



BIRLA ESTATES
—
LIFEDESIGNED®

PROJECT REPORT

BIRLA ARIKA PHASE 2

PROJECT SUMMARY

PROJECT DETAILS HIGHLIGHTS	
Project name	Birla Arika Phase 2
Location	Sector 31-32A, Gurugram
City/Market	Gurugram
Cluster	NCR
Project Category	Residential Housing

BUILDING CONFIGURATION	
High-rise Towers (3 Residential + 1 Ews)	Tower 4: 2B+ S+ 40 Floors Tower 5: 2B+ S+ 38 Floors Tower 6: 2B+ S+ 39 Floors EWS: 2 nd and 4 th Floor

Tower No.	No. of Units
Tower 4	80
Tower 5	76
Tower 6	78
EWS	42
Total	276

PROJECT LOCATION



BIRLA ESTATES



Map not to the scale

Close proximity to NH-8

IGI International Airport is ~ 18 km

Business Districts	Distance
Cyber City	8 km
Connaught Place	30 km
Nehru Place	30 km
Aero City	16 km
Manesar City	17 Km

MICRO MARKET OVERVIEW



Conveniently Located

Proximity to employment hubs,
neighbourhood places, schools etc.



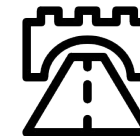
Well developed Social Infrastructure

32nd Avenue, Star Mall, Signature Tower, Vatika one
on one are in nearby vicinity



