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Homes you can look around from. **ROHAN**
IKSHA

HOMES YOU CAN LOOK AROUND FROM

A room with a view is a treat.

But to have a view from wherever you look out is a veritable feast to the eyes. Especially when each home is thoughtfully designed to overlook landscaped vistas no matter where you are.

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LIVING AT ROHAN IKSHA

Tucked away in a plush green nest of 8.5 acres, each home at Rohan Iksha is tastefully designed for a life less ordinary.

Every cluster is set against beautifully landscaped courts, with access roads bordering all four sides to ensure utmost convenience. Here doors, windows and corridors multitask to fill up the spaces with natural light and fresh breeze. Created for effortless cross-ventilation, the entrances flood each room with light, while the rooms themselves are designed to leave no space unused.

Choose your home from masterfully made 2, 3 and 4 BHK homes and compact studio apartments.





THE VIEW AND MUCH MORE

Landscapes are even more beautiful when you never lose sight of them. All Rohan Iksha homes face a central landscaped stretch, offering you an unrestricted view of God's green earth from every corner. With walkways segregated from driveways, you can be sure that little else comes in the way of life. The play areas are landscaped to keep your children safe and restrict traffic to the outlines.

Because it's really our love for the little things that makes every inch of Rohan Iksha a place for life's finest moments.

THE LIFE IN THE DESIGN

Landscape and architecture find a wonderful middle ground here. A unique feature of Rohan Iksha - the double and triple entry points allow an uninhibited view of the natural surroundings and better circulation of light and air. The long, wide corridors further add to this design philosophy.

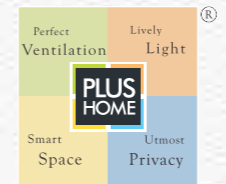
The environment flows delicately through courtyards and walkways, while the fitness centre, jogging track and cricket pitch find their own unique space in the setting.

The pools, one at the centre and one at the spine, bring together the courtyards and lend the surroundings a sense of harmony in design. Tree plazas act as transitional spaces, each with a different character. Every inch of interior space is carefully planned and designed to enhance its functionality with minimal floor space wastage. Like true lovers of art, breathing life into our compositions is what differentiates us from the rest.





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PLUS HOMES

Over many years of designing living spaces, we found that homes need to be more than just residences. Making a selection of some of the things that matter most to a good life, we designed what is now called the PLUS Home. PLUS represents Perfect ventilation, Lively play of light, Utmost privacy and Smart spaces.

ECO HOMES

We believe that life must exist alongside Nature, not in conflict with it. This is what we call 'ECO Housing'. The housing plans are designed to minimise alteration to natural terrain, ensuring that energy is conserved wherever possible.

For starters, sewage water is recycled and used for gardening and flushing. To help prevent depletion of ground water levels, we rely on rainwater harvesting, while wet waste is used in nourishing the vegetation.

Across every Rohan property in general, fly ash is used to strengthen concrete. Above and beyond the natural light and ventilation allowed by Rohan architecture, our thermal roofing keeps the interiors cooler, decreasing the need for electricity.





OUT IN THE OPEN

Open spaces are integral to Rohan design principles. Common corridors that connect various units are washed in natural light, while the gaps between the blocks channel wind activity, carrying fresh breeze in and out of spaces. Even the courtyards, parks and lobbies are designed to look and feel free and unrestrictive.



FLOOR PLANS

Our architects draw up every floor plan with you in mind. With little or no wastage of space, and organic design that wraps itself around your needs, every home is a tribute to life.



