



BIRLA ESTATES



LEGACY OF TRUST

## BUILT ON THE VALUES OF

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INTEGRITY



AGILITY



EMPATHY



COMMITMENT



SEAMLESSNESS



SPEED

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## WITH A DYNAMIC VISION

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"We will transform the perception of Indian Real Estate sector by delivering an exceptional experience and creating value, at every level, for every stakeholder."



## MESSAGE FROM MR. KUMAR MANGALAM BIRLA

It has been a dream of the Birla Family to play a big part in building a new India for new generations.

With this vision and a promise to transform the real estate sector, we would like to present to you Birla Estates.

At Birla Estates, our endeavour is to be the leading national player and create new global benchmarks of planning, quality, design and most importantly, ethical practices.

Thus our projects are developed with a keen understanding of the evolving customer, to create a beacons of a reach legacy of the future.

Chairman  
Century Textiles and Industries Limited

PROJECTS DELIVERED





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## BIRLA CENTURION

Birla Centurion, a highly sought-after business location with splendid architecture that inspires creativity. The sophisticated design incorporates minimalistic yet contemporary trends.



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## BIRLA AURORA

The perfect work address,  
Birla Aurora is a 22-storied structure with  
distinctively refreshing architecture owing to  
an unconventional elliptical design.  
At Birla Aurora you can focus on work with an  
amazing view of the sea as a soothing  
backdrop, rejuvenate yourself at the break-out  
zones and find succour in the accompanying  
greenery.

# ON GOING RESIDENTIAL PROJECTS





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## BIRLA VANYA

Nestled in the upcoming smart-city Kalyan, Birla Vanya brings to you LifeDesigned® homes inspired from and designed around your life. Spread across 21 acres with more than 7 acres of greens, Birla Vanya offers residences with an unparalleled lifestyle.





## BIRLA ALOKYA

Birla Alokya is a low density development offering 218 Villaments across 7.8 acres. This project is designed around the life and lifestyle of the Bengaluru consumer and goes beyond the common amenities associated with residential projects. The amenities designed are thoughtfully planned for all round well-being and entertainment of the residents.

NOW PRESENTING LIFEDESIGNED  
SPACES IN GURUGRAM





BIRLA  
NAVYA  
GURUGRAM

The name connotes 'Newness' or 'Fresh' in Sanskrit.

The essence of Birla Navya is exactly that,  
the promise of a new beginning and the start of a new life, designed around  
harmony.



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES



BIRLA

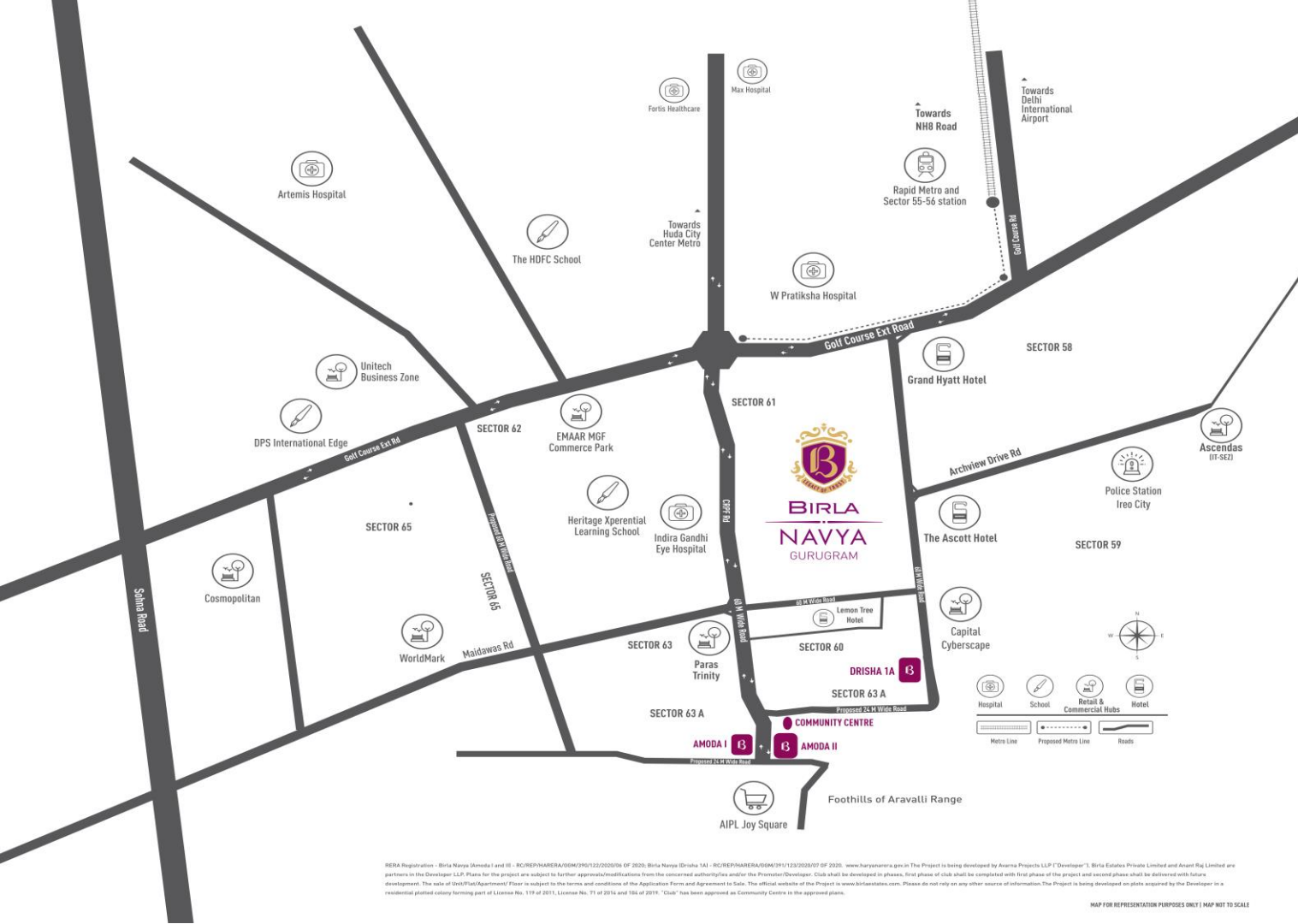
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NAVYA

