

ROHAN
EKAM



GROUND FLOOR *IN THE SKY*



ROHAN EKAM stands on the banks of the Mula

River in Balewadi. One of its ground floors is 14 floors above ground, in the sky. Complete with trees, park benches, and play areas - everything you would expect to find on the ground floor.

There is, of course, a ground floor on the ground floor as well.

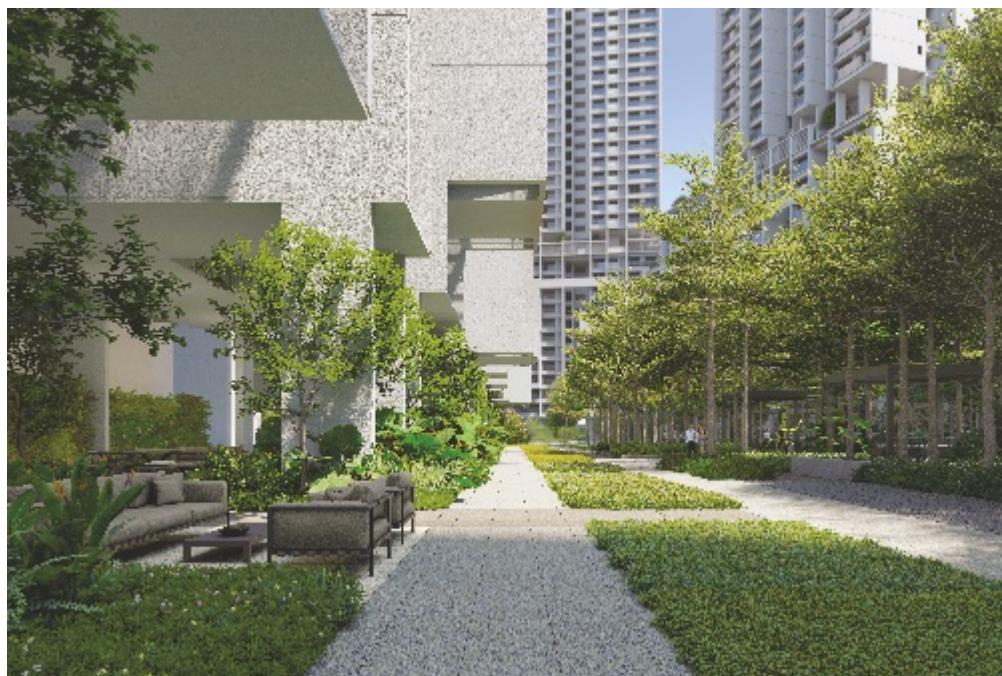


2, 3 & 4 BHK HOMES IN THE HEART *OF BALEWADI*

A short drive from schools, colleges, hospitals, malls and, nearby IT parks, Rohan Ekam is the near-perfect address for a home.

With the choice of 2, 3, and 4-bedroom apartments across 9 towers, homes at Rohan Ekam are all built to Rohan's PLUS design philosophy—perfect ventilation, lively light, utmost privacy, and smartly designed spaces.

Rohan's rigorous construction standards spill over into the rest of the complex too. Design that is intuitive, accessible, and clean is evident everywhere - from the clubhouse and the indoor sports complex right down to the common areas and the parking system.





AT THE LITERAL HEART OF ROHAN EKAM

(AND 14 FLOORS ABOVE IT)

A note from Ar. Sanjay Mohe, Chief Architect

Located in Balewadi, a prime area in Pune, Rohan Ekam is flanked by the Mula River on the eastern side. The land cascades with a gradual slope towards the river. The design takes advantage of river frontage while being sensitive to the dynamics of the river and the environment.

All the towers are made accessible from all sides; the setbacks are designed as roads. There is a clear separation between vehicular and pedestrian traffic. Vehicular traffic is kept on the perimeter while the green pathway at the center is designed to give access to emergency vehicles only if the need arises. Traffic consultants have studied smooth flow of vehicles during the peak periods ensuring one way movement.

The built environment needed to be porous within itself and the outside to maximize on light, ventilation and the surrounding views. To achieve this, the apartments are positioned towards the edges of the site, leaving the central area completely open to the sky.

Utilizing the site configuration, the central area is designed to have upward cascading greens which would eventually open out to the river as one walks through it, creating a sense of discovery & excitement all along the way. This pristine, protected environment with lush greenery and water bodies would allow the user to experience the richness of nature as they would gradually ascend to reach the deck with a framed view of river.

In an attempt to scale down the feel and make it more humane, the development gets vertically divided into two sections.

