



BIRLA NIYAARA

WORLI



ADITYA BIRLA
REAL ESTATE

Amenities

5th Level

- 1 - Green Corridor
- 2 - Mini Football Field
- 3 - Athletic Track (3 Lane)
- 4 - Reflexology Walkway
- 5 - Playpen - The Kids' Club
- 6 - Garden of Escapades
- 6a - Kids' Water Play Area
- 6b - Toddler Play Area
- 6c - Kids' Exercise Area
- 6d - Adventure Area
- 7 - Reading Courtyard
- 8 - Infinity Garden -Pool Deck with Cabanas
- 8a - Swimming Pool
- 8b - Kids' Swimming Pool
- 9 - Botanical Greens
- 10 - Hive - The Social Club
- 11 - Amphitheatre Steps / Spanish Staircase
- 12 - Garden of Eden - Senior Citizen Garden
- 13 - Taichi / Yoga Court
- 14 - Highline Walkway Garden *
- 15 - Swimming Pool, Jacuzzi & Aqua Gym *
- 16 - Be-Fit - The Sports Club
- 17 - Sunset and Sunrise Garden *
- 17a - Sunset Pavilion *
- 17b - Outdoor Gym *
- 17c - Sunrise Pavilion *
- 18 - Interactive Athletic Track (3 Lane) *
- 19 - Multi Sports Court with Turf (Basketball Cum Volleyball) *
- 20 - The Arena with Tennis Courts (2 Nos) *
- 21 - Spectator Stand *
- 22 - Toddler Zone *

4th Level

- 23 - Garden of Senses
- 24 - Sculpture Deck
- 25 - Outdoor Cinema
- 26 - Viewing Deck at Garden of Senses
- 27 - Banquet Greens
- 28 - Viewing Deck at Banquet Greens
- 29 - Library Café Alfresco

Ground Level

- 30 - The Plaza- Tapestry Green
 - 31 - Plaza Drop Off
 - 32 - Entry / Exit 1
 - 33 - Birds of Paradise Garden
 - 34 - Tower A Drop Off
 - 35 - Entry/ Exit 2
 - 36 - Security Check at Spanish Staircase
 - 37 - Cricket Pitch
 - 38 - Pedestrian walkway, Jogging Track and Bicycle Track *
 - 39 - Entry / Exit 3 *
 - 40 - Tower B Drop Off
 - 41 - Retail Entry
- * Future development



The Project "Birla Niyaara Phase - 1" is registered with MahaRERA under the Project Registration No. P51900031916 and project Birla Niyaara phase - 2 registered with MahaRERA under Project Registration No. P51900054455. Plans for the project are subject to further approvals /modifications from the concerned authority/ies and/or the Promoter. All intending purchasers are required to inspect all plans and approvals which are available at <https://maharera.mahaonline.gov.in> or our sales office. Plans are subject to change as may be required by competent authority or RERA authority.

Birla Niyaara Phase-1 is mortgaged with Catalyst Trusteeship Limited acting on behalf of ICICI Bank Ltd and HDFC Bank Ltd. No Objection Certificate (NOC) / permission of the mortgagee for sale of flats / property would be provided, if required.

The Project Birla Niyaara is an integrated development spread across 14 acres being developed in phases and Birla Niyaara Phase-1 and Phase-2 are a part thereof.

