



Site Address: No.11, Magadi Main Road, Agrahara Dasarahalli, Bangaluru, Karnataka 560 079.

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

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



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/>



Image for reference use only










OUR LIFE**DESIGNED**[®] PHILOSOPHY

Life**Designed**[®] 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, Life**Designed**[®] 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, Life**Designed**[®] resonates in every single facet of your journey.

Image for reference.

LOCATION MAP

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

BASAVESHWAR NAGAR

MALLESHWARAM

RAJAJINAGAR

MAJESTIC

KEMPAPURA AGRAHARA

VIJAYANAGAR

* Above locations are as per the Google Map.

All distance metioned 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.**

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

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

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.

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).**

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).**



Image for reference.

All Distance mentioned are as per Google Maps.

Birla Tisya offers 2/3/4 BHK LifeDesigned® Residences, right in the heart of Bengaluru - in Rajajinagar. Designed for balanced, elevated living, the 31-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.

Image for reference. Artist Impression.



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.



Image for reference.

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.

Image for reference. Artist Impression.

THE CLUBHOUSE

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

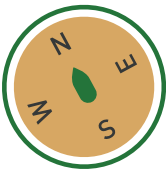
The premium LifeDesigned® clubhouse comes equipped with everything you might need. A quick huddle with the team? Walk into our dedicated co-working space or any of the meeting rooms. For those quiet family evenings, enjoy our terrace barbeque or catch the latest blockbuster at the mini theatre. That's not all. Designed around all your interests and passions, there's even a Badminton court, Squash court, Dance room and many more.



Image for reference.



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 with Foot Reflexology & 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 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



- | | | |
|---------------|----------------------------|-----------------------------|
| Lounge | Yoga | Card Room |
| Medicare | Table Tennis | Gymnasium |
| Steam & Sauna | Video Games | Chess / Carrom / Pool Table |
| | Swimming Pool with Jacuzzi | |

Clubhouse Amenities



- | | | |
|----------------------|--|-------------------------------|
| 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



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>

Artist impression

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



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 Navya, Gurugram.



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/GG-M/391/123/2020/07 OF 2020. 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. 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.

Birla Centurion, Worli.



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

Birla Aurora, Worli.

TOWER PLAN

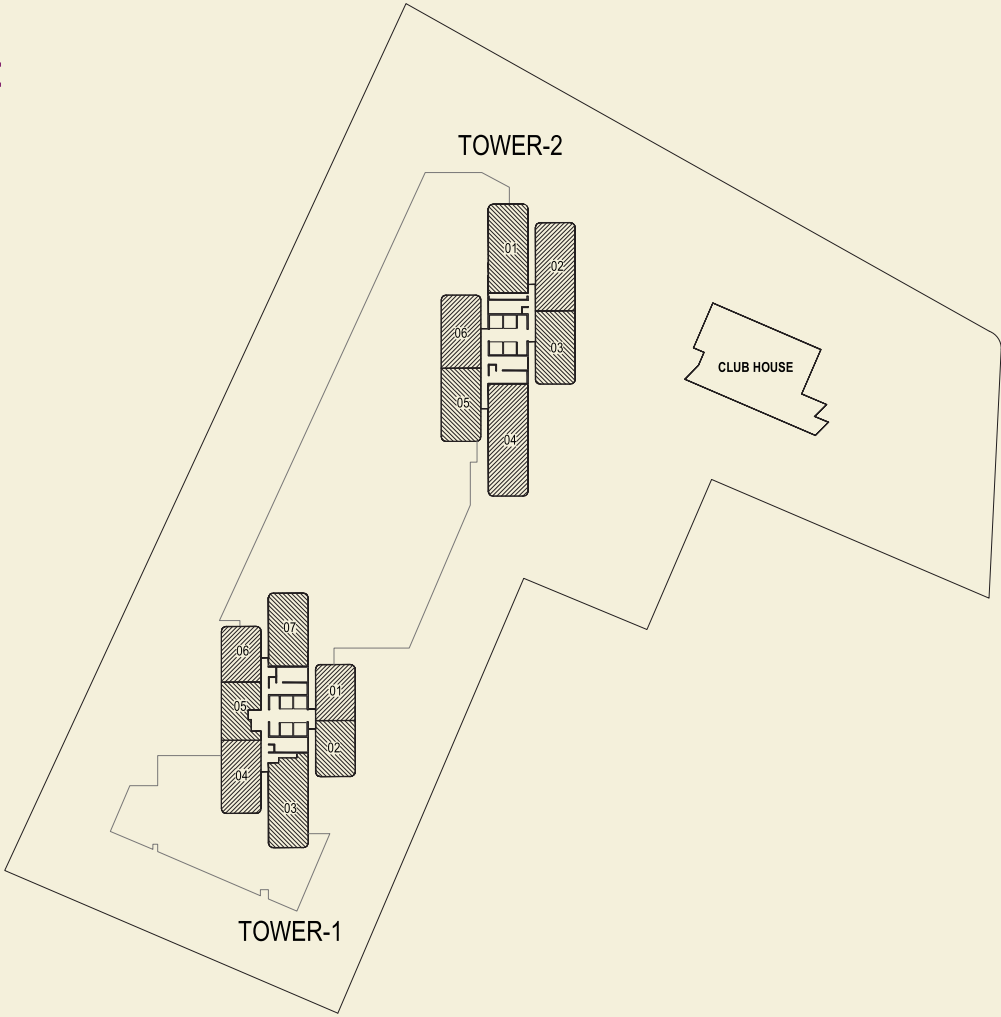
TYPICAL FLOOR UNIT SCHEDULE 1ST - 17TH, 19TH - 26TH, 28TH - 31ST

