



NARROW
SPACES
COMING
IN THE WAY
OF LIFE?



ROHAN
AKRITI

DILIGENTLY
DESIGNED HOMES

ROHAN AKRITI. 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, 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 make Rohan Akriti a unique home of these times.

Born of Rohan Builder's innovative concept of PLUS Home, Rohan Akriti brings together the best of architectural expertise in each of its 440 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.

5 Acres | 1, 1.5, 2, 2.5 and 3 BHK Homes

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 Akriti, 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 will not 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 Akriti to be much bigger than it actually is – even at 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 just by its size, not layout. At Rohan Akriti, 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 of the residents.

HARMONY BETWEEN ROOMS.

At Rohan Akriti, 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 even between the rooms.



AR. ADWITHA

ARCHITECT'S NOTE.

While designing Rohan Akriti, our aim was to revive the lost concept of community living where the user becomes a part of the bigger scheme of things. This sanctuary, a breath of fresh air, is a neighbourhood carved out in an urban setting where people come together to celebrate life in all its glory.

Every square inch of space has its own significance, crafted to perfection with optimal efficiency. With each element having been carefully thought-through, this user-centric design focuses on value engineering. The design ensures best utilization of space available without compromising on the design philosophy or functionality.



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 Akriti 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 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 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 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.

NOURISHING OUTDOORS.

At Rohan Akriti, the outdoors have been designed as carefully and elaborately as the indoors. Whether it's about safety, recreation or convenience – every nuance has been looked into during the planning phase. And the finest testimony to this – three distinctly themed gardens.

The Refresh Garden located in the centre of the property not only offers a splendid view for the homes - amidst the lush greenery also rests an enthralling water amphitheatre with a floating cabana. Swimming pools, clubhouse and walk ways are well-fitted into the geography of the Refresh Garden to make sure your

recreational space is secluded from outside noise.

The Rejoice Garden on the left corner of the property is every kid's dream come true. A life-size chess garden, a play tunnel, an old mango tree in the centre and a climbing wall make a perfect world for leisure.

The third garden sets the ideal ambience for destressing. In the Relax Garden, an open-air fitness garden flows into the meditation lawn, outlined by the jogging lane on one side and a dense foliage of trees and plants on the other.



AWAY FROM THE BUZZ OF THE CITY. YET CLOSE TO ITS CONVENIENCE.

Kanakapura Road, once a green jungle, has undergone a rapid change and emerged as a prime locality in Bengaluru. The locality is specially known for its green open spaces tucked with several lakes. The area is fast developing into a major hub due to factors like the presence of Art of Living, Ranga Shankara and Metro Retail Family Mart. This stretch of road falls in National Highway 209 which intersects the NICE Road at Konanakunte Cross.

Kanakapura Road is a key arterial road that starts in Basavanagudi and runs through posh localities like JP Nagar, Jayanagar and Banashankari. The connectivity to key places like Bannerghatta, Electronic City and Mysore Road through NICE Road and extension of metro has made the area a real estate hot-spot.



The Phase II of Namma Metro, will connect Puttenahalli to Anjanapura Township. The line is expected to make travel from Konanakunte to Central Bangalore fast and convenient. The Metro is expected to catalyse commercial growth along this stretch by providing enhanced connectivity to other parts of the city. Also, the Gottigere-Nagavara Metro project is underway on Bannerghatta Road.

Another major factor that transformed Kanakapura is the Bengaluru-Mysore Infrastructure corridor project that envisages a 106km six-lane super highway. This highway is considered at par with the Mumbai-Pune highway.

COMMUTE

BUS STOPS

Jayanagar Housing Society Bus Stop – 0.4 km | 4 mins
Jayanagar HBCS Layout – 0.6 km | 6 mins
Karishma Hills – 0.8 km | 9 mins

BASIC AMENITIES

CONVENIENT STORES

Mahalaxmi Provision Store – 0.4 kms | 5 mins
Nilgiri’s Supermarket, Gubbalala – 0.4 km | 4 mins
Shopwel Supermarket – 0.5 km | 5 mins

ATMs

ICICI Bank ATM – 1.6 km | 6 mins
State Bank of India (SBI) ATM – 1.8 km | 6 mins
HDFC Bank ATM – 2.1 km | 7 mins

HEALTHCARE

HOSPITALS & CLINICS

Sri Ganapathi Med & General Store – 1.2 km | 5 mins
Daivik ENT Centre – 0.5 km | 6 mins
Sunshine Children’s Clinic – 1.8 km | 6 mins

PHARMACIES

Ayurvedayala – 1.5 km | 5 mins
Mahadev Medical & General Store – 1.4 km | 5 mins
Trust Chemists & Druggists – 1.5 km | 5 mins

