



NARROW
SPACES
COMING
IN THE WAY
OF LIFE?



NOT AT
rohan
madhuban-II

ROHAN MADHUBAN-II WHERE DILIGENTLY DESIGNED SPACES GIVE YOU A NEW LEASE OF LIFE.

Imagine a home that uncompromisingly makes space for you and your loved ones. A home, whether big or small, that doesn't restrict your life, but moulds it for the better. Imagine a home that blends nature seamlessly with the indoors. A home where you could find diligence in design in every square inch of space. All this and more makes Rohan Madhuban-II a unique home of these times.

Born of Rohan Builder's innovative concept of PLUS Homes, Rohan Madhuban-II brings together the best of architectural expertise in each of its homes, across all size configurations. What you'd find in here isn't just world-class amenities. But a world where space takes its best form ever.

2 and 3 BHK Apartments

THE ART AND SCIENCE OF SPACES

A home is designed to make space for comfortable living. But more often than not, the modern-day home comes in the way of it, thanks to inattentive planning and careless designing.

At Rohan Madhuban-II, every square inch of space is designed after indulgent planning and much deliberation. So much so that when you come home to one of these exquisitely designed

apartments, you wouldn't find a stretch of unwanted space or a piece of meaningless design.

Our engineers and architects have worked closely to bring function and aesthetics to every aspect of the home. That's why we can promise you that you'd feel your home at Rohan Madhuban-II to be much bigger than it actually is – even by the first glance.



LESS WALLS FOR MORE CONVENIENCE.

We've made room for more space and less walls. The open kitchen and combined living and dining spaces ensure a heightened feeling of openness.



MORE SPACE PER SQUARE INCH.

Most home-buyers judge a room by its size, not layout. At Rohan Madhuban-II, the room dimensions have been thoughtfully planned to accommodate the furniture better with ample space for you to move around freely.





PRIVACY WITHIN THE HOME.

The guest bedrooms and powder rooms are segregated from the main bedrooms for better privacy for the residents.

HARMONY BETWEEN ROOMS.

At Rohan Madhuban-II, you will not find obstructive pillars, narrow corridors or corners that cannot be used. What you'd discover instead is a seamless harmony between rooms. The open floor plans and neutral colour schemes complement each other, creating a sense of visual bliss.



MANY WORLDS IN ONE.

The placement of the doors are such that a certain amount of privacy is ensured between the rooms.



AR. SWARNIL

ARCHITECT'S NOTE

The expression of community living is captured beautifully in this project through the integration of outdoor spaces in design as an act to facilitate collective culture.

The design intends to carve paths for social encounters and gatherings among users. The main concept was to envisage the idea of traditional courtyard to a larger scale by creating a central space within the built mass which will serve as an extended space for the units.

The conventional experience of entering a building is redefined by

restricting the vehicular movement to the outer edge and creating an internal pedestrian street, facilitating and further encouraging social interactions. The building mass is punctured strategically and double height terraces were introduced which provides a distinctive look to the facade. By cutting a central courtyard into the built mass, the apartment has transformed from a box to a space with a unique sense of home for every user. Through strategic planning, each unit has been provided with an utmost level of privacy and are equipped with balconies to furnish majestic vistas of the green surrounding.



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

The concept of PLUS Home lays the foundation for every Rohan home. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space – the essentials of good and healthy living.

Rohan Madhuban-II is evolved and developed from the Smart Space attribute of PLUS Homes. Yet, we've ensured that every home in the project abides by all the other aspects as well.

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 & rotting of furniture. Good ventilation also ensures better health of the residents by controlling impurities like bacteria and dust, unpleasant odour & moisture content.

At a Rohan home, you'll find a cross-ventilation system with openings on opposite sides of every room. 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 engineers take special care in eliminating dark corners in the house. If light does not fall beyond 20 feet of the indoor space, an additional source of natural light is created.





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 and never to a neighbour's window. 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.

