



MahaRERA Registration no.:
P52100052972 (Phase 1)

ROHAN
harita



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This project is Financed by Aditya Birla Finance Ltd.



HOMES SURROUNDED BY TREES



“ I chirp. I tweet. I’ll tell you all that you need.

About this magical place.

Where you’d be brushing shoulders with the gentle breeze.

Where you would find your peace, in the fresh air you breathe.

With a chirp in my voice, I welcome you to Rohan Harita.

I found my nest here. And I can’t wait for you to find yours too!

Come, follow my flutter as I take you on a tour. ”







“ The sunlight trickling through
a canopy of trees.
The whiff of a gentle breeze.
Welcome, to a boulevard of green. ”







“ While venturing through this vast expanse, I came across some information about the project from the creators themselves. Take a look! ”



Architect's Note

Ar. Hans Brouwer, HB Design, Singapore

The vision, the design process, and the final outcome of this project was driven by the existing site conditions. With over 30,000 square meters containing a wealth of existing mature trees, it was clear that the design needed to treasure the spirit of the place that this oasis represented. In a world of increasing density and continuous encroaching on nature, having the luxury of space and trees is an exceptional opportunity. Extreme care was taken to ensure that the property's unique green heritage was preserved – with nearly 100 species of trees on site. The height of the project was carefully sculpted to generate compositional balance and create a meaningful skyline presence.

The result of our considerable effort to build an elegant piece of skyline architecture reflects well in the dynamic elegance of the project. Having designed residential buildings for over a quarter century and in countless locations, we were extremely mindful of the unique opportunity this project represented and took care to allow its spirit to inform all aspects of the design.

The greatest luxury the project affords is nearly 4 acres of gardens and landscaping. This will become the green living room for all future occupants – a place for all ages and lifestyles to enjoy. Facing the gardens on the ground floor of the towers is a range of facilities spanning almost 1700 square meters. A healthy and active lifestyle is supported with a host of amenities catering to all age groups. At the midpoint of the towers, facing the larger garden, with an expansive view of the surrounding cityscape, are the sky facilities.

At over 750 square meters, these facilities will cater to the modern urban lifestyle.

Landscape
Architect's Note
Ar. Tanushree Saha, Singapore

The Rohan Harita project was conceptualised and designed as a project that celebrates rich biodiversity and creates a cooler ecosystem. The wider vision was to conserve the existing forest biodiversity and create a biophilic - sustainable & integrated community with the forest at its heart. The result is an abundant space that is replete with active and passive facilities, to create a rich live-work-play ambience.


The landscape was carefully crafted to create the basis for a plethora of experiences to enjoy, including various congregational spaces, like the amphitheatre and the camping lawn, where you could celebrate with your loved ones. Special care has been taken to preserve the biodiversity so you can also experience amenities like the forest pavilion where you could enjoy dining at, the tree top machan for birdwatching, and ample outdoor spaces for your pet to wander through right alongside you. The project also boasts of the unique Miyawaki forest zone where you can unwind, along with carefully carved exercise spots amidst the forest alcoves – all of this, envisioned to foster your well-being amidst nature.

The space and facilities have been created keeping in mind inclusive design principles, that give people across ages ample experiences to indulge in. The aim was to create an environment that is a holistic experience - where detailed landscape architecture seamlessly fits in with the nature around it - creating an experience that is an instant refresh to the mind and the soul and a space you can call home.



Scan to watch
the Landscape Architect's video





Landscape Highlights

With Rohan Harita, the aim was to create an experiential landscape – a space that strikes the right chord with each of your senses.

We wanted to pave the way for harmonious living.

And we did just that. The landscape of Rohan Harita, stands for all of the following:



SHINRIN YOKU

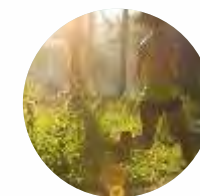
'Shinrin Yoku' or 'Forest bathing' is a way of life. Where you experience a sense of rejuvenation, a sense of well-being, when amidst nature.

And we've done just that, right at your doorstep.



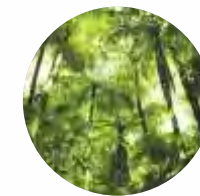
CELEBRATE BIODIVERSITY

Our goal was to preserve the ecology and respect the biodiversity at the site, minimise the cutting and felling of trees and create an environment that would foster peaceful co-existence, with the flora and fauna.



