



ARCHITECTS  
PMC  
DESIGNERS

# VASTU SHILP

A-2, GROUND FLOOR, SHREE KRUPA BUILDING,  
NEAR JAIRAJ NAGAR, BORIVALI (W),  
MUMBAI - 400 091.  
TELE-FAX : 28337242  
EMAIL: [nirvas@vastushilp.com](mailto:nirvas@vastushilp.com)

VASTU SHILP is dedicated to provide its Clients the best of functionality and aesthetics for their projects.

We are a Partnership firm having a team of Creative, Intelligent & Well Qualified Professionals who believe in Designing well- balanced utilitarian spaces, artfully conceptualised to create both a sense of usability and an appreciation of Space for the user.

## Services Provided :

- Concept Design and Development.
- Development of Design into Final Approvable Design.
- Liaisoning Services.
- Integration of Structural and MEP aspects of the Design.
- Project Management Consultant (PMC) for Re-development Projects.
- Self Re-development PMC

## OUR TEAM:

- ❑ MR. SATYENDRA KALBAG  
Partner  
B.E. ( Civil ),  
Karnataka University.
- ❑ MR. VIKAS KALLIANPUR  
Partner  
Dip. Arch., School of Arch.,  
CEPT, Ahmedabad.

- ❑ Ms. VISHAKHA KALLIANPUR  
Partner  
B.Arch, Mumbai University,  
P.G. Dip. Env. Arch., Mumbai  
**Goldman Sachs 10K Women  
Entrepreneur**

Other Staff: 6 nos.

Vastu Shilp has completed 42 years. During the early years of Vastu Shilp, Mr. Kalbag was the sole and main driver behind the great success of the firm. In the initial years, Vastu Shilp did many Projects from Schools, Colleges, Industrial buildings to Residential buildings. From late 90's onwards it has been involved majorly in Re-development of Residential projects which was a new Concept then.

The ongoing and recently completed projects are Residential Re-developments, Self Re-development, Schools, Colleges & Industrial Warehouse and independent Residences. Vastu Shilp also offers Project Management Consultancy (PMC) services to Societies for Re-development. Another vertical we offer is as **Project Management Consultants for Self Re-development Projects** where we mentor the Societies. We guide and hand-hold them throughout the process. We have a complete team of Legal, Technical Consultants and Contractors with us, who make this happen.

Each of the Partner brings their strengths and talents to the firm.

Satyendra Kalbag is a Civil Engineer by profession. He was in BMC for few years. He wanted to started his own practice and therefore after leaving BMC, he started Vastu Shilp in 1984. He is a renowned expert, thoroughly versed in industry regulations and byelaws. With an unparalleled track record spanning over half a century, he brings unmatched expertise and strategic insight to the practice.

Vikas Kallianpur has more than 25 years of experience of working on Residential, Commercial and Institutional projects. He is GRIHA certified has also worked as a Design Consultant for the Bangalore Metro and Kolkata Metro, with an international DDC.

Vishakha Kallianpur has more than 23 years of experience of working on Residential and Institutional projects. She has done her Environmental Architecture and is keenly pursuing 'Sustainability' as her design intent in all Projects. She has vast international experience while working with Atkins, an international Design firm, as a Project Manager where she was handling many Projects.



Mr. Satyendra Kalbag  
Partner



Mr. Vikas Kallianpur  
Partner



Ms. Vishakha Kallianpur  
Partner

## OUR TEAM:

- A LEGAL : ANG LEGAL & CONSULTANTS LLP, Advocates & Consultants  
Advocate Anil Jalani, Advocate Geetika Jalani
- B STRUCTURAL CONSULTANT : Girish Wadhwa Structural Consultants  
R. D. Magdum Co., Structural Consultants  
Sura & Associates
- C M.E.P. CONSULTANTS : UBSC, Urja Building Services Consultants  
EcoMEP, Kamlesh Rajak  
MAK MEP  
Ambrosia MEP Consultants
- D Site Supervisor : Dilip Bobade, Civil Engineer with SS-1 License  
Jonathan Pinto, Civil Engineer with SS-1 License
- E Licensed Plumber : J.G. Patel  
Nirav Dani  
Vijay Prajapati
- F CHARTERED ACCOUNTANT : Vishwas Pendse & Co.