TOWER - 1

01	2 BHK - A
02	2 BHK - A
03	3 BHK + STAFF - A
04	3 BHK - C
05	2 BHK - B
06	2 BHK - A
07	3 BHK - C

TOWER - 2

01	3 BHK + STAFF - C
02	3 BHK + STAFF - B
03	3 BHK - B
04	4 BHK + STAFF - A
05	3 BHK - A
06	3 BHK - A

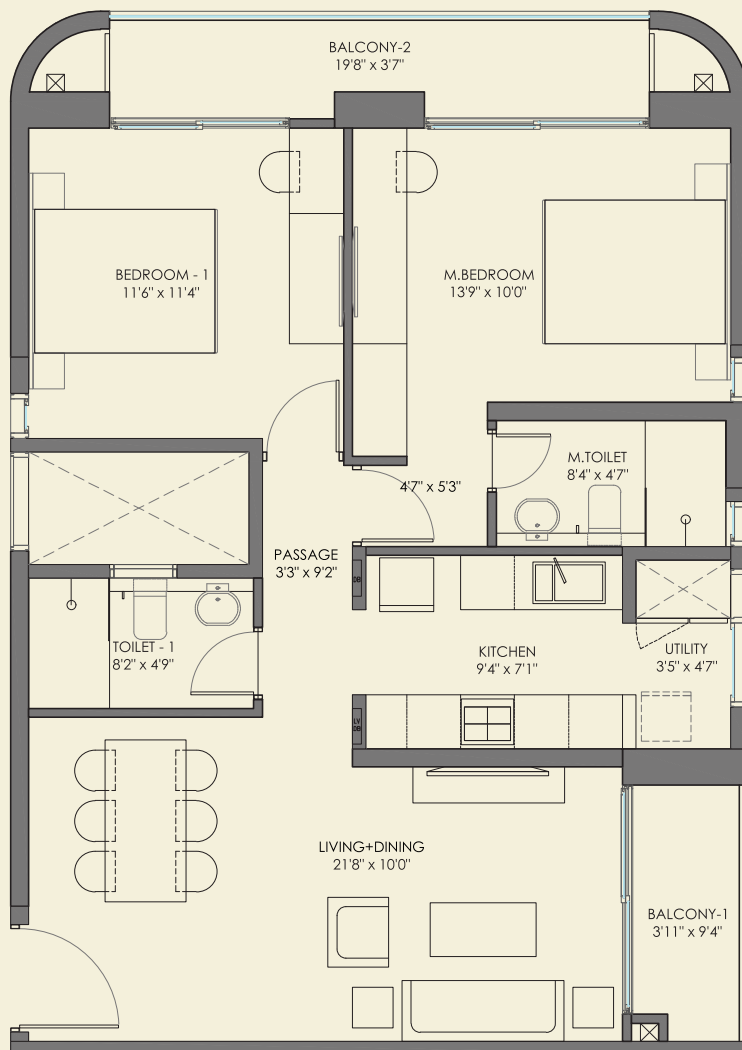
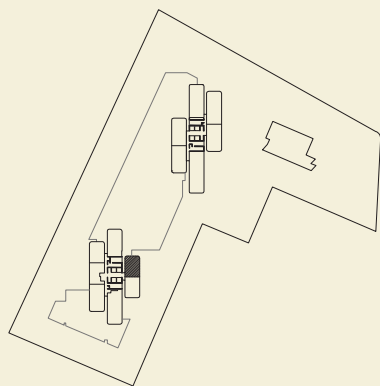


UNIT PLAN

TOWER 1
2 BHK - A

T1 - 01

KEY PLAN



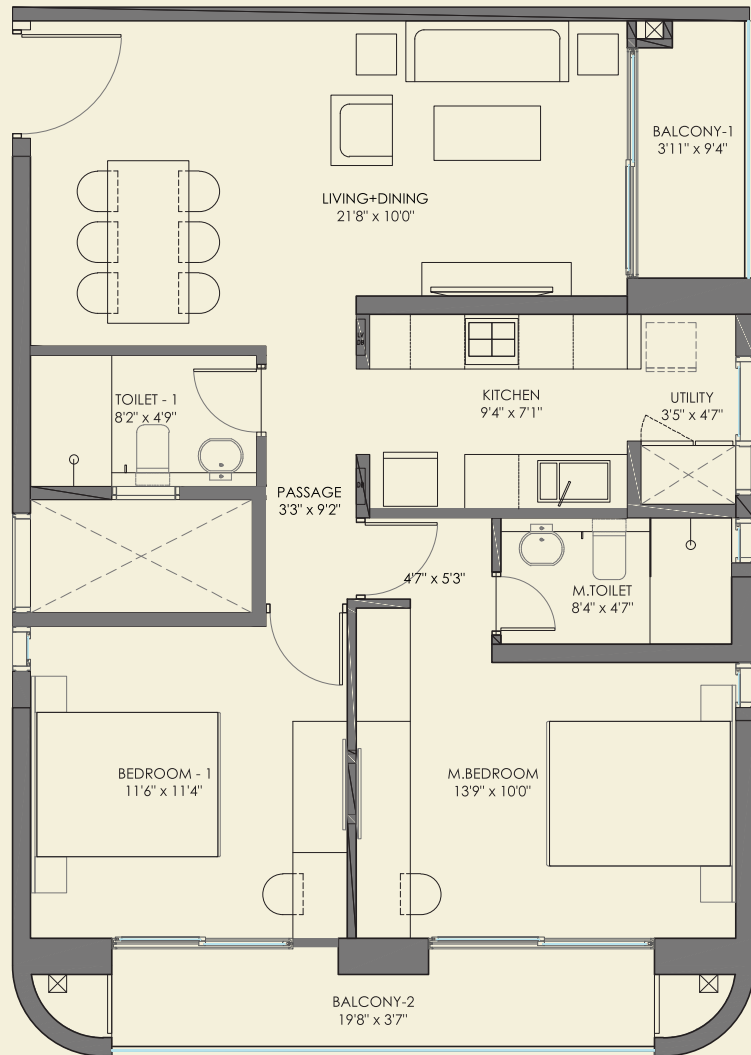
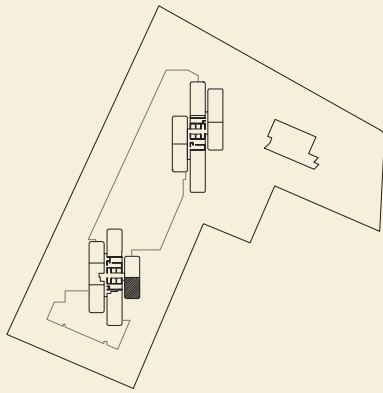
RERA CARPET AREA	70.14 Sq.m	754.98 Sq.ft
BALCONY 1	3.33 Sq.m	35.84 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

