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AIDA Architects provide a distinct vocabulary in terms of Design conception, Construction methodologies and Architectural solutions.

Incorporating our core beliefs of creating the perfect balance between Creativity, Practicality and Sustainability, we use world-class methodologies in the conceptualization, implementation and maintenance of properties.



Our development process is unmatched in expertise and unparalleled in execution quality.

Our Architectural practice is based on the foundations of Sustainable Development and Bespoke Architecture. These foundations are topped by the structural elements of function,.



surroundings, ambience, style and landscapes

From earthy tones to curvy shapes, multifunctional spaces to biophilic designs and nature interposed interior spaces; our ideas are always timeless

# ABOUT US...



We at **AIDA Architects** combine the technology and innovation of developers with our timeliness in procuring necessary approvals from different authorities.

**AIDA Architects** has excellent tie ups with almost all the government authorities that grants necessary approvals to real estate projects, from, **BMC, SRA, MHADA, CIDCO, NAINA, NMMC, PMC, MMRDA, MSRDC** and surrounding **MMR** region.

**Ar. Tabrez Mustafa & Ar. Sajid Z. Rizvi**, Founder of **AIDA Architects**, is a qualified B. Arch has worked for over one decade years, in various capacities, with the Municipal Corporation of Mumbai & Navi Mumbai. Since its inception, has used his rich experience to decipher & simplify the approval processes for many clients.

They has a dedicated team of experts, who strive to optimize the approval process & timelines, thereby minimizing project cost over – runs.

**AIDA Architects** was established in 2018 to deliver best Architectural and Liaisoning Services. It is a young, dynamic, innovative and fast growing architectural practice based in Mumbai, Navi Mumbai and MMR region.

We have experience of working on Residential Tower, Commercial buildings, Hotels, Hospitals, Educational, Industrial Sheds, Townships, Plotting, Private Houses and Bungalow schemes and Interior Design, spread across Mumbai, Thane, Navi Mumbai, Mumbai Metropolitan Region surrounding areas.



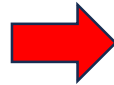


# Our Work **Process...**

## CONSULTATION AND PLANNING

We begin by understanding our clients' requirements and vision ensuring alignment with their goals

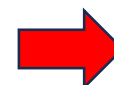
**01**



## DESIGN AND DEVELOPMENT

Our team of architects and designers conceptualizes innovative and practical designs to meet clients' needs.

**02**



## MUNICIPAL APPROVALS PROCUREMENT

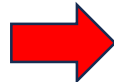
Leveraging our extensive network and experience, we navigate the approval process efficiently and effectively

**03**

## EXECUTION AND PROJECT MANAGEMENT

From ground breaking to completion, we oversee every phase meticulously, ensuring quality and timely delivery.

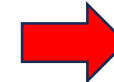
**04**



## CLIENT ENGAGEMENT

We maintain transparent communication throughout, keeping clients informed and involved in decision making

**05**



## POST-COMPLETION SUPPORT

We are dedicated not only to completing projects, but also to providing continuous support and maintenance services to our client.

**06**

# Our Team...

## Meet Our Expert Team

At **AIDA Architects**, our team is our greatest asset. Comprised of talented and dedicated professionals, we bring a wealth of experience and expertise to every project we undertake. Our Commitment to excellence and innovation drives us to deliver exceptional architectural and Liaisoning services.

- **Ar. SAJID Z. RIZVI ( Founder & Director)**
- **Ar. TABREZ MUSTAFA (Partner & Director)**

**Bachelor of Architecture (B.Arch) *from Mumbai University***

Founder & Partner, with an overall experience of more than 11 years & being associated with various Architects and Developers in Mumbai, Thane & Navi Mumbai.

- We expertise in handling approvals of various types of Municipal approval Proposals at all Building Proposal Department BMC,TMC, CIDCO, NMMC,NAINA,PMC, MMRDA, MSRDC & MMR Region
- From humble beginnings, He has risen to great heights of leadership. From managing a small team at the beginning of his career, he has managed to take huge strides in leading teams consisting of professionals from different walks of life. Over the years he has focused on delivering the best in terms of quality with purpose.

