

ROHAN
ADIRA



EVERY NEIGHBOURHOOD HAS **A CERTAIN RHYTHM.**

Some places lend themselves to pause, others to momentum.

Rohan Adira takes shape within one such setting, where homes are lifted away from the everyday bustle, and shared spaces are allowed to open up and breathe. The development brings together three residential towers, rising above a landscaped realm that gently separates living from movement.

Daily conveniences remain closer to the street, while homes are positioned higher, creating a clear distinction between arrival and retreat. Together, these layers shape an environment designed to feel bigger—not through scale, but through openness, clarity, and calm.

This is where the story begins.





Designed to feel
BIGGER.

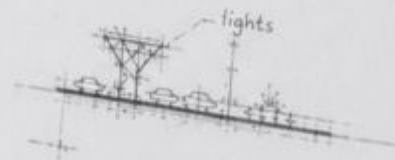
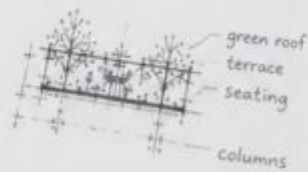
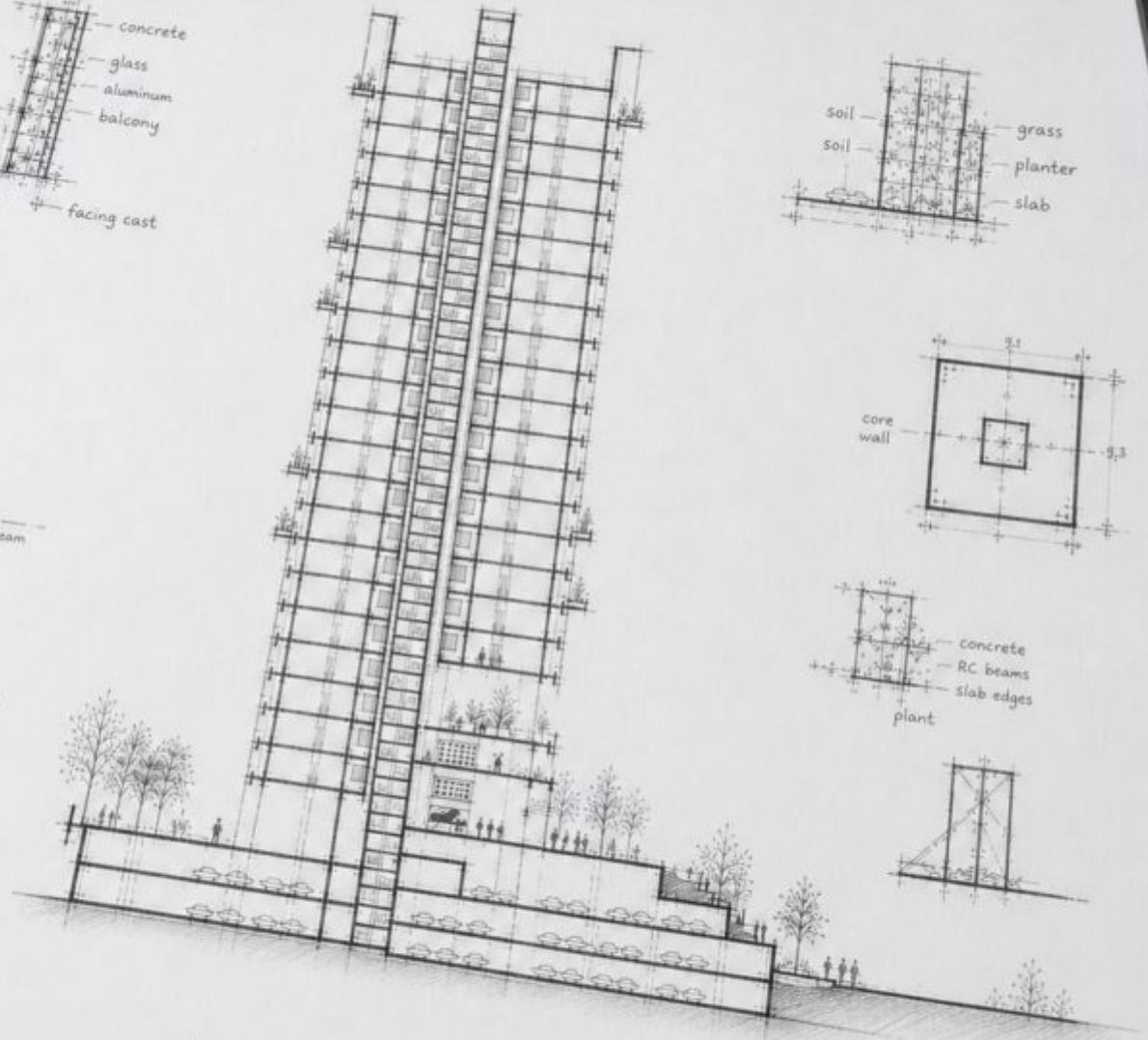
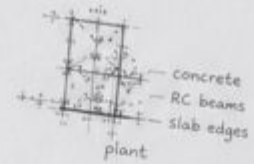
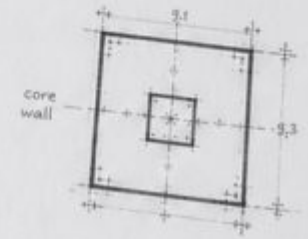
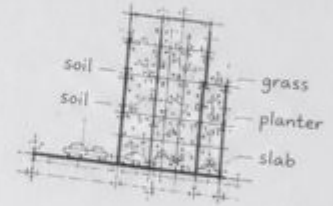
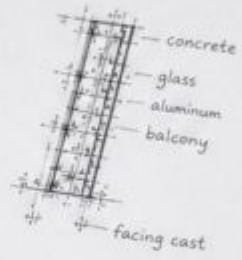


