

NEIGHBOURHOOD TIMES

The secrets of Shekhar & family

AS REVEALED BY
THEIR LARGE WINDOWS.

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Sharmila's
teenage son's
strange new hobby

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Why has
Mrs. Latika been
visiting the doctor
regularly?
Exposed!

Page 23

Highlights of
Mr. and Mrs. Khan's
weekend fight

DON'T WANT TO BE THE STAR OF LOCAL GOSSIP?

MOVE INTO



AMAZINGLY
PRIVATE HOMES

HINJAWADI PHASE 1



NO MORE NEIGHBOURHOOD GOSSIP. JUST ABSOLUTE PRIVACY.

Discover a home tucked away from the prying eyes of neighbours. A home that's designed to keep your private life absolutely private. A world that makes space for intimate moments, carefree conversations and the freedom to live life on your own terms.

Come home to Rohan Nidita. Discover a life of boundless privacy.

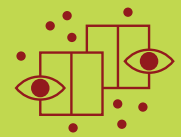


YOUR HOME. YOUR SECRET HIDEAWAY.

Privacy is at the core of every space and every design aspect of Rohan Nidita. The thoughtfully crafted design features make sure that your home is exclusively yours and your family's personal space that's hidden away from the outside world.

No overlooking windows or balconies

Every balcony and window of your home at Rohan Nidita opens to green spaces and beautiful views. Diligent care has been taken to ensure that no balcony or window faces directly into a neighbour's window or balcony, so that you can enjoy absolute privacy at all times.



Private entranceway

The entrance to every home is designed to cut off any direct view into your living room. This makes sure that any outsider at your doorstep will not get even a glimpse of your private spaces or the activities within your home.



Privacy within the lobby

The lobby on every floor is designed such that no two apartments are in the close proximity of each other. Also, the number of apartments per floor has been limited to 4-6, so that privacy can be maintained at the floor level as well.



Privacy within the apartment

At Rohan Nidita, privacy is ensured not just between homes, but within the home as well. The space within every home is designed as three sequential zones, one seamlessly blending into the other: public zone comprising of living area, semipublic zone that constitutes the dining and kitchen areas and the smartly tucked away private zone that includes the bedrooms and washrooms.



Elevated ground floor

The residential levels and the adjoining podium spaces are built at an elevation from the neighbouring road level. This ensures that there's minimal traffic noises disrupting your everyday life.



Fewer walls. Better convenience.

The interior of your home has been diligently designed to create more space with less hindrance. The L-shaped living-and-dining space blends into an open kitchen design, allowing spaces to seamlessly flow into one another. Using fewer walls, we've created a sense of openness that complements a modern lifestyle.



More space per square inch

The dimensions of your home at Rohan Nidita are planned in such a way that you get more space out of every inch of your home. The layout of the rooms allow for efficient furniture placement while also ensuring that there's enough space to move around effortlessly.



FROM THE ARCHITECT'S DRAWING BOARD

Creating privacy in residential projects is one of the biggest challenges that we face. But at the same time, we understand that a home isn't a home without uncompromised privacy.

We've master-planned Rohan Nidita in such a way that every home in each block will enjoy all these unique privacy features and more. The windows and balconies will look into an identified open space and not have a direct view of any building. By minimising common walls, we make sure noise doesn't travel from one home to the other. And the homes are laid out in such a way that privacy is ensured not only within the apartment but at the lobby level as well.

At Rohan Nidita, you'll also discover little surprises that contribute to greater joys. Vehicular and pedestrian paths are completely bifurcated so that you and your loved ones can enjoy easy movement within the property. The pedestrian plaza located at the upper ground level sets the stage for community gathering and myriad group activities.

When it comes to the individual apartments, the layout of every home is meticulously planned with absolutely no wasted spaces. Each element has been carefully thought through to ensure the highest utilisation of the available space without compromising on the design philosophy or functionality.





Disclaimer: The layout and landscape features are based on preliminary design prepared by the architect & may change during final design and construction.

LANDSCAPED BY NATURE

Just as you leave behind the bustling city and enter Rohan Nidita, you'll be welcomed by a refreshing embrace of nature. Because, the vast landscaped area at Rohan Nidita is inspired and nurtured by Mother Nature herself.

THE LANDSCAPING is conceptualised with an objective to seamlessly blend your everyday life and the endless bounties of nature. We've crafted a tranquil resort-like ambience with a beautiful symphony of waterbodies, lush greenery and undulating terrain.

