



WHITE SQUARE ARCHITECT

Architecture, Municipal Approval, Liasoning & Interior...



White Square Architect.....

ABOUT US...

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

White Square Architect has excellent tie ups with almost all the government authorities that grants necessary approvals to real estate projects, from, **TMC, CIDCO, NAINA, NMMC, PMC, U.D. MCGM, MHADA , Collector, MMRDA and surrounding MMR region.**

Mr. Tabrez Mustafa , Founder of **White Square Architect** , is a qualified B. Arch has worked for over 10 years, in various capacities, with the Municipal Corporation of MCGM, TMC, Navi Mumbai . Since its inception, has used his rich experience to decipher & simplify the approval processes for many clients. He has a dedicated team of experts, who strive to optimize the approval process & timelines, thereby minimizing project cost over – runs.

White Square Architect was established in 2018 to deliver best Architectural and Liasoning Services. It is a young, dynamic, innovative and fast growing architectural practice based in Mumbai, TMC, 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, spread across Mumbai, Thane, Navi Mumbai, Mumbai Metropolitan Region surrounding areas.



What We Do ...

We provide Assessment of Development Potential of Projects, Optimizing FSI Utilization for Developments, Coordination with consultant for Regulatory Compliance, Preparing of Drawing for Regulatory Approvals,

A. Consultation

1. Architectural Design Consultancy
2. Liaisoning Consultancy
3. RERA Registration & Compliance Consultancy
4. Interior Consultancy

B. Land Noc's & Approvals

1. Collector's NOC
2. NA approval
3. Sanad approval
4. Tehsildar/Sub-Tehsildar NOC
5. District Collectrate NOC
6. CLU – Conversion of Land Usage
7. Layout Approval
8. Zoning Approval
9. Building Approval
10. Plan alteration re-approval
11. Warehouse NOC

D. Government NOC's.

1. DP Remark/ Zone Certificate
2. CFO NOC
3. Traffic NOC
4. Aviation NOC
5. Tree NOC
6. Sewerage NOC
7. SWD Remark
8. RL Remark
9. Demarcation Plan
10. H.E Remark
11. CRZ NOC.
12. HRC NOC
13. ULC NOC

D. Revenue approval

1. Updation of 7/12 from Talati office
2. Updation of PR card
3. Updation in Ferfar, 8A
4. Amendment of Gutbook Nakasha

5. Procurement of TILR Plan, Village Map, Zone Certificate
6. Procurement of NA order.

C. Operational Clearance & Approvals

1. MOEF NOC.
2. CTE- Consent to Establish
3. CTO- Consent to Operate
4. CGWA NOC
5. Building Completion Plan
6. Occupation Clearance
7. Municipal Approval
8. Building Tax Assessment
9. Water & Sewerage Connection
10. Electricity Connection
11. Street light & Waste Disposal
12. PWD lift license



OUR TEAM ...

Mr. TABREZ MUSTAFA (FOUNDER)

ACADEMIC QUALIFICATION

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

PG Diploma in Valuation architect From Pune.

- Founder & Partner, with an overall experience of more than 9 years & being associated with various Architects and Developers in Mumbai, Thane & Navi Mumbai.
- Mr. Tabrez has his expertise in handling approvals of various types of Municipal approval Proposals at all Building Proposal Department BMC, TMC, CIDCO, NMMC, NAINA, PMC, MMRDA & 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
- He is an Architect and offering Multi-functional experience of over 9 years in the areas of Municipal drawings, Bye laws, Working drawings, Presentations, Co-ordination with various consultants and Municipal Authorities on large scale Landmark projects.



OUR TEAM ...

Mr. SHARIK ALI SAYED (ARCHITECT)- INTERIOR DESIGNER

ACADEMIC QUALIFICATION

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

- He has completed his graduation and since then has been associated with various Architects and Developers in Mumbai & Delhi-NCR.
- He is an Architect and working on multi-functional spaces for 5 years in the areas of Designing, Interiors, Bye Laws, Working drawings, Presentations, Co-ordination with various consultants and Municipal Authorities on large scale Landmark projects.

Mr. MILIND V. GAIKWAD (ARCHITECTURAL DESIGNER)

- He has completed his graduation and since then has been worked with various Architects & Developers in Mumbai ,Navi Mumbai and surrounding area.
- He is an Architectural & Interior Designer offering Multi-functional work with experience of over 15 years in the areas of Designing, Interiors, Municipal drawings, Bye laws, Working drawings, Presentations, Co-ordination with various consultants on large scale Landmark projects with 15 year of experience in Architectural field.