**We have a full team of Contractors – Civil, Electrical, Plumbing, Tiling, Carpentry, Painting, Water-proofing, Fire, etc - to execute Site work. Each of our team members is well experienced and is driven to deliver the best quality workmanship.**

## OUR VISION

*We aspire to create beautiful Spaces – sustainable, practical with interactive, that relate to you and leave you with memorable experiences. Spaces with a palette of materials that connects with your Senses, evokes your memories and 'connects' with You, leaving behind a lasting impression.*

**We will be your one-contact Design Consultancy and Construction Guidance Partner catering to your requirements.**

Given below is a brief list of some of the Projects by Us :

Sl. No.	DETAILS OF PROJECTS	LOCATION	COST OF CONSTRUCTION IN LACS	REMARKS
1	ShivSadan C.H.S.	Kandivali (W).	1500	Residential, Completed
2	Nangalia House C.H.S.	Malad (E).	2500	
3	Sunderbag C.H.S.Ltd.,	Kandivali (W).	1000	
4	Kandivali Suyog C.H.S.	Kandivali (W).	1500	
5	Om Shakti C.H.S.	Malad (W).	1000	
6	Sai Darshan C.H.S.	Kandivali (W).	1000	
7	Vishwalaxmi C.H.S.	Kandivali (W).	2500	
8	'Rashmi' Apartment	Kandivali (W).	2500	Redevelopment, Completed
9	Sanjay C.H.S.	Kandivali (W).	2500	
10	Mukta Apartment	Malad (W).	4000	Residential, Completed
11	Abhishek	Malad (W).	3500	Commercial, Completed
12	Service Industrial Estate	Saki Naka	1500	Industrial, Completed
13	Factory building	Palghar	2000	
14	Goyal Trade Centre, Cinema hall with Shopping & Office Complex	Borivali (E)	3500	Commercial, Completed
15	Shantidwar	Borivali (E)	1300	Residential, Completed
16	Shourie Complex	Andheri (E)	1500	
17	Linkway Apartments	Andheri (E)	500	
18	Dharam Palace	Borivali (E)		
19	Design and Execution of SRA Development Programme	Parel	1500	Residential - SRA, Completed

# PROJECT LIST

Sl. No.	DETAILS OF PROJECTS	LOCATION	COST OF CONSTRUCTION IN LACS	REMARKS
20	Sahana Shopping Arcade	Malad (W).	1500	Commercial, Completed
21	Multi-layer Car Parking with Shopping below	Andheri (W)	2500	Commercial / Parking lot, Completed
22	West View	Borivali (W)	575	Residential, Completed
23	Indira Apartments	Borivali (E)	350	
24	School for Nutan Kelwani Mandal	Malad (W).	100	School, Completed
25	N.L. High School	Malad (W).	50	
26	Betsy Apartments	Malad (W).	500	Residential, Completed
27	Fairfield Apartments	Malad (W).	500	
28	Padmakunvar Apartments	Kandival (W)	600	
29	Yojana Vidyalaya	Borivali (E)	750	School, Completed
30	Balaji Apartments	Malad (E).	200	Residential, Completed
31	Nirlon CHS	Malad (E).	750	
32	Shreekrupa Apartments	Borivali (W)	300	
33	Sona Theatre	Borivali (E)	800	Cinema Theatre
34	Velho Apartments	Borivali (W)	500	Residential, Completed
35	Sanskar Sarjan School & College	Malad (E).	500	School, Completed
36	Jhanvi Apartments	Malad (W).	450	Residential, Completed
37	Kshemakalyani Apartments	Vile Parle (W)	300	
38	Swapna-Lok I	Malad (W).	800	