# Our Associates and Liaison Team...

- **Mr AMIT BHUJADE (Associates Architectural Liaisoners BMC,NMMC,PMC)**
- **Mr. MILIND V. GAIKWAD (Associates Architectural Designer-Mumbai, Navi-Mumbai)**
- **Ms. KOMAL.B.(Associates Design Architect -Mumbai)**
- **Mr. AMEER HASAN (Associates Design Architect- Mumbai)**
- **Mr. SUHEL SHAIKH (Associates Architect-Mumbai)**
- **Mr. PRATIK ( Liaisoners TMC, MSRDC)**
- **Mr. ROSHAN ( Liaisoners MIDC)**
- **Mr. MANGESH ( Liaisoners CIDCO, NAINA, NMMC)**
- **Mr. NIKHIL ( Approval Compliance and Assessment )**
- **Mr. RAJESH (Land NOC Approvals)**
- **Mr. KABIR SAYYED (Structural Auditor)**
- **Mr. FATIMA SAYYED (Accounting Head)**
- **ADVOCATE ZAIGAM RIZVI (Legal Consultants)**
- **Mr. WAJID HUSAIN (Marketing )**

# Our Services...

Schedule a consultation to bring your architectural vision to life with our expert design & Liaison Team



## **1. *Architectural Design Consultancy and PMC:***

Transform your vision into reality with our expert architectural design services. We blend creativity with functionality to create stunning, sustainable spaces that meet your unique needs. Trust us to bring your dream project to life with innovative design solutions

## **2. *Liaisoning Consultancy and PMC for redevelopment project as per DCRP 2034:***

Navigate complex regulatory landscapes with ease through our liaisoning consultancy. We ensure seamless communication and compliance with local authorities, simplifying the approval processes for your projects. Rely on our expertise to manage all statutory requirements efficiently

## **3. *RERA Compliance Consultancy***

Ensure your real estate projects meet all legal requirements with our RERA registration and compliance consultancy. We provide comprehensive support to secure timely registrations and maintain ongoing compliance, protecting your investments and enhancing transparency.

## **4. *Interior Consultancy***

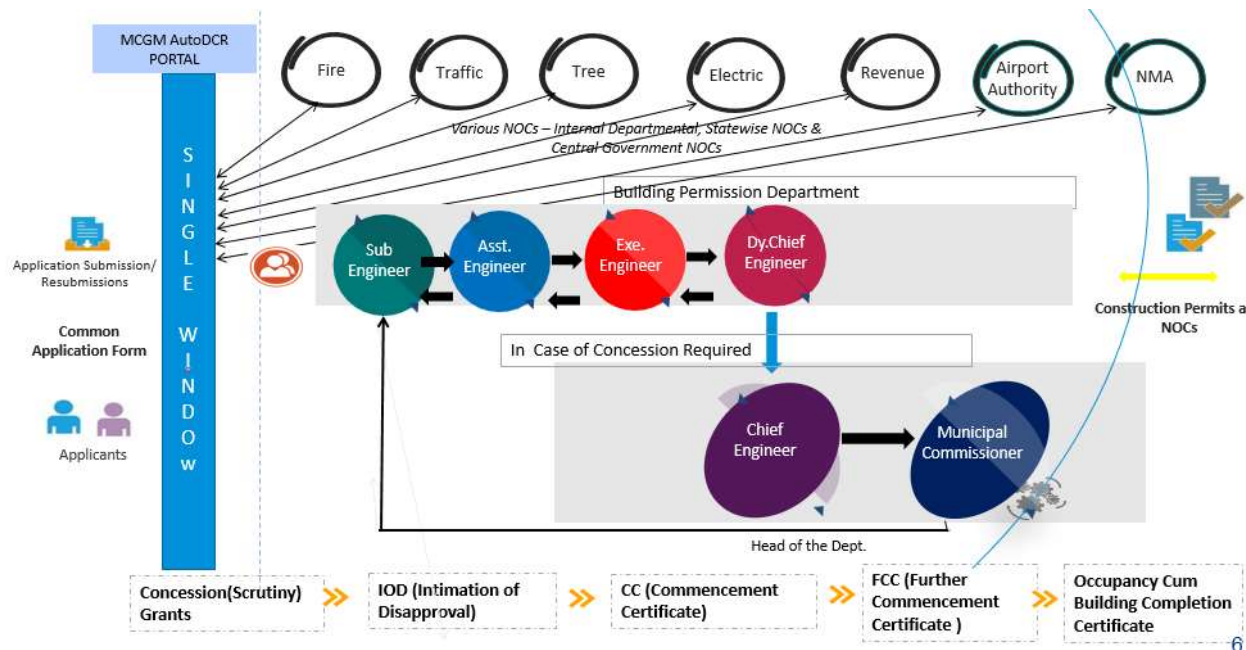
Elevate your interior spaces with our bespoke interior consultancy services. Our team of experts crafts aesthetically pleasing and functional designs tailored to your style and preferences. Create inspiring, personalized environments that reflect your unique identity