The lower 14 floors of every tower are connected to the central landscape area by overextending the landscape itself into the double height colonnade at the podium level. This would create a feel of a large veranda encouraging multiple activities. For the ease of identification, the entries of each block would be colour coded. A micro environment is created in the central landscape area with lush greenery and water bodies. Taking leverage of the landscape here the architecture aims to bring down the temperature of the area by creating wind tunnels and mutually shaded spaces.



Architect's Vision





The upper floors will take advantage of the elevated eye level and get connected to the external views akin to the hill top while continuing to have an elevated ground level at the 14th floor. The second ground floor (ground floor in the sky) would be a landscaped podium with greenery, trees and jogging tracks. All the apartment towers are additionally connected with bridges at this level to give a sense of expanse.

The experience of these two landscapes would be totally different. One would be introverted, pristine and protected while the other is more extroverted and energetic. Having this choice is a wonderful feature for every resident. The character of these spaces would change from morning to evening with varying quality of light, sound, smell and breeze encouraging outdoor interaction.

Several common amenities and the club house are accommodated along the cascading green pathways as well as on the second ground floor, creating appropriate spaces of varying scales for different age groups to use at different times of the day making it a happy place to live.



LANDSCAPE *BUILT TO ESCAPE*

A note from Ar. Sherman Stave, Landscape Architect

The landscape design for Rohan Ekam seeks to create a tranquil, zen oasis, with a timeless character that enhances the quality of life for its residents. The landscape design is purposefully restrained to tone down the visual and physical noise & clutter that surrounds the project.



Landscape Architect's Vision

Strong Axial Layout complementing the Architecture

The overall organisation and framework of the landscape is structured by the strong axial layout of the primary pathways that provide a logical connection from one landscape space to another, a series of outdoor rooms. The outdoor rooms are sensitively and seamlessly integrated by a network of secondary pathways, to accommodate a variety of amenities and facilities that promote health living and a strong sense of community.

Outdoor Rooms

Smaller outdoor rooms extending from the building podium provide a graceful landscape transition from the indoor to the outdoor. The layout and organisation of these spaces is based on a playful orthogonal composition inspired by the building facades. The network of pathways connects the interspersed courtyards that are subdivided by planter beds and garden walls. Each of the courtyards provides the flexibility to accommodate a variety of activities and amenities to suit changing needs and conditions.

Visual Axes and Borrowed Landscape

The landscape design takes advantage of the visual axes framed by the buildings to create landscape corridors punctuated by dramatic, cantilevered look-out points. The visual connection between the borrowed external landscape and the internal landscape reinforces the porosity and transparency at the podium level.

Central Landscape and Focal Point

Situated above the surrounding landscape, the clubhouse provides a strong anchor and focal point to the central landscape. A series of steps and water cascades connects the upper plaza of the clubhouse courtyard to the swimming pools and pool deck.

A large open lawn extends the view of the central landscape from the pool terrace to a sloped lawn/amphitheatre anchored at the base. This dynamic, multi-purpose open space can accommodate a variety of active & passive recreational activities.

Rows of trees aligned with the pedestrian axes, on either side of the clubhouse and the central landscape provides a strong visual frame that reinforces and contains this dramatic landscape space.

Biodiversity and Sustainability

To promote biodiversity, the landscape planting palette comprises of a wide variety of native plant species to attract birds & butterflies. The flowering trees & shrubs will also add colour and fragrance to the gardens. Fruit trees, herb gardens, vegetable gardens, and spice gardens are introduced to promote urban farming and eco-education opportunities. The hardscape areas will be paved with locally sourced stones and durable natural materials.

Biophilia

The landscape design stimulates the senses to enhance and reinforce our inherent bond with nature. Softscape, and hardscape pathways of various materials encourage residents to walk barefoot and experience the various textures and temperatures underfoot. Identical trees planted in rows cast synchronised shadow patterns that trace the sun's pathway during the day and over seasons marking the passage of time. The soft sounds of bird calls echo among the tree canopies. The flowering trees and shrubs contrasts brilliantly with the verdant foliage and textures of the native trees. The cross ventilation created by soft breezes passing through the landscape corridors and under the building canopies create a cooler microclimate within the central landscape spaces.

Layered Landscape - Two Ground Floors

Complementing and extending the landscape experience at the podium is a second level / layer of landscape at the second ground floor of the residential towers (ground floor in the sky). The landscape at the second ground floor bridges across the residential buildings, providing for a contiguous landscape that is linked by a network of pathways.

