

# AVIK

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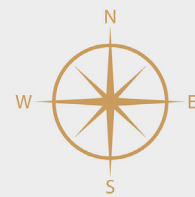
## Floor Plan Booklet

# MASTER PLAN

- |                             |                                   |
|-----------------------------|-----------------------------------|
| 1) Forest zone/ garden      | 26) Cross-fit course              |
| 2) Gazebo/sitting pavillion | 27) Cricket practice enclosure    |
| 3) Boundary planting        | 28) Half basketball court         |
| 4) Pathway                  | 29) Fitness stations              |
| 5) Lawn/ Mini Soccer field  | 30) Badminton court               |
| 6) Crushed gravel           | 31) Floor games                   |
| 7) Dry fountain             | 32) Gated access                  |
| 8) Yoga/Meditation zone     | 33) Lawn bowling                  |
| 9) Bamboo garden            | 34) Movie screening wall          |
| 10) Herb planting           | 35) Herb planting                 |
| 11) Foot reflexology        | 36) Lawn/ Mini Soccer field       |
| 12) Work pods               | 37) Tunnel area                   |
| 13) Amphitheatre            | 38) Swings                        |
| 14) Lily pond               | 39) Fragrant tree corner          |
| 15) Tea corner              | 40) Feature wall                  |
| 16) Palm court              | 41) Feature wall                  |
| 17) Reflective basin        | 42) Pavillion                     |
| 18) Pathway                 | 43) Small fruit tree orchard      |
| 19) Star gazing plaza       | 44) Bench                         |
| 20) Mounding                | 45) Boundary hedge                |
| 21) Seat wall               | 46) Fitness stations              |
| 22) Kids play               | 47) Pet park                      |
| 23) Monkey bars             | 48) Butterfly attraction planting |
| 24) Skate rink              | 49) Pavilion                      |
| 25) Rock climbing wall      | 50) Boundary planting             |

