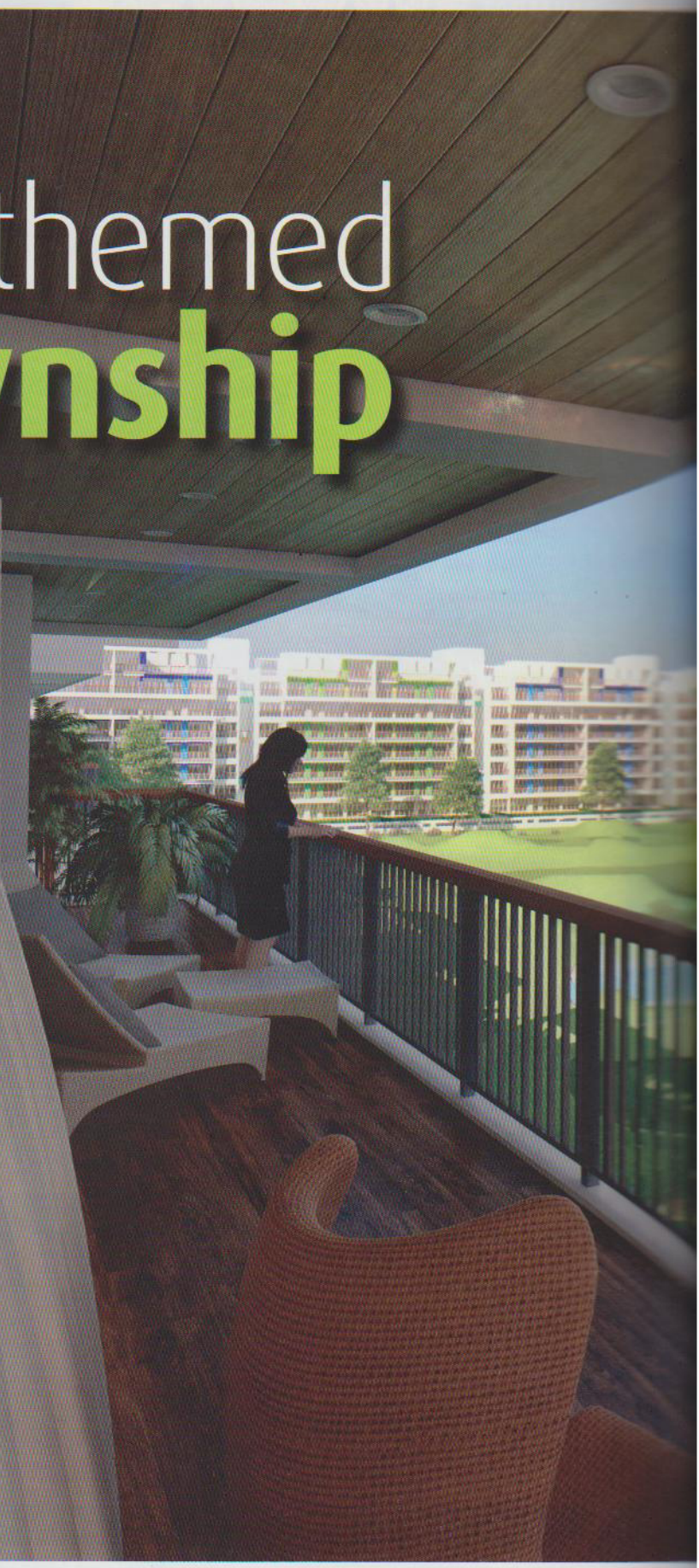


Golf-themed Township

Pacific Development Corporation Ltd. is a privately owned and operated group of companies that is steadily emerging as a notable realty and infrastructure developer. **Bentel Associates Realty Design Consultants Pvt Ltd.** (A joint venture between ICS Group, India and Bentel International, South Africa) was engaged by the Group to design its new concept based integrated township at the 35 acre hilltop site with a picturesque backdrop of Shivalik mountain range at Dehradun in Uttarakhand. The project- **Pacific Golf Estate** is slated to be Dehradun's largest urban infrastructure project.



Dehradun's first Integrated Golf Township is spread around Nine-hole Golf Course designed by Graham Cooke & Associates Inc., Canada. It is a diverse mix of penthouses, residences and studio apartments. For a large scale project such as this, it was imperative to provide physical infrastructure like roads, back-up power, drinking water, rainwater harvesting, sewage treatment plant and maintain zero discharge to the environment with proper solid waste management.

Site Layout

The hilltop site is almost flat and 12 acres of central space was planned for Golf course which acts landscaped buffer between double loaded buildings. Planned around the periphery of the site, the apartments either face the central golf course or the picturesque backdrop of Shivalik range. Buildings are at an average distance of 200 to 250m with uninterrupted views, ensuring the privacy of each apartment. ➤





The design concept focused on taking advantage of the natural views of the surrounding hills and the greenery of large Golf Course area.

A simple ring road enhances ingress and egress out of the adjacent roads allowing easy drop offs and pickups. The ring road follows the land contours and facilitates easy accessibility to and from both parking levels allowing the resident to experience a hassle free parking experience. Continuous wide pedestrian way is attached to

the road for easy and safe pedestrian movement. This is connected to parks, recreational areas, rest points in-between the development.

Entry to this gated community is through Long Boulevard with club building on the North-West side. The club building is located away from the hustle and bustle of the city and set against the picturesque backdrop. The club house has been designed for rest and relaxation with a friendly ambience.

Architecture & Interiors

Studio Apartments are planned above club building with continuous balcony projection exuding a feel of resort. The 100m long building façade was divided into three blocks by vertical elements of staircase and elevators. Continuous boxes for individual floors to enhance the horizontality of the building have been proposed. Instead of having individual small balcony for each apartment, continuous terraces are planned which is more appropriate solution to emphasize the character of this concept driven development. The projecting terrace not only gives uninterrupted views



Entire building façade was kept white with introduction of retro colours in the backdrop of the built mass. Shades of green, blue and brown are derived from the surrounding nature. The objective of using different shades of these colours was to create interest in the long linear white building, while different colours proposed for individual blocks help break the repetitive nature of the facade.

but also helps in breaking otherwise repetitive element of individual balcony projections. More interest is created by twisting horizontal boxes at every floor. Vertical pattern of glazing at the club area acts as a neutral and delicate base.

Duplex flats are treated differently taking the advantage of double height façade and have introduced tall box to define large volume of duplex flats. Two level strip parking is planned below building which is connected to the ring road. The extended podium of the parking block is used to form private terraces at ground level with golf view.

The large format apartments were planned around the periphery of the Golf course with 50 feet long balconies designed for each apartment overlooking Golf Course or surrounding hills. Concept of veranda is used to design long terrace which is connected to each room of the apartment. Due to horizontality of the design, each balcony and rooms gets complete privacy and uninterrupted views. Balconies of two connecting flats are bonded with white square box to break horizontality.



The interiors have been designed keeping in mind the residents comfort and privacy. With optimum and flexible utilisation of space, the home's expanse appears larger. There is a symmetry in which lines and curves merge together. The living and dining spaces flow elegantly into each other. Design aesthetics have been the core focus in the bedrooms which have an artistic touch to them. The rooms have laminated wooden flooring, rooms well lit and spacious with each apartment accompanied by a large balcony.