



**ROHAN**  
Upavan



# HOMES WITH AN ATTACHED ORCHARD

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Remember the days when you were best friends with a mango tree? Remember the incessant chirping of birds that woke you up every morning? Remember the mouth-watering smell of the mango pickle sourced right from your backyard? Those days are back. At Rohan Upavan.



# COME HOME TO ARCHITECTURAL BRILLIANCE

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Rohan Upavan – located off Hennur Road – is a world of surprises. The homes are planned around the fruit-bearing orchard to blend your indoors with the nature around. Designed to fulfil your needs and dreams alike, here aesthetics and architecture discover the perfect harmony.

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1, 2, & 3 BHK apartments



## ARCHITECT'S NOTE

Rohan Upavan is designed to enhance the connection between community and nature. The clubhouse and the other recreational facilities are woven into a large orchard of fruit-bearing trees and the sky deck is poised to encourage social interaction and create a lively neighbourhood. While maintaining views towards the lush green central lung space, the aesthetically laid out units ensure privacy with ample light and ventilation.



**Architect Medappa**  
Partner at Mindspace



# THE BACKYARD

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Home isn't just about the space within the four walls. Which is why we have taken special care to blend in the indoors seamlessly with the outdoors.

The entry to the site is through a wide silver-oak-tree-lined boulevard. The boulevard extends further ahead and is flanked by the orchard on either sides.

The internal driveways outline the apartment blocks. Vehicular entry and exit points are strategically connected to the basement parking directly. It restricts vehicular movement just to the periphery, leaving open spaces and the orchard in the centre. The homes overlook this central fruit orchard, which acts a refreshing lung space for the entire complex.

Dedicated pedestrian paths and children's spaces are completely isolated from vehicular movements to ensure care-free indulgence. Tree house, Bio retention pond, Reflexology walkway, Garden gym, Organic vegetable garden, 11<sup>th</sup> floor Sky Deck, Swimming pool, Kids pool and Aquatherapy pool, Amphitheatre with stage plaza nature being our inspiration, we've also included an outdoor fitness garden and eco-themed play area.

Bringing together nature and engineering, we've created an experience of sheer magnificence.

A trail above the treetops and a nap in a treehouse would be some of your favourite pastimes in the haven of nature.





## LOUNGE IN THE LAP OF NATURE

The stunning treehouses nestling amidst the tallest branches serve as watchtowers for the property. Nevertheless, you're invited to turn them into your favourite getaway, an adventure spot or a secret hideout - as you please.



## TREAT YOURSELF TO A GREAT VIEW

Another distinctive feature is the sky garden in each unit. The double-height green marvels give you a spectacular bird's eye view of the orchards. A much-needed, pleasant break from the dreary everyday sights of city life.







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

**PLUSHOME**



**PERFECT**  
Ventilation

**LIVELY**  
Light

**UTMOST**  
Privacy

**SMART**  
Space

We have a simple design principle. We imagine ourselves as the residents as we lay out the plan for each home. Which is why, when you walk into a Rohan home, you'll see that all the essentials of good living have been well taken care of.

This principle of ours is at the core of the PLUS Homes philosophy. PLUS stands for Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space – the essentials of good and healthy living.

## PERFECT Ventilation



Fresh air is the soul of life. And so, 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 carefully placed windows and masterfully planned layouts, we make sure that your neighbour doesn't have a direct view into your home. The main entrance opens into a lobby and not the living room, to avoid giving an outsider a direct view to your house. The windows open to landscaped greenery or other open spaces and never to a neighbour's window.



## 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.

# ECO HOMES

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We believe that life must exist alongside nature, not at the cost of it. We like to call it 'ECO Housing'. Every housing plan is designed to minimise alteration to the natural terrain, making sure that energy is conserved wherever possible.

For starters, sewage water is recycled and used for gardening and flushing. To help prevent any further depletion of ground water levels, rain water harvesting comes to our aid, while wet waste is used to nourish the vegetation.

