



Some of the tools  
you'll require at  
Rohan Seher Open Homes.

ROHAN  
**SEHER**  
OPEN HOMES



Homes so open,  
they breathe life  
into everything.



# The essence of life

## L i g h t , a i r , o p e n n e s s

What happens to a plant that is given generous amounts of nourishment and space to grow? It sprouts large luxuriously green leaves, gives bloom to bright flowers and flourishes to its full potential.

Now imagine the same conditions created within a home. Windows carefully arranged to bathe the interiors with more natural light (because light from any one source does not penetrate more than eighteen feet). Entire floors clinically divided to create split level spaces. An open central courtyard

that forms the heart of the house. In the end they are just basic architectural elements. But when brought harmoniously together, they create wide sweeping spaces.

A lasting feeling of openness. The sensation of a home that breathes deeply. Welcome to homes that are so open, they breathe life into you and everything around you. Open Homes at Rohan Seher. A community of 90 three-bedroom split-level townhouses spread over verdant land.



# Split level space

## The feeling of openness

Why did we build split level homes when we might as well have built single level, multi-storied homes?

Because split level homes use space more creatively

First of all, the number of internal walls have been significantly reduced, making space more free-flowing. Space so fluid that just by standing in the centre of the house, you can have an almost uninterrupted view of the rest of your home.

As you enter your home, on the ground floor you

see the sunken garden three steps down. Pass this, and the living room begins from a further three steps down. From here, your bedrooms have been positioned a little more than half a floor up. What's more, ground floor units have their own private garden, and top floor units have a beautiful landscaped terrace garden.

This results in homes that literally breathe. That's why when you live in Rohan Seher, you naturally get a feeling of 'openness'.



# Townhouses and landscapes

## The start of an uncluttered life

The homes at Rohan Seher are built in the classical row houses style. But their real beauty lies in their townhouse feel – the entire driveway has been tucked completely out of sight, under the landscaping.

Which means, each home seems to emerge straight out of the greenery. So it's like living with your family in a townhouse on the pristine green

meadows of the English countryside.

Except of course, you will have the benefit of the incomparably pleasant Pune weather.



# PLUS Homes

## The benefit of design

The innovation of Open Homes at Rohan Seher is not a one-time act. It has its roots in the PLUS Homes design – Rohan's very own design approach. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space. And no matter in which part of the world, every Rohan Home is a PLUS Home.

Which means that more sources of light are incorporated to fill the interiors with natural light. Large openings like doors, windows, courtyards are positioned such that they create optimum cross-ventilation, keeping the air always fresh.

When it comes to the family areas, the living room and dining area are constructed in an "L" shape, in a proportion of 1:1.5 such that they don't have a narrow feel. Passageways usually waste valuable space. With PLUS design, the number of passageways is reduced and the resulting space is used to increase living space.



# 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. To add to this, drip irrigation is utilised to prevent wastage of water while watering the landscape. To help improve depleting ground water levels, we utilise rain water harvesting, thus making use of every drop of water possible. The wet waste that is generated in Rohan Seher is processed in the biogas plant to produce rich organic manure that is used in the gardens and landscaping. Fly ash, a thermal waste is put to good use

through a proven and scientific process in Rohan projects: it is blended with concrete and concrete blocks in a precise proportion to vastly enhance their properties. By acting as a mini biosphere, the natural landscaping too plays a part in preserving the local eco systems.

What's more, thanks to the natural light and ventilation offered by our PLUS Homes design and thermal roofing which helps keep the interiors cooler, less electricity is consumed, resulting in huge energy savings.

Little wonder then, that we are proud to acclaim homes at Rohan Seher are green at heart.



## Rohan Regulars

- All services are designed by renowned consultants
- Maintenance done by Rohan's Property Management
- 100% power back-up for common facilities
- 2 kw power back-up for each unit
- Basement car parking
- Car-wash area and sanitation facilities for drivers and servants
- Biogas plant
- Rainwater harvesting system
- Seismic-resistant design
- Concrete/paved internal pathways
- Anti-termite treatment
- Thermal insulation treatment for roof terraces
- Durable exterior textured painting
- Drip irrigation for landscaping

## Rohan Seher Specials

- Landscaped area with innovative features designed by renowned architects from Singapore
- Swimming pool with kids' pool
- Jogging track
- Well-equipped fitness station
- Indoor games
- 200% covered car parking
- Home security system with burglar alarm, smoke and gas leak detectors, and video surveillance
- Internet broadband connectivity
- Effluent treatment plant





