



BIRLA ESTATES
LIFEDESIGNED™



BIRLA

VANYA
KALYAN

+91 8586866824



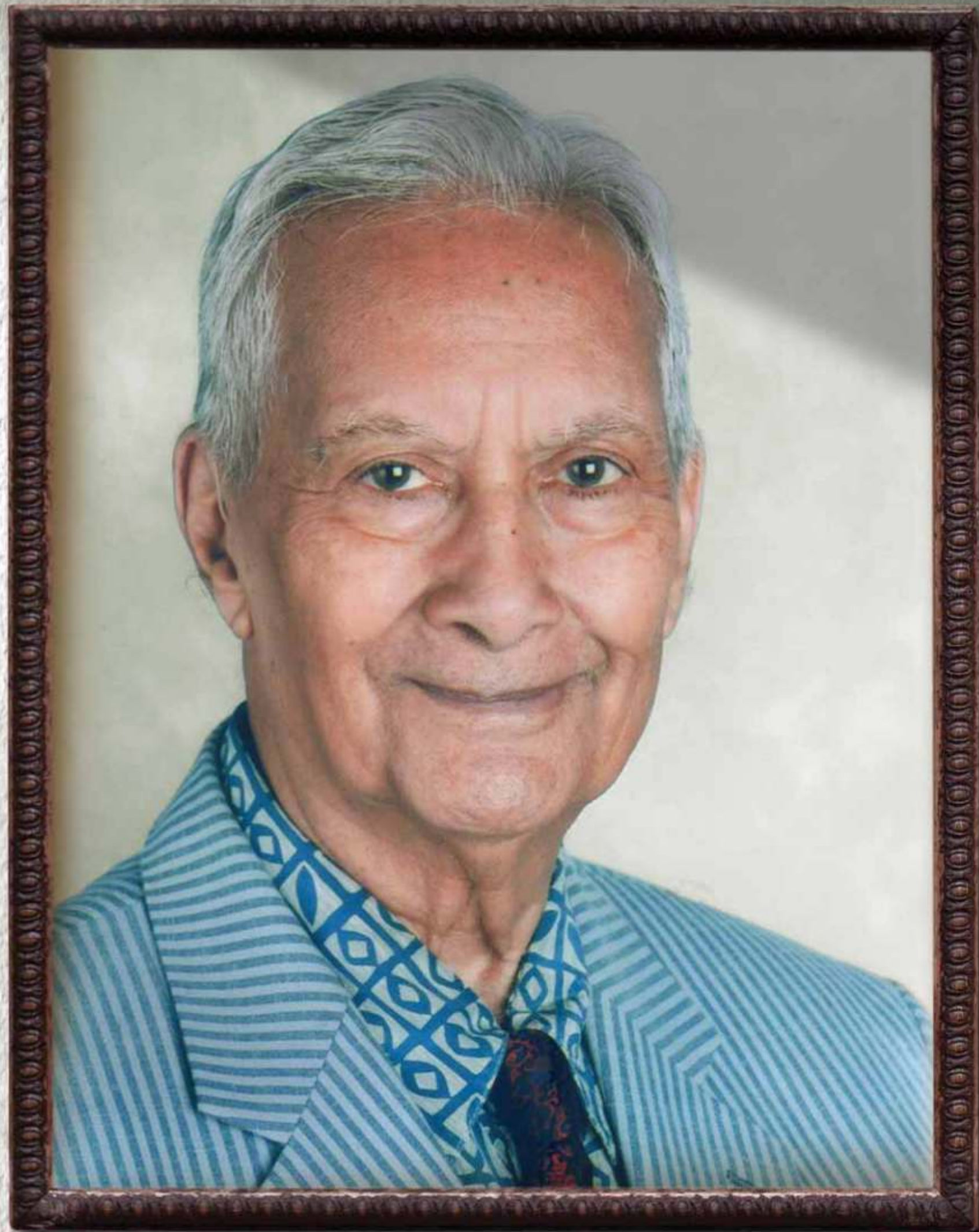


BIRLA ESTATES
LIFEDESIGNED™

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**A HALLMARK OF QUALITY,
INTEGRITY AND
COMMITMENT TO SERVICE.**

From the pre-independence era to post-liberalization times, there is one name that is synonymous to India's growth as a global power – Birla. Rich in values, the Birla legacy has been passed on seamlessly from generation-to-generation. From creating growth engines for the nation in the form of a global business to world-famous institutes of academic excellence, multi-speciality hospitals, the group is now dedicated to carrying the Birla legacy of excellence and building new frontiers with Birla Estates.