This unique landscape has several courtyards and seating nooks that are strategically placed along the edges of the buildings to take advantage of the panoramic views of the surrounding landscape. The sheltered and elevated landscape pockets also offer spaces for various amenities and facilities such as work from home spaces, reading nooks, yoga/pilates decks, herbs, spice, and vegetable gardens, etc, that fosters engagement and community bonding.



MASTER PLAN

The Rohan Ekam master plan details how the land parcel has been optimised, while keeping quality of life paramount.

Like any Rohan project.



MULA RIVER

AMENITIES



BUILT ACTIVITIES

- Multipurpose hall
- Indoor games
- Gymnasium
- Business centre
- Library area
- Hobby room / game room
- Creche
- Guest rooms



COMMON AREA SERVICES

- Sewage treatment plant
- Organic waste composting
- DG backup 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



GROUND FLOOR IN THE SKY AMENITIES

- Hammock terrace
- Outdoor lounge
- Co-working spaces
- Games areas
- Community gardens
- Cross fitness areas
- Barbeque areas
- Yoga decks
- Meditative spaces
- Themed gardens
- Outdoor dining areas with pantry provisions
- Gathering spaces
- Viewing decks
- Reading nooks



RECREATIONAL ACTIVITIES

- Lap pool with deck
- Kids pool
- Reflecting pool
- Sloped amphitheatre lawn
- Reflexology path
- Outdoor fitness stations
- Tea pavilion
- Look out points
- Pets area
- Exercise lawn
- Picnic areas
- Toddler play area
- Children play area
- Meditation pavilion
- Co-working spaces
- Barbeque pavilion



SPORTS ACTIVITIES

- Cricket pitch
- Volley ball court
- Multipurpose play ground
- Tennis court
- Mini putt
- Badminton court
- Squash court
- Jogging / walking loops



Project Walkthrough





UNIT PLANS

Rohan Ekam comes with 2, 3 and 4 BHK units. While the sizes vary, the Rohan design philosophy of perfect ventilation, lively light, utmost privacy, and smartly designed spaces is common to all.

TYPICAL UNIT PLANS



4 BHK - Type 1



4 BHK - Type 2





3 BHK - Type 1



3 BHK - Type 3



3 BHK - Type 2



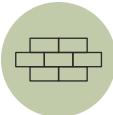
2 BHK





ALL SPECIFICATIONS, *NO SPECULATIONS*

The Rohan practice of delivering to the exact standards
we promise continues with Rohan Ekam.



STRUCTURE

- RCC structure



ROOMS

- Vitrified tiles in entrance lobby, living, kitchen, dining, bedrooms and balconies



KITCHEN

- Granite platform with sink
- Vitrified tile dado up to 2 feet height above platform
- Provision for water purifier and ductless chimney
- Kitchen sink with hot and cold water mixer



UTILITY

- Vitrified tiles for floor and dado up to parapet height
- Inlet / outlet provision for washing machine and dishwasher
- Granite platform with sink



INTERNAL PAINT

- Internal walls with acrylic emulsion paint



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
- Intercom and Video Door Phone facility
- DG back up for all light and fan point in each room



DOORS, WINDOWS & RAILINGS

- Laminated main door and elegant internal flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows / doors with mosquito mesh
- Powder coated aluminium door for utility
- Glass railing for balcony



TOILETS

- Ceramic flooring and dado up to lintel level
- Premium brand sanitary wares and CP fittings
- Concealed plumbing
- Slung piping with false ceiling in toilets