# PROJECT LIST

Sl. No.	DETAILS OF PROJECTS	LOCATION	COST OF CONSTRUCTION IN LACS	REMARKS
39	Swapna-Lok II	Malad (W).	1000	Residential, Completed
40	Deepraj building	Borivali (W)	750	
41	Orlem Bliss Apartments	Malad (W).	750	
42	Manas Moti-I Apartments	Borivali (W)	800	
43	Manas Moti-II Apartments	Borivali (W)	800	
44	Marve Link Apartments	Malad (W).	500	
45	Sai Prasad Apartments	Santacruz (E)	500	Residential, Completed
46	Prathamesh Apartments	Malad W)	600	
47	Navnath Apartments	Kandivali (W).	500	
48	Shailesh Nivas	Malad (W).	600	
49	Mudaliar Complex	Malad (W).	800	
50	Krishna, Bldg. No.4	Dahisar	600	
51	Indravati, Bldg. No.5	Dahisar	600	Residential, Completed
52	Leela Durg	Borivali (W)	500	Residential, Completed
53	Maskar House	Goregaon (E)	250	Residential, Completed
54	Residential bldg. at Adarsh Layout	Malad (W).	500	Residential, Completed
55	Eco Nest	Andheri (E)	2500	Residential, Completed
56	Eco Park	Andheri (E)	1500	
57	Gymkhana Bldg. for Mahila College	Malad (W).	100	Completed

# PROJECT LIST

Sl. No.	DETAILS OF PROJECTS	LOCATION	COST OF CONSTRUCTION IN LACS	REMARKS
58	Eco Dale	Andheri (W)	100	Residential, Completed
59	Eco Palms	Andheri (E)	500	
60	Eco Tower	Goregaon (W)	500	
61	Collector's layout at Four bldgs., Patel Nagar	Kandivali (W).	1250	Layout
62	Residential bldg. at Shantilal Modi road	Kandivali (W).	250	Residential, Completed
63	Bldg. at I.C. Colony	Borivali (W)	1000	Residential, Completed
64	Safal Arcade	Andheri (E)	1000	Hotel, Under Construction
65	Brijwasi Excellentia	Goregaon (E)	6500	Commercial, Completed
66	Govind Nivas	Kandivali (W).	500	Residential, Under Construction
67	Mayureshwar Nivas	Malad (W).	500	Residential, Completed
68	Shiv Krupa	Kandivali (W).	500	Residential, Completed
69	Bhatia Baug	Malad (W).	500	Residential, under Construction
70	Residential bldg. at Ovaripada	Dahisar (E)	600	Residential, Under Construction
71	New Mahavir Darshan	Dahisar (E)	1000	Residential, Completed
72	Dani Avenue	Malad (W).	200	
73	Gayatri Bhuvan	Malad (W).	150	
74	Deepa CHS Ltd.	Vile Parle (E)	250	Not started/PMC
75	Yogesh CHS Ltd.	Borivali (W)	250	Re-development, Completed/PMC
76	Sunil CHS Ltd.	Borivali (W)	790	Re-development, Completed