DESIGNED TO FEEL **BIGGER**

In a city where space is carefully measured, Rohan Adira homes feel unexpectedly generous. Not because they are larger on paper, but because they are planned with clarity and keeping the residents in mind.

At Rohan Adira, space reveals itself gradually: in the way the homes extend beyond the walls, the way the podium and rooms open up, in how light travels deeper indoors, in how the landscape becomes part of everyday living.

This is a home shaped to feel larger than its dimensions. More importantly to feel calm, open, and considered.



THE ARCHITECT'S VISION

AR. ADWITHA SUVARNA,

COLLAGE ARCHITECTURE STUDIO, BENGALURU

SHAPED BY THE SITE

Rohan Adira is planned on a corner parcel of approximately 2 acres. The site is defined by an 18-metre road along the east edge and a 12-metre road along the north, and is framed by mature existing trees with wide canopies. The development is conceived as a mixed-use precinct, with commercial activity across the lower two floors and residential towers rising above. This layered planning allows the street edge to remain active while homes sit in a quieter residential environment.

A SKYLINE WITH DEPTH

The façade expresses the verticality of the towers through continuous architectural elements, softened by green terraces introduced at select levels. Variation in tower heights creates a curated skyline, giving the development visual depth while allowing it to sit comfortably within its urban surroundings.

A PEDESTRIAN-FIRST EDGE

Along the road frontage, the building line and a 4.5-metre setback combine to create an activated pedestrian plaza. Existing trees are integrated into shaded walkways, encouraging movement and interaction at street level. The intention is to shift focus from vehicle movement to the pedestrian experience—making the street edge more engaging, comfortable, and safe.





THE TRANSITION FROM CITY TO HOME

A sequence of landscaped steps leads residents from the street to the elevated podium, creating a clear threshold between public activity and residential life. This gradual ascent allows the experience of arrival to unfold slowly—from the movement of the city to the calm of the residential landscape.

TOWERS POSITIONED FOR LIGHT AND VIEWS

The residential portion is organised as three towers in an L-shaped footprint, positioned to maximise views, natural light, and ventilation across the site. Two towers rise to 24 storeys, while the third rises to 20 storeys, creating a varied skyline. Each tower features double-height lobbies, dedicated lifts, and well-ventilated corridors, reinforcing a strong sense of arrival and openness.

THE PODIUM AS A SHARED THIRD SPACE

A large open zone toward the north-west forms the landscaped podium, elevated above street activity and surrounded by existing tree canopies. Designed as a third space—beyond the home and the street—the podium supports community life through gardens, wellness areas, recreation spaces, and shared amenities. To increase openness, select lower-level units are removed to create triple-height volumes, allowing the landscape to expand visually across the podium.







THE FEELING OF HOMECOMING

Home is not always a door you unlock. Sometimes, it begins with a feeling.

At Rohan Adira, the feeling of home begins before you reach your door. As the city slowly fades behind you, the pace begins to soften. The sounds change. The air feels calmer. A quiet pedestrian pathway leads you inward, where trees, open spaces, and gentle movement replace the rush of the streets.

With each step, the day begins to settle. Step by step, the outside world loosens its hold.

By the time you reach your home, the transition has already happened. The day feels lighter, the mind quieter.

And what welcomes you is not just a residence—but a sense of belonging.



THE LANDSCAPE INTENT

AR. TANUSHREE SAHA, SINGAPORE

Inspired by Thane's natural character and guided by the principles of urban chic living, the landscape at Rohan Adira forms an immersive setting for connection, pause, and discovery.

LANDSCAPE AND LIFESTYLE RISE TOGETHER

The landscape at Rohan Adira is imagined as an urban green valley; a layered setting where outdoor spaces feel lived-in rather than ornamental. Inspired by the stepped kunds of Maharashtra and the serene character of Thane, the design allows greenery and architecture to rise together. The trees and their mature canopies anchor the environment, creating naturally shaded, comfortable spaces where residents can pause, gather, and spend time outdoors.

