



BIRLA

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TISYA

RAJAJINAGAR

# A HALLMARK OF QUALITY, INTEGRITY AND COMMITMENT TO EXCELLENCE.

From the pre-independence era to the post-liberalisation times, there is one name that is synonymous with India's growth as a global power – Birla. Rich in values, the Birla legacy has been passed on seamlessly from one generation to the next.

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.





## WE BUILD NOT JUST SPACES, BUT LIFE SPACES.

LifeDesigned® 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, LifeDesigned® homes are designed around you, around your life, with your needs, dreams and aspirations at the heart of everything. From the moment you walk in, to every moment till forever, LifeDesigned® resonates in every single facet of your journey.



# TISYA (AUSPICIOUS)

Birla Tisya, true to its name, is the auspicious start to your dream life, in your dream home. It marks the commencement of a life filled with hope and opportunity, where you've always belonged, in Rajajinagar.



# LIFEDESIGNED® HOMES WHERE YOUR HEART IS.

Sprawled across 4.72 acres, Birla Tisya offers the warmth of a close-knit community with all the comforts of modern, elevated living with thoughtful amenities curated especially for you. You'll experience the true meaning of our LifeDesigned® philosophy, every moment you spend here. Right from the 31-storey towers that offer breathtaking views, to the 40+ LifeDesigned® amenities, everything is designed for you to experience a new way of life and an unparalleled lifestyle, where your heart has always been.



# RAJAJINAGAR – LOVED BY MANY, HOME TO A FORTUNATE FEW.

Home isn't just about the house, it's as much about the community and the neighbourhood. Rajajinagar, one of the most sought-after land parcels in the city is also a name that personifies comfort, belonging, and that feeling of being at home, where your heart is.

-  **TEMPLE**
-  **BANK**
-  **SHOPPING STORE**
-  **HOSPITAL**
-  **METRO STATION**
-  **EDUCATIONAL INSTITUTE**
-  **THEATRE**
-  **RAIL JUNCTION**
-  **METRO LINE**

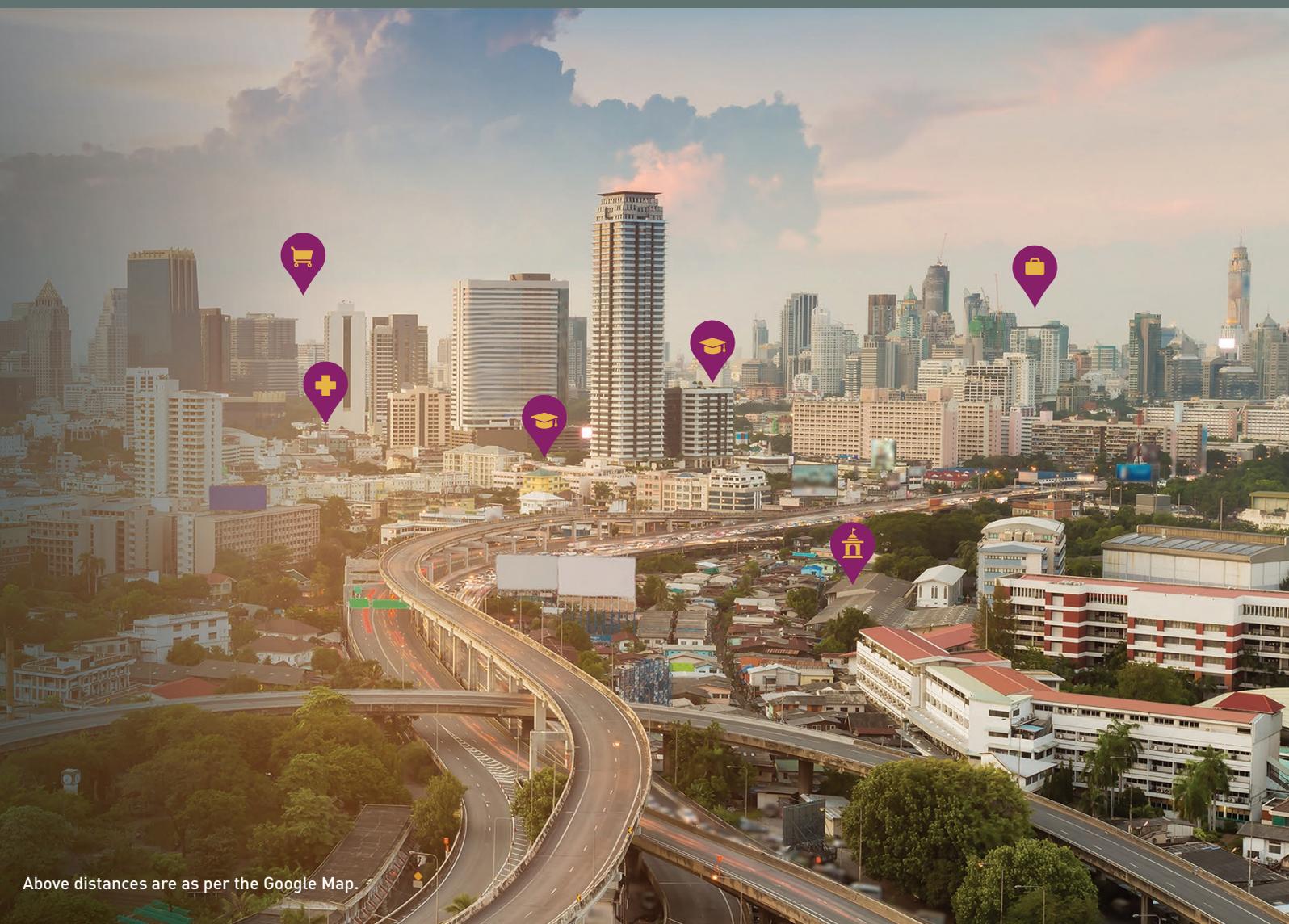
\*Above locations are as per the Google Map.





