



**BIRLA**  
**NAVYA**  
GURUGRAM

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**PREMIUM FLOOR RESIDENCES  
AMODA I & II**





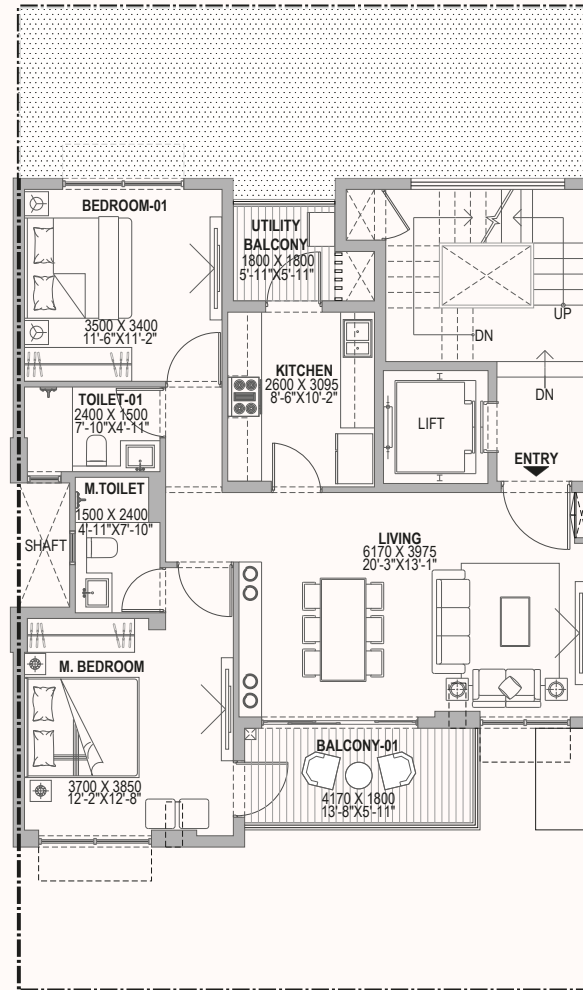
# Amoda I & II

‘Happiness and Contentment’ – The name connotes a life of plenty, happiness and fulfilment where families and communities live harmoniously.

Premium Floors that come with a plethora of amenities. Whether it's a casual stroll through the beautiful landscaped greens or play areas for your child's holistic development, amenities at Amoda are designed to accommodate every kind of lifestyle.

## 2BHK+2T

Premium Floors where the Master Bedroom comes with a spacious balcony attached. The Dining space is adjacent to the Kitchen and also features a smaller utility balcony for miscellaneous purposes.



TYPICAL FLOOR PLAN  
1,2,3,4



KEY PLAN (POCKET H) :-

10.17 X 17.43 = 177.26SQ.M

212.00 SQ.YD

POCKET-H

(MIDDLE TYPOLOGY-I)

UNIT TYPE	PLOT NO.	RERA CARPET AREA (TYPICAL UNIT) (A)	BALCONY AREA (TYPICAL UNIT) (B)	TOTAL AREA (TYPICAL UNIT) (A+B)	BASEMENT CARPET AREA (WITH 1ST FLOOR UNIT)	OUTDOOR EXCLUSIVE AREA (BASEMENT LEVEL WITH 1ST FLOOR UNIT)	TERRACE AREA NORTH (WITH 4TH FLOOR UNIT)
2BHK+2T	32,34	72.27	10.77	83.04	63.28	6.85	35.20
		778	116	894	681	73	379