TOWER 1
2 BHK - A

T1 - 02

KEY PLAN



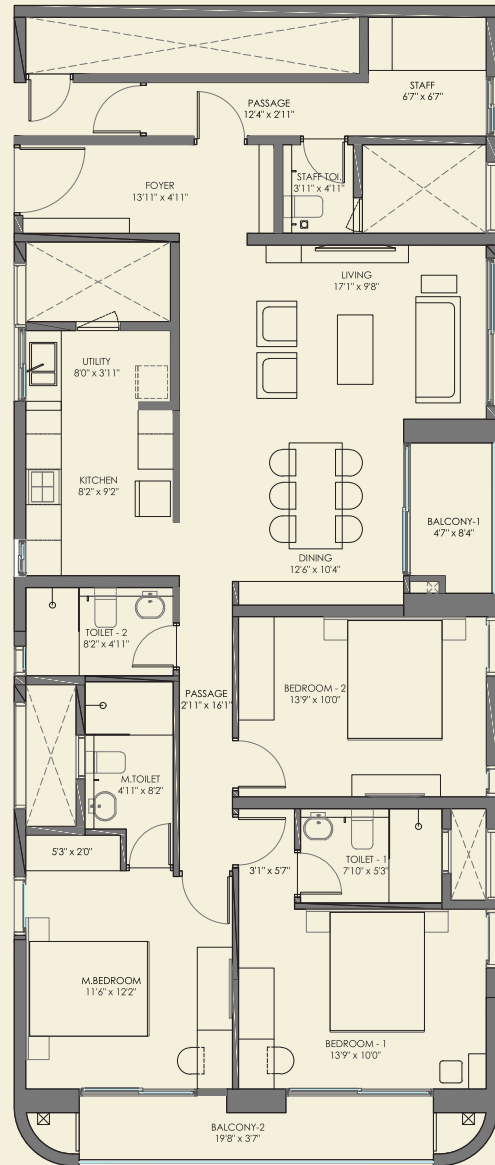
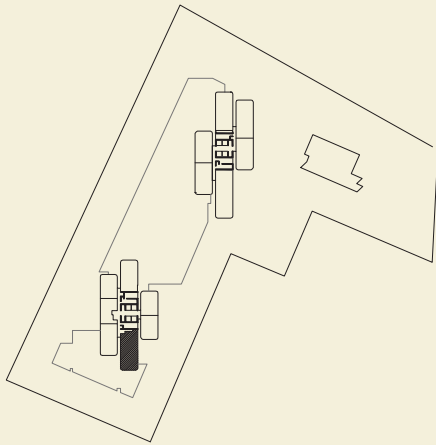
RERA CARPET AREA	70.14 Sq.m	754.98 Sq.ft
BALCONY 1	3.33 Sq.m	35.84 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

TOWER 1
3 BHK - A + STAFF A

T1 - 03

KEY PLAN



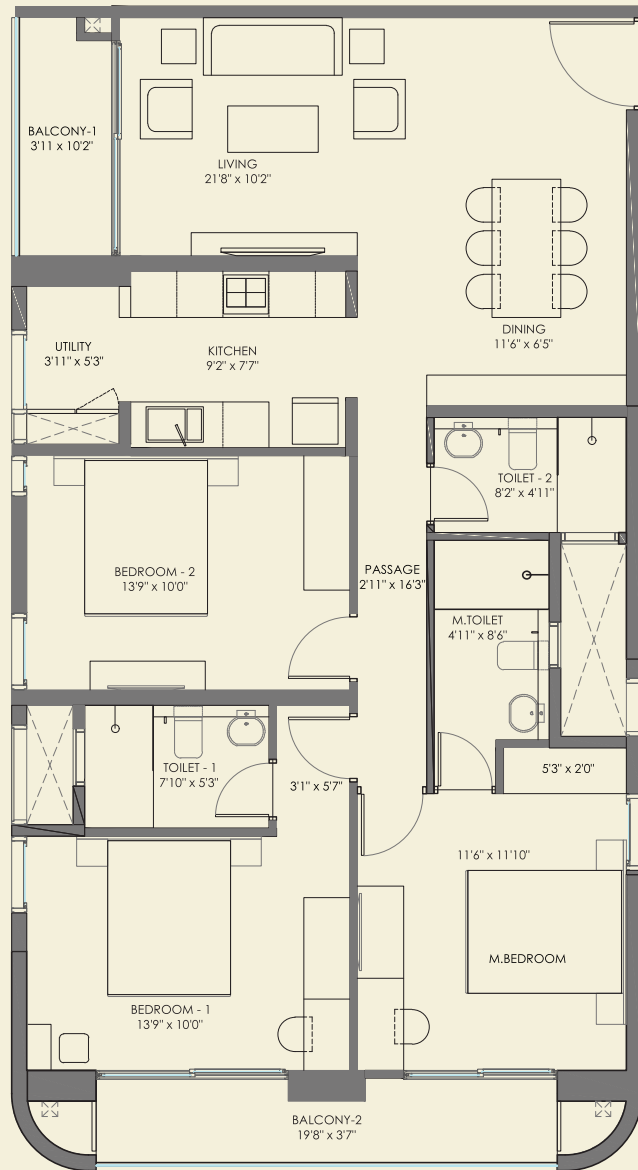
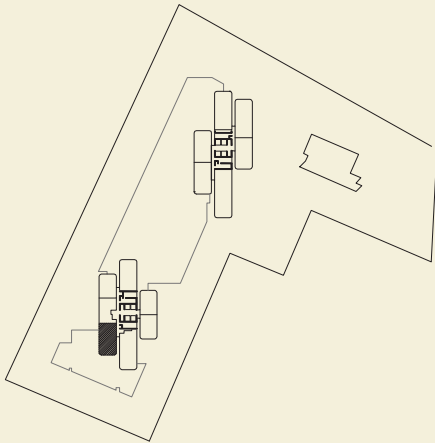
RERA CARPET AREA	115.87 Sq.m	1247.22 Sq.ft
BALCONY 1	3.42 Sq.m	36.81 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

