



CY CORP



Liaison | Architectural Design  
Interior Design | PMC | Advisory

2025

Integrity

Transparency

Efficiency



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# OVERVIEW

**CY CORP LLP aims to provide consolidated & integrated Liaisoning (City & Suburb), Design & Advisory Services for Building Construction Projects in Mumbai Metropolitan Region.**

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With **400+ ongoing projects**,  
CY CORP is a **one Stop** consultancy firm comprising of Architects, Engineers, Valuers, Lawyers, Project management Consultants and other specialists with a singular focus on **real estate design & development, Tendering , Society Redevelopment**

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CY Corp in-depth coverage of circulars and general regulations declared by MCGM, Govt of India, Govt of Maharashtra, Urban development department, MHADA, etc.



**MUNICIPAL  
LIAISONING**



**ARCHITECTURAL  
DESIGN**



**INTERIOR DESIGN**



**SELF  
REDEVELOPMENT**



**PROJECT  
MANAGEMENT  
CONSULTANCY FOR  
REDEVELOPMENT**



**REDEVELOPMENT OF  
TENANTED BUILDINGS  
& SOCIETIES**



**FEASIBILITY &  
STRATEGIZING**



## EXPERTISE

- Consultancy for permits & approvals from SRA, MOEF, MHCC, HRC, CIVIL Aviation.
- Specialist in Development/Redevelopment DC Regulations.
- Autonomous teams for approvals in City, Suburbs
- Autonomous Design team for Architecture &
- Design Peer review, Feasibility Study, Cash Strategies For Projects.
- Tendering – invitation of Bids for

# TEAM OF 75+ 400+ PROJECTS

## City Office & Design Studio

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Mumbai 400015

+91 22 47780562    [info@studioc.in](mailto:info@studioc.in)

## Suburb & Eastern Suburb Office

02, Shree Prasad House, 35th Road, TPS III, Off Linking  
road, Bandra (W), Mumbai 400050

+91 22 67427403    [yomesh@ymscl.in](mailto:yomesh@ymscl.in)



# CORE MANAGEMENT



Architect Milind Changani  
Co-Founder & Partner  
CY Corp LLP



Er. Yomesh Rao  
B.E.Civil | L.L.B |  
L.L.M  
Co-Founder &  
Partner | CY Corp  
LLP



Architect Jasleen  
Changani  
Co-Founder & Partner  
| CY Corp LLP



Architect Danish  
Fakh  
Associate Partner |  
CY Corp LLP



Architect Ajay  
Hemmady  
Co-Founder &  
Partner | NA Designs



Architect Nakul  
Vengsarkar  
Co-Founder &  
Partner | NA Designs



BNSA — YMSCL — Studio C



# OUR STRENGTH OUR TEAM



CY CORP

BNSA — YMSCL — Studio C



BNSA Studio C



# ASSOCIATIONS

- PEATA(I)
- CTBUH
- MCHI-CREDAI
- NAREDCO
- IGBC
- SOMURA
- CVSRTA





23+ Years of Experience in Architectural Design and Approvals process with MCGM.



Instrumental in policy-framing related to redevelopment of cessed properties in island city.



Chairman( City) Sub Committee of PEATA(I) And Hon. Joint Secretary in PEATA(I) .



Member with NAREDCO and CMDWA and has been active in formulation of policy matters of DCR/DCPR related to redevelopment.



Member with LEED – IGBC and promotes Green and sustainable design solutions.



Has spoken on Redevelopment of various forums of REMI (Real Estate Management Institute) , ICAI ( The Institute of Chartered Accountants of India) , KCF (Kutch Corporate Forum ) , KAWA ( Kutch Advocates welfare association, NAREDCO, MCHI and PEATA(I) etc.



He believes in a transparent & straight-forward approach between all stakeholders of Redevelopment Projects.



Board of directors of HSNC University and Aditya College of Architecture

## AR. MILIND CHANGANI

Co-Founder & Partner  
CY Corp LLP.





## ER. YOMESH RAO

E.Civil | L.L.BL.L.M  
Managing Director | YMS Consultants Ltd.  
Co-Founder & Partner | CY Corp LLP.



- Yomesh has over 28 years of operational and strategic experience in the real estate and construction industry across India.
- He possesses extensive expertise in technical due diligence, project approvals, and clearances throughout the lifecycle of building projects, earning respect from regulatory authorities.



- Formerly the Head of the Regulatory and Liaison Department at Raheja Group, he founded his own consultancy, YMS Consultants Limited.



- YMS Consultants Limited provides regulatory consultancy and liaison services for over 100 projects in Mumbai.
- The consultancy specializes in development and redevelopment projects in Mumbai.



- He currently serves as Vice President of PEATA (Practicing Engineers, Architects, and Town Planners Association).



- He is the Chairman of CVSRTA and a member of the Institution of Engineers.
- He is also a member of the Institution of Valuers and an approved Valuer for Immovable Property (Bombay/Mumbai Chapter), India.
- Yomesh holds an LLB and LLM in Environmental Law.



- He actively educates students and real estate professionals, including finance heads and valuers, on rules and regulations and their interpretation.
- He has presented at PEATA Events, IOV Events, Accommodation Times, and Blue Shift Seminars.



- As a PEATA Member, he has worked with the MCGM to simplify guidelines and processes.
- He is appointed as a Conciliator by Maha-RERA under Section 32G of the Maha-RERA Act.



- In partnership with Ar. Milind Changani, Yomesh co-founded C.Y.Corp LLP, a one-stop consultancy offering services in land due diligence, techno-legal advisory, design, and liaisoning.





The proprietor and creative head of the company Studio C, with more than 23 years of experience.



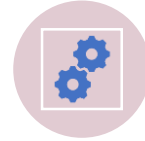
Design Challenges of working with tight parameters of space constraints, guidelines of relevant authorities to still create a landmark design for the clients is what she does best.



Her design has won award for "Best Luxury residential project" by CREDAI for Queens Boulevard project at Walkeshwar.



Bringing a soulful respite to the dry landscape of the current mainstream residential architecture is what she strives for in each project.



Integrating Green Building design principles with the latest design tools is paramount in her practice.



She has expertise in Residential redevelopment projects, Villa projects, Commercial projects.



Sustainability, commercially to achieve efficient space planning, selection of construction strategies and blending these with unique design solutions for the end users is key to her approach.



She has worked under Master Architects like Geoffrey Bawa, and Anjalendran.

## AR. JASLEEN CHANGANI

Co-Founder | Partner  
CY Corp LLP





# AR. DANISH FAKIH

Associate Partner

CY Corp LLP



A graduate in architecture from Mumbai University, he boasts over 23 years of experience in designing a wide array of medium to large-scale interior and architectural projects. His portfolio includes leadership roles in various architectural endeavors, such as residential villas, towers, high-rises, gated communities, as well as commercial and mixed-use developments.



He possesses significant expertise in creating interiors for numerous hospitality projects, offices, and residences throughout India. He approaches design challenges with a systematic, constructive, and optimistic attitude.



His design philosophy is grounded in pragmatism, synergy, and client focus. He asserts that successful projects stem from a blend of inspiration, thorough research, thoughtful consideration, and collaborative efforts.





# AR. AJAY HEMMADY

Co-Founder & Partner | NA Designs



- Ajay began his career as an architect and advanced to Senior Associate at a leading Indian design firm, with over 18 years of experience across diverse projects.



- Educated in Mumbai, his designs reflect a deep cultural awareness, influenced by the city's rich diversity.



- Early career includes participation in an international joint venture in Oman to transform 4 million square feet.



- Known for client-centric, practical designs with strong aesthetic appeal, and for creating versatile, context-sensitive solutions.



- Expertise in planning and execution ensures projects align with users' needs, optimizing efficiency, especially for multi-user sites.





- Graduated from the Academy of Architecture, Rachana Sansad, Mumbai, and earned a Master's degree in Living and Interior Design from Domus Academy, Milan, Italy.



- Expertise includes designing luxury villas, apartments, offices, eco-friendly boutique hotels, redevelopment towers, spiritual retreats, and structures for the Indian Armed Forces.



- Education at Domus Academy provided comprehensive knowledge in lighting, landscape, furniture, product design, architecture, and interiors.



- Currently working on private villas, bespoke residential and commercial interiors for elite clients.



- Known for exceptional design sensibility, attention to detail, and ability to blend aesthetic and functional appeal.

# AR. NAKUL VENGSARKAR

Co-Founder & Partner | NA Designs



# CYCORP + STALLION BUILDTECH

## OUR IT VERTICAL

Team of 15+ and more than 100 projects by stallion And real Inc free app with more than 26000 users giving real estates news notifications. Circulars judgement and with a Built in AI Tool for real estate QnA



Stallion is a construction management software provides a robust system which integrates your entire project under one platform i.e. civil Construction, Approvals, accounting, raw material management, Budgeting and also Sales.

Stallion eco-system syncs in the projects entire team and gives live updates whether it comes to construction progress, account reconciliation, contract management etc. all at a click of a button



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REAL Inc. App offers the latest Realty Indian News on your Mobile device. The App presents everything that an avid industry reader is looking for and in-depth coverage of circulars and general regulations declared by MCGM, Govt of India, Govt of Maharashtra, Urban development department, MHADA, etc.



DOWNLOAD APP

# OUR ESTEEMED CLIENTS



# PROJECT MANAGEMENT CONSULTANCY

- A Project Management Consultant (PMC) plays a crucial role in the redevelopment projects in Mumbai, which often involve the transformation of older buildings and neighborhoods into modern, sustainable, and efficient spaces.
- The role of a PMC in such projects includes a wide range of responsibilities and tasks like the redevelopment process, quality control and risk Management .
- ✓ More than 20 years of experience in policy making , approvals, designing in Redevelopment.



➤ **GUIDING SOCIETY ON VARIOUS OPTIONS IN REDEVELOPMENT FROM REGULATORY STAND POINT OF VIEW AND COMBINATION OF SCHEMES POSSIBLE IN DCPR 2034**

BEST COMBINATIONS OF SCHEMES POSSIBLE IN DCPR 2034:

- REGULATION. 33(9) – CLUSTER REDEVELOPMENT SCHEME
- REGULATION. 30 – ROADWIDTH FSI
- REGULATION. 30 + 33(7)B – ROADWIDTH FSI & FOR SOCIETY ADDITIONAL BENEFITS
- REGULATION. 30 + 33(11) – PTC FOR SRA
- REGULATION. 30 + 33(12) – PAP FOR TOLERATED & PROTECTED STRUCTURES
- REGULATION. 30 + 33(20)B – AFFORDABLE HOUSING

➤ **ANALYZING FEASIBILITY FOR REDEVELOPMENT AS PER APPLICABLE REDEVELOPMENT REGULATIONS INCLUDING CLUSTER DEVELOPMENT AND SUGGESTING TO THE GENERAL BODY THE REGULATION PROVIDING OPTIMUM FEASIBILITY BEST SUITED TO THE SOCIETY.**

• **SAMPLE COMPARATIVE FSI & COST STATEMENT - 33(9), 33(11), 33(12) & 33(20)(B)**

<b>SUMMARY</b>				
Particulars	OPTION - 1 33(9) Area (sq.m.)	OPTION - 2 33(11) Area (sq.m.)	OPTION - 3 33(12) Combination With 30(A) Area (sq.m.)	OPTION - 4 33(20)(B) Combination With 30(A) Area (sq.m.)
PLOT AREA	8755.68	8755.68	8755.68	8755.68
AOS (Reg. 14A)	437.78	437.78	437.78	437.78
NET PLOT AREA FOR FSI	8755.68	8317.90	8317.90	8317.90
PERMISSIBLE FSI	4.00 FSI ON GROSS PLOT OR REHAB + INCENTIVE	4.00 ON GROSS PLOT	4.00 ON NET PLOT	4.00 ON NET PLOT BUT INCLUDING SETBACK
FSI as per REG. 30		1.33 FSI	3 FSI	3 FSI
Total FSI (incl. fungible)	48,743.65 (as per Incentive FSI)	44,916.64	44,865.96	44,916.64
Rehab FSI (incl. fungible)	23,777.39	18,698.04	18698.04	18698.04
Balance FSI for Sale (incl. fungible)	24,966.26 (2,68,700sq.ft.)	26,218 (2,82,210 sq.ft.)	26,167 (2,81,661 sq.ft.)	26,218 (2,82,210 sq.ft.)
<b>TOTAL PROJECT COST (IN CR)</b>	<b>816Cr.</b>	<b>1140 Cr.</b>	<b>961 Cr.</b>	<b>1064 Cr.</b>
<b>COST PER SQ.FT OF SALE FSI (IN Rs)</b>	<b>Rs. 32,800</b>	<b>Rs. 44,844</b>	<b>Rs. 36,847</b>	<b>Rs. 40,730</b>
Increase in C.A (permissible Maximum % by law)	60% - 90%	35%	35%	35%

## ➤ **TO PREPARE TENDER DOCUMENT AND FINALIZATION OF SPECIFICATIONS ASSURING QUALITY OF LIVING SPACES**

### ❖ **TENDER DRAFT PARAMETERS & OVERVIEW:**

#### 1. PROJECT MANAGEMENT:

- To ensure construction cost of the project, Rent, corpus & Shifting expenses through Bank Guarantee.
- To ensure Construction Time management of the project through timelines and Schedule provided by PMC.
- To ensure quality of construction of members premises to be equivalent with the sale premises.
- To ensure top class amenities to be provided.

