



BIRLA

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TISYA

RAJAJINAGAR

A woman in a blue striped dress is pushing a young girl on a swing. The girl is wearing a floral dress and is smiling. The scene is set in a park with green grass and trees in the background, with a warm sunset glow. The text is overlaid on the upper part of the image.

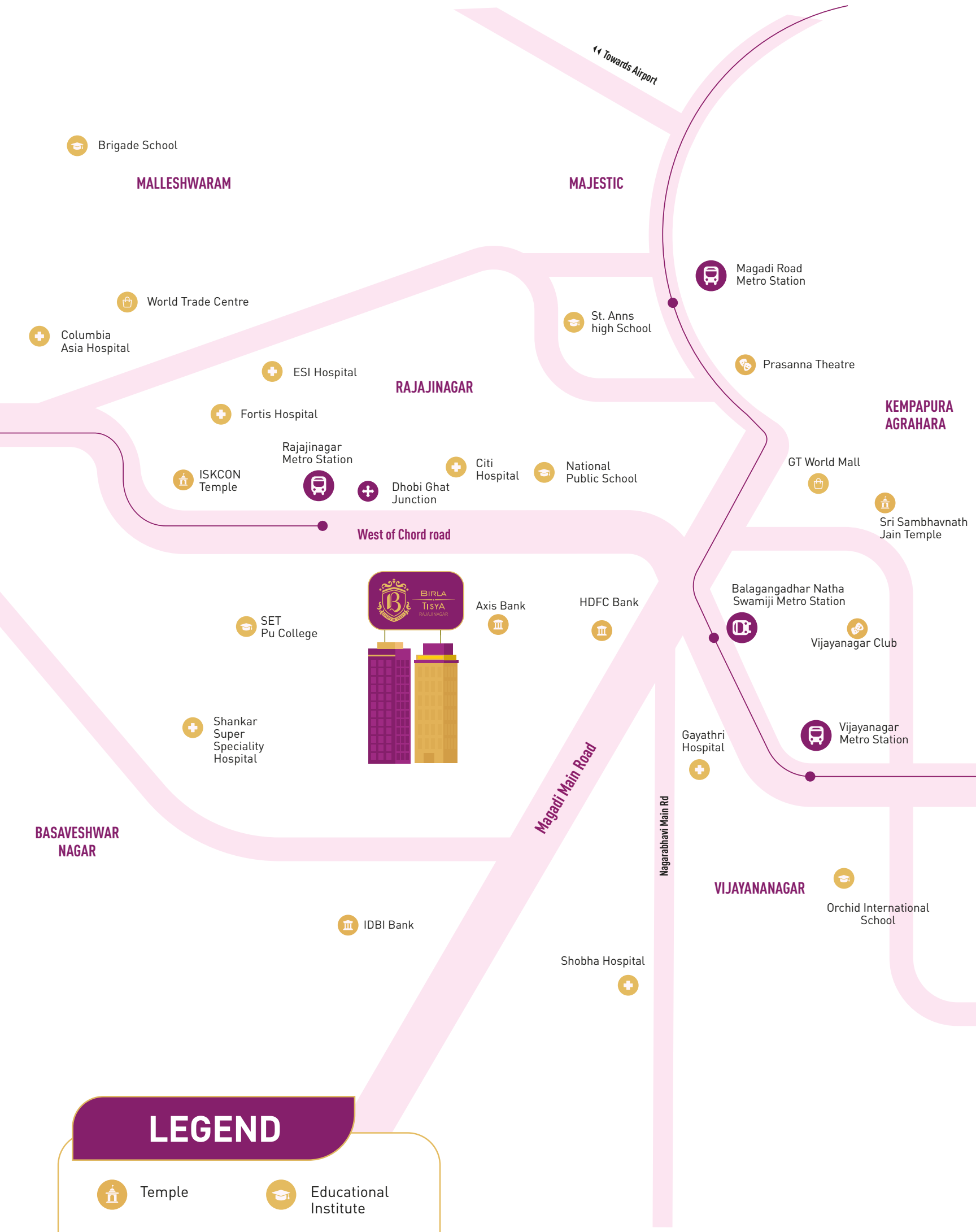
## OUR LIFE**DESIGNED**<sup>®</sup> PHILOSOPHY

**LifeDesigned<sup>®</sup>** is our guiding philosophy where we derive inspiration from life around us and use that to influence the lives we touch. We understand that a house is more than a place; it's a home. And only the right architecture and design can transform those four walls into a life. A life, not to just live today, but for generations.












