James, a private detective, moves to Rohan Ekanta to spy on a family that lives there. Unfortunately, he comes across several challenges because Rohan Antara is all about Privacy. Will his mission ever be successful?

ROHAN
Project Developed by **Rohan Builders**

Corporate Office: 1 Modibaug, Commercial Building, Ganeshkhind Road, Near Agriculture College, Shivaji Nagar, Pune - 411016. Maharashtra, INDIA.

Regional Office: #1147, 3rd Floor, K P Icon Building, 12th Main Road, HAL 2nd Stage, Indira Nagar, Bangalore - 560038. Karnataka, INDIA.

Site Location: Rohan Ekanta, Survey No. 129/1, 129/4, 129/6 & 130/3, Gunjur Village, Bengaluru East, Karnataka - 560087

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RERA Registration Number:
Phase 1 - PRM/KA/RERA/1251/446/PR/200423/005890
Phase 2 - PRM/KA/RERA/1251/446/PR/200423/005887
Phase 3 - PRM/KA/RERA/1251/446/PR/130723/006064

ROHAN
BUILDERS



The PRIVATE DETECTIVE

WHO LOST TO PRIVACY

ROHAN
EKANTA





James - the famous Private Detective, moved to Rohan Ekanta to keep an eye on Mr. & Mrs. Deshpande – a young IT couple in Bangalore. He rented a flat, which was right next to Deshpande's, thinking all he had to do was to peep into their flat or stick his ear to the walls. But James was wrong because Rohan Ekanta's privacy was something this private detective could never imagine!