#### 2. RISK MITIGATION STRATEGIES:

- To ensure Approval and Legal compliances are complied as and when applicable.
- To ensure society is safeguarded from any costs or liabilities to be incurred during and after construction till hand over of possession.
- To ensure conditions and clauses for compensations, Penalties & Termination of Development Agreement.

### 3. STAKEHOLDER MANAGEMENT:

- Transparent communication & reporting: Regular updates to society members.
- Handling member expectations & grievances: Mechanism to address concerns regarding construction quality, timelines, and legal compliance.
- Customization options for members: Flexibility in flat configurations, interiors, or amenities.

- **TO FLOAT TENDER AND INVITE BIDS FROM DEVELOPERS**
- **TO MAKE COMPARATIVE ANALYSIS OF BIDS RECEIVED AND TO HELP THE SOCIETY IN NEGOTIATIONS WITH THE DEVELOPER.**
- **TO ASSIST THE SOCIETY IN COMPLYING WITH THE GUIDELINE DIRECTIONS LAID DOWN U/S 79A OF MAHARASHTRA CO-OPERATIVE SOCIETIES ACT, 1960 INCLUDING PRESENTATION TO MEMBERS/ SGM AND OTHER RELATED REDEVELOPMENT PROCESSES.**
- **TO ASSIST SOCIETY IN APPOINTMENT OF VARIOUS TECHNO - LEGAL CONSULTANTS TO CLOSE ON THE DEVELOPMENT AGREEMENT AND TAX PLANNING.**

➤ **THE 79A GUIDELINES, ISSUED UNDER THE MAHARASHTRA COOPERATIVE SOCIETIES ACT, 1960, PROVIDE A STRUCTURED FRAMEWORK FOR THE REDEVELOPMENT OF COOPERATIVE HOUSING SOCIETIES TO ENSURE TRANSPARENCY, FAIRNESS, AND ACCOUNTABILITY.**

1. General Principles

- Redevelopment must be transparent, fair, and beneficial to all society members.
- The process should prevent malpractice, coercion, and conflicts of interest.
- Society members must be well-informed and involved in decision-making.

2. Formation of Redevelopment Committee

- The society must appoint a Redevelopment Committee consisting of 6-12 members.
- This committee is responsible for overseeing the entire redevelopment process.
- The committee must include senior members and legal/financial experts (if required).

3. Appointment of Project Management Consultant (PMC)

- The PMC must be selected through a transparent and competitive process.
- The PMC will prepare the Feasibility Report, advise the society, and assist in tendering & developer selection.

- Society must ensure the PMC has prior redevelopment experience.

#### 4. Feasibility Report & Member Consultation

- The PMC must prepare a detailed feasibility report, covering:
  - a) Existing building condition & need for redevelopment.
  - b) FSI potential under DCPR 2034 & financial viability.
  - c) Proposed benefits for society members.
  - d) Expected timelines & risk factors.
  - e) The report must be presented to all members in a Special General Body Meeting (SGM).

#### 5. Developer Selection Process

- A Tender Process is mandatory to select a competent developer.
- The tender should be published in at least two leading newspapers.
- Minimum 3 competitive bids should be received before selection.
- The final selection must be approved by a 75% majority of society members.
- The developer's track record, financial capability, and project execution timeline must be evaluated.

## 6. Development Agreement & Approvals

- A legally binding Development Agreement must be signed between the society & developer.
- The agreement should include:
  - a) Project timelines & penalty clauses for delays.
  - b) Carpet area allocation & additional benefits for members.
  - c) Corpus fund, rent compensation, and shifting arrangements.
- The agreement must be approved in a General Body Meeting (GBM) before execution.

## 7. Project Execution & Monitoring

- The society, along with the PMC, must monitor the developer's compliance with timelines & quality.
- The developer must provide Bank Guarantees to ensure financial security.
- Regular updates must be given to members about the project's progress.
- A Dispute Resolution Mechanism must be in place to handle grievances.

## 8. Legal & RERA Compliance

- The project must be registered under RERA before selling flats.
- The developer must obtain all necessary permissions (IOD, CC, MOEF, Fire NOC, etc.).

## 9. Financial Safeguards

- A separate escrow account must be maintained for redevelopment funds.
- Rent & corpus amounts should be deposited before members vacate their flats.
- Financial due diligence must be conducted before finalizing the developer.

## 10. Final Handing Over & Completion

- The developer must obtain the Occupation Certificate (OC) before handing over flats.
- Society members must verify all promised amenities before taking possession.
- The conveyance deed must be executed in the society's name to avoid future disputes.

OUR WORK



# ➤ **PMC FOR SHREE HIND CHS LTD**

**Location: Sion Chunabhatti**

**Plot Area : 17000 sq.mt**

- Before our selection as the PMC, the society was getting offers between 25% – 35% additional carpet areas under regulations 30, 33(7)b, 33(20)b .
- After we were selected as PMC, we introduced Reg.33(9) – Cluster Redevelopment Scheme to the society, beneficial in getting more additional carpet areas.
- Cluster Redevelopment Scheme gave benefits to both the society and to the developers, making a win win situation for both.

**✓ Result we got – 53% Additional Carpet area offer.**

# ✓ DEVELOPMENT AGREEMENT SIGNED WITH RAYMOND REALTY



CELEBRATING THE COMPLETE MAN SINCE 1925

RAYMOND GROUP

प्रकरण क्रमांक	दस्तावा प्रकार	दस्त दाखल दिनांक
ADJ/M/509/2024	Re-development Agreement	दि.13/09/2024

Document referred above is submitted u/s 31 of The M.S.A. 1958 for ascertainment of True Market Value and to pay stamp duty chargeable thereon, if any. The details of the same are as under.

1.	Description of the document	Description
2.	Type of the document	Re-development Agreement
3.	Date of execution	Unexecuted
4.	The Society	Shree Hind Co-operative Housing Society Ltd.
5.	The Developer	Ten x Realty Limited
6.	The Confirming Party	Raymond Limited
7.	Consideration	
8.	Details of property	All that piece and parcel of land; Property Situated at Duncan Causeway (N.S. Manikar Marg), At Sion, Mumbai - 400 022
9.	C.S No.	23 of sion Division
10.	Area of the Property	18,273 sq.mtrs
11.	Zone	19/126A Division - Sion Zone as per R.R सन 2024 - 25
12.	Rate as per sq.mtrs.	
13.	Land Rate	Rs. 84,820/-
14.	Residential Rate	Rs. 2,07,660/-
15.	Construction Rate	Rs. 30,250/-
16.	Basic Ratio (LC/RC)	$84,820/30250 = 2.80$ Hence 110% incentive FSI available as per DCR 33(9) Table
17.	D.P Remark 2034	DP34202408111552174 Dated 26/08/2024
18.	Corner Plot (Yes / No)	Yes (As per DP Remark)
19.	BMC Assessment	Not Submitted
20.	PRC Card	Submitted
21.	Indemnity bond regarding tenancy is given or not	Not Submitted

Office of Collector of Stamps, Mumbai  
202/205, 2<sup>nd</sup> Flr., Old Custom House, Fort, Mumbai-400001.  
Proceedings u/s 31 of Maharashtra Stamp Act in  
Adjudication Case No. ADJ/M/509/2024

ADJ/M/ 509 2024  
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OFFICE OF THE JOINT SUB-REGISTRAR  
MUMBAI

बवई - ५  
२००३९११/२५०  
२०२४



➤ **PMC FOR HIND CO-OP CHS LTD**  
also known as Highway Apartments

**Location : Sion**

**Plot Area : 9000 sq.mt**



✓ **We have received final offers from RUNWAL, AJMERA AND DOSTI GROUP.**

✓ **Highest offer we got – 65% Additional Carpet area offer, including balcony and common areas as per 33(9).**