TOWER 1
3 BHK - C

T1 - 04

KEY PLAN



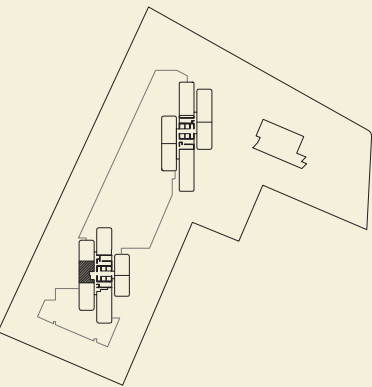
RERA CARPET AREA	97.61 Sq.m	1050.67 Sq.ft
BALCONY 1	3.61 Sq.m	38.85 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

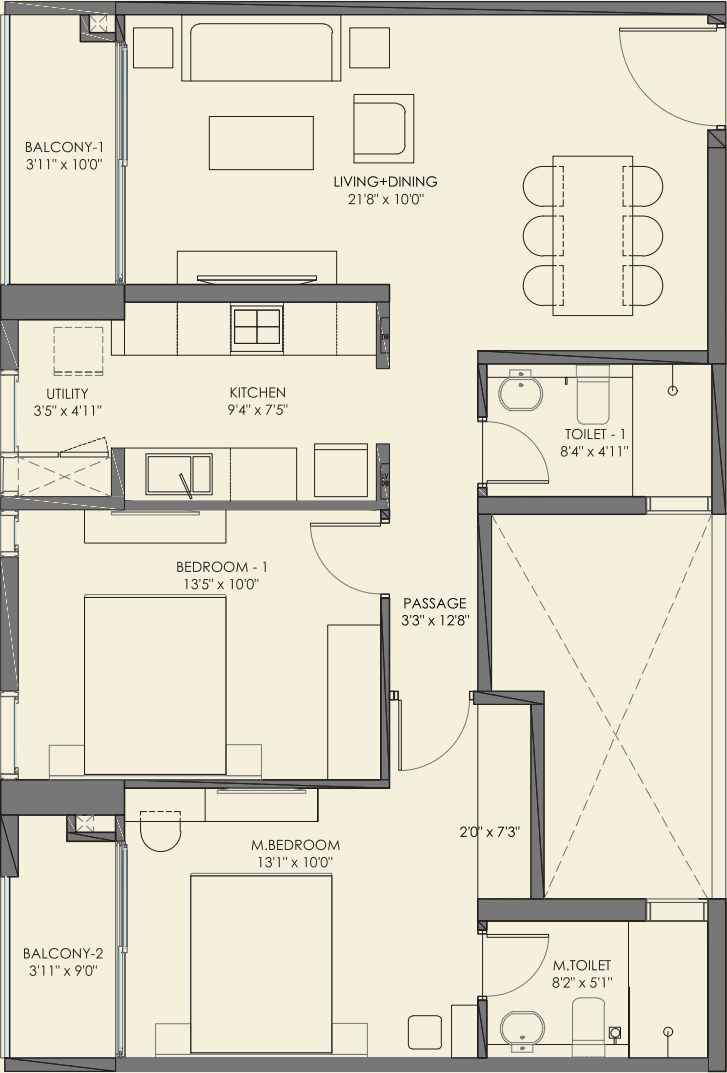
TOWER 1
2 BHK - B

T1 - 05

KEY PLAN



RERA CARPET AREA	72.39 Sq.m	779.39 Sq.ft
BALCONY 1	3.57 Sq.m	38.43 Sq.ft
BALCONY 2	3.02 Sq.m	32.50 Sq.ft

