

P R E S E N T I N G

Rohan
Jharoka

The 'no-neighbours' apartments.

DAILY 4 SHOWS



MY MOTHER-IN-LAW & I
HATRED, HUMOUR & FAMILY HISTORY

**DON'T BE ENTERTAINMENT
FOR YOUR NEIGHBOURS.**



BECAUSE HOME IS THE ONLY PLACE WHERE YOU CAN BE YOURSELF

When you go to work, you have to be formal. On the road, you have to be courteous. At your club, you have to be suave. On the golf course, you have to be a sport. When you meet your doctor, you have to be respectful. Only when you come home, can you truly be the person you want to – yourself. So, imagine if even this last space of privacy is snatched away from you. Invaded by the numerous camera phones, digicams, etc. which are doing the rounds today. Imagine if your neighbour had a front row seat to your life. At Rohan, we understand the importance of privacy.

For this very reason, we've evolved a concept to prevent invasion of privacy. Imagine living in an apartment and not having nosy neighbours...



BACK BY PUBLIC DEMAND

THE GIRL NEXT DOOR

Evening Show Only. Parental Advisory

SAY GOODBYE TO NOSY NEIGHBOURS

Design must enrich life. And with Rohan Jharoka we have done just that. Imagine yourself at “Rohan Jharoka”. Open the window and instead of neighbours you will see neatly landscaped gardens, or the city. This is because the layout is planned such that the windows don’t open out to other windows.

Every time you open the door, your home will not be on display for the world. This is because we have designed each doorway such that it opens into a lobby instead of your living room.

If you are the type who likes to live life at full volume, then “Rohan Jharoka” is a haven. Whether you play your TV or music system at full blast, or start learning a new musical instrument, you won’t be disturbing a soul. This is because there are no common walls between homes. So no irritating knocking noises from the other side, because there is no one on the other side.



WELCOME TO YOUR SPACE

Whether it's space in the physical sense or its emotional embodiment that you seek, you will find generous amounts of both in Rohan Jharoka. To start with, the living room and dining room are L-shaped to create a feeling of openness and ensure that valuable square feet are not wasted. Internal walls have been placed such that passageways are reduced, thus creating more usable space in the same floor area. What's more, these apartments are open from nearly all sides and feature cross openings, resulting in improved air circulation.

Rest assured that in Rohan Jharoka, you will get all the space you desire.

PREMIERING TODAY



FAMILY SECRETS

ALL NEW NEIGHBOURS. ALL NEW CAST. STARTING 9.30PM

PLUS HOMES – LIFE IS IN THE DETAILS



Allow us to introduce to you a standard design concept of every Rohan Home - PLUS HOME. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space, which means that large windows bathe every room with an optimum amount of natural light and create ample cross-ventilation. And when it comes to space and privacy, as we said before, walls and passage ways have been intelligently managed so that both space and privacy are at their optimum level



ECO HOMES – WHEN NATURE AND HABITATS GO HAND IN HAND

At Rohan, we believe that life must exist alongside nature, not at the cost of it. This is an ethos we call “ECO Housing”.

Today, water is a precious resource and must be conserved. Therefore, sewage water is recycled and used to water the plants and for flushing. The wet waste that is generated is processed in the bio-gas plant, to convert it into environment-friendly bio-gas and rich organic garden manure. Fly ash, a thermal power plant waste is put to good use in Rohan projects: it is blended with cement to make concrete and concrete blocks in a precise proportion to enhance their properties.

To help replenish depleting ground water levels, we utilise rain water harvesting, thus making use of every possible drop of water. To add to this, drip irrigation is used to prevent wastage while watering the landscape. The natural landscaping too helps to preserve the local ecosystems. What’s more, thanks to the natural light and ventilation offered by our PLUS HOMES design, less electricity is consumed, resulting in huge energy savings. Little wonder then, that we are proud to acclaim that homes at Rohan Jharoka are truly green at heart.



10 Kasturkunj



Rohan Aasman



Rohan Vasantha



Rohan Garima



1 Modibaug

ROHAN BUILDERS A DISTINCTLY DIFFERENT COMPANY

Rohan Builders began in 1993 as a modest-sized but focused construction company. Even during our formative years, we decided that innovation, uncompromising commitment to quality and customer satisfaction would be our cornerstones.

Thanks to this, multinationals like Coke, Pepsi, Hindustan Lever, Fiat, Nestle, LG, Cargill, Cadbury's, Colgate and many more entrusted us with their industrial projects. And we responded by building award-winning projects for them. 13 years on, we bring the same passion and expertise to residential projects like 10 Kasturkunj, 1 Modibaug, Rohan Aasman, Rohan Tapovan, Rohan Garima and Rohan Nilay in Pune; Rohan Vasantha and Rohan Ashima in Bangalore. As proof of our innovation, one has to simply look at our concepts such as "PLUS HOMES" which greatly enhance the standard of living.

