



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.

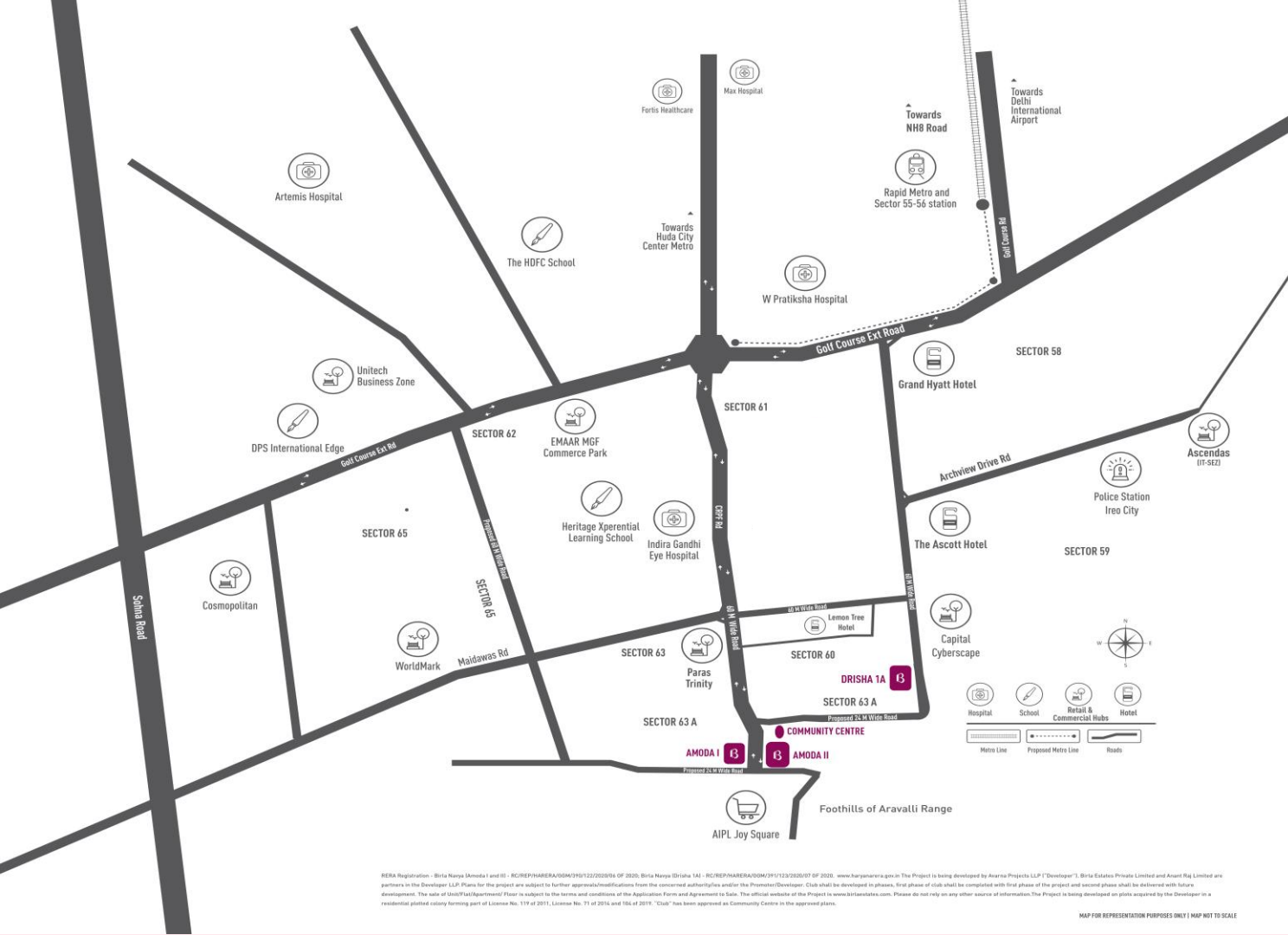


BIRLA ESTATES



BIRLA
NAVYA
GURUGRAM

LOCATION



PRESENCE OF NUMEROUS CORPORATE PARKS

- EMAAR MGF Commerce Park
- Unitech Business Zone
- WorldMark

SCHOOLS & COLLEGES

- DPS International Edge
- Heritage Xperential 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