Across every Rohan property in general, fly ash, is used to strengthen concrete. Owing to the natural light and ventilation conceived by the architecture, the thermal roofing helps keep the interiors cooler.



## HOMES WITH AN ATTACHED ORCHARD

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Where Jaya discovered  
her love for fresh  
chickoo juice.  
What will you discover?



# MASTER PLAN



# 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:

- 4.5 acres of Retained Orchard with fully grown Mango, Saphota, Coconut and Teak trees
- Feature Tree House
- Unique nature amenities within the orchard like Tree House, Bio Retention Pond, Reflexology walkway, Garden gym, Picnic and Camping area with tents and hammocks
- Organic Vegetable Garden
- 11<sup>th</sup> floor Sky Deck with Indoor Games like Pool, Table Tennis, Lounge area, Multi-functional gathering area, Library
- Swimming Pool, Kids Pool and Aqua Therapy Pool
- Children Play Area
- Green Amphitheatre with stage plaza
- Outdoor Fitness Park
- Yoga Deck
- Senior Citizens Court
- Jogging and Hiking Tracks
- Sanitation Facilities to Drivers and Housemaids
- 100% Power Backup for Common Utilities
- Covered Basement Car Parking
- Sewage Treatment Plant



\*And many more features in the upcoming Phases





# SPECIFICATIONS

## KITCHEN:

- Granite platform with SS sink.
- Glazed/Ceramic tile dado up to 2 feet 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 feet 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 feet height
- Granite fascia for door openings
- Wash basin with granite counter for common hand wash
- Wash basin of pedestal type for all other toilets
- Hindware make or equivalent quality CP fittings
- Kerovit (Kajaria) or equivalent sanitary ware

## ELECTRICAL:

- Concealed, fire-resistant copper wiring
- Light points with modular switches
- T.V. point in Living and Master bedroom
- Telephone point in Living and Master bedroom
- AC point in Master bedroom
- Earth Leakage circuit breaker
- Provision for exhaust fan in toilets

## DOORS:

- Elegant main door
- HDF 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

## EXTERNAL PAINT:

- Durable Exterior Texture paint

# FLOOR PLANS

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



Typical 1 BHK

Carpet Area: 400 - 430 sq ft  
Super Builtup Area: 610 - 740 sq ft



Typical 1.5 BHK

Carpet Area: 470 - 480 sq ft  
Super Builtup Area: 680 - 750 sq ft



Typical 2 BHK (Type-1)

Carpet Area: 620 - 650 sq ft  
Super Builtup Area: 940 - 1200 sq ft



Typical 2 BHK (Type-2)

Carpet Area: 710 - 750 sq ft  
Super Builtup Area: 1050 - 1280 sq ft



Typical 3 BHK

Carpet Area: 860 - 900 sq ft  
Super Builtup Area: 1260 - 1420 sq ft



## CONVENIENCE CLOSE AT HAND

**Key Areas:** Outer Ring Road – 5 km, KR Puram – 10.1 km, Hebbal – 12.1 km, Yelahanka – 12.5 km,

MG Road – 13.3 km **Connectivity:** Kyalasanahalli – 400 m, Byrathi Cross Bus Stop – 1.6 km,

KR Puram Railway Station – 11.6 km, Yelahanka Railway Station – 12.5 km, Bangalore Int. Airport – 23.8 km

**Entertainment:** Decathlon – 2.3 km, Agon Sports – 2 km, Lumbini Gardens – 8.7 km, Elements Mall – 7.4 km

**Nearby WorkPlaces:** Manyata Business Park – 7.4 km, Karle Town Center – 9.3 km, Kirloskar Business Park – 11.3 km

**Hospitals:** Cratis Hospital – 2.6 km, People Tree Hospital – 5.9 km, Manipal Hospital – 5.9 km

**Schools:** Legacy School – 2 km, Bangalore Int. School – 2.8 km, New Baldwin School – 2.2 km,

Vibgyor High School – 6.8 km

**Site Location:** Kyalasanahalli Village, Avalahalli Main Road,

Near Byrathi Cross, Off Hennur Main Road, Bangalore – 560077

GPS: 13.055839, 77.659886

# HENNUR – WHERE FUTURE RESIDES

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Hennur, Rohan Upavan's locality, is set for a major transformation in the coming years and will be a vital part of Greater Bengaluru. The state government has proposed to launch a number of projects in North Bengaluru such as aerospace and ITIR (Information Technology Investment Region), which Hennur will be greatly benefitting from.