# Building Approval's & NOC's

Streamline your building approval process with our comprehensive consultancy services. We manage all the necessary steps, from application to compliance, ensuring your project meets all regulatory standards

- **Residential, Commercial, Industrial, Ware House Municipal Approval from Authority**
- **CFO NOC**
- **Tree NOC**
- **Plan Alteration and Re- Approval**
- **Traffic NOC**



- **DP Remark / Zone Certificate**
- **Sewerage NOC, SWD Remarks, H.E Remark**
- **Road Line Remark/ Road Curvature Remark**
- **Demarcation plan**
- **ULC NOC**
- **CRZ NOC**
- **HRC NOC**
- **Old building OC**
- **Building Completion plan**



# Building Approval's & NOC's

We offer following services from application to compliance, ensuring your project meets all regulatory standards smoothly.

- **Compliance NOC and Remarks for Building Proposal**
- External & Internal layout roads/Street Lights/Set back/ D.P. Road.
- External & Internal sewerage /STP/ Septic Tank in case of absence of sewer line in the vicinity.
- Temporary Structure and Labor camp approval, Parking layout and maneuverability.
- SWD, Internal Water work remark, Drainage, RWH, Nallah Remarks, PCO, RL remark
- Compliance of IOD, CC and OC.
- Clearance from Railway, MCZMA, Ward office/ Estate in case of Estate properties.
- Clearance Commissioner of Police.
- Clearance from Department of Industry
- Mhada Board, MMRDA, Metro/ Mono Railway, PWD in case of access from Highway.
- Layout, Subdivision, amalgamation completion.
- Handing over of Reservations, Amenity and area under DP road.
- Compliance as per EOD.
- Commercial Interior Fitouts approval from Building Proposal Department

# Approval's & NOC's from BMC Ward level

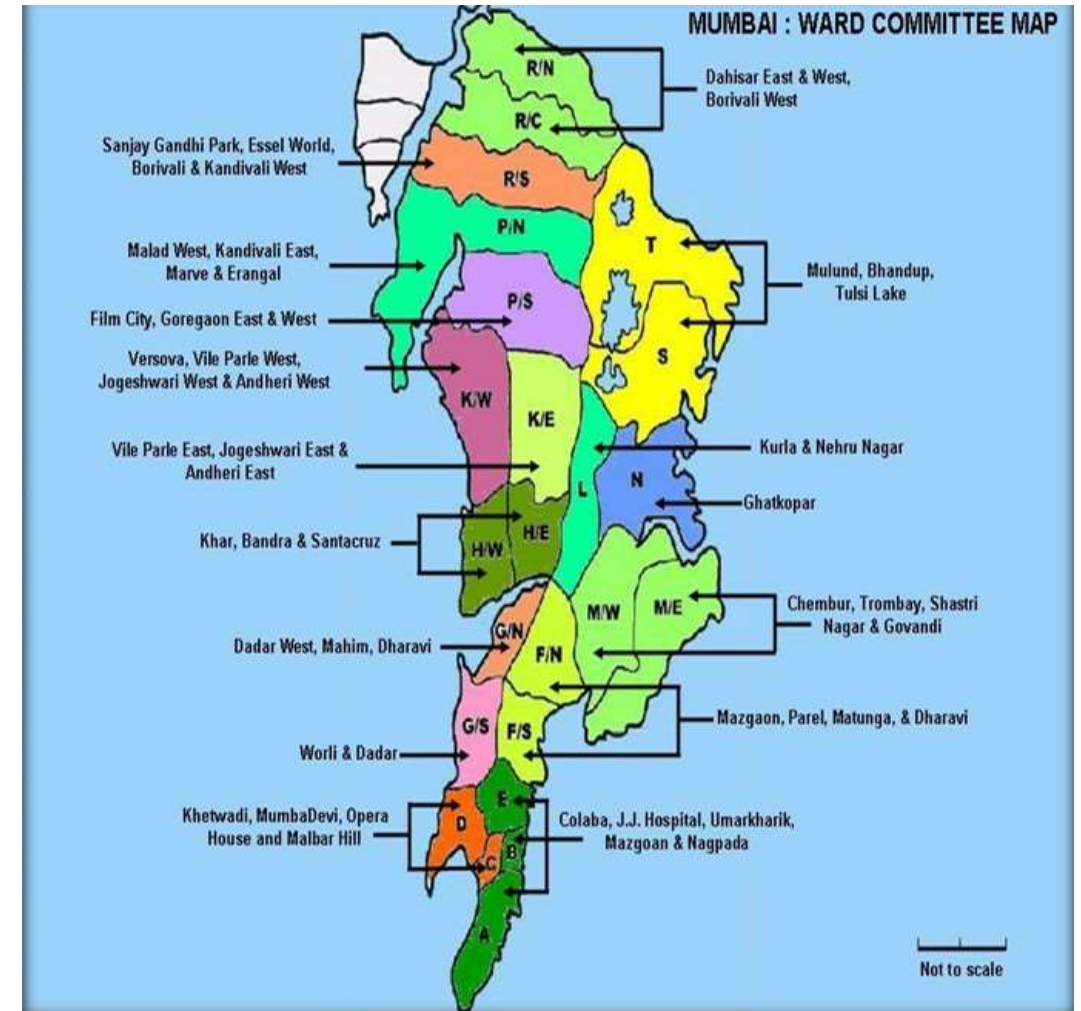
We offer following services from application to compliance, ensuring your project meets all regulatory standards smoothly.

