

ROHAN
Kritika

Fine art, meet archite

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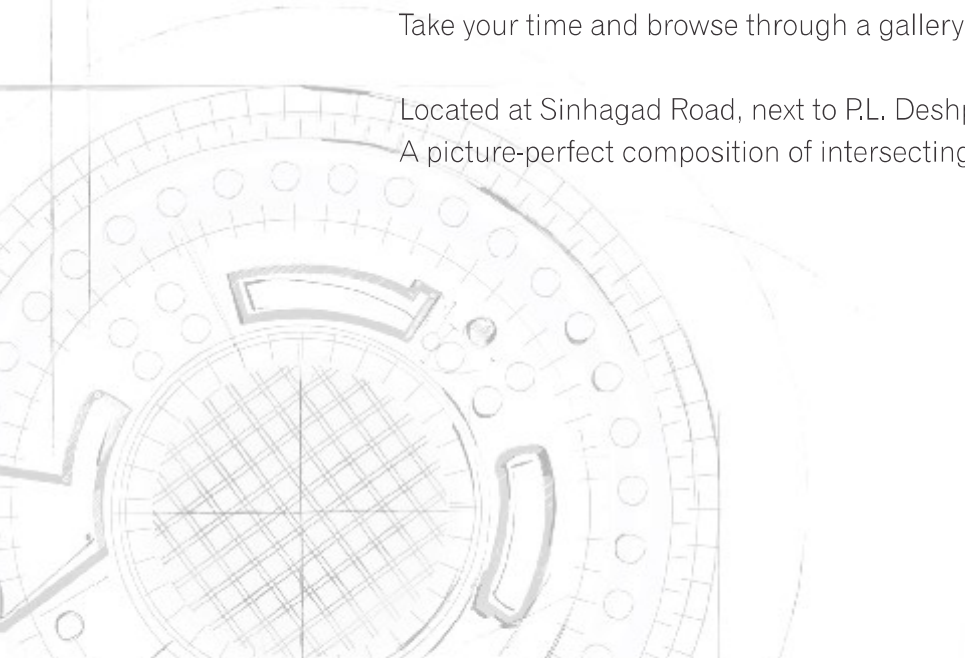
WELCOME TO THE WORLD OF ROHAN KRITIKA

Each of these picture-perfect homes is set in a collage of amenities and framed with a splattering of lush green.
This is where artistry and architecture first fell in love.

Take your time and browse through a gallery of reasons to move into a work of art. We know that the grand masters would approve.

Located at Sinhagad Road, next to P.L. Deshpande Udyan - the heart of Pune - Rohan Kritika is a cluster of multi-storeyed buildings.
A picture-perfect composition of intersecting and overlapping lines creating a world of self-contained luxury.





AN EXHIBITION OF AMENITIES

Project Features

One of the pleasures of fine living is the freedom to step back from the hustle-bustle and take a few minutes to rejuvenate. Step into the world of Rohan Kritika and indulge in more than a few options.