Some of the other major projects proposed for the Hennur–Devanahalli locality include a new IT Park, Phase 2 of Bengaluru Metro, a high-speed rail link to the airport and a four-lane highway. The proposed infrastructure development projects and proximity to the airport and the city centre will give an advantage for property buyers in Hennur with an assurance of increased returns.

Statistically, the rate of property appreciation in this region is expected to be around 15% on a year-to-year basis and is expected to develop completely within a span of 3 years.

When it comes to convenience, Hennur is just a 30-minute drive from the heart of Bengaluru city and other prime localities. It is one of the few residential areas at close proximity to the International Airport. The locality is also home to several IT parks like Manyata Tech Park which is Bengaluru's biggest, and a number of educational institutions like Bangalore International School, Vidya Niketan School, CMR National Public and Florence School of Nursing. Major hospitals in the vicinity include Columbia Asia and Cratis Hospital.

With so much in its favour, a home in Rohan Upavan will ensure not just a great quality of life, but also a promising investment bet for future.



## HOMES WITH AN ATTACHED ORCHARD

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Where Shabana  
discovered her love  
for fresh mango pickle.  
What will you discover?

# ROHAN BUILDERS

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Rohan Builders was founded in 1993 with an aim to build a healthier lifestyle for the city-dwellers and greater sustainability for the ecosystem.

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.

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.



# OUR PILLARS

Taking excellence beyond the four walls, we have extended our operations to many varied sectors

## **INDUSTRIAL CONSTRUCTIONS**

- Expertise and experience across verticals with specific skill sets in setting up factories and refineries
- 60% repeat orders from a varied client base including Coca cola, Johnson & Johnson, Saint-Gobain, Nestle, HUL and Bajaj

## **REAL ESTATE DEVELOPMENT**

- 10 million square feet of built space
- An assurance of uncompromising quality and innovative design
- Rated DA2+ by CRISIL testifying the dependability of the company

## **INFRASTRUCTURE DEVELOPMENT**

- Planned and accomplished infrastructural projects including roads, bridges and tunnels
- Actioned the Amritsar-Wagah section of NH 1 – the crucial link between India and Pakistan

## **AGROTECH**

- A unique venture to cultivate exotic plants on a rocky and unfriendly terrain
- Annual yield totals to 15 tonnes per acre – twice the industrial average

# OUR WORK MAKES US PROUD



## PROMINENT PROJECTS

With 8 million square feet of living spaces and 6000 happy families, our best salesmen are our homes, and the most trustworthy brand ambassadors, their many satisfied residents.



### **ROHAN IKSHA, BENGALURU**

Masterfully designed homes that seamlessly blend in with the world outside, offering a captivating 360° view of lush greenery.



### **ROHAN AKRITI, BENGALURU**

Luxuriously spacious, no-neighbour homes with a view and abundance of natural light and ventilation.



**ROHAN ASHIMA, BENGALURU**  
Split-level open homes, built with less walls and more space.



**ROHAN AVRITI, BENGALURU**  
Surprisingly private property with exclusive landscaped views, no overlooking windows and secluded home entrances.



### **ROHAN JHAROKA, BENGALURU**

Good living redefined with well-designed homes set amidst 30 acres of greenery.



### **ROHAN KRITIKA, PUNE**

Picture-perfect homes set in a collage of amenities and framed with a splattering of lush green.  
Where artistry and architecture first fell in love.



