

27<sup>th</sup> October 2025

# *‘ Monte – Carlo West ‘*

*Luxury Residential*

*Mount Mary Road*

*Bandra | Mumbai*

*Snapshot of re-development proposal*



ARCH REALTY

LUXURY RESIDENTIAL : NEELAM APTS., MOUNT MARY, BANDRA

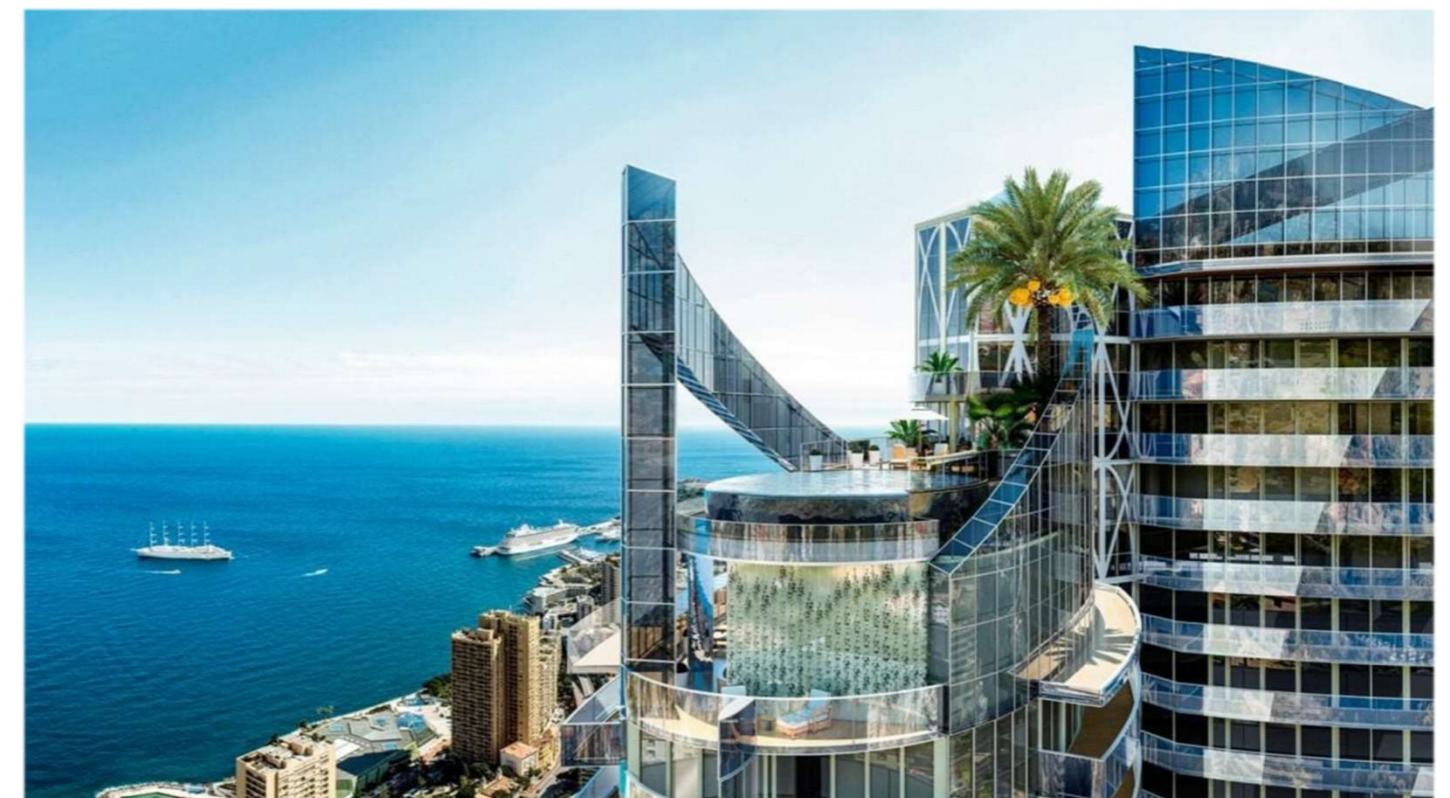
*Monte Carlo West*



# Vision & Concept

- *‘ Monte – Carlo West ‘*

- *Mount Mary road on lines of Monte Carlo in Monaco*
- *Sea front / altitude from Bandstand promenade*
- *One of its kind location*
- *Low density : On Mount Mary Road & towards ‘ Land End ‘*
- *At par with global real estate values*



