bombay studio™

Architectural Monograph 2026

Three Decades of Architectural Craftsmanship

DESIGNING TIMELESS SPACES ACROSS MUMBAI · EST. 1992



30+ Yrs	200+	100%	4.9 ★
CIVIL PEDIGREE (1992)	TURNKEY HANDOVERS	IS 710 MARINE WOOD	VERIFIED RATING

Principal Architect: **Ar. Aakhir Choudhary**

Studio Direct Line: **+91 707070 4181**

Website: **bombaystudio.in**

EST. 1992 · NOOR ENGINEERING CO.

A 30-Year Architectural Journey

Founded in 1992 by civil patriarch **Mr. Kalamuddin Choudhary** as Noor Engineering Company, Bombay Studio was built on three uncompromising principles: structural truth, artisan craftsmanship, and zero-compromise engineering. Today, under the creative leadership of **Principal Architect Ar. Aakhir Choudhary**, the practice brings modern spatial elegance and turnkey execution to Mumbai's prime residences.



FOUNDER EMERITUS (1992)

Mr. Kalamuddin Choudhary

Founder of Noor Engineering Company. Established the 30-year civil and structural foundation across Mumbai.



PRINCIPAL ARCHITECT & FOUNDER

Ar. Aakhir Choudhary

Guiding turnkey residential architecture, spatial innovation, material procurement, and personal on-site delivery.

1992
Civil Genesis
Noor Engineering Co. founded in Mumbai.

2004
Infrastructure
High-rise residential civil contracting.

2014
Turnkey Interiors
Expansion into luxury residential interiors.

2026
Bombay Studio
Architectural firm with 200+ handovers.

Studio Credo: "Design. Detail. Delivered."

We take complete single-point turnkey responsibility from initial 3D visualization to structural execution, bespoke joinery, and final key handover.

THE BOMBAY STUDIO DIFFERENCE

The Four Pillars of Architectural Integrity

Every residence designed by Bombay Studio is executed in accordance with our scientific four-pillar framework, eliminating common renovation hazards such as material substitution, cost overruns, and timeline delays.

PILLAR 01

Spatial Flow & Ergonomics

Every layout is tailored to natural light axes, cross-ventilation, and effortless circulation. We maximize storage within concealed wall niches to eliminate clutter.

PILLAR 02

100% Pure Certified Materials

We refuse commercial grade particle boards. All woodwork is fabricated exclusively in 100% IS 710 BWP Marine Plywood with Blum and Hafele German hardware.

PILLAR 03

Itemized BOQ Price Transparency

Our clients receive comprehensive Bill of Quantities (BOQ) with transparent per-unit rates. Once finalized, pricing is locked with 0% unapproved escalation.

PILLAR 04

60–90 Day Guaranteed Handover

Turnkey milestones are locked into a legally binding contract. Full-time site supervisors ensure daily progress tracking without contractor stalling.

Direct Supervision by Ar. Aakhir Choudhary

Unlike design brokerages that outsource site management to third-party sub-contractors, Principal Architect Ar. Aakhir Choudhary personally conducts on-site milestone audits across every active residence in Mumbai.

CLIENT SOCIAL PROOF

Client Feedback & Celebrity Trust

Mumbai's prominent artists, film producers, and senior advocates choose Bombay Studio for our discreet turnkey execution, architectural precision, and uncompromising craftsmanship.

200+	4.9 / 5	100%	30+ Yrs
HOMES DELIVERED	CLIENT RATING	ON-TIME TRACK RECORD	MUMBAI HERITAGE



Actress Adrija Sinha

Celebrity

Film & Television Actress

"Bombay Studio made our home look beautiful and comfortable, just the way we wanted. The team was patient with our suggestions and helped us make the right choices without any stress."



Isha & Vikas Talwar

Celebrity

Indian Cinema & Media

"We didn't have to keep chasing people for updates. We're really happy with our home and the way everything came together! Execution was seamless and delivered on time."

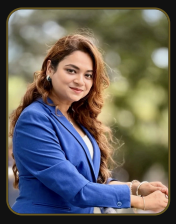


Swaraj Singh

Film Producer

Creative Director & Producer

"The work was done with exceptional attention to detail, and we are really happy with how our space has turned out! The joinery and mood lighting exceeded our expectations."



Mayuri Malandkar

Media Anchor

Television Presenter & Anchor

"We didn't have to follow up on every small thing. The team managed everything well and kept things moving on time. Truly professional single-point coordination."



Adv. Mitesh Pabari

Advocate

High Court Practitioner

"Architect Aakhir Choudhary was helpful and guided us whenever we needed support. We are happy with the outcome! 100% pure marine ply and transparent billing."



Adv. Praveen Singh

Advocate

Senior Legal Counsel

"Everything was explained clearly at every stage. Architect Aakhir Choudhary made sure the work was planned well and finished on schedule. Highly recommended!"