60m Wide Road

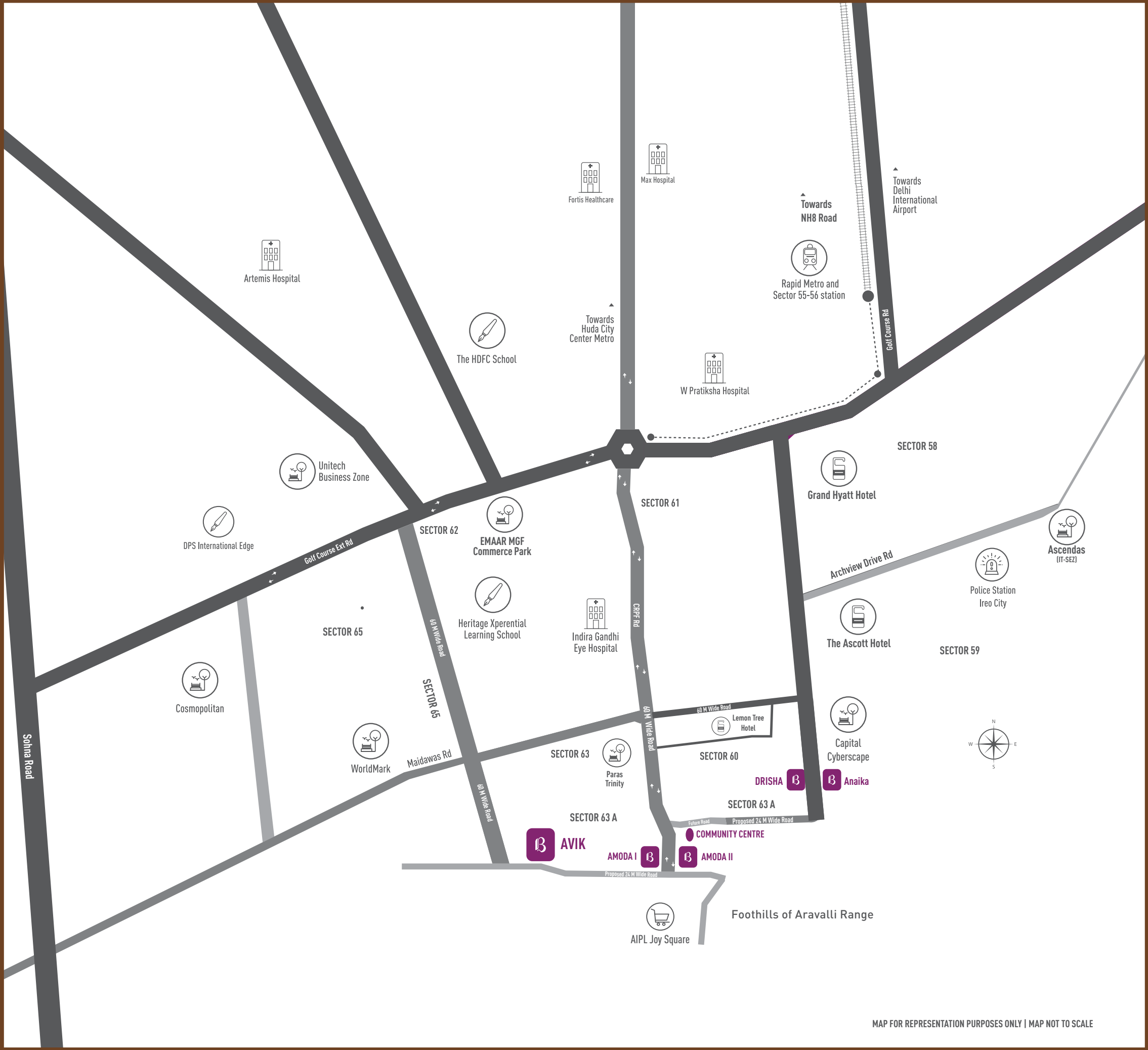
24m Wide Road



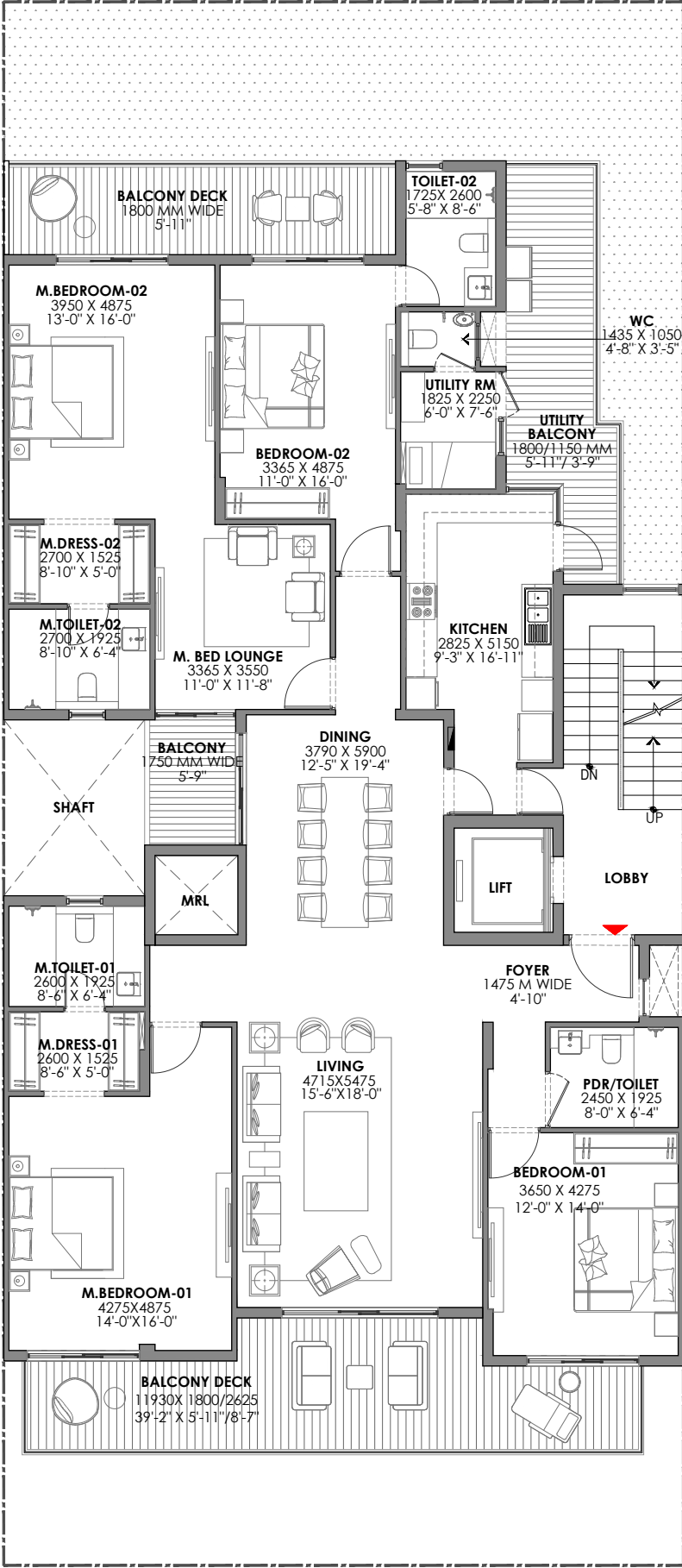
Map for representation purposes only.



# LOCATION MAP



# TYPICAL LAYOUT 1 | TYPE C



SECOND FLOOR PLAN

<b>TYPE C (9 PLOTS)</b>	<b>4BHK+LOUNGE+SERVANT</b>	
PLOT AREA	388-431 SQM	465-515 SQYD
RERA CARPET	195-230 SQM	2100-2500 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**9 PLOTS**  
**64, 68, 68A, 68B, 69, 72, 73, 88, 89**



KEY PLAN

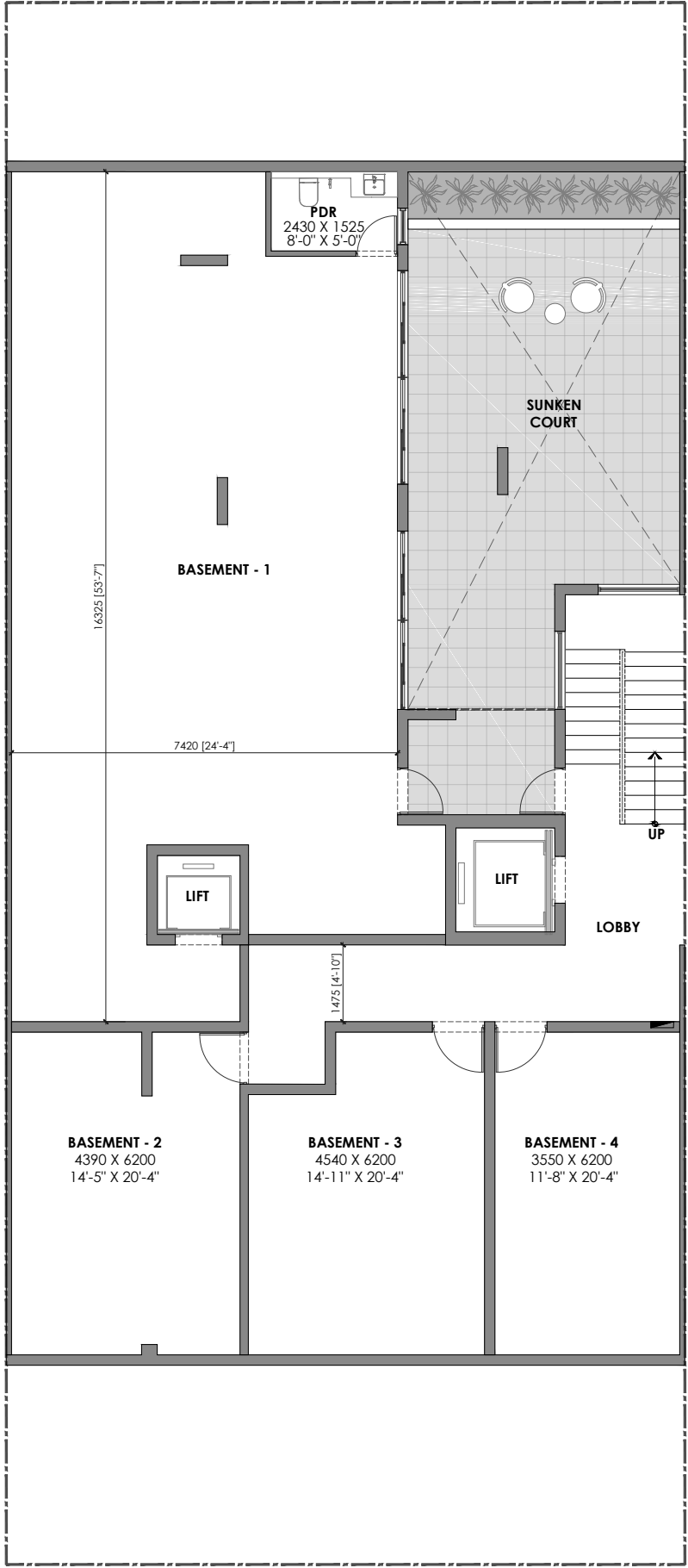
Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)