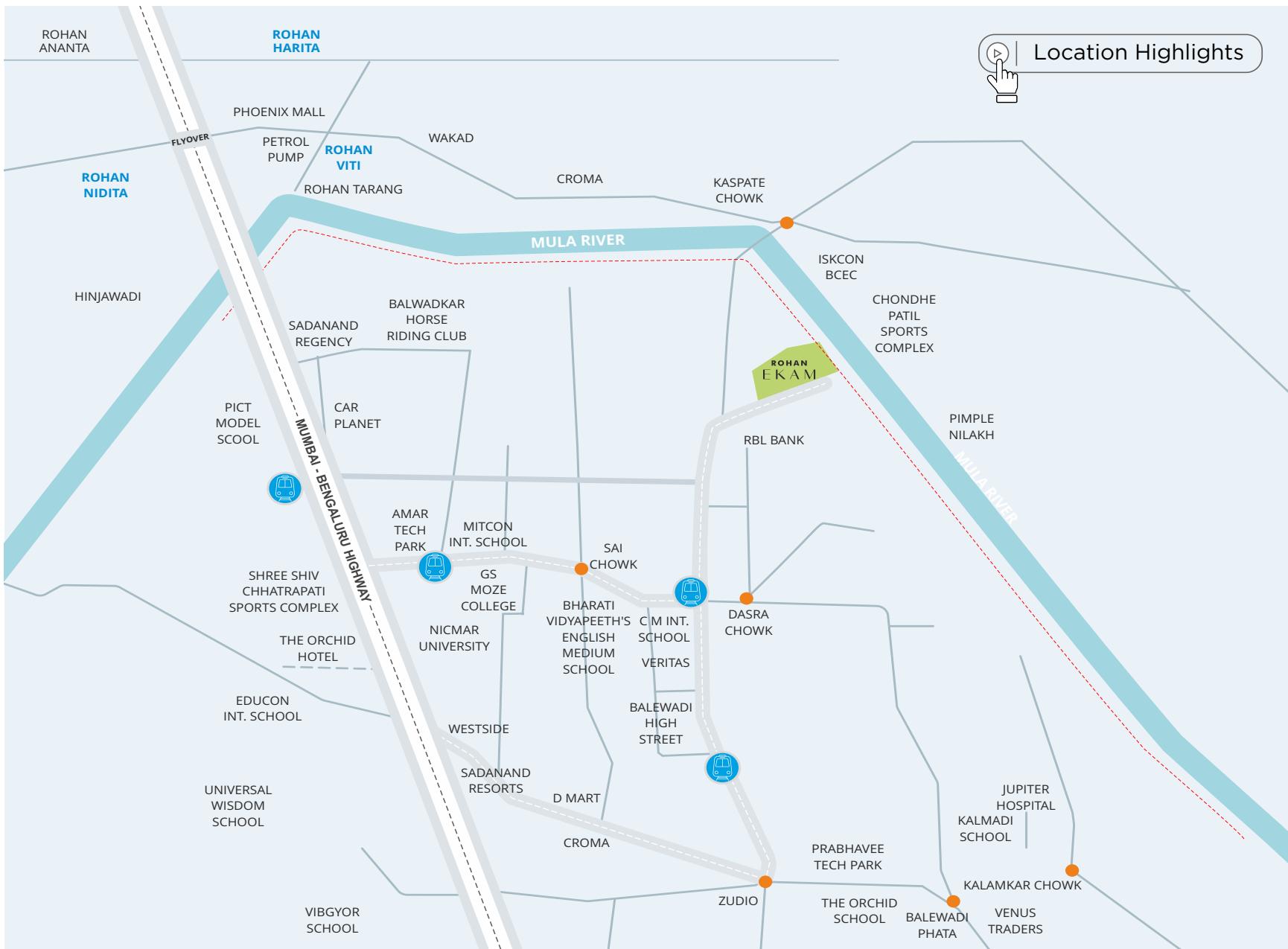


ENHANCED SPECIFICATIONS

- Marble flooring in living, dining and entrance lobby
- Wooden flooring in master bedroom
- Digital lock to main door

Note: Enhanced specifications applicable for specific units only.





LOCATION HIGHLIGHTS

HOSPITALS

- Sunshine Multi Specialty - 2.2 kms
- Manipal (Baner) - 2.9 kms
- Jupiter - 3.5 kms
- Surya Mother & Child Specialty- 5.8 kms
- Medipoint (Aundh) - 6.1 kms

COLLEGES

- G.S. Moze College of Engineering - 1.4 kms
- MITCON - 1.5 kms
- NICMAR - 1.5 kms
- Dyan Sagar College of Arts & Commerce - 2 kms
- National College - 4 kms

METRO STATIONS

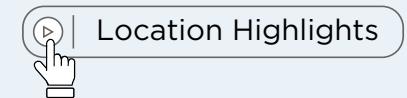
- Ram Nagar Station - 1.5 kms
- NICMAR Metro Station - 2.1 kms

SCHOOLS

- Bhartiya Vidyapeth - 1.5 kms
- CM International School - 2 kms
- Orchid School - 3.7 kms
- PICT Model School - 4.7 kms

SHOPPING & LEISURE

- Balewadi High Street - 1.5 kms
- Phoenix Mall of the Millenium - 6.7kms
- Westend Mall - 7 kms
- Xion Mall - 7.8 kms







31
— YEARS OF —
ROHAN

31 Years of Rohan

From our early days - when we started out in a small rented space ourselves - to the joy we experience today when handing over the keys to a new home to a customer, we've come a long way. As we look back, we know it would not have been possible without the belief every single one of our clients placed in us to deliver their dream home. And we know we wouldn't have reached as far as we have if not for the confidence of clients who trusted (and continue to trust) us to build their offices, factories, and roads. And we know only too well that we would have little to show if not for the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants, and landowners have had in us. And as you look to buying a home, we are privileged that you are considering a Rohan home.