A LIVING EDGE WITH THE CITY

At ground level, the landscape forms a gentle connection with the surrounding neighbourhood. Shaded pedestrian edges activate the retail frontage, allowing visitors to walk, pause, and experience the green setting before the residential realm begins. This layered transition allows public activity and private living to coexist, where the city remains present, yet homes rise above it in quieter surroundings.

ROOTED IN BIOPHILIC DESIGN

Rooted in biophilic design, the landscape encourages a continuous relationship between people and nature. Planting is allowed to grow, interweave, and evolve naturally; forming layered ecological systems that change over time. As vegetation matures, shade deepens, views soften, outdoor spaces feel richer and more immersive. Here, greenery does more than soften the surroundings—it creates space of its own, shaping an environment where nature and everyday life coexist in balance.

VERTICAL LIVING GARDENS

At the heart of the design are vertical living gardens—a sequence of terraced green platforms that gradually rise from street level to the podium. These terraces shape outdoor rooms for everyday use: shaded courtyards, open lawns, gathering pavilions, and wellness spaces. Planting is layered and staggered to raise the overall “green volume,” ensuring that greenery surrounds the built form from multiple levels and viewpoints.

NATURE-CENTRIC LEARNING & ECOLOGICAL STEWARDSHIP

A key feature of the landscape is its nature-centric learning environment, built around the idea of ecological stewardship. At its centre lies a Miyawaki mini forest that preserves biodiversity while creating immersive nature experiences.

Reflexology trails, sensory gardens, and play areas allow residents—especially children—to explore and interact with the natural environment. This space becomes a living laboratory, nurturing curiosity, environmental awareness, and a deeper connection with nature within an urban setting.