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Mr. B. K. BIRLA

Chairman

Century Textiles and Industries Limited

Born in 1921, Mr. B. K. Birla took over as the Chairman of Kesoram Industries at the age of 15 and in subsequent years, went on to join the first batch of great Indian industrialists.

After all these years and the many success stories in diverse industries,

Mr. Birla exhibits the same passion towards any new venture now, as he did when he started his first company.

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OUR VALUES

The Birla legacy champions trust and transparency; the driving force behind everything that we do.

- We are built on the values of
- INTEGRITY • EMPATHY • COMMITMENT
 - AGILITY • SEAMLESSNESS • SPEED





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LIFEDESIGNED™

Designed around life. Designed for life.

Life**Designed**™ is our guiding philosophy- where 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 your life. From the moment you walk in, to every moment till forever, Life**Designed**™ resonates in every single facet of your journey.





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A FOUNDATION BUILT OVER
DECADES OF EXCELLENCE

The Birla legacy in Kalyan

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

B. K. Birla Public School

Century Rayon Club


Century Rayon Hospital



Vithoba Temple



—◇◇◇—


CONNECTED
TO LIFE



- 
 School


 Mall
- 
 Hospital


 Station
- 
 Movie Hall


 Entertainment

Map for representational only.

✂

KALYAN – AN UPCOMING SMART CITY

The city of Kalyan, once known as an industrial hub, is fast proving to be a conducive environment for residential projects- with its carefully preserved natural surroundings, good infrastructure and great connectivity to Thane, Mumbai and Nashik. Kalyan, truly, is a smart city on the rise, and a favourite for homeowners seeking an improved quality of life.





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**WELCOME TO
BIRLA VANYA**
—◇◇◇—



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VANYA
THE DEITY OF FOREST

A forest in the middle of the city- a development spanning across 21 acres, that has been designed to co-exist with nature.



With more than 7 acres of greens and over 70% of open spaces, Birla Vanya is a truly unique project for Kalyan. The masterplan has been conceptualised around the vision to maximize natural greens by well renowned Architect Hafeez Contractor. Whether it is the social spaces where one can spend quality time with friends and family,



Artist impression.

THE PHASE 1
DEVELOPMENT OFFERS
4 HIGH-RISE TOWERS

AVISHI
(Earth)

AARAL
(Flower)

ANILA
(Wind)

ASHMI
(Star)



Artist impression.

—◇◇—
**INTRODUCING
LIFEDESIGNED™ HOMES
AT BIRLA VANYA**

They say a house is more than just a place,
it's where you come home. To family. To those who matter.
It isn't just where you stay, it's where you live.
At Birla Estates, we believe that the right architecture is what
transforms those four walls into a home.
A home where you plan life,
not just for today but for generations to come.

Live every moment to the fullest at Birla Vanya,
in a home LifeDesigned™ around your life, for life.





Artist impression.

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.



Amphitheatre*



Walking Track



Party Lawn*



Look-out Deck Area*



Banquet Hall



Mini Theatre



Multipurpose Green Lawns*

*Part of Phase 2 Development



Artist impression.

LIFESTYLEDESIGNED

The philosophy of Life**Designed**™ understands that 'living', sprawls from the zen garden*, swimming pool* to a host of amenities designed to help you live life to its fullest.



Library



Salon



Zen Garden*



Fruit Garden



Flower Garden



Nature Trail



Swimming Pool*



Yoga/Meditation Room



Herbs & Spice Garden



Kids Pool Area*













Foot Reflexology Path*



Artist impression.

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.

- 
 Jogging Track
- 
 Box Cricket
- 
 Skating Rink
- 
 Table Tennis/
 Billiards
- 
 Football
 Zone
- 
 Multipurpose
 Court
- 
 Kid's Natural
 themed
 Playground
- 
 Play areas for
 children of different
 age groups
- 
 Outdoor
 Fitness
 Stations
- 
 Interactive floor games:
 Hop Scotch, Snakes &
 Ladders, Chess*

*Part of Phase 2 Development



Artist impression.

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SERENITY SPREAD ACROSS ACRES OF GREENS

Life**Designed**™ means that life shouldn't be contained within the four walls of an apartment, and so, we've designed more than 7 acres of greens, conceptualised around the human 5-senses and if this isn't the purest form of living, what is? Experience a variety of trees that come together to create an exclusive experience of the 'Serenity Gardens'.