- **Compliance NOC and Remarks from ward level**
- NOC from Building Factory,
- NOC from Heath Department
- NOC for Interior fit out for commercial space.
- NOC from Labour welfare association.
- Factory closing NOC.
- Tax Assessment NOC
- NOC to avail FSI of Setback
- No Compensation paid for Setback from Ward
- Road Remark.
- Completion Certificate for Constructed Setback
- HE & Water Works Remarks
- Carraige NOC
- Street Connection NOC
- Borewell NOC, Vermiculture NOC

# Land Noc's & Approvals

Efficiently obtain land NOCs and approvals with our professional assistance. We navigate complex regular Efficiently obtain land NOCs and approvals with our professional assistance. We navigate complex regulations to ensure smooth and timely project progression to ensure smooth and timely project progression

- Collector's NOC
- NA Approval, Sanad Approval
- Tehsildar/Sub-Tehsildar NOC
- District Collectorate NOC
- CLU - Conversion of Land Usage
- Layout Approval, Zoning Approval
- Updation of 7/12 from Talati Office
- Updation of PR Card
- Updation in Ferfar, 8A
- Amendment in Gutbook Nakasha
- Procurement of TILR Plan, Village Map, Zone Certificate
- Procurement of NA order



# Operational Clearance & Approvals

- **MOEF( Enviroimental Clearance)**

Secure your Ministry of Environment, Forest and Climate Change (MOEF) NOC with our expert consultancy. We ensure compliance with environmental regulations, facilitating smooth and timely approvals..

- **CTE - Consent to Establish**

Secure your Ministry of Environment, Forest and Climate Change (MOEF) NOC with our expert consultancy. We ensure compliance with environmental regulations, facilitating smooth and timely approvals..

- **CTE - Consent to Operate**

Simplify the process of obtaining Consent to Operate (CTO) with our dedicated services. We help you meet all necessary conditions, ensuring your operations comply with legal standards.



- **CGWA NOC**

Get your Central Ground Water Authority (CGWA) NOC without hassle. Our team manages the application process, ensuring compliance with groundwater usage regulations

- **Building Tax Assessment**

Ensure accurate Building Tax Assessment with our expert guidance. We assist you in meeting all tax obligations, ensuring compliance and avoiding any legal issues.

- **PWD Lift License**

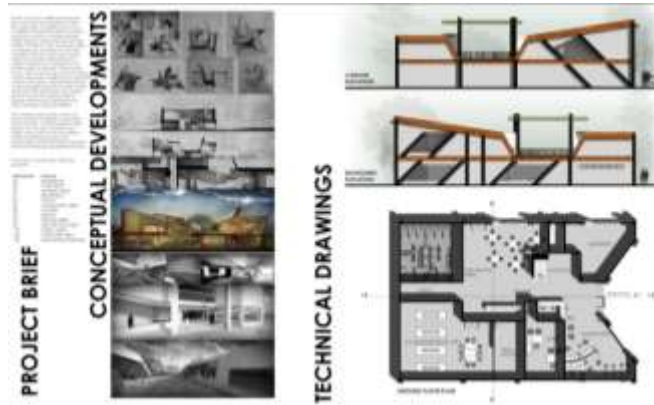
Get your Public Works Department (PWD) Lift License without hassle. Our team manages the application process, ensuring compliance with all safety and regulatory standards