Typical **3 BHK**



Typical **4 BHK**



Typical **2 BHK**
Type 1



Typical **2 BHK**
Type 2



Typical **2 BHK**
Type 3

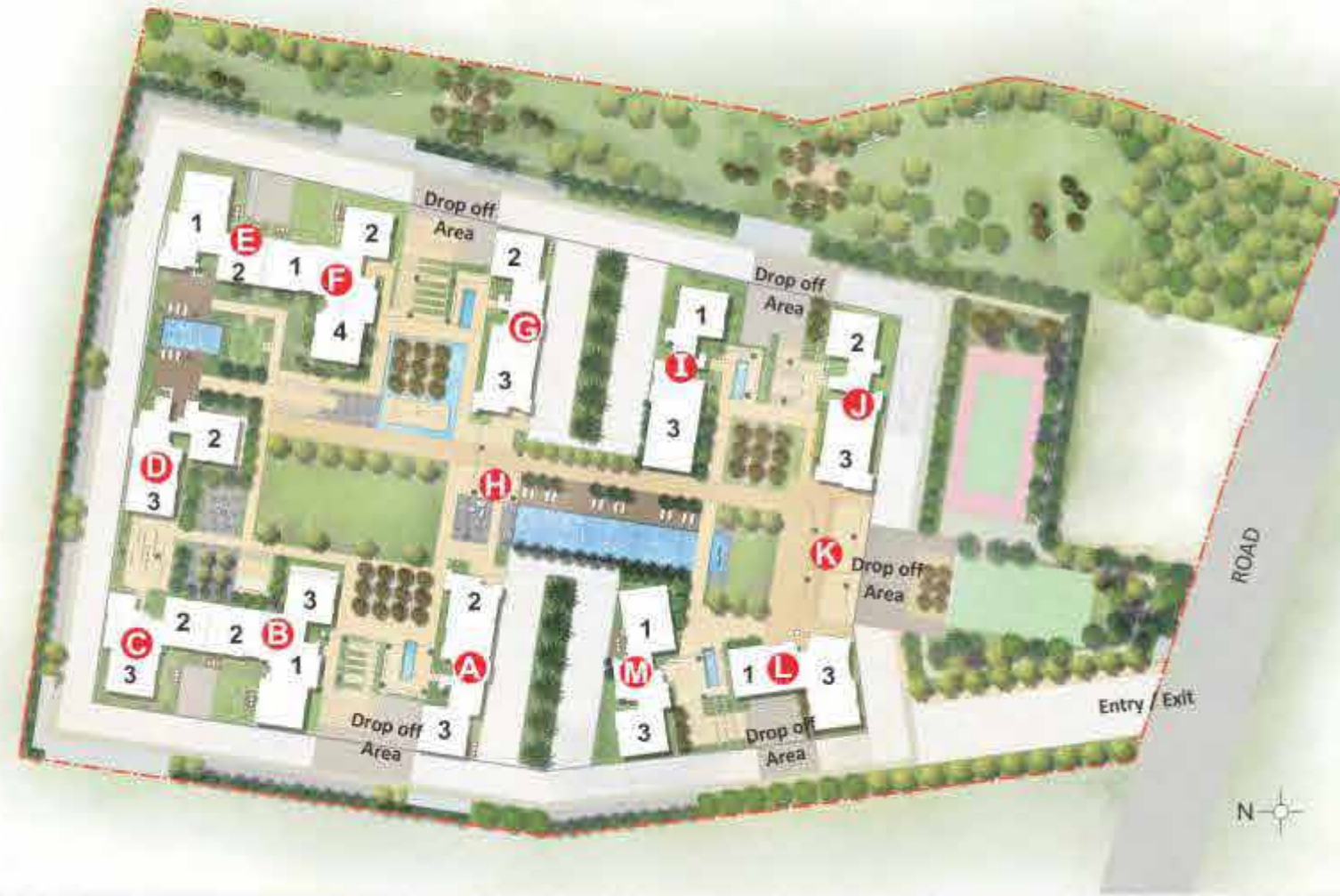


Typical **Studio**
Type 1



Typical **Studio**
Type 2

MASTER PLAN



- Main entrance
- Driveway
- Main drop off with feature trees
- Pedestrian drop off
- Entrance plaza
- Water feature
- Swimming pool
- Lounge deck
- Activity lawn
- Children's pool
- Pool deck
- Children play area
- Jogging lane





PROJECT FEATURES

It makes us proud to have created a home that lives up to our own artistic standards while staying dutifully economic. The following are the specifications on the property:

AMENITIES

- Multipurpose hall
- Squash court
- Furnished gymnasium
- Indoor games
- Tennis court
- Yoga / aerobics
- Multi-activity lawns
- Swimming pool with paved deck
- Landscaped garden with innovative features
- Crèche
- Children's play area
- Covered car parking
- Visitors' car parking
- Car washing area and sanitation facilities for drivers & servants
- Emergency power backup
- 100% power backup for common utilities
- Garbage chute
- Sewage treatment plant
- Seismic resistant structure design
- Fire fighting system
- Cricket nets
- WiFi in common areas
- CCTV security cameras
- Intercom

SPECIFICATIONS

KITCHEN

- Granite platform with SS sink.
- Glazed / Ceramic tile dado up to 2 ft. height above platform.
- Provision for fixing water purifier.

UTILITY AREA

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

FLOORING

- Wooden flooring in master bedroom.
- Vitrified tile flooring with skirting for all rooms.
- Ceramic tiles for toilets, balconies and attached terraces

DOORS

- Elegant main door with polished veneer on both sides.
- Premoulded internal flush doors.
- UPVC doors for the balconies.
- Premium quality fixtures & fittings.

