

# NEIGHBOURHOOD TIMES

## The secrets of Shekhar & family

AS REVEALED BY  
THEIR LARGE WINDOWS.

**Page 31**

Sharmila's  
teenage son's  
strange new hobby

**Page 02**

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**

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**HINJAWADI PHASE 1**



ROHAN  
**nIDiTA**

# NO MORE NEIGHBOURHOOD GOSSIP. JUST ABSOLUTE PRIVACY.

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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.

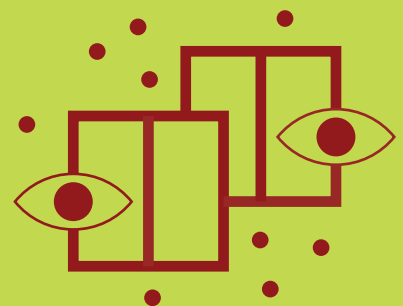
Privacy is at the core of every space and every design aspect of Rohan Nidita.

The thoughtfully crafted architectural features make sure that your home is exclusively yours and your family's personal space that's hidden away from the outside world.

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## 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 a neighbour's window or balcony, so that you can enjoy absolute privacy at all times.



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## Private entranceway

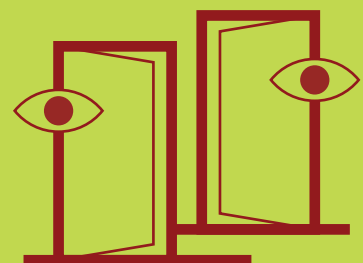
The entrance to every home is designed to cut off any direct view into your living room. This makes sure that any outsider at your doorstep will not get even a glimpse of your private spaces or the activities within your home.



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## Privacy within the lobby

The lobby on every floor is designed such that no two apartments have the main doors facing 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.



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## 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.



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## 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.

Moreover, certain units are carved out of the podium spaces to allow for unobstructed windflow within the premise as well as added privacy for the homes.



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## Fewer walls. Better convenience.

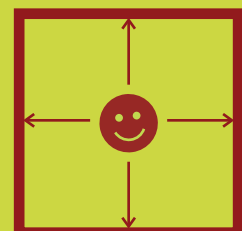
The interior of your home has been diligently designed to create more space with less hindrance. The L-shaped living-and-dining space blends into an open kitchen design, allowing spaces to seamlessly flow into one another. Using fewer walls, we've created a sense of openness that complements a modern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



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## 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

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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.







## LANDSCAPED BY NATURE

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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.









Disclaimer: Buildings C & D are a part of future development. The layout and landscape features are based on preliminary design prepared by the architect & may change during final design and construction.

## SOCIAL / WORK

1. Co-Working Pavilions
2. The Piazza "The Social Courtyard"
3. Creche with Play Lawn
4. Art pavillion
5. Sculpture Court
6. Open Air Amphitheatre
7. BBQ and Dining Area
8. Seating Alcoves
9. The (Multifunction) Lawn

## PLAY

10. Lap pool
11. Kid's pool
12. Games area
13. Toddler's play ground (2-5yrs)
14. Kid's play ground (6-12years)
15. Sand play
16. Senior citizen outdoor fitness
17. Reflexology path

18. Cricket net practice pitch

19. Jogging loop

20. Badminton / multipurpose hall

## LIVE

21. Reflection pond

22. Pool sun lounge deck

23. Gymnasium

24. Yoga lawn

25. Landscape gardens

26. 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



TODDLER'S  
PLAY GROUND



KID'S  
PLAY GROUND



SAND PLAY



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



3 BHK - TYPE 1

UNIT PLANS



3 BHK - TYPE 2

UNIT PLANS



2 BHK



# DELIGHT IS IN THE DETAILS

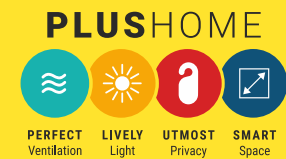
Your home at Rohan Nidita has been thoughtfully crafted with state-of-the-art, international-standard fittings.