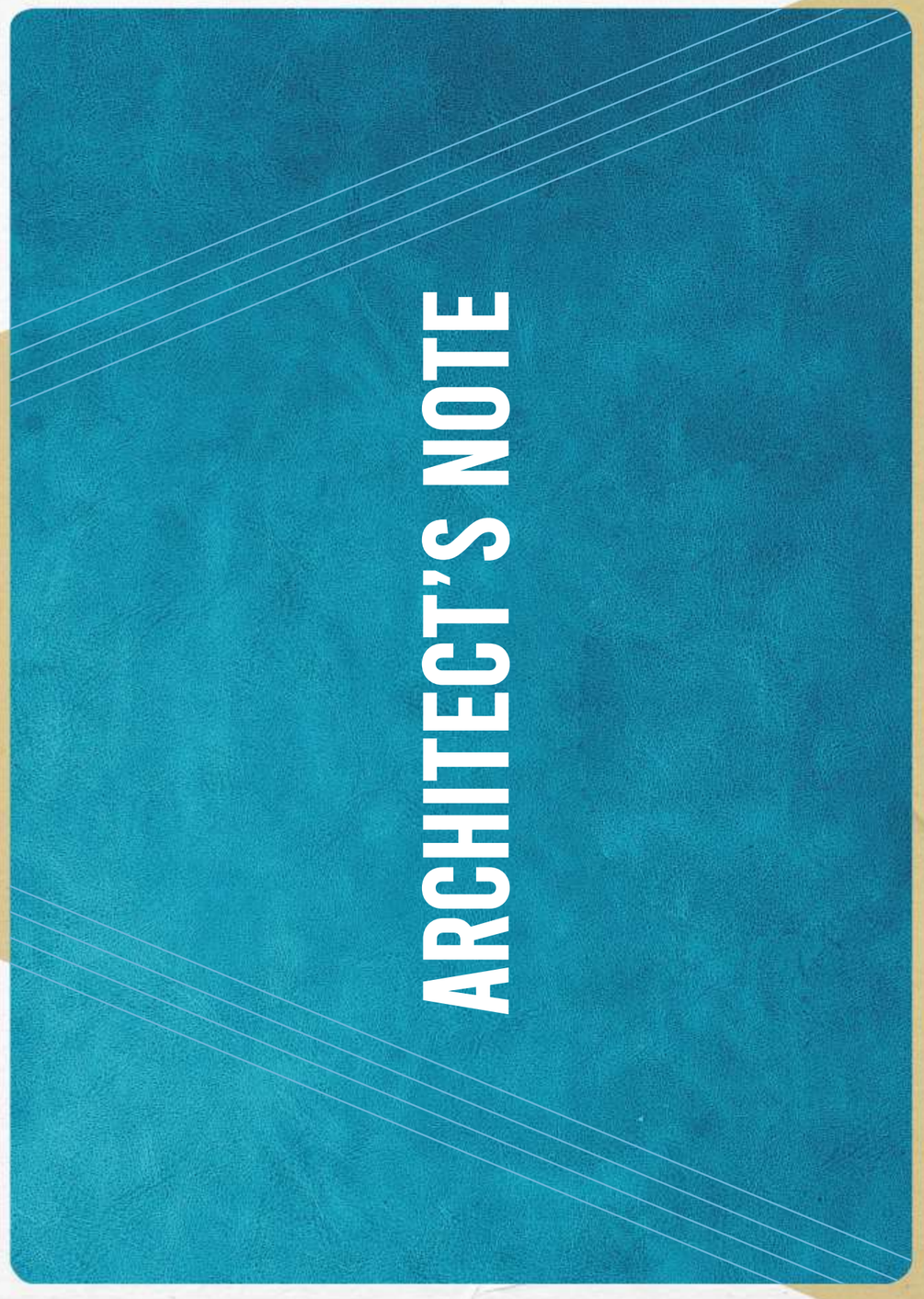
ROHAN
EKANTA
DESIGNED FOR PRIVACY



JAMES IMMEDIATELY STARTED HIS RESEARCH.

The document he found on Rohan Ekanta didn't give him any good news.

It was the ARCHITECT'S NOTE.



'Rohan Ekanta' is designed to give its residents a holistic world with a clear focus on privacy.

It is on 6 acres of land abutting a 45-meter wide road.
The project houses around 700 apartments having
2 basements and Ground + up to 22 floors.

The two slender towers stand in a linear manner along the length of the site allowing ample light and natural ventilation, affecting the wellness of the occupants and giving them more privacy. These towers climb towards the sky to capture sublime urban views without allowing anyone to look inside its residences, giving the utmost privacy to each unit.

Each building entry foyer has a double-height grand lobby space surrounded by landscaped courts to welcome the occupants and their visitors while doubling up as an area for interaction. At the entrance, a grand plaza leads to a vehicular access road on one side and a pedestrian walkway along with open spaces leading to the entry lounges of the apartment blocks on the other.

Vehicular movement is restricted on the western side of the campus. On the eastern side, there's space for children and the elderly to move freely on the walkways and around the amenities zones.

The architecture facilitates living in oneness with each other and nature, encouraging occupants to be active, aware, and engaged. Play courts, jogging tracks, relaxation zones, and tree-covered parks are planned to stimulate the same.

A large swimming pool along with a deck will be positioned between the towers and cascade down to the kids' pool and a water body. The clubhouse will face the sprawling green space. The amphitheater and semi-covered decks are aimed at allowing a continuation of the open space. Ample parking space will be available in the two-level basements and the stilt level.

Privacy, efficient design with proper light, ventilation, and open spaces that house the amenities and outdoor activities are the highlights of the project. Rohan Ekanta values community living, wellness, and sustainability.





ROHAN
BUILDERS

PROJECT PRIVACY

It seemed like privacy, at Rohan Ekanta, was built to challenge James. He tried everything that he could but still could not get any intel on the Deshpande family. Meanwhile, he noticed that Rohan Ekanta wasn't only about privacy. It was designed for holistic living. In the lush green tropical setting with areas dedicated for meditation, James would often introspect about his life and career. Soon, he gave up on this project, became a writer and continued living at Rohan Ekanta.

ROHAN
EKANTA
– Gunjur –



James,
now a writer and
an ex-detective, soon got busy
observing how leaves flutter
when the wind blows,
how agile squirrels are,
how the bees feed on flowers
and much more at Rohan Ekanta.
.....



ROHAN
BUILDERS

the wellness sanctuary

AT ROHAN EKANTA

Rohan Ekanta is designed with a wider vision to create a lush-green environment for a healthy lifestyle. The 8-point vision is to maximise the residents' connection with sports and a host of other activities, creating an environment that caters to the interests of all age groups and is beneficial for the mental and physical well-being of its residents.

The central Swimming Pool Alcove gives a feeling of complete rejuvenation under the vast open sky. It's perfect for kids as well as serious swimmers.

The central Verdant Tree Alcove is a sanctuary of idyllic and tranquil meditative spaces and pavilions – a quiet & calm space for retrospection and mindfulness alongside a variety of parks for everyone.

Seamless walking paths weave the various activity zones together. The trails, pavilions, and gardens allow social interaction and a pause moment to appreciate nature.



MASTER PLAN



N

Disclaimer: The layout and landscape features are based on preliminary design prepared by Architects and may change during final design and construction.

WE HAVE IDENTIFIED

8

KEY DESIGN GOALS

FOR THIS CAMPUS



Healthy Lifestyle

Active facilities and a walkable campus add health and well-being to the living environment.