➤ **PMC FOR ADI JANTA CHS LTD**

**Location: Sion**

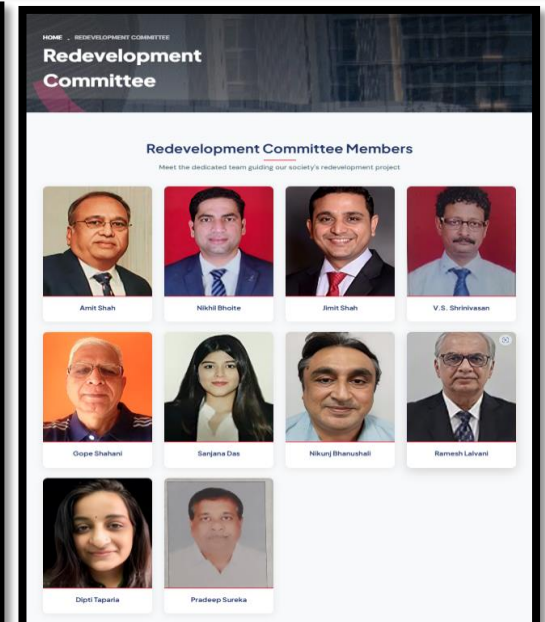
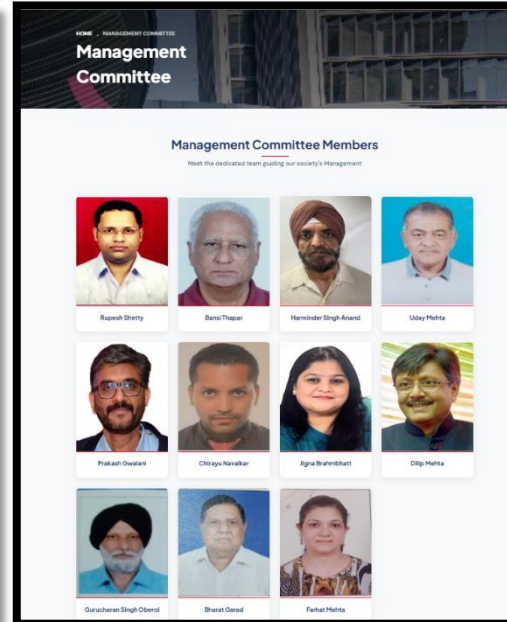
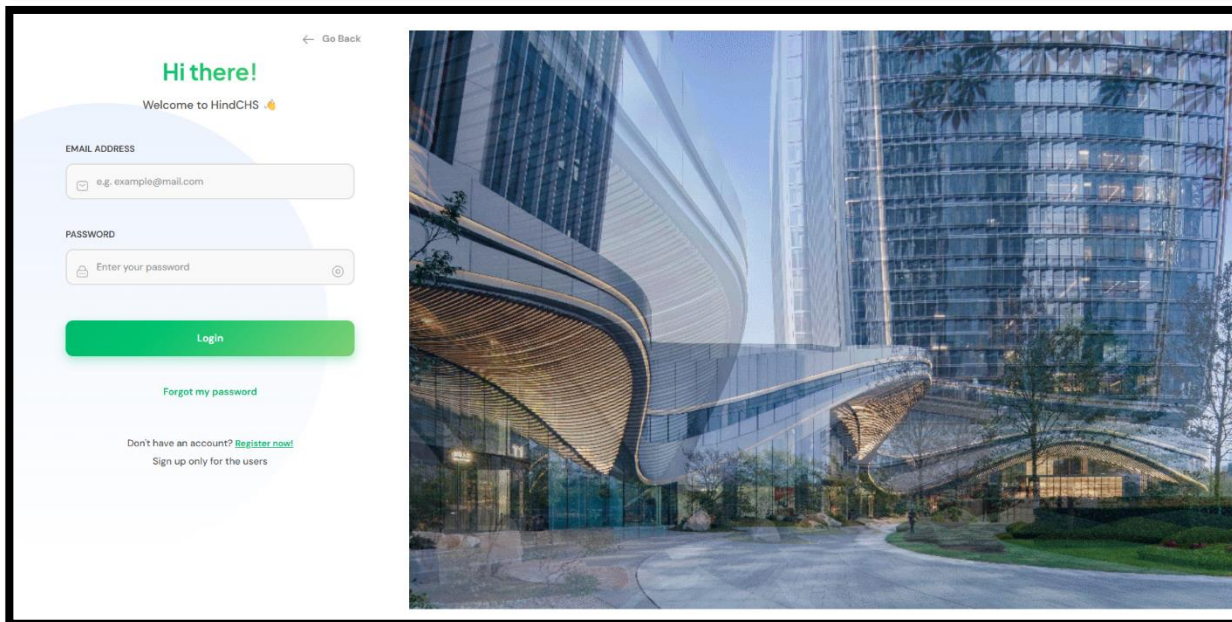
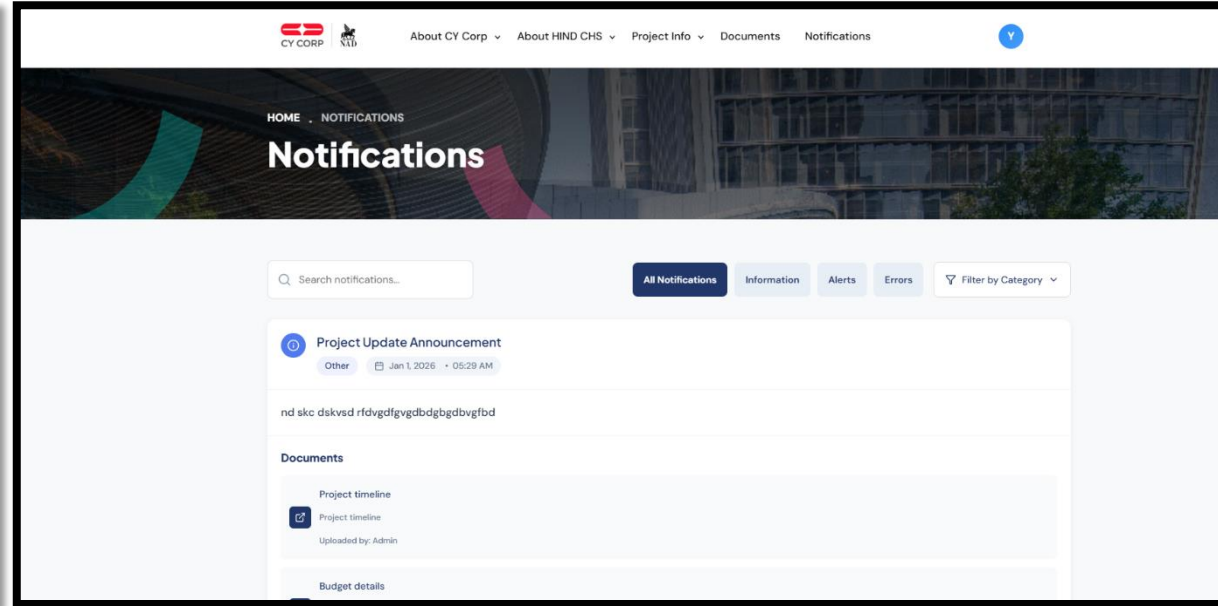
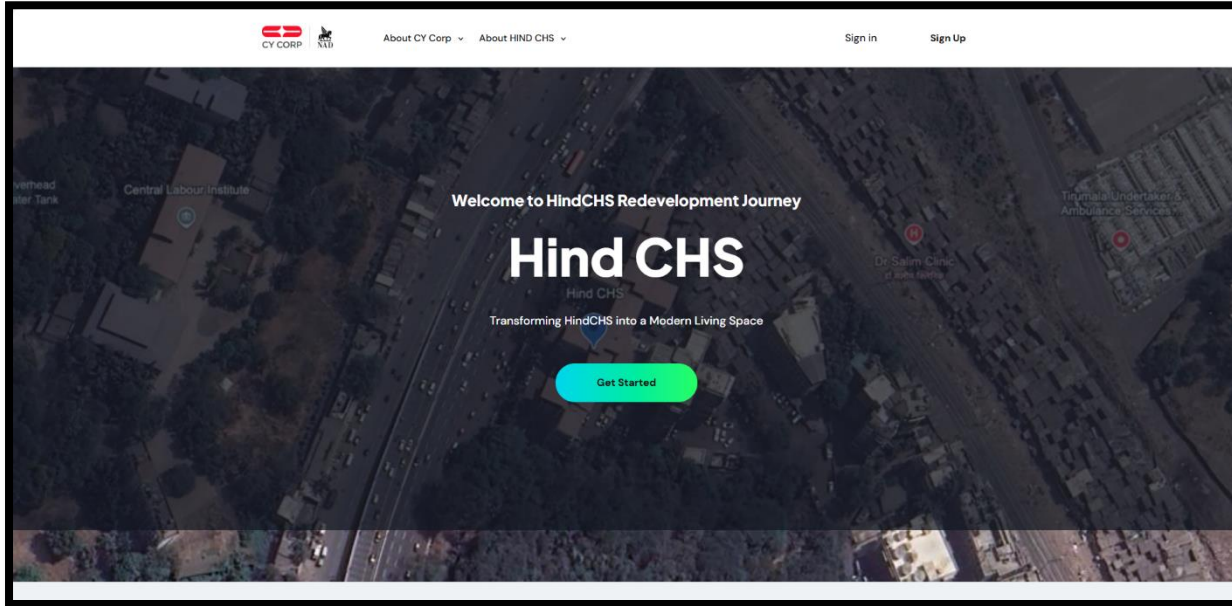
**Plot Area: 4319 sq.mt**

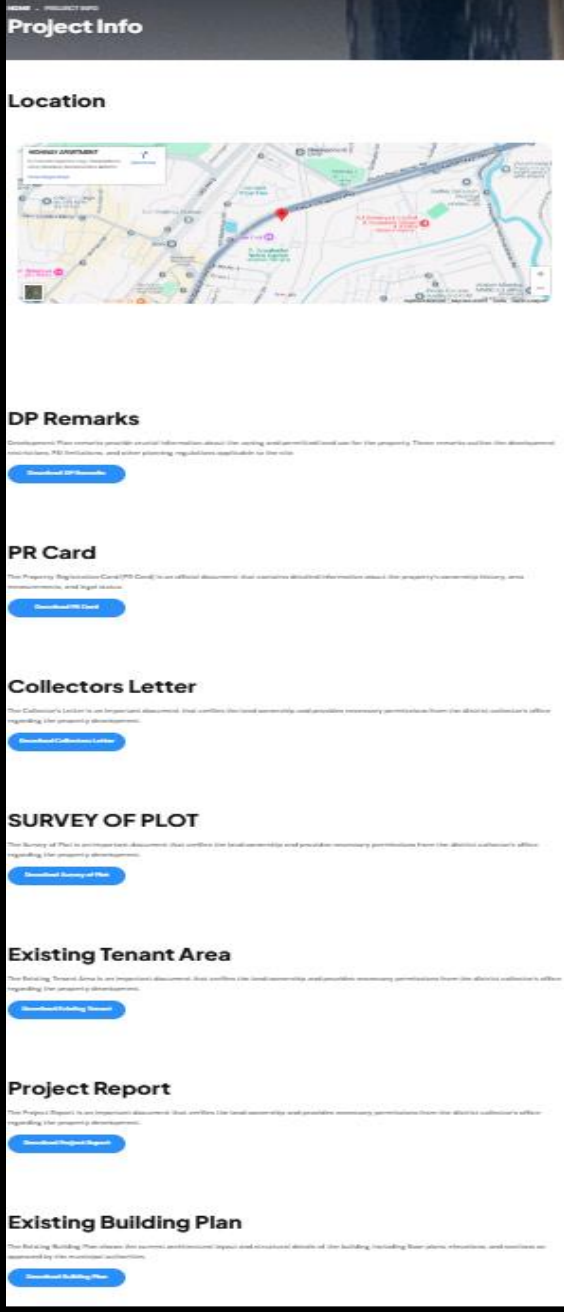
➤ **PMC FOR KRISHNALAYA, PREMNIWAS, SANJIV APT CHS LTD**

**Location: Sion**

**Plot Area: 5675 sq.mt**

# WEBSITE FOR SOCIETY REDEVELOPMENT





## DP Remarks

Development Plan remarks provide crucial information about the zoning and permitted land use for the property. These remarks outline the development restrictions, FSI limitations, and other planning regulations applicable to the site.

[Download DP Remarks](#)

- Existing society data uploaded on website for transparent communications between developer and society tenants.
- Tenants can easily download the provided documents on their mobile phones.
- This makes the process very handy and easier for members.

# Highway ApartmentsCHS - Sion

Sr.no	Stage of Work	no of Working Days	start Date	End Date	Remark
1	Preparation of rehab area by BNSA	10	13/11/24	23/11/24	DONE
2	Confirmation of rehab area by Society	15	25/11/24	11-12-24	DONE
3	Feasibility by BNSA	10	12-12-24	23/12/24	DONE
4	Society Confirmation / presentation of Feasibility to Know scheme of development	1	24/12/24	25/12/24	FINISHED BEFORE COMMITTED DATE
5	Preparation of concept plan for ASI approval - Parallel no connect with tender	15	26/12/24	11-01-25	
6	Tender Draft with legal inputs	21	13/01/25	03-02-25	ALREADY IN PROCESS
7	Submission of Tender to Society to confirm and if required AGM	15	04-02-25	20/02/25	
8	Publication of Tender	1	21/02/25	22/02/25	
9	Tender Collection time frame	15	24/02/25	12-03-25	
10	Tender Submission time frame	30	13/03/25	11-04-25	
11	Tender opening Date in AGM - technical and Financial BIDS	1	12-04-25	14/04/25	
12	Comparison of bids	5	15/04/25	19/04/25	
13	Call for negotiation 3 top Bidders	15	21/04/25	07-05-25	
14	Presentation by 3 bidders round 1	15	08-05-25	24/05/25	
15	Presentation by 3 bidders round 2 and final offer with comments from society from round 1	21	26/05/25	16/06/25	
16	Voting for final Bidder	1	17/06/25	18/06/25	
17	Issue oLOI	7	19/06/25	26/06/25	
18	Development agreement	90	27/06/25	24/09/25	
<b>Time Frame till award of work</b>		<b>273</b>			

# SAMPLE - PMC & PROJECT TIMELINES FOR HIND CO-OP CHS LTD

	Permission related work till Demolition and CC post DA is signed by developer		Start Date	End Date	Remark
1	Collector Title work - parallel and NOC for redevelopment	120	24/09/25	21/01/26	
2	ASI NOC - Parallel	90	22/01/26	21/04/26	
3	AAI NOC Parallel	90	22/04/26	20/07/26	
4	33(9) HPC / UD approval of Government of Maharashtra and LOI approval	120	21/07/26	17/11/26	
5	Concession approval	75	18/11/26	01-02-27	
6	Issue of IOD with Installment	15	02-02-27	19/02/27	
7	MOEF = environment approval	90	20/02/27	20/05/27	
8	CC compliance	30	21/05/27	19/06/27	
9	vacating Homes before CC	30	21/06/27	20/07/27	
10	Issue of CC	7	21/07/27	28/07/27	
11	Start of work	1	29/07/27	30/07/27	
<b>Time Frame for start of Work</b>		<b>368</b>			