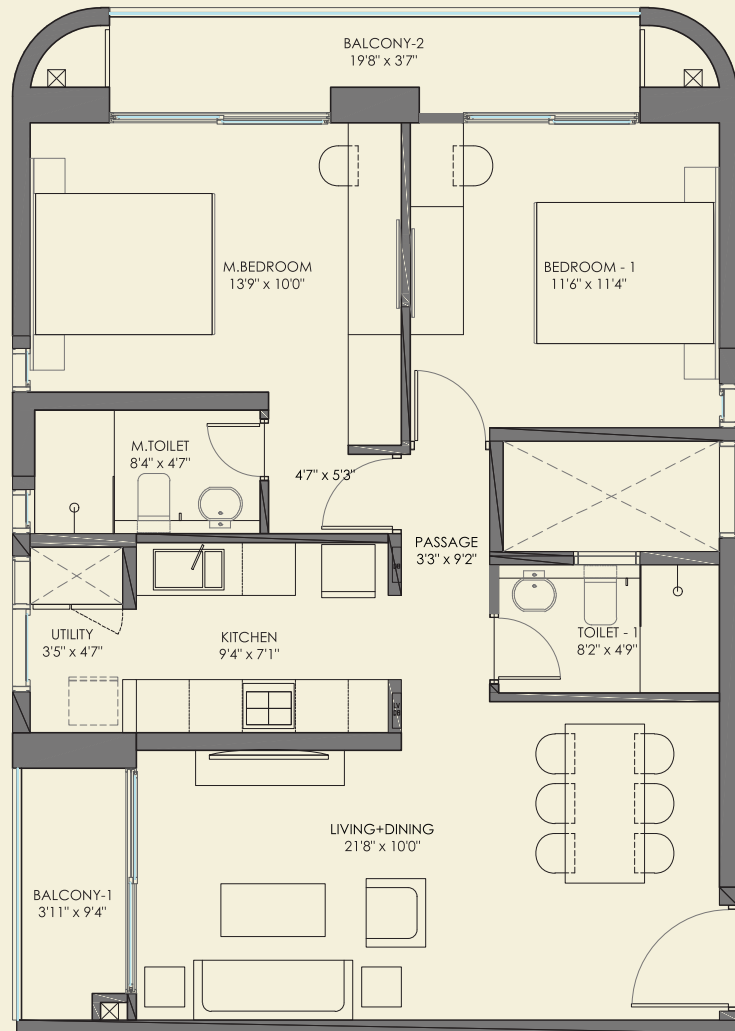
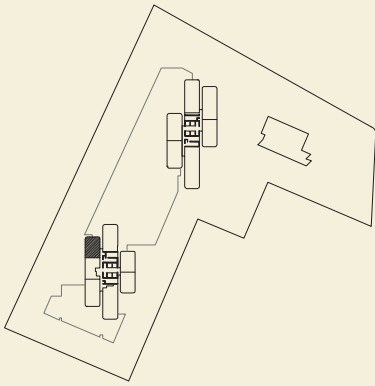


UNIT PLAN

TOWER 1
2 BHK - A

T1 - 06

KEY PLAN



RERA CARPET AREA	70.14 Sq.m	754.98 Sq.ft
BALCONY 1	3.33 Sq.m	35.84 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

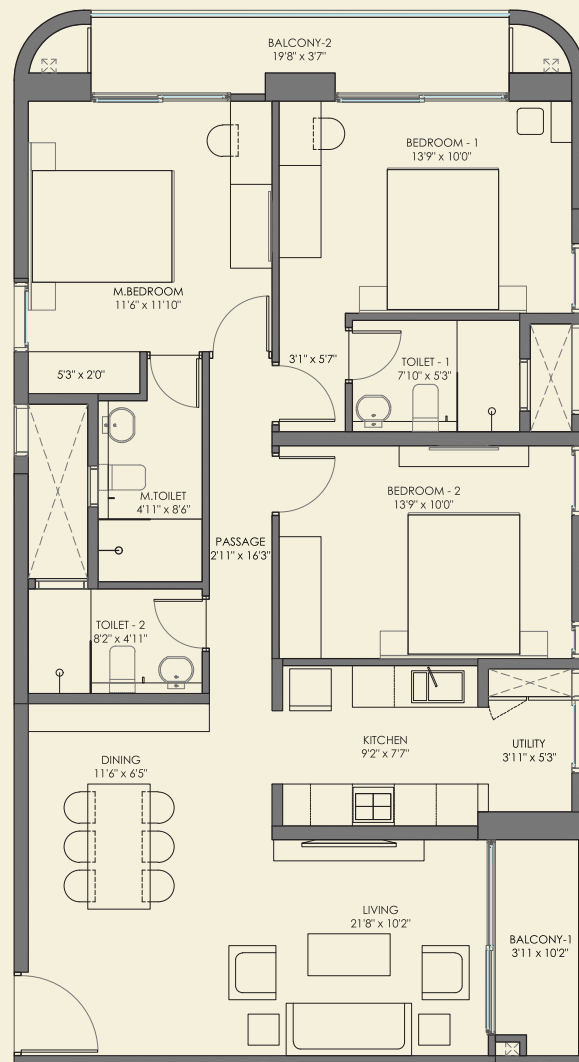
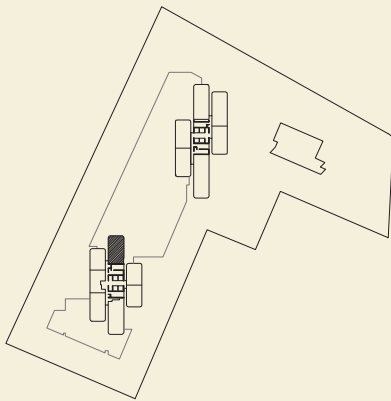


UNIT PLAN

TOWER 1
3 BHK - C

T1 - 07

KEY PLAN



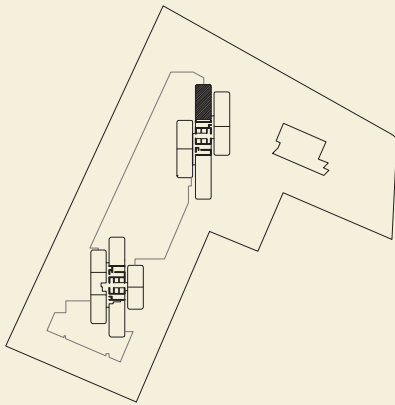
RERA CARPET AREA	97.61 Sq.m	1050.67 Sq.ft
BALCONY 1	3.61 Sq.m	38.85 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