WINDOWS

- UPVC windows with mosquito mesh

TOILETS

- Ceramic tile dado up to 7 ft. height.
- Marble / Granite fascia for door openings.
- Counter top wash basin on marble / granite counter for master bedroom and common hand wash.
- Wash basin with marble / granite counter / pedestal type for children's bedroom.
- Jaguar make or equivalent quality CP fittings.
- Hindware or equivalent quality sanitaryware
- Diverters for shower in all toilets

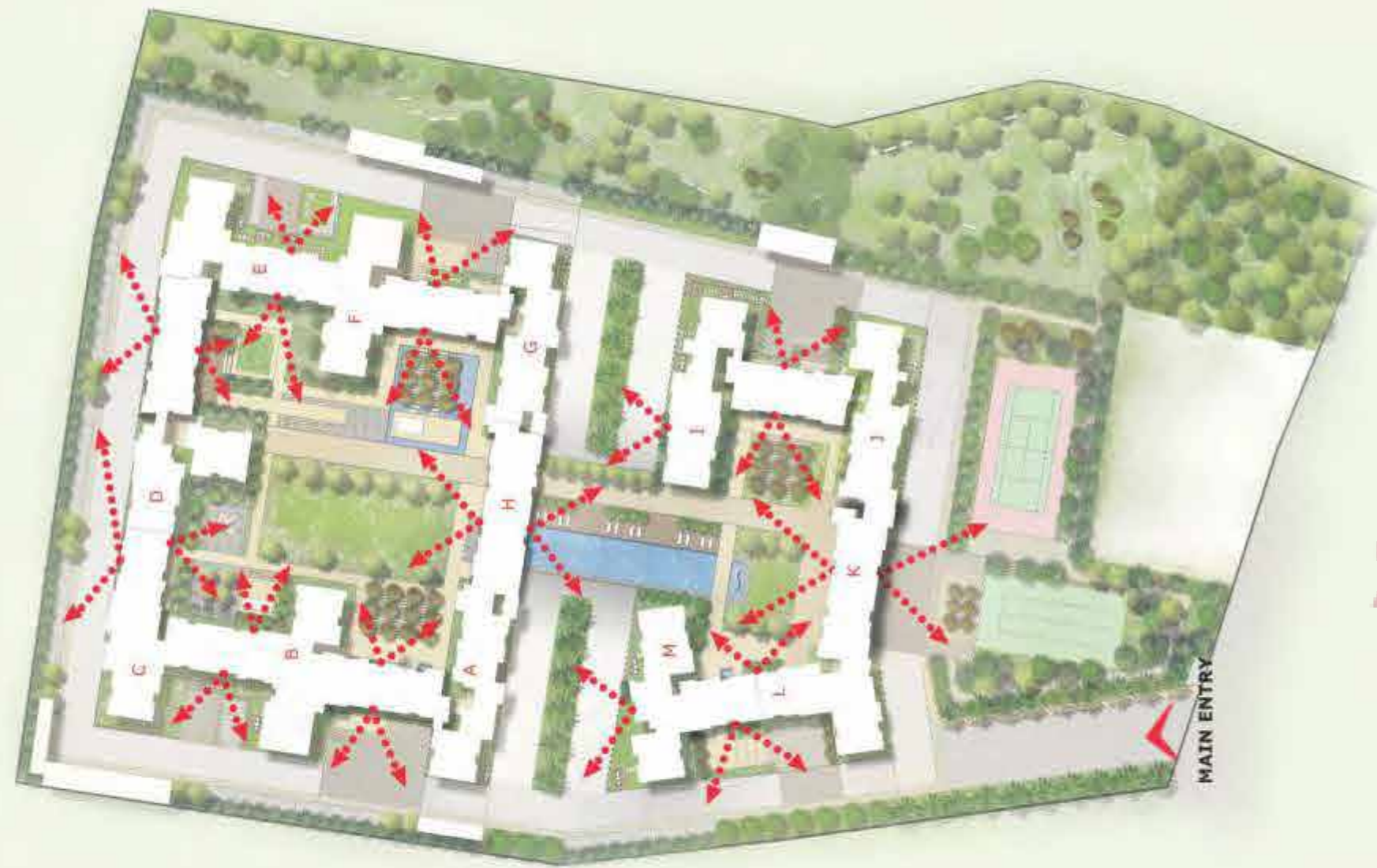
ELECTRICALS

- Concealed, fire resistant high-quality copper wiring.
- Ample light points with Anchor or equivalent make modular switches.
- T.V. points in Living and all bedrooms.
- Telephone points in living and all bedrooms.
- Earth leakage circuit breaker.
- Provision for exhaust fan in kitchen & toilets.

