

ROHAN
AVRITI

Surprisingly private property.

No more locked doors or drawn curtains.
Untinted windows. The end of hushed tones.
Shades which are never down.



Privacy is not hard to find.



Surprisingly private property.

We made privacy simple.

Which is why when you open a window,
all you see are neatly landscaped gardens.
(The layout is especially planned so that
your windows don't look onto your neighbours'.)

Which is why when you open your door,
your home is not on display for outsiders.
(Each doorway opens into a lobby
instead of your living room.)

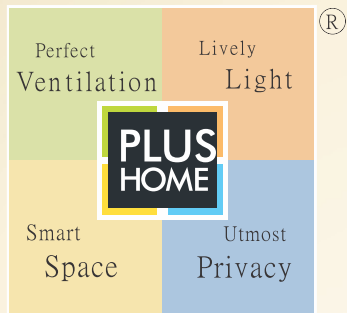
Which is why if you like to live life
at full volume, you can.
(There are no common walls between
neighbours. You don't hear them.
They don't hear you.)

The privacy you've been
looking for all your life.

Located on ITPL Road, Rohan Arviti is your
home, your own private place.

A gated community with 221 apartments; each
one carefully designed to ensure that your
world is your own.





About PLUS Homes

Rohan Arriti, as any other project of ours, is inspired by the perfect blend of aesthetics and architecture. We credit our acclaimed PLUS Homes designs – advanced construction guidelines based on your specific lifestyle requirements.



(PLUS: Perfect ventilation, Lively light, Utmost privacy and Smart space.)

Based on this unique design sensibility, Rohan Arriti's walls and passage ways are intelligently managed for optimum privacy, among other things.



*Mother Nature's personal favourite:
Eco Homes*

*We believe that life must exist alongside Nature,
not at the cost of it.*

We call this ethos ECO Housing.

*We design our homes with minimal alteration to
natural terrain. We also make sure that natural
energy is conserved in every way.*

- * Rain water harvesting*
- * Wet waste generated is converted to compost*
- * Fly ash, a thermal waste, is blended with concrete, to enhance the properties of our building material*
- * By acting as a mini biosphere, the natural landscaping plays a part in preserving the local eco system*
- * Thermally insulated roofs keep the interiors cooler (so less electricity is consumed) resulting in huge energy savings*





Surprisingly private property.

We built your world around you

- * All services designed by renowned consultants
- * Maintenance of all common amenities by Rohan property management team
- * Furnished clubhouse with indoor games
- * Landscaped garden with innovative features
- * Children play area with equipment
- * Equipped gymnasium
- * Swimming pool with paved deck



- * Covered car parking
- * Visitors' car parking area
- * Car washing area with sanitation facilities for drivers and servants

- * Two automatic lifts per building
- * Emergency power back up for one light point in each room
- * 100% power back up for common utilities
- * Garbage chute
- * Sewage treatment plant
- * Seismic resistant structure design
- * Fire fighting system
- * Rainwater harvesting
- * Durable exterior textured paint





Standard specifications

Kitchen

- * "L" shaped kitchen platform with granite top
- * S.S. kitchen sink with 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
- * Ceramic tile flooring and dado up to 3 ft height

Restrooms

- * Ceramic tile dado up to 7 ft height
- * Marble/granite fascia for door openings
- * Counter basin for master bedroom and common hand wash
- * Jaguar/Grohe or equivalent quality CP fittings
- * Hot and cold mixer with overhead shower in all restrooms
- * Concealed plumbing
- * Cockroach preventive trap

Flooring

- * Laminated wooden flooring in one Bedroom*
- * Vitrified tile flooring with skirting for all rooms*
- * Ceramic tiles for restrooms, balconies and attached terraces*
- * Vitrified/Granite/Marble flooring for the lobbies*

Electricals

- * Concealed fire resistant high quality wiring*
- * Good quality modular switches*
- * T.V. points in living room and all bedrooms*
- * Telephone points in living room and bedrooms*
- * Earth leakage circuit breaker*
- * Provision for exhaust fans in kitchen and restrooms*



Doors

- * Elegant main door with polished veneer*
- * Good quality internal flush doors*
- * UPVC doors for the balconies*
- * Premium quality fixtures and fittings*

Windows

- * UPVC windows*



Surprisingly private property.