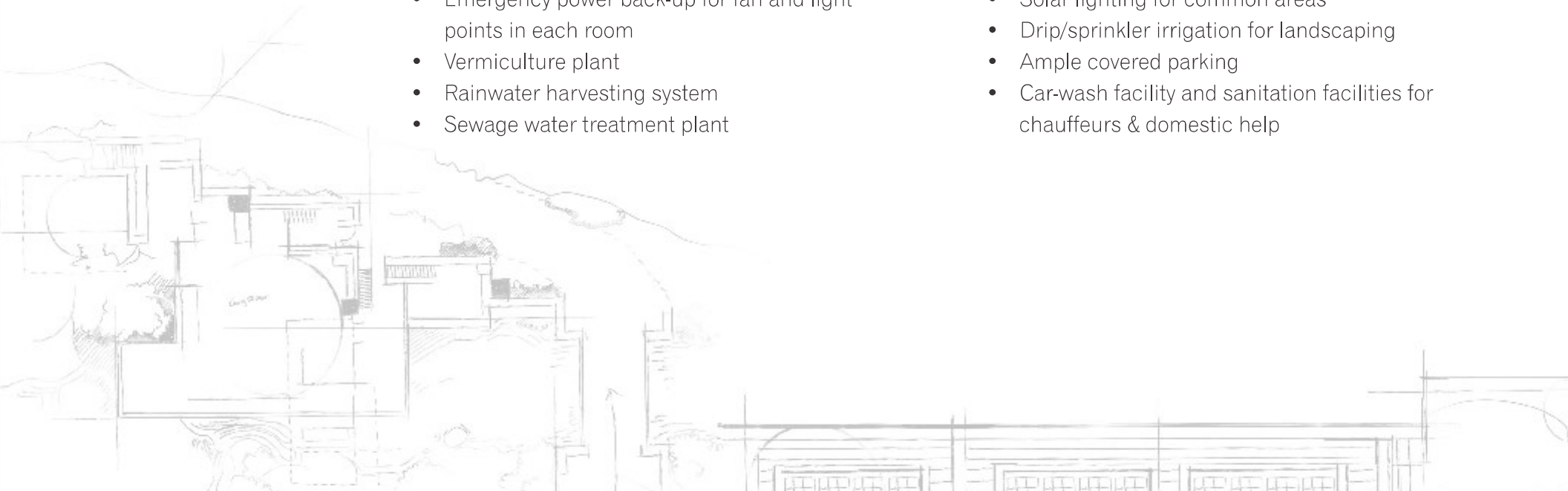
- Grand entrance lobby
- Landscaped garden with innovative features designed by International architecture firm
- Swimming pool with deck
- Wading pool
- Jacuzzi
- Club house with a well-equipped gymnasium and indoor games
- Badminton court
- Squash court
- Children play area
- Guest rooms



Project Facilities

Rohan Kritika incorporates a spectrum of facilities to maximise convenience at every step. The campus boasts of state-of-the-art services, keeping in mind the community's needs.

- Automatic lifts
- 100% power back-up for common facilities
- Emergency power back-up for fan and light points in each room
- Vermiculture plant
- Rainwater harvesting system
- Sewage water treatment plant
- Seismic-resistant structure design
- Video door phone and intercom for each home
- Solar lighting for common areas
- Drip/sprinkler irrigation for landscaping
- Ample covered parking
- Car-wash facility and sanitation facilities for chauffeurs & domestic help







THE FINER DETAILS

Project Specifications

Here at Rohan Kritika, your home is not just beautiful from the outside.

FLOORING

- Marble flooring in living, dining & kitchen
- Laminated wooden flooring in one bedroom
- Vitrified tiles flooring for rest of the house
- Matt-finish ceramic tile flooring for terrace

KITCHEN

- Kitchen platform with granite top
- Stainless steel / fibre single bowl sink with drain board

BATHROOMS

- Ceramic tile dado up to 7ft height
- Repute make sanitary ware & CP fittings
- Shower enclosure in one restroom and glass partition in others

UTILITY

- Ceramic tile for floor and dado up to 3 ft. height
- Inlet - outlet provision for washing machine

ELECTRICAL

- TV and telephone points in living room and all bedrooms
- AC points in all bedrooms
- Earth leakage circuit breaker

DOORS & WINDOWS

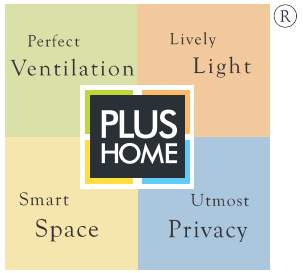
- Elegant main door
- Moulded HDF skin internal doors
- Premium quality fixtures & fittings
- Powder coated / anodized aluminium windows and terrace doors

INTERNAL PAINT

- Acrylic oil - bound distemper

THE MASTER STROKES

Rohan PLUS Homes



Rohan Kritika, as any other Rohan project, is inspired by the perfect blend of aesthetics and architecture. We credit our acclaimed PLUS Home designs – advanced construction guidelines based on your specific lifestyle requirements.





COLOUR SCHEME: GREEN

Eco-friendly Homes by Rohan

We believe that life must exist alongside Nature, not at the cost of it. We call this ethos ECO Housing.
We design our homes with minimal alteration to natural terrain. We also make sure that natural energy is conserved in every possible way.

- Drip irrigation to prevent wastage of water while watering the landscape.
- Rain water harvesting to save precious rain water.
- Wet waste generated is converted to compost.
- Fly ash, a thermal waste, is blended with concrete to enhance the properties of our building structure.
- By acting as a mini biosphere, the natural landscaping plays a part in preserving the local eco system.
- Conserving the existing trees and adding many new trees / plants making project eco friendly.

