



**BIRLA ESTATES**

**LIFEDESIGNED<sup>®</sup>**

**A HALLMARK OF QUALITY, INTEGRITY  
AND COMMITMENT TO EXCELLENCE.**



## 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





# 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

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## 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.







# 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.

# 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

Above map is as per Google Maps

**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

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- 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

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





# AMENITIES





## MULTI-PURPOSE COURT

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# KIDS PLAY AREA

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## FITNESS CORNER



# FOOT REFLEXOLOGY

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## COMMUNITY BACK LAWNS



BIRLA

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NAVYA

GURUGRAM



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**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

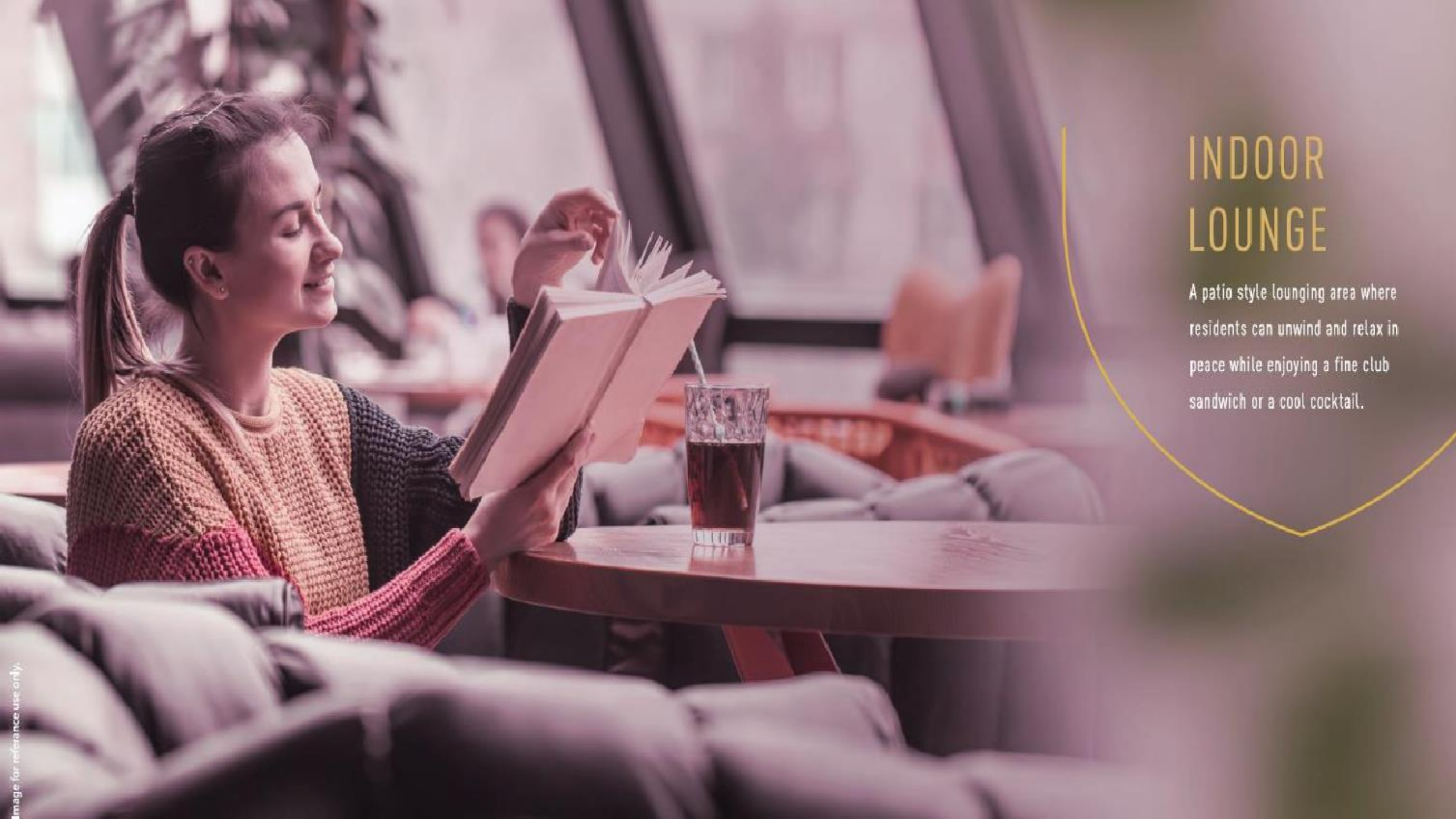
Enjoy supporting your favourite teams in cricket, football or whatever sport you enjoy, all while feasting on your favourite snacks and food.



## SENIOR CITIZENS LOUNGE

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





## 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 photograph of a man and a woman sitting at a table in a restaurant. The woman is smiling and holding a glass of red wine. The man is also holding a glass of red wine. They are both wearing white shirts. The table is set with a plate of food, a fork, and a knife. The background shows a large window with a view of a city. The text 'PRIVATE DINING' is overlaid on the left side of the image.

## PRIVATE DINING

Sophisticated dinner parties,

kitty parties and even quiet private dinners,

these spaces are designed to accommodate

every kind of celebration.



## 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.

## 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.



Image for reference use only.

## 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.

## 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.



Image for reference use only.

# BANQUET HALL

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



# 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



# 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

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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](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.