Layout Plan

Rohan's unique design assures that windows do not open into a neighbouring window. Instead, the main windows open to the inviting greenery of the landscaped gardens outside. Which means, be it the living area, the bedroom or the kitchen, one finds themselves in a refreshingly airy home. Far from neighbouring eyes. Tucked away in a space of their own, enjoying the air supply.



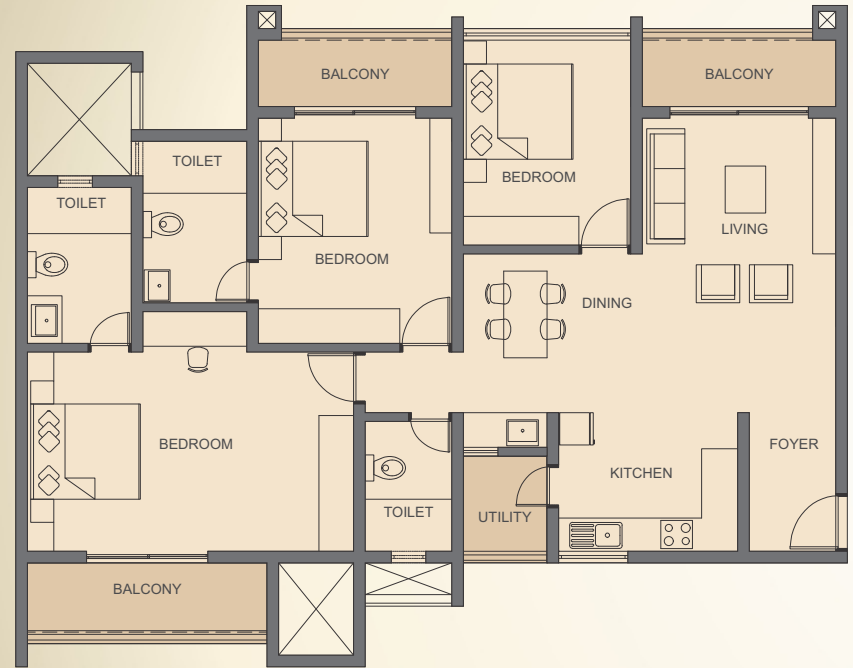
Features

- Entrance / Exit Portal
- Entrance Court
- Feature Water Body
- 8.0m Wide Driveway
- Central Court
- Interactive Water Plaza
- Central Lawn
- Swimming Pool
- Kids Pool
- Chitchat Corner
- Old Folks Corner
- Play Area With Seating

Disclaimer: The layout and landscape design are purely conceptual and subject to change in actual construction. The developer reserve the right to amend the contents, plans and specification without prior notice.

