

LIFEDESIGNED®

spaces for every you



BIRLA
NAVYA
GURUGRAM

A black and white photograph of a man in a suit, looking out a window. The man is in profile, facing right, with his head slightly turned towards the camera. He is wearing a dark suit jacket over a light-colored shirt. The background is a blurred view of a cityscape or landscape seen through a window. The lighting is dramatic, with strong highlights on the man's face and suit.

LIFEDESIGNED®

spaces for every you

More than just a philosophy, LIFEDESIGNED® is our promise to create homes that are thoughtfully designed to adapt to every role you embrace in life. Our approach transcends traditional luxury, focusing on meaningful details that enhance your day-to-day experiences. Every space is tailored to reflect your individuality, ensuring your home grows with you.

Gurugram, the new destination for LIFEDESIGNED® spaces.

Avik II 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 Elevated Road, offers the perfect balance of work and life. At its heart is Golf Course Extension Road (GCER) - a vibrant destination featuring wide roads, lush greens and world-class social infrastructure. Surrounded by top schools, hospitals and bustling hubs like Cyber Hub, essentials are always within reach.



BIRLA NAVYA

*a community
rooted in
success*

With over 555 families already part of our thriving community and a booking value surpassing ₹1500 crore, Birla Navya stands as a testament to quality living. More than just an address, it's where thoughtful design meets fulfilled living, creating a vibrant community that keeps growing stronger every day.





Image for reference only

DISCOVER
BIRLA NAVYA
AVIK II

spaces for every you

Avik II brings a fresh perspective to Premium Floor Residences, offering spaces that effortlessly align with your lifestyle. Whether you're a parent, a partner, a professional, or anything in between, Avik II embraces each unique side of you, making your home a true reflection of who you are.



*luxurious 3 & 4 BHK
floor residences*

Redefine luxury with exclusive floor residences designed for seamless comfort and sophistication. Enjoy the privilege of a personal terrace and private basement - your space to unwind, entertain, or create lasting memories. Whether it's a quiet evening under the stars or a lively gathering, these spaces make every moment extraordinary.

master layout plan

Draft for Approval



30+ AMENITIES

*crafted
for your life's
many sides*

Living is about embracing every side of who you are. That's why we've curated over 30 amenities to enrich each side of your lifestyle - from leisure and wellness to adventure and relaxation.



sports



MINI SOCCER
FIELD



CRICKET PRACTICE
ENCLOSURE



ROCK
CLIMBING WALL



SKATING
RINK



LAWN
BOWLING



HALF BASKETBALL
COURT



BADMINTON
COURT



leisure



FOREST
ZONE



STARGAZING
PLAZA



PALM
COURT



PET PARK



LILY POND



BAMBOO
GARDEN





Draft for Approval

lifestyle



AMPHITHEATRE



MOVIE
SCREENING WALL



FLOOR
GAMES



KID'S PLAY



YOGA
ZONE



FITNESS
STATION



location proximities



CORPORATE PARKS

- Cybercity
- One & Two Horizon
- Ascendas
- Capital Cyberscape
- AIPL Business Club



SCHOOLS & COLLEGES

- Heritage Xperiential Learning
- DPS International Edge
- The HDFC School
- Scottish High



HEALTHCARE FACILITIES

- W. Pratiksha Hospital
- Artemis Hospital
- Fortis Hospital
- Max Hospital



RETAIL & COMMERCIAL HUBS

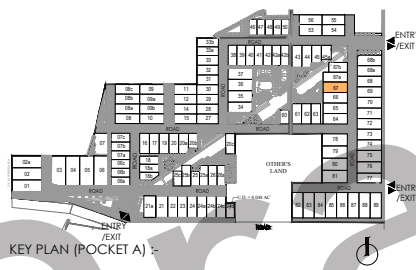
- Worldmark
- Paras Trinity
- Joy Square Mall
- Magnum City Centre