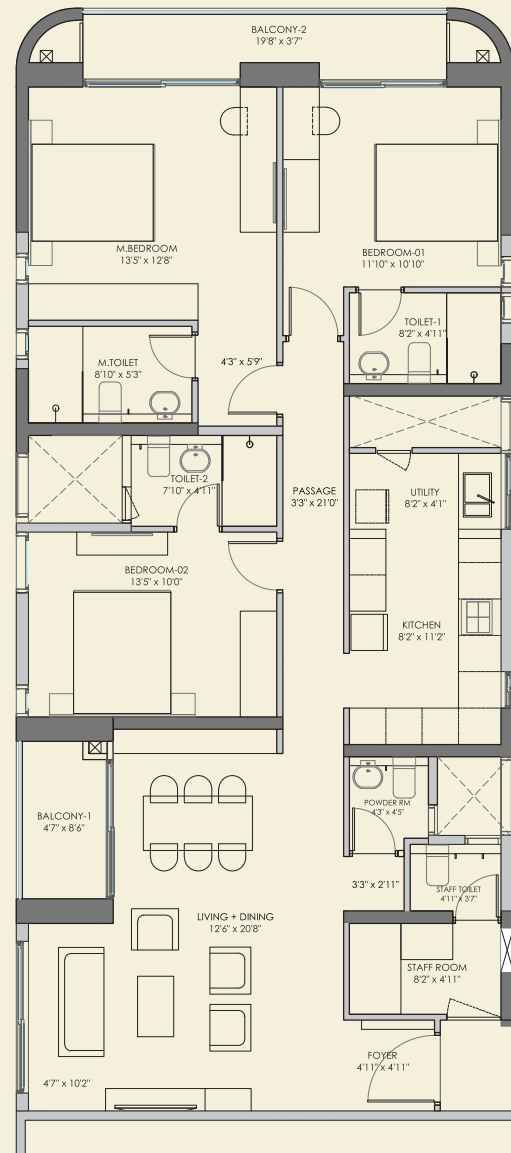
TOWER 2
3 BHK + STAFF - C

T2 - 01

KEY PLAN



RERA CARPET AREA	117.27 Sq.m	1262.29 Sq.ft
BALCONY 1	3.55 Sq.m	38.21 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

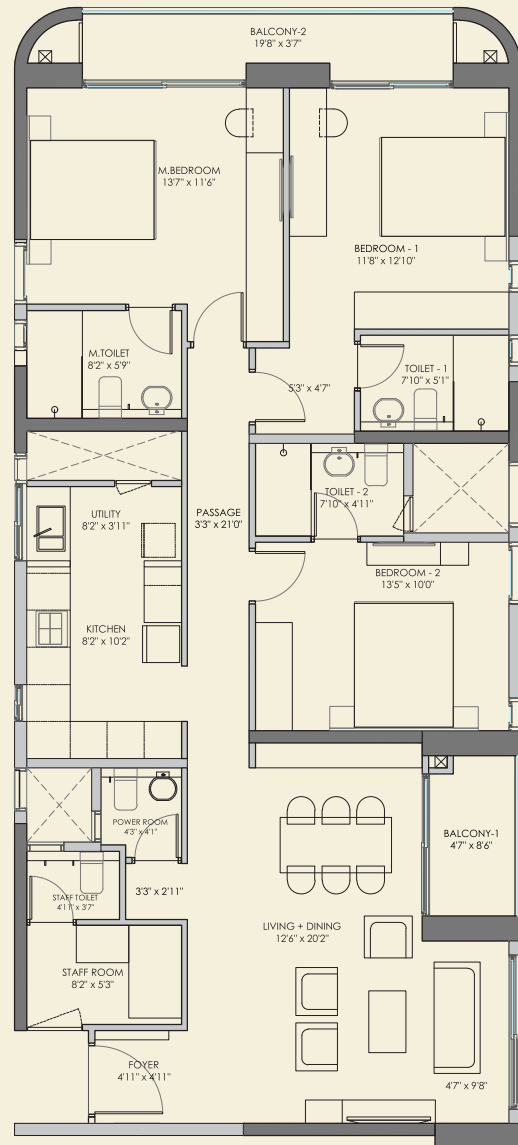
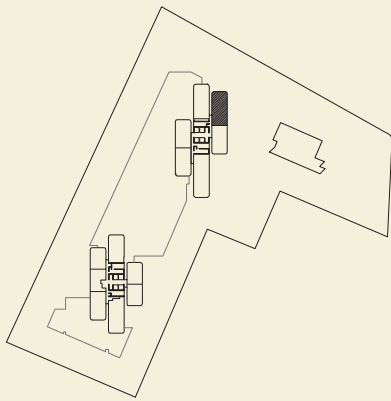


UNIT PLAN

TOWER 2
3 BHK + STAFF - B

T2 - 02

KEY PLAN



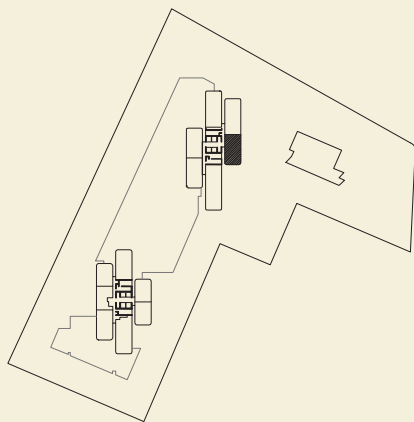
RERA CARPET AREA	116.41 Sq.m	1253.04 Sq.ft
BALCONY 1	3.55 Sq.m	38.21 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