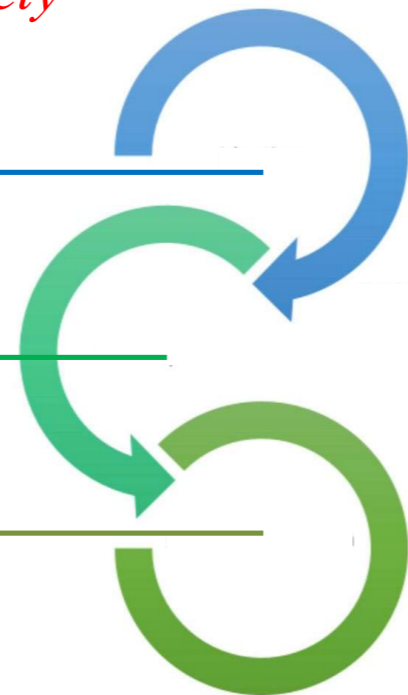
*Tour Odeon Sky Tower Penthouse, Monte – Carlo*

*Maximum Value Generation : Society*

*Location Exclusivity*

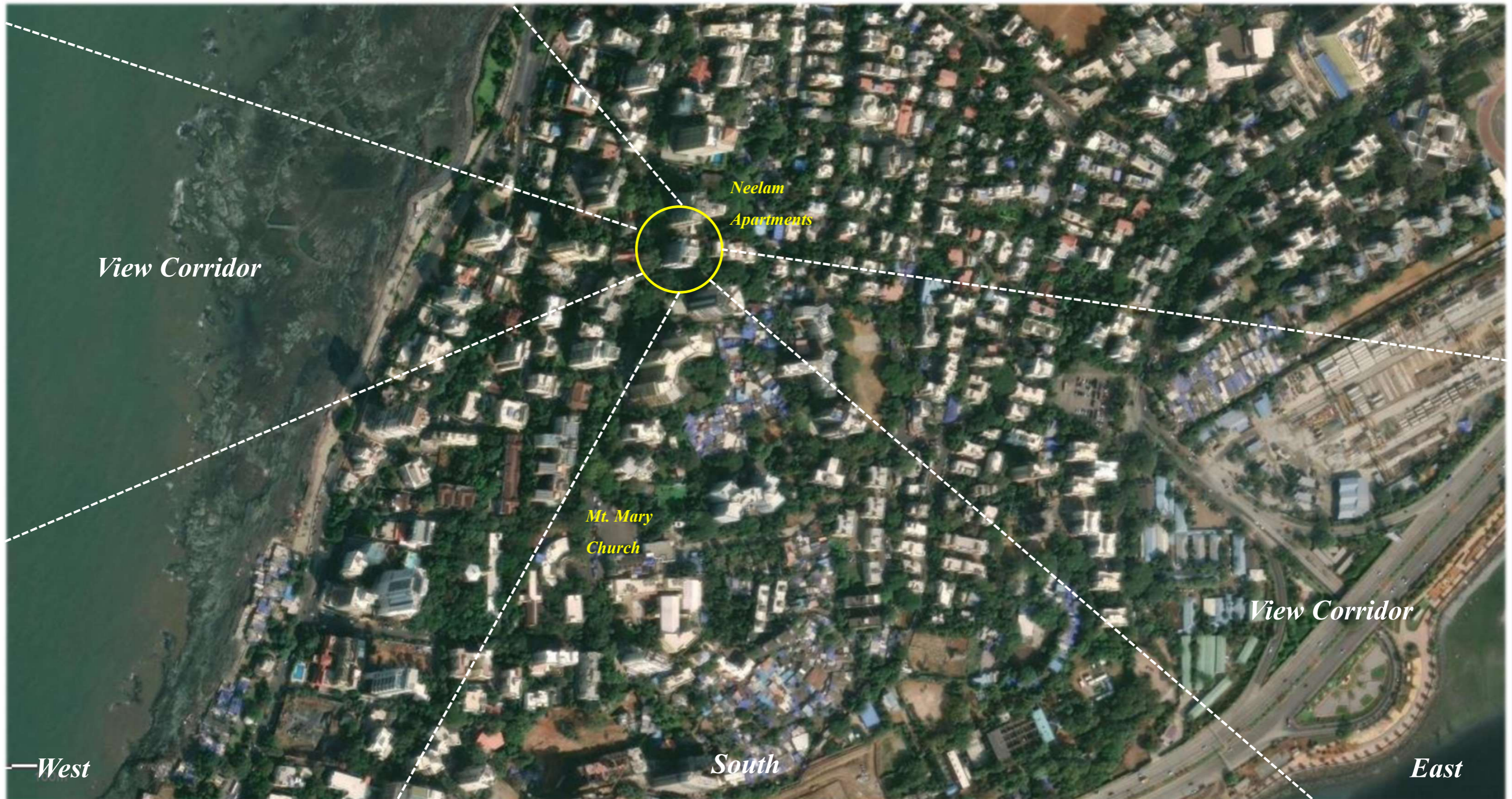
*Design & Concept*

*Real Estate Brand*



# Context & View Corridors

North



View Corridor

Neelam  
Apartments

Mt. Mary  
Church

View Corridor

West

South

East

*Note : Drone survey to be done for precise viewing angles*

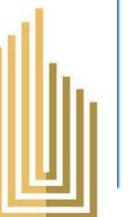


ARCH REALTY

LUXURY RESIDENTIAL : NEELAM APTS., MOUNT MARY, BANDRA

Monte Carlo West

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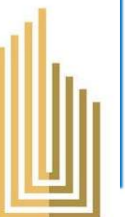


# Context & View Corridors



# Plot Details

NO.	DESCRIPTION	DETAILS	UNIT
1	LAND AREA OF C.T.S. NO. 810, 811 & 812 AS PER P.R. CARD	1,566.10	SQ. M.
2	LAND AREA AS PER ORIGINAL CONVEYANCE DOCUMENT	1,010.56	SQ. M.
3	LAND AREA AS PER DEEMED CONVEYANCE ORDER	1,566.10	SQ. M.
4	<b>GROSS PLOT AREA CONSIDERED FOR WORKING</b>	<b>1,566.10</b>	<b>SQ. M.</b>
5	LAND AREA AS PER PHYSICAL SURVEY UNDER DRAWING NO. RH/TS/1848/16-17 DATED 18.03.2017	1,131.29	SQ. M.
6	AREA UNDER ROAD SETBACK AS PER APPROVED PLAN	555.41	SQ. M.
7	BUILT UP AREA AS PER PRO-FORMA OF APPROVED PLAN (APPROVED PLAN & FULL C.C. AVAILABLE : O.C. NOT OBTAINED)	2,210.70	SQ. M.
8	DIVISION	BANDRA - B	-
9	ROAD WIDTH ABUTTING PLOT	PROPOSED 18.30 M WIDE MOUNT MARY ROAD TERTULLIAN ROAD	-



## Plot Details

10	EXISTING NOS. OF RESIDENTIAL FLATS AS PER SOCIETY RECORDS	38	NOS.