HOTELS

- Grand Hyatt Hotel
- Lemon Tree Hotel
- DoubleTree by Hilton
- Ibis Hotel

Unit Plans

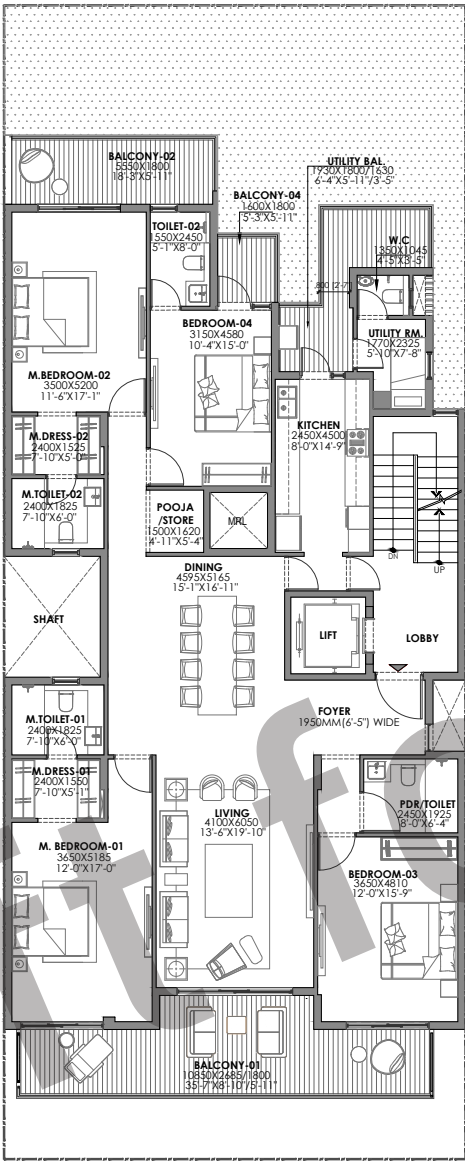


12M x 30M = 360 SQ.M
430.56 SQ.YD(TYPE-D)
POCKET-A
(CORNER TYPOLOGY-II)

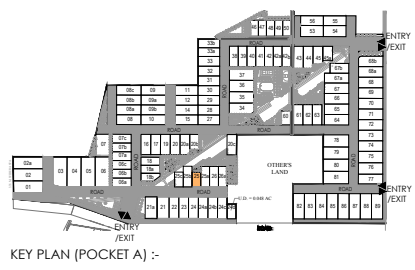
UNIT TYPE	PLOT NO.		RERA CARPET AREA (SECOND FLOOR UNIT) (A)	BALCONY AREA (SECOND FLOOR UNIT) (B)	TOTAL AREA (SECOND FLOOR UNIT) (A+B)	BASEMENT CARPET AREA (WITH SECOND FLOOR UNIT)	TERRACE AREA (WITH SECOND FLOOR UNIT)	NORTH
4BHK+ SERVANT	67	SQMT	184.43	44.43	228.86	24.76	17.04	
		SQFT	1985.20	478.24	2463.44	266.55	183.42	

Disclaimer: Dimension in layout are in MM & Feet Inches

(1SQM = 10.764 SQFT)