From conceptualisation to completion, **LifeDesigned®** homes are designed around you, around your life, with your needs, dreams and aspirations at the heart of everything. Every detail is meticulously perfected to enrich your life. From the moment you walk in, to every moment till forever, **LifeDesigned®** resonates in every single facet of your journey.

# LOCATION MAP



## LEGEND

-  Temple
-  Educational Institute
-  Bank
-  Theatre
-  Shopping Store
-  Hospital
-  Rail Junction
-  Metro Station
-  Metro Line

\* Above locations are as per the Google Map.  
All distance mentioned are as per Google Maps, within the range of 5 KMs



**BEST OF EVERYTHING, NOW CLOSER TO YOUR WORLD.**

Well connected to all parts of the city, via rail and road, with **Majestic Bus Station, Central Railway Station (Krantivira Sangolli Rayanna) and Majestic Metro Station** only **6.3 kms** away.

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With the closest **Metro Station (Vijaynagar Metro Station)** just **1.2 kms** away, you're never too far from anything.

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With **Orion Mall** just **5.5 kms**, entertainment is right around the corner.

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**Fortis Hospital, Rajajinagar** is a quick drive away, **5 kms** to be precise.



High profile commercial establishments like **WTC-Rajajinagar 6.5 kms away, CBD 6 kms away and Global Village Tech Park within 10 kms**, are proof of the strategic location of Birla Tisya.

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Some of the best education institutes are right in the vicinity, **Orchids - The International School (1.4 kms), Cambridge School (1.6 kms) and Carmel School (1.7 kms)**.

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Other major landmarks are also within a close radius, with **Iskcon Temple (6.6 kms), Bangalore Golf Club (6.8 kms) and Race Course (6.1 kms)**.





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Birla Tisya offers 2/3/4 BHK LifeDesigned® Residences, right in the heart of Bengaluru - in Rajajinagar. Designed for balanced, elevated living, the 30-storey towers offer you a chance to live life the way you've always aspired to, surrounded by the warmth of a tight-knit community.

Birla Tisya, true to its name, is the auspicious start to your dream life, in your dream home.





**DISCOVER A LIFESTYLE DESIGNED AROUND YOU.**

**IGBC GOLD PRE-CERTIFIED**

With a Pre-Certified Gold Rating by the Indian Green Building Council (IGBC), Birla Tisya is one of the few green-rated developments in Bengaluru.

**AN ELEVATED LIVING EXPERIENCE**

With sweeping panoramic views and state-of-the-art features, Birla Tisya is the new paradigm of high-rise living. The outcome of thoughtful design, Birla Tisya comes with views that you will cherish forever.

## LANDSCAPING THAT LEAVES YOU IN AWE

Birla Tisya has been designed to create a fabric that integrates and absorbs architecture into the landscape. An extensive multi-use pedestrian circulation route, textured stone wall, shrubs lining the walkways, and a range of components create simple, yet delightful spaces around the property.

## PREMIUM IN EVERY ASPECT

From the formally landscaped boulevard at the entrance of the towers, the tranquil gardens, to the premium LifeDesigned® clubhouse, everything about this project promises a luxurious lifestyle, unlike any other.



**A LIFESTYLE YOU'VE BEEN WAITING FOR.**

There's something for every moment, every occasion, every day. All that's left to do, is for you to move in.

Birla Tisya is designed for every kind of homeowner - a leisure seeker's paradise and a sports enthusiast's dream hangout.





# THE CLUBHOUSE

A MARVEL WITH A MULTITUDE OF AMENITIES,  
SPREAD ACROSS 1,590 SQ. MT.  
(APPROX 17,128 SQ. FT.)



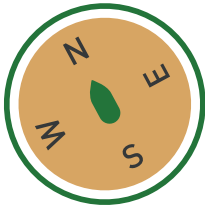
The premium LifeDesigned® clubhouse comes equipped with everything you might need. A quick huddle with the team? Walk into our dedicated co-working space or any of the meeting rooms. For those quiet family evenings, enjoy our terrace barbeque or catch the latest blockbuster at the mini theatre.

That's not all. Designed around all your interests and passions, there's even a Badminton court, Squash court, Dance room and many more.

# PROJECT MASTER LAYOUT PLAN


















Map for representation purposes only.  
Artist's impression.














