



BIRLA ESTATES

LIFEDESIGNED®

A HALLMARK OF QUALITY, INTEGRITY
AND COMMITMENT TO EXCELLENCE.

A portrait of Mr. Kumar Mangalam Birla, a man with dark hair, a mustache, and glasses, wearing a grey suit, white shirt, and a blue patterned tie. He is looking directly at the camera with a slight smile. The background is a warm, golden-brown textured wall.

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 & Aditya Birla Group

DELIVERED PROJECTS





Image for reference use only

BIRLA CENTURION

WORLI, MUMBAI

Birla Centurion, a highly sought after business location with splendid architecture that inspires creativity.

The sophisticated design incorporates minimalistic yet contemporary trends.

BIRLA AURORA

WORLI, MUMBAI

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 and rejuvenate yourself at the break-out



ONGOING PROJECTS





Image for reference use only

BIRLA VANYA

KALYAN, MAHARASHTRA

Nestled in the upcoming smart-city Kalyan,
Birla Vanya brings to you Life Designed® 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.

The Projects "Birla Vanya - Phase 1" and "Birla Vanya - Phase 2" are registered with
MaharERA under the Registration Nos P51700019178 & P51700029755 respectively and can
be viewed at <https://maharera.mahaonline.gov.in>

BIRLAALOKYA

WHITEFIELD, BENGALURU

Birla Alokya is a low density development offering 218 villas across 7.8 acres.

This project is designed around the lifestyle of the Bengaluru consumer and goes beyond the common amenities associated with residential projects.





RERA Registration No. PRM/KA/RERA/1251/309/PR/211022/004371

BIRLA TISYA

RAJAJINAGAR, BENGALURU

Birla Tisya is a low dense condominium development offering a fascinating lifestyle, best locational connectivity to the CBD of Bengaluru and apartments with the most ventilated space within the hustle bustle of the city.

The Project "Birla Tisya" comprising of 2 Towers and a Club house is registered with Karnataka RERA under the Registration No. PRM/KA/RERA/1251/309/PR/211022/004371 and can be viewed at: <https://rera.karnataka.gov.in/>

BIRLA NIYAARA

WORLI, MUMBAI

Designed for RARE experiences at the heart of Worli, every luxurious square inch at Birla Niyaara has been envisioned keeping our tenets of responsible design, intuitive thinking, efficient use of space and sustainability, at the forefront.



THE SUCCESS STORY – GURUGRAM

BIRLA NAVYA PHASE -1

100%
SOLD OUT

NOW PRESENTING



Anaika *at*



BIRLA
NAVYA
GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES

LOCATION





LOCATION PROXIMITIES

CORPORATE PARKS

- ONE HORIZON
- ASCENDAS
- CAPITAL CYBERSCAPE
- AIPL BUSINESS CLUB

SCHOOLS & COLLEGES

- HERITAGE XPERENTIAL LEARNING
- DPS INTERNATIONAL EDGE
- THE HDFC SCHOOL
- SCOTTISH HIGH

HOSPITALS

- W. PRATIKSHA
- ARTEMIS
- FORTIS
- MAX HOSPITAL

RETAIL & COMMERCIAL HUBS

- WORLDMARK
- PARAS TRINITY
- JOY SQUARE MALL
- MAGNUM CITY CENTRE

HOTELS

- GRAND HYATT HOTEL
- LEMON TREE HOTEL
- DOUBLE TREE BY HILTON
- IBIS HOTEL

THOUGHTFULLY DESIGNED RESIDENCES





ABOUT BIRLANAVYA

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



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

Grand entrance lobby in every plot
ensuring safety and security
features like access control.
Lobby is naturally lit and has central
stairs leading up to 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 all across the project.
- Intercom systems connected to the main entrance porch.
- 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.





WATER CONSERVATION

- An essential practice of the day to save the natural resource and move towards sustainability.
- Rain water harvesting systems
- RO Water waste utilization
- A/C Waste water utilization

BASEMENT WITH SUNKEN COURT

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



EXCLUSIVE TERRACE DESIGN

The divided terrace provides unhindered use of the exclusive area. Exquisite Private Terrace with artificial turf and wooden finish tiles



AMENITIES





MULTI-PURPOSE COURT

KIDS PLAY AREA





FITNESS CORNER

FOOT REFLEXOLOGY





COMMUNITY BACK LAWNS



BIRLA

NAVYA

GURUGRAM



CLUBHOUSE



RESTAURANTS & ALL-DAY DINING

Indulge in a variety of cuisines,
at your convenience.



CAFÉ & BAKERY

Whether you're a sandwich connoisseur or just
have a sweet tooth, at Destination Hive you can
have your pick of the best desserts and snacks.



SPORTS LOUNGE

Enjoy supporting your favourite teams
in cricket, football or whatever sport
you enjoy, all while feasting on your
favourite snacks and food.



SENIOR CITIZENS LOUNGE

Fun is for everyone. The Destination Hive
has dedicated spaces where senior citizens
can enjoy themselves to the fullest.

A woman with brown hair in a ponytail, wearing a multi-colored knit sweater, is sitting at a round wooden table in a lounge. She is holding an open book and looking at it with a smile. On the table is a glass of iced tea with a straw. The background is blurred, showing other people and large windows. The overall tone is warm and relaxing.

INDOOR LOUNGE

A patio style lounging area where residents can unwind and relax in peace while enjoying a fine club sandwich or a cool cocktail.

A man and a woman are seated at a table in a restaurant, facing each other and smiling. They are both holding glasses of red wine. The table is set with a dark grey tablecloth, a plate of salad, and cutlery. Large windows in the background offer a view of a city skyline. The image has a soft, warm color palette with a purple tint on the left side where the text is located.