THE PIAZZA at the heart of the property, surrounded by a wide range of native trees and plants, makes for a plush, green setting for celebrations and social gatherings.

THE PODIUM GARDEN features a lap pool, surrounded by trees planted close to the water's edge, so that you can swim beneath a green umbrella of outspread canopies.

But that's not all. Every space at Rohan Nidita holds a little surprise from nature.

Come, experience it for yourself.





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SOCIAL / WORK

- Co-working pavilions
- The Piazza "The Social Courtyard"
- Creche with play lawn
- Art pavilion
- Sculpture court
- Open air amphitheatre
- BBQ and dining area
- Seating alcoves
- The (multifunction) lawn

PLAY

- Lap pool
- Kid's pool
- Games area
- Toddler's play ground (2-5yrs)
- Kid's play ground (6-12years)
- Sand play
- Senior citizen outdoor fitness
- Reflexology path

- Cricket net practice pitch
- Jogging loop
- Badminton / multipurpose hall

LIVE

- Reflection pond
- Pool sun lounge deck
- Gymnasium
- Yoga lawn
- Landscape gardens
- Pets corner

MORE ROOM FOR CONVENIENCE

- DG back up for services and common area lighting
- Solar power for common areas
- Organic waste composting
- Sewage treatment plant
- CCTV in common areas
- Staff's toilets

OUTDOORS THAT INDULGE

WORK / SOCIAL



CO-WORKING PAVILION



THE PIAZZA "THE SOCIAL COURTYARD"



CRECHE WITH PLAY LAWN



ART PAVILLION



SCULPTURE COURT



OPEN AIR AMPHITHEATRE



BBQ AND DINING AREA



SEATING ALCOVES

PLAY



LAP POOL



KID'S POOL



GAMES AREA



SAND PLAY



KID'S PLAY GROUND



TODDLER'S PLAY GROUND



SENIOR CITIZEN OUTDOOR FITNESS



REFLEXOLOGY PATH



CRICKET NET PRACTICE PITCH



JOGGING TRACK



BADMINTON COURT / MULTIPURPOSE HALL

LIVE



GUEST ROOMS



REFLECTION POND



POOL SUN LOUNGE DECK



GYMNASIUM



YOGA DECK



LANDSCAPED GARDENS



PETS CORNER



UNIT PLANS

PLUSHOME



PERFECT Ventilation
LIVELY Light
UTMOST Privacy
SMART Space



3 BHK - TYPE 1

UNIT PLANS

PLUSHOME



PERFECT Ventilation
LIVELY Light
UTMOST Privacy
SMART Space



3 BHK - TYPE 2

UNIT PLANS

PLUSHOME



PERFECT Ventilation
LIVELY Light
UTMOST Privacy
SMART Space



2 BHK

DELIGHT IS IN THE DETAILS

Your home at Rohan Nidita has been thoughtfully crafted with state-of-the-art, international-standard fittings.



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
- Provision for water purifier
- Provision for hot water
- Provision for wall mount ductless chimney



TOILETS

- Ceramic flooring and dado up to lintel
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold provision
- Shaver / dryer sockets for master toilet
- Slung plumbing with false ceiling



UTILITY

- Ceramic tiles for floor and dado up to parapet
- Inlet / outlet provision for washing machine / dishwasher



ELECTRICAL

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in living room and all bedrooms
- Earth leakage circuit breaker
- TV & telephone point in living and bedrooms
- Provision of exhaust point in kitchen & toilets
- Smoke detectors and sprinklers as per norms
- Video door phone



DOORS & WINDOWS

- Elegant flush doors
- Premium quality fixtures and fittings
- Aluminium windows with mosquito mesh
- Aluminium sliding door for terrace with mosquito mesh

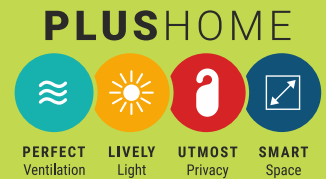


INTERNAL PAINT

- Internal oil bound distemper



WE BUILD HOMES JUST THE WAY YOU'D BUILD THEM.



We have a simple design principle. We imagine ourselves as the residents as we lay out the plan for each home. Which is why, when you walk in to a Rohan home, you'll see that all the essentials of good living have been well-taken care of. This principle of ours is at the core of the PLUS Homes philosophy. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Spaces – the essentials of good and healthy living.