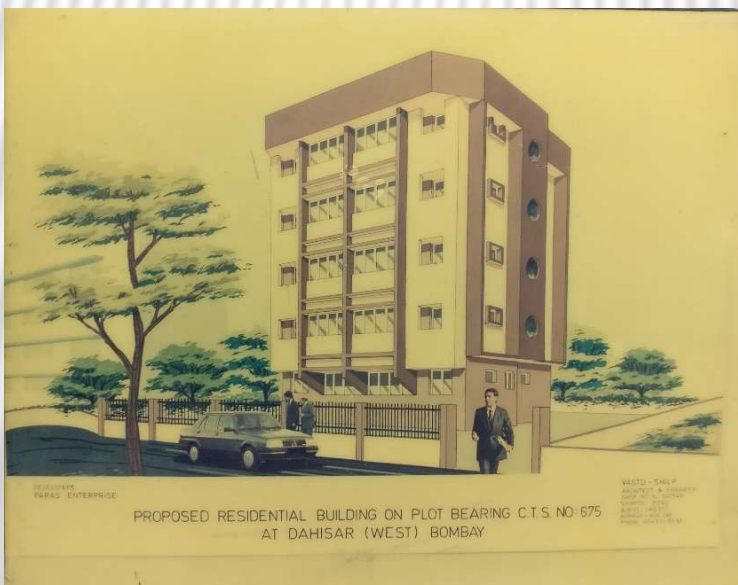
# PROJECT LIST

Sl. No.	DETAILS OF PROJECTS	LOCATION	COST OF CONSTRUCTION IN LACS	REMARKS
77	Valley View CHSL	I.C. Colony	1550	Re-development, Under Construction.
78	Mulund School, All India Institute of Local Self Government	Mulund (E)	5800	School, Phase-1 Completed, Phase-2 Under Construction
79	Anand Sagar CHS	Goregaon (W)		Re-development/PMC
80	Samruddhi CHS	Malad (W)		Re-development, at Approval stage
81	Shankar Smruti CHS	Malad (W)	1240	Residential, Completed
82	Gokuleshji CHS	Dahisar (E)	290	Residential, Completed
83	Vira Nivas	Malad (E)	550	Residential, Completed
84	Kandivali Hanuman CHSL	Kandivali (W)	850	Re-development, Under Construction
85	Warehouse	Goregaon (W)	400	Warehouse for E-com, Completed
86	Mahavir Darshan CHSL	Dahisar (E)	1300	Re-development, Occupation obtained in June 2025
87	Ratnagiri CHSL	Dahisar (E)	1150	Residential, Completed
88	Sagar Sarita CHSL	Malad (W)	6125	Re-development, Under Construction
89	Samruddhi CHSL	Malad (W)	3000	Re-development, Under approvals.
<b>90</b>	<b>Vamanashram CHSL</b>	<b>Borivali (W)</b>	<b>1500</b>	<b>SELF Re-development, completed, awaiting Occupation</b>

# COMPLETED PROJECTS



These are some  
of the old  
Projects  
completed by  
Vastu Shilp



# COMPLETED PROJECTS





ECO PALMS  
Andheri ( East )  
Eco Homes  
Constructions  
Pvt. Ltd.

ECO HOME  
Andheri ( West )  
Eco Homes  
Constructions Pvt.  
Ltd.





ECO PARK  
Andheri ( East )  
Eco Homes  
Constructions  
Pvt. Ltd.

ECO DALE  
Andheri ( West )  
Eco Homes  
Constructions Pvt.  
Ltd.





**ECO NEST**  
Andheri ( East )  
Eco Homes  
Constructions Pvt.  
Ltd.

**ECO SPACE**  
Andheri ( East )  
Eco Homes  
Constructions  
Pvt. Ltd.



**I.T. Park, Offices**

# COMPLETED PROJECTS



**ECO TOWER**  
Andheri ( East )  
Eco Homes  
Constructions Pvt.  
Ltd.



**SHIV KRUPA**  
Kandivali ( West )  
M/s ANG Associates.



**SHIV SADAN**  
Kandivali ( West )  
M/s ANG Associates.



**TWELVE STAR**  
Kandivali ( West )  
Dani Developer.



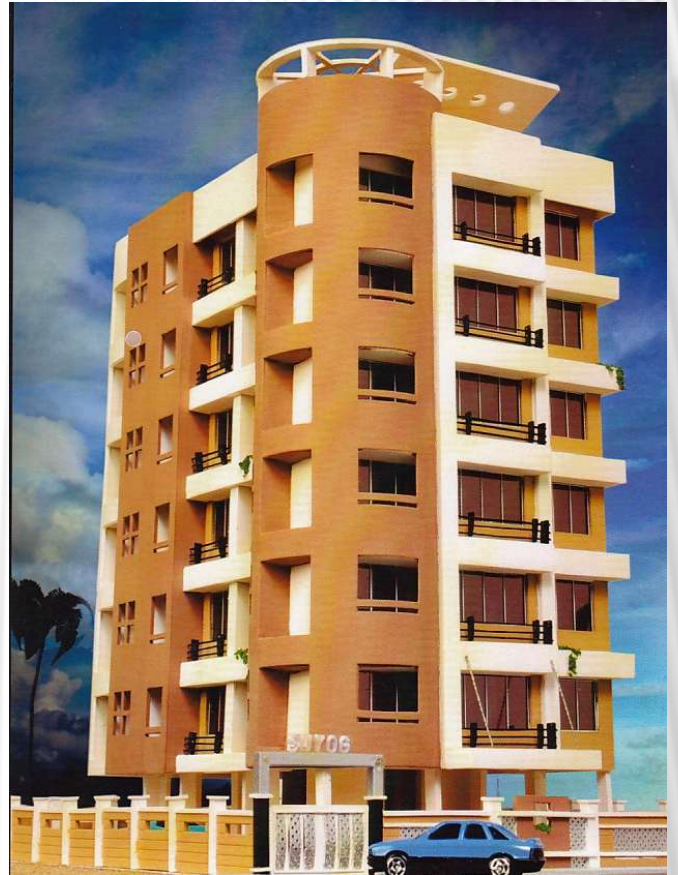
**SANJAY CHS**  
Kandivali ( West )  
Dani Developer.



