electricity



Fresh Spring
water with over
head storage
tanks

Water Supply



24x7
surveillance &
CCTV

Security



Rainwater
harvesting

Sustainability



Over 65% open
lands caped
green spaces

Green Cover



Eco-friendly
waste
management

Drainage & Sewage

WHY INVEST IN CHARAKTAAL



Most competitively priced



High returns



Best value development in the market



Within 5 hours from Delhi



Natural spring water and electricity available



A global wellness center



Rental multiplier effect



Hassle-free registry and mutation ensured



RETURN ON INVESTMENT



PLOTTING PLAN AT "ECO
VILLAGE" CHARAKTALL TEHSIL-
KOTDWAR DISTT. - PAURI
GARHWAL, UTTARAKHAND.

GA - GREEN AREA
VVP - VILLAGE VAN PANCHAYAT
URF - UTTARAKHAND RESERVE FOREST
P - PARKING AREA
SOLD OUT PLOTS



NOTES :

01. DO NOT SCALE THE DRAWING FOLLOW ONLY SPECIFIED DIMENSIONS.
02. ALL STRUCTURAL DRAWINGS SHOULD BE READ IN CONSULTATION WITH BELOW AND ANY DISCREPANCY OR AMBIGUITY IN EITHER SHOULD BE BRACKET TO THE NOTICE OF THE ARCHITECT.
03. ALL DIMENSIONS AND LEVELS ARE IN METERS.
04. A REFERS TO PILE AND ALL THE LEVELS ARE RELATIVE TO THIS LEVEL.



PHASE-02

PROJECT -
SITE PLAN AT CHARAKTALL, UK.

OWNER -

ARCHITECT SIGN - OWNER'S SIGN -

DRAWING TITLE -
FLOOR PLANS

DRAWN BY - CHECKED BY - DATE -
SCALE - 1:1000

- 1. THIS DRAWING IS THE PROPERTY OF BDM ENGINEERING AND ARCHITECTURE. IT IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BDM ENGINEERING AND ARCHITECTURE.
- 2. THIS DRAWING IS TO BE USED IN CONSULTATION WITH BDM ENGINEERING AND ARCHITECTURE. ANY DISCREPANCY OR AMBIGUITY IN EITHER SHOULD BE BRACKET TO THE NOTICE OF THE ARCHITECT.
- 3. ALL DIMENSIONS AND LEVELS ARE IN METERS AND THE LEVELS ARE RELATIVE TO THIS LEVEL.



10/08/24
10/08/24
10/08/24
10/08/24

LAYOUT

SPECIFICATIONS & OFFERINGS

PLOTS STARTING AT 12 LAKHS ONLY

Plot Options – Charaktaal Phase 1

Plot Type	Location	Minimum Size
Basic Plots	Central Phase 1	200 sq. yds
Premium Plots	Footpath Adjacency	Per sq. yds

Privy Studio Residences

Configuration	Total Area (sq. ft.)	Carpet Area (sq. ft.)
Privy Studios	660	360

Luxe Studios (2 BHK)

Configuration	Total Plot Area (sq. ft.)	Built-Up Area (sq. ft.)
Luxe Studios (2 BHK)	900	600

Sky Mansion Villas (3 BHK)

Configuration	Total Plot Area (sq. ft.)	Built-Up Area (sq. ft.)
Sky Mansion (3 BHK)	1350	810

Past Projects

Jusgar Resort

A Nature-Immersed Escape in the Heart of Kotdwar

Jusgar Resort is Charaktaal Greens' flagship eco tourism project nestled amidst the dense sal forests of Kotdwar, Uttarakhand. Designed to offer a rejuvenating escape from urban chaos, the resort seamlessly blends luxury with sustainability. It features eco-conscious cottages, organic gardens,

Highlights: Trails, and panoramic views of the Himalayan foothills.

A preferred choice for nature lovers and families seeking meaningful getaways, it showcases how hospitality can coexist beautifully with forest conservation.

Eco Heaven

Where Sustainable Living Meets Modern Comfort

Escape into Nature's Embrace

Nestled at 3000 ft near Corbett Tiger Reserve, EcoHaven offers a soulful retreat for bird lovers and nature seekers.

Eco-Luxury Living

Stay in rustic yet elegant rooms with jungle views, eco-friendly furnishings, and private birdwatching balconies.

Rewild Your Soul

Experience bird sound therapy, stargazing, and nature trails for deep rejuvenation.

Sustainable by Design

Crafted using locally sourced bamboo, wood, and stone—EcoHaven blends seamlessly with the wild.