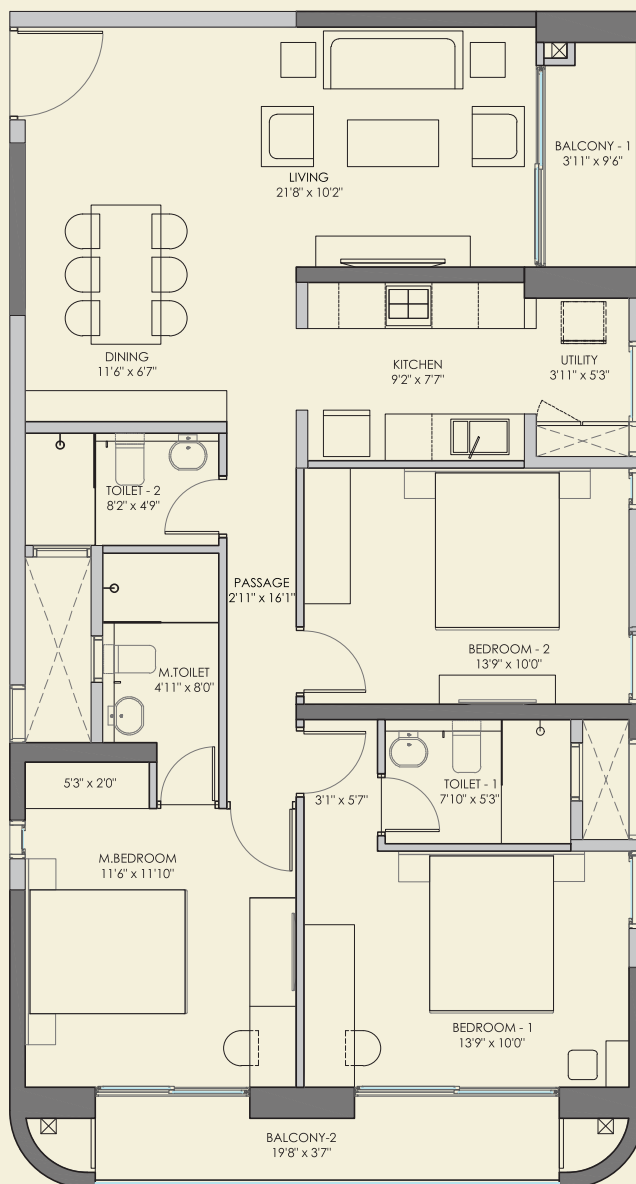
TOWER 2
3 BHK - B

T2 - 03

KEY PLAN



RERA CARPET AREA	97.61 Sq.m	1050.67 Sq.ft
BALCONY 1	3.40 Sq.m	36.60 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

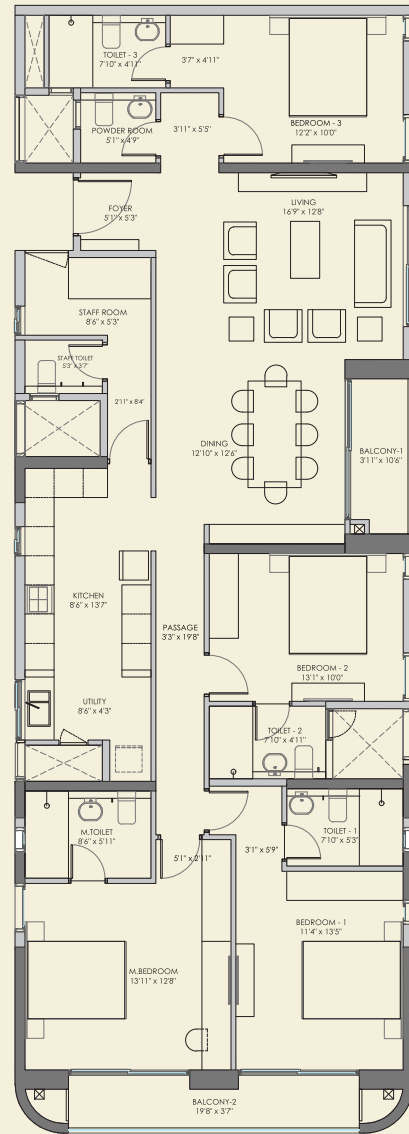
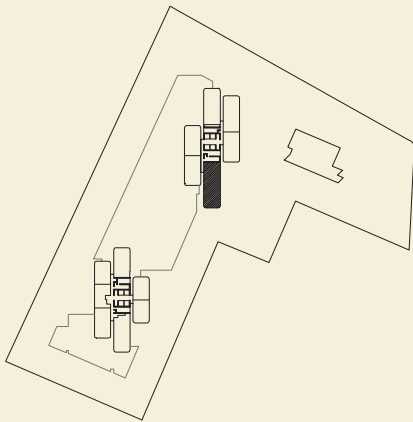