Perfect Ventilation

Fresh air is the soul of life. And so is natural ventilation the most crucial aspect of our designs. A well-ventilated home enjoys lower temperature owing to seamless air flow between the indoors and the outdoors. Regular air passage also prevents condensation and thereby avoids moulding and rotting of furniture. Good ventilation also ensures better health of the residents by controlling impurities like bacteria and dust, unpleasant odour and moisture content.

At a Rohan home, you'll find a well designed ventilation system. All round the clock, you can feel the cool wind breezing in through the open windows, air corridors and other architectural details, all specifically designed to bring in the great outdoors.



Lively Light

A naturally lit home would keep not just its residents healthy, but also the planet. When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. That is to say, you'd be saving on electricity, day after day. Our designers take special care in minimising dark corners in the house.



Utmost Privacy

Privacy is usually one of the primary compromises one has to make while living in an apartment complex. But not at a Rohan home.

Through masterfully planned layouts, we create an exclusive world for you and your loved ones. The main entrance opens into a lobby and not the living room, so that an outsider doesn't get direct view to your house. The windows open to landscaped greenery or other open spaces. In terms of privacy within the home, doors of adjacent rooms are placed at a comfortable distance from each other.



Smart Space

The common belief is that more space makes for a better home. A home-buyer pays for every square foot of space, but often it happens that certain pockets of space turn out to be purposeless.

Fitting a piece of furniture into a square-shaped room or trying to make use of an unwanted corner are some of the challenges that thoughtless planning poses in our lives. But at a Rohan home, you'll find the finesse of engineering in every square inch of space. The interiors are well thought-through and functionally designed to induce a feeling of openness. So much so that every bit of space inside the home can be effectively put to use, with absolutely no wastage.





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— YEARS OF —
ROHAN

ABOUT ROHAN BUILDERS

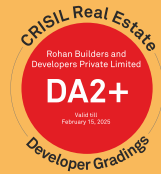
Rohan Builders was founded in 1993 with an aim to build a healthier lifestyle for the city-dweller and greater sustainability for the eco-system. The years that followed saw the company making several firsts in the industry-all directed towards achieving this single-minded goal.

Over the years, Rohan Builders employed several architectural innovations and topography-inspired designs to create homes when nature and engineering found perfect harmony.

Rohan Builders' first project in Bengaluru – Rohan Vasantha – introduced the concept of no common walls in Indian realty. In the following years, many more architectural innovations took shape – no-neighbour homes, opens homes and extra-windy homes, to name a few. Today, Rohan Builders has built itself a name as diligently as they've built homes.

And this wouldn't have been possible without the customers, who joined hands in making the world a better place.

AWARDS AND ACHIEVEMENTS



AWARDED BY AESA (ARCHITECTS, ENGINEERS & SURVEYOR ASSOCIATION)

2001, 2002, 2007, 2009, 2013

CREDAI PUNE METRO - SILVER AWARD FOR THE BEST FACILITIES AT THE LABOR CAMP

Rohan Abhilasha Phase II in
Category III (300+ labors)
Rohan Nidita in Category I
(21-100 labors)

AWARDED FOR QUALITY, SPEED AND DURABILITY

1997, 1999, 2000, 2001, 2002, 2005, 2007, 2010:
Builders Association of India, Pune

AWARDED FOR SYMBOL OF EXCELLENCE IN REALTY

2015: Best Realty Brand
- The Economic Times

AWARDED FOR DESIGN & INNOVATION

2022: Times Realty Icon for
Excellence in Design and Innovation

AWARD FOR BEST FACILITY AT LABOUR CAMP OF THE PROJECT

2024 - CREDAI Pune Metro
Pride Gold Award - Category - III
(300++ labours)
Rohan Abhilasha 3

AWARDED FOR DEVELOPMENT OF THE YEAR

2013: Rohan Mithila, TESE
(Technology, Ecology & Environmental,
Social & Economic) Forum

QUALITY AWARD

11th Global Safety Summit -
Medium Enterprises
- Construction Sector (MH)
Apex India Quality Excellence Award 2023 -
Platinum Award - Construction Sector (MH)

DA2+ CRISIL RATING

2010: 7 star for Rohan Mithila
& Rohan Leher in Pune
6 star for Rohan Jharoka-II, Bengaluru