# TYPICAL LAYOUT 1 | TYPE C

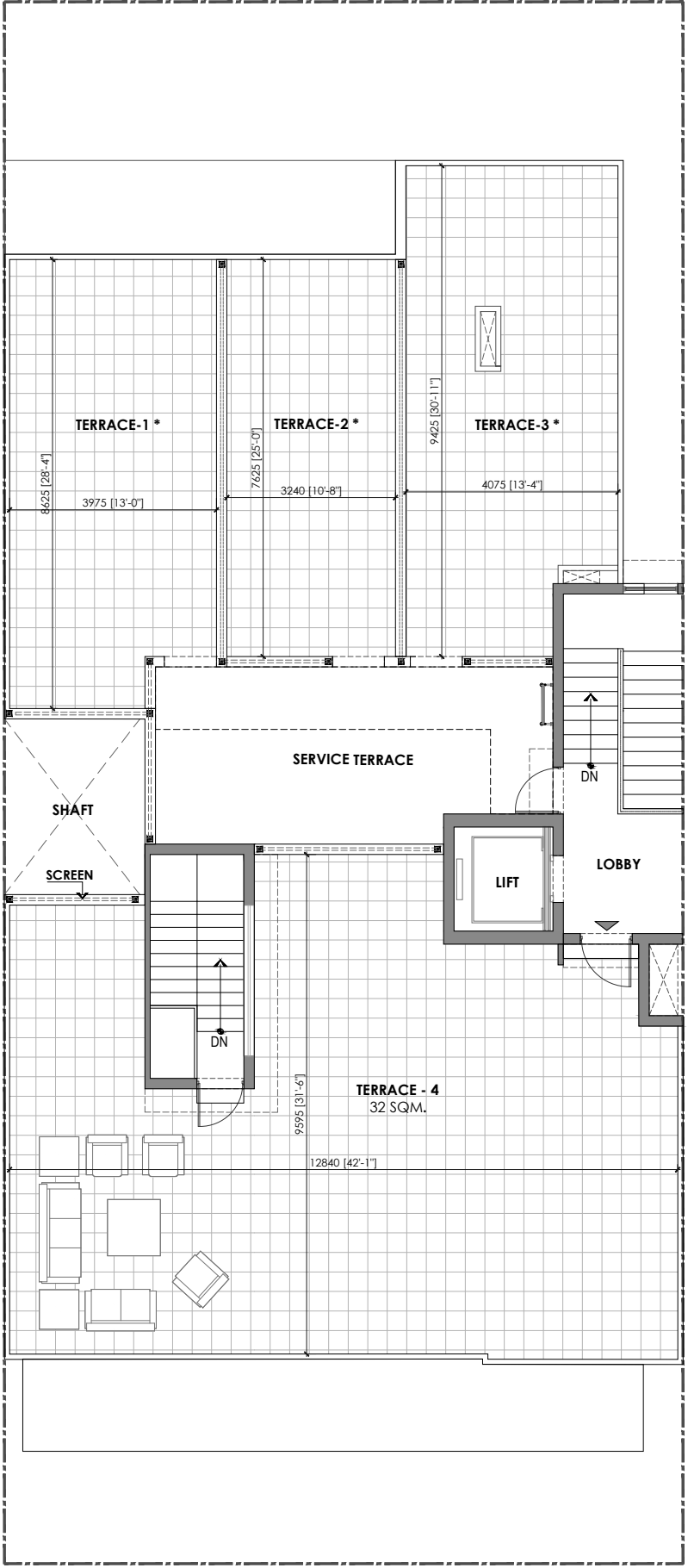
<b>TYPE C (9 PLOTS)</b>	<b>4BHK+LOUNGE+SERVANT</b>	
PLOT AREA	388-431 SQM	465-515 SQYD
RERA CARPET	195-230 SQM	2100-2500 SQFT

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**9 PLOTS**  
**64, 68, 68A, 68B, 69, 72, 73, 88, 89**



