

THE ART OF

Time Living

A magnum opus set across 56 acres

By Rohan



This special edition
is exclusively for sale in Pune

Dedicated to you.

Acknowledgements

One of the wonderful things about living the good life is that you are pampered for choice. Which is just the case, at Rohan Mithila. We offer you spacious apartments,



luxurious row houses, beautiful duplex homes and, of course, what's the good life without a few penthouses!

Rohan Mithila is by far our grandest endeavour yet.
This epic project was realized to its fullest potential
with the encouragement and support of:

- 15 years of experience in creating architectural landmarks
- 400 highly experienced Civil Engineers
- 80 landmark projects, from Uttaranchal to Pondicherry, Meghalaya to Mumbai
- A CRISIL Rating of DA2 held consistently for the last four years
- A diversified group, with operations in civil engineering, real estate development, infrastructure, agriculture and IT.

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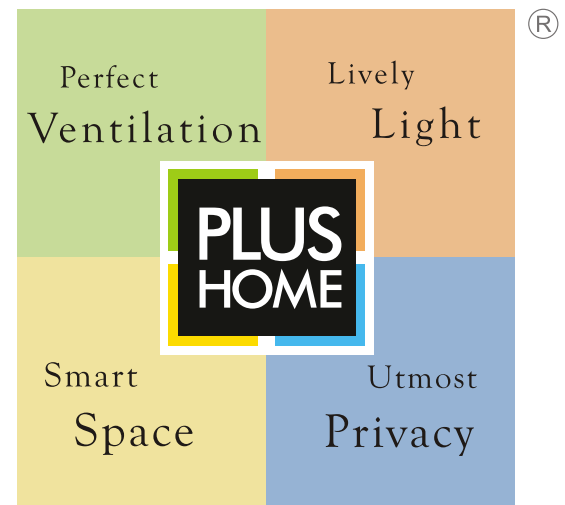
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Fine living
has its Pluses ▶



Plus Homes





What makes the good life much sought after?
At Rohan Mithila, we believe it has to do with
the benefits that our luxurious homes offer. All our
landmarks are created around four pillars



of Perfect Ventilation, Lively Light, Utmost Privacy
and Smart Spaces. Also known as PLUS homes.





Perfect ventilation is created with efficient cross ventilation. The doors and windows have been aligned to let in a steady stream of air. This ensures sufficient air flow around your home, and also keeps the air inside fresh at all times.

At Rohan, we understand light does not penetrate more than twenty feet from one source. Based on this premise, all our designs feature large windows and more openings. The way we've planned our home, absolutely nothing can stop the passage of light. We've done away with the unwanted walls and passages, making sure that natural light is unobstructed. You'll never feel the need to use artificial light when the sun's still up. Utmost privacy is also maintained, at Rohan Mithila, by ensuring that the distance between two rows of

multi-storeyed buildings is in the range of 160-200 feet. At Rohan, the unique design ensures that your windows do not open directly into neighbouring windows. In fact, even the walkways around the residences have been created at a lower level to ensure maximum privacy for all homes.

One of the parameters of fine architectural design is the smart use of space. For example, the living room and the dining area are perpendicular to each other, with the living area in a ratio of 1:1.5, to create a spacious ambience. All our designs are subjected to stringent tests on this count. To ensure that space within a home can be utilized to maximum effect. So you can make the most of your living space, at Rohan Mithila.





Homes that spoil you _____
for choice ▶





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The apartments at Rohan Mithila, like all our other projects, have been designed in keeping with our philosophy of PLUS homes. It emphasizes on ample ventilation, natural lighting, privacy and efficient spaces. Spaces are just not connected physically but visually as well. So our 1, 2 and 3 bedroom apartments are designed in keeping with this philosophy, to create a fine blend of beauty and tranquility within every home.



Typical
2 Bedroom
unit plan

Apartment

Apartment

Typical
3 Bedroom
unit plan







Our row houses are designed to create a wonderful ambience of spaciousness.