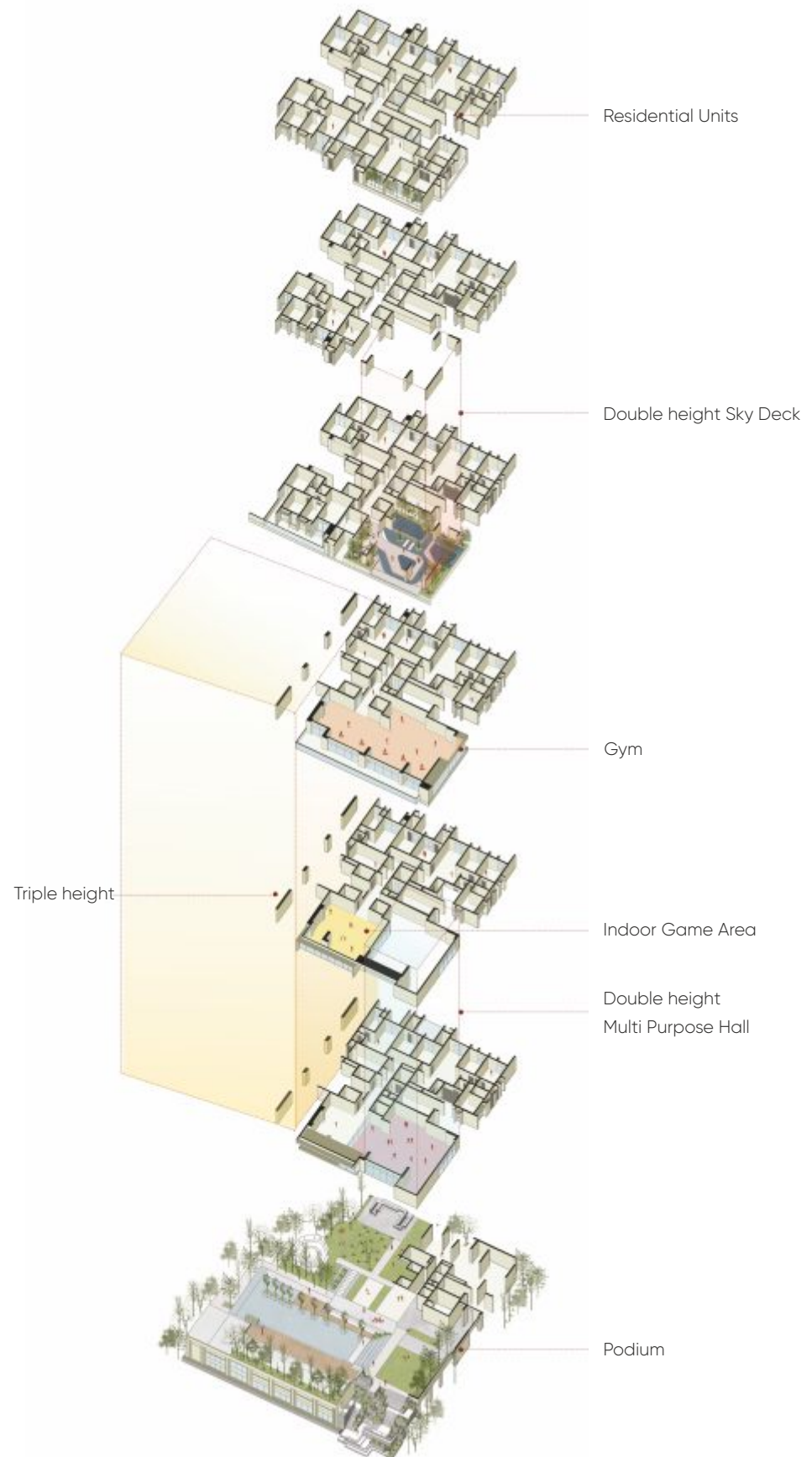
COMMUNITY SPACES, NATURALLY LIVED IN

Community spaces here are planned as part of everyday living; not set apart from it.

Amenities are distributed across the podium and carefully woven into the landscape, allowing movement, pause, and interaction to happen naturally rather than by design. There are open areas for activity and play, quieter corners for conversation or reflection, and shaded zones that remain comfortable through the day. Each space is positioned to feel intuitive, used when needed, and unobtrusive when not.

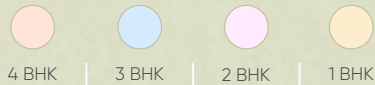
These spaces don't ask for special occasions or planned visits. They support small, daily moments—stepping out for fresh air, meeting a neighbour, or simply taking a pause between routines.

They are not destinations. They are part of how the day unfolds.





THE MASTERPLAN



BUILT AMENITIES

1. Double Height Multipurpose Hall
2. Indoor Games Area
3. Well Equipped Gymnasium
4. Double Height Fitness Area
5. Crèche
6. Guest Rooms
7. Double Height Entrance Lobby

RECREATIONAL AMENITIES (PODIUM)

8. Multifunctional Lawn
9. Swimming Pool with Sun Deck
10. Kids Pool
11. Barbeque + Dining Pavilion
12. Amphitheatre Steps
13. Co-Working Lounge
14. The Garden Maze
15. Reflexology Path
16. Kids Play Area
17. Outdoor Gym Area
18. Senior Citizen Fitness Station
19. Toddler's Play Area
20. Sand Pit
21. Seating Alcoves
22. The Triple Height Piazza

LANDSCAPED AMENITIES

23. Grand Staircase
24. Half Basketball Court
25. Cricket Practice Pitch
26. Miyawaki Forest Area
27. Herb / Sensory Garden
28. Pet Park
29. Family Lounge
30. Discovery Trail
31. Retail Street with Seating Alcove
32. Entry/Exit

SERVICES

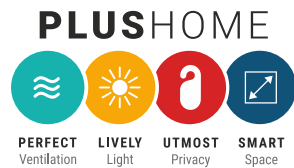
- Sewage Treatment Plant
- Organic Waste Composting
- CCTV in Selective Common Areas
- Sanitation Facilities for Staff
- Adequate Branded Elevators
- Fire Fighting Systems
- DG Backup for Services / Common Area Lighting





HOMES GUIDED BY **PLUS PHILOSOPHY**

Every Rohan residence follows the PLUS Homes philosophy, where planning prioritises perfect ventilation, lively light, utmost privacy, and smart space. Apartments are oriented toward green views while avoiding direct overlooking. Windows are carefully positioned to maximise daylight and outlook while maintaining functional interior planning.





LIVING, EXTENDED INTO THE OPEN

At Rohan Adira, shared spaces become a natural extension of everyday living. The podium and open landscapes are shaped to support both togetherness and solitude—whether it’s hosting a dinner for twenty guests, entertaining friends beyond the walls of home, or finding a quiet corner for you to read beneath a tree.

Life unfolds across a series of connected environments – private, shared, and open—flowing into one another with ease. So the home expands, not by size, but by how and where it is lived.

ROOM TO LIVE, ROOM TO BREATHE

The feeling of space in Rohan Adira homes comes from how the home is planned—calm, balanced, designed to work effortlessly. It’s a series of quiet decisions, working together, that allow the home to feel bigger than it is.



PRIVACY, PLANNED WITH CARE

Only the internal passage remains inward-facing. All other circulation spaces retain light and openness, while private zones stay protected. As you walk through the home, your view extends outward. This constant connection to light and the outside prevents corridors from feeling enclosed.



ONE CLEAR CIRCULATION SPINE

All movement is organised along a single primary spine, with secondary spaces branching off it. This keeps passage areas to a minimum and prevents circulation from cutting through living spaces. As a result, passages become part of the living volume—used only for movement, without breaking or reducing the usable space around them.

LIGHT, GENEROUSLY ALLOWED

Windows are proportioned to invite more daylight into the home, without overwhelming the space. Lower sill heights and higher lintels create taller openings, allowing light to enter deeper and spread more evenly through the room. By keeping windows centrally placed, walls remain usable for furniture and storage, and curtains fall naturally on either side.