AWARDED FOR CUSTOMER SERVICE

2022: Times Realty Icon
for Excellence in Customer Service

BEST WORKPLACE CULTURE

2019: India HR Summit

AWARD FOR BEST FACILITY AT LABOUR CAMP OF THE PROJECT

2024 - CREDAI Pune Metro
Pride Gold Award - Category - I
(21-100 labours)
Rohan Anand

AWARDED FOR RESIDENTIAL PROPERTY / PROJECT OF THE YEAR

2010, 2015: Rohan Jharoka Phase II (Mid Segment)
CNBC Awaaz CRISIL & CREDAI Real Estate
2015: Rohan Mithila, Pune
- ABP News, Real Estate
2015: Rohan Mithila, Pune (Luxury Segment)
- Silicon India Real Estate
2019: Rohan Abhilasha (Mid Segment)
- ET Now News Real Estate
2019: Rohan Leher II (Luxury Project)
- ET Now News Real Estate
2019: Rohan Iksha (Mid Segment)
- ET Now News Real Estate

AWARDED BY ECO-HOUSING (SCIENCE & TECHNOLOGY PARK)

5 star rating to Rohan Mithila,
Rohan Leher & Rohan Ishita

AWARDED AS BEST EMPLOYER BRAND

2016-2017: World HRD Congress
and CHRO Asia

AWARDED FOR BEST PRACTICES IN CONSUMER PROTECTION & EXECUTION FROM CNBC AWAAZ CRISIL & CREDAI REAL ESTATE

2008: Rohan Ashima & 2009: Rohan Tarang

ONGOING PROJECTS



Rohan Ekam, Balewadi, Pune



Rohan Saroha, Near Bavdhan, Pune



Rohan Harita, Tathawade, Pune



Rohan Viti, Wakad, Pune



Rohan Anand, Somatane, Pune



Rohan Abhilasha 3, Wagholi, Pune

COMPLETED PROJECTS



Rohan Prathama, Hinjawadi Phase 1, Pune



Rohan Leher II, Baner, Pune



Rohan Abhilasha, Wagholi, Pune



Rohan Mithila, Viman Nagar, Pune

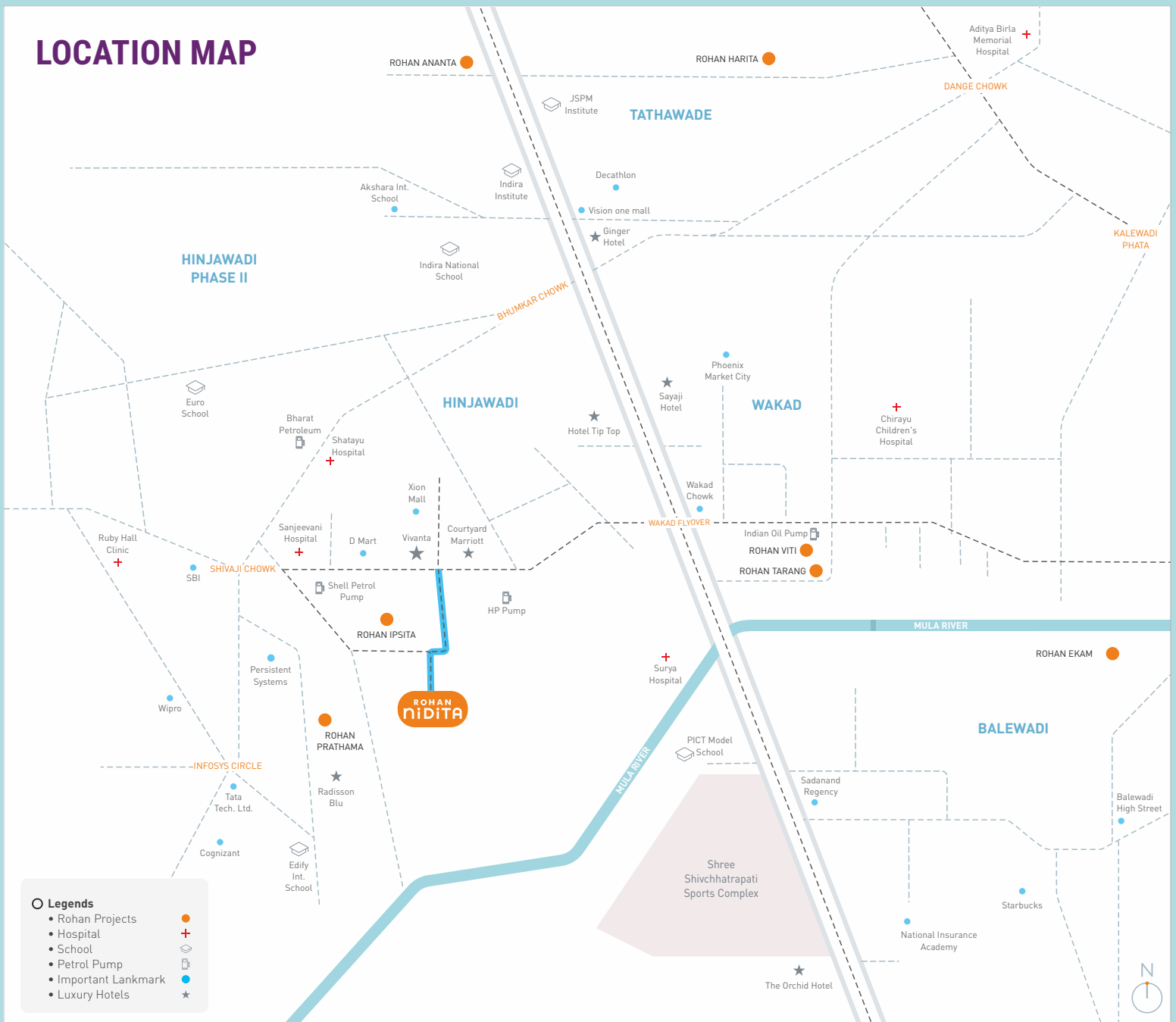


Rohan Kritika, Sinhgad Road, Pune



10 Kasturkunj, Bhosale Nagar, Pune

LOCATION MAP



NEAR BY LOCATIONS

HOTELS

- Vivanta - 500 mtrs
- Courtyard Marriot - 700 mtrs
- Tip top Hotel - 2.4 kms
- Sayaji Hotel - 3 kms

CONNECTIVITY

- Balewadi - 6.6 kms