CANVASSING THE AREA

Layout Plan - A sketch of the campus.



Legends

- Grand Com
- Water Feat
- Feature Sc
- Swimming
- Kids' Pool
- Pool Timbe
- Kids' Play A
- BBQ Cove
- Fitness Are
- Feature Pa
- Stepped La
- Clubhouse

COMPOSITION AND DESIGN

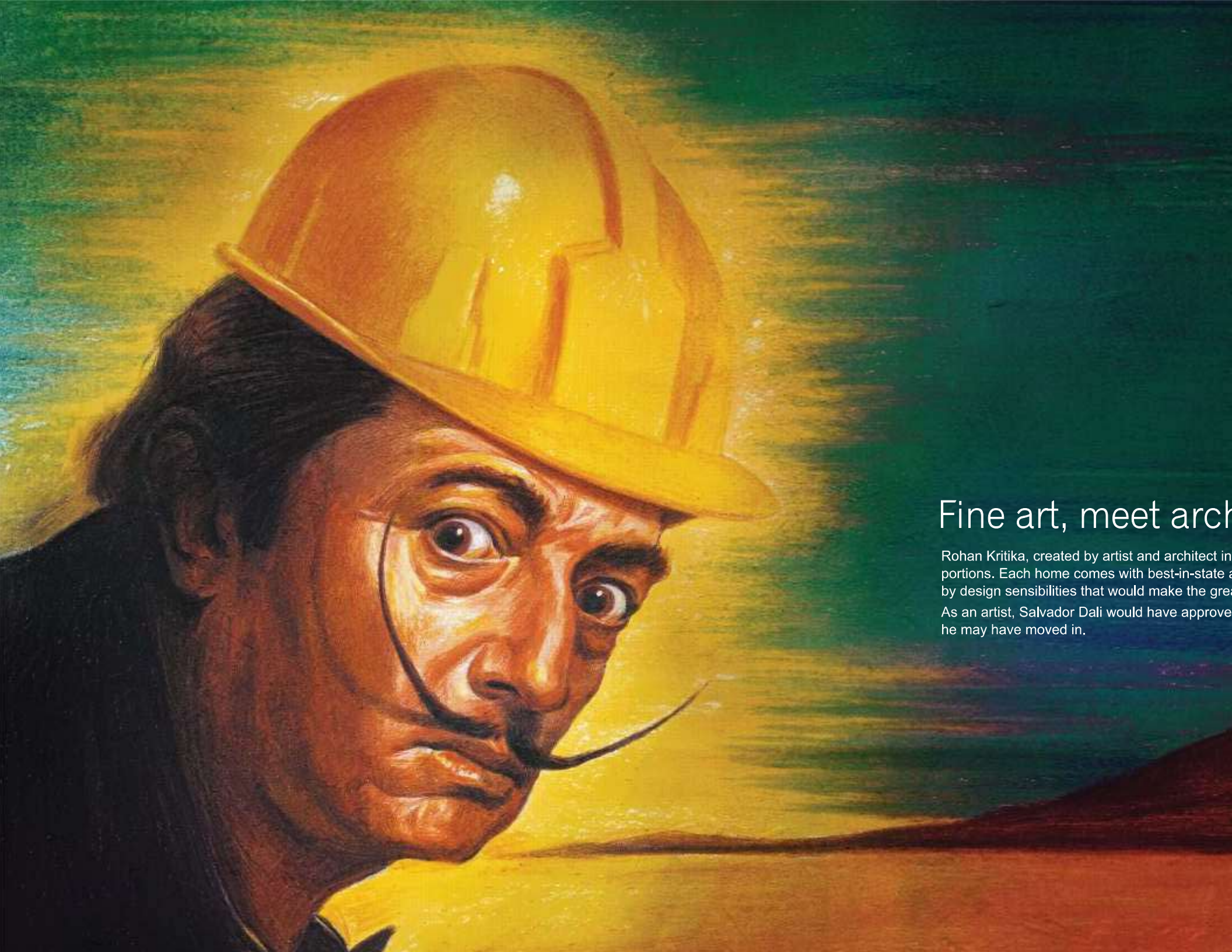
Floor Plans



Typical 3 BHK



Typical 4 BHK



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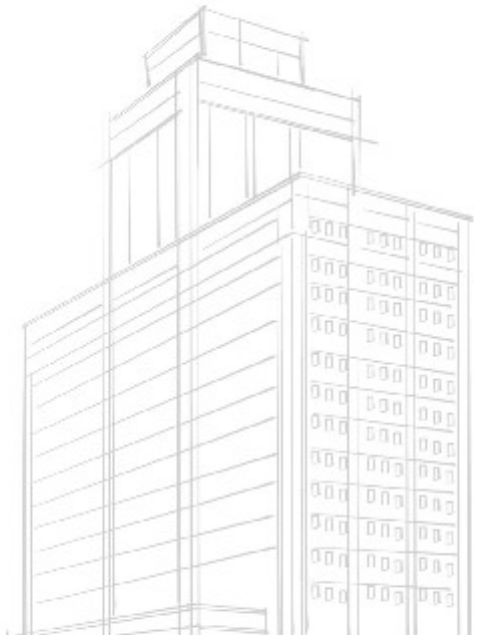
ABOUT THE ARTIST

Rohan Builders started in 1993 as a modest yet strong, consistent, multi-faceted, multi-disciplinary organisation, committed to customer satisfaction.
Be it a residential or commercial construction, we have always banked on innovation, teamwork, a high degree of technical excellence and maintaining the highest standards of business practice.

Some highlights of Rohan

- An enviable track record of completing 97% of our projects on time.
- An experienced technical team comprising more than 1000 professionals.
- 140 landmark projects, from Himachal to Tamil Nadu, Meghalaya to Gujarat.
- Over 8 million sq. ft. of residential projects.
- A diversified group, with operations in civil engineering, real estate development, infrastructure, logistics, agriculture and renewable energy.
- DA2+ CRISIL rating held consistently for the last three years.





THE ARCHITECT

Sanjay Mohe is the architect behind the artistry of
Rohan Kritika. His graduation from J J School of Architecture ended with prestigious Claude Bartley
since then not even a year has passed without an award.
Mohe lends us a degree of expertise and aesthetics that can only be illustrated by his extensive body
research laboratories, knowledge parks, campus designs, factories and resorts.
In the construction of Rohan Kritika, Mohe synergised his learning from across the world. His conce
400 homes, boasts a unique style that retains architectural elegance while staying close to Nature. H