BEDROOMS THAT FOLLOW DAILY LIFE

In the master bedroom, daily movement happens where natural light enters. Storage is positioned at the far end, keeping the most used areas bright and open. For example, by shifting the placement of the bathroom door away from the main circulation, it allows a full-height and full-width storage volume—maximising storage space without closing the room in.



BATHROOMS DESIGNED FOR REAL ROUTINES

Larger counters provide space for daily essentials – phones, toiletries, and accessories—making washrooms easier to use and less cluttered. When everyday items have a place to rest, the bathroom feels less tight and functions smoothly without visual clutter.

CONVENIENCE, RIGHT WHERE IT'S NEEDED

A washbasin placed outside the common bathroom supports everyday rhythms. Guests can access it easily without entering private spaces.



UNIT PLANS



1 BHK Carpet Area

Type 1 - 454 sq.ft.
Type 2 - 549 sq.ft.



2 BHK Carpet Area

Type 1 - 657 sqft to 860 sq.ft.
Type 2 - 688 sqft to 801 sq.ft.
Type 3 - 714 sqft to 827 sq.ft.



3 BHK Carpet Area

Type 1 - 951 sqft to 1241 sq.ft.



4 BHK Carpet Area

Type 1 - 1257 sqft to 1407 sq.ft.
 Type 2 - 1300 sqft to 1389 sq.ft.

SPECIFICATIONS



STRUCTURE:

- RCC structure

FLOORING:

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

KITCHEN:

- Granite platform with SS sink
- Dado up to lintel level
- Provision for water purifier and ductless chimney
- Kitchen sink with hot and cold water mixer

TOILETS:

- Dado up to lintel level
- Premium brand sanitary wares and CP fittings
- Overhead shower with hot and cold water provision
- Shaver/Dryer sockets for master toilets
- Slung piping with false ceiling in toilets
- Concealed plumbing

UTILITY:

- Dado up to lintel level
- Inlet/outlet provision for washing machine/dishwasher

ELECTRICAL:

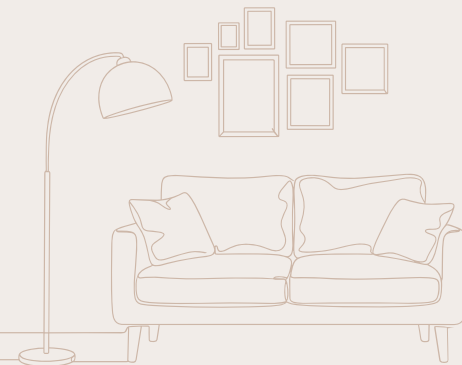
- Concealed fire resistant high quality copper wiring
- Ample light points with modular switches
- TV and AC point in all bedrooms and living room
- Earth leakage circuit breaker
- Provision for exhaust in all toilets
- Smoke detectors as per norms
- DG backup for 1 light point and fan point per room
- Adequate plugs in kitchen for appliances
- Intercom and video door phone facility

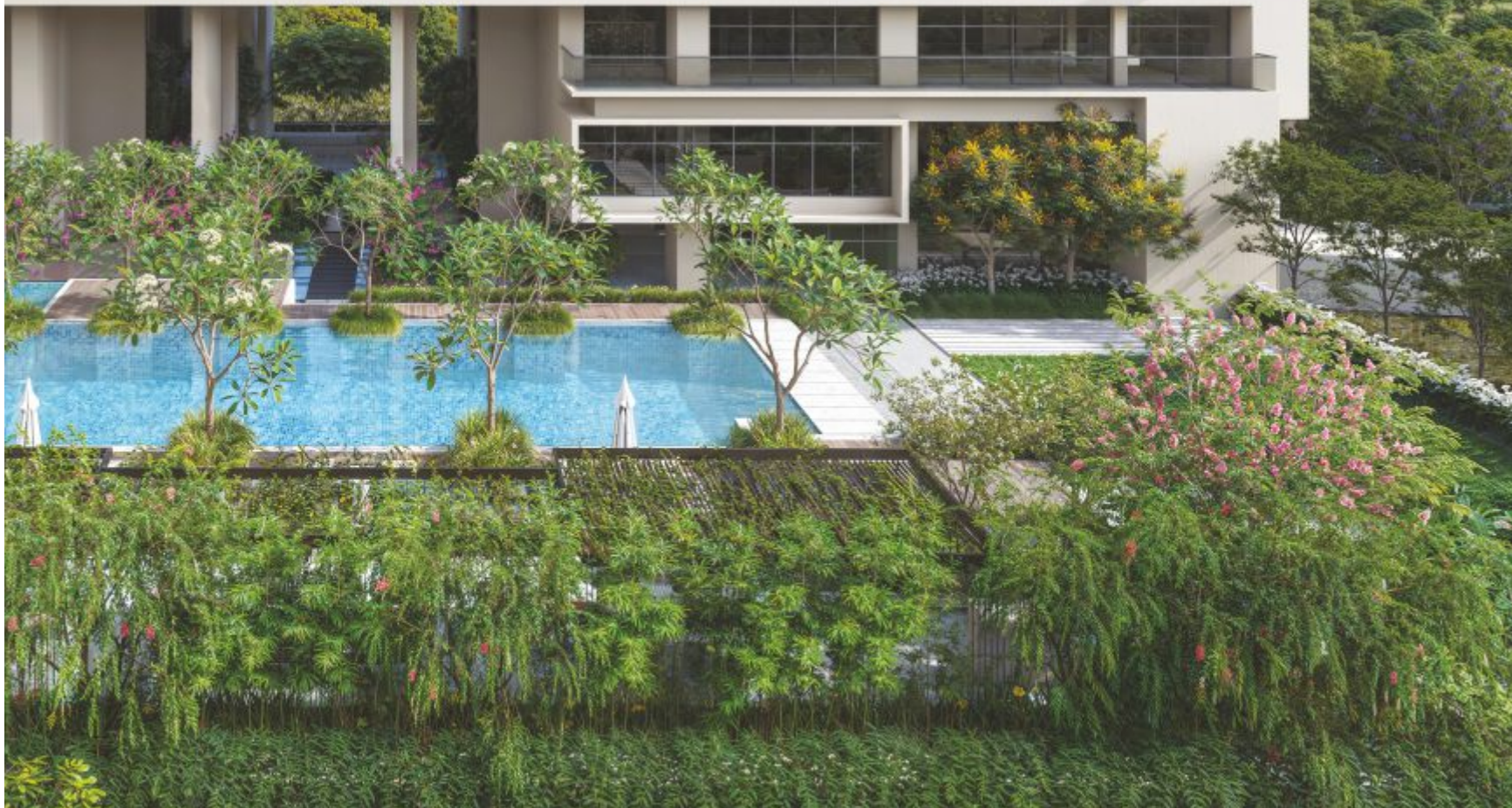
DOOR AND WINDOWS:

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

INTERNAL PAINT:

- Acrylic emulsion paint







THE BALANCED ADDRESS: LOUIS WADI

Louis Wadi has never been about hurry.

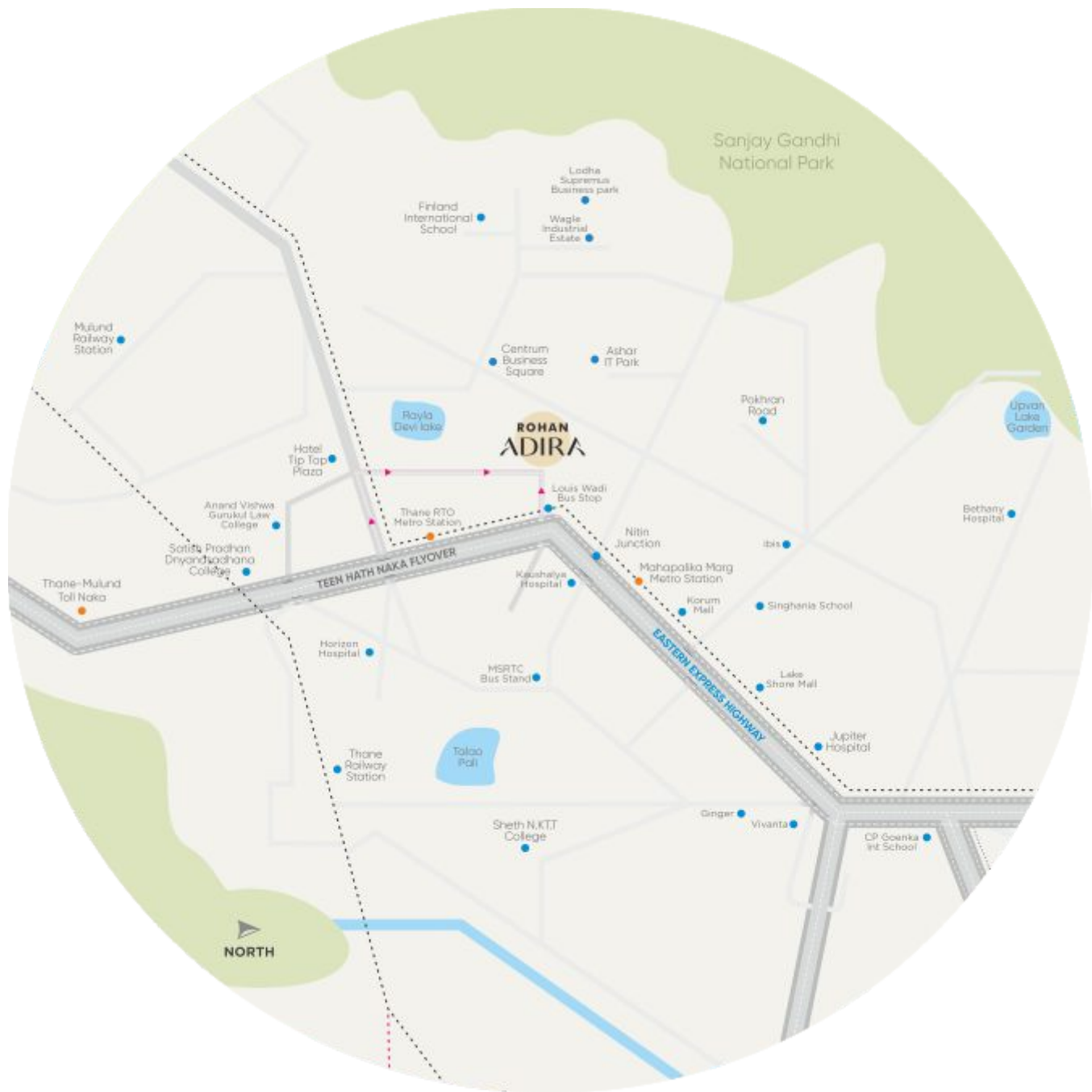
It has grown quietly; its roads shaded, its edges softened by trees, its pace unforced. Even today, as the city moves faster around it, the neighbourhood holds on to its sense of space.