# PMC ROLE TO HELP SAVE TIME

To identify key hurdles and find solutions to save time which will help

- 1) Obtain accurate bids ( eg . Suggest to carry out Geotech study by society )
  - 2) In future Execute DA without time delay as all aspects covered in Tender document
  - 3) To save approval timeline by suggesting obtaining certain approvals during tender stage ( Eg - estate matter , Civil aviation Noc , collector matters )
- ✓ All cost are recovered by incoming developer at time of execution DA so no loss to society Advantage - save time at every step and ensure the relevance of bids obtained during redevelopment like rent / corpus etc

➤ ARCHITECTS FOR DOSTI KNK

- ✓ Assisted 700 Tenants and Developer reach unanimous decision on **rent corpus** and **additional carpet area** on stage

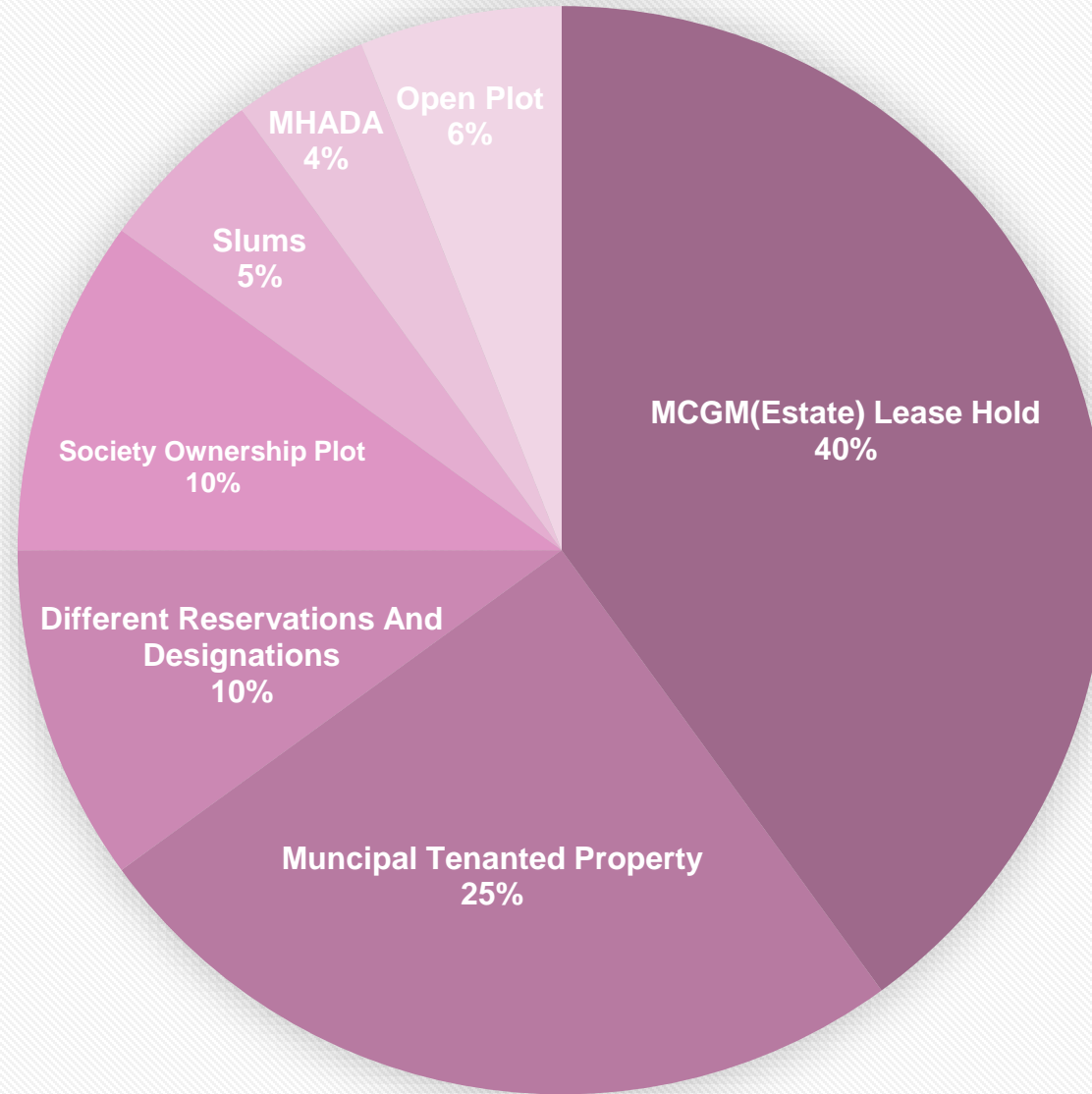


**LEADING  
CONSULTANTS  
FOR  
CLUSTER  
REDEVELOPMENT**



LIST OF PROJECTS UNDER CLUSTER REDEVELOPMENT 33(9)				
Sr.no	Project Description	Approx Construction area	Approx BUA in Scheme	Approx construction cost
1	SHREEPATI - 7 MAHALAXMI	8,72,420 SQ.MT	2,83,511 SQ.MT	46,953,644,400.00
2	SHREEPATI - SKIES	1,57,850 SQ.MT	80,965 SQ.MT	8,495,487,000.00
3	SHREEPATI - PARLE	1,30,085 SQ .MT	69,027 SQ.MT	7,001,174,700.00
4	RAYMOND REALTY - SHREE HIND CHS	1,76,429 SQ.MT	91,807 SQ.MT	7,596,327,024.00
5	DOSTI KNK	1,83,741 SQ.MT	91,870.5 SQ.MT	9,888,940,620.00
6	SAHANA GROUP - SION	1,95,103 SQ.MT	78,516 SQ.MT	9,450,399,114.00
7	SAHANA GROUP - BIT	5,75,903 SQ.MT	2,76,903 SQ.MT	27,895,589,514.00
8	DAGDI CHAWLS	1,27,000 SQ.MT	65,002 SQ.MT	9,041,760,000.00
9	Chandak Realtors Pvt. Ltd.	95,150 SQ.MT	44,571 SQ.MT	4,301,617,320.00
10	RUNWAL GROUP – NUTAN NAGAR BANDRA	99,121 SQ.MT	49,303 SQ.MT	4,481,141,464.80
11	LAXMI LEELA GROUP	99,751 SQ.MT	49,928 SQ.MT	4,294,879,056.00
12	NANDIVARDHAN KEASR BAUG	69,575 SQ.MT	22,655 SQ MT	3,145,402,260.00
13	BIT CHWAL - LIVING STONE	88,651 SQ.MT	63,565 SQ MT	4,294,077,138.00
14	I.DUDHWALA BIT	1,20,000 SQ.MT	57,500 SQ.MT	5,812,560,000.00
15	PRESCON REALTY	85,000 SQ.MT	42,500 SQ.MT	3,659,760,000.00
16	Chandak Realtors Pvt. Ltd.	1,40,725 SQ.MT	49,788 SQ.MT	5,756,102,820.00
17	M/s. TECHFORT REALTORS LLP	89,468 SQ.MT	49,269 SQ.MT	3,852,134,208.00
18	TMGL GROUP - MADHAV NAGAR	59,693 SQ.MT	28,968 SQ.MT	2,891,409,534.00
19	WEST AVENUE REALITY – BOMBAY 11	61,680SQ.MT	32,068 SQ.MT	2,655,694,080.00
20	PATIO HOMES PVT LTD	1,44,085SQ .MT	70,720 SQ.MT	6,979,189,230.00
21	SAHANA GROUP – PERU CHAWLS	2,10,000SQ .MT	1,10,673 SQ.MT	10,171,980,000.00
<b>TOTAL</b>		<b>38,64,430 SQ.MT</b>	<b>15,08,883.50 SQ.MT</b>	<b>188,619,269,482.80</b>

# Types Of Land Under Redevelopment



■ MCGM(Estate) Lease Hold ■ Municipal Tenanted Property ■ Different Reservations And Designations ■ Society Ownership Plot ■ Slums ■ MHADA ■ Open Plot

# CYCORP | BNSA | STUDIO C PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
<b>A</b>	<b>Residential</b>					
1	Redevelopment of residential tower at walkeshwar- Queens Boulevard under 33(6)	19.00	62,000	Design +liaison	Completed	M/s lakhsachandi columbia developers
2	design of sale building on sra scheme - for mahalaxmi co- housing society -45 storey tower with 8 storey parking " victoria "	100.00	3,00,000	Design	Completed	M/s faithfull developers subsidiary of m/s anchor group
3	Redevelopment of residential tower brijwasi, plot no 103, at matunga-mumbai under 33(7)	6.47	35,000	Design +liaison	Completed	M/s sahanand developers
4	Redevelopment of residential tower stilit +15 upper m/s prime housing, plot no 102, at matunga-mumbai under 33(7)	4.48	24,000	Design+ liaison	Under construction	M/s prime housing
5	Redevelopment of residential tower stilit + 13 m/s prime housing, plot no 131, at matunga " versatile heights " -mumbai under 33(7)	6.50	40,000	Design +liaison	Under construction	M/s versatile developers pvt ltd
6	Redevelopment of residential tower gr +17 - for plot 595c-ratan mansion, dr b a road , matunga -mumbai " mittal gardenia " -under 33(7)	7.50	42,000	Design +liaison	Completed	M/s mittal builders
7	Redevelopment of residential tower gr +17 - for plot 595a-, dr b a road , matunga -mumbai -under 33(7)	9.63	54,000		Scope - design and liaison design stage	M/s mittal builders
8	Redevelopment of residential tower 7 -for plot 77, bhaudaji road -, matunga -mumbai - under 33(7)	9.30	52,000	Design +liaison	Proposed	M/s jayjeet developers
9	REDEVELOPMENT OF RESIDENTIAL TOWER for building known as shivji krupa, plot no 544 CS no 747/10 DME, matunga, mumbai	17.88	71,541	Liaison	Under construction	M/s jess constructin - bharat thakker



SHREEPATI SKIES- ADADHYA AVAAN | G+80 | GIRGAUM  
STATUS: UNDER CONSTRUCTION

BNSA

# CYCORP | BNSA | STUDIO C PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
10	Redevelopment of residential tower -for plot 128-, supari baug parel division -mumbai - under 33(7)	7.20	40,000	Design+ liaison	lod recd	M/s aditdev developers llp
11	Redevelopment of plot 627- dadar parsee colony- 20 storey tower	15.00	60,000	Design+ liaison	Proposed	M/s anchor group
12	Redevelopment of of d-66 azad nagar at andheri under 33(5)	10.00	35,000	Liaison	Completed	M/s bramha developers
13	Redevelopment under 33(7) of plot 744- matunga	6.70	26,683	Design +liaison	Proposed	Mr sunil chheda and anchor reality
14	Patni chawl , cs no 10e/24 mazgoan	15.79	63,175	Design +liaison	Under construction	Ravji prem ji - group - kavita chheda
15	Redevelopment under 33(7) of wadi mansion , dadar	9.60	38,562	Design +liaison	Under construction	Rex reality
16	Redevelopment under 33(7) of plot 53 , matunga	7.90	28,157	Design +liaison	Proposed	M/s vasant realtors
17	Redevelopment under 33(7) of plot 132 , matunga	8.50	32,645	Design +liaison	Proposed	M/s versatile reality
18	Redevelopment under 33(7) of plot no 45/26 amd 46/26 , dadar	16.50	57,175	Design +liaison	Proposed	M/s paranjape group
19	Redevelopment of pandarinath chawl and anu niketan , mughbhat lane -65 tenants	14.00	56,158	Design +liaison	Completed	M/s nandivardhan developers
20	Redevelopment of deen building on nm joshi marg parel -220tenants	60.00	2,40,000	Liaison	Under construction	M/s hare krishna developrs
21	Redevelopment under 33(7) of nutan society , mazgoan - 175 tenants	35.43	1,90,000	Liaison		M/s harmony group
22	Redevelopment under 33(7) of vishramwadi , sion, - 203 tenants	110.00	5,00,000	Design +liaison	Proposed	M/s harekrishna developrs
23	Proposed residential tower at chunbhatti - 48tenants	32.00	1,28,000	Design +liaison	Proposed	Mr yogendra p doshi
24	Redevelopment of building 11 and 11a , abhudhay nagar , mazgoan - 150tenants	65.39	2,61,000	Design +liaison	Proposed	M/s harekrishna developrs