RERA Registration - Birla Neema (Amoda I and II) - RC/REP/PHARERA/00M/91/122200064 OF 2020, Birla Neema (Drisha 1A) - RC/REP/PHARERA/00M/91/12320007 OF 2020. www.birlaneema.in. The Project is being developed by Anamo Projects LLP ("Developer"). Birla Estates Private Limited and Anam Rig Limited are partners in the Developer LLP. Plans for the project are subject to further approvals/modifications from the concerned authorities and/or the Promoter/Developer. Club shall be developed in phases, first phase of club shall be completed with first phase of the project and second phase shall be delivered with future development. The sale of Club/Plat/Agreement/Plan is subject to the terms and conditions of the Application Form and Agreement to Sell. The official website of the Project is www.birlanestates.com. *Please do not rely on any other source of information. The Project is being developed on plots acquired by the Developer on a residential plotted colony forming part of License No. 171 of 2011, License No. 71 of 2016 and 166 of 2019. "Club" has been approved as Community Centre in the approved plans.



BIRLA
NAVYA
GURUGRAM

MASTER LAYOUT PLAN



HERITAGE XPERENTIAL
LEARNING SCHOOL

INDRA GANDHI
EYE HOSPITAL

LEMON TREE
HOTEL

TOWARDS
DELHI
INTERNATIONAL
AIRPORT

CAPITAL
CYBERSCAPE

SECTOR 59

PARAS
TRINITY

SECTOR 60

SECTOR 63

E

SECTOR 63 A

DRISHA 1A

G2

COMMERCIAL

PROPOSED 24 M WIDE ROAD

PROPOSED 60 M WIDE ROAD

ARAVALI RANGE

C

COMMUNITY
CENTRE

G1

SECTOR 63 A

F

A

AMODA II

B

AMODA I

AIPL
JOY SQUARE

PROPOSED 60 M WIDE ROAD

ARAVALI RANGE

PROPOSED 24 M WIDE ROAD

SECTOR 63 A

B





BIRLA
NAVYA
GURUGRAM

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 its 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.



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



COMMUNITY BACK LAWNS



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.



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





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
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GURUGRAM

SPECIFICATIONS

VRV / VRF AIR CONDITIONING



MODULAR KITCHEN WITH HOB AND CHIMNEY



MARBLE FLOORING IN LIVING AND DINING



LAMINATED WOODEN FLOORING IN BEDROOMS





BIRLA
NAVYA
GURUGRAM

**CHOOSE YOUR
NEIGHBOURHOOD**



BIRLA
NAVYA
 GURUGRAM

DRISHA 1A

- | | | |
|---|--|--|
|  ENTRY / EXIT |  PET PARK |  UNDERGROUND SERVICES |
|  NATURE TRAIL |  OUTDOOR FITNESS |  SERVICES |
|  SCULPTURE GARDEN |  MULTIPURPOSE COURT | |
|  ROCK GARDEN |  CENTRAL LAWN | |
|  FOOT REFLEXOLOGY |  JOGGING TRACK | |
|  HERB AND SPICE PLANTATION |  AMPHITHEATRE | |
|  FRAGRANT PLANTATION |  SKATING RINK | |
|  MEDITATION PAVILION |  TREE HOUSE, KID'S PLAY FEATURE | |
|  BUTTERFLY GARDEN | WITH ROCK CLIMBING | |
| |  LILY POND WITH PAVILION | |

THANK YOU

DISCLAIMER

The Project "Birla Navya (DRISHA1B11)" ("Project") comprising of 11 plots in blocks/pocket G' OF Anant Raj Estate, Sector 63A, Gurugram, is registered with Haryana RERA under the Registration No. RC/REP/HARERA/GGM/553/285/2022/28 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 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.