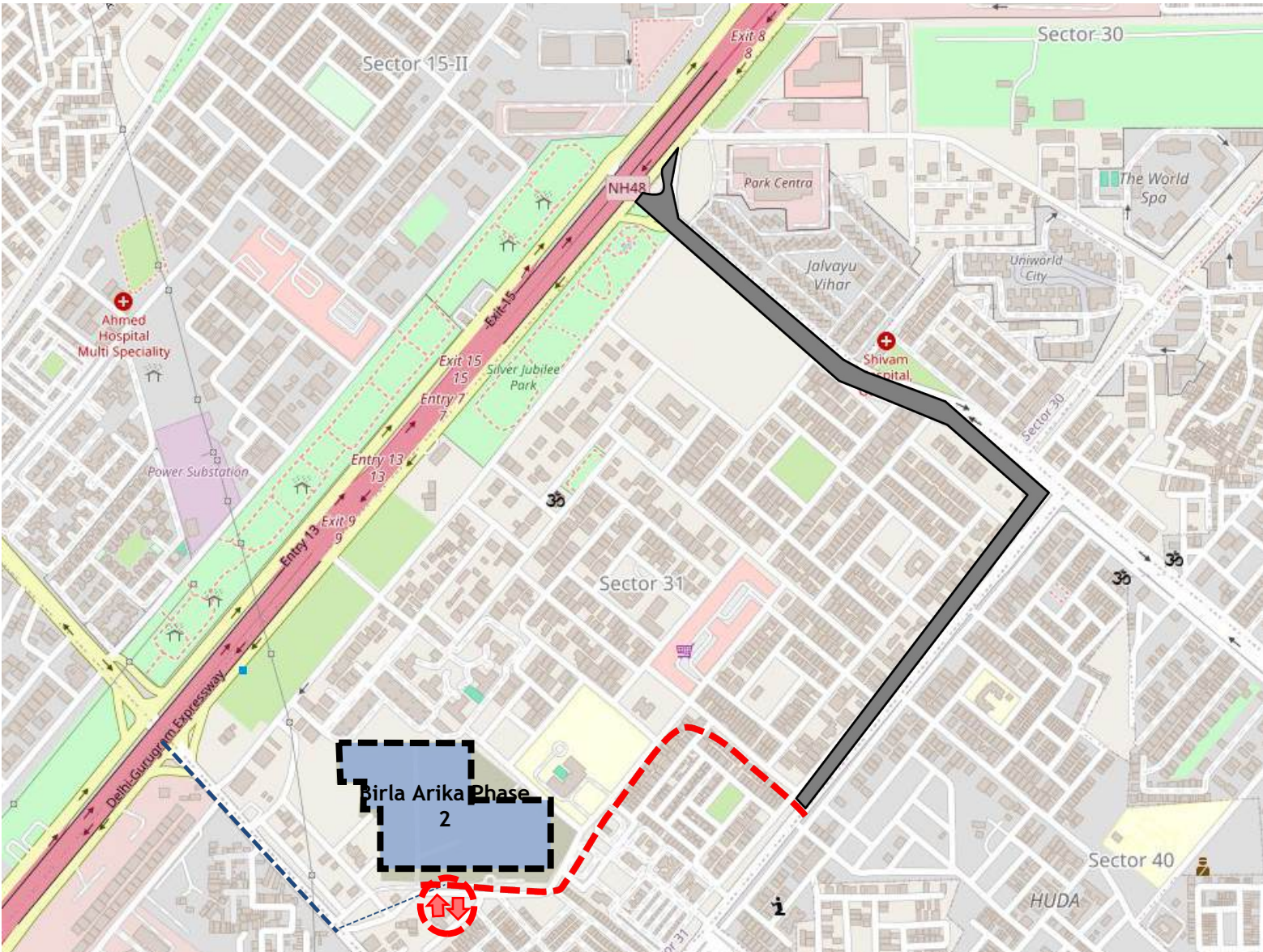
Nearby metro station

Millennium City Centre Gurugram



200m away from NH 48

SITE CONTEXT | ACCESS ROADS



SITE ENTRY & EXIT



SECTORE 31 ROAD



SITE APPROCH ROAD TOWARDS SECTOR 31



JHARSA ROAD

Project Site Photographs



Project Site Photographs



TOWERS VIEW



BIRLA ESTATES



PROJECT DETAILS



BIRLA ESTATES

Cost Head	Amount (In Lakhs)
Estimated Cost of the Project	245689.15
Cost of the Land (if included in the estimated cost)	115985.43
Estimated Cost of Construction of Apartments	87166.52
Estimated Cost of Construction of infrastructure and other structures	3275
Other costs including EDC,Taxes,Levies Etc.	39262.2



BIRLA ARIKA

GURUGRAM

BIRLA ESTATES

The Aditya Birla Group entered the Indian real estate sector in 2016 with the launch of Birla Estates, a wholly owned subsidiary of Aditya Birla Real Estate Limited (ABREL), previously known as Century Textiles and Industries Ltd (CTIL). Guided by a vision to transform the perception of the Indian real estate industry, Birla Estates focuses on delivering an exceptional experience and creating value at every level, setting new benchmarks in quality, trust, and customer-centricity. Focused on developing land parcels owned by the group, as well as growing the business with joint development agreements and strategic tie-ups across major cities in India. Building on the Birla legacy of **trust, excellence, and leadership**, Birla Estates strives to redefine real estate by integrating **technology, innovation, and sustainability** into its projects. The company is committed to delivering premium developments across both commercial and residential segments, focusing on four key markets in India: **Mumbai Metropolitan Region (MMR), Bengaluru, National Capital Region (NCR) and Pune**. Through this approach, Birla Estates aims to set new standards in quality and customer satisfaction.



LIFEDESIGNED® PHILOSOPHY

LIFEDESIGNED® is our guiding philosophy where we derive inspiration from the 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 your life. From the moment you walk in, to every moment till forever, LIFEDESIGNED® resonates in every single facet of your journey.



GURUGRAM

Gurugram - the new destination for LIFEDESIGNED® spaces. Birla Arika thrives in Gurugram's emergence as a real estate hub – with its vision to develop luxurious yet future-ready homes. Seamless connectivity via NH-8, Dwarka Expressway and Sohna Road, offers the perfect balance of work and life. At its heart is Sector 31 – a vibrant destination featuring lush greens and great social infrastructure. Surrounded by top schools, hospitals and bustling hubs like Cyber Hub, all essentials are always within reach.



BIRLA ARIKA - PHASE 2

The name Arika embodies beauty, symbolizing wealth and prosperity. True to its meaning, Birla Arika offers a haven where families and individuals can flourish, evolve, and thrive. These thoughtfully designed homes reflect a perfect blend of elegance and simplicity, featuring exquisite architecture and meticulously crafted amenities. Nestled in the heart of Gurugram, Birla Arika warmly invites its residents to embrace a harmonious, nature-connected lifestyle that inspires balance and tranquility.