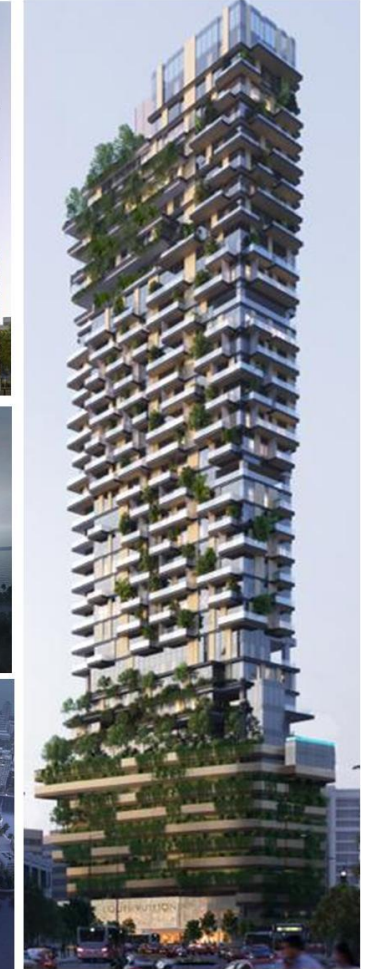
GODREJ AGARWAL NAGAR | G+34 | MATUNGA  
STATUS: UNDER CONSTRUCTION

BNSA

# CYCORP | BNSA | STUDIOC PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
25	For redevelopment under 33(7) for building known as vipin villa, plot no 583 cs no 703/10 dme, matunga, mumbai	14.89	59,575	Liaison	Proposed	M/s jess constructin - bharat thakker
26	Redevelopment under 33(7) of guru niwas , sion	6.00	24,500	Design +liaison	Completed	Yashraj construction
27	Propsoed development at shivyatan society mulund 1.00+1.00 tdr mr sandeep salia			Design	Under construction	Mr sandeep salia
28	Proposed residential development at dadat- 40/26 -anchor group	5.00	16,500	Design +liaison	Proposed	M/s anchor group
29	Proposed residential development 33(7) , municipal land at shanti villa latif villa cs no 65 dadar	100.00	3,30,000	Design +liaison	Proposed	M/s anchor group
30	Proposed development for plot at wadala, kattrak road for tmgl group	97.00	3,00,000	Design +liaison	Proposed	Tmgl group
31	Proposed redevelopment under 33(7) at babulnath - premal bhai		2,00,000	Liaison	Proposed	Mr premal shroff
32	Redevelopment of roshan ekta co-operative housing society limited (proposed). At byculla	56.25	2,25,000	Design +liaison	Proposed	M/s beacon reality mr rais sheikh -sp
33	Redevelopment of shivji krupa , matunga	Na	6,50,000	Liaison		M/s jess constructin - bharat thakker
34	Propsoed development at shivji park- dipti group	13.00	45,000	Design +liaison	Completed	Dipti group
35	Proposed redevelopment - & huges road	Na	2,00,000	Liaison	Under construction	M/s radius group
36	Redevelopment under 33(7) of dormitory building no 5 , part of cs no1 /1506, fort division, mumbai	62.00	2,48,000	Design +liaison	Ongoing	M/s beacon reality mr rais sheikh -sp
37	Redevelopment of poonam and sneha society at mahim	45.00	1,66,000	Design +liaison	Completed	M/s prince care homes llp



LAKHI HOUSE-CADBURY HS REDEV | G+30 | BHULABAI DESAI RD BNSA  
STATUS: UNDER CONSTRUCTION

SELECTED WORKS | LIAISONING

# CYCORP | BNSA | STUDIO C PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
38	Redevelopment of project at dadr bearing cs no 46/26 amd 45/26 dadar	15.00	50,000	Design +liaison	Proposed	M/s paranjape schemes
39	Redevelopment of bharucha propert at tardeo	10.00	35,000	Design +liaison	Proposed	M/s nandivardhan developers
40	Redevelopment of ready money building at tardeo	9.00	33,000	Design +liaison	Proposed	M/s nandivardhan developers
41	Redevelopment of sitafal wadi 33(9) at mazgoan	88.00	3,50,000	Liaison	Proposed	M/s neminath developers
42	Redevelopment of rahat plaza - 33(7) , sion mumbai	625.00	25,00,000	Liaison	Ongoing	M/s sahana group
43	Redevelopment under 33(7) at diva nicketan, b.A. Road , matunga	Na	55,000	Liaison+de sign	Completed	M/s tejukaya group
44	Redevelopment under 33(7) atplot 700, prasad building ,parsi colony matunga	Na	45,000	Liaison	Completed	M/s rishiraj builders llp
45	Redevelopment under 33(7) atplot 747, matunga	Na	49,000	Design +liaison	Proposed	M/s pankaj shah
46	Redevelopment under 33(7) at plot 125, shivaji park , mahim division	Na	39,000	Design +liaison	Completed	M/s jaydep mehta
47	Redevelopment under 33(7) at plot 68/6, sion	Na	41,000	Design +liaison	Under construction	M/s g.H.Puri , jk group
48	Redevelopment under 33(7) at jfp no 108 , mahim division	Na	2,00,000	Liaison	Under construction	M/s jewel vills llp
49	Redevelopment under 33(7) at bhasin villa , matuna	Na	40,000	Liaison	Proposed	M/s harsh neminath jain
50	Development ,extension of gujrati club ,matunga	Na	18,000	Liaison	Under construction	M/s gujrati club - champak bhai gangar and others
51	Development , addition /alternation of matunga gymkhana	Na	Na	Liaison	Proposed	M/s matunga gymkhana



7 MAHALAKSHMI | G+82 | RUNWAL | SHREEPATI | 322 M HT  
STATUS: UNDER CONSTRUCTION

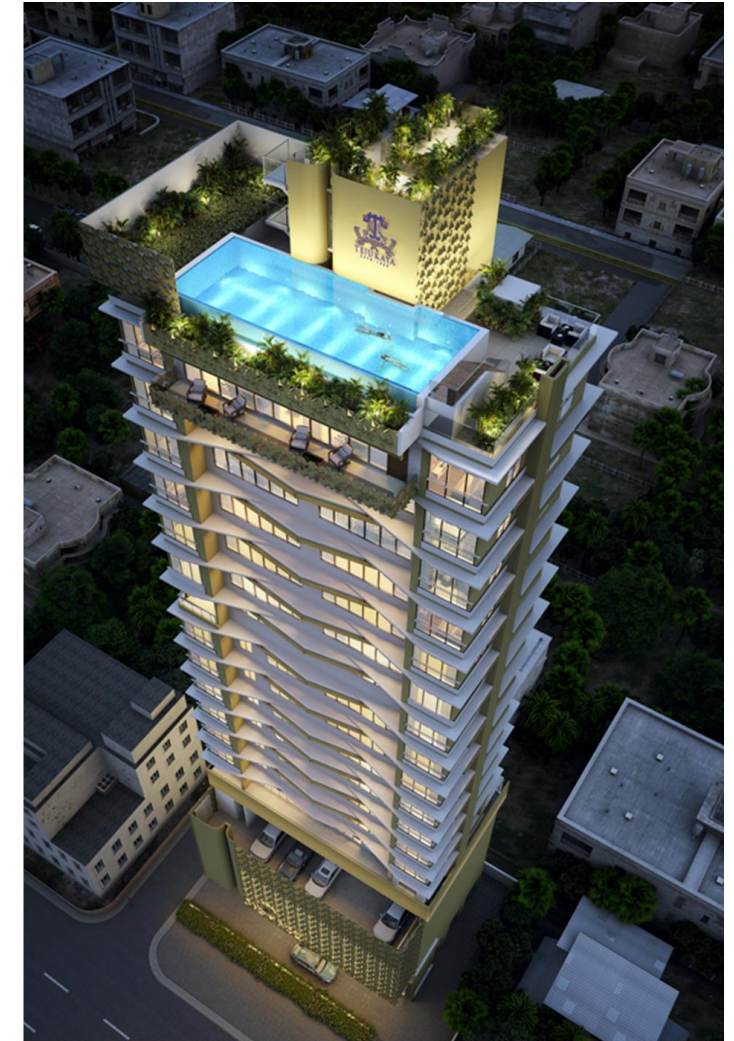
BNSA

SELECTED WORKS | LIAISONING

# CYCORP | BNSA | STUDIO C PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
52	Redevelopment under 33(7) for sonar chawl , wadala	Na	45,000	Liaison	Proposed	M/s b.P.Gangar construction pvt ltd
53	Redevelopment under 33(7) at 458,459, 463, 460, malabar hill division	Na	1,50,000	Liaison	Proposed	M/s h.M construction-anuj mehta .
54	Redevelopment under 33(7) at 511, dme, matunga	Na	55,000	Liaison		M/s rajiv mehta
55	Redevelopment under 33(7) at trambak bhavan ,matunga	Na	53,000	Design +liaison	Under construction	M/s vasant chheda
56	Redevelopment under 33(7) at kasturi building . sion	Na	30,000	Liaison	Completed	M/s pranav sanghvi - kasturi building ,sion
57	Redevelopment under 33(7) at razak haven , darabsha road , mumbai	Na	65,000	Liaison	Under construction	M/s jk speciality - residence for jatia family
58	Redevelopment under 33(7) at sharma house , carmichaeal road	Na	1,50,000	Liaison	Proposed	M/s radius group-sharma house
59	Redevelopment under 33(7) at jitendra building - matunga	Na	52,000	Liaison	Proposed	M/s prashant vaidya - jitendra building
60	Redevelopment under 33(7) at worli - kul	Na	2,50,000	Liaison	Proposed	Kumar builders and woodstock realty - worli
61	Redevelopment under 33(7) at jariwala building - marine drive	Na	35,000	Liaison	Proposed	M/s naman group - jariwala building - marine drive
62	Redevelopment under 33(7) at neela house , carmichaeal road	Na	55,000	Liaison	Proposed	M/s chirag doshi - neela house , carmicheal road
63	Redevelopment of plot no 175 , wadala estate, matunga	Na	30,000	Design+ liaison	Under construction	Aura creators
64	Redevelopment of plot no 196 and 196 a , sion	Na	1,01,000	Liaison		M/s curlew finlease and investment pvt ltd lease
65	Redevelopment of crd matunga	Na	3,00,000	Liaison	Under construction	M/s happy homes
66	Redevelopment of moreshwar building matunga	Na	61,000			M/s happy homes



SIGNARE | DADAR | TEJUKAYA

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
67	Redevelopment of Kasturba Building , Matunga	NA	35,000	Liaison	Under construction	M/s Happy Homes
68	Redevelopment of Chandramji building , Matugna	NA	65,000	Liaison		M/s Rajesh Jain and others
69	Redevelopment of Katgara house peddar road	NA	60,000	Liaison	Proposed	M/s Katgara family and others
70	Redevelopment of plot no 107 , Atharva, Hindu Colony , Mautnga	NA	25,000	Design +liaison	Completed	M/s Ashwa Reality ( India ) Pvt Ltd
71	Redevelopment of Rajamahal , Shivaji park, Mumbai	NA	55,000	Design +liaison	Completed	M/s Dipti Group
72	Redevelopment of Rita Villa , andheri (east )	NA	45,000	Design	Ongoing	M/s Dipti Group
73	Redevelopment of Kotak Kunj , Mumbai	NA	NA	Liaison		M/s Naman Group
74	Redevelopment of Kesar buag , Dadar 33(9)	NA	2,00,000	Liaison		M/s Nandivardhan Group
75	Redevelopment of property U/s 33/7 for plot no 211B, Bearing CS no 192B/10, Dadar Matunga Estate , Matunga, Mumbai	NA	50,000	Liaison		M/s Suni Saiya
76	REDEVELOPMENT OF BIT chawl , Bombay Central	NA	32,00,000	Liaison	Scope - liaison	M/S Finetone realtors PVT Ltd
77	Proposed redevelopment of Raj Kamal - Shivaji Park	NA	55,000	Design +liaison	Under construction	M/s Dipti Group
78	Redevelopment of Prachi building Shivaji Park	NA	45,000	Design +liaison	Proposed	M/s Dipti Group
79	Proposed redevelopment of plot no 211 B matunga	NA	60,000	Liaison		M/s Sunil Saiya
80	Redevelopment of Parvati niwas matunga	NA	30,000	Design +liaison		M/s Shwesh Realty/ Mr. Dalpat Jain
81	Redevelopment of CS no 10/100, 10A/100, 10B /100 of Mazgoan division	NA	50,000	Design +liaison	Proposed	M/s Dalpat Jain -Shwest infra
82	Redevelopment of Rohit Villa Matunga	NA	35,000	Design +liaison	Proposed	M/s Shobhaniye developers
83	Redevelopment of Pathare building , Huges road	NA	NA	Liaison		M/s Radius Group