DESIGN CONCEPT

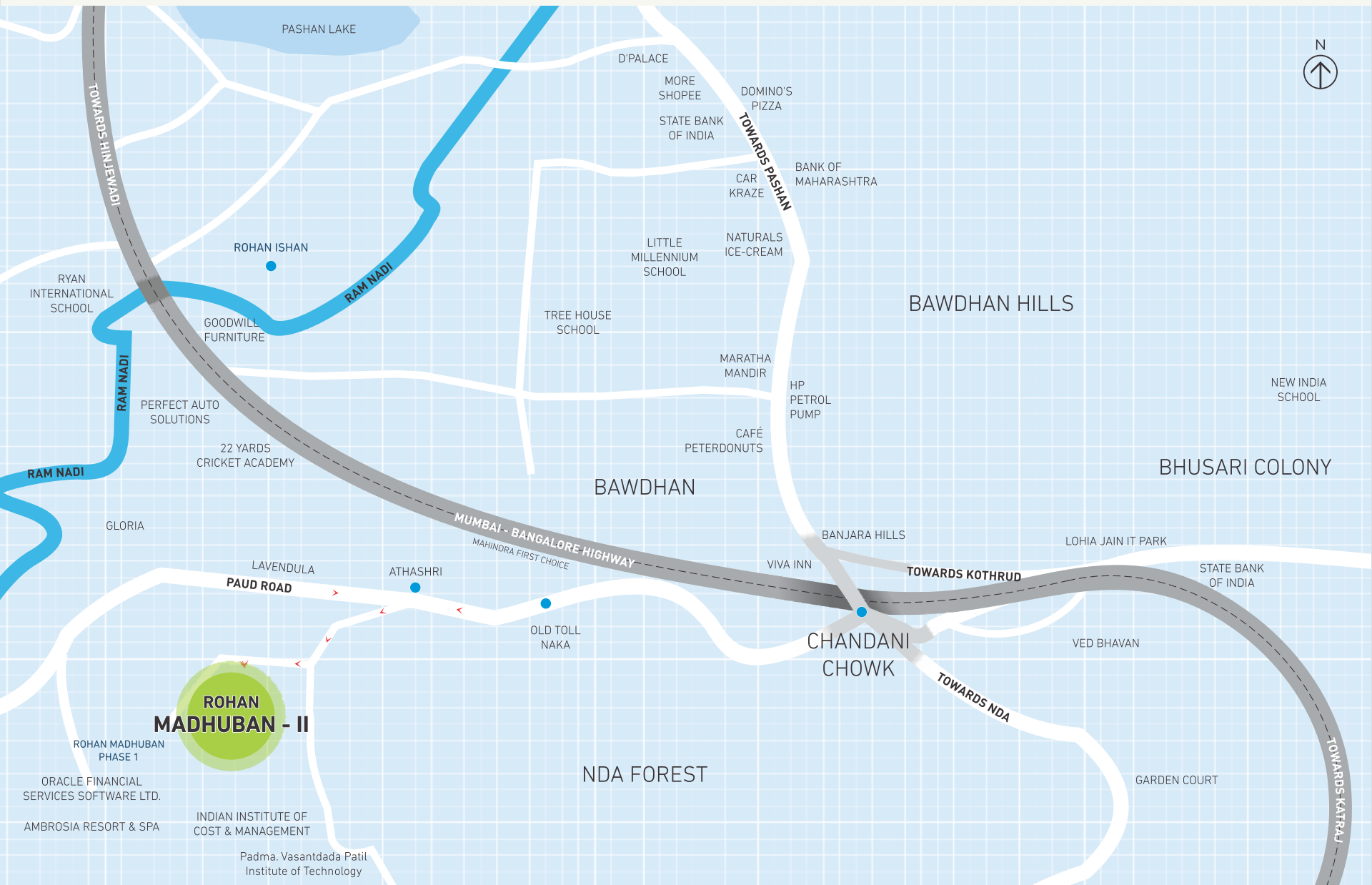
The layout of Rohan Madhuban-II has been inspired by the surrounding terrain. As the property site is wrapped around by a scenic hillside, the apartments are clustered in such a way that you could get a splendid view from your balcony. The building blends in with the topography of site, as the contours are retained as ramps to the basement. In order to enhance pedestrian connectivity the podium level is elevated, confining vehicular movement to the lower level.

A central landscape area has been created to maximize integration between the complex and the surroundings. Apartments are clustered around this central area in a way that users can interact closely with nature. The central courtyard visually nullifies the mass of the complex while aesthetically connecting the complex to the natural landscape. Dotted with

green spaces and water bodies, this central court serves as a tranquil space for relaxation and rejuvenation. Apart from the central greenery, apartments on the podium level enjoy private lush gardens.

A phenomenal living experience has been created by a balanced interaction – each apartment has its maximum privacy but the complex on a whole is embellished with plenty of recreational spaces to stimulate social interaction. The building masses are carefully designed and double heighted balconies are created to allow ample light and ventilation throughout the day. The geometry of facades is interestingly contorted by enveloping alternate balconies in projected cubes, thus enhancing the exteriors. Two floors are encrusted within a cube to create a visual illusion that the built mass is expanded more horizontally.





LOCATION: Just 1.5 kms. from Chandani Chowk, Paud Road, Pune.

