

A dramatic scene of a window being shattered. The window frame is dark wood, and the glass is exploding outwards in many sharp, translucent shards. In the center of the broken window, the words "NOT NOW" are written in large, 3D letters made of red bricks. The background is a dark, textured wall, possibly stone or concrete, with a window ledge visible on the right side.

**NOT NOW**

**THROW  
EXCUSES  
OUT OF THE  
WINDOW.**

**ROHAN  
ANANTA**



Move on from excuses  
and move into your new home

Right on the Mumbai-Pune highway in Tathawade, lies an 8-acre of happiness. Rohan Ananta. A perfect combination of Rohan's 25 years of experience in building well-deigned homes, and wide range of amenities that cater to your every need. All this, extremely close to Hinjewadi and at an unbelievable price. So no matter what excuse you have for not buying a house, Rohan Ananta will surely make you move on from it.













## PLUS points of an Ananta home

We don't just build homes. We design them. Keeping in mind the people who will live there. And this exact approach is at the heart of our philosophy of PLUS Homes - Perfect Ventilation, Lively Light, Utmost Privacy and Smart Space.



## Perfect Ventilation

Natural ventilation is the most crucial aspect of our designs. The large windows ensure access to vistas around and the north-south orientation ensures that the harsh Pune sun does not penetrate within the space. The central courtyards encourage the breeze to flow across all internal spaces. The air is cooled as it moves. Natural ventilation is the most crucial aspect of our designs. The large windows ensure access to vistas around and the north-south orientation ensures that the harsh Pune sun does not penetrate within the space. The central courtyards encourage the breeze to flow across all internal spaces. The air is cooled as it moves.

## Lively Light

Rohan Ananta is designed around a continuous set of light-wells. These vertical courts enable the units to open on both sides continually ensuring breeze and light to permeate into the most intimate of spaces without sacrificing privacy.

## Utmost Privacy

The access to individual units is designed to maintain privacy and render each unit a degree of solitude. The design ensures a fine balance between community life and personal space. The in between spaces are beautifully articulated in various degrees of openness and seclusion. Each unit opens up to uninterrupted views on the North or South and enjoys its independent double-height balcony. The doors of adjacent homes are spaced at a comfortable distance. The windows open to landscaped greenery or other spaces. The doors and windows are designed to maintain complete privacy by maintaining distance and difference of orientation.

## Smart Space

Nimble and minimal, the internal spaces are coherent, thoughtful and elegant. Simple in the plan, they are designed to maximize the efficiency of space. So much so that every bit of space inside the home can be put to good use, and yet your home will always seem to be much bigger. A minimal, open-plan suggests that all home owners can customise their unit to a certain degree.





## Architect's note

While designing Rohan Ananta, our aim was to revive the lost concept of community living where a resident becomes a part of the bigger scheme of things. This sanctuary-like property is actually a neighbourhood carved out in an urban setting where people come together to celebrate life in all its glory. Every square inch of space has its own significance, crafted to perfection with optimal efficiency. With each element having been carefully thought through, this user-centric design focuses on value engineering. The design ensures best utilization of space without compromising on the design philosophy or functionality.



Building layout



Landscape layout



Project layout



## Amenities

- Landscaped Garden with Innovative Features
- Well-equipped Gymnasium
- Indoor Games
- Guest Rooms
- Amphitheater
- Swimming Pool & Kids Pool with Deck
- Kids Play Area
- Party Lawn
- Net Cricket
- Badminton Court
- Squash Court
- Tennis Court
- Basketball Court ( Half)
- CCTV in Common Areas
- Sanitation Facility for Servants & Drivers
- Sewage Treatment Plant
- Organic Waste Composting
- Common Area Lighting on Solar
- DG Back-up for Services and Common Area Lighting







Aesthetically beautiful.  
Technically brilliant.

Rohan Ananta makes optimum use of the north-south breezeway. By organizing vertical services in shafts and by creating courtyards, the design ensures that there is minimal overlap between positive and negative spaces. Service levels are imagined as neighbourhood spaces where people can collect to gossip and party. A soft-edge ensures that there is ample green, and elements of water ensure tranquillity. The vehicular points of access are connected to the entry and exit points of the site ensuring complete grade-separation. Where you walk is not where you drive. Designed elegantly, the overall simplicity of the facade complements its complex and layered design. By creating multiple double-height spaces on the facade, the design breaks the monotony of an apartment block giving each block and each unit its unique aesthetic. The projections help with breaking sunlight into shadows.





## Presenting home-life balance

At Rohan Ananta, the outdoors have been designed as elaborately as the indoors. Just a step inside, and you'll be greeted by an impressive stretch of landscape catering to various recreational activities. This beautiful landscaping stretches on till a seemingly infinite distance straight ahead, without the buildings obstructing your delightful view. There is something for everyone at Rohan Ananta, to connect with the community and their own inner selves, while disconnecting from everyday stress. With a play area for children, lush gardens, swimming pool, gymnasium and many more amenities you'll struggle to find excuses to not indulge in a happier, healthier lifestyle.



Furniture layout

2 BHK



Entry →

1 BHK



← Entry





## Specifications

### Structure

- RCC structure with AAC block internal and external walls with plaster

### Flooring

- Vitrified tiles for all rooms
- Ceramic tiles for toilets, balconies and attached terraces

### Kitchen

- Granite platform with SS sink
- Glazed / ceramic tile dado up to 2 ft height above platform
- Provision for water purifier

### Toilets

- Ceramic flooring and dado up to 7 ft height
- Repute make sanitary wares and CP fittings
- Overhead shower with hot & cold water for master toilet
- Concealed plumbing

### Utility

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

### Electrical

- Concealed fire resistant high quality copper wiring
- Ample light point with modular switches
- AC point in all bedrooms
- Earth leakage circuit breaker
- TV & telephone point in living and master bedroom
- Provision of exhaust point in kitchen & toilets

### Doors & Windows

- Elegant flush doors
- Premium quality fixtures and fittings
- Powder coated aluminium windows with mosquito mesh
- Aluminium sliding door for terrace with mosquito mesh

### Internal Paint

- Internal oil bound distemper





### Airy and Well-Lit

A PLUS design concept ensures that the house will always have ample amounts of natural sunlight and wind.



