

Rusty's Album

rohan
madhuban
Extra Large Homes

Meet Rusty, our one-month old Cocker Spaniel, who lives with us at Rohan Madhuban. Since we moved in to our new villa here, Rusty has been really peppy. And naughty too. Guess it's got to do with the large, open spaces here. He even got lost once - inside the villa - and we were running around the town looking for our dear puppy!

Our home is one of the 42 villas at Rohan Madhuban. With 4 massive bedrooms, large central living area, balconies and gardens, open passageways and double height living areas, Rohan Madhuban is overwhelmingly spacious. But thankfully, accessing any part of the house is easy through a convenient flight of stairs. And from almost any part of the house, we can see the central living area - so that we know what Rusty is up to!

Our new extra large home is tucked away from the chaos of the city, located in the picturesque Bavdhan. It's built on a slope in a terraced structure, along the natural contours of the land. Actually, the two levels of units are built to give one a sense of openness. You know what, it's almost like life in a hill station!



Our Puppy Rusty



Rusty likes vast, open spaces. Rohan Madhuban is just the perfect home for him. Our home is bounded by gardens and greenery on all sides, not to mention our own private front. They say Rohan has built this as an 'Open Home' where there are no unnecessary walls that block vision or light. Also, large windows open into terraces, and balconies in each floor overlook into lush greenery. That reminds me of the stunning views that you get from our home. In fact, the first thing that greets you when you enter our home is this beautiful view of the adjoining lush valley.

You'll also adore: The unique split level design. The large central skylight that bathes the entire house with natural light, at any time of the day.

And the overall feeling of openness - enough and more space inside the home (Which is why Rusty got lost in the first place).





RUSTY ON THE BALCONY

More about the outside:

Rohan Madhuban has broad, prominent pathways, lush greenery etc that add to its vastness. The broad, tree-lined avenue between two units - with innovative landscaping and a water fountain - is perhaps the only place where one is reminded of neighbours! Keeping in mind the

aesthetics, our parking area is hidden at the pathway level, with domestic help rooms adjoined. A large swimming pool, a squash court, a club house with modern amenities, a health club, and a jogging track means Rusty has more space to run around or meet up with his other puppy friends.

PLUS Homes: *The benefit of design*

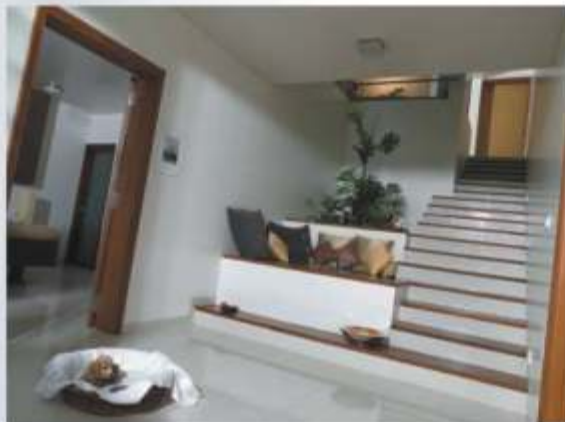
Cover Feature

Rohan Builders believes in being different. PLUS Homes design is Rohan's very own design approach; an innovation unique to all Rohan home, no matter which part of the world they build their property. PLUS stands for Perfect ventilation, Lively light, Utmost privacy and Smart space.

Across their properties, Rohan sticks to this fresh design approach. More natural sources of light are incorporated to fill the interiors with natural light. Large openings like doors, windows, courtyards are positioned such that they create optimum cross-ventilation, keeping the air always fresh. Rohan's PLUS Homes design ensures that

wherever you are in the house, you are bound to receive natural light and have a view directly outside.

Privacy is also taken care of, as houses are built in different levels. Smart space is created by optimally utilizing space - with proper placement of rooms - ensuring that one gets a sense of continuity as they walk through. This new design style of Rohan is setting a new trend in the way homes are designed.