intersperses man-made structures with natural green elements in a manner rarely seen in residence

THE ARTIST'S PORTFOLIO

Other Rohan Projects

With an experience of constructing more than 8 million sq. ft. of residential property, with 6500 happy families as brand ambassadors, we have several projects on showcase.



ROHAN MITHILA, OPPOSITE AIRPORT, PUNE

Topmost rated project by CRISIL

AESA Kumar Award - 2013 (Architects, Engineers & Surveyors Association, Pune)

TESE (Technology, Ecology & Environmental, Social & Economic) Award – 2013

5 Star Rating by Eco-Housing (Science & Technology Park)



ROHAN MADHUBAN, BAVDHAN, PUNE

'Best Residential Project – Luxury Segment' Real Estate Award by CNBC

AESA Award for Best Group Housing Project, 2009

Cityscape Award for Best Real Estate Marketing Campaign, 2009



ROHAN JHAROKA, NEAR HAL AIRPORT, BENGALURU

'Best Residential Project' Real Estate Award by CNBC CRISIL and CRED

'Best Residential Project' South Real Estate Award by Zee Business & RI



ROHAN ASHIMA, BROOKEFIELD, BENGALURU

'Best Consumer Protection Practices' Real Estate Award by CNBC CRISIL and CREDAI, 2008



ROHAN TARANG, WAKAD, PUNE

Real Estate Award by CNBC CRISIL and CREDAI, 2008
for 'Best Consumer Protection Practices' & Best Project Execution



ROHAN SEHER, BANER, PUNE

BAI (Builders' Association of India, Pune Centre) "Well Built Structure Av



ROHAN LEHER, BANER, PUNE

Topmost rated project by CRISIL

5 Star Rating by Eco-Housing (Science & Technology Park)



10 KASTURKUNJ, BHOSALE NAGAR, PUNE

AESA Kumar Award - 2007 (Architects, Engineers & Surveyors Association, Pune)



THE ART OF WINNING

Awards and Achievements

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

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 Luxury - Residential Project' for Rohan Madhuban and '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 Award from Builders Association of India, Pune for the years 1997, 1999, 2000, 2001, 2002, 2005, 2007 and 2010.