BASEMENT FLOOR PLAN

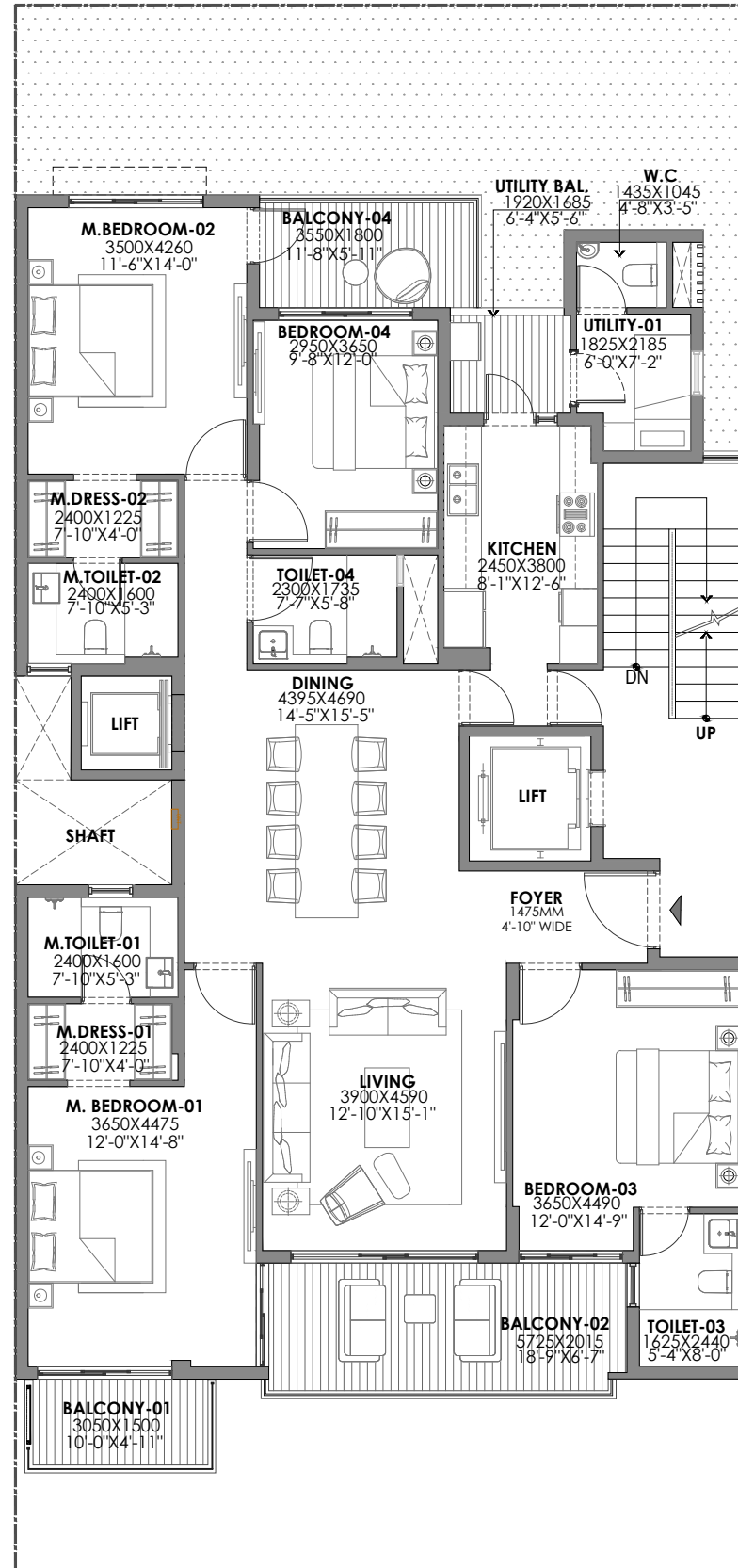


TERRACE FLOOR PLAN



Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)

# TYPICAL LAYOUT 2 | TYPE E



SECOND FLOOR PLAN

TYPE E (6 PLOTS)	4BHK+SERVANT	
PLOT AREA	292-300 SQM	350-359 SQYD
RERA CARPET	145-155 SQM	1600-1700 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**NO DIVISION IN BASEMENT AND TERRACE**