The streets here feel different. Public roads are lined with greenery, forming gentle green lanes rather than hard urban corridors. Trees cast long shadows through the day, softening sound, light, and movement.

Over time, the area has evolved into a well-developed part of Thane—connected, accessible, and complete—without losing its character. Cultural value and nearby lake quietly anchor the neighbourhood, adding layers of memory and meaning to everyday life.

Walking or driving through Louis Wadi feels less like passing through a city, and more like moving within a settled residential landscape. Located in Louis Wadi, Rohan Adira carries this advantage rarely found in the city.

It is this balance that defines Louis Wadi. Green yet urban. Calm yet connected.



Sanjay Gandhi National Park

ROHAN ADIRA

TEEN HATH NAKA FLYOVER

EASTERN EXPRESS HIGHWAY

NORTH

Mulund Railway Station

Finland International School

Lodha Supremus Business park

Wagle Industrial Estate

Centrum Business Square

Ashar IT Park

Rayla Devi lake

Hotel Tip Top Plaza

Anand Vishwa Gurukul Law College

Savitri Pradhan Dryandashana College

Thane-Mulund Toll Naka

Horizon Hospital

MSRTC Bus Stand

Thane Railway Station

Talao Pali

Sheth N.K.TT College

Louis Wadi Bus Stop

Nitin Junction

Mahapalika Marg Metro Station

Korum Mall

Singhanis School

Lake Shore Mall

Jupiter Hospital

Ginger Vivanta

CP Goenka Int School

Pokhron Road

Upvoh Lake Garden

Bethany Hospital

CONNECTIVITY

Eastern Express Highway	0.4 kms
Metro Station Thane RTO	0.7 kms
Nitin Company Junction	0.8 kms
Teen Hath Naka	1.6 kms
Cadbury Junction	1.4 kms
Mulund Check Naka	1.8 kms
Wagle Industrial Estate (IT Hub)	2.2 kms
MSRTC Bus Stand	1.9 kms
Thane Railway Station	2.8 kms
Balkum Naka	4.5 kms

SHOPPING

Korum Mall	1.4 kms
Lake Shore Mall	2.3 kms
R Mall	2.7 kms

HOSPITALS

Shree Mahavir Jain	0.4 mtr
Koushalya	1.4 kms
Jupiter	2.7 kms
Bethany	3.4 kms

WORKPLACES

Kalpataru Prime	0.6 mtr
Centrum Business Square	0.8 mtr
TCS Yantra Park	3.7 kms
Lodha Supremus, Waghale Estate	6.1 kms

SCHOOLS

Finland International	2.0 kms
Singhania	2.2 kms

COLLEGES

KBP	900 mtr
Satish Pradhan Dnyanasadhana	3.3 kms
B. N. Bandodkar College of Science	3.4 kms

ENTERTAINMENT

Cinepolis	2.3 kms
INOX Insignia – R Mall Thane	5.7 kms
Tiku ji ni wadi	6.4 kms





A city skyline at sunset, with the sun low on the horizon, casting a warm orange glow over the buildings. The text "Designed to feel BIGGER." is overlaid in white. The word "BIGGER." is significantly larger and bolder than the preceding text.

Designed to feel
BIGGER.



To,

The person holding this brochure.

Everyone dreams of a space they can call home. A space they truly own, that suits their life.

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 joyful 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 the credit for this trust goes to the tremendous faith our vendors, suppliers, partners, associates, advisors, consultants and landowners have had in us.

Our team of over 3000 professionals executes every project with great verve and passion.

As we have crossed the three-decade milestone, we are looking to find ways to push design and innovation to newer heights.

As you look forward to buying a home, we are grateful that you are considering a Rohan home.

