



LIFE**DESIGNED**[®] PHILOSOPHY

LIFE**DESIGNED**[®] 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, LIFE**DESIGNED**[®] resonates in every single facet of your journey.



KALYAN - THE CITY OF TOMORROW

Kalyan is on the brink of major future developments from international companies. Over 330 hectares of land has been allotted for development in partnership with the South Korean Government, with an investment of over ₹56,000 Crore* in the next seven years, making Kalyan, truly, the city of tomorrow.

In the last few years, Kalyan has established easy connectivity to railway stations and major industrial hubs, and developed a sound social environment, making it the perfect housing destination for homeowners seeking an improved quality of life.



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OVER 500 LIFE**DESIGNED**[®] RESIDENCES SOLD AT BIRLA VANYA IN PHASE 1

Over 500 families have adopted and adapted to the LIFE**DESIGNED**[®] way of life at Birla Vanya.

Nestled in the upcoming smart-city of Kalyan, Birla Vanya brings to you LIFE**DESIGNED**[®] Homes inspired from and designed around your life. Spread over 20 acres with more than 7 acres of greens, this residential complex promises an unparalleled lifestyle.



Vanya means deity of forests.

Birla Vanya is a Gold Rated Pre-Certified Residential Development with over 70% open spaces and greenery. It's an ecosystem designed to nurture and develop the imagination of the future generations with security, right environment, community and overall development.
The towers are thoughtfully designed to make the most of all the space available, while keeping every home cross-ventilated well, with soothing views of the vast spread of greens in Kalyan.



INTRODUCING LIFE**DESIGNED**[®] NEYA RESIDENCES AT BIRLA VANYA.

MAKE DREAMS LARGE AND LIFE, LARGER.

LARGER THAN LIFE TOWERS	TYPOLOGY
ARUNI (meaning Dusk)	2/3/4 Bed Residences
ASITA (meaning Yamuna River)	2/3/4 Bed Residences
AADHIRA (meaning Moon)	2/3/4 Bed Residences





Locational advantage with easy accessibility to both Shahad and Kalyan railway stations.



Subject to approvals. Artist's impression.

LARGER THAN LIFE

PLAYDESIGNED

At Birla Vanya, we have ensured that you pay your physical well-being the utmost attention, with a host of engaging avenues to achieve peak fitness.



ENTERTAINMENT**DESIGNED**

Whether it's the view from the deck overlooking the greens or a musical Saturday evening at the amphitheatre, there's never a dull moment at Birla Vanya.



LIFESTYLE**DESIGNED**

The philosophy of LIFEDESIGNED[®] understands that life is all about living well. That's why, the zen garden, the swimming pool and a host of other amenities are designed to help you live life to its fullest.



CLUBHOUSEDESIGNED

Birla Vanya is home to a premium clubhouse filled with unique experiences that make your life, large.







Rainwater Harvesting and Sewage Treatment Plant (STP) that reduce water usage by 48%.

Organic waste management systems to treat 100% organic waste generated.

Landscape designed with 64% drought-tolerant plant species.

190+ electrical charging points for vehicles (2 & 4 wheelers).

Use of light grey concrete for open driveways and open grid pavers on the sidewalks, with trees, to help reduce Heat Island Effect.

25% of street lights will be solar powered.

All units planned for sufficient daylight.

Low Volatile Organic Compound (VOC) paints and adhesives used.



B. K. Birla Public School – 2 km

B. K. Birla College of Arts, Science & Commerce – 2 km

Shahad Railway Station – 650 m | Kalyan Junction – 3.5 km

Khadakpada Junction – 2.5 km | Fortis Hospital – 4 km | Metro Junction Mall – 6.7 km





Design Consultant **Architect Hafeez** Contractor



Construction Partner Shapoorji Pallonji



Landscape Architecture **Coopers Hill** Singapore Pte. Ltd.

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Project Management Consultants



Green Building Consultancy Service

MEP Consultancy Services



Turner, USA

Lighting, IT/AV

T2 Consulting



Godrej & Boyce Mfg. Co. Ltd.



Interior Designer **RDM** Design



Rain Water Harvesting N.S. & Associates



Structural Services

Pravin Gala Consultants Private Limited

Image for reference use only.

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B. K. Birla College of Arts, Science and Commerce

A multi-faculty premier institution of higher learning, focused on enabling students to develop as intellectually alive & socially responsible citizens.

B. K. Birla Public School

Established in 1998, this is a co-ed CBSE-affiliated senior secondary school dedicated to carry our legacy of excellence.

Century Rayon Club

Located near the Ulhas River, this club provides extensive recreational facilities including a health club and and a state-of-the-art gymnasium.

Century Rayon Hospital

Built in 1972, this is one of the oldest hospitals on the Kalyan-Murbad Rd., a multi-specialty establishment that provides 24X7 emergency services.

Vithoba Temple

A source of spiritual and mental solace to thousands of men, women and children, not just from Kalyan, but to all devotees.





PROJECT LAUNCH OF THE YEAR:

The 11th Realty+ Excellence Awards 2019 West Zone



ICONIC MARKETING CAMPAIGN OF THE YEAR :

Times Realty Icons Awards 2019



DIGITAL ECOSYSTEM DESIGN AWARD At India's Best Design Awards 2019



INNOVATIVE MARKETING CAMPAIGN OF THE YEAR:

DNA Presents Real Estate & Infrastructure Round Table & Awards 2019

OUR LIFE**DESIGNED**[®] COMMERCIAL SPACES

Birla Centurion

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

Birla Aurora

A 22-storied structure offering sweeping views of the sea, open spaces, break out zones, green areas and inspiring workplaces in Worli, Mumbai.





OUR LIFE**DESIGNED**[®] RESIDENTIAL SPACES

Birla Navya

The jewel of township projects, offering 2/3/4 BHK Premium Floor Residences with one of the largest clubhouses in Gurugram.

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. 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.

Birla Alokya

A low density development, offering 218 LifeDesigned Homes, designed around the life and lifestyle of Bengaluru consumers.

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



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

Sales Centre Address: Birla Vanya, Opp. Century Rayon Chemical Plant, Murbad Road, Shahad, Kalyan (W) - 421 103

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. This advertisement does not constitute an offer. For details, please visit sales office/RERA website. Plans for the project are subject to further approvals/modifications from the concerned authority/ies and/or the Promoter