HEALTHY LIVING

To encourage an active, healthy lifestyle, we created comfortable, cohesive outdoor spaces, that include swimming pools and jogging trails, outdoor fitness stations and play-courts for all kinds of sports.



THE MIYAWAKI FOREST

Our Miyawaki forest pocket would teach kids the science behind growing their own edible plants and vegetables and the art of nurturing and appreciating nature.



COMMUNITY LIVING

The Tea Pavilion, the Art Pavilion and other spaces that would bring people of all ages and abilities together, in celebration!



A SUSTAINABLE ENVIRONMENT

Set the base for an environment where people learn about producing their own food, using renewable energies, recycling the water they use, and be mindful of their consumption.



AMENITIES FOR WELLNESS

A range of amenities and spaces that support community and individual wellness, within a forest setting.



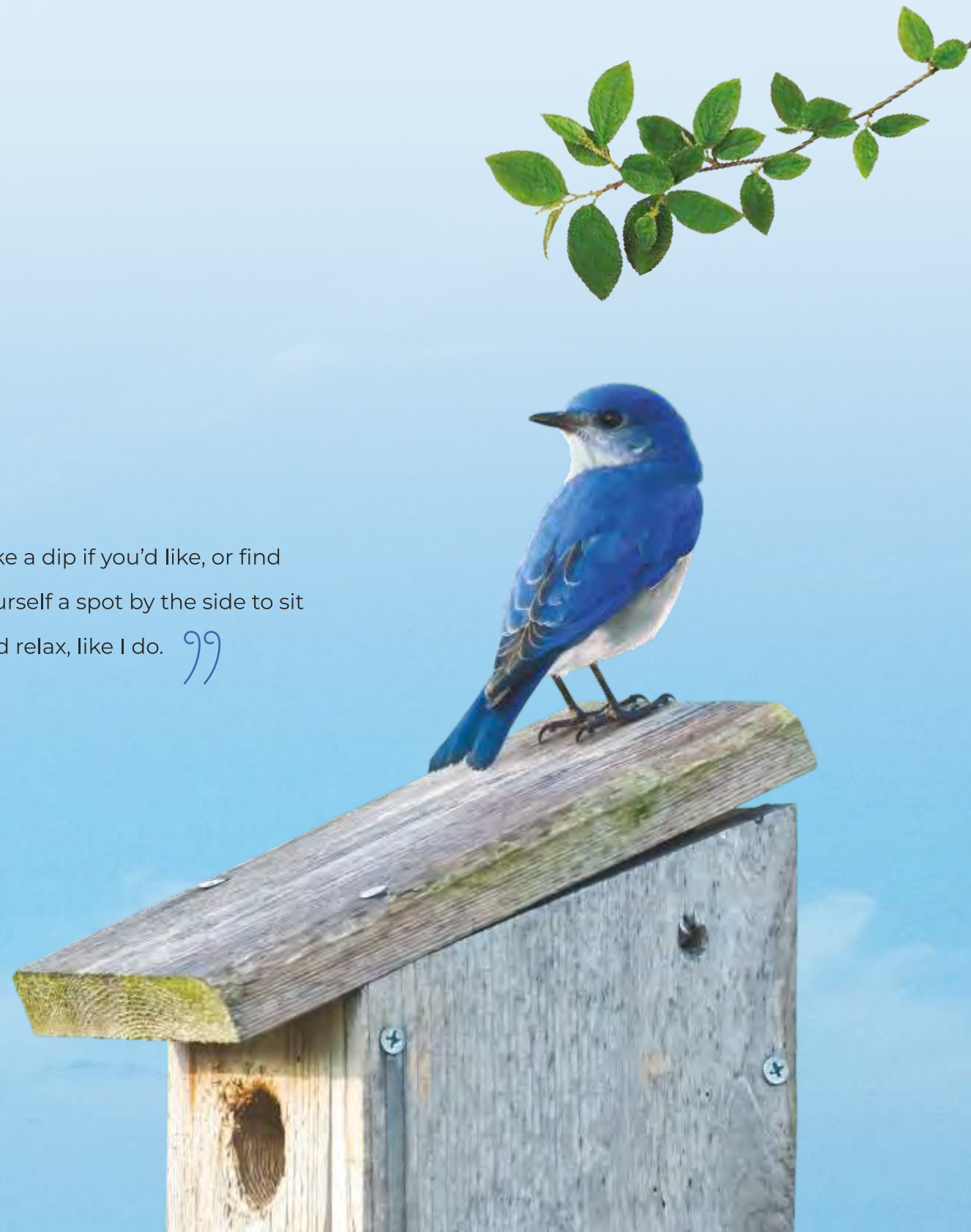
FOR THE PETS AND THE OWNERS

A space that's inclusive in every sense – pets included. Large outdoor spaces that would allow you and your pet to have a jolly good time.