Interiors at Rohan Madhuban, Pune



(Rusty will never ever feel claustrophobic)



Rohan Builders shows the way with Eco Housing

Environment Watch

Rohan Builders believes that life must exist alongside nature, not at the cost of it. This is an ethos they call 'ECO Housing'. Rohan starts out with the plan being designed in such a way that there is minimal alteration to the natural terrain. And they make sure that energy is conserved in whichever way possible.

At Rohan Madhuban, Pune, they strictly adhere to eco friendly measures. Sewage water is recycled and used to water the plants and for flushing. Drip irrigation is utilized to prevent wastage of water while watering the landscape. To help improve depleting ground water levels, Rohan Madhuban utilizes rain water harvesting, thus making use of every drop of water possible. The wet waste that is generated in Rohan Madhuban is utilized to produce rich organic manure that



Villas at Rohan Madhuban

is used in the gardens and landscaping. Across their properties, fly ash - a thermal waste - is put to good use through a proven and scientific process: it is blended with concrete and concrete blocks in a precise proportion to enhance their properties. By acting as a mini biosphere, the

natural landscaping too plays a part in preserving the local eco systems.

Thanks to the natural light and ventilation offered by Rohan's PLUS Homes design, and thermal roofing which helps keep the interiors cooler, less electricity is consumed, resulting in **huge** energy savings.

My digital home



I love the digital features at our home. Life is much safer, convenient and fun! While we are driving home, we can send an SMS to our microwave telling it to warm some pasta. And yet another message to the geyser telling it to warm water for bath. So when we reach home, everything is ready and waiting. This is because, every home has a whole system of Virtual Controls that help us control our home appliances from any part of the world, making life easier and simpler.

Digital security like smart card-based entry and burglar alarms completely secure our home from possible intrusion from any direction. These intelligent devices protect our home 24/7, whether we are peacefully asleep at night or away. The emergency

pendant is so convenient as well. While we were holidaying, we just handed it over to grandma. In case of an emergency, all she needed to do was press a button on the pendant and we will immediately know, no matter where we were. Gas and fire detectors reduce our worries about a possible fire and even an insurance premium! Not only do they detect a fire or gas leakage, but they will also alert security and send an alert to us as well.





Turning off electrical appliances can be done over the Internet or even from our mobile, from anywhere in the world. At the press of a key, our home will be placed in locked mode, with lights, gas, switched off, as well as our security system armed. While we are away, we can view images and clips on the Internet, of visitors to our doorstep or the security gate, through the Visitor Tracking Mode.

What's more, remote control for all the lights, reminder facility for society events on our LCD display... and you can imagine the whole new lifestyle that we have at a Rohan Madhuban Smart Home. And, all this futuristic technology did not burn the wallet, since the Digital Homes concept is standardized in most of Rohan's projects; we didn't have to pay a fortune since the cost is weaved into the unit cost itself.

(Digital features also helps us keep track of Rusty!)

Tech Specs

Rohan Madhuban. Luxury meets convenience.

Rohan Regulars

- All services are designed by renowned consultants
- Maintenance done by Rohan's Property Management
- 100% power back-up for common facilities
- 8 kw power back-up for each unit
- Covered car parking - 3 cars per unit
- Biogas/ vermiculture plant
- Rainwater harvesting system
- Seismic-resistant design
- Decorative walkways in combination of granite and concrete
- Anti-termite treatment
- Thermal insulation treatment for roof terraces
- Durable exterior textured painting on walls and coating cladding stones
- Drip irrigation for landscaping

Rohan Madhuban Specials

- Landscaped area with innovative features designed by renowned architects from Singapore
- Swimming pool with kids' pool
- Jogging track
- Well-equipped fitness station
- Indoor games
- 300% covered car parking
- Smart home solution
- Effluent treatment plant
- Water treatment plant

Specifications

Toilets

- Ceramic tiles flooring
- Ceramic/ glazed tiles dado up to

7 feet height

- Marble/stone facia for door openings
- Basin with marble/ granite counter in bedrooms
- Premium range of branded sanitaryware
- Premium quality CP fittings
- Cockroach preventive trap
- Bath tub in one bathroom
- Jacuzzi in one bathroom (master bedroom)