INTERNAL PAINT

- Internal walls with oil bound distemper.





DESIGN INTENT

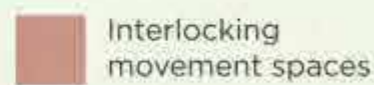
Our goal was to create a large, central landscaped area and a master plan, wherein each room of every home has a mind-blowing 360° view, blending the indoors seamlessly with the lush greenery outside.



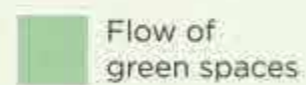
Legends :



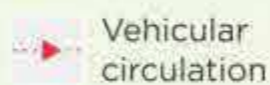
Main Spines



Interlocking movement spaces



Flow of green spaces



Vehicular circulation



THE LANDSCAPE

With several entrances to each cluster, the main entry lies along the scenic green area that runs like a spine along the North-South axis. The main Club House stands between two clusters overlooking a landscaped courtyard on one side and the glistening swimming pool on the other. Water bodies reflect the surroundings and create an aura of tranquillity along the length of the spine.

LOCATION



GPS : 12.9275, 77.6986



ABOUT ROHAN BUILDERS

Rohan Builders started in 1993 as a modest, yet strong, consistent, multifaceted and multi disciplinary organisation, committed to customer satisfaction. Be it a residential or a commercial construction, we have always banked on innovation, teamwork and technical excellence, while maintaining the highest standards of business practice.



THE FOUNDATION

When you love your work, it shows. So, it's no surprise that we rarely miss a deadline when it comes to delivering projects. With an experienced team of over 1,000 professionals and landmarks that span the length and width of the country, we certainly have given a thing or two back to the nation. Sprawling over 15 million square feet across Real Estate development & Civil engineering contracts, and also has strong foundation in Infrastructure, Logistics and Agriculture sectors, we have our feet firmly on the ground and our vision far ahead in the future.

OUR WORK MAKES US PROUD

With 8 million square feet of living spaces and 5000 happy families, our best salesmen are our homes, and the most trustworthy brand ambassadors, their many satisfied residents.



Rohan Mithila, Opposite Pune Airport



Rohan Jharoka, Near HAL Airport, Bengaluru



Rohan Leher, Baner, Pune



Rohan Ashima, Brookefield, Bengaluru



10 Kasturkunj, Bhosale Nagar, Pune



Rohan Madhuban, Bavdhan, Pune

KEY ONGOING PROJECTS



Rohan Avriti, ITPL Road, Bengaluru



Rohan Abhilasha, Lohegaon-Wagholi Road, 7 Km from Pune Airport



Rohan Kritika, Next to P.L. Deshpande Garden, Pune



Rohan Leher-II, Off Bengaluru-Mumbai Highway, Baner, Pune

AWARDS AND ACHIEVEMENTS

Our customers inspire us. They build and fortify our reputation; their recognition of our commitment to excellence is only complemented by our recognition in the industry.

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'.

CRISIL Real Estate

7 Star ratings for Rohan Mithila and Rohan Leher.

CNBC Awaaz CRISIL & CREDAI Real Estate Award

'Best Luxury - Residential Project' for Rohan Madhuban in 2010
'Best Residential Project' for Rohan Jharoka in 2010.
'Best Practices in Consumer Protection and Best Project Execution' for Rohan Tarang in 2009.
'Best Practices in Consumer Protection' for Rohan Ashima in 2008.

Quality, Speed & Durability Award

From Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010.

National Safety Council's (Karnataka)

Safety Award to Rohan Mihira, Bangalore for the year 2009.

AESA (Architects, Engineers & Surveyors Association)

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

TESE (Technology, Ecology and Environmental, Social and Economic)

Award for the year 2013 for Rohan Mithila.

PCERF

(Pune Construction Engineering Research Foundation)
First Safety Award for Rohan Mithila in residential / commercial project category for the year 2011-12.

5 Star rating by Eco Housing (Science & Technology Park)

Award for Rohan Mithila, Rohan Leher & Rohan Ishita.

Silicon India

Pune Real Estate Award to Rohan Mithila for Best Luxury Apartment Project of the Year - 2015

ABP News

Real Estate Awards to Rohan Mithila in Residential Property of the Year - 2015

ABP News

Real Estate Awards to Rohan Abhilasha in Most Admired Upcoming Project of the Year - 2015



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