## LANDSCAPE AMENITIES

### Ground Level

- |  |  |  |
|--|--|--|
| 1  Tennis Court           | 4  Fitness Corner   | 7  Herb / Spice Garden  |
| 2  Half Basketball Court | 5  Jogging Track   | 8  Pet Park            |
| 3  Cricket Net          | 6  Seniors' Pocket<br>with Foot Reflexology<br>& Pavilion | 9  Amphitheatre       |
| 10  Party Lawn          | 12  Forest Cabana   | 14  Sculpture Garden  |
| 11  Picnic Pocket       | 13  Fragrance Garden                                      | 15  Meditation Corner |

### Podium Level

- |   |   |   |
|---|---|---|
| 16  Swimming Pool<br>with Jacuzzi Seat | 20  Kids Play Zone       | 24  Zen Pavilion     |
| 17  Kids Pool                          | 21  Walking Track        | 25  Foot Reflexology |
| 18  Pool Deck with Lounge              | 22  Yoga/Meditation Lawn | 26  Skating Rink     |
| 19  Cabana                             | 23  Community Lawn       |   |

# LIFEDESIGNED® AMENITIES

## Tower Amenities



Artist Impression.



Lounge



Yoga



Card Room



Medicare



Table Tennis



Gymnasium



Steam & Sauna



Video Games



Chess / Carrom / Pool Table



Swimming Pool with Jacuzzi



## Clubhouse Amenities



Artist Impression.



**Pre-Function  
hall**



**Squash  
Court**



**Home  
Theatre**



**Class  
Room**



**Meeting  
Room**



**Co-working  
Space**



**Dance Room  
with Deck**



**Kitchen  
& Pantry**



**Terrace  
Seating with  
Barbeque**



**Multi-purpose  
Hall cum  
Badminton Court**

# RESIDENTIAL PROJECTS



Artist impression

A low density development, offering 218 villaments, Birla Alokya is designed around the life and lifestyle of Bengaluru consumers. With a successful launch, backed by the support of more than 150 channel partners, it became a top performing project in the micro-market.

## Birla Alokya, Whitefield.

The Project "Birla Alokya" is registered with Karnataka RERA under the Registration No. PRM/KA/RE-RA/1250/304/PR/190724/002725 and can be viewed at: <https://rera.karnataka.gov.in>

Located in the upcoming smart-city Kalyan, this award-winning LifeDesigned® residential project ticks all the boxes you would want in your home and community.

The phase 1 launch of Birla Vanya exceeded expectations and became a success, with over 500 LifeDesigned® residences sold already.

## Birla Vanya, Kalyan.

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



Artist impression

# RESIDENTIAL PROJECTS



Artist impression

The jewel of township projects, offers 2/3/4 BHK premium floor residences with independent floor units. With the support of over 200 channel partners in the launch and an equally positive response from the customers, Birla Navya is on its way to becoming a home for hundreds of families.



**BIRLA ESTATES**  
LIFEDESIGNED®

**Birla Navya, Gurugram.**



**Anant Raj Limited**

**A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LIMITED.**

Birla Navya (Amoda I and II) - RC/REP/HARERA/GGM/390/122/2020/06 OF 2020; Birla Navya (Drisha 1A) - RC/REP/HARERA/GGM/391/123/2020/07 OF 2020. [www.haryanarera.gov.in](http://www.haryanarera.gov.in) The Project is being developed by Avarna Projects LLP ("Developer"). Birla Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. Plans for the project are subject to further approvals/modifications from the concerned authority/ies 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 Unit/Flat/Apartment/ Floor is subject to the terms and conditions of the Application Form and Agreement to Sale. The official website of the Project is [www.birlaestates.com](http://www.birlaestates.com). Please do not rely on any other source of information. 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. "Club" has been approved as Community Centre in the approved plans.

# COMMERCIAL PROJECTS



A highly sought-after business location with splendid architecture, located in the commercial belt of Worli in Mumbai.

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Birla Centurion, Worli.

# COMMERCIAL PROJECTS



A 22-storey structure offering sweeping views of the sea, open spaces, breakout zones, green areas and inspiring workplaces.

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Birla Aurora, Worli.



Site Address: **Birla Tisya**, 11, Magadi Road, Dasarahalli, Bengaluru, Karnataka – 560 079.

Regional Office Address: “PRIDE ELITE”, Municipal No. 10, G.2, No.10/1, Ground Floor,  
Museum Road, Richmond Town, Bengaluru – 560 001.

Corporate Address: **Birla Aurora**, Level 8, Dr. Annie Besant Rd.,  
Worli, Mumbai – 400 030.



[birlaestates.com](https://birlaestates.com)



+91 7506896504

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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/>