Typical Floor Plan

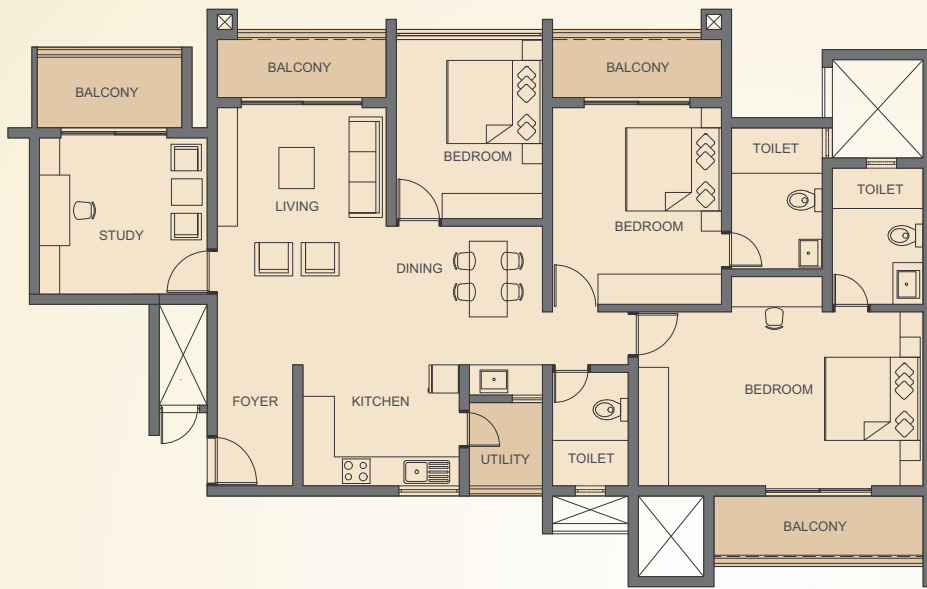
2 BHK



Typical Floor Plan

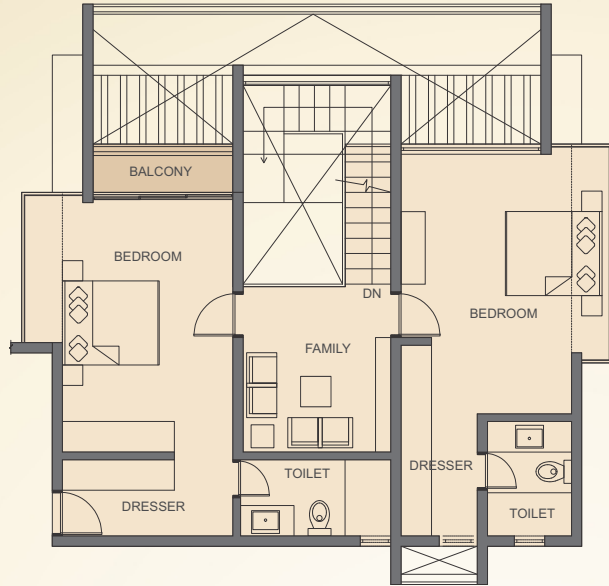
3 BHK

Typical Floor Plan
3.5 BHK

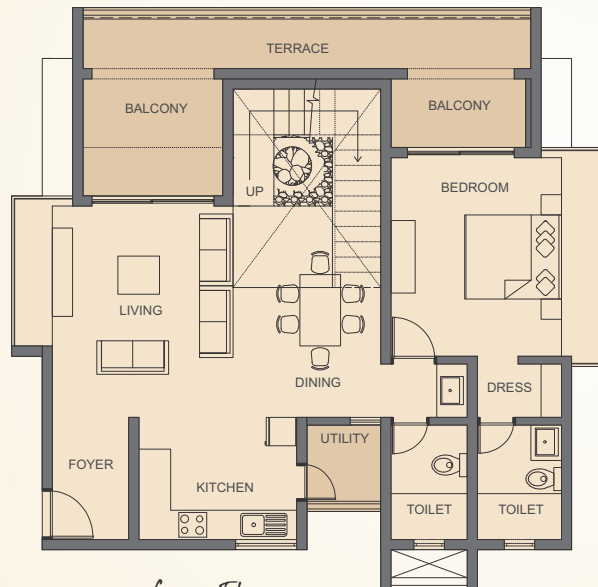


Typical Floor Plans
4 BHK

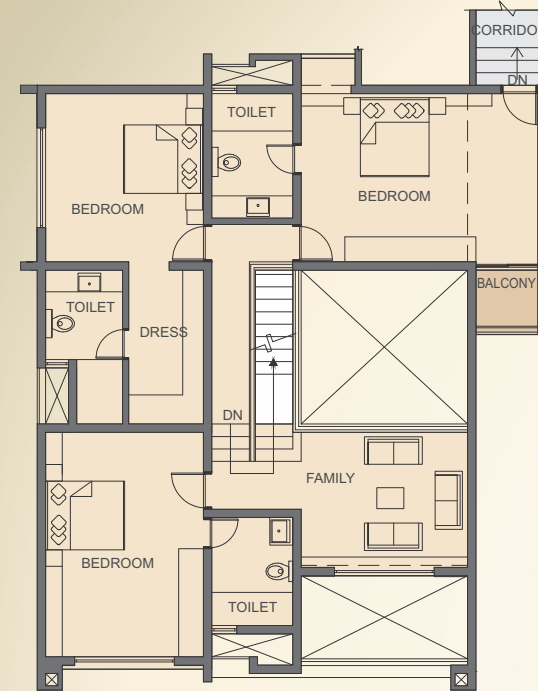
Typical Floor Plans
3 BHK Duplex



Upper Floor



Lower Floor



Upper Floor



Lower Floor

Typical Floor Plans
4 BHK Duplex

The inside story Rohan Builders - Profile

Rohan Builders started in 1993 as a modest but strong, consistent, multi-faceted, multi-disciplinary organisation, committed to customer satisfaction.

Be it a residential or commercial construction, we have always banked on innovation, teamwork, a high degree of technical excellence and maintaining the highest standards of business practice.

Some highlights of Rohan

- * An enviable track record of completing 97% of our projects on time.
- * An experienced technical team comprising more than 1000 professionals.
- * 80 landmark projects, from Himachal to Tamil Nadu, Meghalaya to Gujarat.
- * A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and information technology.
- * DA2+ CRISIL rating held consistently for the last five years.

Other Rohan Projects



Rohan Madhuban, Bardhan, Pune

** "Best Residential Project - Luxury Segment"*

Real Estate Award by CNBC CRISIL and CREDAI, 2010

** AESA Award for Best Group Housing Project, 2009*

** Cityscape Award for Best Real Estate Marketing Campaign, 2009*



*Rohan Mithila, Opposite Pune Airport
Topmost rated project by CRISIL*



Rohan Jharoka, Bengaluru

** "Best Residential Project" Real Estate Award by
CNBC CRISIL and CREDAI, 2010*