## THE 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 (Vijayanagar 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, Yeshwantpur Industrial Suburbs 5.2 Kms away and Chickpet Market within 7.7 Kms, are proof of the strategic location of Birla Tisya.
-  Some of the best educational institutes are right in the vicinity, Orchids - The International School (1.4 Km), Cambridge School (1.5 Km), NAFL School (1.7 Km) and Carmel School (1.7 Km).
-  Other major landmarks are also within a close radius, with Iskon Temple (6.6 Km), Bangalore Golf Club (6.8 Km) and Race Course (6.1 Km).





## OPEN UP IN MORE WAYS THAN ONE.

Open, expansive spaces in the middle of the city may be uncommon elsewhere, but are abundant at Birla Tisya. Sprinkled throughout the property along with curated greens, they offer residents a calm sanctum, away from the bustle.

## LANDSCAPING THAT MAKES ALL THE DIFFERENCE.

A formally landscaped boulevard that offers a dramatic sense of arrival is one of the many ways how Birla Tisya elevates your everyday.





## **BUILT FOR BETTER.**

Birla Tisya is an IGBC Gold Pre-certified residential development, because sustainability is at the heart of its design. With measures like a Bio-Hybrid STP system, Waste and Water Management and the maximisation of natural light and wind across the towers. LifeDesigned® means co-existing with the environment, through purposeful and sustainable innovations, and so, it reflects in our engineering and planning, right from the larger masterplan to each home.





# SPLENDID ARCHITECTURE, EXCLUSIVE AMENITIES, AND ALL THAT MAKES THE EVERYDAY, EXTRAORDINARY.

We believe that thoughtful innovation and purposeful design hold the power to transform spaces into homes. This belief has inspired us to innovate, discover, design and deliver homes that cater to all your needs, not just your necessities.

Birla Tisya stands tall at 31-storey with height of over 100mts, awe-inspiring 270 degree views, landscaping by Singapore-based Elements Design, state-of-the-art safety and security, and luxury in every detail.



LOUNGE



STEAM &  
SAUNA



MEDICARE



CARD ROOM



CHESS /  
CARROM /  
POOL TABLE



GYMNASIUM



TABLE TENNIS



YOGA



VIDEO  
GAMES



SWIMMING  
POOL WITH  
JACUZZI





# 40+ LIFEDESIGNED® AMENITIES AND ALL THE TIME IN THE WORLD TO ENJOY THEM.

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. Designed around all your interests and passions, there's even a badminton court, squash court, dance room and many more.



PRE-FUNCTION HALL



DANCE ROOM WITH DECK



CLASS ROOM



MINI THEATRE



TERRACE SEATING WITH BARBEQUE



CO-WORKING SPACE



MEETING ROOM



SQUASH COURT



KITCHEN & PANTRY



MULTI-PURPOSE HALL CUM BADMINTON COURT



# MASTERPLAN



Map for representation purposes only.  
Artist's impression.



## GROUND LEVEL

- |   |  |                       |    |  |  |    |  |                   |
|---|--|-----------------------|----|--|--|----|--|-------------------|
| 1 |  | Tennis Court          | 6  |  | Senior's Pocket with Foot Reflexology & Pavilion | 11 |  | Picnic Pocket     |
| 2 |  | Half Basketball Court | 7  |  | Herb / Spice Garden                              | 12 |  | Forest Cabana     |
| 3 |  | Cricket Net           | 8  |  | Pet Park   | 13 |  | Fragrance Garden  |
| 4 |  | Fitness Corner        | 9  |  | Amphitheatre                                     | 14 |  | Sculpture Garden  |
| 5 |  | Jogging Track         | 10 |  | Party Lawn                                       | 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         |    |  |                  |

# OUR LIFEDESIGNED® RESIDENTIAL PROJECTS



Artist's impression | Image for reference use only.