SIGNARE | DADAR | TEJUKAYA  
STATUS: COMPLETED

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
84	Development of Mount , Malabar Hill Vivision	NA	NA	LIAISON		M/s Radius Group
85	Redevelopment of plot 191-200 -Sion	NA	NA	LIAISON		M/s sahej Group
86	Redevelopment o f Park view , Matunga	NA	NA	LIAISON		M/sSahej Group
87	Redevelopment of Bhalchandra Bhavan	NA	NA	LIAISON		M/s Mayank Gogri
88	Development of plot at Kurla Chembur for TDR	NA	NA	LIAISON		M/s Lallu bhai Amichand
89	Redevleopment of plot bearing CTS 590, KHAr	NA	NA	LIAISON		Mahir Saigara on behalf of Inderji Mohanlal Bhatia
90	Redevelopment of Parikh niwas , Sion	NA	50,000	LIAISON		M/s Rajiv Mehta
91	Redevelopment of Champak building - Shivaji park	NA	50,000	DESIGN +LIAISON		M/s Kavita Chheda
92	Redevelopment of plot C.S. No.167 & 166 of Mazgaon Division,	NA	NA	DESIGN +LIAISON	CONC APPROVED	M/s Dudhwala Group - NDW
93	Redevelopment of Krishna Kunj Matunga	NA	NA	LIAISON		M/s Suvridha Group
94	Redevelopment of Emgee greens , wadala	NA	NA	DESIGN +LIAISON	PROPOSED	M/s Gupta housing
95	Redevelopment of property at C.S. No. 691/10, 698/10 & 699/10 of Matunga Division, Plot no. 596, 597 & 598 of Dadar Matunga Estate, situated at Dr. B.A. Road, Dadar (E), Mumbai- 400014 Known as "Agarwal Nagar"		5,03,200	LIAISON	ONGOING	Eskays land developers Pvt. Ltd.
96	Redevelopment u/s 33(7) of plot bearing C.S. No.710B/10, Plot no. 575B, Savla Niwas		39,100	DESIGN +LIAISON	ONGOING	Shri. Devendra Kothari and others
97	Redevelopment of property F.P NO 104 of TPS-II Mahim division, "DIAMOND COURT"		79,300	LIAISON	ONGOING	GALA HABITATS LLP (DIAMOND COURT).
98	redevelopment on plot bearing C.S. no. 1848 of Mahim Division, Shivaji park "Rajkamal Building".		73,900	DESIGN +LIAISON	ONGOING	M/s Dipti Group
99	Redevelopment of property U/s DCPR. 33(7) on C.S.NO. 592 of Matunga Division, known as "DEWAN VILLA".		40,700	LIAISON	ONGOING	M/s. Samarth Life Sciences Pvt. Ltd.



SUKRUT | SHIVAJI PARK | TECHNO  
STATUS: COMPLETED

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
100	Redevelopment of Municipal property U/s DCPR. 33(7) on C.S.NO. 761 of Mazgaon Division, known as "gold piazza".		4,06,500	LIAISON	ONGOING	M/s Om Shanti Properties
101	Redevelopment under Regn. 33(7) of DCPR 2034of building on plot bearing C.S. no.1/380 of Colaba division, known as Grants building.		4,91,500	LIAISON	ONGOING	M/S VIJAY TRADING COMPANY
102	redevelopment of property bearing C.S. No. 734/10, of Matunga Division, Known as "Jehangir Mansion".		46,500	LIAISON	ONGOING	M/s. Tridhaatu Jehangir Mansion Developers LLP.
103	Proposed Dharmshala with ancillary user C.S. No. 563 and 1/564, of Matunga Division Jain Tempel		48,000	LIAISON	ONGOING	Shree Matunga Jain Swetamber Murtipujak Taggachha Sangh & Charities
104	redevelopment of building on plot bearing C.S. No. 1097 & 1/1097 of Girgaum Division		1,84,900	LIAISON		M/s. Manav Builders Pvt. Ltd
105	Redevelopment of existing dilapidated building on plot bearing C.S. No. 8/738, of Malabar Hill Division, Lakhi House		3,33,500	LIAISON	ONGOING	Shree Somnath Infra Pvt. Ltd.
106	Redevelopment of property bearing F.P. No. 414 of TPS- IV, Mahim Division, Laxmi bhavan.		1,16,200	LIAISON		Shri Nisar Patel, partner of M/s Anmol Land Developer
107	Redevelopment of property bearing C.S. No. 1866 of Mahim Division, Plot No. 157, Shivaji Park (BLUEWAVES)		53,700	DESIGN +LIAISON	ONGOING	M/s. Sneha Realty Private Limited
108	Proposed redevelopment of Municipal acquired property on plot bearing C.C. No. 1521(part), situated at Imamwada Road, B.I.T. chawl, Mandvi Division, B-ward		20,53,400	LIAISON		M/s M.K. Enterprises
109	redevelopment on plot bearing C.S. no. 108/1721 & 107/1721 of Mandvi Division.		42,600	LIAISON		M/S M.K.INDIA Enterprises.



MITTAL SKYE | DADAR | TMGL  
STATUS: UNDER CONSTRUCTION

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
110	redevelopment building on plot bearing C.S. No. 884, Plot no. 25, Worli hill Estate, on Khan Abdul gaffar Khan Road, Worli, Mumbai.400018. Known as "Sheel marie C.H.S		39,300	LIAISON	COMPLETED	M/S SHEEL MARIE CO-OPERATIVE HOUSING SOCIETY
111	Redevelopment of property bearing C. S. Nos. 309, 1/309 & 2/309 of Tardeo Division, Shreepati Skie 33(9)		12,00,000	LIAISON	ONGOING	M/s. Shreepati Skies (AOP).
112	Redevelopment under DCPR 33(9) for the properties bearing C.S. Nos. 60, 1/61, 2/61, 1B1/62, 3/1(Zatka Mutton), 1(Part) Municipal Garage, 1 (Part) 144 Tenements Building & 1 (Part) Slum over Drain Box, 1(Part) Ambedkar Sadan & 1 (Part) Ambedkar Sadan Slum of Parel Division, N. M. Joshi Marg, Mumbai known as "Shreepati Estate."		48,54,300	LIAISON	ONGOING	M/s. Shreepati Build infra Investment Ltd.
113	Redevelopment of Property bearing Plot no. 460 & 459 having C.S. No. 373/10 & 374/10 of Dadar-Matunga, known as "Venkatesh Niwas & Vishnu Sadan"		1,74,500	LIAISON	ONGOING	M/s. Shanti Siddhi Infra LLP.
114	Redevelopment of Property bearing C.S.No.1009, 1010, 1011, 1012, 1014(pt), 1015(pt), 2105 of Byculla division in E ward, Mumbai		2,04,100	LIAISON	ONGOING	M/s. WHITE FLOWER REALTY LLP.
115	redevelopment of Property bearing C.S.No. 7/1865 Cess No. E-4091(4) ( BENE ISRAIL)		1,86,200	DESIGN +LIAISON	ONGOING	M/s Livstone Builders LLP
116	Bearing C.S. No. 3A/632 ( ALTAMOUNT)		81,500	DESIGN +LIAISON	ONGOING	M/s. Livstone Estates LLP.
117	Redevelopment of Plot Bearing C.S. No. 1/291 of Malabar Hill Division ( ANITA CHAVALA)		64,100	LIAISON	ONGOING	M/s. Anita Construction.



OCEAN TERRACES | SHIVAJI PARK | DIPTI BUILDERS  
STATUS: COMPLETED

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
118	Redevelopment u/s 33(7) & 33(12) of Plot bearing C.S. No.189B/10 & 189D/10 of Matunga Division, Plot No. 210/C & 210/E of Dadar Matunga		2,06,200	LIAISON		M/s Neetnav Constructions
119	d redevelopment on property bearing C.S. No. 150/74 known as "Khoja Kasam" & C.S. No. 153/74 (Gope House)		2,54,500	LIAISON	ONGOING	M/s Hi-Rock Construction Pvt Ltd
120	Redevelopment u/s 33(7) on C.S. No. 103/74 known as "Purandare Sadan", of Parel-Sewri		90,500	LIAISON	ONGOING	M/S HI-ROCK CONSTRUCTION PVT.LTD.
121	redevelopment of the Municipal plot bearing C.S. No.: 1840 (Pt), Byculla Div (ZAM ZAM)		4,09,300	LIAISON	ONGOING	M/S HI-ROCK CONSTRUCTION PVT.LTD.
122	Redevelopment Scheme for the properties bearing C. S. Nos.976, 978, 978/1 to 14,979,979/1 to 8, 981, 981/1 to 20, 982(Pt), 986, 986/1 to 26,987,987/1 to 52, 989, 989/1 to 37,1155,1155/1,1156, 1157,1157/1 to 3,1158,1158/2 to 4,1159,1159/1,1162 A & C of Village Vile Parle.		18,00,000	LIAISON	ONGOING	Shreepati Rise Estate LLP
123	Redevelopment u/s 33(7) of plot bearing C.S. No. 1593 and 2/1669, plot no. 8 & 7A of Mahim division		1,15,300	LIAISON	ONGOING	M/s. Aura Sai Nimit Developers LLP
124	Proposed Redevelopment of property bearing F.P. No. 414 of TPSIV, Mahim Division		1,16,200	DESIGN +LIAISON	ONGOING	Shri Nisar Patel, partner of M/s Anmol Land Developer
125	REDEVELOPMENT OF PROPERTY BEARING C.S.NO. 1D-6/392 OF MALBAR CUMBALLA HILL DIVN,		61,000	DESIGN +LIAISON	ONGOING	Mr. Jaikumar S. Loyalka



QUEENS BOULEVARD | WALKESHWAR  
STATUS: COMPLETED

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



SR. NO	PROJECT	APPROX COST IN CRORES	APPROX AREA IN SQ FT	SCOPE	STATUS OF PROJECT	CLIENT
126	redevelopment of Property bearing C.S.NO.426/10 of Matunga Divn, Plot No. 85, Scheme No. 6, V.A.Ozha Marg, Matunga,(JAYDEEP BHAI-KALPANA BLDG)		41,000	DESIGN +LIAISON	ONGOING	M/s Mehta Enterprises.
127	Re-development of property bearing C.S. No. 1459 ,1460 & 1458 of Byculla Division,Known as 'DevjiDharsi', 'Zohra Mansion' & Tambawala building		2,89,000	LIAISON		M/s. Lakadawala Developers Pvt. Ltd.
128	Redevelopment of building known as Shree Jagat Prakash CHSL on land bearing C.S. No. 651, plot No. 93		68,000	DESIGN+LIAISON	PROPOSED	Shree Jagat Prakash CHSL
<b>B COMMERCIAL</b>						
1	MITTAL COMMERCIA - COMMERCIAL OFFICE PROJECT	22.50	1,50,000.00	DESIGN +LIAISON	COMPLETED	M/S MITTAL BUILDERS
2	OFFICE EXTENSION AT ANDHERI EAST - PANASONIC OFFICE	3.00	15,000	LIAISON	APPROVAL IOD /CC OBTAINED	M/S ANCHOR GROUP
3	FSI + TDR - case -andheri -Jeena HouseCorporate office complex	NA	1,00,000	DESIGN +LIAISON		Jeena house , - Commercial center , Andheri
<b>C INDUSTRIAL</b>						
1	AEGIS LOGISTICS LTS - ADDITIONAL TANKS T150 T T166 AND ANCILLARY STRUCTURES TERMINAL FOR TRANSIT STORAGE OF CHEMICAL	55.00	NA		IOD & CC OBTAINED	M/S AEGIS LOGISTICS LTD



