



aavisa  
ONE WORLD COMMUNITY

Enter your mind

"Golf is the closest game to the game we call life"



Hole #4. The Par 3 island putting green.

Golf is not just a sport, it's a state of mind.

It's an activity akin to meditation and yoga, that lets you into your own mind.

Holds up a mirror to your soul and allows you a peek into it.

Fair and square.

What you see is what you are.

An avid golfer or a truth seeker?

The lines blur.

What comes out clear is how you play the game of life because that's how you play a game of golf.

Presenting Edgewater.

An 18 hole Championship Golf course,  
or should we say 18 different ways to explore self.

We sought the perfect location with conducive weather conditions, that will challenge you surely and sprawling across 160 acres, Edgewater is located in the heart of Aavisa, the 700 acre eco sensitive township, near Chennai, India. Edgewater is all set to become the next sought after golfing destination for avid golfers from around the world. For the beginners and other enthusiasts, it will be the most perfect turf to exercise their passion or should we say come face to face with oneself.

Par 72, LEEDS certified, 7 manmade lakes, exploring your mind can't get better.

We got the award-winning architecture firm from the US - GolfPlan to design the course to exacting standards. And they did.

This par 72 course will be top notch and will come with a LEEDS certification. It will include all the essential elements - from being covered with imported sea spray paspalum and tifdwarf bermudagrass, to an island putting green. It will be surrounded by 7 manmade lakes and lush greenery that will lend it an ambient temperature perfect for an amazing golfing experience. Its efficient bunker design and night golfing makes it a perfect leisure destination and the best turf to compete with oneself.

Aavisa. 700 acres of vibrant neighbourhoods, the goodness of nature an eco-sensitive township.

There is living, and then there is golf living. Aavisa offers you both. Entering Aavisa is not just entering a golfing haven. The magnificent 400 feet wide Entry Gate at Aavisa that leads you to Edgewater is just a preamble of things to come. The wide Palm and Golf Avenues flanked by flowering trees and exotic bushes meander all the way to the golfing turf. As if offering you warm up time to prepare for a win of a lifetime, each single time. These avenues intersect with cobbled cycling and jogging tracks, broad landscaped pathways, exquisite flora and fauna, and well-appointed apartment buildings and villas to complete the wholesome vibrant community setting.



### The Golf Club

Designed by MDR, an award-winning firm from US, The Golf Club is a world-class design inspired by the Spanish mission style prevalent in Southern California's coastal towns of Santa Barbara and Montecito.

### The Halfway House

Located near the Hole No.5 Tee Box area, the Halfway House will be a destination within the Golf Club.

### Twin Golf Academies

The Professional Golf Academy with perfect driving range to practice a variety of golf shots to hone your golfing skills. The Teaching Academy that will train the young and old budding talent.

### Pro Shop

A fully equipped, multi-brand pro shop with golfing equipment, repair services, bespoke club fittings, accessories from a wide range of manufacturers and world renowned golf companies



**Shar:** Feature Rich, Premium Villa now open to Eco-citizens.



**Seom:** 220 Garden Apartments, ready for launch.



**Samten:** 228 Luxury Villas sold out and developing fast.



SCORECARD OF THE ACADEMY COURSE IN METERS		
HOLE	LENGTH	PAR
1	45	3
2	90	3
3	115	3
4	70	3
5	95	3
6	75	3
7	130	3
8	80	3
9	65	3
<b>TOTAL: 765 - Par 27</b>		

SCORE CARD						
HOLE	LENGTH IN METERS					PAR
	BLACK	BLUE	WHITE	GOLD	RED	
1	335	315	295	275	245	4
2	515	480	455	425	380	5
3	330	310	295	275	245	4
4	180	170	160	150	135	3
5	380	355	335	315	280	4
6	195	185	175	160	145	3
7	480	450	425	395	355	5
8	365	340	325	300	270	4
9	385	360	340	320	285	4
<b>TOTAL M.</b>	<b>3165</b>	<b>2965</b>	<b>2805</b>	<b>2615</b>	<b>2340</b>	<b>36</b>
<b>TOTAL YDS.</b>	<b>3465</b>	<b>3245</b>	<b>3070</b>	<b>2860</b>	<b>2560</b>	<b>36</b>
10	360	335	320	300	265	4
11	190	180	170	160	140	3
12	325	305	290	270	240	4
13	545	510	480	450	400	5
14	185	175	165	155	140	3
15	365	340	325	300	270	4
16	415	390	370	345	305	4
17	370	345	330	305	275	4
18	490	460	435	405	360	5
<b>TOTAL M.</b>	<b>3245</b>	<b>3040</b>	<b>2885</b>	<b>2690</b>	<b>2395</b>	<b>36</b>
<b>TOTAL YDS.</b>	<b>3550</b>	<b>3325</b>	<b>3160</b>	<b>2945</b>	<b>2620</b>	<b>36</b>
<b>TOTAL M.</b>	<b>6410</b>	<b>6005</b>	<b>5690</b>	<b>5305</b>	<b>4735</b>	<b>72</b>
<b>TOTAL YDS.</b>	<b>7015</b>	<b>6570</b>	<b>6225</b>	<b>5805</b>	<b>5180</b>	<b>72</b>