GURUGRAM

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LOCATION



## PRESENCE OF NUMEROUS CORPORATE PARKS

- EMAAR MGF Commerce Park
- Unitech Business Zone
- WorldMark

## SCHOOLS & COLLEGES

- DPS International Edge
- Heritage Xperiential Learning School
- The HDFC School

## HOSPITALS

- Artemis
- W. Pratiksha
- Indira Gandhi Eye Hospital

## RETAIL & COMMERCIAL HUBS

- M3M Cosmopolitan
- AIPL Joy Square

## HOTELS

- Grant Hyatt Hotel
- Lemon Tree Hotel
- The Ascott Hotel

# CONNECTIVITY



## ROAD CONNECTIVITY

Easy access to NH-48,  
Gurugram-Faridabad Highway  
which connects Gurugram to New Delhi.



## RAPID METRO

Convenience of Rapid Metro which runs exclusively in  
Gurugram.  
The Yellow Line and Rapid Metro serve as an access  
point to New Delhi.



## AIRPORT

Easy accessibility to the  
Indira Gandhi International Airport.

# SOCIAL INFRASTRUCTURE



## HOSPITALS

The convenience of several leading healthcare service providers like Park Hospital and Artemis Hospital.



## SCHOOLS

Located close to some of the best educational facilities like DPS International Edge and The HDFC School.



## IT PARKS AND BUSINESS HUBS

Easy access to several leading tech parks and Business hubs like M3M Urbania BusinessPark and Unitech Business Zone.

# ENTERTAINMENT

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## RESTAURANTS

Home to several Multi-cuisine and various F&B options along with smaller Eateries and Fine Dining.



## MALLS

A wide array of popular entertainment options to choose from, like M3M Cosmopolitan Mall and WorldMark Mall.





BIRLA

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NAVYA

GURUGRAM

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LIFE AT BIRLA NAVYA



## ABOUT BIRLA NAVYA

Birla Navya is a township project of  
Premium Floor Residences spread across 1,90,202 Sq. Mt. and 5  
individual pockets

The first phase of development features pockets – Drisha and Amoda.  
Each pocket's planning and infrastructure has a different approach  
with it's own distinctive offerings

Key focus on sustainability with provision for water conservation and  
organic waste management.

With the IGBC Gold pre-certification,  
the project is set to be one of the first green-rated township  
in Gurugram.



## A LIFE DESIGNED AROUND HARMONY. DESIGNED AROUND LIFE. DESIGNED FOR LIFE.

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LifeDesigned® is our guiding philosophy— we derive  
inspiration from

life around us and use that to influence the lives we touch.

This is an endless journey of pushing ourselves to create spaces for a  
lifetime,

where every detail is meticulously perfected to enrich lives. From the moment you  
walk in, to every moment till forever, LifeDesigned® resonates in every single facet of  
your journey.



## TIMELESS FAÇADE

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At Birla Navya, building designs have been meticulously crafted to stand the test of time with measures in place to preserve architecture and minimize the effects of weathering.

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Toughened glass railing in balconies.