	STRUCTURE	<ul style="list-style-type: none"><li>• RCC structure</li></ul>
	FLOORING	<ul style="list-style-type: none"><li>• Vitrified tiles for all rooms</li><li>• Ceramic tiles for toilets, balconies and attached terraces</li></ul>
	KITCHEN	<ul style="list-style-type: none"><li>• Granite platform with SS Sink</li><li>• Glazed / ceramic tile dado up to 2 ft. height above platform</li><li>• Provision for water purifier</li><li>• Provision for hot water</li><li>• Provision for wall mount ductless chimney</li></ul>
	TOILETS	<ul style="list-style-type: none"><li>• Ceramic flooring and dado up to lintel</li><li>• Repute make sanitary wares and CP fittings</li><li>• Overhead shower with hot &amp; cold provision</li><li>• Shaver / dryer sockets for master toilet</li><li>• Slung plumbing with false ceiling</li></ul>
	UTILITY	<ul style="list-style-type: none"><li>• Ceramic tiles for floor and dado up to parapet</li><li>• Inlet / outlet provision for washing machine / dishwasher</li></ul>
	ELECTRICAL	<ul style="list-style-type: none"><li>• Concealed fire resistant high quality copper wiring</li><li>• Ample light point with modular switches</li><li>• AC point in living room and all bedrooms</li><li>• Earth leakage circuit breaker</li><li>• TV &amp; telephone point in living and bedrooms</li><li>• Provision of exhaust point in kitchen &amp; toilets</li><li>• Smoke detectors and sprinklers as per norms</li><li>• Video door phone</li></ul>
	DOORS & WINDOWS	<ul style="list-style-type: none"><li>• Elegant flush doors</li><li>• Premium quality fixtures and fittings</li><li>• Aluminium windows with mosquito mesh</li><li>• Aluminium sliding door for terrace with mosquito mesh</li></ul>
	INTERNAL PAINT	<ul style="list-style-type: none"><li>• Internal oil bound distemper</li></ul>





# 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 feet 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.









## ABOUT ROHAN BUILDERS

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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

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## **Realty Plus Conclave & Excellence Awards**

Rohan Leher II – Themed Project of the Year – 2019

Rohan Abhilasha – Mid Segment Project of the Year – 2017

## **ET Now News Real Estate Awards for the Year – 2019**

Most Trusted Real Estate Brand - Residential

Rohan Abhilasha – Best Project of the Year (Mid Segment)

Rohan Leher II – Luxury Project of the Year in Pune – Villa

Rohan Iksha – Best Project of the Year (Mid Segment)

## **CNBC Awaaz CRISIL & CREDAI Real Estate Award**

Best Residential Project – Mid Segment for Rohan Jharoka Phase II in 2015

Best Luxury Residential Project for Rohan Madhuban &

Best Residential Project for Rohan Jharoka in 2010

Best Practices in Consumer Protection &

Best Project Execution for Rohan Tarang in 2009

Best Practices in Consumer Protection for Rohan Ashima in 2008

## **World HRD Congress & CHRO Asia**

Best Employer Brand Award for the year 2016-2017

## **Indian HR Summit**

Best Workplace Culture Award 2019

## **Construction Industry Development Council – CIDC Vishwakarma**

Best Construction Project Award for Rohan Mithila in 2016

## **The Economic Times – Best Realty Brands**

Recognises Rohan Builders (India) Pvt. Ltd.

Brand for being a symbol of excellence in realty – 2015

## **Silicon India, Real Estate Award – Pune**

Rohan Mithila – Best Luxury Apartment Project of the Year – 2015

## **ABP News, Real Estate Award**

Rohan Mithila – Residential Property of the Year – 2015

Rohan Abhilasha – Most Admired Upcoming Project of the Year – 2015

## **Quality, Speed & Durability Awards from Builders Association of India, Pune**

for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010

## **5-Star Rating by Eco Housing (Science & Technology Park)**

Award for Rohan Mithila, Rohan Leher and Rohan Ishita

## **CRISIL Real Estate**

7-Star ratings for Rohan Mithila and

Rohan Leher for the year 2010

## **AESA (Architects, Engineers & Surveyors Association)**

Award for the years 2001, 2002, 2007, 2009 and 2013

## **TESE (Technology Ecology & Environmental, Social & Economic)**

Award for the year 2013 for Rohan Mithila



# OTHER PROJECTS

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## ROHAN VITI

Homes flooded with natural light.



## ROHAN ANANTA

The no excuses - to - not - own homes.



## ROHAN ABHILASHA

Well - designed homes that upgrade renters to owners.





## ROHAN ANAND

Multifunctional hillside homes with a view of nature.