PRIVATE DINING

Sophisticated dinner parties,
kitty parties and even quiet private dinners,
these spaces are designed to accommodate
every kind of celebration.

A woman and a man are performing squats in a gym. The woman is in the foreground, wearing a black sports bra and light-colored leggings, with her hands clasped in front of her. The man is behind her, also in a squatting position. The gym has a brick wall and large windows in the background, letting in natural light. The overall tone is warm and energetic.

STATE-OF-THE ART GYMNASIUM

Whether its cardio, weights, or functional training, the Gym at Destination Hive makes sure you have the best equipment at hand for all your fitness goals.



DEDICATED ROOM FOR GROUP ACTIVITIES

How often do you get to dance your way to fitness? Whenever you want, at our dedicated Zumba Hall.

SPA & SALON

Therapeutic grooming spaces where our residents can indulge in the finest self-care services. The Spa & Salon comes fully equipped with a steam room, changing rooms and bathrooms.





SPORTS

Destination Hive has a wide range of sports, designed to facilitate an active lifestyle for all our residents. So, whether it's an intense game of squash and table tennis or a nerve-racking game of chess, Destination Hive has it all.

POOL TABLE

Show off your skills at the pool table to your friends or practice by yourself to get better.



Image for reference use only.



INDOOR GAMES

Work on your strategies at Chess, improve your backhand at Table Tennis or simply enjoy a good old game of Carrom with friends and family.



BADMINTON COURT

Keep your eyes on the shuttle and stay nimble on your feet as you smash your fitness goals!

Image for reference use only.



SQUASH COURT

What better way to improve your stamina and keep fit than a good, long game of squash?

Image for reference use only.



SWIMMING POOL

Made for the accomplished swimmers and even the casual Sunday afternoon loungers.

KID'S POOL

Let your children beat the heat at our dedicated kid's pool, designed specially around their comfort and safety.



MEETING ROOMS

How often do you walk into a meeting room and feel completely at ease?

Our meeting rooms are designed to provide comfort and privacy to our residents.



Image for reference use only.
Image for reference use only.

CO-WORKING SPACES

Whether you're working late nights or simply trying to stay ahead of work, you'll find that our co-working spaces are equipped to service all your needs.



LEARNING CENTRE

At Destination Hive, the learning centre doesn't just help your kids stay at the top but also makes them fall in love with learning.



Image for reference use only.
Image for reference use only.

CULTURAL HUB

Where entertainment is just a product of a vibrant cultural environment. The culture hub is designed to facilitate every cultural and artistic endeavor.



BANQUET HALL

A Spacious Banquet Hall designed to accommodate celebrations and events of every kind, with family as well as the community.



A group of people are seated in a movie theater, looking towards the screen with expressions of joy and anticipation. In the foreground, several large red cups with black straws are visible. The scene is dimly lit, with a warm, golden light emanating from the right side, creating a cozy and inviting atmosphere. The background is dark, emphasizing the audience and the light from the screen.

PRIVATE MOVIE SCREENING CENTRE

Feel like a VIP every time you watch a movie
with friends, family or just by yourself.

MUSIC ROOM

Groove to the sound of your own music at our dedicated music facility where our residents can come to learn, practice and even perform for an audience.



CONCIERGE DESK

How often do you get
the convenience of a concierge service
at your Clubhouse?





KID'S PLAY AREA & KID'S CARE FACILITY

Sit back, relax and let your children
frolic and play to their heart's content.
You can rest assured that they are
always in good hands.

PET CARE CENTRE

The Pet Care Centre at the Clubhouse is designed around all your pet care needs. Whether it's showering them with love or just a simple shower.





MEDICAL CARE

When it comes to health, our residents don't have to look too far.

Our emergency clinic and pharmacy is always at your disposal.

SPECIFICATIONS



VRV / VRF AIR CONDITIONING



ARTISTIC IMPRESSION. IMAGE FOR REFERENCE USE ONLY.

MODULAR KITCHEN WITH OTG, DISHWASHER, HOB AND CHIMNEY



MARBLE FLOORING IN LIVING AND DINING



LAMINATED WOODEN FLOORING IN BEDROOMS



LAYOUT PLAN – ANAIKA





	STREETSCAPE PATHWAY		SITTING AREA WITH BENCH		FOOT REFLEXOLOGY		PAVILION (3x5m)
	STREETSCAPE PLANTING		-MEDITATION ZONE		INTERACTIVE FLOOR GAMES		KID'S PLAY AREA
	ROCK GARDEN WITH MOUNDS AND BAMBOO		-FRAGRANCE GARDEN		GATEWAY WALL		ROCK CLIMBING
	PATHWAY/JOGGING TRACK		-FLOWERING GARDEN		FITNESS CORNER		PET PARK
	ENTRY / EXIT		-HERB AND SPICE GARDEN		MULTI PURPOSE COURT (9x18m)		BOUNDARY PLANTING

CHEQUE IN FAVOUR OF

“AVARNA PROJECTS LLP – BIRLA NAVYA ANAIKA – MASTER A/C”

OR

NEFT/ RTGS/ IMPS DETAILS:

BANK NAME: ICICI BANK LTD.

ACCOUNT NO. : 777705007555

IFSC CODE: ICIC0007544

**ADDRESS - ICICI BANK LTD, UNIT NO. RSP CG-003 TO 005, THE PALM SPRINGS PLAZA,
SECTOR-54, GURUGRAM, HARYANA - 122011**

THANK YOU

DISCLAIMER

The Project "Birla Navya - "Anaika" ("Project") comprising of 30 plots in blocks/pocket G2 of Anant Raj Estate, Sector 63A, Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/596/328/2022/71 OF 2022 can be viewed at: 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. You are requested NOT to visit to/rely on 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.