Kitchen

- Kitchen platform with granite/ engineered marble top
- Stainless steel kitchen sink with a drain board
- Tile dado up to 2 feet height
- Provision for fixing a water purifier

Utility area

- Washing arrangement with a water line and drain
- Glazed/ ceramic tile dado up to 4 feet height
- Ceramic tile flooring
- Stainless steel kitchen sink with a drain board

Flooring

- Imported marble flooring in the living room, dining area, and in one bedroom
- Laminated wooden flooring in master bedroom & family room
- Rough granite/ natural stone flooring in the verandah
- Vitrified tiles in other bedrooms
- Kota stone/ vitrified tile flooring in kitchen
- Ceramic tiles for balconies &

attached terraces

Internal staircase

- Staircase treads in wood

Entry court roof

- Vergola - Unique arrangement with fusion of closed and open roof with rotating louvers

Roof terrace

- Landscaped and tiled roof terrace

Electricals

- Concealed, fire-resistant high quality copper wiring
- Ample light points with premium make modular switches
- TV and telephone points in living room and all bedrooms
- Earth leakage circuit breaker
- Provision for exhaust fan in toilets

Doors & Windows

- Elegant main door with polished teak veneer on both sides
- Internal doors with polished veneer on both sides
- Wooden door frames in seasoned wood
- Fully glazed aluminium windows/ doors
- Marble/ granite window sill

Internal finish and paint

- Internal walls with POP finish
- Luster paint on all internal walls



Resty boots our new home. So do we!

Rusty's first ribbon →



(Wide open hall for Rusty to play in)

About Rohan Builders

A distinctly different Company, Rohan Builders began in 1993 as a modest-sized but focused construction company. Even during our formative years, we decided that innovation, uncompromising commitment to quality and customer satisfaction would be our cornerstones.

Thanks to this, multinationals like Coke, Pepsi, Hindustan Lever, Fiat, Nestle, LG, Cargil, Cadbury's, Colgate and many more entrusted us with their industrial projects. And we responded by building award-winning projects for them.

13 years on, Rohan brings the same passion and expertise to residential projects like 10 KasturKunj, 1 Modibaug, Rohan Tapovan, Rohan Garima and

Rohan Nilay in Pune; Rohan Vasantha and Rohan Ashima in Bangalore.

As proof of our innovation, one has to simply look at our concepts such as 'PLUS Homes' which greatly enhance the standard of life. We believe that 'how' one builds is as important as 'what' one builds. At Rohan, we are rigorous about deadlines as well - 97% of our projects are completed on time. We are also sticklers for safety, ensuring that each project is planned, managed and executed in conformance to the best industry standards.



CRISIL Rating - DA2+

Some highlights about Rohan: • 300 experienced Civil Engineers • 80 landmark projects, from Uttaranchal to Pondicherry, Meghalaya to Mumbai • A Crisil Rating of DA2+ held consistently for the last two years • A diversified group, with operations in civil engineering, real estate development, infrastructure, agriculture and IT.