11	EXISTING NOS. OF RESIDENTIAL FLATS AS PER SURVEY (2BHK FLATS : 11 NOS. + 3 BHK FLATS : 11 NOS. + NON-TYP : 4 NOS.)	26	NOS.
12	DEVELOPMENT PLAN SHEET	W.S. - 02	-
13	DEVELOPMENT PLAN ZONE	RESIDENTIAL - (R)	-
14	COASTAL MANAGEMENT ZONE PLAN	E43 A 16/SW   MH-75	-
15	READY RECKONER ZONE	21 / 134	-
16	GOOGLE CO-ORDINATES	<a href="https://maps.app.goo.gl/nmYJhKMdVo1qA1fYA">https://maps.app.goo.gl/nmYJhKMdVo1qA1fYA</a>	-
17	BUILDING APPROVAL FILE NO.	CE/6758/BSII/AH dated 27/12/1982	-
18	CARPET AREA OF SOCIETY MEMBERS	21,350	SQ. FT.
19	<b>DEVELOPMENT SCHEME - 1 : REG. 30(A)(1) - TABLE (12) + REG. 33(20)(B) WITH F.S.I. OF 4.00 + 35% FUNGIBLE = 5.40</b>		
20	<b>DEVELOPMENT SCHEME - 2 : REG. 33(11) - PT.C.WITH F.S.I. OF 4.00 + 35% FUNGIBLE = 5.40</b>		



# *Proposal for re-development*

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- *High – end landmark luxury building is envisaged : ‘ Monte – Carlo West ‘*
- *100%(+) Of Additional MOFA Carpet Area to society*
- *Rent for Transit Accommodation & corpus for existing members*
- *Offer for enclosed garages & open terrace*
- *If interested Request for proposal (RFP) document would be shared*

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For any technical queries / clarifications contact :

**PROJECT ADVISOR :** M/s. Arch Realty

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*Thank you*



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