Birding Hide Experience

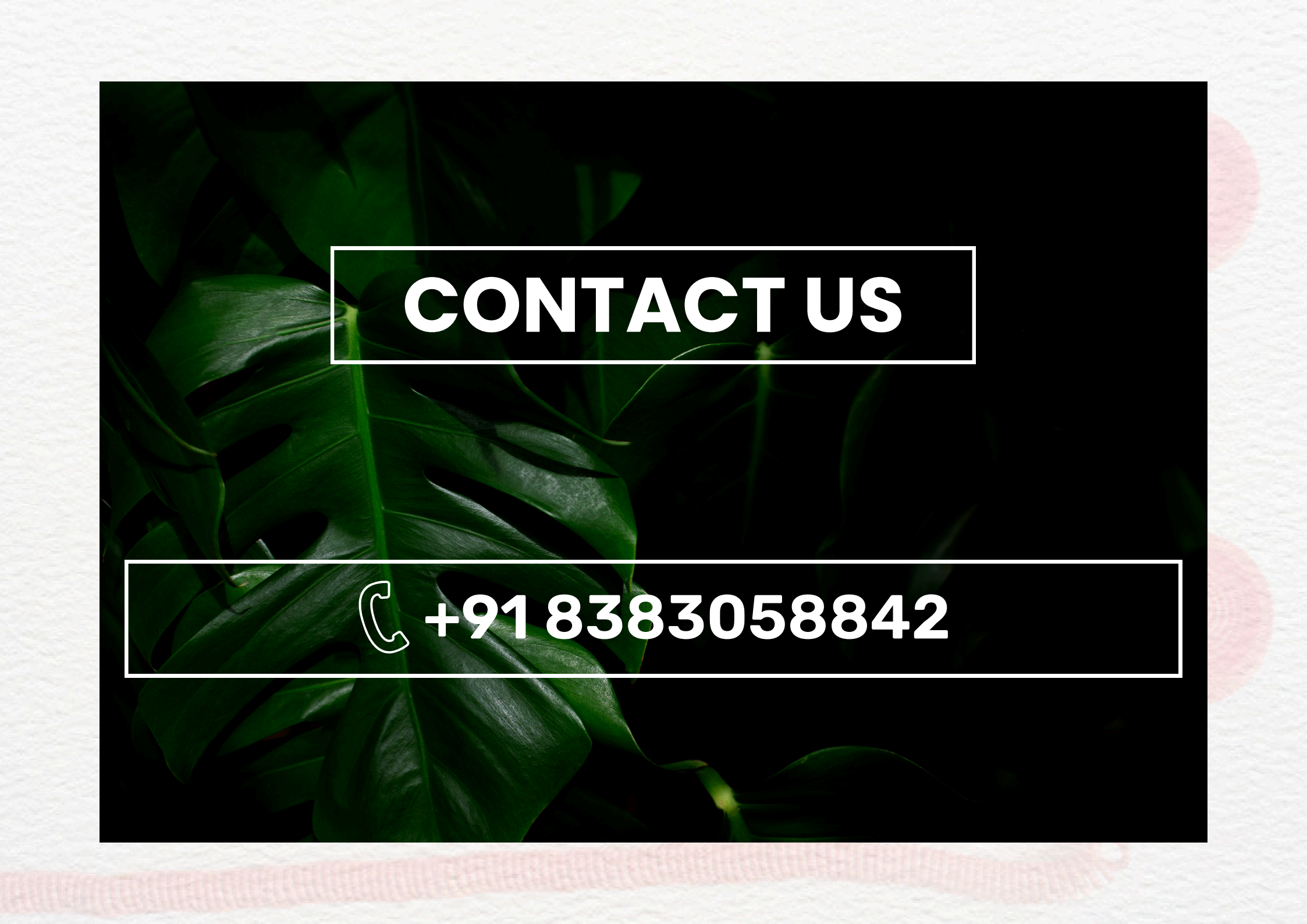
Watch exotic birds and wildlife from our camouflaged hides designed for the perfect sighting.

Eco Valley

A Riverside Retreat Offering River-Facing Living and Complete Eco-Luxury

Eco Valley is a one-of-a-kind riverside development that brings together the charm of nature and the comforts of modern living. Situated alongside a pristine river, the project offers river-facing plots and cottages, making it an ideal destination for nature lovers, second home buyers, and eco-conscious investors. Whether you're looking for a peaceful weekend home or a long-term investment, Eco Valley offers the perfect blend of tranquility, accessibility, and eco-luxury.

Highlight: With its strong focus on affordability and nature-first design, Eco Valley makes green living accessible for all.



CONTACT US



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