“ Take a dip if you'd like, or find yourself a spot by the side to sit and relax, like I do. ”



The Fauna

“ And now comes my favourite part of the project. A part I can't stop tweeting, chirping & cawing about. Let me introduce you to the legged ones, winged ones, the crawlers and more. My family.

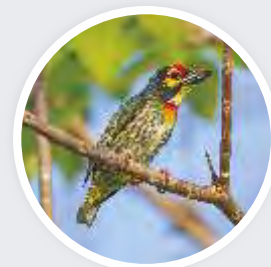


My friends. Here is the fauna that you might spot when you move into your home.

It doesn't stop there – you might also spot the delicate ones - like the Common Jezebel, the Tawny Coaster and other bright, colourful butterflies swaying by the wind on your window-side! ”



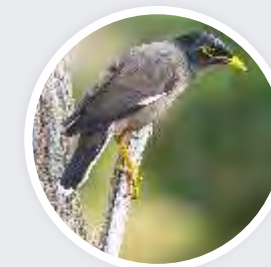
Rose-ringed Parakeet



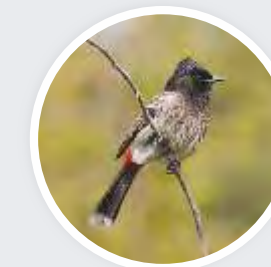
Coppersmith Barbet



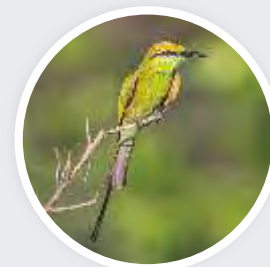
Brahminy Myna



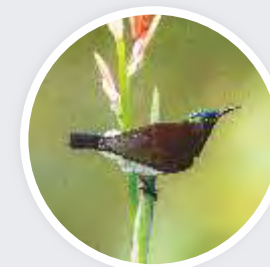
Common Myna



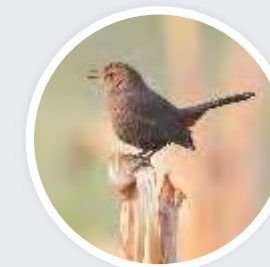
Red-Vented Bulbul



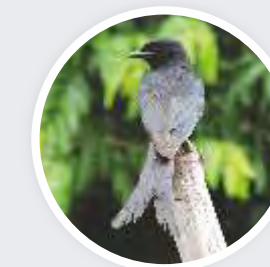
Green Bee-eater



Purple-rumped Sunbird



Indian Robin



The Asian Koel



“ The Flourishing Flora

Now, let's take a walk through the plant family - the trees, bushes and blossoms that my friends and I call home.

The site boasts of varied native and non-native species of plants, many of which play a vital role in improving the quality of living. ”



Chikku



Umbar



Sitaphal



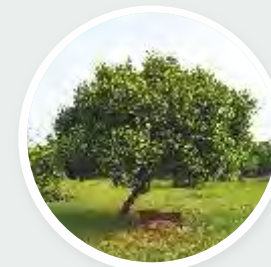
Naral



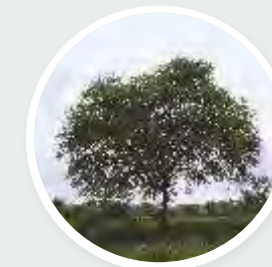
Neem



Aam



Bakul



Babhul



Amla



Rangood Creeper



Papaya

“ The pool is
just one part of the
landscape plan designed to
bring you closer to nature. ”





Master Plan

Ecodeck level above the tree canopies

BUILT

- Multifunction hall with pantry area
- Well-equipped gymnasium
- Yoga room
- Crèche, toddler indoor play area
- Library / business center
- Hobby room
- Guest rooms

LANDSCAPE AMENITIES

- The Recreation Cove**
- Lap pool in the woods
 - Pool lounge deck
 - Kids pool
 - Art and Tea house pavilion
 - Seating alcoves
 - Multifunction / Celebration lawn
 - Outdoor fitness area
 - Themed gardens
 - Kids and toddler play areas
- The Garden Lounge**
- Outdoor co-working lounge
 - Games area
 - Meet and greet lounge seating