**VISHWALAXMI**  
Kandivali ( West )  
Dani Developer.



**DANI HOUSE**  
Kandivali ( West )  
Dani Developer.



**SUYOG CHS**  
Kandivali ( West )  
Dani Developer.



**RASHMI CHS**  
Kandivali ( West )  
Dani Developer.



## MAYURESHWAR NIWAS

Malad ( West )  
M/s Aristo Developers

## SAFAL- SANJANA CHS

Malad ( West )  
M/s Allianz  
Constructions.





**DANI AVENUE**  
Kandivali ( West )  
Dani Developer.



**GAYATRI  
BHUVAN**  
Malad ( West )  
Indra Realtors



**Commercial with Parking Lot**

**BRIJWASI  
EXCELLENTIA**  
Goregaon ( East )  
Brijwasi Infra Projects.

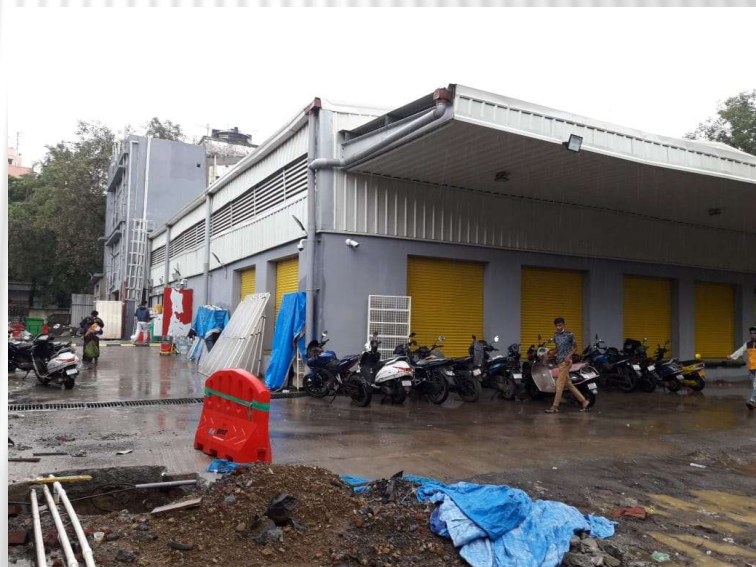


**NEW MAHAVIR  
DARSHAN**  
Dahisar ( East )  
LMP Group



SUNIL CHS  
Borivali ( West )  
Modi Spaces.

# COMPLETED PROJECTS



WAREHOUSE for E-Com. company



## GOVIND NIWAS

Kandivali ( West )

M/s Rainbow Constructions



## SAFAL ARCADE

Andheri ( East )

Safal Sanjana Builders & Developers Pvt. Ltd.

## KANDIVALI HANUMAN

Kandivali ( West )

M/s Mumbai Shelter Housing Dev. Pvt. Ltd.





MANSHI VILLAGE  
Palghar  
Manshi Infra Projects





MANSHI VILLAGE  
Palghar,  
Manshi Infra Projects

# COMPLETED PROJECTS



MAHAVIR DARSHAN CHSL, DAHISAR (E)  
Stilt + 13 floors, OC obtained in June 2025



SCHOOL at MULUND (E)  
Phase 1 completed, Phase 2 Under  
Construction



SCHOOL at MULUND (E)  
Phase 1 completed, Phase 2 Under  
Construction



SAGAR SARITA CHSL, MALAD (W)  
Stilt + 4 Podiums with Entertainment Deck + 16  
floors, currently Under Construction



SAGAR SARITA CHSL, MALAD (W)  
Stilt + 4 Podiums with Entertainment Deck + 16  
floors, currently Under Construction

# ONGOING PROJECTS

VastuShilp has a sister concern by the name of



Nirmithi currently handles Projects of a different typology – Private Residences, Bungalows and other niche projects.

Currently Nirmithi is working on 2 Private residences – one in Karla and the other near Pali.

Karla bungalow is at completion stage.



Private Residence at Pali is under construction currently.



