



# BIRLA ARIKA

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## GURUGRAM



**BIRLA  
ARIKA**  
GURUGRAM

Everyone else  
will call it an  
unfair advantage.

You will call  
it home.

A woman with dark hair, wearing a white long-sleeved top and light-colored trousers, is sitting on a bench in a lush garden. She is holding an open book and looking down at it. The garden is filled with green foliage and pink flowers. The lighting is soft and warm, suggesting a late afternoon or early morning setting. The background is slightly blurred, focusing attention on the woman and her book.

At Birla Arika,  
life doesn't follow  
the usual rules.

Imagine,

...slow mornings in sunlit balconies,  
where even the sun moves to your rhythm.

...acres of greenscapes designed just to  
soothe your senses.

...the toughest choice of your day is deciding  
which pool to pick. To unwind by the  
outdoor pool or take a cosy dip indoors?

...a home so close to work that even time  
bends at your will. Now spend your evenings  
enjoying sunsets and not in traffic.

Everyone will say "Now that's unfair!"

And that would be fair of course.

# Master Layout Plan

- |                                   |                           |                                     |
|-----------------------------------|---------------------------|-------------------------------------|
| 01. Main Entry/Exit               | 17. Vitamin D Lawn        | 33. Tower 2                         |
| 02. Secondary Entry               | 18. Play Park             | 34. Tower 3                         |
| 03. Peripheral Planting           | 19. Yoga Lawn             | 35. Tower 7                         |
| 04. Jogging + Cycling Track       | 20. Fire Pit Seating      | 36. Future Development              |
| 05. Ramp to Basement              | 21. Water Lily Pond       | 37. Sports Club & Convenience Shops |
| 06. Tree Grove                    | 22. Sensory Garden        | 38. Fitness Club                    |
| 07. Nature Walk                   | 23. Reflexology Path      | 39. Social & Entertainment Club     |
| 08. Meditation Decks              | 24. Tennis Court          | 40. Kids Clubs*                     |
| 09. Amphitheatre                  | 25. Half Basketball Court | 41. EWS                             |
| 10. Celebration Lawn              | 26. Half Olympic Pool     |                                     |
| 11. Social Club Lawn (Party Lawn) | 27. Kids Pool/Splash Pad  |                                     |
| 12. Kids Playground               | 28. Juice Bar             |                                     |
| 13. Kids Club Lawn                | 29. Outdoor Pantry        |                                     |
| 14. Tower Drop Off                | 30. Elevated Walk         |                                     |
| 15. Feature Walls                 | 31. Pet Park              |                                     |
| 16. Outdoor Gym                   | 32. Tower 1               |                                     |



LIFEDESIGNED®



Design that tips  
the scale in  
your favour.

Design goes beyond aesthetics;  
it's about performance and  
influencing lives. LIFEDESIGNED® is  
innovation and purposeful craft,  
from the smallest details to the  
grand plan. It's not just about  
building spaces; it's a philosophy  
that inspires and touches lives.  
Every detail is perfected to enrich  
your journey. LIFEDESIGNED® creates  
spaces that endure, shaping a  
lifetime of experiences.





## The address where life gives you all the unfair advantages.

Nestled in Sector 31, Gurugram, Birla Arika places you at the very heart of Gurugram's commercial pulse.

Just off the iconic NH-48, enjoy unmatched connectivity to Gurugram's backbone that connects it with Delhi.

When CBD hotspots like Cyberhub, CyberCity, 32nd Avenue, Golf Course Road and Sohna Road are just minutes away, every destination feels like next door.

Add to this an excellent social infrastructure of top schools, premium hospitals and malls, and you're living where life gets unfairly perfect.



## Where you find prosperity at every turn.

Arika means 'prosperity' - a place where life, luxury, and well-being flourish. Thoughtfully designed to keep everything you need within reach, Birla Arika offers a lifestyle of effortless flow and seamless living. Every detail is crafted to bring balance, ease, and beauty into your everyday.



We didn't just  
create homes for you,  
we created an ecosystem.

Birla Arika fosters a balance between nature and modern living. Bloom philosophy seamlessly integrates nature and culture, creating a vibrant ecosystem of well-being. Thoughtfully designed landscapes, sustainable practices, and an emphasis on clean air and biodiversity make Arika a sanctuary where luxury is redefined by balance, authenticity and harmony with nature.