Rohan Adira has been shaped with thoughtful design, careful planning, and a genuine commitment to creating spaces people can truly belong to.

Thank you once again!

From,

All of us in the Rohan family.



REAL ESTATE DEVELOPMENT

65+ completed projects
1.5 crore+ sq.ft. delivered
15,000+ happy families
80 lakhs+ sq.ft. under construction
DA2+ CRISIL rating
71 prestigious awards

INFRASTRUCTURE DEVELOPMENT

17 completed projects
800+ kilometres
4 states
6 prestigious awards

INDUSTRIAL CONSTRUCTION

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
2000+ strong team
85% on-time completion



AWARDS & ACHIEVEMENTS



AESA (Architects, Engineers & Surveyor Association)
2001, 2002, 2007, 2009, 2013

CREDAI Pune Metro Silver Award for The Best Facilities at The Labor Camp
Rohan Abhilasha 2 in Category III (300+ labors)
Rohan Nidita in Category I (21-100 labors)

Quality, Speed and Durability
1997, 1999, 2000, 2001,
2002, 2005, 2007, 2010
Builders Association of India, Pune

CREDAI Pune Metro Pride Gold Award Best Facility at Labour Camp - 2024
Rohan Abhilasha 3 Category III: (300++ labours)
Rohan Anand Category I: (21-100 labours)

Symbol of Excellence in Realty
2015: Best Realty Brand –
The Economic Times

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

Excellence in Innovative Design Times Realty Icon
2022: Rohan Builders
2025: Rohan Ekam

Best Employer Brand
2016-2017: World HRD
Congress and CHRO Asia

Eco-Housing (Science & Technology Park)
5 star rating to Rohan Mithila,
Rohan Leher & Rohan Ishita

PMAY – Affordable Housing Awards
Rohan Abhilasha 2, Pune (Maharashtra)
Rohan Upavan, Bengaluru (Karnataka)
For the year 2025

Best Practices in Consumer Protection & Execution From CNBC Awaaz
CRISIL & CREDAI REAL ESTATE
2008: Rohan Ashima & 2009: Rohan Tarang

Green Building Certification
IGBC Gold Certification:
Rohan Abhilasha 2

Customer Service
2022 & 2025: Times Realty Icon
for Excellence in Customer Service

Customer Centric Brand of The Year
2024: Times Realty Icons Maharashtra

Best Workplace Culture
2019: India HR Summit

India's Best Design Projects
2025: Rohan Ekam, Balewadi
Rohan Mithila Business Park, Viman Nagar

11th Global Safety Summit Medium Enterprises
Apex India Quality Excellence Award 2023 –
Platinum Award – Construction Sector (MH)

DA2+ Crisil Rating
2010: 7 star for Rohan Mithila
& Rohan Leher in Pune
6 star for Rohan Jharoka-II, Bengaluru

National CREDAI Awards
2025: Best CSR Initiative (National)
2025: Best Residential Project (National)
– Rohan Abhilasha

Residential Project of The Year
CNBC Awaaz CRISIL & CREDAI 2010, 2015:
Rohan Jharoka Phase II (Mid Segment)

ABP News, Real Estate
2015: Rohan Mithila

Silicon India Real Estate
2015: Rohan Mithila, (Luxury Segment)

ET Now News Real Estate
2019: Rohan Abhilasha (Mid Segment)
2019: Rohan Leher II (Luxury Project)
2019: Rohan Iksha (Mid Segment)

ONGOING PROJECTS OF ROHAN



Rohan Saroha, Bhugaon, Pune



Rohan Ekam, Balewadi, Pune



Rohan Harita, Tathawade, Pune



Rohan Abhilasha 4, Wagholi, Pune



Rohan Anand, Somatane, Pune



Rohan Nidita, Hinjawadi Phase 1, Pune



Rohan Mithila Business Park, Viman nagar, Pune



Rohan Ekanta, Gunjur, Bengaluru

FEW COMPLETED PROJECTS OF ROHAN



Rohan Madhuban, Bavdhan, Pune



Rohan Abhilasha, Wagholi, Pune



Rohan Mithila, Viman Nagar, Pune



Rohan Leher II, Baner, Pune



Rohan Kritika, Sinhgad Road, Pune



Rohan Akriti, Subramanyapura, Bengaluru



Rohan Ashima Brookefields, Bengaluru



Rohan Upavan, Hennur Road, Bengaluru



A high-angle, wide shot of a city skyline during sunset. The sky is a gradient of warm colors, from a bright orange near the horizon to a darker, muted orange at the top. The city below is densely packed with buildings of various heights. Many windows are lit up, creating a pattern of small, glowing points of light. The overall atmosphere is hazy and atmospheric. The text 'Designed to feel BIGGER.' is centered in the upper half of the image, rendered in a clean, white, sans-serif font. The word 'BIGGER.' is significantly larger and bolder than the preceding text.

Designed to feel
BIGGER.

Rohan Adira
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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.

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