- Wakad - 2.5 kms
- Baner - 6.8 kms
- Tathawade - 6.5 kms

IT COMPANIES

- Infosys Phase - 11.7 kms
- Wipro - 2 kms
- Cognizant - 2.2 kms
- HCL Technologies Ltd - 2.9 kms

- Persistent Systems - 1.9 kms
- Tata Technologies Ltd - 1.8 kms

SHOPPING

- D Mart - 500 mtrs
- Xion Mall - 500 mtrs
- Reliance Digital - 1 kms

HOSPITALS

- Sanjeevani Hospital - 850 mtrs
- Shatayu Hospital - 1.5 kms
- Ruby Hall Clinic - 2 kms
- Surya Hospital - 3.2 kms
- Jupiter Hospital - 5.8 kms

FITNESS & SPORTS

- Multifit - 500 mtrs

- Gold's Gym - 1.5 kms
- Vencer Fitness club - 3.7 kms
- The Royal Fitness Club - 1 kms

SCHOOLS/INSTITUTES

- Mahindra International School - 2.3 kms
- Bliss International School - 2.3 kms
- Blue Ridge Public School - 2.3 kms

BANK

- Axis Bank - 1.2 kms
- Bank of Baroda - 1.9 kms
- Canara Bank - 1 kms
- HDFC Bank - 3 kms



MahaRERA Registration No.:
P52100050746. Phase 1



Pune office: 1 Modimbaug, Commercial Building, Ganeshkhind Road, Near Agriculture College, Shivaji Nagar, Pune - 411016

Bengaluru office: #1147, 3rd Floor, K P Icon Building, 12th Main Road, HAL 2nd Stage, Indira Nagar, Bengaluru - 560038.

 +91-20-7101 7101 |  www.rohanbuilders.com |  nidita@rohanbuilders.com | Follow us:   

Project is mortgaged with and funded by Bajaj Housing Finance Limited (BHFL).
objection certificate/permission to mortgage from Bajaj Housing Finance Limited (BHFL) will be provided for sale of flats.

Disclaimer: The visuals, specifications, doors & windows, colour, landscape & other developments etc. given here are an artist's visual impression which may be different from the actual construction of building & development. For detailed information you are requested to contact our sales representative.