We hope you find everything at Rohan Ekam to your liking.

Thank you, once again, from all of us the Rohan family.

The Rohan Group, great living engineered.

Since 1993, we have come to be known as much for our commitment to quality and delivery as we are for landmark projects across the country. From the Wagah Border to suburban Bengaluru, we've delivered projects that have cemented our reputation for consistency and excellence in the construction industry.

Today with over 2000+ committed professionals and over 1.5 crore square feet handed over, we are consistently rated DA2+ by CRISIL as a marker of our ability to execute projects to specified quality and within timelines.

As an active participant at the UNGC, we are committed to sustainability efforts in every project we undertake. And we've been certified as a Great Place to Work by the Great Places to Work Institute.

ONGOING ROHAN PROJECTS



ROHAN HARITA, TATHAWADE, PUNE.



ROHAN NIDITA, HINJEWADI PHASE 1, PUNE.



ROHAN ABHILASHA 3, WAGHOLI, PUNE.



ROHAN VITI, WAKAD, PUNE.



ROHAN ANAND, SOMATANE, PUNE.



ROHAN EKANTA, GUNJUR, BENGALURU.

COMPLETED ROHAN PROJECTS



ROHAN ABHILASHA, WAGHOLI, PUNE



ROHAN ANANTA, TATHAWADE, PUNE



ROHAN LEHER II, BANER, PUNE



ROHAN KRITIKA, SINHAGAD ROAD, PUNE



ROHAN MITHILA, OPPOSITE PUNE AIRPORT, PUNE



ROHAN UPAVAN, OFF HENNUR ROAD, BENGALURU

Awards & Accolades

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



CRISIL Rating of DA2+

- 2010: 7 Star for Rohan Mithila & Rohan Leher in Pune
- 6 Star for Rohan Jharoka-II, Bengaluru.

Awarded for Customer Service

- 2022: Times Realty Icon for Excellence in Customer Service

Awarded for Design and Innovation

- 2022: Times Realty Icon for Excellence in design and innovation

Awarded for Quality, Speed and Durability

- 1997, 1999, 2000, 2001, 2002, 2005, 2007, 2010 : Builders Association of India, Pune

Awarded for Residential Property / Project of the Year

- 2010, 2015 : Rohan Jharoka Phase II (Mid Segment) – CNBC Awaaz CRISIL & CREDAI Real Estate
- 2015: Rohan Mithila, Pune – ABP News, Real Estate
- 2015: Rohan Mithila, Pune (Luxury Segment) – Silicon India Real Estate A
- 2019: Rohan Abhilasha (Mid Segment) - ET Now News Real Estate
- 2019: Rohan Leher II (Luxury Project) - ET Now News Real Estate
- 2019: Rohan Iksha (Mid Segment) - ET Now News Real Estate

Awarded for Best Practices in Consumer Protection & Execution

- 2008: Rohan Ashima - CNBC Awaaz CRISIL & CREDAI Real Estate
- 2009: Rohan Tarang - CNBC Awaaz CRISIL & CREDAI Real Estate

Awarded for Symbol of Excellence in Realty

- 2015: Best Realty Brand - The Economic Times

Awarded by AESA (Architects, Engineers & Surveyor Association)

- 2001, 2002, 2007, 2009, 2013

Awarded for Development of the Year

- 2013: Rohan Mithila, TESE
(Technology, Ecology & Environmental Social & Economic) Forum

Awarded for Eco - Housing

- Rohan Mithila – 5 Star Rating by Eco Housing (Science & Technology Park)
- Rohan Leher - 5 Star Rating by Eco Housing (Science & Technology Park)
- Rohan Ishita - 5 Star Rating by Eco Housing (Science & Technology Park)

Awarded as Best Employer Brand

- 2016 - 2017: World HRD Congress & CHRO Asia

Best Workplace Culture

- 2019: India HR Summit





MahaRERA Regn. no.:
P52100052298
(Phase 1)



Pune office: 1 Modibaug, Commercial Building, Ganeshkhind Road,
Near Agriculture College, Shivaji Nagar, Pune - 411016.

Bengaluru office: #1147, 3rd Floor, K P Icon Building, 12th Main Road,
HAL 2nd Stage, Indira Nagar, Bengaluru - 560038.



+91-20-7101 7101



www.rohanbuilders.com



ekam@rohanbuilders.com

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This project is financed by Tata Capital Ltd.

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