SECOND FLOOR PLAN

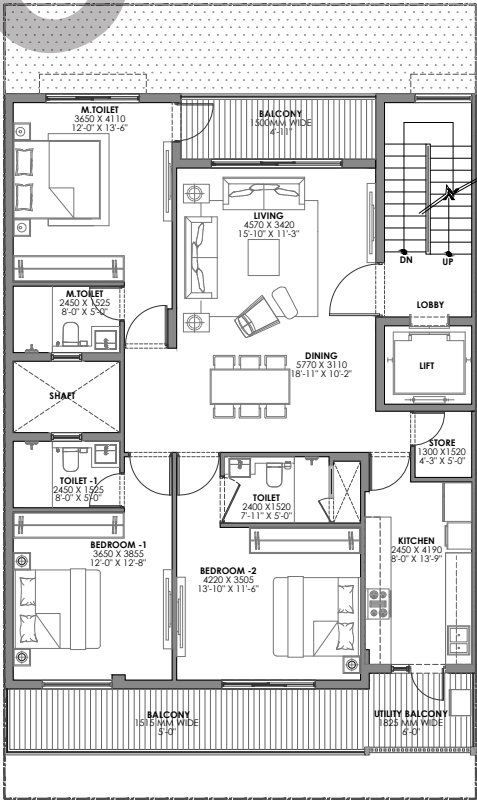


10.82M x 18.22M = 197.14045Q.M
235.78 SQ.YD(TYPE-G)
POCKET-A
(CORNER TYPOLOGY-II)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (TYPICAL FLOOR UNIT) (A)	BALCONY AREA (TYPICAL FLOOR UNIT) (B)	TOTAL AREA (TYPICAL FLOOR UNIT) (A+B)	TERRACE AREA (WITH FOURTH FLOOR)	NORTH
3BHK+3T	25	SQMT	109.66	23.98	133.64	105.52	
		SQFT	1180.38	258.12	1438.50	1135.82	

Disclaimer: Dimension in layout are in MM & Feet Inches

(1SQM = 10.764 SQFT)

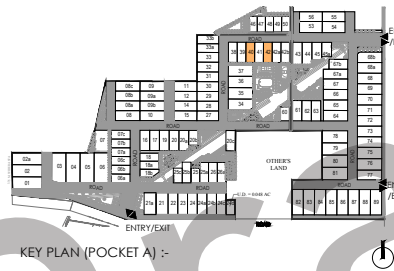


TYPICAL FLOOR PLAN

Disclaimer- The plans provided in this brochure are for certain units only. It is requested to consult the developer for unit plan of the specific unit.

Disclaimer- The plans provided in this brochure are for certain units only. It is requested to consult the developer for unit plan of the specific unit.

Unit Plans

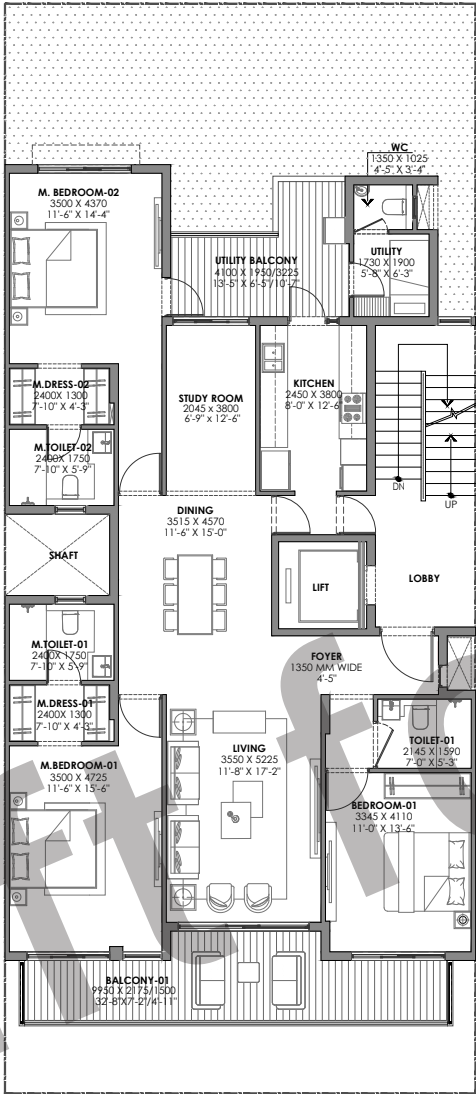


10.795M x 25M = 269.875 SQ.M
322.77 SQ.YD(TYPE-F1)
POCKET-A
(MIDDLE TYPOLOGY-II)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (TYPICAL FLOOR UNIT) (A)	BALCONY AREA (TYPICAL FLOOR UNIT) (B)	TOTAL AREA (TYPICAL FLOOR UNIT) (A+B)	NORTH
3BHK+ SERVANT + STUDY	40&42	SQMT	137.56	27.09	164.65	
		SQFT	1480.70	291.60	1772.29	

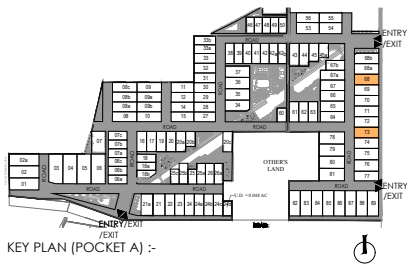
Disclaimer: Dimension in layout are in MM & Feet Inches

(1SQM = 10.764 SQFT)



TYPICAL FLOOR PLAN (SECOND,THIRD FLOOR)

Disclaimer- The plans provided in this brochure are for certain units only. It is requested to consult the developer for unit plan of the specific unit.