# Projects Approach Methodology

## ➤ Design

- Research sourcing relevant information /carrying out case studies as required by the project.
- Design development-receiving concept design framework and developing it into detail design as per program requirements.
- Preparation of sketch design drawings and sketch up models



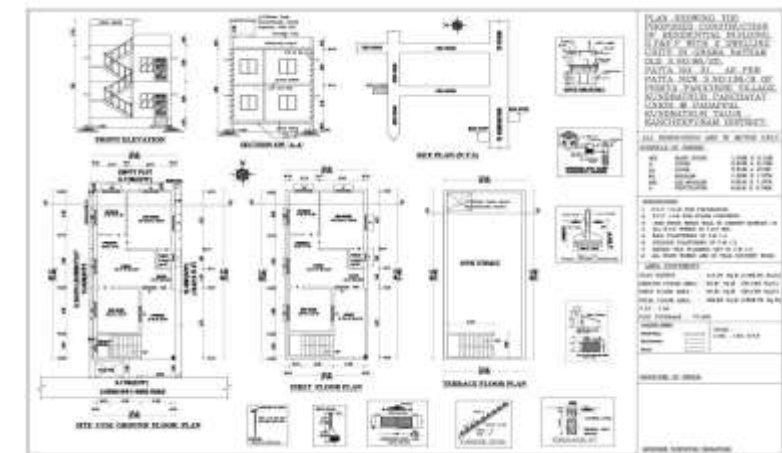
## ➤ Presentation..

- Research-sourcing relevant information /carrying out case studies as required by the project.
- Design development-receiving concept design framework and developing it into detail design as per program requirements.
- Preparation of sketch design drawings and sketch up models



## ➤ Municipal Drawing..

- Preparing Municipal Drawings for municipal approval submission.
- Preparing plan for pre DCR software.
- Follow up with officials for approval process.
- Site visits and inspection of work.
- Industrial to Residential Conversion of Land, Layout and Subdivision.
- Working for CFO, EETC (Traffic), Tree (Garden), Civil Aviation, Railway NOCs.
- Assisting consultants for High Rise , MOEF, Public Parking approvals
- Preparing drawing and presentations for MOEF, CFO, TRAFFIC & various NOC's



# Projects Approach Methodology

## ➤ Liaisoning..

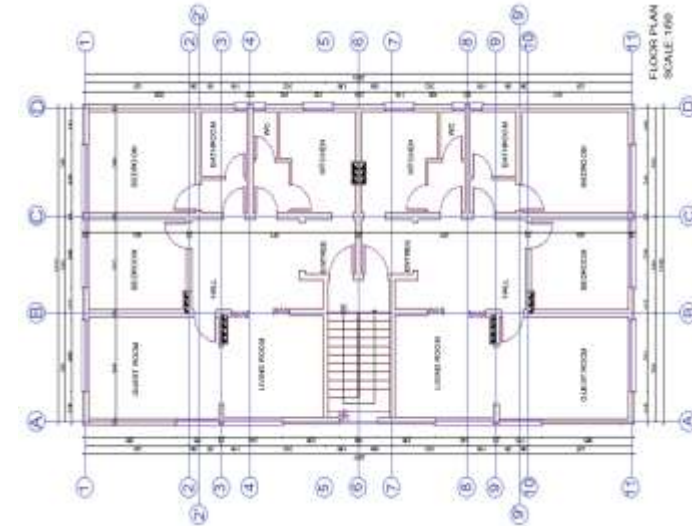
- Obtaining necessary approvals from statutory authorities like **BMC, TMC, CIDCO, NAINA, NMMC, PMC, U.D. MCGM, MHADA, Collector, MMRDA** and surrounding **MMR region**.
- Preparing submission report & Co-ordinating with various Government authorities and Consultants for approval of drawing at various stages liaison coordination.

## ➤ Working Drawing..

- Preparation of working drawing in coordination with **RCC / MEP / Landscape / Designing / Liaisoning** as per **BMC, CIDCO, PMC, TMC** approval plan by incorporating inputs from various consultants as necessary.