**ROHAN ABHILASHA, PUNE**  
Seamless Life in Smartly Designed Homes



**ROHAN MITHILA, PUNE**  
Breezy, spacious homes surrounded by vast, lush-green landscape.

# RECOGNITION



## **CRISIL Real Estate**

7 Star ratings for Rohan Mithila and Rohan Leher.

## **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'.

## **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 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 Awards from Builders Association of India, Pune**

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

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

Award for Rohan Mithila, Rohan Leher and Rohan Ishita.

## **Construction Industry Development Council - CIDC Vishwakarma**

'Best Construction Project' Award for Rohan Mithila in 2016.

## **Realty Plus Conclave & Excellence Awards**

Rohan Abhilasha - Mid Segment Project of the Year 2017.





**World HRD Congress & CHRO Asia**

'11<sup>th</sup> The Best Employer Brand Award for the year 2016 - 2017.

**AESA (Architects, Engineers & Surveyors Association)**

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

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

Award for the year 2013 for Rohan Mithila.

**National Safety Council (Karnataka) 'Unnatha Suraksha Purasakara**

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

**PCERF (Pune Construction Engineering Research Foundation**

First Safety Award (Silver Cap) for Rohan Mithila, for the year 2011 - 2012.

**Silicon India, Real Estate Award - Pune**

Rohan Mithila - Best Luxury Apartment Project of the Year - 2015.