GPS : 18.505600, 73.771337



MASTER PLAN



AMENITIES:

- Landscaped Garden with Innovative Features
 - Swimming Pool with Paved Deck
 - Kids Pool
 - Multipurpose Hall with Indoor Games
 - Well-equipped Gymnasium
 - Badminton Court
 - Guest Rooms
 - Children's Play Area
 - Automatic Lifts with Power Backup
 - 100% Power Backup for Common Utilities
 - Sanitation Facilities for Domestic Workers & Drivers
 - Rain Water Harvesting
 - Sewage Treatment Plant
 - Drip / Sprinkler Irrigation for Landscaping
 - Seismic Resistant Structure Design
 - Covered Car Parking
 - Visitors' Car Parking Area
 - Video Door Phone & Intercom for Each Home
 - CC TV. In Common Area
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FLOOR PLANS



Typical 2 BHK



Typical 3 BHK

SPECIFICATIONS

KITCHEN

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

UTILITY AREA

- Provision for washing arrangement with inlet and outlet
 - Ceramic tile flooring and dado up to 3 ft height
-

FLOORING

- Vitrified tile flooring with skirting for all rooms
 - Ceramic tiles for toilets, balconies and attached terraces
-

TOILETS

- Ceramic tile dado up to 7 ft height
 - Granite fascia for door openings
 - Washbasin with granite counter for common hand wash
 - Wash basin of pedestal type for all other toilets
 - Jaquar make or equivalent quality CP fittings
 - Parryware or equivalent sanitaryware
-

- Wall mixers/divertors for the showers
-

ELECTRICAL

- Concealed, fire resistant high quality copper wiring
 - Ample light points with modular switches
 - T.V. point in living room and master bedroom
 - Telephone point in living room and master bedroom
 - AC point in all bedrooms
 - Earth leakage circuit breaker
 - Provision for exhaust fan in toilets
-

DOORS

- Elegant main door
 - HDF moulded panel skin doors
 - Aluminium sliding doors for the balconies
 - Premium quality fixtures and fittings
-

WINDOWS

- Aluminium windows with mosquito mesh
 - Aluminium ventilators for all toilets
-

INTERNAL PAINT

- Internal walls with oil bound distemper
-



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 where nature and engineering found perfect harmony.

Rohan Builders' introduced the concept of no common walls in their project Rohan Garima in Pune. 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.



ABOUT ROHAN GROUP.

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 30 million square feet across verticals like Real Estate, Industrial and Infrastructure, we have our feet firmly on the ground and our vision far ahead in the future.

800+

km highways
completed by
Rohan
Infrastructure

Constructed
a kilometer long

**TWIN
TUNNELS**

with automated
control & monitoring
systems

40

multinational
industrial
clients



Constructed the
Amritsar-Wagah
highway
connecting India
and Pakistan

8,000
happy families
across 9.2 million
sq. ft. built-up area



ONGOING PROJECTS



Rohan Leher-II, Baner, Pune



Rohan Kritika, Sinhadag Road, Pune



Rohan Abhilasha, Lohegaon Waghali Road, 7 Kms from Pune Airport



Rohan Akriti, Kanakapura Main Road, Bengaluru

COMPLETED PROJECTS



Rohan Madhuban, Bawdhan, Pune



10 Kasturkunj, Bhosale Nagar, Pune



Rohan Mithila, Opposite Airport, Viman Nagar, Pune



Rohan Jharoka, Near HAL Airport, Bengaluru

RECOGNITION

CORPORATE AWARDS

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'.

BEST EMPLOYER BRANDS

Regional Round for 2016-17 - by the World HRD Congress and CHRO Asia.

THE ECONOMIC TIMES - BEST REALTY BRANDS

Recognizes Rohan Builders (India) Pvt. Ltd. for being a symbol of excellence in Realty - 2015.

AESA (Architects, Engineers & Surveyors Association)

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

PROJECT AWARDS

CRISIL REAL ESTATE

7 Star ratings for Rohan Mithila and Rohan Leher.

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

For Rohan Mithila.

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

5 STAR RATING BY ECO HOUSING

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.

CONSTRUCTION INDUSTRY DEVELOPMENT COUNCIL - CIDC VISHWAKARMA

Best Construction Project Award for Rohan Mithila in 2016.

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 AWARDS

QUALITY, SPEED & DURABILITY AWARDS FROM BUILDERS ASSOCIATION OF INDIA, PUNE

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

SAFETY AWARDS

PCERF (Pune Construction Engineering Research Foundation)

'First Safety' Award (Silver Cap) for Rohan Mithila in residential / commercial project category for the year 2011-12.

NATIONAL SAFETY COUNCIL (KARNATAKA) UNNATHA SURAKSHA PURASKARA

'Safety' Award for Rohan Mithira, Bengaluru for the year 2009.

CONSUMER PROTECTION AWARDS

CNBC AWAAZ CRISIL CREDAI REAL ESTATE AWARD

- 'Best Practices in Consumer Protection and Best Project Execution' for Rohan Tarang in 2009
- 'Best Practices in Consumer Protection' for Rohan Ashima in 2008



YOUR SLICE OF SPACE AWAITS YOU.

In our busy scheme of things, as we try to make space for our dreams and desires, let's not forget the private space that our lifestyle rightfully deserves. Of all the spaces we occupy, it's our home that influences us the most – where we spend most of our time. And that reflects upon everything we do.

Visit the home at Rohan Madhuban-II, and you'd know how it could mould your lifestyle for the better. And once you move in, we can guarantee that its diligently designed nuances will delight you each day, every day.



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OFFICE ADDRESSES

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