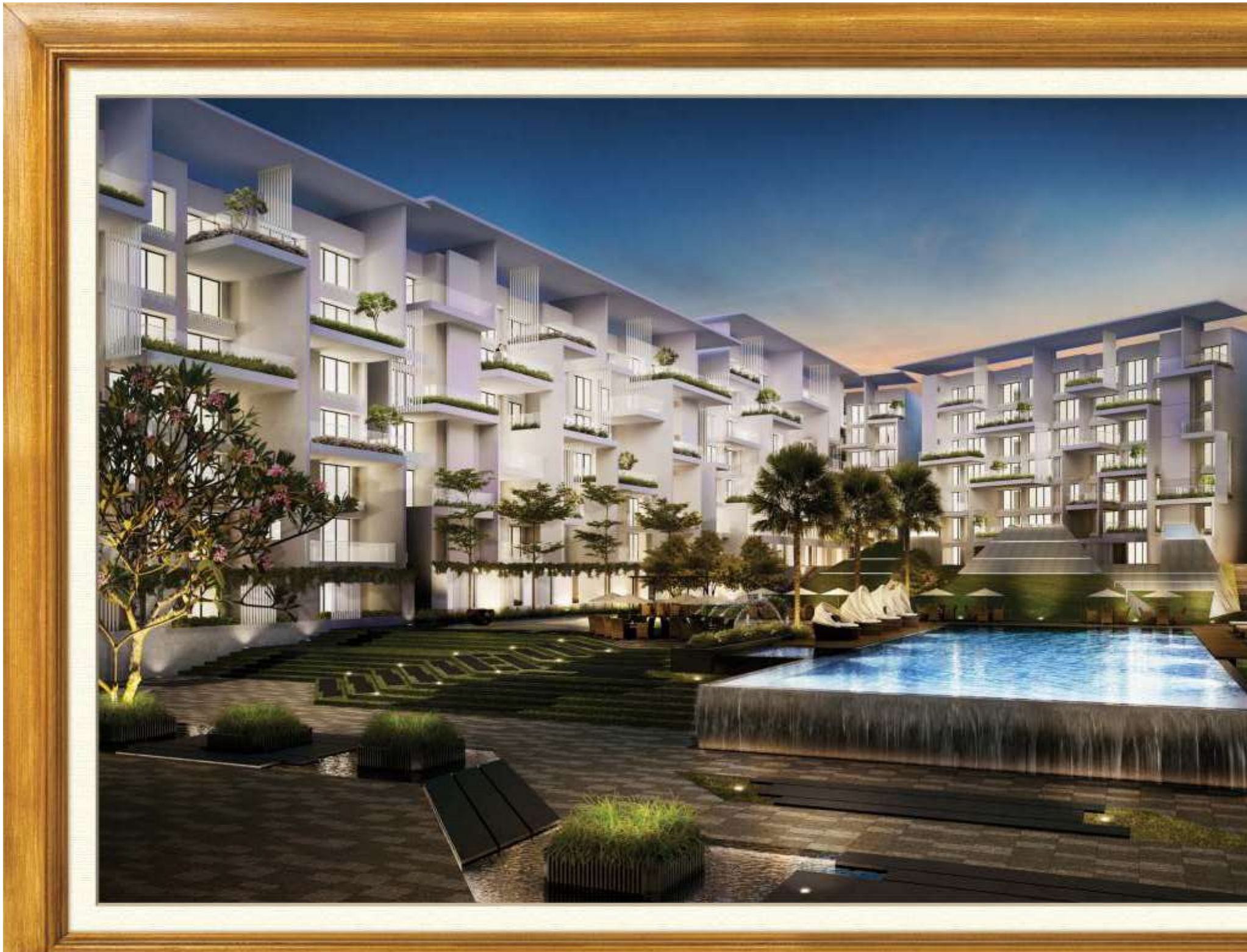
AESA
(Architects, Engineers & Surveyors Association) Award for the years 2001, 2002, 2007, 2009 & 2013.

TESE
(Technology, Ecology & Environmental, Social & Economic) Award for the year 2013 for Rohan Mithila.