AVISHA| GIRGAON | NANDIVARDHAN  
STATUS: COMPLETED

BNSA + SC

# CYCORP | BNSA | STUDIO C PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
2	Sealord containers ltd - terminal for transit storage of chemical	45.00	3,00,000		Construction under progress part occupation obtained	M/s aegis logistics ltd
<b>D Institutional</b>						
1	Addition/alteration of 1st and 5th & 6th floor for balak education trust at sion	2.25	15,000		Approval stage	M/s mittal builders
2	EXTENSION AND NEW wing D OF SCHOOL BUILDING FOR M/S SHISHUVAN SCHOOL AT MATUNGA	25.5	95,000	Design +liaison	Completed	M/s hirji bhijraj trust
3	KVO masjid bunder school	Na	20,000			
4	Addition/alteration & internal plot no. 112, sion	Na				Shri. Champaklal B. Gagar. Director of gangar opticians pvt. Ltd.
5	Addition & alteration for property bearing C.S.No.1675 & 1671 of mandvi div, shree C.V.O.D. Jain pathshala or orchid international school, plot no. 84		11,241	Design +liaison	Completed	Shree pannala khimji chheda (chairman of trust shree C.V.O.D. Jain pathshala trust.)
<b>E Architectural bungalows</b>						
1	Emerals isle - bungalow scheme at pawna - near lonavala	70.00	73 acres	Design	Proposed	M/s versatile developers pvt ltd
2	Bungalow for mrs harsha shah at lonavala	0.75	3,500	Design	Completed	M/s harsha shah
3	Bungalow for mrs anita garware at lonavala	1.00	5,000	Design	Proposed	Mrs anita garware
4	Bungalow for mr m,s gilotra at pawna	1.2	4,000	Design	Completed	Mr m.S. Gilotra



SELECTED WORKS | LIAISONING & DESIGN

# CYCORP | BNSA | STUDIOC PROJECT LIST



Sr. No	Project	Approx cost in crores	Approx area in sq ft	Scope	Status of project	Client
5	Bungalow for mr m.L. Narula at pawna	1.2	4,000	Design	Complted	Mr m.L. Narula

<b>F Misc proposals</b>						
1	30 car multi stack parking for mittal tower openspace at nariman point	0.90	Na		Iod obtained	M/s mittal builders
2	Todi & co- façade design and approval for zenzi pub in parel , mumbai	1.20	32,000	Liaison	Iod obtained -work in progress	M/s todi & co
3	Shopping center at dadar for mr jitubhai shah-shreenath & co.	0.75	8,000	Liaison	Approval stage-iod /cc obtained - work in progress	M/s shreenath & co
4	MIRCOBREWERY FOR SEVEN BEER ISLAND AT TODI & co		3,500	Liaison	Completed	M/s sevenisland beer
5	Restaurant " busaba " at parel		2,000	Liaison	Compeltd	Mr nikhil chibb
6	Restaurant - on first floor todi and co		2,000	Liaison	Completed	Mr gaurav todi
7	RESTAURANT - pranav mehta -at todi compound				Proposed	M/s pranav mehta
8	RESTAURANT AT PAREL , talreja compound				Proposed	M/s gullu talreja
9	Change of user for restaurant in andheri				Proposed	M/S narinder rajani
10	Residential interiors					
11	Ajmera residence at matunga	0.60	2,000		Completed	Mr haresh ajmera
12	Kochi tuskers - ipl office at worli	0.35	2,500		Completed	M/s kochi cricket pvt ltd
13	Addition / alteration within existing premises of eros cinema on property bearing C.S.No. 1535 of fort division			Liaison	Ongoing	M/s. Eros theatre and restaurant pvt. Ltd.
14	Addition and alteration and internal work for land bearing C.S. No. 2/ 237 of bhuleshwar division at K. G. Mittal ayurved collage hospital			Liaison	Ongoing	Shri. Badal maliram mittal
15	Proposed addition/alteration and change of activity on ground floor from hall to school of plot bearing C.S. No. 1664 of byculla division			Liaison	Ongoing	M/s. Butadiene bulk carriers



SHWESH CHAMPARAN | MATUNGA  
STATUS: UNDER CONSTRUCTION  
BNSA + SC

# CYCORP | YMSCL PROJECT LIST



Sr. No	Description	Approx area in sq.Ft.	Scope	Client
1	Laxmi prabha at andheri west		Liaison	Terafferma developers
2	Surya nursing home at santacruz west	20450	Liaison	Nursing home
3	Sapphire co-operative society ltd at	51667	Liaison	Sapphire residency LLP
4	Aman society at goregaon west	28202	Liaison	Patel developers
5	Aspen garden at goregaon east	300452	Liaison	Amal group
6	Aspen park at goregaon east	2620122	Liaison	Amal group
7	Shanti villa at juhu	36511	Liaison	Ram khatri
8	Garde niwas at santacruz east	32572	Liaison	Sanjay thatte
9	R. Raheja at santacruz west		Liaison	R. Raheja
10	Navratna society at vileparle east		Liaison	Amal group
11	Integrated kamal at nahaur	46695	Liaison	Integrated spaces
12	Raj tower at marol	27771	Liaison	Sarover homes
13	Salmona villa at santacruz west	49514	Liaison	Calvin properties
14	Ramraj enterprises at malad west		Liaison	Ramraj enterprises
15	Pranay shakti at andheri west	89989	Liaison	Integrated spaces
16	Crescent solitare at kurla west	205356	Liaison	Crescent group
17	Shree ram at mulund east	39673	Liaison	Rachna group
18	Sai everest at santacruz east	25067	Liaison	Sai everest builders & developers
19	Megamall at goregaon west		Liaison	Dhudhawala developers
20	Nataraj society at bandra west	32830	Liaison	S. Raheja realty
21	Stella at goregaon west	193644	Liaison	Chandak group
22	Unique ventures at vileparle west		Liaison	Amal group
23	Amubhai D. Shah at santacruz west	172224	Liaison	Amubhai D.Shah



PUROHIT - MAHALAKSHMI

STATUS: PROPOSED

BNSA + SC

# CYCORP IYMSCL PROJECT LIST



SR. NO	DESCRIPTION	APPROX AREA IN SQ.FT.	SCOPE	CLIENT
24	Rita Parekh at Vileparle West	31646	Liaison	Rita Parekh
25	Millennium Court Co.Op.Hsg at	45868	Liaison	Shahid Khan
26	Lily White at JVLR	146390	Liaison	Amal Group
27	WoodWind at Andheri Chakala	46336	Liaison	P.R Developers
28	Crescent Grande at Andheri	68567	Liaison	Crescent Group
29	Beta Builders ( Sanjay Chadda		Liaison	Sanjeev Singh Chadda
30	Crescent Heritage at Bandra	81161	Liaison	Crystal Developers
31	Himachal Chs. At Chinchavali		Liaison	Patel Developers
32	Palavi Sadan at Ghatkoper	25834	Liaison	Shanti Enterprises
33	Parag CHS at Goregaon West	19375	Liaison	M/s Golden Land (Jatin
34	HAWA HERA at Malad West	40903	Liaison	Patel Developers
35	Dudhwala Versova		Liaison	Dudhwala Developers
36	Raj-Nandini at Bandra West	16146	Liaison	Niraj Kakad Constructions
37	Integrated Ahana at Ghatkoper	34649	Liaison	Integrated Spaces
38	Umiya Mahal at Mulund West	33553	Liaison	Padmavati Developers
39	Integrated Arya at Ghatkoper	74175	Liaison	Integrated Spaces
40	Parijat society at JB Nagar	33487	Liaison	Sunil Navpalia
41	Jeevan Sarita Chs at Vileparle	86112	Liaison	Arkade Developers Pvt.
42	Naik Niwas at Bandra West	24757	Liaison	Niraj Kakad Construction
43	Jalan Niwas at Malad West		Liaison	Karamvir Intelligent
44	Rajgriha Society at Mulund	32206	Liaison	Padmavati Developers
45	Flora Marble at Vileparle East	31216	Liaison	Amit Jalan
46	Satyadeep C.H.S. at goregaon	29601	Liaison	Sai Developers

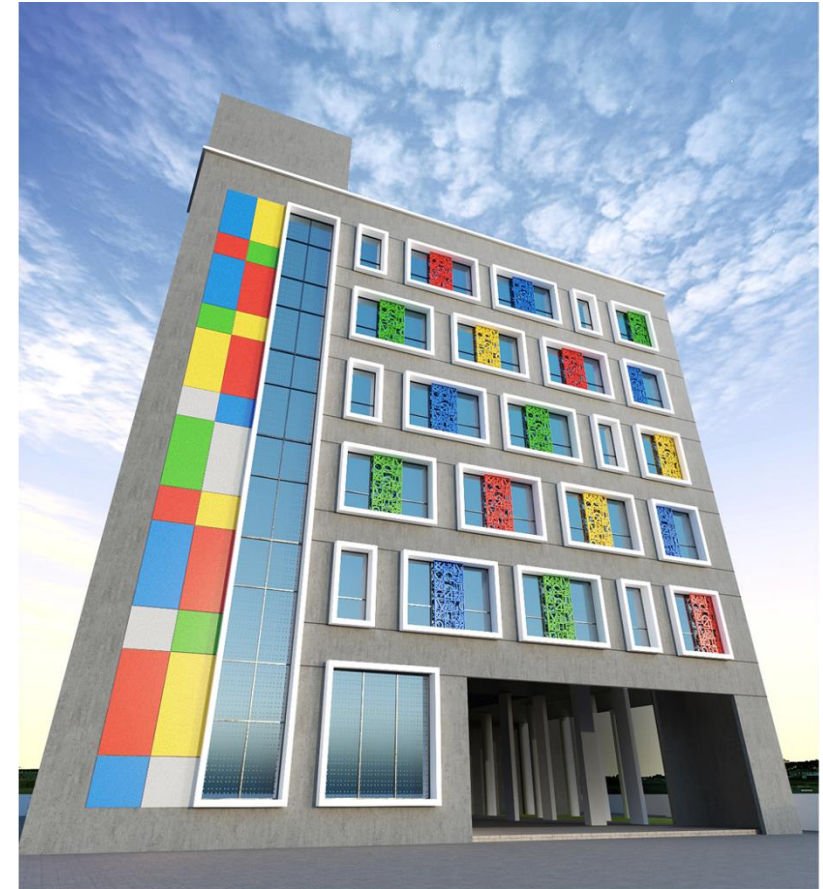


CELESTIA PARK | SHIVAJI PARK  
STATUS: UNDER CONSTRUCTION

BNSA + SC

# CYCORP I YMSCL PROJECT LIST

SR. NO	DESCRIPTION	APPROX AREA IN SQ.FT.	SCOPE	CLIENT
47	Divine Chs at andheri Chakala	195905	Liaison	Calvin Properties
48	Sital Thakkar	46612	Liaison	Sital Thakkar
49	Sindhi Society at Chembur	27556	Liaison	Niraj Kakad Construction
50	Pushpakunj at Bandra West		Liaison	Niraj Kakad Construction
51	Govind Kunj at Vileparle	15070	Liaison	Ashesh Bhai
52	Salman Khan Commercial at	120557	Liaison	
53	Bagle House at Bandra East	9149	Liaison	Sapphire Group & Company
54	Crescent Imperia at Kolkalyan	28306	Liaison	Crescent Group
55	Motiwalla House at Bandra	28406	Liaison	
56	Rishi Kapoor House at Pali Hill	82345	Liaison	Rishi Kapoor
57	Juhu Tara at Santacruz	26910	Liaison	Vishesh Nihalani
58	Kripa Majestik at Bandra West	27986	Liaison	Kripa Group
59	Vijay Raj Estates at Bandra	25134	Liaison	Raunak Group
60	Dan Kutir at Bandra West	19913	Liaison	Niraj Kakad Construction
61	J.B Nagar at andheri east	24219	Liaison	Sai Developers
62	Fabricon - Service Industry at	29063	Liaison	Sai Everest Builders &
63	Garden View at Ghatkoper	143473	Liaison	Sai Everest Builders &
64	Mira Bhayndar at Navghar		Liaison	Amal Group
65	ASHIRWAD BUNGLOW at Carter	40939	Liaison	SHASHI KIRAN
66	PUSHPA VATIKA at Bandra West		Liaison	Anish Shah
67	Adamas Plaza at Kalina	94185	Liaison	M/s. Rosy Blue (India) Pvt. Ltd.
68	Arena Space at Jogeshwari East	315385	Liaison	Arena Enterprises
69	Asian Paints at Kalina	409032	Liaison	M/s. Asian Paints Ltd