Rohan Mithila offers you open homes designed with minimal walls to create a very spacious and airy ambience. Our row houses are in fact 'breathing' homes with constant circulation of fresh air at all times, with efficient cross ventilation. Despite the minimal number of walls, privacy is maintained with the creation of different floor levels. Inspired by 'Vaada', the ancient Maharashtrian concept of architecture, there is a courtyard at the centre of the house, with rooms located around it. This lights up the entire house with natural light.



Row house

Typical
ground floor
plan



Row house

Typical
first floor
plan



Duplex home

Section view



Our duplex homes are ‘double height’ living spaces with an ambience of refreshing spaciousness. Every duplex home boasts of spacious rooms that are well-ventilated and illuminated by natural lighting. The living room on the lower level opens into a beautiful terrace garden, which can be seen from the bedroom on the second level.

What’s more, the design creates the ambience of an independent home. The entire house is visually connected by double height volumes. In fact, the upper level seamlessly connects with the lower level due to the presence of many windows and decks. The double height deck space forms the hub of the



house. At the lower level, the living room and the bedroom open to the deck. On the upper level, the two bedrooms overlook the landscaped deck.

The penthouses at Rohan Mithila are designed with three spacious bedrooms and a beautiful terrace. Here again, every penthouse has a wonderful courtyard at the centre of the house, allowing for sunshine to stream in and light up your home. There is also ample cross ventilation, to ensure fresh air supply at all times. An internal staircase takes you to the private terrace garden treating you to a beautiful view of the city.