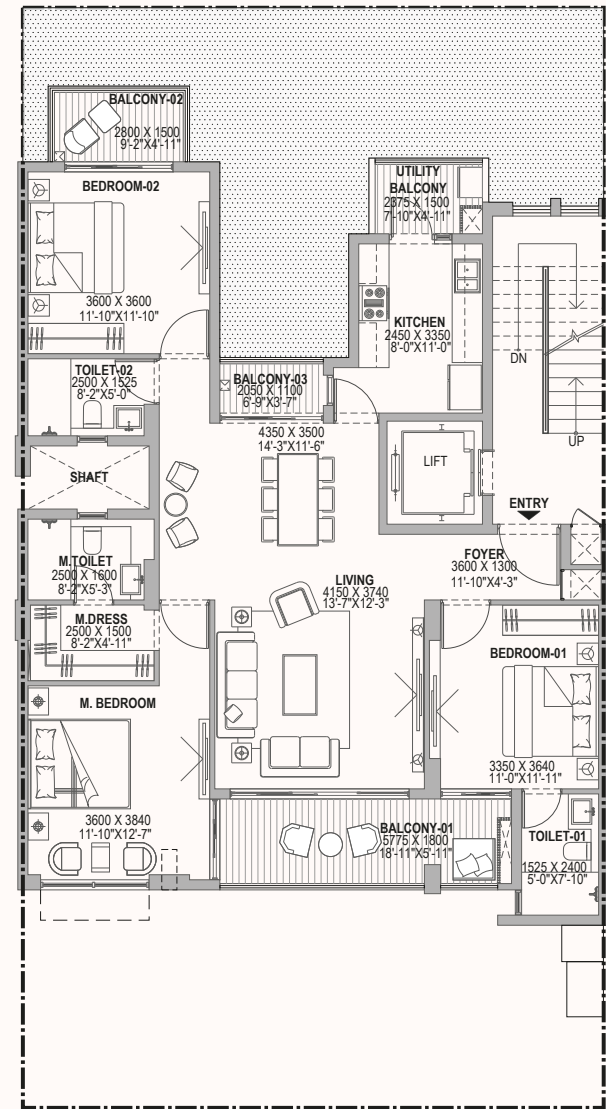
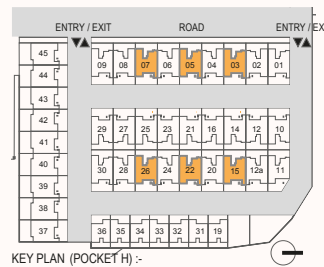
Disclaimer: Dimension in layout are in MM & Feet Inches

(1SQM = 10.764 SQFT)

Map not to scale

# 3BHK+3T

Grandiose Premium Floors with spacious Living and Dining areas. These homes also feature a foyer which prevents vision into the Living and Dining areas, for added privacy.



11.50M X 21.78M = 250.47SQ.M

299.56 SQ.YD

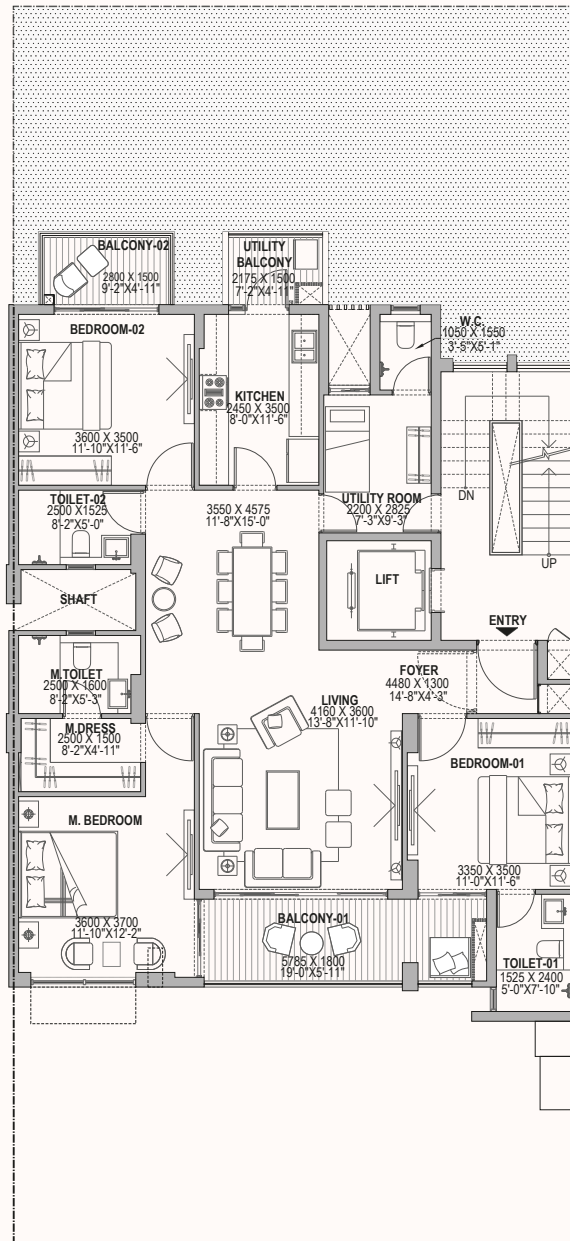
POCKET-H  
(MIDDLE TYPOLOGY-I)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (TYPICAL UNIT) (A)	BALCONY AREA (TYPICAL UNIT) (B)	TOTAL AREA (TYPICAL UNIT) (A+B)	BASEMENT CARPET AREA (WITH 1ST FLOOR UNIT)	OUTDOOR EXCLUSIVE AREA (BASEMENT LEVEL WITH 1ST FLOOR UNIT)	TERRACE AREA (WITH 4TH FLOOR UNIT)	
3BHK+3T	03,05,07,15,22,26	SQMT	103.95	19.69	123.64	95.08	13.12	72.74	
		SQFT	1119	212	1331	1023	141	783	