UNIT PLAN

TOWER 2
4 BHK + STAFF - A

T2 - 04

KEY PLAN



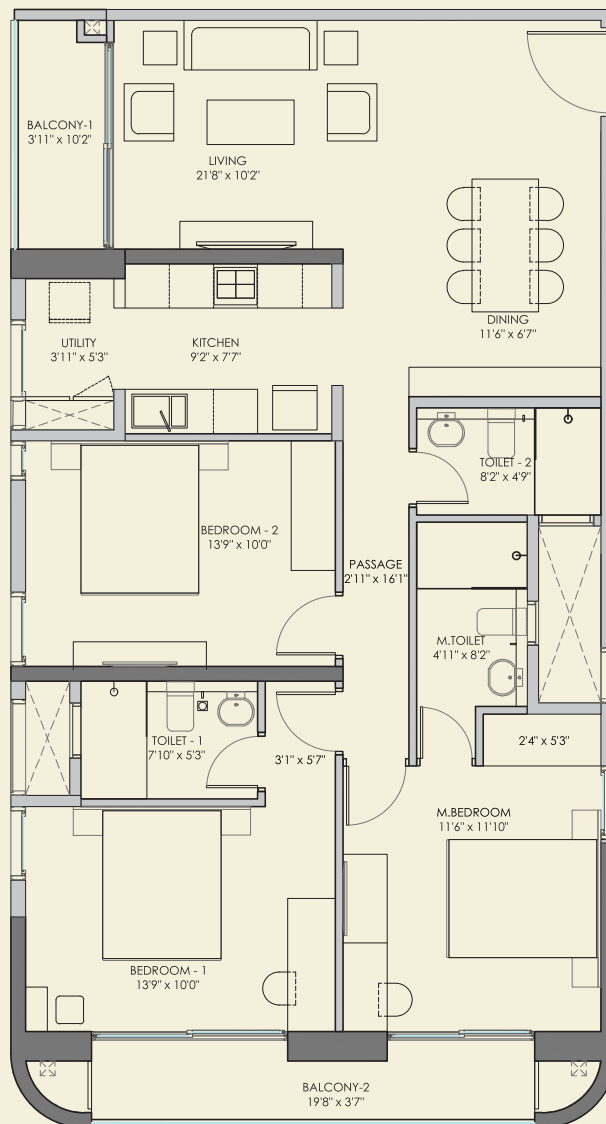
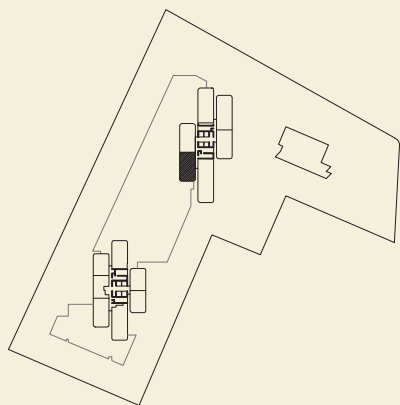
RERA CARPET AREA	152.72 Sq.m	1643.90 Sq.ft
BALCONY 1	3.75 Sq.m	40.36 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

TOWER 2
3 BHK - A

T2 - 05

KEY PLAN



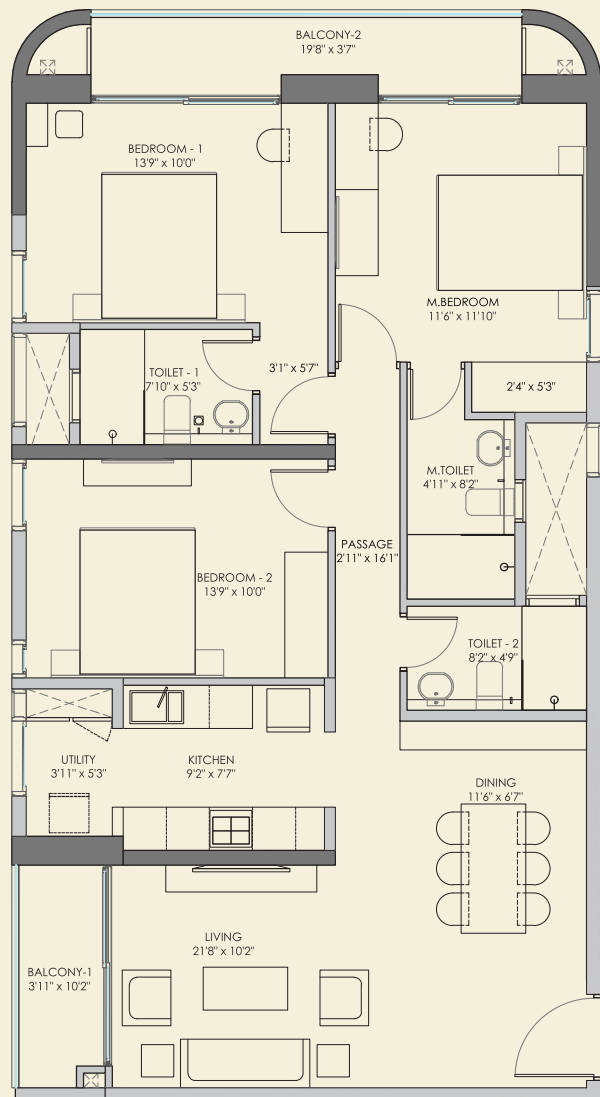
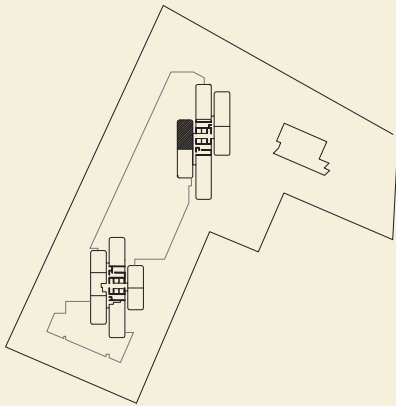
RERA CARPET AREA	97.71 Sq.m	1051.75 Sq.ft
BALCONY 1	3.63 Sq.m	39.07 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft

UNIT PLAN

TOWER 2
3 BHK - A

T2 - 06

KEY PLAN



RERA CARPET AREA	97.71 Sq.m	1051.75 Sq.ft
BALCONY 1	3.63 Sq.m	39.07 Sq.ft
BALCONY 2	6.40 Sq.m	68.90 Sq.ft



BIRLA

TISYA

RAJAJINAGAR

Joint Venture Partner



Subadra Textile



BIRLA ESTATES

Site address: Birla Tisya LLP, 11, Magadi Main Road, Rajajinagar, Bengaluru, Karnataka - 560079

Regional 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 - 400030

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/>