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# EDGEWATER GOLF

18-Hole Championship par-72

Holes par 72 golf course explained. Because after all golf isn't just a game, it's a life choice you have made. Edgewater has been designed to fairly challenge all levels of golfers. Using strategic design principles of risk vs. reward the golf course allows for those who wish to attack the course and those who wish to navigate away from trouble. Due to undulating fairways and large mounding and landscape planting between holes each hole will have its own personality. Our goal is to make you hit every club in the bag from as many different situations as possible.

**HOLE #14**  
PAR 3  
Yardges: 200  
• 185m  
• 175m  
• 165m  
• 155m  
• 140m

**HOLE #15**  
PAR 4  
Yardges: 400  
• 365m  
• 340m  
• 325m  
• 300m  
• 270m

**Hole #14**  
Perhaps the most challenging one shorter on the course, the 200 yard 14th provides a variety of difficulty to access pin positions. The three distinct regions of the green are guarded by sand, water or both. Maybe the easiest position, front, center is still no picnic, but at least provides the option to miss it short and have a fairly straight forward chip to get up and in.

**HOLE #16**  
PAR 4  
Yardges: 455  
• 415m  
• 390m  
• 370m  
• 345m  
• 305m

**Hole #16**  
Having already faced the longest par 5 at Edgewater only a few holes ago, the variety and challenge continues at the longest Par 4 on the course the 455 16th. Golfers must choose carefully which strategy to execute in order to give themselves the best chance at a low number. A drive favoring the right side will provide a long tasty approach over a green side bunker to get home. Those who challenge the large bunkering left will have a shorter shot with less aggravation between them and the hole. Par is an excellent score here.

**HOLE #13**  
PAR 5  
Yardges: 595  
• 545m  
• 510m  
• 480m  
• 450m  
• 400m

**Hole #13**  
At 595 yards, hole 13 is the longest on the course. Distance isn't the only obstacle to overcome, as bunkering is plentiful. The center fairway bunker makes golfers choose sides. The left has trouble written all over it until the approach into the green. If you can successfully navigate around sand, the better angle to the green is from the left. While right side is a friendlier journey before requiring the finest finesse to knock a pitch close to the flag.

**HOLE #12**  
PAR 4  
Yardges: 355  
• 325m  
• 305m  
• 290m  
• 270m  
• 240m

**Hole #12**  
Arguably one of the most difficult holes on the course, the 355 yard par 4 provides plenty of interest. To play it safe and avoid the big lake on the ride side, play the tee shot dangerously close to the left hand fairway bunker. Should you lose it right, you will be staring straight into the face of a large intricate bunker that guards a shared green complex with hole 16.

**HOLE #17**  
PAR 4  
Yardges: 405  
• 370m  
• 345m  
• 330m  
• 305m  
• 275m

**Hole #17**  
A par 4 worthy of the tour, the 405 yard par 4 boasts water from tee to green along the right side. The average player can use the left cluster of fairway bunkers as a visual cue to play around the hazard, while the longer hitter must avoid them with precision to gain a better angle to the green.

**HOLE #18**  
PAR 5  
Yardges: 535  
• 490m  
• 460m  
• 435m  
• 405m  
• 360m

**Hole #18**  
A fitting close to an unforgettable experience, the 535 yard par 5 18th is attempting and teasing finish that requires decisive action and execution to finish on a high note. The right side of the fairway looks inviting to the better player who can carry their drive a ways. However, to get home in two, they must perform a perfect strike to a green complex thwarted by water in front and bunkers behind. The safe play is to stay left and trust your scrambling instincts to stay dry and finish with a satisfactory birdie or par.

**HOLE #11**  
PAR 3  
Yardges: 210  
• 190m  
• 180m  
• 170m  
• 160m  
• 140m

**Hole #11**  
The par threes at Edgewater refuse to let up as the 11th unveils a 210 yard test for all players. While a fade is favored, watch out for the double cross, or you may find yourself in one of two bunkers guarding the left side of the green. At the same time, cutting the shot too much will result in a challenging attempt at a sandy, from the large sprawling bunker flanking the right side.

