



# HOMES SURROUNDED BY TREES

ROHAN  
harita



## **A HOME AMIDST A SYMPHONY.**

A whiff of fresh breeze. The sound of the whistling trees, the singing birds and sight of the golden sun. We've created a space that is a perfectly orchestrated symphony. A space that you can call your own, a green sanctuary that you can call your home - Rohan Harita. Built as a luxurious expanse of residential space nestled comfortably amidst lush greenery and a variety of flora and fauna, Rohan Harita is more than a house. It is a dream. It is a retreat. Away from the urban jungle.

Away from the crowd. Where whiffs of unpolluted, fresh air makes every breath refreshing. Where every walk feels like a sensorial surprise.

At a Rohan Harita Home, you'll do more than just live. You'll feel alive. And we, have gone to great lengths, covered all the distance, to ensure just that.



## **ARCHITECT'S NOTE**

Creating a space that seamlessly flows with the nature that surrounds it - this was the idea behind Rohan Harita.

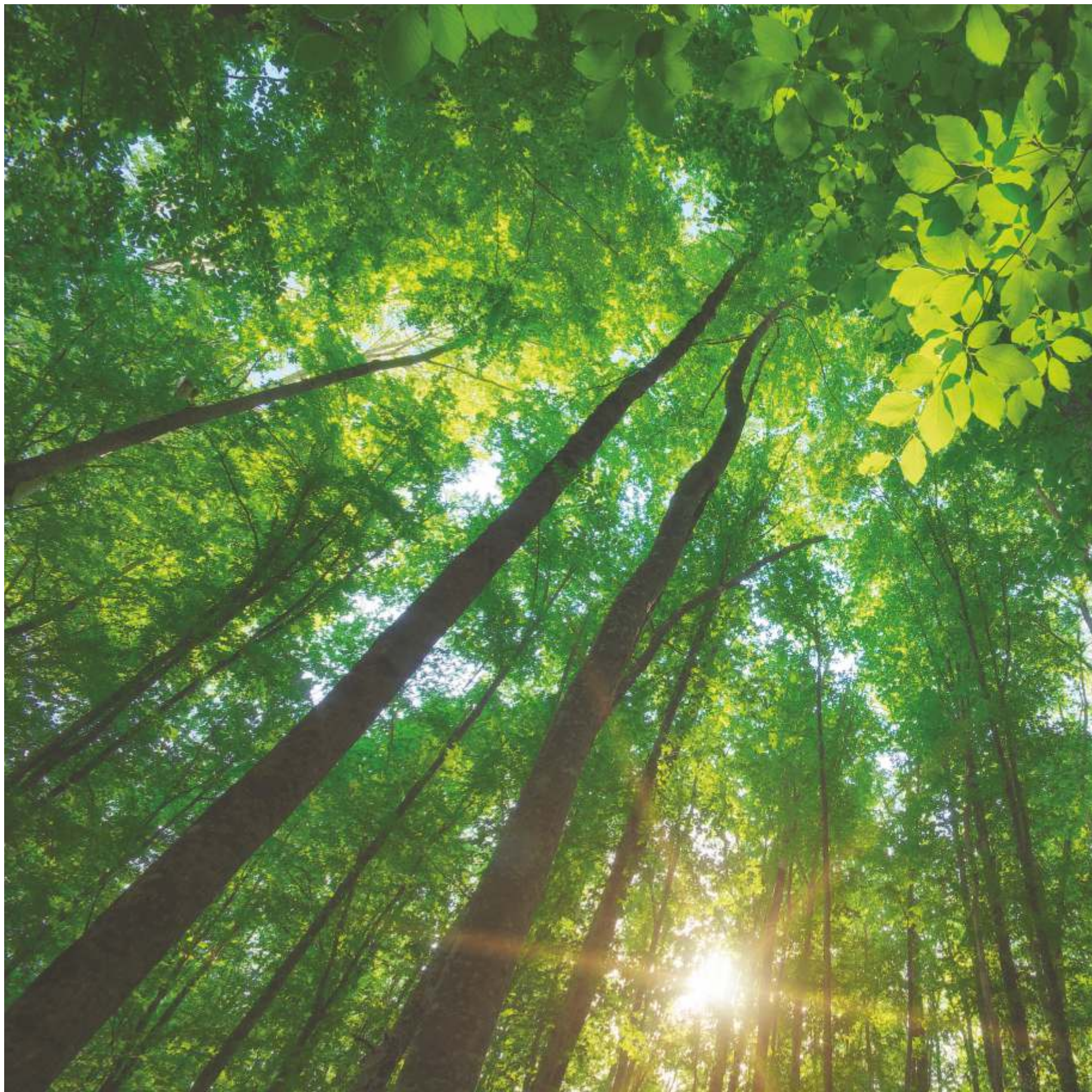
An enormous amount of time and care was taken to explore the best possible way to do this. The space created had to reflect the unique green heritage surrounding it, along with the long-range views the site affords. Through meticulous planning, we were able to craft what we could only imagine as a dream.