ORCHID SCHOOL | MASJID BUNDER | CVOD  
STATUS: COMPLETED

BNSA + SC

# CYCORP IYMSCL PROJECT LIST

SR. NO	DESCRIPTION	APPROX AREA IN SQ.FT.	SCOPE	CLIENT
70	Nav Kiran CHS at Santacruz West	98115	Liaison	
71	Indradhanus CHS at Santacruz West	77178	Liaison	
72	Bombay Adda at Santacruz		Liaison	M/s. Ramee Hotels Pvt. Ltd.
73	Chandak House at Juhu	65467	Liaison	
74	Samarpan CHS at Jogeshwari East	89449	Liaison	
75	D.D.N. Architect at Andheri	145992	Liaison	
76	Devchhya C.H.S.L at Juhu		Liaison	
77	Ekta Eros at Khar West	50397	Liaison	
78	Ekta Trinity at Santacruz West	184452	Liaison	
79	Ekta Verve at Khar West	11449	Liaison	
80	Trimurti CHS at Santacruz West	132935	Liaison	Evershine Builders
81	Hotel New Castle at Bandra West		Liaison	
82	Meenakshi CHS at Kalina	70095	Liaison	Kumar Builders
83	Kamal Galani at Khar West	72818	Liaison	Beam Developers
84	Bandra Shelter at Bandra West	33239	Liaison	
85	Kotak Bank Kalina at Kalina		Liaison	
86	Crescent Ladhani at Marol	89449	Liaison	
87	Link Komal CHS at Santacruz West	178715	Liaison	KTG Developers
88	Madhuvasant CHS at Vileparle	38750	Liaison	
89	Sai Darshan at Khar West	57049	Liaison	Mayfair
90	Gehna Jewellers at Bandra West	32809	Liaison	M/s Gehna Edifices
91	Patel CHS at Khar West	31216	Liaison	
92	Pebbles Infra Juhu	26910	Liaison	
93	Sahas CHS at Vileparle	22604	Liaison	
94	Rammy Hotel at Khar	86123	Liaison	
95	Excel Studio at Khar	96015	Liaison	EXCEL entertainment
96	Saideep CHS at Vileparle		Liaison	

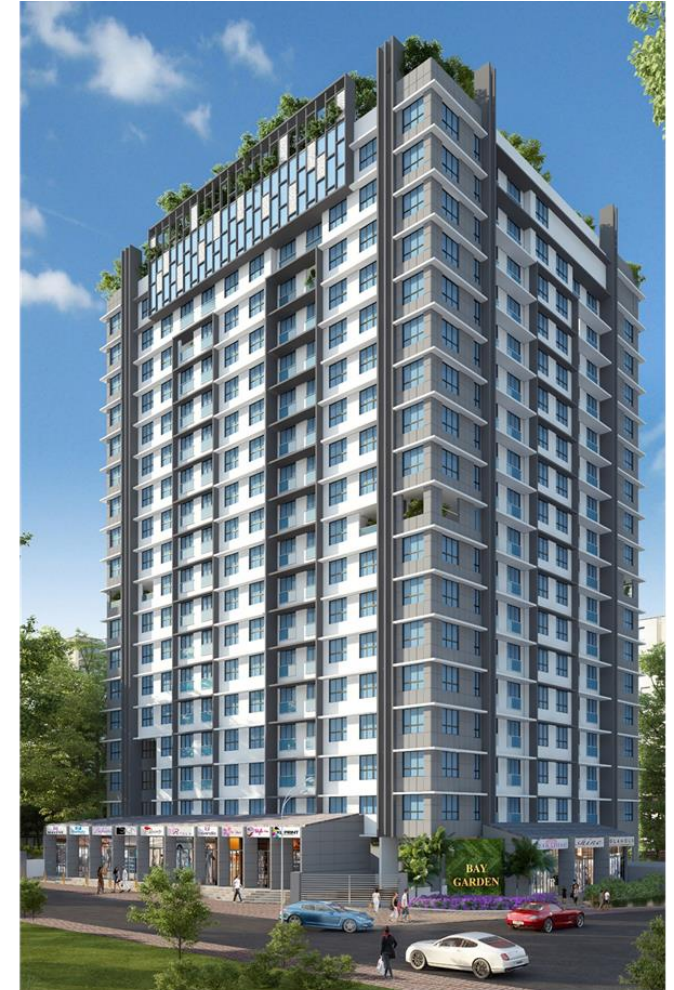


BEACON ROSE | FORT  
STATUS: PROPOSED

BNSA + SC

# CYCORP I YMSCL PROJECT LIST

Sr. No	Description	Approx area in sq.Ft.	Scope	Client
97	Ramyajivan bunglow at andheri		Liaison	
98	Sndt college (juhu)	107209	Liaison	
99	Sumit shah house at khar west		Liaison	
100	Supreme universal at khar west	129168	Liaison	
101	Surbala CHS at bandra west		Liaison	
102	THE SOCIETY OF THE HOME FOR THE AGED at andheri	196443	Liaison	
103	Tiara tower CHS at santacruz west	47374	Liaison	
104	WILLADEL SOCIETY at bandra west	19375	Liaison	Prakash abodes llp
105	Kahtri classic at bandra west	36511	Liaison	
106	Zaveri kunj CHS at khar west	32809	Liaison	
107	Amal vishal sonchatra at juhu		Liaison	
108	New laxmi CHS at bandra west		Liaison	
109	CRESCENT rudra at kandivali	14759	Liaison	
110	Grand edifice at kandivali east	89783	Liaison	
111	CRESCENT sheltar	190415	Liaison	
112	Forefront		Liaison	M/s golden land
113	Siraj basheer	11840	Liaison	
114	PG group (mulund) (W).Bld -1		Liaison	
115	PG group (mulund) (W).Bld -2		Liaison	
116	HK pujara	183365	Liaison	
117	Tricity group chembur		Liaison	
118	Crescent solitaire	205356	Liaison	
119	Link square mall at bandra		Liaison	
120	Dwarka mai CHS limited	21528	Liaison	Kripa
121	Golden rays society	31754	Liaison	Vinayak builders & developers
122	Westbay at bandra talav	172224	Liaison	Transcon
123	Crescent landmark at marol	66360	Liaison	
124	Redevelopment of rita villa , andheri ( east )		Liaison	M/s dipti group
125	Development of plot at kurla chembur for TDR	Na	Liaison	M/s lallu bhai amichand
126	Redevelopment of plot bearing CTS 590, khar	Na	Liaison	Mahir saigara on behalf of inderji



BAY GARDENS | DOCKYARD | NDW  
STATUS: UNDER CONSTRUCTION

BNSA + SC



CELESTIA PARK | SHIVAJI PARK  
STATUS: UNDER CONSTRUCTION



BNS KALPANA | MATUNGA | TECHNO  
STATUS: UNDER CONSTRUCTION



BNS/ BELVEDERE | SION | JK ESTATES  
STATUS: UNDER CONSTRUCTION

BNSA + SC



VIVA | MUMBAI CENTRAL | LIVING STONE  
STATUS: UNDER CONSTRUCTION



BNSA + SC



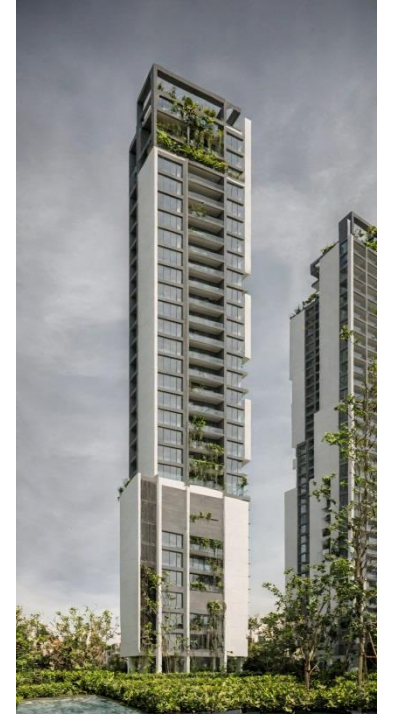
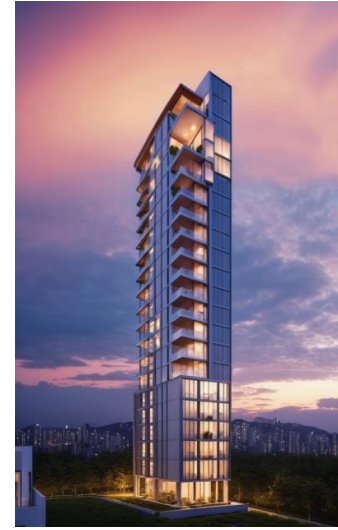


VILLAS | PAWNA  
STATUS: COMPLETED

BNSA + SC



# IN THE PIPELINE

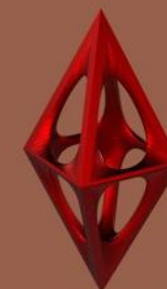




NA Designs | ©Wabi-Sabi Studio



# 01 | THE MELANGE HOUSE



A DESIGN AWARD & COMPETITION  
IRON WINNER  
2024

LOCATION	YEAR	SQFT
South Mumbai	2023	2300

The home is a joint-family residence spread over 2500 sq. m. and located in South Mumbai. THE RESIDENCE has been designed more on the lines of a "built-to-suit" style, owing to the more personal requests of all of the occupants and keeping in mind their individual and independent choices. The home comprises four bedrooms in all: three bedrooms for the father, two sons, and one bedroom for the grandson; a kitchen area; service areas for staff; and the home enjoys the privilege of having a dedicated arrival lobby that doubles up as a foyer to the main home. A dedicated niche adjacent to the dining area has also been carved out in between the common walls of bedroom 02 and the living room, keeping in mind the religious sentiments and beliefs of the family.







# 04 | THE VERSOVA HOUSE

LOCATION  
Versova

YEAR  
2021

SQFT  
2200

Every inch of this home speaks of personalized luxury. From custom-built furniture to unique art pieces, every detail is a reflection of the owner's taste and personality. This level of customization ensures that the home is not just a living space but a personal sanctuary, where luxury and comfort go hand in hand.

In this home, marble and veneer come together in a dance of elegance and sophistication. It's a space where eclectic charm reigns, and luxury is found in every detail. A true masterpiece of interior design, it stands as a testament to what is possible when creativity and craftsmanship come together in perfect harmony.



# OUR STUDIO







# IKKO ART GALLERY



Derived from Punjabi word ek meaning Only One. IKKO stands as an artist's vision from a designer's perspective, setting the stage for exhibits curated by experts, designers, and architects from across the country.

At IKKO, art transcends traditional boundaries and finds expression in various forms, unrestricted by the confinements of walls. Our space fosters an environment of artistic learning and unlearning, breaking through stereotypical barriers of style and taste. IKKO invites you to immerse yourself in the experience of art, to become 'one' with its profound essence.

**Jasleen Changani** Co-Founder and Architect The proprietor and creative head Of the company Studio C. with more than 23 years of experience. Bringing a soulful respite to the dry landscape of the current mainstream residential architecture is what she strives for in each project.



**Narinder Kaur Gillotra** Co-Founder and Artist Fuelled with passion for art she pursued a Bachelors in Fine Arts from Ludhiana, further honing her skills with a Master's in Fine Arts from Banasthali Vidyapith, Rajasthan.

## ART CONSULTATION

At Ikko, we're masters of curation, shaping modern and distinctive spaces. With an astute appreciation for the exceptional, we carefully select artworks that go beyond the ordinary, infusing spaces with creativity and originality.

From striking installations to provocative sculptures, Ikko curates pieces that redefine contemporary expression, transforming each environment into a mesmerizing masterpiece. Get in touch with us for consultation for your space.







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