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HOLISTIC DEVELOPMENT OF CHILDREN

Our Life**Designed**™ Play areas for different age-groups*, and our in-community Day-care* and Playschool*, ensure that childhood is fun-filled for your child and worry-free for you. Here's an opportunity for your child to experience a safe haven, to play and learn with the joys of life-size interactive floor games like Snakes & Ladders and Chess.*

*Part of Phase 2 Development



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PEACE OF MIND

Nothing helps one sleep better than the knowledge that they are safe along with their family.

At Birla Vanya, our multi-tiered security services ensure you don't have to worry about these matters. Biometrics at the clubhouse and video door phones at homes ensure no one invades your privacy.

All of this, while strategically placed CCTV cameras on the podium entrance and inside the building lobby carefully watch over you.



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BUILT FOR BETTER

Life**Designed**™ means co-existing with the environment, through purposeful and sustainable innovations. It reflects in the engineering and planning, right from the larger masterplan of each home. Which is why, Birla Vanya is a Indian Green Building Council (IGBC) Gold Pre-Certified green building with energy saving potential of up to 10%** . Sustainability is at the heart of the design of Birla Vanya with measures like rain water harvesting, solar street lighting for landscaping in common areas.

Birla Estates is fiercely dedicated to its product quality hence state-of-the-art 'Aluminium Shuttering Technique' is adopted in the construction phase. When it comes to home layouts, there is a special emphasis to ensure minimum wastage on carpet area.

**Energy saving potential to range between 5% & 10%



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MORE FROM EVERY SQUARE FOOT

Life**Designed**™ is bringing communities together, bringing a group of partners and affiliates that relentlessly strive towards designing its products with careful thought, together. Our unique design mindset aids us in focusing on the needs, comforts and aspirations of its future residents.

Birla Vanya is the labour of love of several world-class architects, specialist partners and consultancy companies, as mentioned below:

Design Consultant
Architect Hafeez Contractor

Landscape Consultant
Coopers Hill Singapore Pte. Ltd.

Interior Designer
RDM Design SDN BHD

Green Building Consultancy Service
Godrej & Boyce Mfg. Co. Ltd.

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Artist impression.



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BIRLA CENTURION

Birla Centurion, a highly sought after business location with splendid architecture that inspires creativity. The sophisticated design incorporates minimalistic yet contemporary trends.





Artist impression.



BIRLA AURORA

The perfect work address,
Birla Aurora is a 22-storied structure with
distinctively refreshing architecture owing
to an unconventional elliptical design.
At Birla Aurora you can focus on work with
an amazing view of the sea as a soothing
backdrop, rejuvenate yourself at the
break-out zones and find succour in the
accompanying greenery.





Artist impression.

CORPORATE ADDRESS

Birla Estates Pvt. Ltd.

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

BIRLA VANYA ADDRESS

Murbad Rd., Shahad, Kalyan (W)
Mumbai - 421103

For more information,

+91 8586866824

The Project "Birla Vanya – Phase 1" comprising of towers Avishi (Tower A), Aaral (Tower B), Anila (Tower F) and Ashmi (Tower G) is registered with the Maharashtra Real Estate Regulatory Authority under Registration NO. P51700019178 and can be viewed on the website <https://maharera.mahaonline.gov.in>. The images and other details herein are only indicative and subject to the approval of the concerned authorities. The Promoter reserves the right to change any or all of these in the interest of the development, without prior notice or obligation. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. Tolerance of +/- 3% is possible in the unit areas on account of design and construction variances. This electronic / printed material does not constitute an offer and/or contract of any type between the Promoter and the recipient. No booking or allotment shall be deemed to have been made on the basis of this electronic / printed material. Any Purchaser / Lessee of this development shall be governed by the terms and conditions of the agreement for sale/lease entered into between the parties, and no details mentioned in this electronic / printed material shall in any way govern such transactions unless as may be otherwise expressly provided in the agreement for sale/lease by the Promoter. The Promoter does not warrant or assume any liability or responsibility for the accuracy or completeness of any information contained herein. This electronic / printed material has been created keeping in mind the provisions of the Real Estate (Regulation and Development) Act, 2016 applicable for projects in Maharashtra. You are required to verify all the details, including area, amenities, services, terms of sales and payments and other relevant terms independently with the Promoter sales team only, by physically visiting the project site. You are requested NOT to visit any unauthorized or unverified website/broker (online/offline) to receive any information about any projects of the Promoter and/or its sister concerns.