A luxurious residential space that embraces the existing landscaping, preserving of the existing trees, thus came into being. With gardens and landscaping – doubling up as a backyard or a front living room, this space would be a go-to retreat, for all ages and lifestyles. The amenities that you'll find nestled in the Rohan Harita campus give way for a healthy, active lifestyle - with badminton and squash courts, cycling and jogging tracks, as well as an extensive gym. We have the sky facilities where one can spot expansive views of the stark cityscape and the skyline.

The height of the project was carefully sculpted to generate compositional balance and create a meaningful skyline presence. Choosing simplistic, contemporary styles over the complexity of large buildings, and even the slick façade design - all of it was the result of a driven desire to create an exceptional piece of architecture.

A Rohan Harita Home would be one where you live your life, as you sing to the tunes of nature.

And what better place to call home?



## **LANDSCAPE AT ROHAN HARITA**

People and nature – bringing the two together and paving way for harmonious living. This was the seed behind our thought.

The aim was to create an experiential landscape – a space that strikes the right chord with each of your senses. A space that opens the door to a holistic outdoor experience, but right at your backyard.

While crafting the layout of the space, we set ourselves some design goals to achieve.

### **CELEBRATE BIODIVERSITY**

At the heart of nature, sits Rohan Harita. And we wanted to respect and celebrate this - preserve the ecology and respect the bio-diversity at the site. Minimize the cutting and felling of trees. And create an environment that would foster peaceful co-existence, with the flora and fauna.

### **HEALTHY LIVING**

An environment that pushes you and paves way to healthy living. We created this by carving walking and running trails, courts for sport activities, plenty of green space, which in turn gives clean, fresh air in abundance.

### **A SUSTAINABLE ENVIRONMENT**

Set the base for an environment where people can learn about producing their own food, recycling the water they use, be mindful of their consumption, use renewable energies and nurture a sense of sustainable culture.

### **AMENITIES FOR WELLNESS**

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

### **CREATING A COMMUNITY**

Creating a social neighborhood where people can learn, interact and celebrate together. Create safe, comfortable, inclusive spaces for people of all ages and abilities, that proves good for collective and individual wellness - mental, emotional and social.

