



BIRLA
NAVYA
GURUGRAM



A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LTD.



BIRLA ESTATES



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.



BIRLA
NAVYA
GURUGRAM

PREMIUM FLOOR RESIDENCES



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 it's 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.

EXTERNAL FAÇADE



Artist Impression

EXTERNAL FAÇADE



COMMUNITY EXPERIENTIAL GREENS



LOCATION





PRESENCE OF NUMEROUS CORPORATE PARKS

EMAAR MGF Commerce Park
 Utech Business Zone
 WorldMark

SCHOOLS & COLLEGES

DPS International Edge
 Heritage Xperiential 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

CONNECTIVITY



ROAD CONNECTIVITY

Easy access to NH-48,
Gurugram-Faridabad Highway
which connects Gurugram to New Delhi.



RAPID METRO

Convenience of Rapid Metro which runs
exclusively in Gurugram.
The Yellow Line and Rapid Metro serve
as an access point to New Delhi.



AIRPORT

Easy accessibility to the
Indira Gandhi International Airport.

SOCIAL INFRASTRUCTURE



HOSPITALS

The convenience of several leading healthcare service providers like Park Hospital and Artemis Hospital.



SCHOOLS

Located close to some of the best educational facilities like DPS International Edge and The HDFC School.



IT PARKS AND BUSINESS HUBS

Easy access to several leading tech parks and Business hubs like M3M Urbania BusinessPark and Unitech Business Zone.

ENTERTAINMENT



RESTAURANTS

Home to several Multi-cuisine and various F&B options along with smaller Eateries and FineDining.



MALLS

A wide array of popular entertainment options to choose from, like M3M Cosmopolitan Mall and WorldMarkMall.

LIFE AT BIRLA NAVYA





A LIFE DESIGNED AROUND HARMONY. DESIGNED AROUND LIFE. DESIGNED FOR LIFE.

LifeDesigned® is our guiding philosophy –

we derive inspiration from

life around us and use that to influence the lives we touch.

This is an endless journey of pushing ourselves to

create spaces for a lifetime,

where every detail is meticulously perfected to enrich lives.

From the moment you walk in, to every moment till forever,

LifeDesigned® resonates in every single facet of your journey.



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



TIMELESS FAÇADE

At Birla Navya, building designs have been meticulously crafted to stand the test of time with measures in place to preserve architecture and minimize the effects of weathering.

Toughened glass railing in balconies.



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 upto 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 as required.

Intercom system connected to the main entrance.

Boom barriers at every gate with RFID scanners.

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.



Image for reference use only



WATER CONSERVATION

An essential practise of the day to save
the natural resource and move towards
sustainability



SUNKEN COURT

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



TERRACE DESIGN

Exquisite Private Terrace with
artificial turf and wooden finish tiles



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.



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.

AMODA AT BIRLA NAVYA





AMODA

‘Happiness and Contentment’ –

**The name connotes a life of plenty,
happiness and fulfilment where families and
communities live harmoniously.**

Premium Floors Residences that come
with a plethora of amenities,
specially crafted to foster community
interactions. Amoda’s leading-edge features
are designed to accommodate
every kind of lifestyle.



FEW AMENITIES AT AMODA



LANDSCAPED
GREENS



FITNESS
STATION



PLAY
AREAS





BIRLA

NAVYA

GURUGRAM

CLUBHOUSE



**NEW DOWNTOWN HUB
IN GURUGRAM**

**CURATED EXPERIENCES
EXCLUSIVELY FOR RESIDENTS**

**1.5 LAC SQ.FT.
CLUBHOUSE**



FINE DINING

Have the finest culinary
experience with array of options
to choose from.



Image for reference use only



PARTY NIGHTS



After a hard days work, it is always fun
to get together for a grand party night
with friends.



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Image for reference use only



CULTURE

Performing arts that promote
various talents.



Image for reference use only



CINEMA

Enjoy your favourite movie
First Day- First Show with your
dear ones.



LIBRARY & LEARNING CENTRE

In order to encourage communication
between and exchange of
information between users, library
houses means of sharing
information freely.



FITNESS



Reshape your mind and
body with State-of-the-art fitness
studio that inspires to exceed your own limits.



SWIMMING POOL

Hard days work calls for a dip in the pool to
destress your mind and soul



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INDOOR GAMES

At Birla Estates, sports and games are not far away even during chilly winters of Gurugram



BIRLA

NAVYA

GURUGRAM

SPECIFICATIONS

VRF AIR CONDITIONING



MODULAR KITCHEN WITH HOB AND CHIMNEY



MARBLE FLOORING IN LIVING AND DINING



WOODEN FLOORING IN BEDROOMS



FURNISHED BATHROOM





BIRLA

NAVYA

GURUGRAM

PAYMENT PLAN

	Timeline	Payment Milestone
25%	Within 9 months	10% on Booking
		15% on 1 st January 2021
25%	Within 2 years	On Completion of Super Structure OR 1 st January 2022 (whichever is later)
50%	Near Possession	15% on Completion of Finishing*
		35% on Offer of Possession

*Except wooden flooring



BIRLA

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GURUGRAM

PRE-LAUNCH OFFERS

FREE
CLUB MEMBERSHIP
CHARGES

FREE
CAR PARK
ALLOTMENT

ZERO
POWER BACK UP
CHARGES

ZERO
EDC/IDC CHARGES

ZERO
PREFERENTIAL LOCATION
CHARGES



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PRICING DETAILS

TYPICAL FIRST FLOOR (with Basement)

TPOLOGY	STARTING PRE-LAUNCH PRICE*	STARTING LAUNCH PRICE*
2 BHK + 2T	₹ 1.65 Cr	₹ 1.70 Cr
3 BHK + 3T	₹ 2.35 Cr	₹ 2.40 Cr
3 BHK + 3T + UTILITY	₹ 2.45 Cr	₹ 2.52 Cr
4 BHK + 4T + UTILITY	₹ 3.45 Cr	₹ 3.54 Cr

* Possession and Govt. Charges extra

TYPICAL SECOND / THIRD FLOOR

TPOLOGY	STARTING PRE-LAUNCH PRICE*	STARTING LAUNCH PRICE*
2 BHK + 2T	₹ 1.30 Cr	₹ 1.35 Cr
3 BHK + 3T	₹ 1.77 Cr	₹ 1.82 Cr
3 BHK + 3T + UTILITY	₹ 1.89 Cr	₹ 1.96 Cr
4 BHK + 4T + UTILITY	₹ 2.57 Cr	₹ 2.66 Cr

* Possession and Govt. Charges extra

TYPICAL FOURTH FLOOR (with Terrace)

TPOLOGY	STARTING PRE-LAUNCH PRICE*	STARTING LAUNCH PRICE*
2 BHK + 2T	₹ 1.45 Cr	₹ 1.50 Cr
3 BHK + 3T	₹ 2.08 Cr	₹ 2.13 Cr
3 BHK + 3T + UTILITY	₹ 2.20 Cr	₹ 2.27 Cr
4 BHK + 4T + UTILITY	₹ 2.96 Cr	₹ 3.05 Cr

* Possession and Govt. Charges extra

ON SPOT PRE-BOOKING OFFER

Pre-Book with just ₹ 50,000/- now

&

Get Value of ₹ 2,50,000/- on Allotment

*Only applicable during lock down period