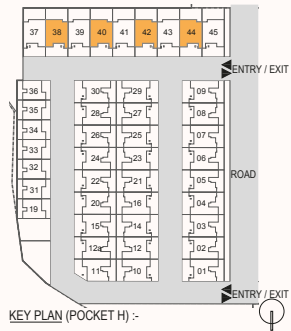
Disclaimer: Dimension in layout are in MM & Feet Inches

Map not to scale

(1SQM = 10.764 SQFT)



TYPICAL FLOOR PLAN  
1,2,3,4



KEY PLAN (POCKET H) :-

11.51M X 25.31M =291.32SQ.M  
348.42 SQ.YD

POCKET-H  
(MIDDLE TYPOLOGY-I)

UNIT TYPE	PLOT NO.		RERA CARPET AREA (TYPICAL UNIT) (A)	BALCONY AREA (TYPICAL UNIT) (B)	TOTAL AREA (TYPICAL UNIT) (A+B)	BASEMENT CARPET AREA (WITH 1ST FLOOR UNIT)	OUTDOOR EXCLUSIVE AREA (BASEMENT LEVEL WITH 1ST FLOOR UNIT)	TERRACE AREA NORTH (WITH 4TH FLOOR UNIT)	
3BHK+3T+UTILITY	38,40,42,44	SQMT	111.48	17.46	128.94	95.79	12.12	70.51	
		SQFT	1200	188	1388	1031	130	759	

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Map not to scale

(1SQM = 10.764 SQFT)

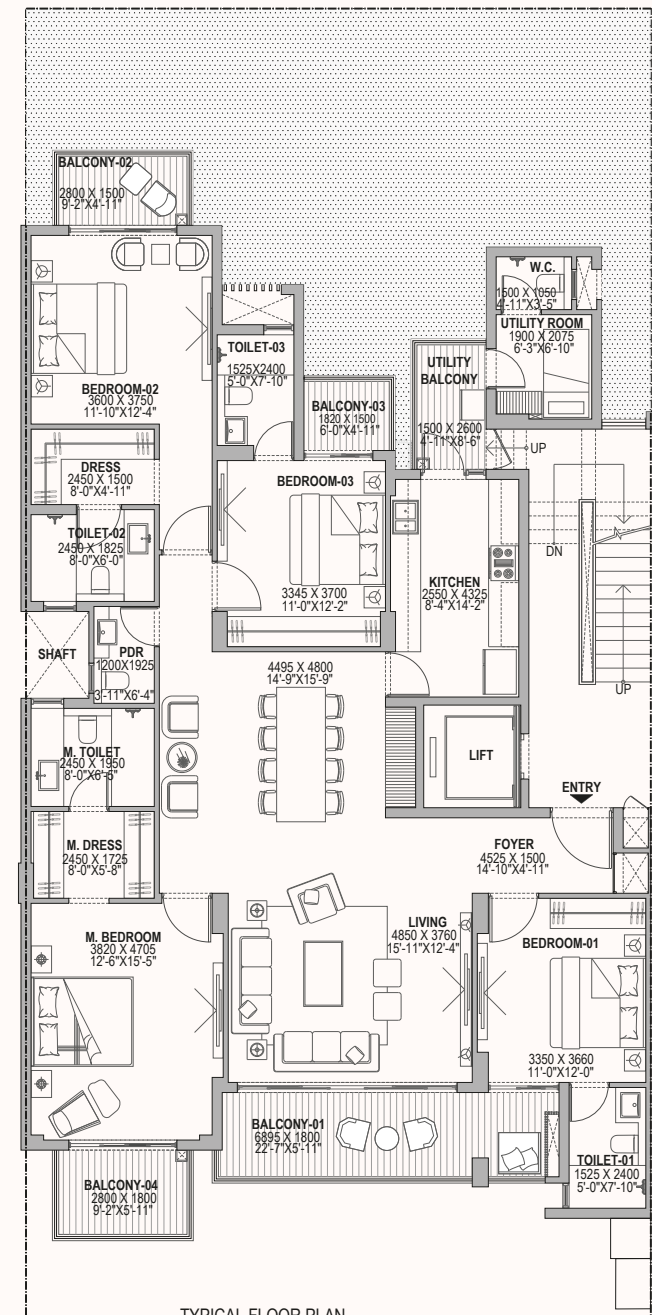
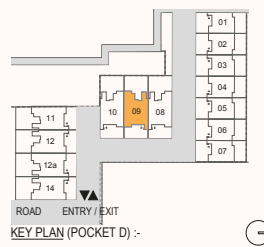
## 3BHK+3T+UTILITY

