

What we talk about when we talk about Infrastructure Planning

A plan, in its purest form, is the synthesis of a community's vision for its growth and development.

The modern infrastructure plan balances the best practices in planning and design. By articulating a vision and illustrating that vision in a real-world setting, the developer and stakeholders have a better understanding of aspirations.

Our team delivers project solutions that minimise cost and maximise the sustainability of communities. Our value to you comes from the breadth and depth of our services, the experience of our entire organisation, and the personal attention that comes with having a core team that understands your needs and goals.

Here's how we did it.

Kalhaar Blues and Greens

The developer's keen passion for golf led to the creation of this state-of-the-art golfing community, Kalhaar Blues and Greens. Kalhaar Blues and Greens is an exclusive residential golf community that encompasses 700 acres and includes a 160 acre, 18-hole, par 72 layout Jack Nicklaus-designed championship golf course.



As one of the largest in India, the golf course is an exclusive destination for professionals and visitors in India as well as a site for professional events. Featuring a mix of uses, the community offers a variety of activities for both residents and visitors. Kalhaar Blues and Greens is designed to embody the elegance and distinction of a premium community.

The development includes 700 premium villas, a 9-hole executive course, a 9-hole chip and putt course, golf academy, practice range, pro-shop, exclusive clubhouse, restaurants, and several sports and recreation facilities.

The developers were looking for international experts with similar experience and expertise in 3D technology – Ingsophy’s international exposure and quality of work was chosen to effectively plan and engineer this unique residential golf-course, one of the larger master planned communities in the region.

We provided complete site development, theming, initial infrastructure master planning development, full infrastructure planning services, from conceptual design through the final master plan, drainage design, utility design including a force main and pump station, electrical substations, and all amenities. One of the reasons we were selected was due to the knowledge, approach and added value that our team brought to the table.

We used an approach that focused on establishing a mutual understanding of expectations, provided the Navratna Group with a single point of contact, along with access to an extensive technical pool and our teamwork allowed for efficiencies that are evident in our timelines and costs. We assembled a team of professionals with a high level of experience, commitment, and enthusiasm to meet the requirements of this project.

We created careful and thoughtful options for right now as well as for future expansions, took into account the site conditions, client needs, and project requirements. Through a collaborative process, we understood the goals of the stakeholders to provide creative solutions, and facilitated positive outcomes that satisfy the needs of clients and approval agencies alike.

We considered the phase wise occupancy, high power and water demand for the golf course, public and private areas, and also designed compact substations for electrical distributions. Our experts considered the lake connectivity between all 9 lakes and an efficient storm water drainage system designed and tested in the last five years of rainfall.

A project of this scale typically presents many challenges, but through creative planning and coordination, we were able to anticipate issues and find the most appropriate solutions to enhance community and create a state-of-the-art neighborhood uniquely integrated with a championship golf-course.

Extensive research detailing options and cost analysis helped us tackle the complex drainage service routing and LT cable distributions without crossing villa and golf course and finalising the appropriate services design for the challenging areas.

We have been a part of the project from concept through construction administration. Our success with this development led to further projects with the client and similar developments.

Completion: 2017

Site: 700-acre community

Client/Owner: Navratna Developers

Awards: 2016 and 2015, India’s Best Golf Course Award