Engaging and Activated Campus

Here life-work-play co-exist through diverse active and passive activities for all age groups.



Life with Nature

A chirpy campus with lots of trees, plants, and parks.



Innovation & Technology

State-of-the-art outdoor spaces designed for a good work-play-life balance and a wholesome work-from-home experience.



Vibrant Amenities for All

Shared amenities and spaces support community and individual wellness through myriad choices.



Inclusive & Well-Bonded Community

Ample safe, comfortable, and diverse open spaces that adhere to universal design principles promote community cohesion for all.



Culturally Relevant Spaces

The neighborhood is designed for community bonding as celebrating together can lead to higher emotional and social wellness.



Sustainable Environment

A resilient plan for recycling water that encourages mindful consumption.

AMENITIES

Swimming pool & Kids pool

CHILDREN PLAY AREA

HALF BASKETBALL COURT

Cricket PRACTICE PITCH

Reflexology Path

guest rooms

Music Park

CLUB HOUSE

- Multipurpose Hall
- Equipped Gymnasium
- Badminton Court
- and much more.
- Open-air amphitheatre
- Indoor games room

-SENIOR- CITIZENS COURT

OUTDOOR FITNESS PARK

Recreational Volleyball court

PET'S CORNER

SKATING Path

INDOOR TODDLER PLAY AREA

MULTIPURPOSE PLAY COURT



1.5 BHK





2 BHK

UNIT PLAN

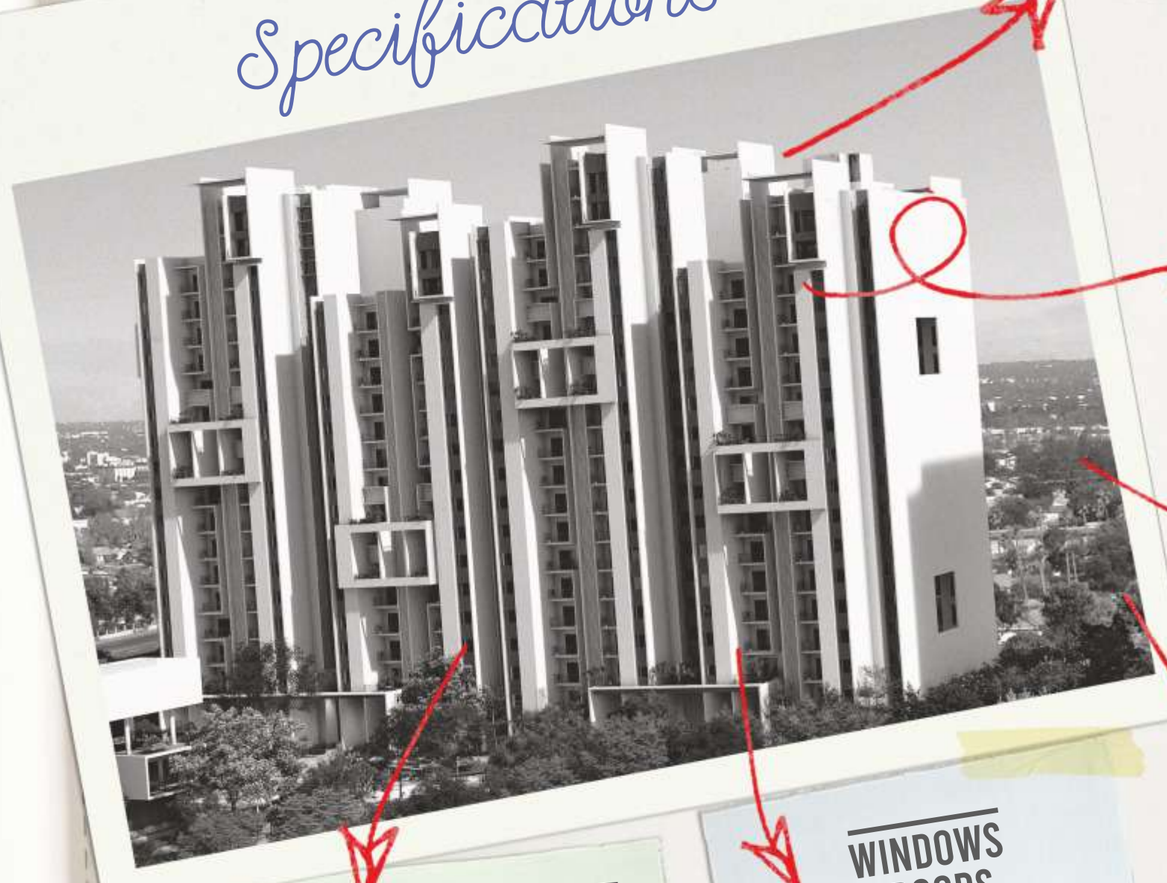
3 BHK (3T)