SHOPPING AND LEISURE

CINEMAS

Vaibhavi Theatre – 2.5 km | 8 mins

MALLS

Royal Meenakshi Mall – 9.4 km | 27 mins
Upcoming Prestige Forum Mall – 1.8 km | 7 mins

PARKS AND AMUSEMENT PARKS

Blossoms Group – 1.4 km | 6 mins
Raja Gardenia – 2.8 km | 12 mins
Kanaka Layout 3rd Stage – 1.5 km | 5 mins

RESTAURANTS AND CAFES

Atlanta Bread – 0.9 km | 10 mins
Firangi Rasoi – 1.5 km | 5 mins
Vasudev Adiga’s – 2.5 km | 8 mins

CHILDCARE

DAY CARE AND SCHOOLS

YAS National High School – 1.2 km | 5 mins
Little Elly – 0.6 km | 7 mins
Tushitta Creative Learning Centre – 1.0 km | 4 mins

LOCATION MAP







MASTER PLAN



AMENITIES:

- Multipurpose Hall
- Squash Court
- Well-equipped Gymnasium
- Indoor Games
- Badminton Court
- Space for Daycare Facility
- Cricket Practice Pitch
- Tennis Court
- Swimming Pool with Paved Deck
- Landscaped Garden with Innovative Features
- Children's Play Area with Equipment
- Covered Car Parking
- Visitors' Car Parking Area
- Sanitation Facilities for Domestic Workers & Drivers
- 100% Power Backup for Common Utilities
- Sewage Treatment Plant
- Seismic Resistant Structure Design
- Fire Fighting System
- Durable Exterior Textured Paint



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
- Jaguar 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
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FLOOR PLANS



TYPICAL 1 BHK



TYPICAL 1.5 BHK



TYPICAL 2 BHK COMPACT



TYPICAL 2 BHK



TYPICAL 2.5 BHK



TYPICAL 3 BHK





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 design to create homes where nature and engineering found perfect harmony.

Rohan Builders' first project in Bengaluru – Rohan Vasantha – introduced the concept of no common walls to the city. In the following years, many more architectural innovations took shape – no-neighbour homes, opens homes and digital homes, to name a few.

Today, Rohan Builders has built itself a name as diligent 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 and monitoring
systems

40

multinational
industrial
clients



Constructed the
Amritsar-Wagah
highway
connecting India
and Pakistan

8,000
happy residents
across 9.2 million
sq ft completed
built-up area



ONGOING PROJECTS



ROHAN LEHER - PUNE
Extra-windy homes



ROHAN IKSHA - BENGALURU
Homes with 360° view

COMPLETED PROJECTS



ROHAN AVRITI
Surprisingly private property



ROHAN ASHIMA
Split-level open homes
with less walls and more space



ROHAN JHAROKA
No-neighbour homes



ROHAN VASANTHA
Homes with no common walls

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 - CIDCVISHWAKARMA

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.

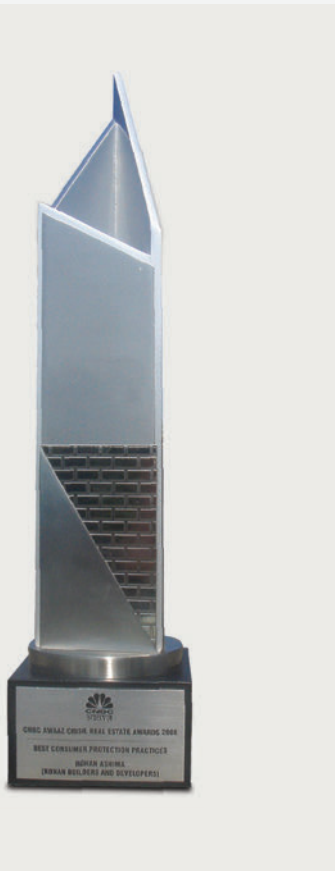
NATIONAL SAFETY COUNCIL (KARNATAKA) UNNATHA SURAKSHA PURASKARA

'Safety' Award for Rohan Mihira, Bangalore 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.
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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 Akriti, 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

CORPORATE OFFICE PUNE: 1 Modibaug, Commercial Building, Ganeshkind Road,
Near Agriculture College, Shivaji Nagar, Pune - 411 016

BENGALURU OFFICE: No. 1201, 1st Floor, Divya Shakthi, 100 Feet Road, Indiranagar, Bengaluru - 560 038

SITE ADDRESS

Survey No. 53/1 & 394 Jayanagar Housing Society Layout, Subramanyapura, Off Kanakapura Road,
Bengaluru, Karnataka - 560 061

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