- The Forest Cove**
- Yoga / Meditation cove
 - The forest pavilion
 - Seating alcoves with music park
 - BBQ Pavilion
 - Reflexology path
 - Miyawaki forest zone
 - Pets zone
 - Forest seating areas
 - Forest trail
 - The cultural cove
 - Tiered open air amphitheatre
 - Sunken seating alcoves
 - Multifunction lawn
 - Nature sand play area
 - Music park

- Sports Facilities**
- Half Basket Ball court
 - Multifunctional play court
 - Volleyball court
 - Cricket practice pitch
 - Badminton court
 - Squash court
 - Jogging path

- Sky Facilities**
- Co-working spaces
 - Hammock terrace
 - Reading nooks
 - Seating zones
 - Viewing deck

SERVICES

- Sewage treatment plant
- Organic waste composting
- DG back up for services / common area lighting
- Solar powered common area lighting
- CCTV in select common areas
- Sanitation facilities for staff
- Adequate branded elevators
- Fire fighting systems



Scan to virtually walkthrough Rohan Harita





“ Open your window
to a limitless view
of lush greenery. ”



“ Unit Plans

The only access I've had to the living space is through the window. But here's a clear unit plan and some more about the project, for you. ”



4 BHK
Usable Carpet Area -1740 sq.ft.





3 BHK PB1
Usable Carpet Area - 1371 sq.ft.



3 BHK CA
Usable Carpet Area - 1106 sq.ft.



3 BHK PB2
Usable Carpet Area - 1371 sq.ft.

1 BHK A
Usable Carpet Area - 443 to 450 sq.ft.





2 BHK PB
Usable Carpet Area - 733 to 755 sq.ft.



2 BHK C
Usable Carpet Area - 713 sq.ft.

Project Specifications



STRUCTURE

- RCC structure



FLOORING

- Vitrified tiles for living, kitchen, dining, bedroom
- Ceramic tiles for toilets, balconies / terraces and utilities



KITCHEN

- Granite platform with SS sink
- Glazed / Ceramic tile dado up to 2 ft. height above platform
- Provision for water purifier and ductless chimney
- Kitchen Sink with cold and hot water mixer



UTILITY

- Ceramic tiles for floor and dado up to parapet height
- Inlet / outlet provision for washing machine
- Water inlet point for washing



TOILETS

- Ceramic flooring and dado up to lintel level
- Repute make sanitary wares and CP fittings
- Concealed plumbing
- Slung piping with false ceiling in toilets



ELECTRICAL & AIR CONDITIONING

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- Provision of exhaust point in kitchen and toilets
- TV and AC point in all bedrooms and living room
- Earth leakage circuit breaker
- Video Door Phone facility for each apartment
- DG back up for 1 light point and fan point
- Adequate plugs in kitchen for appliances



DOORS AND WINDOWS

- Laminated main door and elegant internal flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows / doors with mosquito mesh
- Powder coated aluminium openable door for utility



INTERNAL PAINT

- Internal walls with acrylic emulsion paint









Scan to view the
Rohan Harita project playlist





Every home at Rohan Harita is a PLUS home. We have a simple design principle - we only ever build a home we ourselves would live in. Which is why, all essentials of good living are taken care of in every Rohan home. We call this PLUS - Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.


- 
Perfect Ventilation
 A well-ventilated home lowers indoor temperatures, thanks to seamless airflow. Homes at Rohan Harita are nicely ventilated, keeping them cool and fresh all day.
- 
Lively Light
 When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. Our designers take special care in minimising dark corners in the house.
- 
Utmost Privacy
 The layout of homes at Rohan Harita has been thoughtfully planned - windows open to views of landscaped greenery. Main entrances open into the lobby, denying neighbours and passers-by a direct view into the private spaces of your home.
- 
Smart Spaces
 Every home at Rohan Harita is laid out in a way that lets you use every square foot of space you pay for.