National Safety Council's (Karnataka) 'Unnatha Sura Purasakara' Safety Award 2009 for Rohan Mihira, Bangalore.

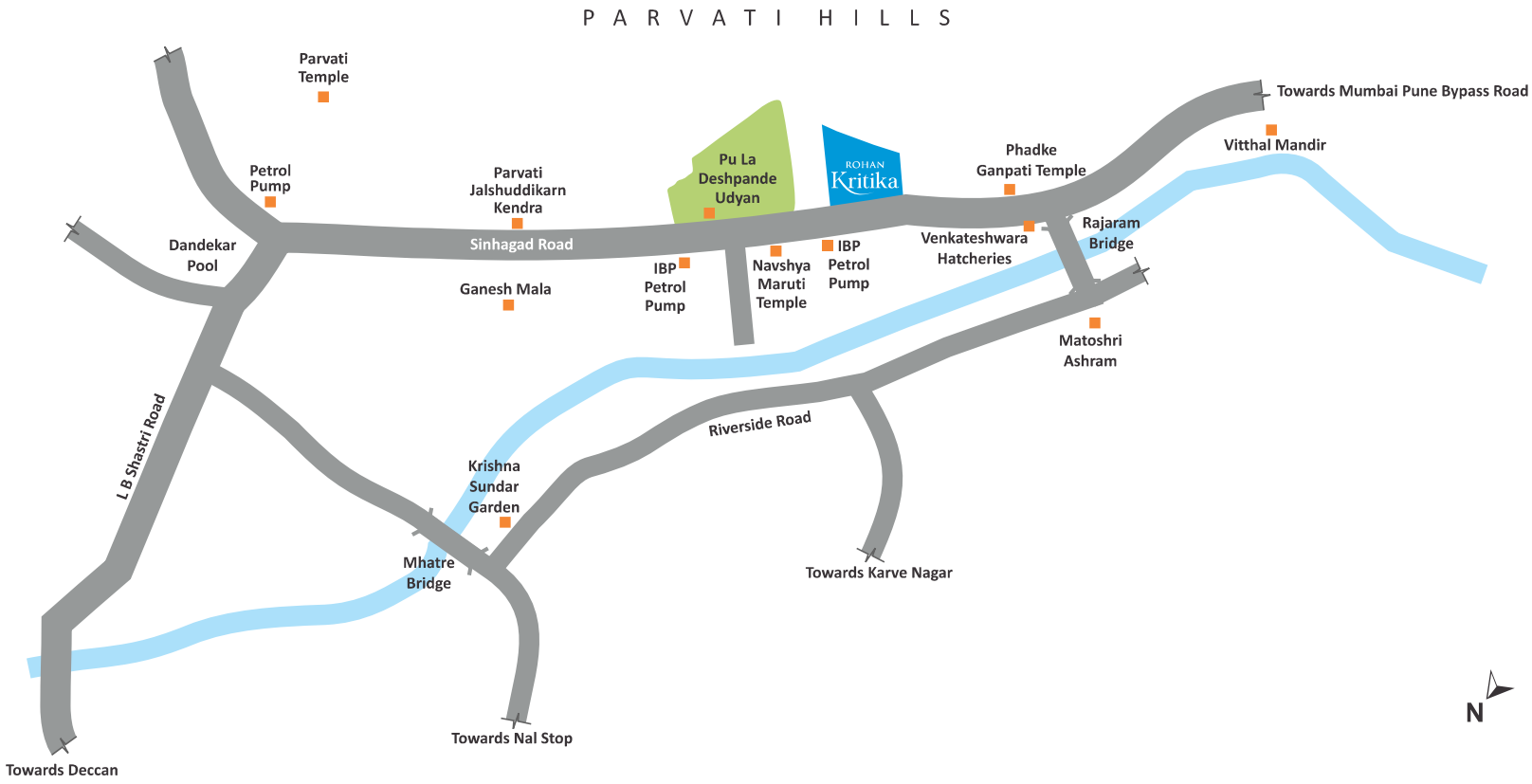
PCERF (Pune Construction Engineering Research Foundation Safety Award (Silver Cap) for Rohan Mithila in reside commercial project category for the year 2011-12.

5 Star rating by Eco Housing (Science & Technology Park) for Mithila, Rohan Leher and Rohan Ishita.



WHERE THE ART IS

Location Map



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