PROJECT HIGHLIGHTS

- **Phase 2 Launch:**
 - Tower 4 – 40 storey (80 units)
 - Tower 5 – 38 storey (76 units)
 - Tower 6 – 39 storey (78 units)
- **Exclusive Residences:**
 - Spacious 4 BHK apartments with dedicated servant rooms
 - Luxurious living with just 2 apartments per floor
- **Clubhouses:**

Thoughtfully designed for diverse lifestyles:

 - Social & Entertainment Club
 - Fitness & Wellness Club
 - Sports Club
 - Kids' Club
- **Design Excellence:**
 - Expansive living and dining areas with decks on both sides, ensuring cross ventilation and abundant natural light throughout the day
 - Generously sized balconies in every room
 - Emperor-sized bedrooms with elegant master dressers

Experience luxury living redefined, where thoughtful design meets unparalleled comfort.

AMENITIES



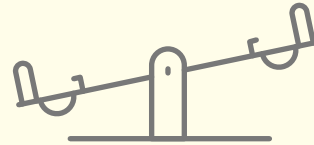
FITNESS &
WELLNESS CLUB



SPORTS CLUB



SOCIAL &
ENTERTAINMENT CLUB



KIDS' CLUB

CLUBHOUSES

with

40+ AMENITIES

MASTER LAYOUT PLAN

Amenities

- 01. Main Entry/Exit
- 02. Secondary Entry
- 03. Peripheral Planting
- 04. Jogging + Cycling Track
- 05. Ramp to Basement
- 06. Tree Grove
- 07. Nature Walk
- 08. Meditation Decks
- 09. Amphitheatre
- 10. Celebration Lawn
- 11. Social Club Lawn (Party Lawn)
- 12. Kids Playground
- 13. Kids Club Lawn
- 14. Tower Drop Off
- 15. Feature Walls
- 16. Outdoor Gym
- 17. Vitamin D Lawn
- 18. Play Park
- 19. Yoga Lawn
- 20. Fire Pit Seating
- 21. Water Lily Pond
- 22. Sensory Garden
- 23. Reflexology Path
- 24. Tennis Court
- 25. Half Basketball Court
- 26. Half Olympic Pool
- 27. Kids Pool/Splash Pad
- 28. Juice Bar
- 29. Outdoor Pantry
- 30. Elevated Walk
- 31. Pet Park

- 32. Tower 1
- 33. Tower 2
- 34. Tower 3
- 35. Tower 7
- 36. Tower 4
- 37. Sport Club & Convenience Shops
- 38. Fitness Club
- 39. Social & Entertainment Club
- 40. Kids Club
- 41. EWS
- 42. Tower 5
- 43. Tower 6



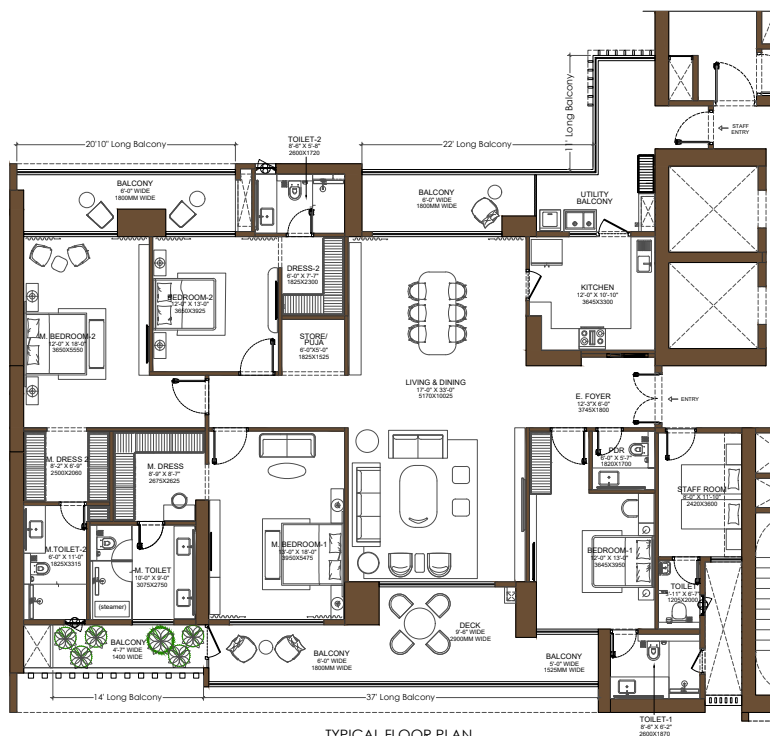
UNIT PLANS

4 BHK

TYPE - 1 (TOWER - T5,T6)

RERA CARPET AREA - 218.26 Sqmt.(2349.35 Sqft.)