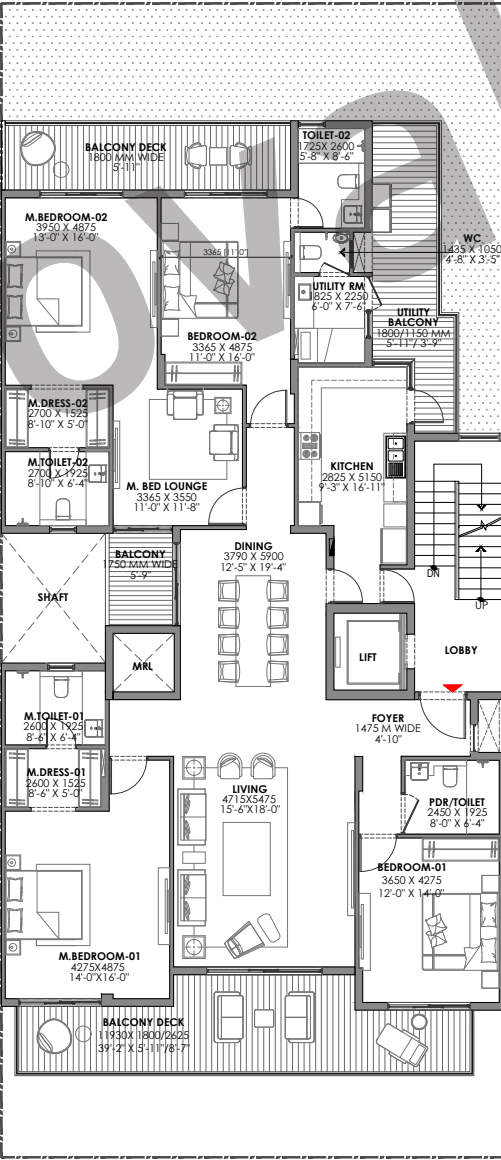


13.04M x30.0M = 391.2 SQ.M
467.88 SQ.YD(TYPE-C)
POCKET-A
(MIDDLE TYPOLOGY-II)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (SECOND FLOOR UNIT) (A)	BALCONY AREA (SECOND FLOOR UNIT) (B)	TOTAL AREA (SECOND FLOOR UNIT) (A+B)	BASEMENT CARPET AREA (WITH SECOND FLOOR UNIT)	TERRACE AREA (WITH SECOND FLOOR UNIT)	NORTH
4BHK+ SERVANT + LOUNGE	68&73	SQMT	205.08	56.71	261.79	24.89	26.91	
		SQFT	2207.48	610.43	2817.91	267.93	289.68	

Disclaimer: Dimension in layout are in MM & Feet Inches

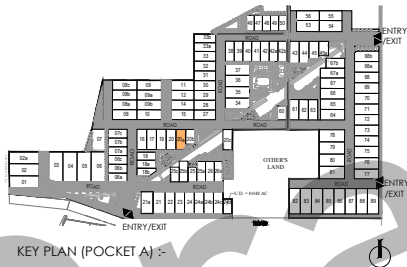
(1SQM = 10.764 SQFT)



SECOND FLOOR PLAN

Disclaimer- The plans provided in this brochure are for certain units only. It is requested to consult the developer for unit plan of the specific unit.

