



WELCOME TO HOMES WITH NATURAL LIGHTING







# BRIGHTER HOMES. LIVELIER LIVES.

Have the sun rays wake you up every morning. And keep you company through your day.

Let the bright cheer of natural light touch every reach of your home, and reflect in everything you do.

Come make your home at Rohan Ishan.

It'll be a sunshiny day, everyday.





# WELCOME NATURAL LIGHT

Pull your drapes aside, and throw the windows open. Sunlight will pour in right from the large windows in all the rooms. The way we've planned your home, absolutely nothing can stop the passage of light. We've done away with the unwanted walls and passages, making sure the light is unobstructed. And that you have a brighter home.

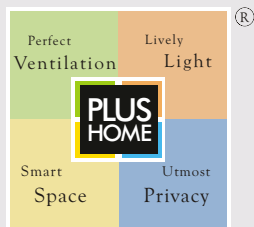
What's more surprising ? You'd expect an apartment complex of 126 apartments to block out natural light. But Rohan Ishan is very well lit because each window looks out onto open landscapes. And not other brick wall. Moreover, all the windows have been aligned to let in a steady stream of light.

We've ensured that for as long as you live here, you will never feel the need to use artificial light when the sun's still up.





# MAKE SPACE FOR LIGHT: PLUS HOMES



Rohan Ishan, as many other projects of ours is inspired by a perfect blend of aesthetics & architecture, offering you everything, you have always wanted for your home. Aptly known as PLUS Homes, our home turns your basic requirement into our construction guide line.

Plus stand for perfect ventilation, lively lights, utmost privacy & smart space- a fresh design approach. Based on this unique concept Rohan Ishan provides natural well lit homes. We understand light does not reach 20 feet from any one source. So we have provided for more than one source of light in your home It is like looking at life in new light.

Another feature that sets Rohan Ishan apart is smart utilization of space. Dimensions of living room are in the proportion of 1:1.5 so that it does not look confined and narrow. Further, the number of passages are reduced, resulting in more living space. Overall – each one of them gets their share of space. At Rohan Ishan, we hold your personal space in high regard. A foyer at the entrance takes care of your visitors and makes sure that they don't walk straight into your living or dining area. Privacy is assured within your Rohan home because of proper placement of rooms. A placement that also allows cross – ventilation so that your apartment has enough fresh air. And light of course.

# BE ONE WITH NATURE: ECO HOMES

We believe that life must exist alongside nature not at the cost of it. This is an ethos we call ECO Housing, We start out with the plan being designed in such a way that there is minimal alteration to the natural terrain. And we make sure that energy is conserved in every possible way.

Drip irrigation is utilized to prevent wastage of water while watering the landscape. To help improve depleting ground water levels, we utilize rain water harvesting, thus making use of every drop of water possible. The wet waste that is generated will be converted to compost in compost pit.

Across Rohan projects, fly ash a thermal waste is put to good use through a proven and scientific process. It is blended with concrete and concrete blocks in a precise proportion to enhance their properties. By acting as a mini biosphere, the natural landscaping plays a part in preserving the local eco systems. Thanks to the natural light and ventilation offered by our PLUS homes design, and the thermal roofing which helps keep the interiors cooler, less electricity is consumed, resulting in huge energy savings.

# BE SAFE WITH: DIGITAL HOMES

Digital features in a Rohan home include a number of gadgets that make life truly futuristic. With these most modern features, you can control electronic appliances inside your house through your mobile phone, over the internet or with the help of a remote control. With the digital security features like security alarms you are completely secured from possible intrusion from any direction. The intelligent devices are always active to protect your home, while you peacefully sleep in the night or when you are away from your home. It also adds a lot of convenience in a world where time is premium. With digital technology, you can remain connected to your home from anywhere in the world to monitor safety and security. Like, if you are going on a trip and you aren't sure whether you turned off the gas, lights, or the geyser? You can do that over the Internet or even from your mobile. Of course, if you are not so forgetful, all you need to do is press a key while leaving, and the home will be put in locked mode, with lights, gas switched off and will also activate your security system. Control all lights of your home from a handy remote control. Pre-set the emergency pendant to your grandma. In case of emergency, she can just press the emergency button on the pendant and you will immediately receive an emergency alert on your phone and even to the security. In case there is fire or leakage of cylinders, or an intrusion inside your home, it will alarm the security and send an alert to you as well. You can also view images and clips of your visitors who come to visit you at your doorstep or security gate; locally or remotely, from anywhere using the Internet. The digital features also ensure you don't miss important events or functions in the society, all your memos will be flashed onto your intelligent LCD display. You can also set reminders. Who knows, you could use your system for online home shopping and perhaps explore many more exciting possibilities too. It's a digital world.