Artist's impression

# Exclusivity takes centre stage with ultra-luxurious 4BHK residences at Birla Arika.

With just two apartments per floor,  
exclusivity defines every moment.

Expansive living and dining areas with  
decks on both sides invite natural  
light and ventilation, while spacious  
emperor-sized bedrooms and spa-like  
bathrooms ensure your home feels as  
grand as it is comfortable.

Double-height lobbies and spacious  
balconies complete the picture of  
refined luxury.

## 75% Open Spaces

Live amidst expansive greenery  
with more than half of it dedicated  
to green cover.

## Four Clubhouses\*

Each tailored to different facets of life.

## Designed to Delight

Thoughtfully planned layouts,  
so there's ample sunlight in winters  
and breeze during summers.



## The Fitness Club

Because fitness deserves its own luxury.



## The Social & Entertainment Club

Your gateway to endless celebrations.



## The Sports Club

For the love of the game.



## The Kids' Club\*

A wonderland for the young,  
wild and free.



Our amenities  
were too much for  
one clubhouse.  
So we made four.  
Talk about  
being unfair!


Image for reference only.

## Where nature plays favourites and it's you.

Step outside and find landscapes so serene, they feel designed solely for your pleasure. Reflexology gardens, meditation decks and jogging tracks blend tranquillity with vitality, offering unfairly perfect spaces for every mood.



Living the unfair  
life while being  
fair to nature.



IGBC Pre-Certified  
Gold Rated Green Building

Sustainability isn't an afterthought.

It's a way of life. That's why at  
Birla Arika, every resource finds purpose.

From energy-conscious systems that let  
nature power your lifestyle, to water  
conservation practices that preserve  
each precious drop, thoughtful living is  
woven into every detail.

Lush green spaces, adorned with native  
plants, breathe life into your  
surroundings, while eco-friendly designs  
ensure that your home leaves a  
lighter footprint.





**ADITYA BIRLA**  
REAL ESTATE



# BIRLA ARIKA

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## GURUGRAM

### Site Address

Birla Arika, Sector 31, Gurugram – 122003, Haryana

### Regional Address

Unit No. 501, 5th Floor, Worldmark – 3, Sector 65, Gurugram – 122011, Haryana

### Corporate Address

Birla Aurora, Level 8, Dr. Annie Besant Rd., Worli, Mumbai – 400 030



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



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The Project "Birla Arika" ("Project") is registered with Haryana RERA under Registration No. RC/REP/HARERA/GGM/914/646/2025/17 dated 20/02/2025 and can be viewed at : WWW.HARYANARERA.GOV.IN. The Project is being developed by Birla Estates Private Limited ("Developer") in phases on the land admeasuring 13.275 acres equivalent to [approx.] 53722.01 sq. mt. out of which Phase I of the Project is being developed on 11.745 acres equivalent to [approx.] 47530.32 sq. mt. forming part of License No. 116 of 2011 granted in favour of Barmalt (India) Private Limited and others for development of group housing colony situated in Sector 31-32A, Gurugram, Haryana. The Directorate of Town and Country Planning (DTCP), Haryana has approved change of Developer in the favour of the Developer vide Memo No. LC-2512-JE(SK)/2024/28923 dated 13.09.2024. The building plan of the Phase I of the Project is approved by DTCP, Haryana vide Memo No. ZP-1321/JD(RA)/2024/41278 dated 24.12.2024. The images and other details herein are only indicative and subject to the approval of the concerned authorities. Artist's impressions are used to illustrate amenities, specifications, images and other details and these may be applicable to select apartments only. This electronic/printed material does not constitute an offer and/or contract of any type between the Developer and the recipient/reader/viewer. The images of furniture, fixtures, fittings, electronic items, decorative items, specifications shown herein are artist's impressions/stock images and only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specification/amenities/services to be provided by in the Project. The amenities, specifications, features & landscaping mentioned in the Agreement for Sale shall be final. Prospective buyers are advised to verify all details on the official RERA website and consult independently before making any decisions. The official website of the Project is [www.birlaestates.com](http://www.birlaestates.com). Please do not rely on any other source of information. \*Club(s) are approved as community buildings and shall be developed in phases. Phase I of the club(s) shall be consisting of three (3) community buildings and shall be developed along with Phase I of the Project and Phase II of the club may be approved as nursery school and be developed and delivered with the final completion of the Project, subject to approvals from the authorities.