BALCONY/DECK AREA - 61.69 Sqmt. (664.08 Sqft.



TYPICAL FLOOR PLAN

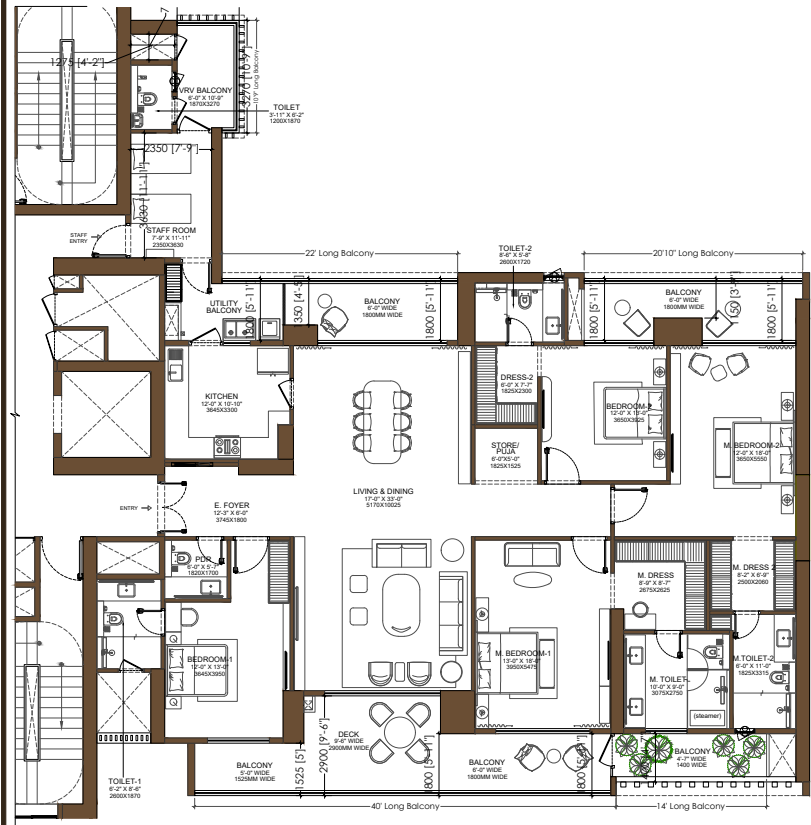


KEY PLAN
(TOWER -T1,T2,T5,T6)

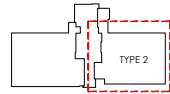
Note: Dimension in layout are in MM & Feet Inches
(1 SQ MT = 10.764 SQ FT)

UNIT PLANS

4 BHK
TYPE - 2 (TOWER - T5,T6)
RERA CARPET AREA - 215.45 Sqmt.(2319.13 Sqft.)
BALCONY/DECK AREA - 64.11 Sqmt. (690.08 Sqft.)



TYPICAL FLOOR PLAN



KEY PLAN
(TOWER -T1,T2,T5,T6)

