



BIRLA

VANYA  
KALYAN

## THE CHARM OF KALYAN

Kalyan is an upcoming smart city, developing at an aggressive pace. Once known as an industrial hub, it is fast proving to be a conducive environment for premium residential projects. A lot of it can be attributed to its proximity to Mumbai (via highway and railroads), Nashik and Pune. Kalyan encompasses major industrial units including Century Rayon, various fast-food and fine-dining avenues, retail and entertainment options like PVR and Metro Junction Mall, and is home to leading hospitals like Fortis, Kalyan Metro and Century Rayon Hospital. Several prestigious educational institutes such as B.K. Birla College of Arts, Science & Commerce, B. K. Birla Public School, Podar International School and Cambridge International School make it an ideal location for families.



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## A FOREST IN THE MIDDLE OF A CITY

- More than 7 acres of private green space
- Over 70% of the property covered in green and open areas
  - An abundance of carefully curated amenities
  - Separate gardens for children of all age groups



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LIFEDESIGNED™  
HOMES

# INTRODUCING BIRLA VANYA. KALYAN'S FIRST LIFE**DESIGNED**™ HOMES.

## LIFESTYLE**DESIGNED**

1, 2 & 3BHK Apartments  
More than 7 acres of green spaces  
24\*7 Power Backup & Solar-powered Generator  
Day Dispensary\*  
Day Care\*  
Play School\*

\*Part of Phase 2 Development

## PLAY**DESIGNED**

3 Generation Fitness Stations\*  
Zen Garden\*  
Box Cricket & Football Zone  
Foot Reflexology Path\*  
Children's nature-themed Playground  
Cycling/Jogging Trail

## ENTERTAINMENT**DESIGNED**

Approx. 1,207 sq. mt. state-of-the-art Clubhouse  
Multi-functional Lawns\*  
Amphitheatre\*  
Viewing Deck\*  
Life-size Games: Chess | Snakes & Ladders\*  
Children's Skating Rink



## BIRLA IN KALYAN

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

A multi-faculty premier institution of higher learning, focused on enabling students to develop as intellectually alive & socially responsible citizens.

### **B. K. Birla Public School**

Established in 1998, this is a co-ed CBSE-affiliated senior secondary school dedicated to carry our legacy of excellence.

### **Century Rayon Club**

Located near the Ulhas River, this club provides extensive recreational facilities including a health club and state-of-the-art gymnasium.

### **Century Rayon Hospital**

Built in 1972, it's one of the oldest hospitals on the Kalyan-Murbad Rd., a multi-specialty establishment that provides 24 X 7 emergency services.

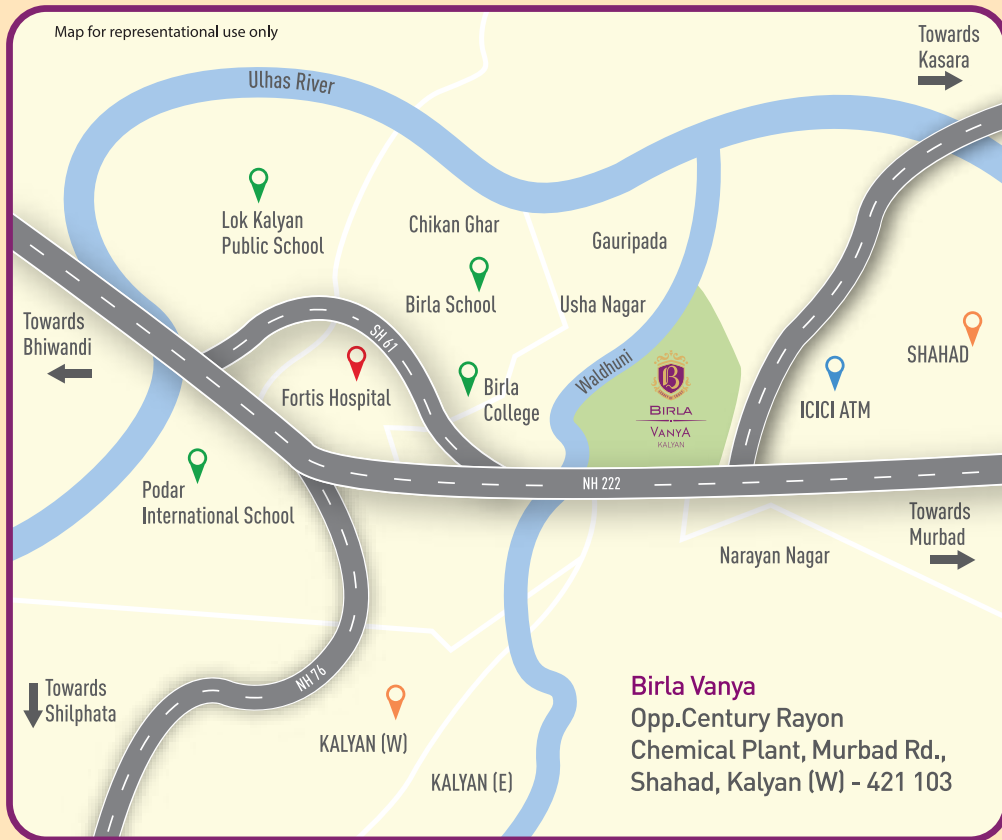
### **Vithoba Temple**

A source of spiritual and mental solace to thousands of men, women and children, not just from Kalyan, but to all devotees.

## THE B.K. BIRLA GROUP A LEGACY OF TRUST

From the pre-independence era to post-liberalisation 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 global business, to world-famous institutes of academic excellence, multi-speciality hospitals and others, the group is now dedicated to carrying the Birla legacy of excellence and building new frontiers with Birla Estates. The real estate vertical of B. K. Birla Group of Companies, Birla Estates will develop the land parcels held by the group along with joint developments across top cities. With a vision to transform business by delivering an exceptional experience and creating value; at every level, for every stakeholder.





- B. K. Birla Public School — 2 km
- B. K. Birla College of Arts, Science & Commerce — 2 km
- Shahad Railway Station — 650 m

- Kalyan Junction — 3.5 km
- Khadakpada Junction — 2.5 km
- Fortis Hospital — 4 km

## PARTNERS

-  Design Consultant — Architect Hafeez Contractor
-  Structural Services — Pravin Gala Consultants Private Limited
-  MEP Consultancy Services — Pankaj Dharkar and Associates
-  Traffic Consultancy Services — Systra MVA Consulting (India) Pvt. Ltd.
-  Landscape Architecture — Coopers Hill Singapore Pte. Ltd.
-  Green Building Consultancy Service — Godrej & Boyce Mfg. Co. Ltd.
-  Interior Designer — RDM Design
-  Lighting, IT/AV — T2 Consulting
-  Rain Water Harvesting — N.S. & Associates



## BIRLA ESTATES

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For more information, visit [birlaestates.com](http://birlaestates.com) or call **+91 88288 00052**

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