## **BIRLA ALOKYA, WHITEFIELD.**

A low-density development, offering 218 villaments, Birla Alokya is designed as modern residences with the peaceful charm of old Bengaluru, around the life and lifestyle of Bengaluru. Every aspect of these spaces is crafted to offer the best of both worlds, modernity rooted in the traditions of 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>

## **BIRLA VANYA, KALYAN.**

Spread across more than 21 acres in the upcoming smart-city Kalyan, with 7+ acres of lush greens, Birla Vanya is designed to co-exist with nature. These 2/3/4 BHK LifeDesigned® residences are designed for larger than life living, designed around residents, and the community.

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's impression | Image for reference use only.

# OUR LIFEDESIGNED® RESIDENTIAL PROJECTS



## **BIRLA NAVYA, GURUGRAM.**

An independent gated community, set to be one of the first green-rated townships in Gurugram, Birla Navya is the jewel of township projects, offering 2/3/4 BHK premium floor residences with independent floor units. In addition to housing a myriad LifeDesigned® amenities, Birla Navya is designed with a key focus on sustainability, designed for harmony.



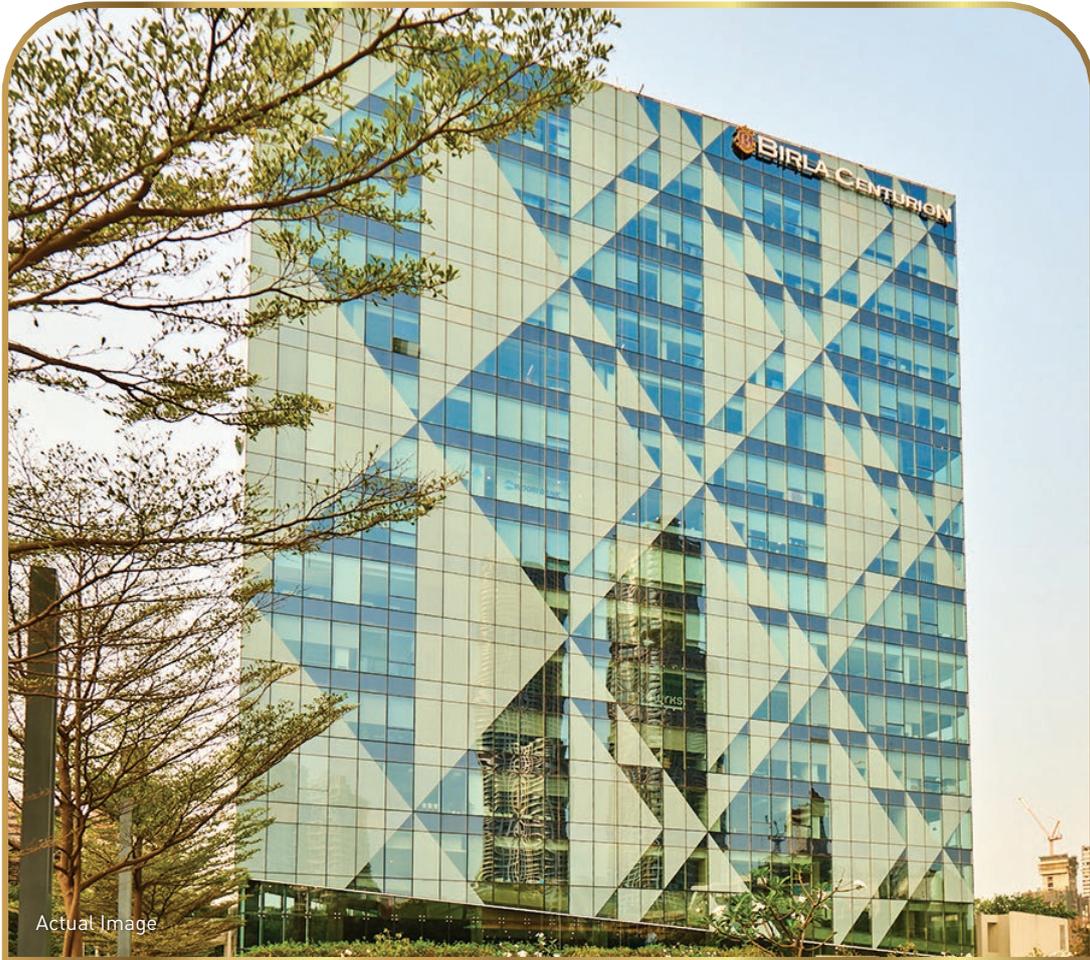
A JOINT VENTURE BETWEEN BIRLA ESTATES AND ANANT RAJ LIMITED.