# EXTERNAL FAÇADE



# EXTERNAL FAÇADE





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## GATED COMMUNITIES

Every Pocket at Birla Navya has unique features that resonate the concept of LifeDesigned®. These pockets are guarded gated community with controlled entrances

Grand entrance lobby with access control

Multi-Tier security features to ensure safety of all the residents

Landing space at entrance of every floor

Inclusive infrastructure for seniors and children



## GRAND ENTRANCE LOBBY

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Grand entrance lobby in every plot ensuring safety and security features like access control. Lobby is naturally lit and has central stairs leading upto top floors.





## MULTI-TIER SECURITY SYSTEM

Birla Navya boasts of a robust multi-layered security system developed by one of Israel's leading security solutions company **MAX Security.**

CCTV surveillance as required.

Intercom system connected to the main entrance.

Boom barriers at every gate with RFID scanners.

Smart digital lock and Video Verification facilities at the door.

Security Guards placed at critical points.



## FIRE SAFETY

At Birla Estates, the safety of our residents always comes first. Birla Navya in Gurugram has several measures in place to deal with the many challenges of modern fire hazards, both mitigative and for emergencies.

Hose reel and fire extinguishers placed on every floor of the development.

Easily accessible fire hydrants located at regular intervals along road.

5,000 Litre overhead tank in every plot for emergencies.



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# WATER CONSERVATION

An essential practise of the day to save the natural  
resource and move towards sustainability



## SUNKEN COURT

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Beautifully landscaped sunken courts in every plot to give natural light and ventilation to the basement.



## TERRACE DESIGN

Exquisite Private Terrace with artificial turf and wooden finish  
tiles



## COMMUNITY BACK LAWNS

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Every home at Birla Navya comes with community back lawns  
which can be used

for a range of community interactions.

Whether it's a Sunday cookout with family and friends or tranquil  
strolls in the

evening, the back lawns are designed to facilitate and foster  
every kind of lifestyle,

with family as well as the community.

# COMMUNITY EXPERIENTIAL GREENS





## CHILD CENTRIC

At Birla Navya, amenities are designed to facilitate the holistic development and protection of your children with several provisions made to safeguard kid's play areas.

Play areas located in close proximity to every plot.

Ramped entrances and walkways for accessibility by baby strollers.

1.1 metre high protective railings in balconies.





BIRLA

NAVYA

GURUGRAM

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AMODA AT BIRLA NAVYA



# AMODA

'Happiness and Contentment' –

The name connotes a life of plenty, happiness and fulfilment where families and communities live harmoniously.

Premium Floors Residences that come with a plethora of amenities,

specially crafted to foster community interactions. Amoda's leading-edge features are designed to accommodate

every kind of lifestyle.



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## FEW AMENITIES AT AMODA



LANDSCAPED  
GREENS



FITNESS  
STATION



PLAY  
AREAS



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BIRLA

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NAVYA

GURUGRAM

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CLUBHOUSE



BIRLA

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NAVYA

GURUGRAM

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**SPECIFICATIONS**

# VRF AIR CONDITIONING



# MODULAR KITCHEN WITH HOB AND CHIMNEY



# MARBLE FLOORING IN LIVING AND DINING





# LAMINATED WOODEN FLOORING IN BEDROOMS



THANK YOU

# Disclaimer



The Project "Birla Navya (Amoda land II)" ("Project") comprising of 57 plots in blocks/pockets D and H of Anant Raj Estate, Sector 63A, Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/390/122/2020/06 OF 2020 and the Project "Birla Navya (Drisha 1A)" comprising of 18 plots in blocks/pocket G of Anant Raj Estate, Sector 63A is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/391/123/2020/07 OF 2020 and can be viewed at: [www.haryanarera.gov.in](http://www.haryanarera.gov.in). The Project is being developed on Plots acquired by the Developer in a residential plotted colony forming part of License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019.

The Project is being developed by Avarna Projects LLP ("Developer"). Birla Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. The images and other details herein are only indicative and subject to the approval of the concerned authorities. The Promoter/Developer reserves the right to change any or all of these in the interest of the development, without prior notice or obligation. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/- 3% is possible in the Residential Flat/Unit areas on account of design and construction variances. This electronic /printed material does not constitute an offer and/or contract of any type between the Promoter/Developer and the recipient/reader/viewer. No booking or allotment shall be deemed to have been made on the basis of this electronic/printed material. Any Purchaser/Lessee of this development shall be governed by the terms and conditions of the application form and the agreement for sale/lease entered into between the parties, and no details mentioned in this electronic /printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Promoter/Developer. The Promoter/Developer does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic/printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 applicable for projects in Haryana. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter sales team only, by physically visiting the project site. The official website of the Project is [www.birlaestates.com](http://www.birlaestates.com). You are requested NOT to visit to/rely any unauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Promoter/Developer and/or its sister concerns. "Club" has been approved as Community Centre in the approved plans for the entire licensed lands.