## 6 PLOTS

### 19, 20, 20A, 61, 62, 63

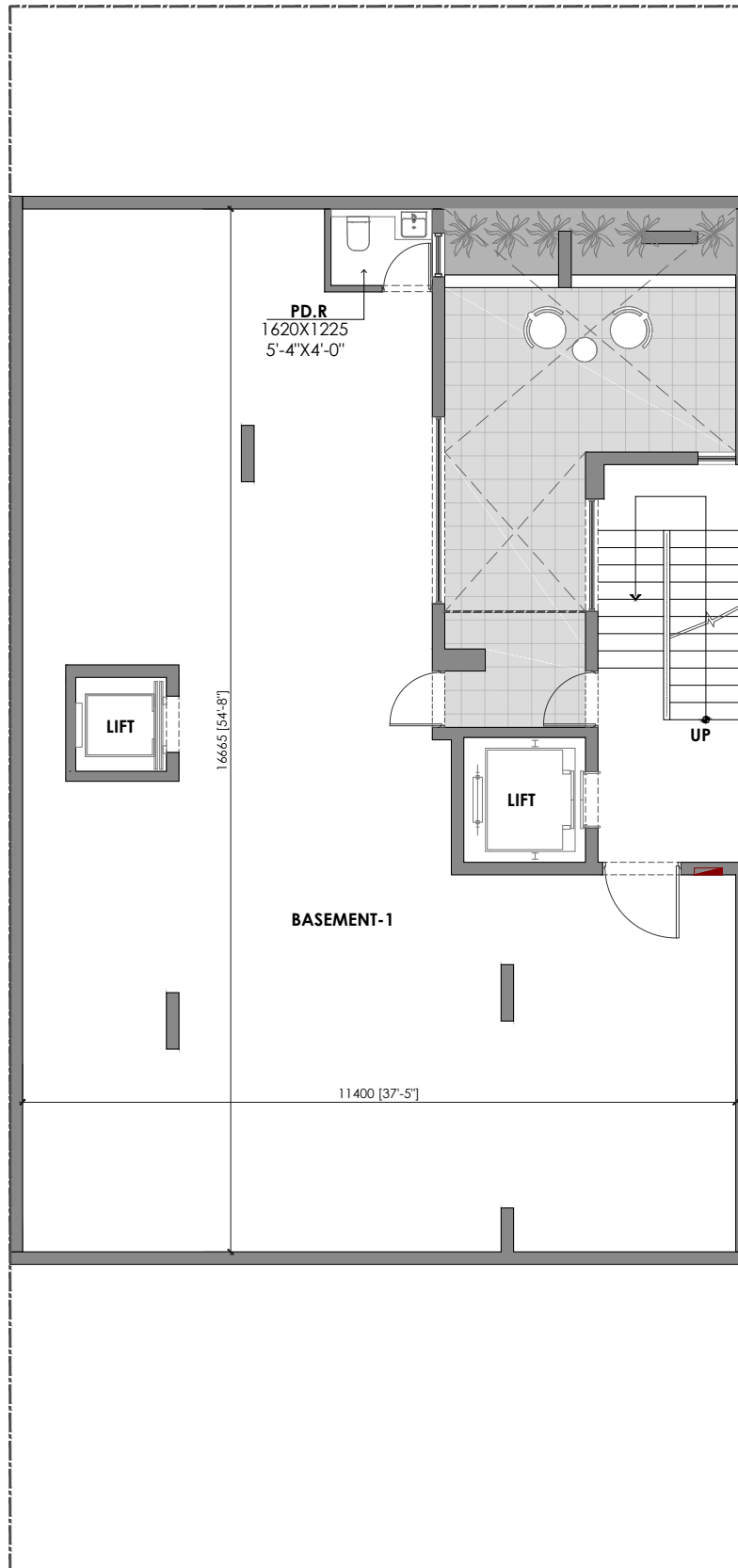


KEY PLAN

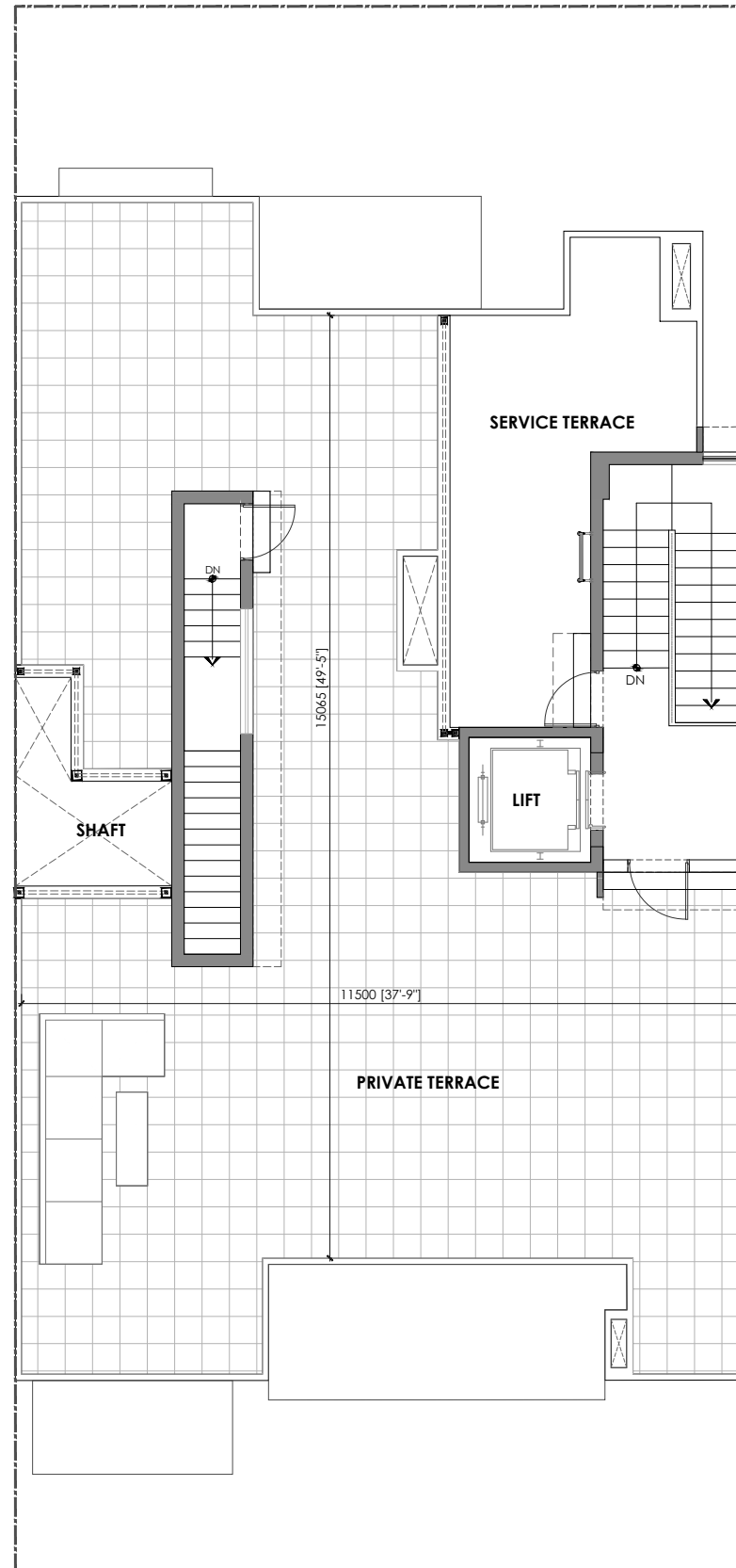
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# TYPICAL LAYOUT 2 | TYPE E



BASEMENT FLOOR PLAN



TERRACE FLOOR PLAN

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PLOT AREA	292-300 SQM	350-359 SQYD
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Carpet, Saleable Areas to be referred from Inventory sheet.  
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**NO DIVISION IN BASEMENT AND TERRACE**