3 BHK (2T)

Specifications



BUILDING STRUCTURE

RCC structure
RCC framed structure
RCC external walls
External walls finished with texture paint
Internal walls finished with emulsion paint

KITCHEN & UTILITY AREA

Provision for modular kitchen excluding granite slab, sink, faucet, and wall tile dado.
Water supply and drain provision
Ceramic tile flooring and dado up to 3ft (utility area)

FLOORING

Vitrified tile floor with skirting
Master Bedroom with Laminated Wooden Flooring (for 2 & 3 BHKs)
Ceramic tiles for toilets, balconies and attached terraces

ELECTRICALS

Concealed wiring with modular switches
Power outlets for TV, light and fan points
T.V. point in living room (all units) and master bedroom (2 & 3 BHKs)
Telephone point in the living room
Power backup for light and fan points.
Space for exhaust fan in kitchen & toilets
AC points in the living room and master bedrooms

WINDOWS & DOORS

Main door with timber frame & flush shutters
Internal Masonite skin doors
UPVC sliding doors for balconies & terraces
UPVC windows with mosquito mesh
Aluminium ventilators for all toilets

TOILETS

Ceramic tile with dado up to false ceiling height
Countertop wash basin with a granite counter for common handwash
Countertop wash basin with a granite counter (master bedroom)
Half pedestal type wash basin for all the other toilets
Reputed make sanitary wares and CP fittings
Concealed plumbing
False ceiling



WHENEVER SOMEONE
ASKS THE WRITER, JAMES,
TO RECOMMEND
A HOUSE,

HE ALWAYS RECOMMENDS ROHAN PLUS HOMES,

BUT THE EX-DETECTIVE JAMES
IS NOT THAT BIG A FAN.

PLUSHOME

PERFECT Ventilation · LIVELY Light · UTMOST Privacy · SMART Space

EVERY HOME AT ROHAN EKANTA IS A PLUS HOME

We have a simple design principle - we only ever build a home we ourselves would live in. Which is why, all essentials of good living are taken care of in every Rohan home. We call this PLUS – Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.

PERFECT VENTILATION

A well-ventilated home lowers indoor temperature, thanks to seamless airflow. Homes at Rohan Ekanta are nicely ventilated keeping them cool, and fresh all day.

LIVELY LIGHT

When your home is generously washed in friendly sunlight, you never have to switch on the lights during the day. Our designers take special care in minimising dark corners in the house.

UTMOST PRIVACY

The layout of homes at Rohan Ekanta has been thoughtfully planned - windows open to either views of landscaped greenery, or city skylines, and main entrances open into the lobby, denying neighbours and passersby a direct view into the private spaces of your home.

SMART SPACE

Every home at Rohan Ekanta is laid out in a way that lets you use every square inch of every square foot of space you pay for.

LOCATION MAP



LOCATION HIGHLIGHTS

NEARBY AREAS	
Vathur	3 kms
Kundanahalli / HAL Old Airport Road	4.1 kms
Kadubeesanahalli	4.2 kms
Sarjapur Road	5.4 kms
Whitefield	6.9 kms
HOSPITALS	
Manipal Hospital Varthur Road	5.5 kms
Sakra World Hospital	5.7 kms
Brookefield Hospital	5.8 kms
Manipal Hospital Sarjapur Road	9.1 kms
ENTERTAINMENT	
Apple City Mall	1.8 kms
Virginia Mall	5.5 kms
Nexus Whitefield	5.7 kms
Soul Space Spirit Centro Mall	7.5 kms
VR Bengaluru	10.3 kms
Phoenix Marketcity, Whitefield	10.4 kms
EDUCATION	
TCIS	1.7 kms
Chrysalis High Varthur	2.1 kms
New Horizon College	4.5 kms
Global Indian International School	4.5 kms
Greenwood High	4.8 kms
Inventure Academy	4.8 kms
Oakridge International School	6 kms
The Grandeur International School	7.3 kms
Delhi Public School	7.9 kms
IT PARKS	
Prestige Tech Park	4.5 kms
Cessna Business Park	4.8 kms
Embassy Tech Village	5.1 kms
Brigade Tech Gardens	5.4 kms
Wipro Limited - SEZ	6.5 kms
RGA Tech Park	6.5 kms
Prestige Technostar	6.9 kms
RMZ Ecospace	7.4 kms
G. R. Tech Park	10.2 kms
International Tech Park Bangalore (ITPB)	10.7 kms

30 YEARS OF ROHAN
STRONGER TOGETHER

To,
The person holding this brochure

Everyone dreams of a space they can call home. You must have dreamt of it too. We understand your dreams because we are just like you.