Grandiose Premium Floors with spacious Living and Dining areas. These homes also have a private lobby space at the entrance for privacy and comfort.



# 4BHK+4T+UTILITY

Grandiose Premium Floors with spacious Living and Dining areas. The Master Bedroom comes with its own walk-in wardrobe while the location of the guest rooms provides added privacy for residents.



12.42M X 32.43M = 402.78SQ.M

481.72 SQ.YD

POCKET-D  
(MIDDLE TYPOLOGY-I)

UNIT TYPE	PLOT NO.	RERA CARPET AREA (TYPICAL UNIT) (A)	BALCONY AREA (TYPICAL UNIT) (B)	TOTAL AREA (TYPICAL UNIT) (A+B)	BASEMENT CARPET AREA (WITH 1ST FLOOR UNIT)	OUTDOOR EXCLUSIVE AREA (BASEMENT LEVEL WITH 1ST FLOOR UNIT)	TERRACE AREA (WITH 4TH FLOOR UNIT)	NORTH
4BHK+4T+UTILITY	09	SQMT	157.27	27.65	184.92	154.62	20.78	93.32
		SQFT	1693	298	1991	1664	224	1004

Disclaimer: Dimension in layout are in MM & Feet Inches

Map not to scale

(1SQM = 10.764 SQFT)





**BIRLA**  
**NAVYA**  
GURUGRAM

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

Site Address: **Sector 63A, Golf Course Extension, Gurugram.**

RERA Registration -

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 on Plots acquired by the Developer in a residential plotted colony forming part of License No. License No. 119 of 2011, License No. 71 of 2014 and 104 of 2019. The Project is being developed by Avarna Projects LLP ("Developer"). Birla Estates Private Limited and Anant Raj Limited are partners in the Developer LLP. Club shall be developed in phases, first phase of club (Approx. 50%) shall be completed with first phase of the project and second phase shall be delivered with future development. The sample of the proposed Floor Residences layouts and all furniture's, fixtures, items, electronic goods, amenities, landscaping, accessories etc. specified therein are only for the purpose of show casing the Residential Flat/Unit and the Promoter/Developer is not liable/required to provide any furniture, items, electronic goods amenities, accessories etc. as displayed in the sample Residential Flat/Unit. The Residential Flat/Unit shall be handed over to the proposed buyer/purchaser as set out in the Agreement/Application Form. Products, features, furniture, floor coverings, curtains, mirrors, wall hangings, light fittings, furnishings etc., if any, are shown as illustrations and for reference only. The final price of the Residential Flat/Unit does not include these items. In no event will the Promoter be liable for claims made by the users including seeking any cancellation for any of the specifications shown in the layouts. All the brands, logos and products used (if any in the layouts) are for representative purposes only. No representation or warranty is made or intended as to the accuracy or completeness of information and no commitments are being given by showcasing this sample Residential Flat/Unit or as to its suitability or adequacy for any purpose or otherwise howsoever. Dimensions in the sample Residential Flat/Unit may vary/differ due to construction contingencies and site conditions. Actual product/ development and any other aspect may differ from what is portrayed therein. Tolerance of +/- 3% is possible in the Residential Flat/Unit areas on account of design and construction variances. All layouts, plans, specifications, dimensions, designs, measurements and locations are subject to change as may be decided by the Promoter/Developer or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast, if any, may be necessary during construction. In our endeavour to improve the project, the project manager, architects, consultants, Promoter/Developer, reserve the right to change or alter any of the specifications mentioned herein.



**A JOINT VENTURE BETWEEN BIRLA ESTATES & ANANT RAJ LTD.**



**BIRLA ESTATES**