# Specifications

## Toilets

- Toilets with designer ceramic tile dado up to 7 feet height
- Marble/stone fascia for door openings
- Basin with marble/granite counter for master bedrooms
- Pastel coloured sanitary ware
- Jaquar make or equivalent quality CP fittings
- A single lever hot and cold water mixer with overhead shower in attached toilets
- Concealed plumbing
- Cockroach preventive trap

## Kitchen

- Kitchen platform with granite top
- Stainless steel kitchen sink with a drain board
- Glazed/ceramic tile dado up to 2 feet height
- Provision for fixing a water purifier

## Utility area

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

## Flooring

- Rough granite/natural stone flooring in the verandah

- Indian marble flooring with skirting in living and dining area
- Wooden flooring with skirting in master bedroom
- Vitrified tiles with skirting in other bedrooms
- Kota stone/vitrified tile flooring in kitchen
- Ceramic tiles for balconies

## Electricals

- Concealed, fire-resistant high quality copper wiring
- Ample light points with Roma or equivalent make modular switches
- TV and telephone points in living room and all bedrooms
- Earth leakage circuit breaker
- Provision for exhaust fan in toilets

## Doors & Windows

- Elegant main door with polished veneer on both sides
- Internal doors with polished veneer on both sides
- Wooden door frames in seasoned Assam teak wood
- Fully glazed aluminium windows with safety bars
- Marble/granite window sill

## Internal Finish and Paint

- Internal walls with POP finish
- Acrylic oil-bound distemper on walls

# About 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, Cargil, 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 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 life.

"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 about Rohan:

- 300 experienced Civil Engineers • 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

### Awards

- Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002 and 2005.
- Best Project Award from Architect, Engineers & Surveyors Association (AESA) for the years 2000 and 2002.
- International Safety Award from Construction Users Round Table (CURT) for outstanding safety record achieved in the construction of a project at Talaja.
- CRISIL Ratings Rohan Group has been assigned the Real Estate Developer Rating at DA2+ level. The rating indicates a very good track record in specifying and building to agreed quality levels, and transferring clear titles in the stipulated time schedule.