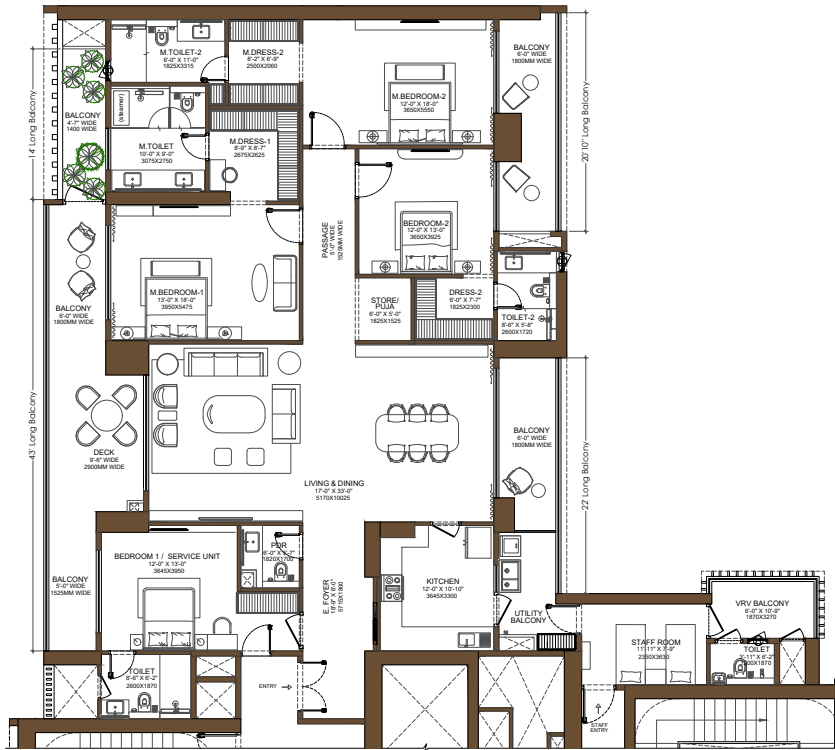
UNIT PLANS

4 BHK

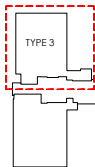
TYPE - 3 (TOWER - T4)

RERA CARPET AREA - 218.89 Sqmt.(2356.10 Sqft.)

BALCONY/DECK AREA - 64.54 Sqmt. (694.72 Sqft.)



TYPICAL FLOOR PLAN



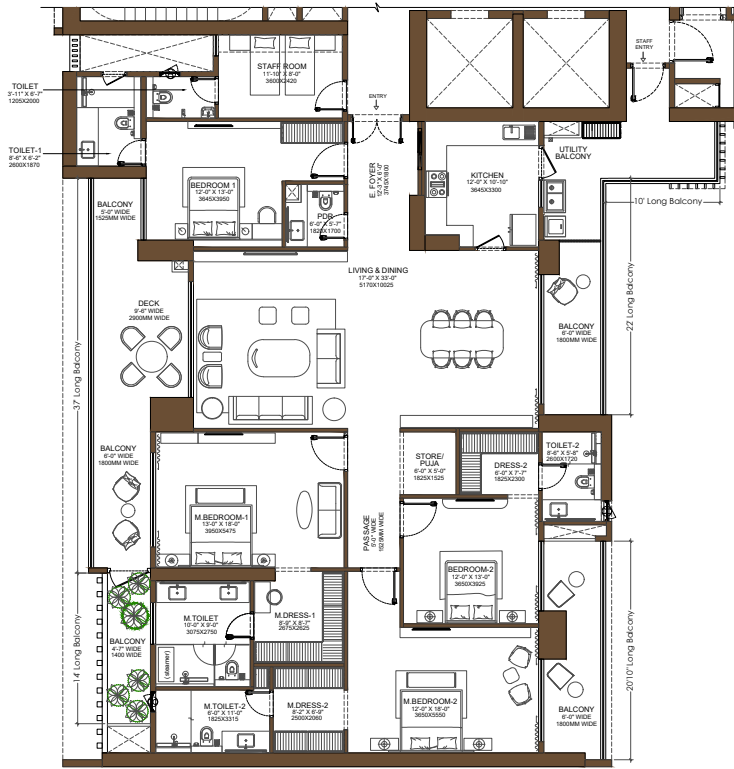
KEY PLAN
(TOWER -T3,T4)



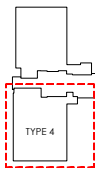
Note: Dimension in layout are in MM & Feet/Inches
(1 SQ.MT = 10.764 SQ.FT)

UNIT PLANS

4 BHK
TYPE - 4 (TOWER - T4)
RERA CARPET AREA - 218.06 Sqmt.(2347.20 Sqft.)
BALCONY/DECK AREA - 61.69 Sqmt. (664.08 Sqft.)



TYPICAL FLOOR PLAN



KEY PLAN
(TOWER -T3,T4)

Note: Dimension in layout are in MM & Feet/Inches
(1 SQ.M = 10.764 SQ.FT)



ADITYA BIRLA

REAL ESTATE



BIRLA ESTATES

Site Address:

Birla Arika, Shaheed Major Vikas Yadav Marg, Sector 31, Gurugram, Haryana - 122003.

Regional Address:

Unit No. 501, 5th Floor, Worldmark - 3, Sector 65, Gurugram - 122011, Haryana.

Corporate Address:

Birla Aurora, Level 8, Dr. Annie Besant Road, Worli, Mumbai - 400030.