We started Rohan Builders in a small rented space with a vision of bettering lives through design and innovation. Today, we have come a long way, but we're still equally joyed while handing over the keys to a new home to a customer.
Apart from homes, we are trusted to build offices, factories, and roads with the same vision. Most of our credit goes to the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants, and landowners have had in us.

Our team of over 2,000 professionals executes every project with great passion. It comes as little surprise that we often ace delivery deadlines and win accolades. Reaching the three-decade milestone is just an another opportunity for us to push design and innovation to newer heights.

As you look forward to buying a home, we are privileged that you are considering a Rohan home. We have built Rohan Ekanta with immense love and planning. Hope you find it to your liking.

Thank you!

From,
All of us in the Rohan family

CRISIL Real Estate DA2+ Developer Grading
Great Place To Work. Certified FEB 2023 - FEB 2024 INDIA
UN GLOBAL COMPACT PARTICIPANT

REAL ESTATE DEVELOPMENT

65+ completed projects
1.5 crore+ sq.ft. delivered
12,000+ happy families
30 lacs+ sq.ft. under construction
DA2+ CRISIL rating
71 prestigious awards

INFRASTRUCTURE DEVELOPMENT

17 completed projects
800+ kilometres
4 states
6 prestigious awards

INDUSTRIAL CONSTRUCTION MILESTONES

60 repeat orders
69% multinational clients
3.8 crore+ sq.ft. constructed
82.5 million safe man-hours in the last 5 years
19 states covered
1 international project
44 awards for safety and economy of construction
1000+ strong team
85% on-time completion

AWARDS AND ACHIEVEMENTS

TIMES REALTY ICON 2022

Excellence in Customer Services.

Excellence in Design and Innovation.

TESE (TECHNOLOGY, ECOLOGY & ENVIRONMENTAL, SOCIAL & ECONOMIC)

Development of the Year - Rohan Mithila, 2013

REALTY PLUS CONCLAVE & EXCELLENCE AWARDS

Rohan Leher II - Themed Project of the Year 2019
Rohan Abhilasha - Mid Segment Project of the Year 2017

Quality SPEED & DURABILITY AWARDS FROM BUILDERS ASSOCIATION OF INDIA, PUNE

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

5 STAR RATING BY ECO HOUSING (SCIENCE & TECHNOLOGY PARK)

Awards for Rohan Mithila, Rohan Leher and Rohan Ishita

ET NOW NEWS REAL ESTATE AWARDS OF THE YEAR 2019

Most Trusted Real Estate Brand - Residential.
Rohan Abhilasha - Best Project of the Year (Mid Segment).
Rohan Leher II - Luxury Project of the Year in Pune - Villa.
Rohan Iksha - Best Project of the Year (Mid Segment).

AESA (ARCHITECTS, ENGINEERS & SURVEYORS ASSOCIATION)

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

CNBC AWAAZ CRISIL & CREDAI REAL ESTATE AWARD

Best Residential Project - Mid Segment- Rohan Jharoka Phase II, 2015

Best Luxury Residential Project - Rohan Madhuban.

Best Residential Project - Rohan Jharoka, 2010

Best Practices in Consumer Protection.

Best Project Execution - Rohan Tarang, 2009

Best Practices in Consumer Protection - Rohan Ashima, 2008

CRISIL REAL ESTATE

7-star ratings for Rohan Mithila and Rohan Leher for the year 2010

ABP NEWS REAL ESTATE AWARD

Residential Property of the Year, Rohan Mithila, 2015

Most Admired Upcoming Project of the Year, Rohan Abhilasha, 2015

THE ECONOMIC TIMES BEST REALITY BRANDS

Rohan Builders recognised as the Symbol of Excellence in Realty for 2015

Best Employer Brand Award for the Year 2016-2017

WORLD HRD CONGRESS & CHRO ASI

INDIAN HR SUMMIT

Best Workplace Culture Award 2019

SILICON INDIA, REAL ESTATE AWARD

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

CONSTRUCTION INDUSTRY DEVELOPMENT COUNCIL - CIDC VISHWAKARMA

Best Construction Project - Rohan Mithila, 2016

Rohan Ekanta is so inspiring that James took the title of the 'Author of the Year' on his 3rd consecutive book. Somebody on social media also awarded him with the title of 'The Most Goofy Detective of The Century'.

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