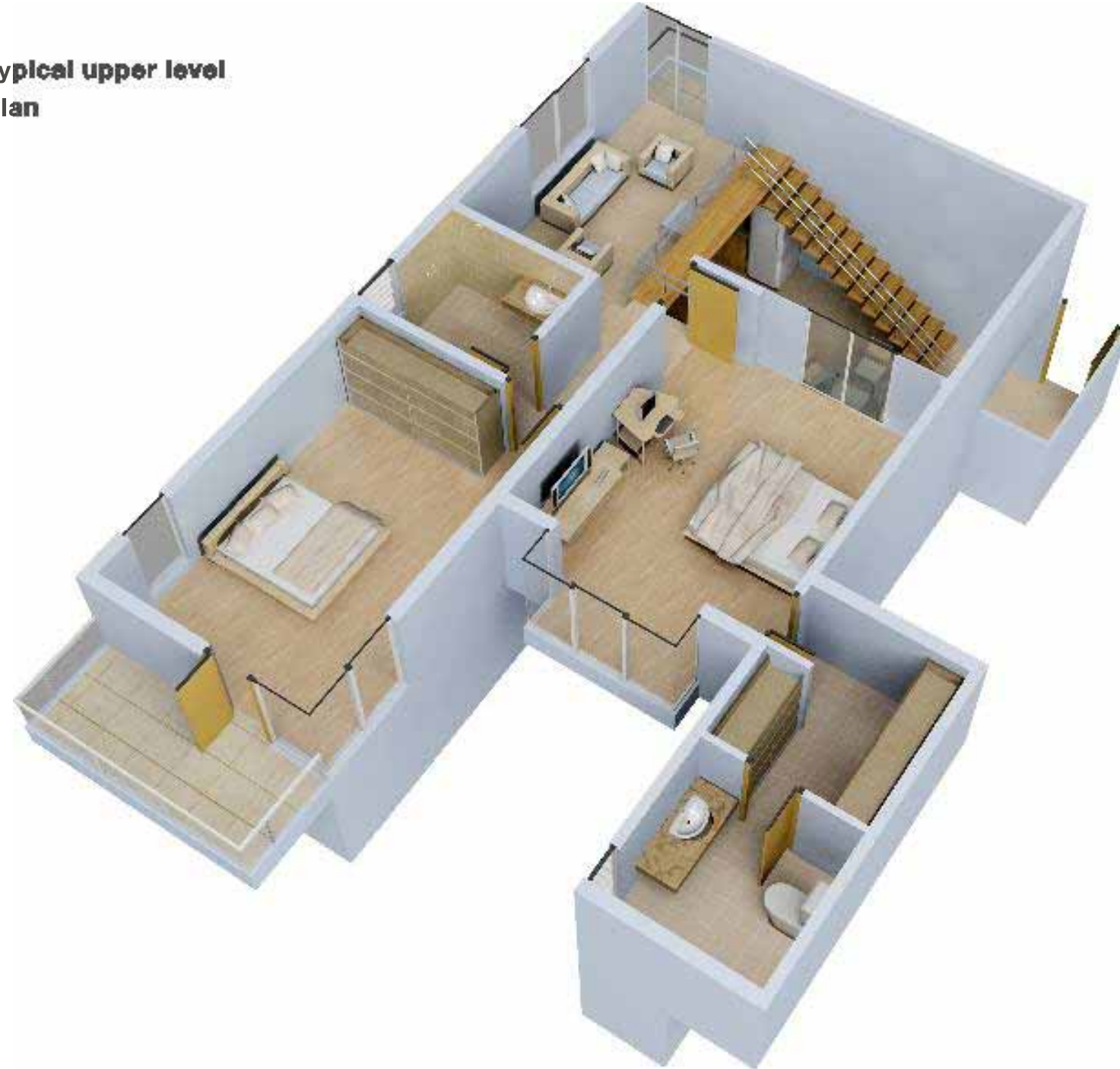
Duplex home

Typical lower level
plan



Duplex home

Typical upper level
plan







Interior
view

Duplex



Penthouse

Typical lower level
plan



Penthouse

Typical
roof level
plan





The Landscape

- your very own tranquility base ▶



At Rohan Mithila, the landscape derives inspiration from the abstract paintings of the modern masters, Wasily Kandinsky and Piet Mondrian. It is a picturesque composition of intersecting and overlapping lines and planes in three dimensions that create a variety of spaces. The outdoor facilities are an extension of the indoor living spaces. Each has a specific function and purpose, whether it is a children's playground, a party lawn, a yoga deck, a swimming pool, or an entrance plaza. The geometric lines and planes are subtly expressed by water elements



such as reflecting pools, swimming pools, water troughs and water walls; hardscape such as timber decks, stone paved plazas and courtyards, pathways, trellis and feature walls; and greenery such as open lawns, amphitheatres, avenues of trees and palms, bosques of trees and flower beds. Viewed in totality, more than 13 acres of landscape paint a picture of quiet elegance and sophistication, a timeless expression that will evolve and mature over time.





Mithila

Master layout



Sector 1 & 2

total layout



LEGENDS

- | | | |
|-------------------------|------------------|---------------------------|
| 01 Reflective Pool | 10 Lawn | 19 Raised Reflective Pool |
| 02 Dry Garden | 11 Water Trough | 20 Gravel Court |
| 03 Aroma Garden | 12 Children Pool | 21 Trellis |
| 04 Timber Deck | 13 Play Ground | 22 Flowering Garden |
| 05 Swimming Pool | 14 Amphitheater | 23 Squash Court |
| 06 Fitness Corner | 15 Fern Garden | 24 Restaurant / Lounge |
| 07 Meditation/Yoga deck | 16 Wading Pool | 25 Indoor Badminton |
| 08 Clubhouse | 17 Water Cascade | |
| 09 Courtyard | 18 Terraced Lawn | |