**HOLE #10**  
PAR 4  
Yardges: 395  
• 360m  
• 335m  
• 320m  
• 300m  
• 265m

**Hole #10**  
This 395 yard dog leg right par 4 will require some thought. The shorter route down the right side is plagued with trouble. The smart play is for the tee shot to flirt with the left fairway bunker, opening up a better angle to the green.

**HOLE #9**  
PAR 4  
Yardges: 425  
• 385m  
• 360m  
• 340m  
• 320m  
• 285m

**Hole #9**  
A strong finishing Par 4 of 425 yards with water lurking along the entire right side of the hole. The green sits atop the lake's edge with two large bunkers framing the back of the green. Many matches will be decided here as par will be a very good score.

**HOLE #1**  
PAR 4  
Yardges: 370  
• 335m  
• 315m  
• 295m  
• 275m  
• 245m

**Hole #1**  
This medium length par 4 of 370 yards will provide a good warm-up for the round ahead. Golfers should aim toward the target fairway bunker out beyond the landing area on the left side. The closer the drive is to the bunker the better the approach angle to the green. For the golfer that bails out right they will have a much more difficult approach shot with a mid-iron over the green side bunker protecting the right side of the green.

**HOLE #2**  
PAR 5  
Yardges: 565  
• 515m  
• 480m  
• 455m  
• 425m  
• 380m

**Hole #2**  
A full three shot Par 5 measuring 565 yards. A good drive will allow the golfer to carry the cross bunkers at the second landing area. This will allow an easy short chip or bump and run on to the green. For most a lay up short of the cross bunkers will be the play. Favor the right side and get a better angle to the pin.

**HOLE #6**  
PAR 3  
Yardges: 215  
• 195m  
• 185m  
• 175m  
• 160m  
• 145m

**Hole #6**  
The longest par 3 on the golf course at 215 yards requires accuracy and length whether the golfer runs the ball up or flies it to the green. Three bunkers surround the green.

**HOLE #8**  
PAR 4  
Yardges: 400  
• 365m  
• 340m  
• 325m  
• 300m  
• 270m

**Hole #8**  
This 400 yard straight away par 4 requires a good drive to reduce the pressure of the approach shot over water. The longer hitters will be tempted to carry the left hand fairway bunker but this will require their best shot. If successful the approach is easy. The further right the tee shot the more the water will be in play.

**HOLE #3**  
PAR 4  
Yardges: 340  
• 330m  
• 310m  
• 295m  
• 275m  
• 245m

**Hole #3**  
Although short, this 340 yard par 4 dogleg left should not be taken lightly. The shortest par 4 on the course demands respect with tough bunkering at the dogleg and a lake beyond the landing area working its way up the fairway and wrapping the peninsula green with water on three sides. Accuracy and precision will trump length on this hole.

**HOLE #5**  
PAR 4  
Yardges: 410  
• 380m  
• 355m  
• 335m  
• 315m  
• 280m

**Hole #5**  
A 410 yard par 4 plays straight away with a steam meandering in and out of play along the right side of the hole. Golfers should hit away toward the furthest fairway bunker. The right center of the landing provides an open shot to a green, well-guarded along the left side by a deep bunker.

**HOLE #7**  
PAR 5  
Yardges: 370  
• 480m  
• 450m  
• 425m  
• 395m  
• 355m

**Hole #7**  
An exciting short Par 5 makes the golfer hit over water twice. A good drive to the edge of the mala will make the green reachable in two shots for longer hitters and low handicappers but not without risk as the green protrudes out into the lake. Don't be short. The prudent play is a lay up short of the fairway bunkers leaving a fairly straight forward chip to the green.

**HOLE #4**  
PAR 3  
Yardges: 195  
• 180m  
• 170m  
• 160m  
• 150m  
• 135m

**Hole #4**  
Perhaps the most exotic and dramatic hole on the golf course, this 195 yard Par 3 island hole will make the best golfers sweat. Fear not... or not as much... the island is quite large and includes a small fairway and mounding behind to help contain overzealous tee shots.

## Edgewater brought to you by IVRCL.

IVRCL Ltd is a NSE and BSE listed company with a group turnover of 1 Billion USD. Strongly entrenched with proven domain knowledge, experience and credentials, IVRCL has a strong presence in the core infrastructure sectors such as Water Supply & Environment, Transportation, Buildings & Infrastructure and Power & Transmission. Aavisa and Edgewater is IVRCL's flagship residential and golf community project.

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