

PROJECT REPORT  
HERITAGE GOLF RESORT  
UDAIPUR - INDIA

AUGUST 2008



PACIFIC COAST DESIGN

## **The Heritage Golf Resort Udiapur – Rajasthan - India**

### **The Udiapur Experience**

Population @ 400,000 plus, known somewhat as whimsical and serene, surrounded by misty, ochre-shaded hills, also referred to as the city of lakes, Udaipur is Rajasthan's most romantic city. Intricate, bone-white buildings edge Lake Pichol, at which at the centre lies the icing on the cake.

The extraordinary Lake Palace Hotel Island, which is 1.5 Ha in size and completely covered by the palace, built by the Maharaja Jagat Singh II in 1754. Formally the royal summer palace, today it's the ultimate in luxury hotels, with shady courtyards, lotus ponds and a pool shaded by mango tree.

This hotel/palace is one of many and just an example of the pure luxury and indulgence one may enjoy in Udaipur, Rajasthan and that of exotic arts and crafts and for the temple crusaders, Udaipur has it all – except an International Golf Course!

This is about to change with the proposed development of the Heritage Golf Resort.

- An International Standard Hotel overlooking the entire golf course
- 188 Hotel Chalets
- Specialist Spa and wellness facility
- A strategic and challenging Par 72 golf course of 6687 yards
- A Clubhouse set in the middle of the resort with full amenities inclusive of rooftop pool and deck





Udaipur is connected to the rest of India by air and recently opened a domestic / International airport, which is well designed and modern, directly linked to a new four lane highway makes for easy access to central city limits.

The site itself is 30 kms from Udaipur central / Airport as you travel along the NH 8 highway as you turn off the NH 8 and on route to site of historical value is the Devi Garth palace and which is now a hotel/resort 5 kms from site and which can be further detailed by visiting [www.deviresorts.com](http://www.deviresorts.com)

The site is 189 acres of hilly terrain and hill sides covered in grass and cactus, magnificent vistas could be enjoyed from many sites of the property. Soil profile is of rock and clay, water on site is ground water and can be found within one meter from existing ground level in the lower areas. On the property and surrounding area much wild life exists, with panthers, moneys and the wild Indian buffalo.



### Weather Chart for Udaipur

| WEATHER CHART : Udaipur |     |     |     |     |     |      |      |     |      |     |     |     |
|-------------------------|-----|-----|-----|-----|-----|------|------|-----|------|-----|-----|-----|
| MAX °C                  | 24  | 28  | 32  | 36  | 38  | 36   | 31   | 29  | 31   | 32  | 29  | 26  |
| MIN °C                  | 8   | 10  | 15  | 20  | 25  | 25   | 24   | 23  | 22   | 19  | 11  | 8   |
| RAIN mm                 | 9   | 4   | 3   | 3   | 5   | 87   | 197  | 207 | 120  | 16  | 6   | 3   |
|                         | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC |

## **The Golf Course**

Pacific Coast Design is a Golf Design group that undertake site planning, golf course design and general consulting for golf related project across Asia. Our work includes projects in Australia, Malaysia, Thailand, India, Vietnam and China. Information on PCD can be obtained by reviewing our web site at [www.golf-designers.com](http://www.golf-designers.com)

Pacific Coast Design have been engaged by the promoters, Heritage Farm Developers Pvt Ltd. to Master Plan the site and also detail design the Golf Course.

Given the project's location and the envisaged earthworks to be undertaken the site will be transformed into an exciting venue for resort golf to international standards.

The Golf Course has multiple teeing systems and is designed to present a great game of golf to golfers of all handicap ranges. Whilst elevation changes and strategic bunkering make for a challenge the golf course is designed to allow safer passages to the greens if desired by golfers. If they wish to take on a challenge they can choose to do so and if successful are rewarded by a lower score.

PCD considers the Course to be an exciting layout that is fair to golfers and takes into consideration the members that will regularly play golf there. Electric golf carts will be utilized and the layout has a full golf cart path.

PCD believe that once established (1 to 2 years) the golf course could be one of the premier golfing destinations in India.

PCD have carried out a preliminary estimate on the cost to complete the golf course (only) and this is 22 to 23 Crore Rupees (depending on final bulk earthworks).