Rohan Vasantha

1 Modibang



10 Kasturba

Rohan Asnan

Landscape Masterplan of Rohan Madhuban



Rusty's neighbourhood



Rusty's paw prints when he was just born





Baby's first print when he was just born

Unit 1 - Level 1



Unit 1 - Level 2




Unit 1 - Level 3



Unit 1 - Terrace



Unit 2 - Level 2

Rusty likes to hide here 



Unit 2 - Terrace

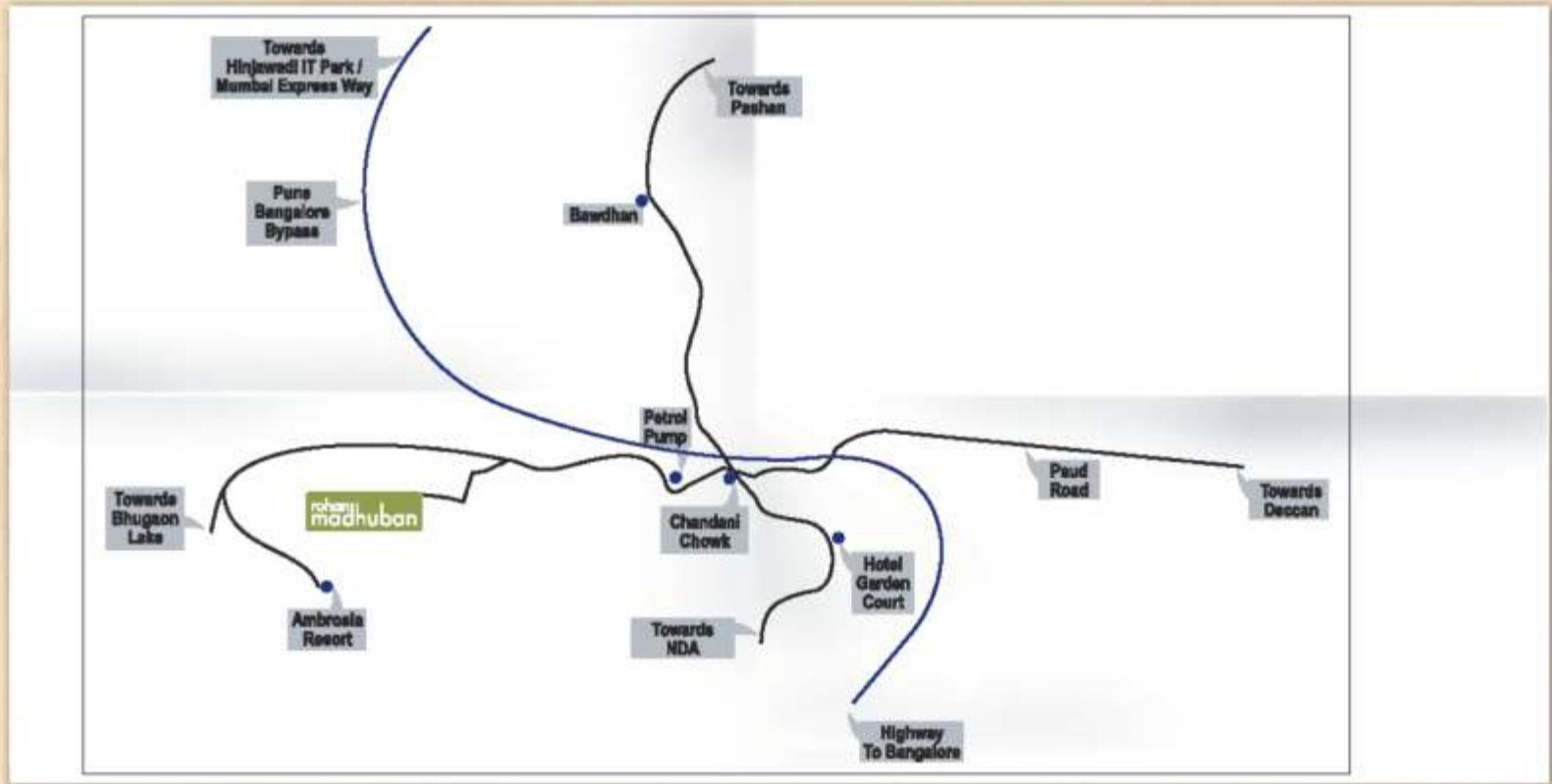


Awards & Achievements

Awards

- * Quality, Speed & Durability Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002 and 2005
- * Best Project Award from Architect Engineers & Surveyors Association (AESA) for the years 2000 and 2002
- * International Safety Award from Construction Users Round Table (CURT) for outstanding safety record achieved in the construction of a project at Talaja
- * CRISIL Ratings: Rohan Group has been assigned the Real Estate Developer Rating at DA2+ level. The rating indicates a very good track record in specifying and building to agreed quality levels, and transferring the clear title in the stipulated time schedules

Come meet Rusty



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rusty on the balcony