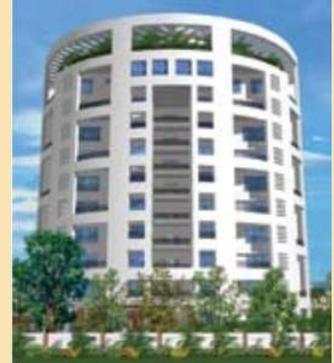
Rohan Nilay



Rohan Tapovan



Rohan Aasman



10 Kasturkunj



Rohan Garima



1 Modibaug

# LOWER UNIT



Ground floor



First floor

# UPPER UNIT



FIRST FLOOR

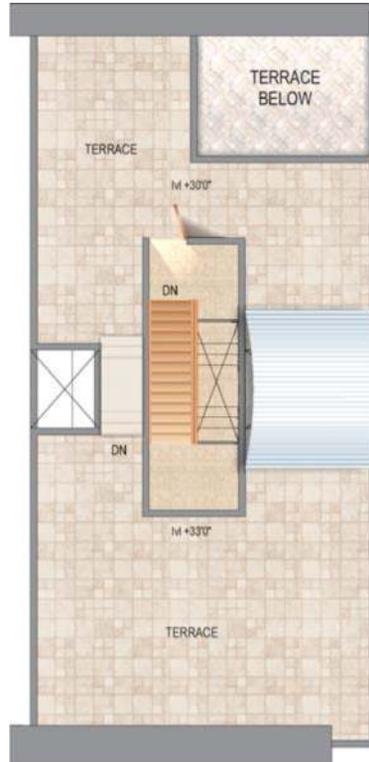


SECOND FLOOR



TERRACE FLOOR

# TERRACE PLAN



Terrace floor

# LAYOUT PLAN OF ROHAN SEHER

## LEGEND:

1. Main entry Gateway with leaf floor pattern and Bellis in natural stone finish.
2. Water feature in leaf shape with floating lily, leaf sculpture water spouts and bubbles in leaf channeling.
3. Footpath in hawthorn-like finish.
4. Layer of above planting in colour.
5. Entry Portal with leaf shape floor and trellis.
6. Junction in natural stone finish.
7. Water channel with bubbles.
8. Leaf Mosses with specimen shrubs and sculpture plant receptors at center.
9. Rail structure with bird sculpture on trunk, seating area and specimen planting.
10. Interactive playground area.
11. Mosses with stilly kids climbers.
12. Timber bridge, hanging bridge and dock.
13. Mosses with rope climbers.
14. Pool deck in natural stone finish.
15. Sandch under palms and floating on water.
16. Swimming pool.
17. GYM (Garden Fitness Area).
18. Changing Room & Shower & toilet.
19. Stepping stone / rubber deck.
20. Specimen planter box.
21. Seating Pond with kids water Play Equipment.
22. Timber deck with bellis above in leaf shape.
23. Spiral staircase leading to basement parking.
24. Benches in natural stone finish.
25. Water feature with bubbles, play of natural paving in natural stone, pebbles, grass and water.
26. Chess Area with stone paving, turning, specimen planting and rock benches.
27. Planting along with in leaf shape, chess cut lawn and cherry blossoms.
28. Adult / Senior citizen horticulture area with planting, rubber deck, natural stone in size and colour in a leaf design pattern.

AMENITY SPACE



# Safe Homes

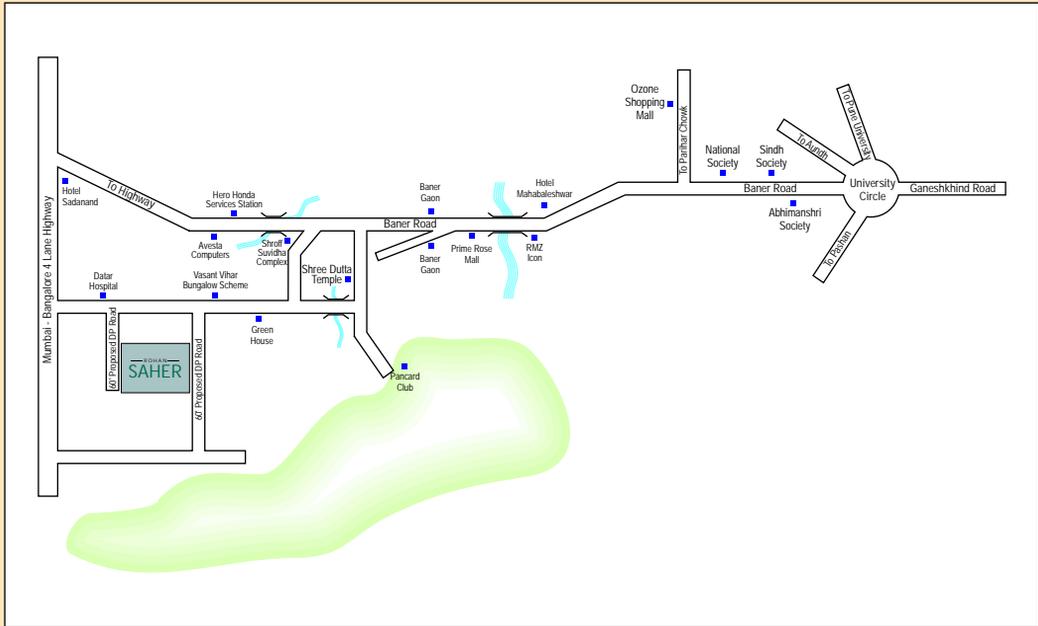
Total Home Security in partnership with Honeywell

At Rohan, we know that moving into your dream home alone will not guarantee complete happiness. Your loved ones and your home are, after all, your most precious assets. And if you must sleep soundly, you must know that they are safe and secure.

To ensure this, we at Rohan have deployed state-of-the-art home security systems for every unit in partnership with the world leader in home protection – Honeywell. A home security system is one of the most critical necessities for safety and security today. According to statistics, homes with alarm systems are three times less likely to be broken into, than those that don't. That's why this modern security system offers total protection whether you are at home or away.

In case there is an intrusion, it immediately alerts security personnel or transmits an alert call to your mobile phone. The system also sounds an alarm if it detects a smoke or gas leak within your home. To keep strangers at bay, a video surveillance helps you identify your visitors before you open the door latch, which again is electrically operated and can be opened from any room. What's more, when you have to talk to your neighbours, you don't have to leave your home, just pick up the built-in intercom facility and speak to them.

So, move into Rohan Seher, and rest assured that you're moving into the safest place in the city.



Location Map of Rohan Seher





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