### North-South Orientation

Every home & room has been properly planned.



### Landscape & Green

Over the 8 acres property, you'll find intelligently placed green and water elements. This ensures that you have a tranquil corner where you can relax and unwind.



### Pedestrian Friendly

While trying to keep fit with long walks within the property, you won't have to keep a track of incoming vehicles. All the roads inside Rohan Ananta have wide and well connected pavements.



### Privacy & Retreat

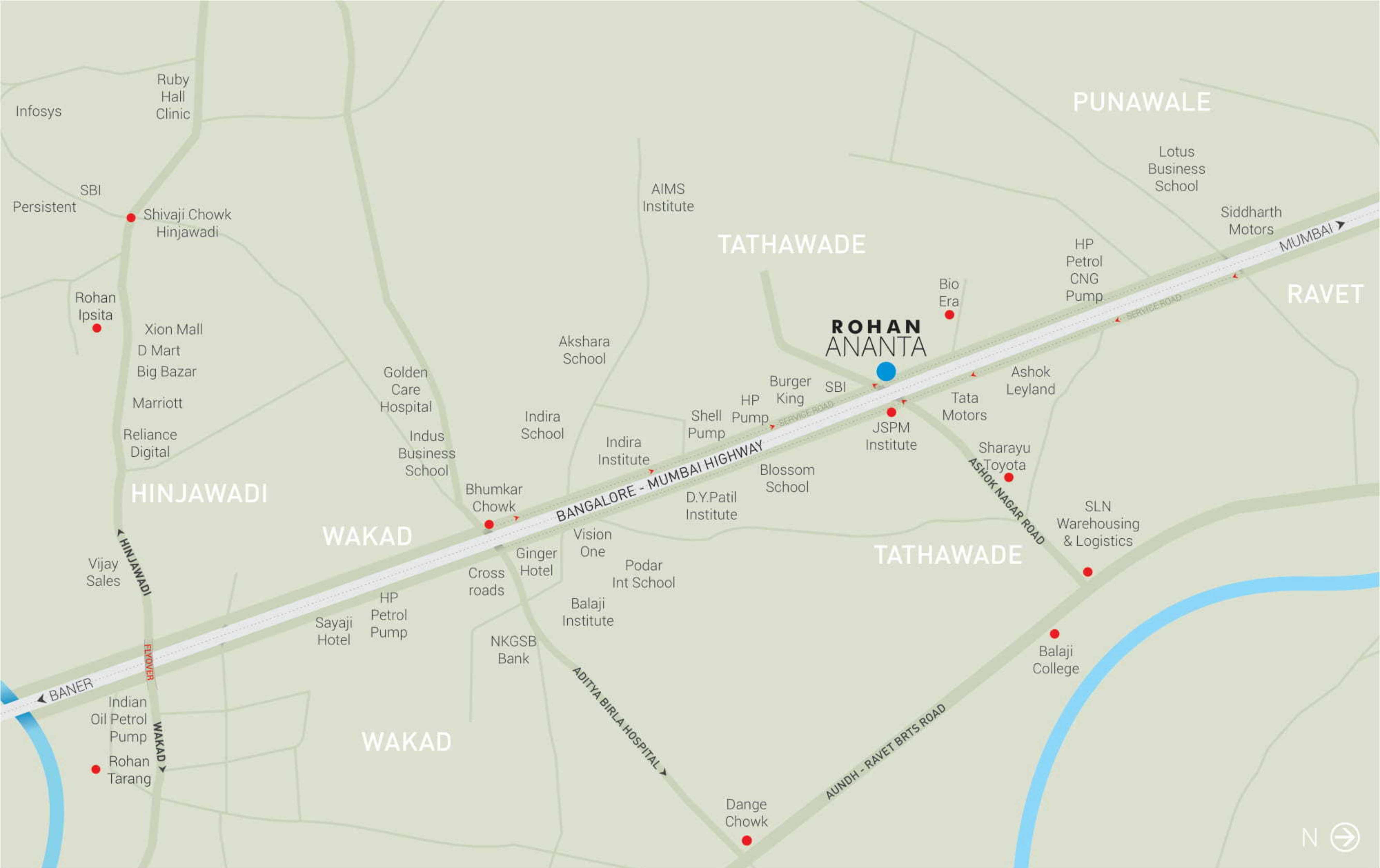
The houses have been designed in such a way that no window or balcony is visible to another apartment on the same floor.



### Views for All

What's the point of living in a beautiful area but not being all to experience it? Rohan's homes have been built to frame the neighbourhood view, not obstruct it.





## At the heart of development

Tathawade has undergone rapid change and is emerging as a prime location in Pune. The area is developing into a popular hub with grocery marts, shopping centres and multiplexes all around. Well-connected to the Mumbai-Pune expressway, Tathawade is still a part of Pune while being away from its chaos. With great transport connectivity, popular hang-out spots and a spread of countless quality restaurants offering cuisines from all over the world, the locality around gives you enough excuses to step out of your home and indulge in fun.










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The project has been registered with MahaRERA, and are available on the website <https://maharera.mahaonline.gov.in> under registered projects.  
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