# ROHAN ISHAN SPECIALS

- Spectacular landscaped area with innovative features
  - designed by renowned Singapore-based architects
- Power back-up for common facilities
- Swimming Pool with kid's pool
- Clubhouse with Gymnasium & Indoor Games
- Centralized LPG through pipeline
- Home security system with burglar alarm, smoke and gas leak detectors
- Garbage chute
- Sanitation facilities for drivers & servants
- Two Automatic lifts per building







# SPECIFICATIONS



## TOILETS:

- Ceramic tile dado up to 7 ft. height
- Pastel colour / white sanitary ware
- Concealed plumbing with C.P. fittings
- Single lever hot & cold wall mixer with shower in toilets

## KITCHEN:

- Kitchen platform with Granite top
- S.S. single bowl sink with drain board
- 2' glazed/ceramic tile dado above platform

## UTILITY AREA:

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

## FLOORING:

- Laminated wooden flooring in Master Bedroom
- Vitrified tile flooring in other rooms
- Ceramic tiles for terrace

## ELECTRICAL:

- Concealed copper wiring
- T.V. Point in living and master bedroom
- A.C. Point in Master Bedroom
- Telephone point in living and all bedrooms
- Provision of exhaust fan in kitchen & toilets
- Earth leakage circuit breaker

## DOORS & WINDOWS:

- Wooden door shutters
- Brass/C.P. textures & fittings
- Power coated/ Anodized aluminum sliding doors for terraces & windows

## INTERNAL FINISH & PAINT:

- Internal wall finished with smooth Lime finish
- Acrylic oil – bound distemper on walls

# AMENITIES



- Power back-up for common facilities.
- Swimming Pool with kid's pool
- Clubhouse with Gymnasium & Indoor Games
- Centralized LPG through pipeline
- Home security system with burglar alarm, smoke and gas leak detectors
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- Sanitation facilities for drivers & servants
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# ROHAN ISHAN MASTER PLAN



## LEGEND

- Main driveway entry in paving pattern
- Driveway in cobblestone grid pattern
- Groundcover with specimen flowering trees
- Water feature - reflecting pool/spouts
- Pathways with lawn & shrubs planting
- Sidewalk in selected natural stone finish
- Water feature - reflecting pool
- Bamboo, timber & hedge grid planting
- Residence main gate entry
- Water feature - waterfalls
- Driveway landing in natural stone pattern
- Lawn for fitness equipment
- Natural stone paving for fitness equipment
- Water feature timber deck/seats
- Gazebo/trellis roofing for rain shelter
- Children playground
- Planter area for palms / trees around the pool
- Swimming pool area
- Wading pool
- Water feature spouts / feature walls
- Infinity pool
- BBQ pit with tables & seats
- Lounge area with trellis above
- Hydro massage cum jacuzzi
- Outdoor shower area with feature wall
- Parking areas



# TYPICAL 2 BHK UNIT



# TYPICAL 3 BHK UNIT







**Rohan Leher**



**10 Kasturkunj**



**Rohan Madhuban**



**Rohan Mithila**



**Rohan Seher**

# DISTINCTLY DIFFERENT LIFESTYLES

## ROHAN BUILDERS: PROFILE

Rohan Builders embarked on as a modest-sized but focused construction company in 1993. A strong, consistent, multifaceted, multi-disciplinary and vibrant organization, committed to utmost customer satisfaction. Rohan banks on innovation, teamwork, a high degree of technical excellence and maintains the finest standards of business practice in its entire endeavor's. Long-term relationships and repeat orders from reputed clients are testimony to its quality and value of services offered. Multinationals like Coke, Pepsi, Hindustan Lever, Fiat, LG, Cargil, Cadbury's, Colgate and many more have entrusted their industrial projects to Rohan, who has thankfully responded by building award-winning projects.

Today, Rohan is a renowned name in residential & commercial construction and known for newer concepts in residential construction, including innovative design & structure, modern and new amenities, quality construction and timely delivery. 17 years on, Rohan brings the same passion and expertise to residential projects like 10 Kasturkunj, 1 Modibaug, Rohan Aasman, Rohan Tapovan, Rohan Madhuban, Rohan Seher, Rohan Tarang, Rohan Garima & Rohan Nilay in Pune; Rohan Vasantha, Rohan Jharoka, Rohan Mihira & Rohan Ashima in Bangalore. How one builds is as important as what one builds, according to Rohan.

Rohan has an enviable track record of completing 97% projects on-time and has grown into a builder of national repute.

### SOME HIGHLIGHTS OF ROHAN

- An enviable track record of completing 97% of our projects on time
- An experienced technical team comprising of more than 300 engineers
- 80 landmark projects from Uttaranchal to Pondicherry, Meghalaya to Mumbai
- Over 3.5 million sft in residential projects
- A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and information technology
- CRISIL Rating DA2+



# AWARDS & ACHIEVEMENTS

- 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 CRISIL Credai award for Best Practices in consumer protection" and "Best Project Execution" for the year 2008 & 2009 .
- Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 & 2010
- Best Project Award, Architects, Engineers & Surveyors Association, Pune for the years 2001, 2002, 2007 and 2009.
- International Safety Award from Construction Users Round Table for Outstanding Safety record in 2005
- Safety Award from National Safety council in 2007



# LOCATION MAP

TOWARDS MUMBAI

DSK TOYOTA  
LALANI QUANTUM  
THE INTERIORS

DREAMS RHYTHM

ADITYA'S NISARG SHAGUN

MAHINDRA FIRST CHOICE

PINNACLE BROOK SIDE  
I SPACE



RAM RIVER

RAM RIVER

PINNACLE BROOK SIDE

I SPACE

MUMBAI BANGALORE HIGHWAY

SERVICE ROAD

N H A I EMERGENCY SERVICE STATION

HP PETROL PUMP

TOWARDS PASHAN

CHANDANI CHAWK

TOWARDS KOTHRUD

TOWARDS NDA

TOWARDS MULSHI

TOWARDS BANGALORE

rohan madhuban  
Extra Large Homes





Crisil Rating - DA2+

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