**We explore alternative technologies of construction and materials in such Projects. Making the Spaces in harmony with nature while attempting to design sustainably is the focus.**

# SELF RE-DEVELOPMENT

Vamanashram CHSL is a unique Project that we had undertaken and have completed successfully. **It is a Self Re-development Project where we have mentored and guided the Society people right from the start of the Project to the completion of the building.**

Vamanashram is a Stilt + 10 floors building in Borivali West.

We have hand-held the Society team from Day 1 on the complete Project Management - from guiding them on how to manage the Financial aspects, appointment of Consultants & Contractors, Sale of the Flats, right upto the complete construction supervision from our end. **Liaisoning work was also undertaken by us on this Project.**

Thus we have played the role of **Project Facilitators**, hand-holding and guiding Society through-out the Project Design, Approval and Construction & till Finishing stage.

Building work is now completed and people have started shifting.



**SELF RE-DEVELOPMENT of VAMANASHRAM CHSL  
PROJECT MANAGEMENT CONSULTANTS**

VASTUSHILP is proud to be associated with these Builders And Developers over the years:

- EcoHomes Constructions Pvt. Ltd.
- Shree Shakti Construction Company (Shree Shakti Relcon LLP)
- Dani Developers.
- Modi Spaces Pvt. Ltd.
- LMP Group.
- MPR Land Developers
- M/s Aristo Developers.
- Brijwasi Infra Projects.
- M/s Mumbai Shelter Housing Dev. Pvt. Ltd.
- M/s Rainbow Constructions.
- M/s Allianz Constructions.
- Indra Realtors
- M/s ANG Associates.
- Pride hill Developers.
- Parekh Group.
- M/s Rughani Property.
- Manshi Infra Projects.
- ILFS Property Management Services Ltd.
- TGG Ventures Pvt. Ltd.
- Safal Sanjana Builders & Developers Pvt. Ltd.
- M/s Rosefinch Developers.
- Janseva Samiti – SNDT Mahila College.
- All India Institute of Local Self Government.
- Vamanashram CHSL, Self Re-development project by Society

## **Mr. O. P. Monga, Mr. Gaurav Monga, ECOHOMES CONSTRUCTIONS**

VastuShilp have been most professional and dedicated Architects to work with. We have had the good fortune of having them as our BMC Architects for the last 20 years or so. Kalbag sir's knowledge and experience is truly exemplary. But most importantly it is his positive attitude and problem solving nature which has made working with him such a pleasure. I wish VastuShilp all the success in their future endeavours and hope our association continues for the time to come.

## **Mr. Praful Shah, SHREE SHAKTI CONSTRUCTIONS**

We have been very old Clients of VastuShilp. We trust and rely on them completely for all our Projects. Kalbag Sir is an expert in interpreting the Rules and Regulations of MCGM. The challenges faced in our Projects with respect to Design issues and also Approval related issues have also been resolved very well by VastuShilp everytime. Kalbag Sir, Vikas and their team make a very effective and proficient Team. Their dedication, enthusiasm and insights are really inspiring and we look forward to working with them for all our future Projects.

## **Mr. Umesh Dani, DANI DEVELOPERS**

VastuShilp and M/s. Dani developers have had a long standing and very fruitful working relationship. We at M/s Dani Developers have worked with them on many projects together.

They have helped in designing and getting many of our projects approved by the government authorities. They have a very good and updated understanding on all government laws and policies. Their valuable advice on many techno-legal aspects is second to none and has enabled us deliver quality projects on time to our valued customers.

We value our relationship with VastuShilp and wish them the best always.

## **Mr. Vinif Modi, MODI SPACES**

VastuShilp has been the preferred Architect in our Projects. We rely on them fully to provide us with timely and accurate advice on matters related to land and land documents, applicable regulations and prevalent laws and also for designing of our Projects. They have been a one-stop solution provider. Obtaining timely (and many times before time) approvals from authorities has helped us complete our Projects on time. We rely on them for their efficient, time bound and excellent service.

## **Mr. Milind Somaiya, ARISTO DEVELOPERS**

In my 15 years of association with VastuShilp, I have been delighted to work with their highly specialized, dedicated and thoroughly professional team. They are very receptive and attentive to the minutest details of every project requirement and solve any kind of planning constraints which come in all the project at various stages. Kalbag sir has been my mentors in this industry and his legacy and values have been very efficiently carried forward by Mr. Vikas Kallianpur. VastuShilp relates with honesty, integrity & knowledge and I have been privileged to be associated with them.