## MASTER PLAN



### 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

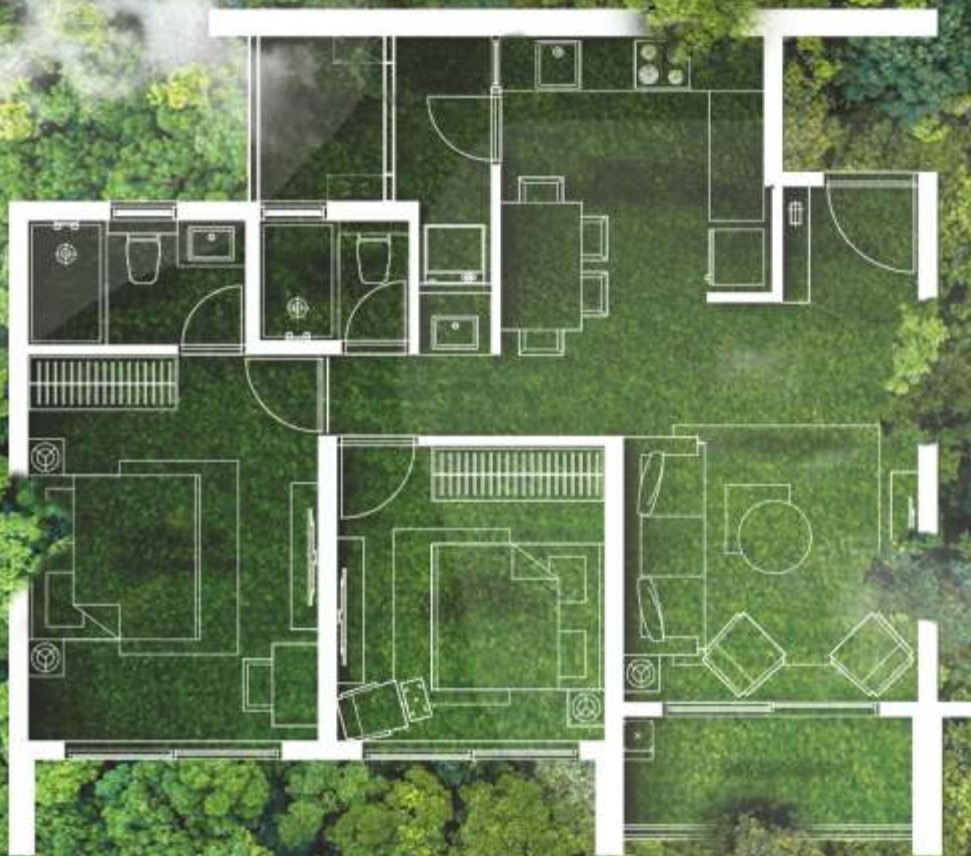
### Sky Facilities

- 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





# TYPICAL UNIT PLANS



**4 BHK**

Usable Carpet Area -1740 sq.ft.

1 sq.m = 10.764 sq.ft.



**3 BHK PB1**

Usable Carpet Area - 1371 sq.ft.



**3 BHK PB2**

Usable Carpet Area - 1371 sq.ft.

1 sq.m = 10.764 sq.ft.



**3 BHK CA**

Usable Carpet Area - 1106 sq.ft.



**1 BHK A**

Usable Carpet Area - 443 to 450 sq.ft.

1 sq.m = 10.764 sq.ft.



**2 BHK PB**

Usable Carpet Area - 733 to 755 sq.ft.



**2 BHK C**

Usable Carpet Area - 713 sq.ft.

1 sq.m = 10.764 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 & 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







## LOCATION HIGHLIGHTS

### 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 Mtr
- Akshara International Junior College - 2.7 KM

### HOTELS

- Sayaji Hotel - 3KM
- Hotel TipTop International - 3.7KM

### 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 Mtr
- 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 - 2KM
- Phoenix Mall of the Millennium - 3.2KM
- 18 Latitude Mall - 3.4KM
- Elpro City Square Mall - 5.5KM
- Decathlon - 2KM

## ONGOING PROJECTS OF ROHAN BUILDERS - PUNE



Rohan Anand, Somatane



Rohan Nidita, Hinjawadi Phase-1



Rohan Ekam, Balewadi



Rohan Abhilasha 3, Wagholi

## COMPLETED PROJECTS OF ROHAN BUILDERS - PUNE



Rohan Kritika, Sinhadgad Road



Rohan Prathama, Hinjawadi Phase-1



Rohan Leher-II, Baner



Rohan Madhuban, Bavdhan