## 6 PLOTS

### 19, 20, 20A, 61, 62, 63

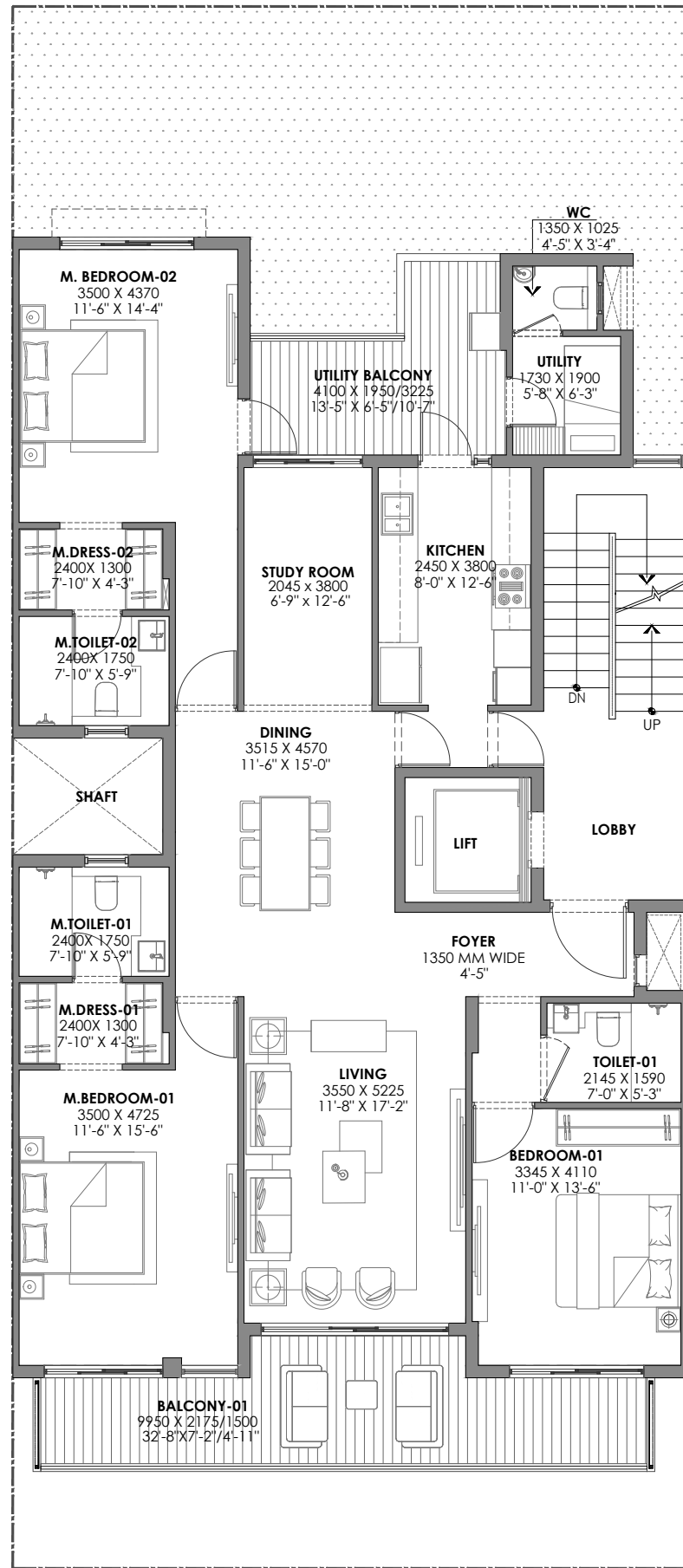


KEY PLAN

Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)



# TYPICAL LAYOUT 3 | TYPE F



TYPICAL FLOOR PLAN (SECOND,THIRD FLOOR)

TYPE F (12 PLOTS)	3BHK+SERVANT	
PLOT AREA	250-276 SQM	299-323 SQYD
RERA CARPET	125-145 SQM	1350-1550 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**NO DIVISION IN BASEMENT AND TERRACE**

## 12 PLOTS

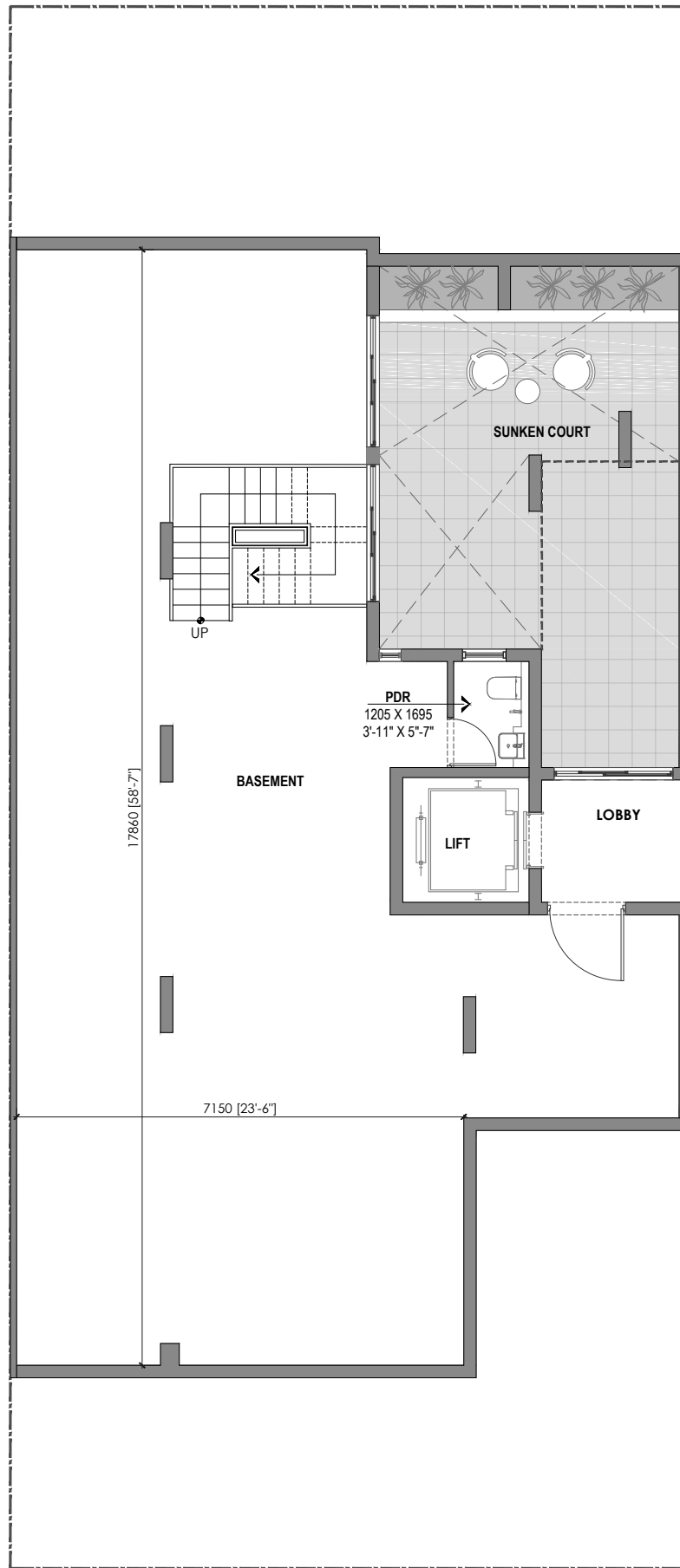
7C, 38, 39, 40, 41, 42, 42A,  
42B, 45, 25A, 26, 26A