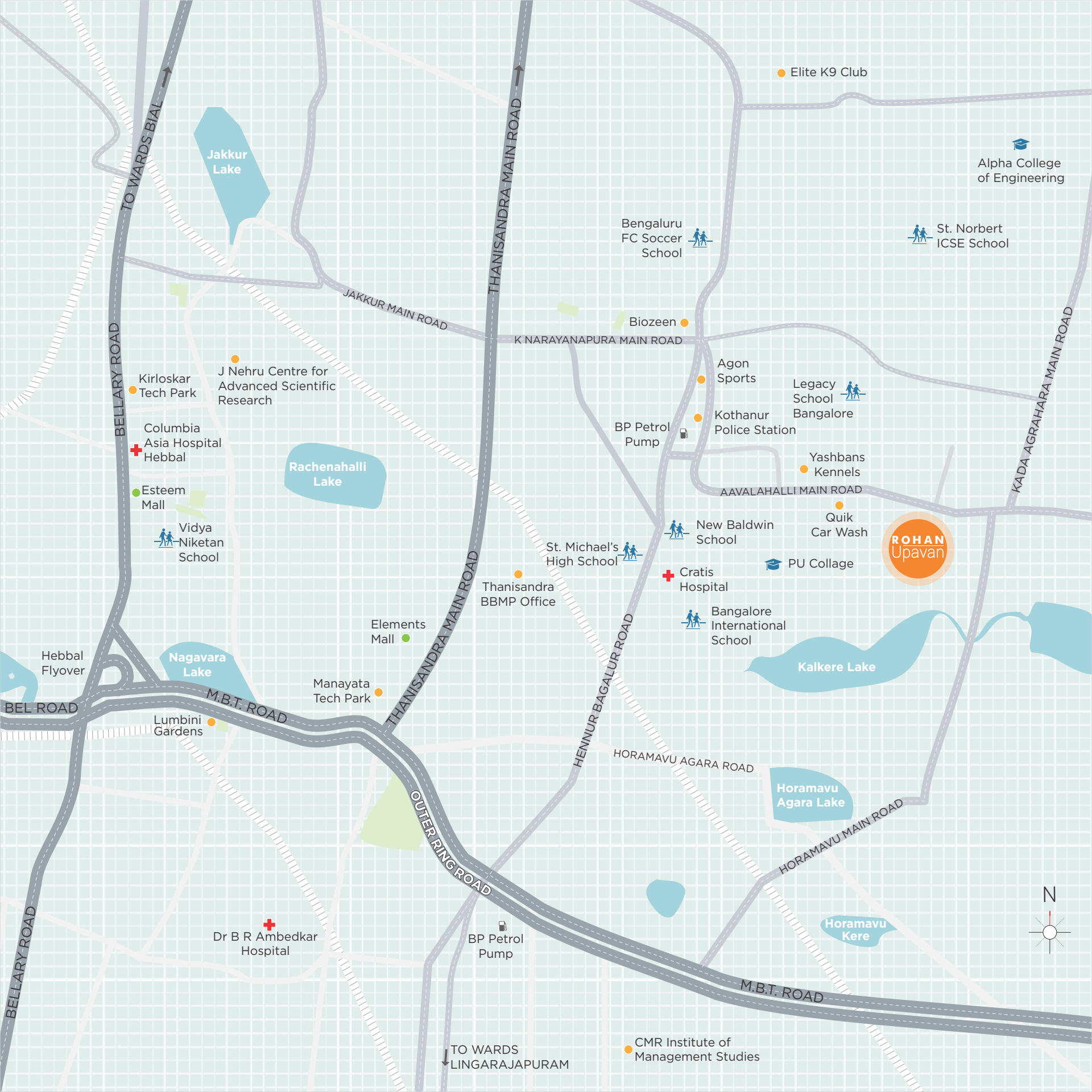
**ABP News, Real Estate Award**

Rohan Mithila - Residential Property of the Year - 2015.

Rohan Abhilasha - Most Admired Upcoming Project of the Year - 2015.

**The Economic Times - Best Realty Brands**

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



Elite K9 Club

Alpha College of Engineering

St. Norbert ICSE School

Bengaluru FC Soccer School

Biozeen

Agon Sports

Legacy School Bangalore

Kothanur Police Station

Yashbans Kennels

Quik Car Wash

ROHAN Upavan

PU Collage

New Baldwin School

Cratis Hospital

Bangalore International School

St. Michael's High School

Thanisandra BBMP Office

Elements Mall

Manayata Tech Park

Nagavara Lake

Lumbini Gardens

Dr B R Ambedkar Hospital

BP Petrol Pump

HORAMAVU AGARA ROAD

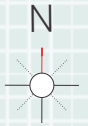
Horamavu Agara Lake

Horamavu Kere

M.B.T. ROAD

CMR Institute of Management Studies

TO WARDS LINGARAJAPURAM



TO WARDS BIAL

THANISANDRA MAIN ROAD

BELLARY ROAD

JAKKUR MAIN ROAD

K NARAYANAPURA MAIN ROAD

AAVALAHALLI MAIN ROAD

KADA AGRAHARA MAIN ROAD

BEL ROAD

M.B.T. ROAD

THANISANDRA MAIN ROAD

HENNUR BAGALUR ROAD

HORAMAVU MAIN ROAD

OUTER RINGROAD



## HOMES WITH AN ATTACHED ORCHARD

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Where Mrs. Sharma  
discovered her love for  
fresh mango juice.  
What will you discover?



**PUNE OFFICE:** 1 Modibaug, Commercial Building, Ganeshkhind Road,  
Near Agriculture College, Shivaji Nagar, Pune - 411016.  
Phone : +91 20 71017101 Email: housing@rohanbuilders.com

**BANGALORE OFFICE:** #1201, 1st Floor, Divya Shakti,  
100 ft Road, Indira nagar, Bangalore - 560038.

**SITE LOCATION :** Kyalasanahalli Village, Avalahalli Main Road,  
Near Byrathi Cross, Off Hennur Main Road, Bangalore - 560077  
GPS : 13.055839, 77.659886

**PHONE :** +91-80-2520 3520 / 21 / 22 **EMAIL :** upavan@rohanbuilders.com  
**WEBSITE :** www.rohanbuilders.com

**RERA REGN. NO. :** Rohan Upavan Phase 1:  
PRM/KA/RERA/1251/309/PR/180507/001646 <http://rera.karnataka.in/>