“ We are a migratory species. But we’ve still chosen Rohan as our permanent home. If that doesn’t tell you that everything about Rohan is a PLUS, what else will? ”

Location Map




-  **Colleges**
- D.Y. Patil International Collage - 3.9 km
 - Indira College - 1.7 km
 - Balaji Law College - 1.3 km
 - IIEBM - Indus Business School - 3.1 km
 - JSPM Institute - 700 m
 - Akshara International Junior College - 2.7 km

-  **Hotels**
- Sayaji Hotel - 3 km
 - Hotel TipTop International - 3.7 km

-  **Schools**
- Akshara International School - 2.7 km
 - Podar International School Wakad (CBSE) - 2.2 km
 - Indira National School - 2.5 km
 - Blossom Public School - 1.2 km
 - TAS (The Academy School) - 1.9 km
 - Orchids The International School - 1.8 km

-  **Hospitals**
- Pulse Hospital - 900 m
 - Lifecare Multispeciality Hospital - 3.5 km
 - Life Point Hospital - 3.3 km
 - Aditya Birla Memorial Hospital - 4.4 km
 - Golden Care Hospital - 3.2 km

-  **Hinjawadi IT Companies**
- Wipro Technologies Ltd. - 7.4 km
 - Persistent Systems - 5.1 km
 - Leometric Technology Pvt. Ltd. - 5.5 km
 - ANSYS Software Pvt. Ltd. - 7 km

-  **Shopping**
- Vision One Mall - 2 km
 - Phoenix Mall of the Millennium - 3.2 km
 - 18 Latitude Mall - 3.4 km
 - Elpro City Square Mall - 5.5 km
 - Decathlon - 2 km

Scan to watch the location highlights of Rohan Harita





To,

The person holding this brochure.

Everyone dreams of a space they can call home. A space they truly own. You must have dreamt of it too. We understand your dreams because we are just like you.

We started Rohan Builders in a small, rented space with a vision of bettering lives through design and innovation. Today, we have come a long way, but we're still equally joyed while handing over the keys to a new home, to a customer. Apart from homes, we are trusted to build offices, factories, and roads with the same vision. Most of the credit for this trust goes to the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants, and landowners have had in us.

Our team of over 2,000 professionals executes every project with great verve and passion. It comes as little surprise that we often ace delivery deadlines and win accolades.

As we have crossed the three-decade milestone, we are looking to find ways to push design and innovation to newer heights.

As you look forward to buying a home, we are grateful that you are considering a Rohan home.

We have built Rohan Harita with immense care, love, and planning. We hope you find it to your liking.

Thank you once again!

From, **All of us in the Rohan family**



“ I've got no words for these.
The pages speak for themselves! ”

Ongoing Rohan Projects



ROHAN EKAM, BALEWADI, PUNE.



ROHAN NIDITA, HINJAWADI PHASE 1, PUNE.



ROHAN ABHILASHA 3, WAGHOLI, PUNE.



ROHAN VITI, WAKAD, PUNE.



ROHAN ANAND, SOMATANE, PUNE.



ROHAN EKANTA, GUNJUR, BENGALURU.



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 2 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

AWARDED FOR DEVELOPMENT OF THE YEAR
2013: Rohan Mithila, TESE (Technology, Ecology & Environmental Social & Economic) Forum

CRISIL RATING OF DA2+
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

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



BEST WORK PLACE CULTURE
2019: India HR Summit

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 & CHRO Asia

AWARDED FOR BEST PRACTICES IN CONSUMER PROTECTION & EXECUTION FROM CNBC AWAAZ CRISIL & CREDAI REAL ESTATE
2008: Rohan Ashima & 2009: Rohan Tarang

Completed Rohan Projects



ROHAN ABHILASHA, WAGHOLI, PUNE.



ROHAN ANANTA, TATHAWADE, PUNE.



ROHAN LEHER II, BANER, PUNE.



ROHAN KRITIKA, SINHADGAD ROAD, PUNE.



ROHAN MITHILA, OPPOSITE PUNE AIRPORT.



ROHAN UPAVAN, OFF HENNUR ROAD, BENGALURU.



“ Now, isn't that something to be in awe of? ”

Our Milestone

Industrial Construction

- 70% repeat orders
- 50% multinational clients
- 4.2 crore+ sq.ft. constructed
- 61 million safe man-hours in last 5 years
- 19 states covered
- 1 international project
- 44 awards for safety and economy of construction
- 1300+ strong team
- 85% on time completion

Real Estate Development

- 65+ completed projects
- 1.6 crore+ sq.ft. delivered
- 12,500+ happy families
- 40 lakhs+ sq.ft. under construction
- DA2+ CRISIL rating
- 72 prestigious awards

Infrastructure Development

- 17 completed projects
- 800+ kilometres
- 7 states
- 6 prestigious awards



“ Treat yourself to expansive views as you lounge and dine. You might even spot me waving out to you as I fly by! ”





“ Let me sign off by saying this.
You don't find a home. You make one.
And Rohan Harita gives you more than
what you need. It gives you everything
you deserve. So, come to Rohan Harita.
And make it your nest, like I did. ”