"How" one builds is as important as "what" one builds. At Rohan, we are rigorous about deadlines – 97% of our projects are completed on time. We are also sticklers for safety, ensuring that each project is planned, managed and executed in conformance to the best industry standards.

SOME HIGHLIGHTS:

- An experienced technical team comprising more than 300 professionals
- 80 landmark projects, from Uttaranchal to Pondicherry, Meghalaya to Mumbai
- A CRISIL Rating of DA2+ held consistently for the last two years
- A diversified group, with operations in civil engineering, real estate development, infrastructure, agriculture and IT.

INTERIORS & EXTERIORS

ROHAN REGULARS

- All services designed by renowned consultants
- Maintenance by Rohan's Property Management
- Seismic resistant design
- 150% covered car parking
- Demarcated visitors' parking
- Well-furnished guest rooms
- 100% power back-up for common facilities
- Power back-up for one light and fan in each room
- Two automatic lifts per building
- Car wash area and sanitation facilities for servants
- Rainwater harvesting
- Sewage treatment plant
- Fire fighting system
- Biogas plant
- Concrete/paved internal pathways
- Anti-termite treatment

ROHANJHAROKA SPECIALS

- RCC frame structure with 6" RCC walls
- Centralised LPG system
- Landscaped area with innovative features designed by renowned architects from Singapore
- Innovatively designed, illuminated swimming pool with paved deck
- Fun pool for children
- Furnished clubhouse
- Professional gymnasium
- Sparkling water bodies
- Thick greenery and lawns
- Jogging track
- Garbage chute

SPECIFICATIONS

TOILETS

- Ceramic tile dado up to 7 ft. height
- Marble stone facia for door openings
- Washbasin with marble/granite counter for master bedroom and common hand wash
- Pastel colour sanitary ware
- Jaguar make or equivalent quality CP fittings
- A single lever hot and cold mixer with overhead shower in all attached toilets
- Concealed plumbing lines
- Cockroach preventive trap

KITCHEN

- Kitchen platform with granite top
- SS kitchen sink with a drain board
- Glazed/Ceramic tile dado up to 2 ft. height above platform
- Provision for fixing of water purifier

UTILITY AREA

- Washing arrangement with water line and drain
- Glazed/Ceramic tile dado up to 3 ft. height
- Ceramic tile flooring

FLOORING

- Vitrified tile flooring with skirting in all rooms
- Ceramic tiles for toilets and balconies

ELECTRICALS

- Concealed, fire resistant high quality copper wiring
- Roma or equivalent make modular switches
- TV and telephone points in living & master bedroom
- Earth leakage circuit breaker
- Provision of exhaust fan in kitchen and toilets

DOORS & WINDOWS

- Elegant main door with polished veneer on both sides
- Internal doors with polished/painted veneer on both sides
- Fully glazed UPVC sliding doors for balconies
- Fully glazed UPVC windows with mosquito net
- Marble/granite window sill

INTERNAL FINISH & PAINT

- Acrylic oil-bound distemper on walls

LANDSCAPE MASTER PLAN OF ROHAN JHAROKA



1. Entrance Gateway
2. Roundabout with water feature
3. Pedestrian walkway
4. Promenade
5. Focal plaza
6. Seating alcove
7. Barbecue area
8. Water feature @ lower plaza
9. Pool deck
10. Main swimming pool
11. Upper childrens pool

12. Clubhouse
13. Lower children pool
14. Overhead bridge
15. Childrens playground
16. Exercise station
17. Old folks corner
18. Yoga plaza
19. Skate park
20. Basketball court
21. Jogging path
22. Youth corner

FURNITURE LAYOUT - 2BKH FLAT



FURNITURE LAYOUT - 3BKH FLAT



AWARDS & ACHIEVEMENTS

Consistent CRISIL Rating
of DA2+ for the past two years

This rating signifies that the developer's ability in executing real estate projects as per specified quality levels, adhering to time schedules and transferring clear titles is, 'Very Good'.

Quality, Speed & Durability Award
from Builders Association of India Pune
for the years 1997, 1999, 2000, 2001, 2002 and 2005.

Best Project Award
from Architects Engineers & Surveyors Association Pune
for the years 2001 and 2002.

International Safety Award
from Construction Users Round Table for
Outstanding Safety record.



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Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer. The developer reserve the right to amend the plans and specification without prior notice.

Note: The Chargeable areas shown in the brochure are calculated as: Chargeable area = Actual built-up area + proportionate common area.