



MEGA GHAR
MERI SHAAN



INTRODUCTION

Imagine a home that has been custom designed for you, keeping in mind the needs and desires of your family! A home that is packed with features that take care of you. Imagine a home that blends the awesome natural backdrop seamlessly with the indoors.

A home which invites you to be part of a close-knit community.

Welcome to Rohan Anand, it is the payback for years of your hard work.





ABOUT THE PROJECT

Located at the foothills near Somatane Phata, this 5-acre gently sloping land is a perfect setting for the unique homes of Rohan Anand. Every home here has a connection to the landscape. You either look at the hill, or you look at the large central green landscape area in the middle of the project.

The multifunctionality of various spaces inside a home gets manifested in various ways. The larger living space can be converted to two separate rooms in the night using sliding partitions. The kitchen, which is active only during the daytime, can be used by a youngster as a sleeping or study space with a bunk bed like loft, having privacy yet the outside landscape view from that level. By moving the terrace to the side instead of in front, it can be used for sleeping, studying, washing, drying etc.

There are multiple interactive zones, designed with double and triple height spaces throughout the layout. These become semi-indoor play areas for table tennis, basketball, chess, carrom etc or for holding informal functions like birthday party, engagement functions, etc.

There are deliberate gaps left in the facade of the buildings to create wind tunnels to ensure movement of air throughout the development, and also helping the temperatures to come down. The variations in the facade also help to reduce monotony and to scale the perception of the building volume down.

5 acres | 620 homes | G + 11 floors | 1 & 2 BHK homes

MASTER PLAN

We have planned spaces for all age groups. The primary vehicular movement is kept on the periphery. The central area is free from vehicles, making it safe for children to run around. There is a secondary movement happening through a walkway connecting all the blocks and creating pocket gardens below each block. These would have a lot of quieter areas with sitting places for toddlers and grandparents. Then there are more energetic spaces for little older children who just want to run around. There are places for college going kids as well as older people to hang around.

AMENITIES

- Clubhouse with Multipurpose Hall & Indoor Games
- Guest Rooms
- Open Gymnasium / Fitness Deck
- Half Basketball Ring
- Children's Natural Adventure Play Area, Tot Lot Play Area
- Various Double & Triple Height Areas for Multiple Uses
- Landscaped Garden with Innovative Features
- Amphitheatre
- Society Office
- Sewage Treatment Plant
- Organic Waste Composting
- Common area Lighting on Solar
- DG Back up for Services and Common Area Lighting
- Convenience Store
- Security Cabin



UNIQUE FEATURES

Multi-functional terraces

Typically, terraces are used to enjoy external garden view. Here, the attempt is to make it a functional double height space as an extension of a room with added privacy, while maintaining the light and ventilation. This is achieved by moving terrace to the side instead of in front, thereby making it useful for sleeping, studying, washing, drying etc.

Spaces designed to accommodate smart furniture

Static furniture like dining chairs and tables take a lot of space in the house. Here, we have designed spaces which can accommodate folding tables, sliding stools, sofa cum beds, and even foldable walls. This allows the living space to become multifunctional depending upon the time of the day and the utility of the space.

Ample Storage Spaces

The vertical wall spaces in apartments are used efficiently for storage. Storage spaces have been planned in wall niches, and lofts providing ample space to store.

Safety of Children

The vehicular movement is kept strictly on the periphery and in the basement of the project boundary. The large central play area is free from vehicles, making it safe for children to play.

Landscape connection from every apartment

The building and the floor plan have been designed in such a way that every home has a connection to the landscape. You either look at the majestic hills on one side, or you overlook the large central green landscape area in the middle.

Large open spaces ensuring privacy

The ratio between the height of the building to the width of the central space should be minimum 1:1. In the project, it is almost 1:2 in most places. This ensures light and privacy to every apartment. It also provides a feeling of large open space.



UNIT PLANS

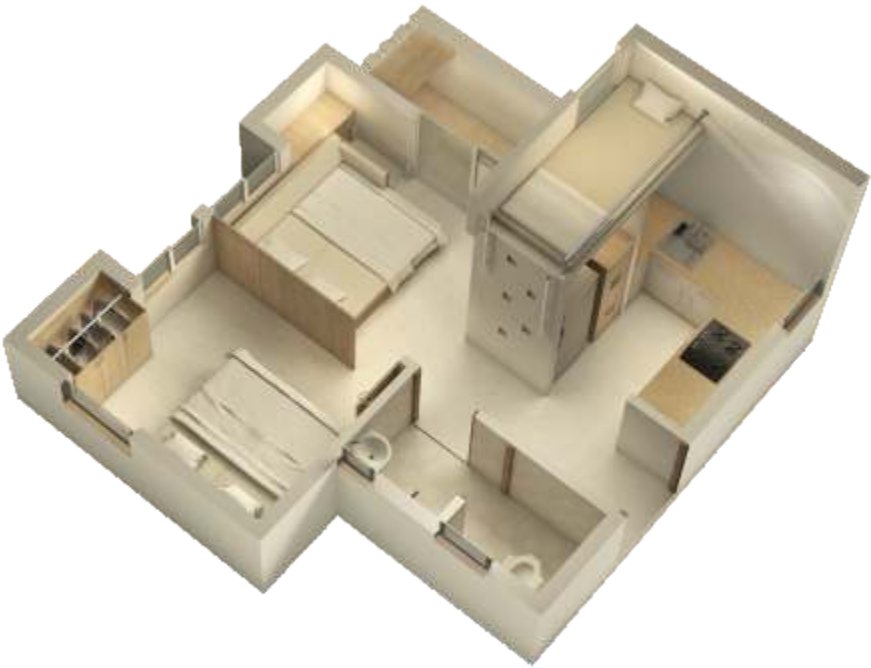
Studio Day Time



1 BHK



Studio Night Time



2 BHK



SPECIFICATIONS

STRUCTURE

- RCC structure

FLOORING

- Vitrified tiles for all rooms
- Ceramic tiles for toilets, balconies and attached terraces

KITCHEN

- Granite platform with SS Sink
- Glazed / Ceramic tile dado up to 2 ft height above platform
- Electrical provision for water purifier

TOILETS

- Ceramic flooring and dado up to 4 ft. height
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold water for master toilet
- Concealed plumbing

TERRACE

- Inlet/outlet provision for washing machine

ELECTRICAL

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in living and master bedroom
- Earth leakage circuit breaker
- TV point in living and master bedroom
- Telephone point in living
- Provision of exhaust point in kitchen & toilets

DOORS & WINDOWS

- Elegant flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows
- Aluminium sliding / Swinging door for terrace

PAINT

- Repute make acrylic emulsion







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