Sector 3A

layout

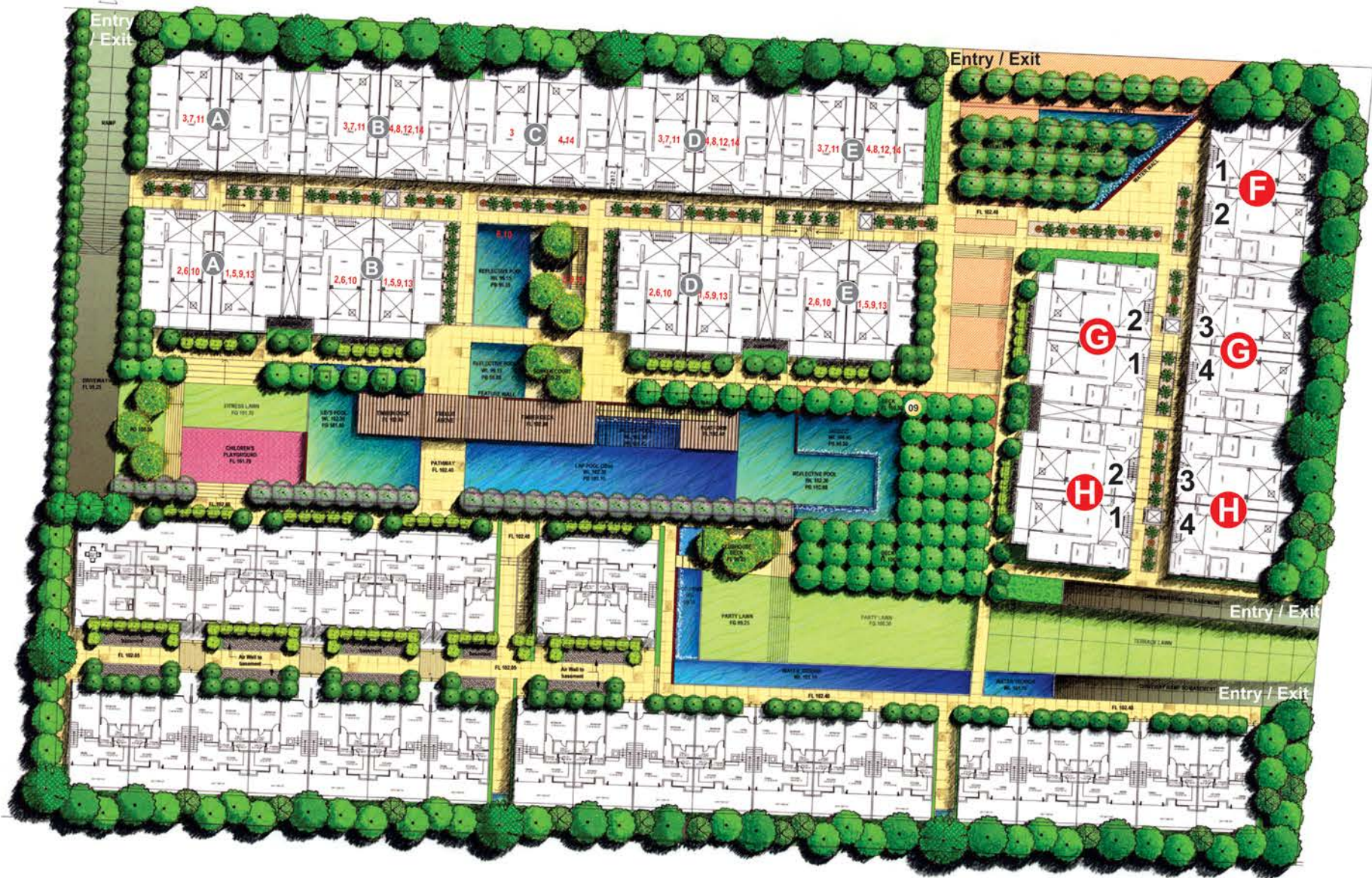


LEGENDS

- | | | |
|------------------------------------|--|---------------------------|
| 01 Entry Feature Wall | 07 Terrace Lawn | 13 Seat Wall |
| 02 Dry Garden with Stepping Stones | 08 Planters | 14 Children's Play Ground |
| 03 Timber Deck | 09 Club House with Glass Roof and Water Over | 15 Fitness |
| 04 Lawn | 10 Reflective Pool | 16 Feature Pot |
| 05 Lap Pool with Water Spigots | 11 Overflowing Water Feature | 17 Water Feature |
| 06 Trellis | 12 Amphitheater | 18 Courtyard with Trellis |
| | | 19 Children Pool |