BIRLA ESTATES

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](http://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](http://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.

# OUR LIFEDESIGNED® COMMERCIAL PROJECTS

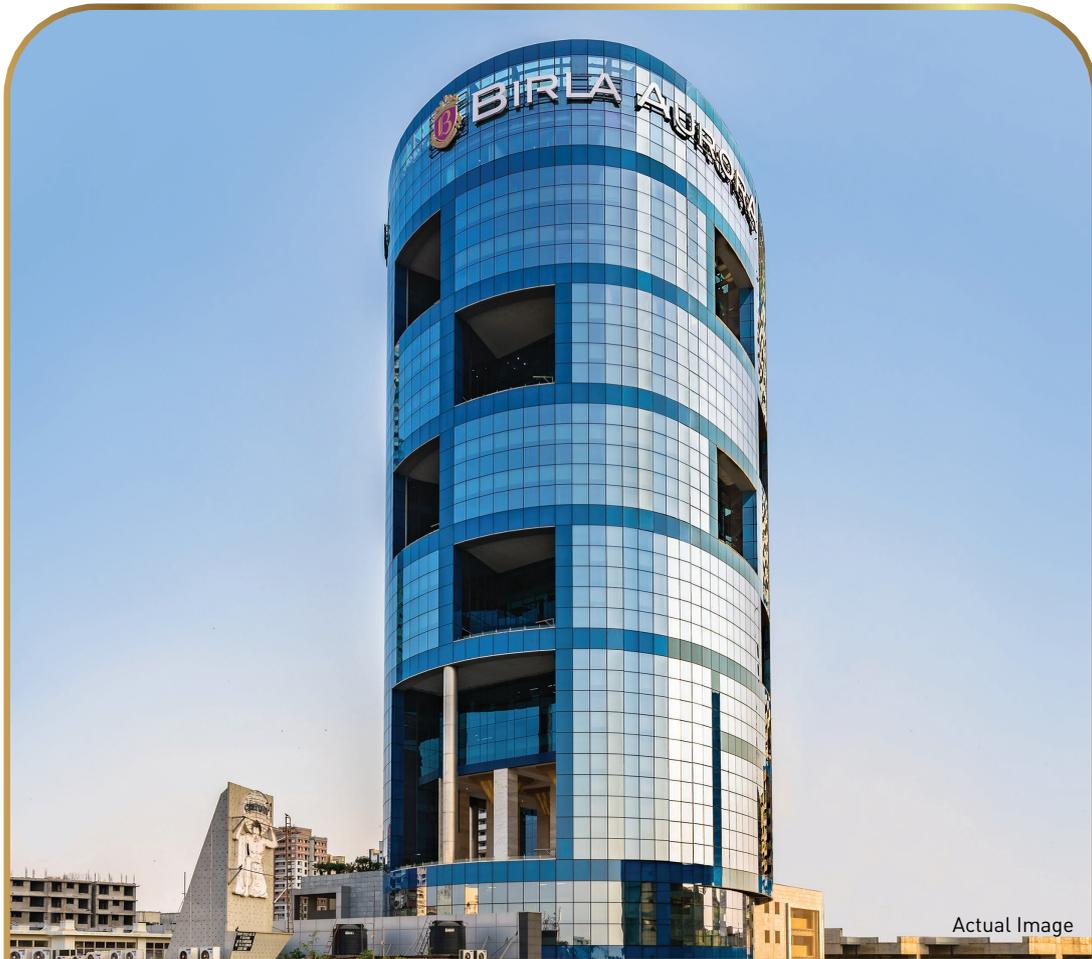


## **BIRLA CENTURION, WORLI.**

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Birla Centurion is a highly sought-after business location with splendid architecture that inspires creativity. The perfect address for your ideas to take flight, with its sophisticated design that incorporates minimalistic yet contemporary trends.

# OUR LIFEDESIGNED® COMMERCIAL PROJECTS



## **BIRLA AURORA, WORLI.**

The perfect work address, Birla Aurora is a 22-storey structure with distinctively refreshing architecture owing to an unconventional elliptical design. At Birla Aurora, you can be sure to put your best foot forward against a breathtaking backdrop of the soothing sea, rejuvenate yourself at the breakout zones and find succour in the accompanying greenery.



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

Regional 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 - 400030



[birlaestates.com](http://birlaestates.com)



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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/>