OUR TEAM ...

Ms. KOMAL BAGAYATKAR(DESIGN ARCHITECT)

ACADEMIC QUALIFICATION

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

- She completed his graduation and since then has been associated with various Architects in Mumbai.
- She has joined the practice after 5 successful year of working with various Residential & Commercial Project.
- Offering Multi-functional work like Designing Residential & Commercial Space.
- She has very good skill in developing 3D view projection with well werse in software like Autocad, 3DS MAX, Google Sketch Up & Revit also having expert in 3D modelling, Animation and Visualization skill.

Mr. RAJESH PATIL (REVENUE HEAD)

ACADEMIC QUALIFICATION

Graduated from Mumbai University.

- Mr. Rajesh is Highly experienced and professional with over 20 year of expertise in the Revenue department.
- He manage revenue approval process ensuring accuracy and compliance with regulations.
- He has worked with renowed developer and address challenges in land dispute.
- He has very effective approach in problem solving regard land and revenue.

Mr. SAYYED KABRI (MEP)



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Mr. NIKHIL ANJERLEKAR (ASSESMENT + COMPLAINCE)

ACADEMIC QUALIFICATION

Graduated from Mumbai University.

- Mr. Nikhil is Highly experienced and professional with over 20 year of expertise in procurement of Ward Noc'c and Building proposal compliance.
- He is very aggressive and ensuring accuracy and compliance with regulations.
- He has very effective approach in problem solving in assement , Ward department and building proposal department.

OUR SUPPORT TEAM

We have a Team of Dedicated Staff for Liaison and Regulatory Approvals covering all the Building Proposal Departments in Mumbai as well a Independant Team for the MMR Region Including Approvals for Thane, MMR Region -Panvel, etc.

- **Mr. JAGDISH.....(Liaison TMC)**
- **Mr. MANGESH GAIKWAD...(Liasoner CIDCO, NMMC,NAINA)**
- **Mr. NAGESH MAHADIK.....(Liasoner MIDC)**
- **Mr. RAHUL JOGDAND.....(Legal+ Registration)**

PROJECT APPROCH METHOLOGY....

I. 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

II 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

III Municipal Drawing..

- Preparing Municipal Drawings and scrutinizing the same.
- 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



IV Liaisoning..

- Obtaining necessary approvals from statutory authorities like **TMC, CIDCO, NAINA, NMMC, PMC, U.D. MCGM, MHADA , Collector, MMRDA and surrounding MMR region.**

IV Working Drawing..

- Preparation of Working Drawings, incorporating inputs from various consultants as necessary

V Site Execution

- Site visits for documentation before and during design, and checking progress of work during execution.

VI Occupation Certificate

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



Providing Liaisoning Consultancy for Adhiraj Group...



40 Acre Residential Town Ship Project
3 Tower of 55 floor.
9 Tower of 47 floor



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Some of our Ongoing and completed Project...



Plot 276A
Varche Owale
Sector 1
Pushpak Node
OC Received



Plot 82
Varche Owale
Sector 1
Pushpak Node



Plot 311
Varche Owale
Sector 1
Pushpak Node
OC Received



Plot 203
Varche Owale
Sector 1
Pushpak Node



Plot 98
Varche Owale
Sector 1
Pushpak Node
OC Received

Plot 43
Varche Owale
Sector 1
Pushpak Node



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Some of our Ongoing and completed Project...



Satish Bhoir
Bunglow
Pendhar, Panvel
OC Received



Kunj Niwas Bunglow
Nagpur.
OC Received



Chetan Thakur
Bunglow ,
Blue Star
Costruction
Dhutum, Uran
OC Received



Ramdas Khutle
Bunglow
Vakadi , Panvel
OC Received



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Some of our Ongoing and completed Project...



Plot No. J91,
Sector 133,
Noida, UP
OC Received



Pardi, Gujarat



Shivam
Aggarwal
Residence,
Noida, UP
OC Received



SK-27, Sector-
112, Noida
OC Received



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Some of our Ongoing and completed Project...

1. Redevelopment of building "Anandi Height" at Mulund (W)



2. Proposed Redevelopment of Commercial building [AsalfaGhatkopar (Stilt+6 floor)]



3. Residential Tower Zinna at Kharghar.
OC Received



3. Proposed Redevelopment of Residential building at Andheri(w)



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THANK YOU...