## ROHAN ANTARA

Homes designed for privacy

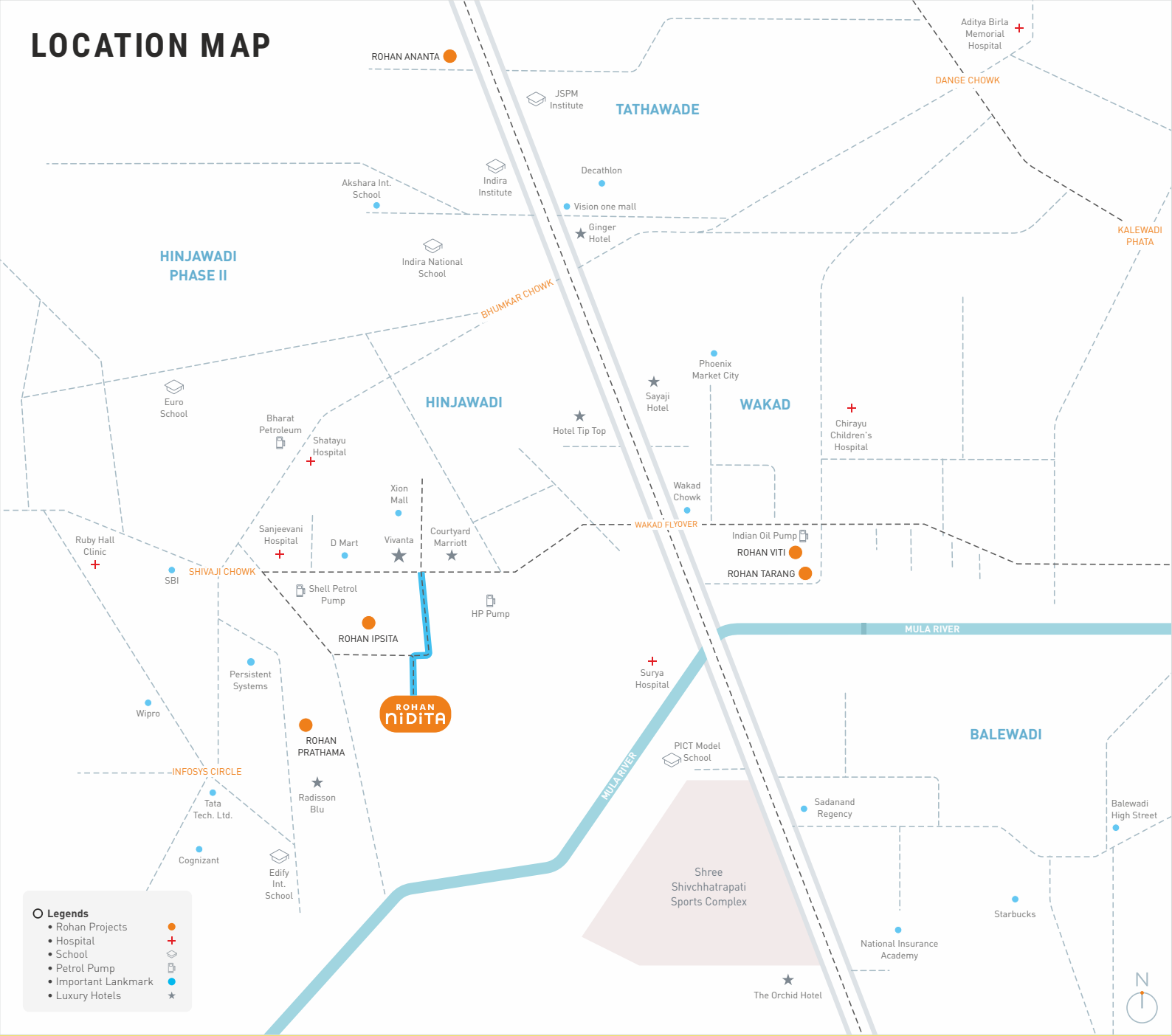


## ROHAN PRATHAMA

Homes connected to green spaces all around.



# 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



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Project developed by **Rohan & Atul Enterprises**



Rohan Nidita has been registered with MahaRERA, and the details are available on the website <https://maharera.mahaonline.gov.in> under registered projects. Regn. No. P52100050746

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