Sector 3 B layout

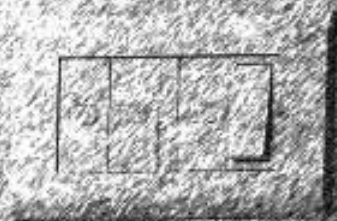


LEGENDS

- | | | | | | |
|----|------------------|----|-----------------|----|------------------------|
| 01 | Water Wall | 07 | Eco Pond | 13 | Timber Deck |
| 02 | Feature Pavement | 08 | Reflective Pool | 14 | Sunken Court |
| 03 | Seat Wall | 09 | Deck | 15 | Trellis |
| 04 | Terrace Lawn | 10 | Jacuzzi | 16 | Kids Pool |
| 05 | Party Lawn | 11 | Feature Wall | 17 | Children's Play Ground |
| 06 | Water Trough | 12 | Lap Pool | 18 | Lawn |



Moksha for
gadget geeks ▶







One of the pleasures of the good life is maximized convenience every step of the way. At Rohan Mithila, our digital homes are designed precisely to fulfill this endeavour. With cutting edge technology that puts every facility at your fingertips, even when you are not at home. Remain connected with your home at all times via Internet and mobile from anywhere in the world. Sounds like science fiction? Well, consider this: you can watch a clip of your visitor at home from your office PC or even on mobile via MMS. If you have forgotten to activate your home security system just send an SMS to turn it on. If you are at the movies, worried about whether you've turned off the LPG, simply switch it off via your mobile phone! Our digital homes are sensitive to the needs of senior citizens, as well. Present our emergency pendant to an aged person at home.

In case of an emergency, all she/he needs to do is press the pendant. You, along with our security personnel, will be notified immediately on your mobile phone. Then there are, of course, the mandatory security and safety features, the smart sensors will ensure home security 24X7, in stay and away mode. For your safety, smoke detectors and LPG leak detectors will alert neighbours, security persons and house owner through SMS and/or phone call. Moreover, you can do a lot using an intelligent touch screen LCD: use it to screen visitors, receive all society communication related to meetings, memos and even login your maintenance complaints for instant service, or order pizza online. There are many more features you can explore with your digital home solution. So rest assured you can live the good and safe life at Rohan Mithila.



Caring for the
good earth▶

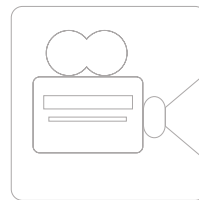
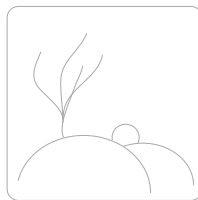
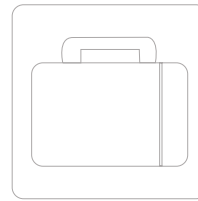
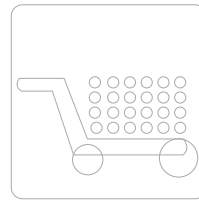
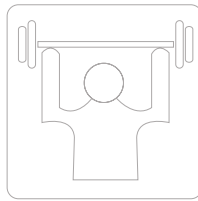
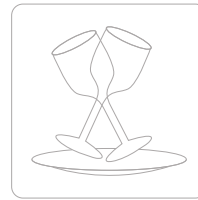
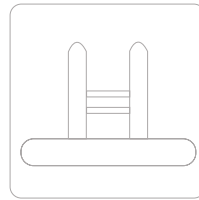




At Rohan Mithila, we believe living the good life also involves caring for the good earth. This follows from our endeavour to create ECO Homes. Which means creating world-class living spaces with minimal alteration to the environs. So we employ drip irrigation to prevent wastage of water. Rainwater harvesting and the use of fly ash for construction are mandatory in all our projects. Water recycling and sewage treatment facilities are present to minimize water wastage. Energy is recycled in every manner possible. For example, we have a biogas plant to process wet garbage to produce fertilizers which are used in the lush green gardens. In other words, we try to create a mini biosphere so as to preserve the natural eco-system of the region. Paradise, after all, deserves to be protected.