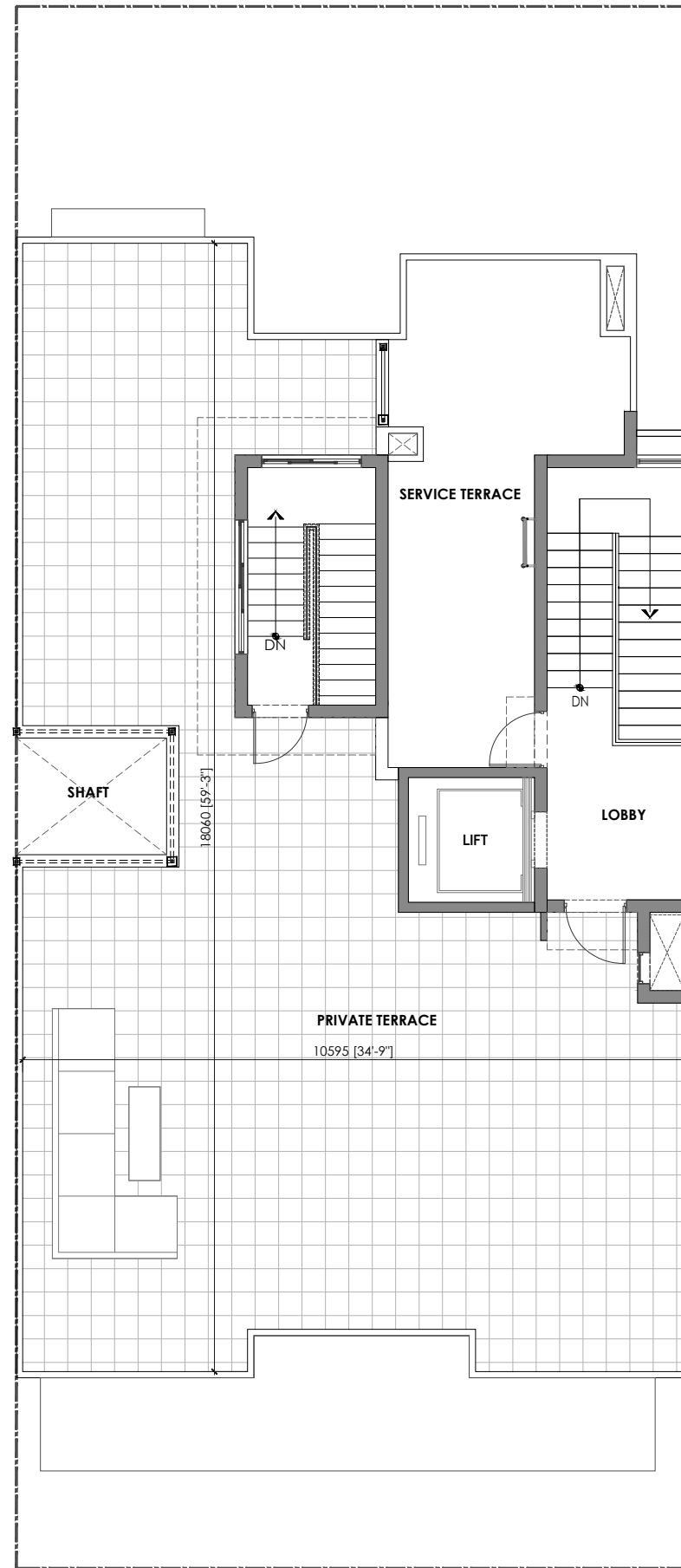
KEY PLAN

Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)

# TYPICAL LAYOUT 3 | TYPE F



BASEMENT FLOOR PLAN



TERRACE FLOOR PLAN

TYPE F (12 PLOTS)	3BHK+SERVANT	
PLOT AREA	250-276 SQM	299-323 SQYD
RERA CARPET	125-145 SQM	1350-1550 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**NO DIVISION IN BASEMENT AND TERRACE**

## 12 PLOTS

7C, 38, 39, 40, 41, 42, 42A,  
42B, 45, 25A, 26, 26A

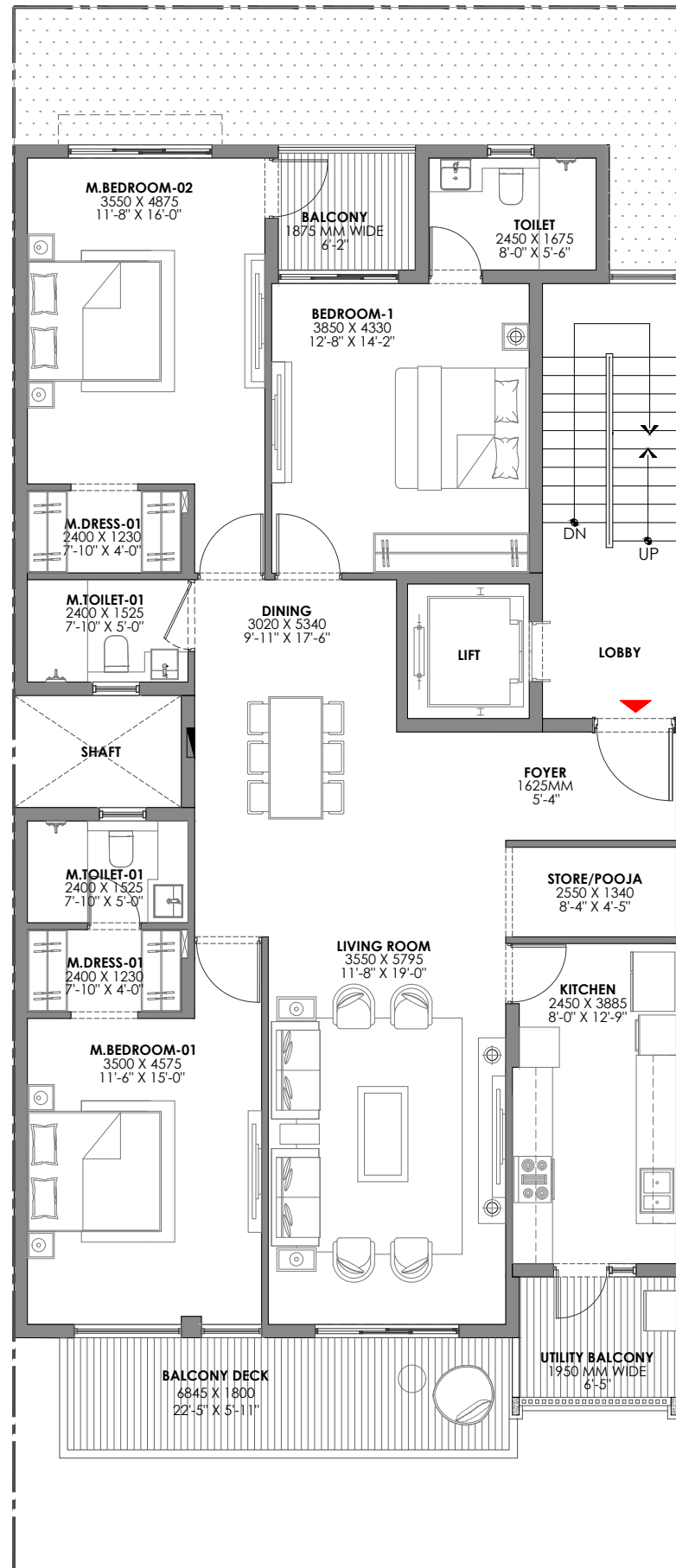


KEY PLAN

Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)