## ➤ Site Execution and project management

- Monitoring site execution during construction and checking progress of work as per sanctioned plan to avoid violation.



## ➤ Occupation Certificate

- Obtaining OC for the completed building from Building proposal Department by submitting all the compliance requirement for OC.

## ➤ Post-Completion Support

- We are dedicated not only to completing projects, but also to providing continuous support and maintenance services to our clients.

# Cliental List...



## List of other clients

1. Bakul Aromatic & Chemicals pvt Ltd
2. Pushpaj Investment Company
3. Bakul Finechem & Research Centre
4. PHM growth Pvt Ltd
5. Onward technology Pvt ltd
6. Little Silver software India pvt ltd
7. Safa Builders and Developers
8. SSS Realty
9. Unisson Network Media ltd
10. Ananya Warehousing Pvt. Ltd
11. Pramey Realty & Infra Pvt. Ltd
12. Antonov Warehousing Parks Pvt. Ltd
13. Ambience Developers



# Our Ongoing And Proposed Work in Mumbai, Navi Mumbai



**Proposed Residential Building at Malad**



**Proposed Residential Building at Chappel Road Bandra(W).**



**Proposed Residential Building at Malad**



**Proposed Residential Building at Santacruz**



**High Rise 35 floor Residential Tower at Kandivali (OC Received)**



# **Our Ongoing and Proposed Work in Navi Mumbai**



**55 floor High rise Tower 2A 2B  
at Kharghar for Adhiraj  
Group( OC received)**



**Proposed Residential Building at Kharghar for  
Adhiraj Group**

# Our Ongoing and completed Project at Pushpak Node Panvel (CIDCO)





# Our Ongoing and completed Project at Pushpak Node Panvel (CIDCO)



**Proposed Residential Building at Mulund**



# Our Ongoing Project in Thane(TMC), Bhiwandi(MMRDA)



**4. Warehouse Project at Village Pimpalner- Taluka Bhiwandi of BUA FSI area 9.0 Lakh sq ft**

**5. Development of Residential Cum Commercial Building at village Purna, Tal Bhiwandi of BUA FSI area 27000 sq ft .**

**6. Warehouse Project at Village Bhinar- Taluka Bhiwandi of BUA FSI area 7.00 Lakh sq ft.**



# **Our Ongoing Project in Thane(TMC), Bhiwandi(MMRDA)**





# Bungalow Projects



**Bungalow at Panvel**



**Bungalow at Khopoli**



**Bungalow at Prayagraj**



**Bungalow at Prayagraj**



**Bungalow at Taloja-Kharghar**



# Institutional Projects



# Our Interior Projects



**Chocolate Boutique (Sion)**



**Residential flat (Hiranandani, Thane)**



**Residential flat (Hiranandani, Thane)**





# Our Interior Projects





# Miscellaneous Project in Mumbai..

## ➤ Additional alteration Projects :

- a. **Bakul Finchem Research Centre Pvt Ltd at Worli.**
- b. **PHM Pvt Ltd at Worli**
- c. **Puspaj Inverstment Company at Worli**
- d. **Bakul Aeromatic Chemical Pvt Ltd at Worli**

## ➤ RERA Consultancy Project:

- a. **Mahindra Vista Phase 2 at Kandivali**
- b. **Mahindra Rainforest Phase 1 at Bhandup**
- c. **Mahindra Rainforest Phase 2 at Bhandup**

# **Feasibility report for Society Redevelopment**

## **➤ IN CITY**

- i) Gulshan Mahal at Lady Jamshed Road Mahim (W)**
- ii) Gitanji CHS at Lady Jamshed Road Mahim (W)**
- iii) Jeshtaram Baug B & D at Dadar TT circle Dadar (E)**
- iv) Zam Zam Tower CHS Mazgaon Byculla**

## **➤ IN WESTERN SUBURB**

- i) Kamla Sadan at D'Monte Street Bandra (W)**
- ii) Chaughle Height at Chappel Road Bandra (W)**
- iii) Bunglow 26 at Bazar Road Bandra (W)**
- iv) Society Redevelopment at Hasnabad lane Khar (W)**
- v) Dream land apartment at Pali Hill Road Bandra (W)**
- vi) Grace Plaza Commercial CHS at S V road Jogheswar (W)**
- vii) Gulistan CHS at Western Express Highway Malad (E)**
- viii) Govind CHS at Andheri ( E)**
- ix) Anand CHS at Cross Road Andheri (E )**