Unit Plans

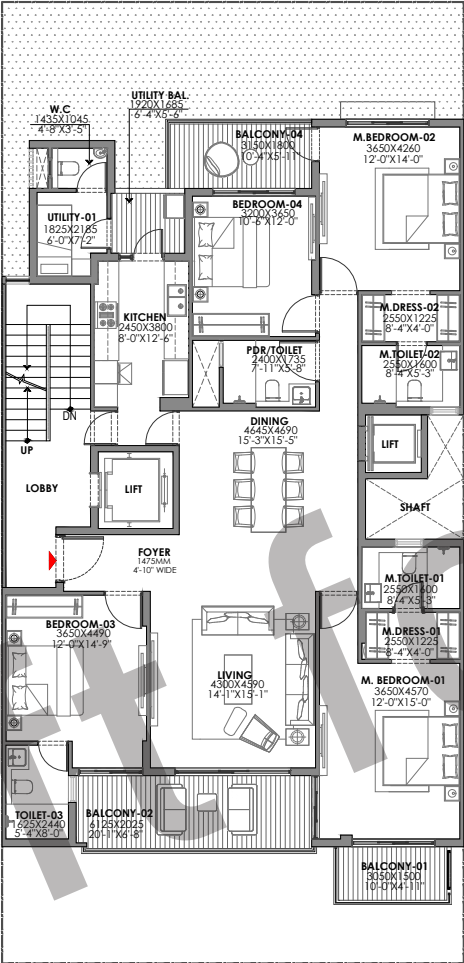


12M x 25M = 300 SQ.M
358.80 SQ.YD(TYPE-E1)
POCKET-A
(MIDDLE TYPOLOGY-III)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (SECOND FLOOR UNIT) (A)	BALCONY AREA (SECOND FLOOR UNIT) (B)	TOTAL AREA (SECOND FLOOR UNIT) (A+B)	NORTH
4BHK+ SERVANT	20A	SQMT	153.80	25.58	179.38	
		SQFT	1655.46	275.34	1930.80	

Disclaimer: Dimension in layout are in MM & Feet Inches

(1SQM = 10.7644 SQFT)



SECOND FLOOR PLAN

Disclaimer- The plans provided in this brochure are for certain units only. It is requested to consult the developer for unit plan of the specific unit.



BIRLA NAVYA

GURUGRAM



birlaestates.com



+91 8828802407

Corporate Address: Birla Aurora, Level 8, Dr. Annie Besant Rd.,
Worli, Mumbai - 400030.

Site Address: Sector 63A, Gurugram, Haryana - 122102.



Joint Venture Partner

The Project "Birla Navya (Avik Phase-2)" ("Project") is awaiting registration with Haryana RERA under Temp Project ID: RERA-GRG-PROJ-1829-2024 and can be viewed at : WWW.HARYANARERA.GOV.IN. The Project is being developed on the plots acquired by the Developer in a residential colony forming part of License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019 granted in favour of Anant Raj Limited. 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. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. Club shall be developed in phases. First phase of the club shall be developed alongwith first phase of the project (Birla Navya Amoda I and II and Birla Navya Drisha 1 A) and second phase shall be delivered with the final completion of the project including Birla Navya Drisha 1 B, Birla Navya (Analka), Birla Navya (Avik Phase 1) and future developments. This electronic/ printed material does not constitute an offer and/or contract of any type between the Developer and the recipient/reader/viewer. The images of furniture, fixtures, fittings, specifications shown herein are artist's impressions/stock images and only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specification/amenities/services to be provided by in the Project. The official website of the Project is www.birlaestates.com. Please do not rely on any other source of information.



ADITYA BIRLA

REAL ESTATE

Estimated Project Cost:

Total estimated cost of the project as per management estimates is as under:

S.no.	Particulars	₹ in Lakhs
1	Land cost	7872.78
2	External Development Charges	N.A
3	Infrastructure Development Charges	N.A
4	Cost of Construction of Floors	24,600.53
5	Miscellaneous cost	3,344.89
	Total Estimated Cost of the Project	35818.20

The total land of the project measuring 10815.66 Square Meters will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Square Meters)
1	Plots to be Sold	0
2	Land area to be used for Construction of Apartments	10815.66
3	Construction of Roads	0
4	Pavements	0
5	Parks and Playgrounds	0
6	Green Belts	0
7	Vehicle Parkings	0
8	Electricity Sub-Station	0
9	Club House	0
10	Sewage and Solid Waste Treatment Facility	0
11	Area to be Left for Transferring to the Government for Community Services	0
12	Any Other	0
	Total	10815.66

Further the project namely Birla Navya (Avik Phase-2) has been developing of 35 number of plots which comprises of 140 number of floors.