# TYPICAL LAYOUT 4 | TYPE G



TYPICAL FLOOR PLAN

TYPE G (5 PLOTS)	3BHK	
PLOT AREA	197-234 SQM	235-280 SQYD
RERA CARPET	105-140 SQM	1150-1500 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**NO BASEMENT IN TYPE G PLOTS**  
**NO DIVISION IN TERRACE**

## 5 PLOTS

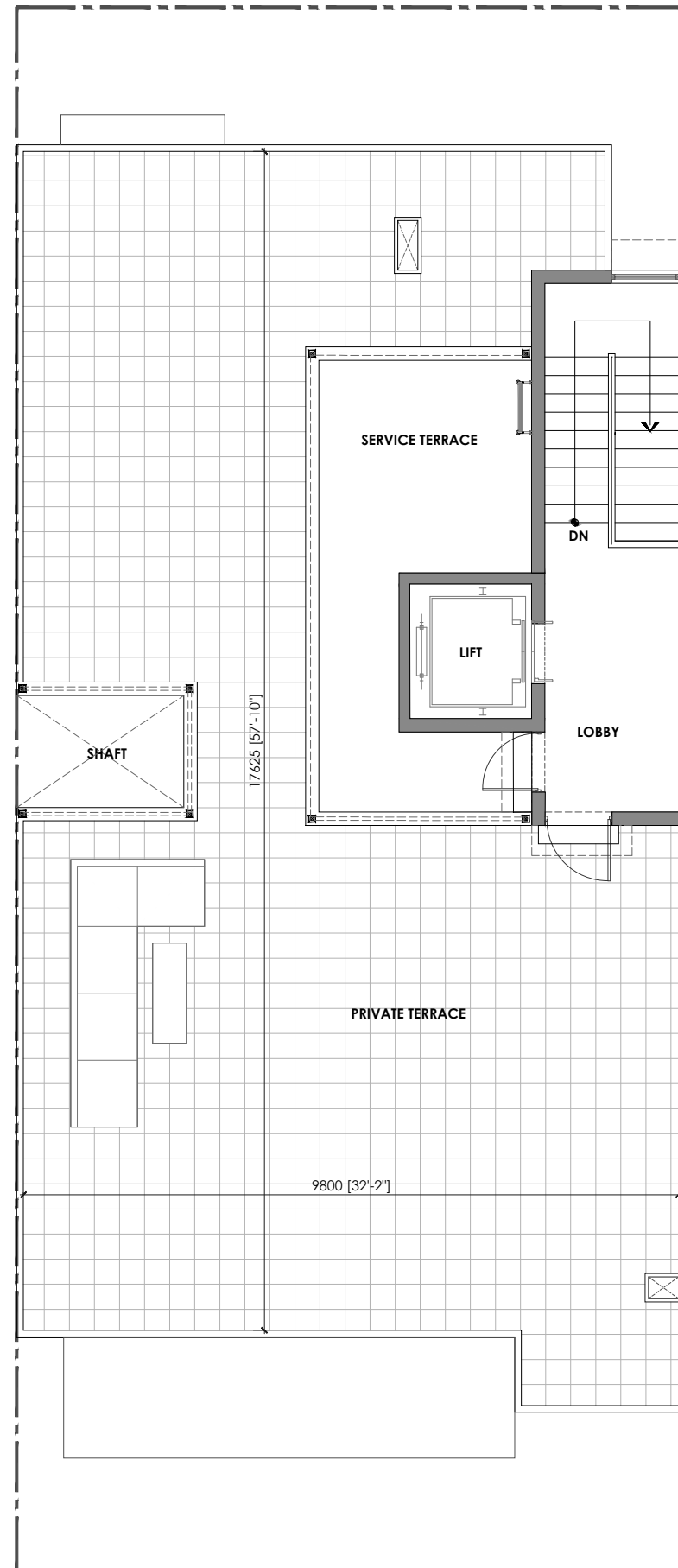
### 18, 18A, 20B, 25, 60



KEY PLAN

Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)

# TYPICAL LAYOUT 4 | TYPE G



TERRACE FLOOR PLAN

TYPE G (5 PLOTS)	3BHK	
PLOT AREA	197-234 SQM	235-280 SQYD
RERA CARPET	105-140 SQM	1150-1500 SQFT

Carpet, Saleable Areas to be referred from Inventory sheet.  
These are only for broad range reference

**NO BASEMENT IN TYPE G PLOTS**  
**NO DIVISION IN TERRACE**

## 5 PLOTS

### 18, 18A, 20B, 25, 60



KEY PLAN

Note: Dimension in layout are in MM & Feet Inches  
(1 SQ MT = 10.764 SQ FT)





## BIRLA ESTATES



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The Project "Birla Navya (Avik Phase-2)" ("Project") is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/909/641/2025/12 dated 05.02.2025 and can be viewed at : [www.haryanarera.gov.in](http://www.haryanarera.gov.in). The Project is being developed on the plots acquired by the Developer in a residential colony forming part of License Nos. 119 of 2011, 71 of 2014, 104 of 2019 and 211 of 2023 granted in favour of Anant Raj Limited and others. 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 are artist's impressions/stock images and other details herein are only indicative and subject to the approval of the concerned authorities. This electronic/ printed material does not constitute an offer and/or contract of any type between the Developer and the recipient/reader/viewer. The official website of the Project is [www.birlaestates.com](http://www.birlaestates.com). Please do not rely on any other source of information.



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Joint Venture Partner



**ADITYA BIRLA**  
REAL ESTATE