The essentials for
fine living ▶

Professional Offices and Shops for daily convenience

- | For Doctors
- | Chartered Accountants
- | Travel Agents
- | Saloon
- | Beauty Parlour
- | Business Centre
- | Internet Cafe
- | Roof Garden Restaurant
- | Coffee Shop
- | Departmental Store

Spectacular landscaped area with innovative features

- | Furnished clubhouse
- | Multi-purpose hall
- | Numerous swimming pools
- | Jogging track
- | Numerous water bodies
- | Advanced digital home system
- | Landscape entry courts

Other amenities

- Clubhouses with:
- | Badminton Court
 - | Squash court
 - | Billiards/Pool
 - | Indoor games
 - | Library
 - | Music room and Dance floor
 - | Restaurant and lounge
 - | Mini theater
 - | Multi-location well equipped Gyms
 - | Yoga and aerobics hall
 - | Health club and spa
 - | Day Care Centre
 - | Outdoor fitness centre
 - | Community Kitchen

OUR MANDATORY SERVICES

- | All services designed by renowned consultants
- | Maintenance of all common amenities by Rohan’s property management team
- | Seismic resistant design
- | Concrete / Paved internal roads
- | Impressive main entrance and lobbies
- | 150% covered car parking
- | Demarcated visitors' parking
- | Pressurized water supply system
- | Fire fighting system
- | Rain water harvesting
- | Sewage water treatment plant
- | Drip and sprinkler irrigation system
- | Thermal insulation treatment for roof terraces
- | Garbage chute
- | Car washing area and sanitation facilities for drivers and servants
- | Furnished guest rooms
- | Automatic passenger lifts
- | Durable exterior textured painting
- | 100% power backup for common utilities
- | Emergency power backup 1kw for one light point in each room
- | Centralized LPG through pipe line supply

STANDARD SPECIFICATIONS (For apartments)

TOILETS:

- | Ceramic tile dado up to 7 ft. height
- | Marble / Granite stone fascia for door openings
- | Wash basins with marble / granite counter or with pedestal
- | Pastel colour / white sanitaryware
- | Jaguar make or equivalent quality CP fittings
- | Single lever hot and cold mixer with overhead shower
- | Concealed plumbing with insulation for hot water lines
- | Cockroach preventive trap

KITCHEN:

- | Kitchen platform with granite top
- | S.S. kitchen single bowl sink with drain board
- | Ceramic tile dado up to 2 ft. height
- | Provision for fixing of water purifier

UTILITY AREA:

- | Washing arrangement with water line and drain
- | Ceramic tile dado up to 3 ft. height
- | Inlet-outlet provision for washing machine

FLOORING:

- | 3' x 3' vitrified tiles flooring
- | Decorative ceramic tiles for terraces

ELECTRICALS:

- | Concealed fire resistant high quality copper wiring
- | Ample light points with Roma or equivalent modular switches
- | TV point in living and master bedroom
- | Telephone point in living and all bedrooms
- | AC point in master and children's bedroom
- | Provision of exhaust fan in kitchen and toilets
- | Earth leakage circuit breaker

DOORS AND WINDOWS:

- | Elegant wooden doors
- | Premium quality brass fixture and fittings
- | UPVC Windows

INTERNAL FINISH & PAINT:

- | Internal walls finished with smooth coating of Gypsum / Lime
- | Acrylic oil-bound distemper painting to walls

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CRISIL Rating - DA2

It's undoubtedly the grandest effort by the authors of such architectural best sellers like Rohan Jharoka, Rohan Madhuban and Rohan Leher. And this time, they've gone further than ever before. Rohan Mithila is the largest project of Rohan Builders. And what a grand stage to set a magnum opus – 56 acres of pure paradise in beautiful Pune! With such a gripping plot, Rohan keeps you hooked as you turn page after page watching Eden unveil before your eyes. Clearly, the authors with an unmatched track record for architectural masterpieces have pulled off yet another winner!

“Rohan Aalia further consolidates their excellent track record in creating contemporary living spaces...”

Inside Outside

“Rohan pulls off yet another winner, on a scale never seen before.”

Architectural Digest