** Best Residential Project - South Real Estate Award by Zee Business and Rics*



*Rohan Ishita, Next to Koregaon Park, Pune
Five Star rating by Eco Housing, Pune*



*Rohan Ashima, Bengaluru
"Best Consumer Protection Practices"
Real Estate Award by CNBC CRISIL and CREDAI, 2008*

Awards and achievements

CRISIL Real Estate

7 star ratings for Rohan Mithila and Rohan Leher.

CRISIL Rating of DA2+

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'.

CNBC Awaaz CRISIL and CREDAI Real Estate Award
'Best Luxury - Residential Project' for Rohan Madhuban
and 'Best Residential Project' for Rohan Jharoka in 2010.

'Best Practices in Consumer Protection and
Best Project Execution' for Rohan Tarang in 2009.

'Best Practices in Consumer Protection' for
Rohan Ashima in 2008.

Quality, Speed and Durability Award from Builders Association
of India, Pune for the years 1997, 1999, 2000, 2001,
2002, 2005, 2007 and 2010.

AESA (Architects, Engineers and Surveyors Association)
Award for the years 2001, 2002, 2007 and 2009.

National Safety Council's (Karnataka)
'Unnatha Suraksha Puraskara' Safety Award 2009 for
Rohan Mihira, Bengaluru.

DCERF (Pune Construction Engineering Research Foundation)
first Safety Award (Silver Cap)
for Rohan Mithila in residential/commercial project category
for the year 2011-12.

5 star rating by Eco Housing (Science and Technology Park)
for Rohan Mithila, Rohan Leher and Rohan Ishita.

Location Map



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*Disclaimer: The contents of this brochure are purely conceptual and have no legal binding on the developer.
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