Watch Video Testimonials & Site Walkthroughs

Explore full video walkthrough interviews on our official website.

bombaystudio.in/testimonials ↗

Flagship 4BHK · Kandivali, Mumbai

Ajinkya Kamble Residence

17 Handover Photographs
Complete Turnkey Handover







> *"Bombay Studio did a great job with our home interiors. The team was helpful, listened to our ideas, and made sure everything was done properly. Architect Aakhir Choudhary guided us well throughout the process. Really happy with the final result!"*
>
> — **Ajinkya Kamble**, Verified 4BHK Homeowner · Handover Completed

4BHK · Sewri, South-Central Mumbai

Ashwini Dingare Residence

16 Photos Documented

High-rise sea-facing panoramic apartment. Minimalist fluted wall paneling, Italian Statuario floor, concealed ambient cove lighting.





4BHK · Mulund, Central Mumbai

Arunima Panchal Residence

12 Photos Documented

Dual-living zone configuration designed for multi-generational comfort. Warm charcoal veneer finishes with bespoke brass accents.





SIGNATURE 3BHK & 2BHK PORTFOLIO

Urban Elegance Across Mumbai



3BHK · Charni Road

Yash Jain Residence

South Mumbai luxury with walkthrough video tour.



3BHK · Wadala

Dr. Sunil Mhatre

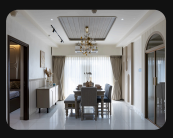
25-photo complete handover with bespoke study suite.



3BHK · Bandra

Gautam Trivedi

18-photo Bandra apartment in champagne aesthetic.



2BHK · Vile Parle East

Jayant Joshi Residence

"The work was completed nicely, result looks even better!"



2BHK · Malad West

Vaibhav Beriwal Residence

13-photo complete handover with dual-function dining console.

COMPREHENSIVE ARCHITECTURAL SERVICES

Specialized Turnkey Capabilities

From raw shell to bespoke turnkey handover, Bombay Studio manages every trade under single-point architectural responsibility. We eliminate contractor disputes, material substitution, and timeline uncertainty across Mumbai.

Turnkey Architectural Design 01

End-to-end management spanning spatial concept, civil alterations, bespoke carpentry, electrical conduits, and final handover with 0% unapproved escalation.

Single-Point Accountability | Guaranteed Handover

2D Space Planning & Vastu 02

Scientific circulation analysis, furniture ergonomic layouts, natural ventilation mapping, and Vastu-compliant room orientations tailored to your family's lifestyle.

Ergonomic Circulation | Vastu Compliance

3D Photorealistic CGI & VR 03

Cinema-grade 3D visualization matching exact material finishes, veneer grain, lighting angles, and walkthrough video animations before construction begins.

Photorealistic CGI | Video Walkthroughs

Modular & Bespoke Kitchens 04

Precision German Blum and Hafele hardware, anti-scratch acrylics, quartz / Italian marble counter slabs, and moisture-proof IS 710 marine framing.

Blum / Hafele Hardware | Anti-Scratch Acrylic

Civil Alterations & MEP 05

Concealed Finolex/Polycab wiring, Gyproc false ceilings, structural load-bearing checks, plumbing rerouting, and society liaisoning across Mumbai towers.

FRLS Fire-Grade Wiring | Structural Approvals

BOQ & Factory Procurement 06

Direct quarry and factory-level procurement for marble, veneers, and sanitary fixtures. Clients receive transparent itemized rate cards with 0% hidden markups.

Itemized Transparency | Direct Mill Rates

Residential & Commercial Typologies Handled

Every typology is engineered for optimum usable carpet area, acoustic insulation, and timeless aesthetics.

- 4BHK Luxury Residences (2,200–4,500 sq.ft)
- 3BHK High-Rise Apartments (1,400–2,100 sq.ft)
- 2BHK Precision Urban Homes (750–1,100 sq.ft)
- Penthouses & Sea-Facing Duplexes
- Executive Studios & Boutique Commercial Suites

★ **The Bombay Studio Guarantee**
10-Year Plywood Warranty · Zero Contractor Substitution · Daily Photographic Site Reporting

100% In-House Craftsmen

REAL SITE EVIDENCE

Site Work & Artisan Execution

Every home we design is backed by rigorous on-site supervision. Explore real, unedited photographs of our craftsmen, material showroom audits, joinery installations, and final handovers across Mumbai.



IS 710 Marine Wood Framing

Joinery fabrication on-site with boiling water proof marine plywood.



Material & Veneer Showroom Audits

Personal client showroom walkthroughs to select marble and veneers.



Architectural Drawing Coordination

Ar. Aakhir Choudhary reviewing MEP and electrical ceiling plans on-site.



Fluted Panel & Joinery Quality Sign-Off

Multi-stage quality checkpoints before final coat PU polishing.

STUDIO STRUCTURE

The Multidisciplinary Architectural Team

Every residence is executed by an in-house team of architects, structural specialists, and site supervisors under the direct oversight of Principal Architect Ar. Aakhir Choudhary.



Level 01 · 1992 Founder

Mr. Kalamuddin

Founder Emeritus

Civil contractor & founder of Noor Engineering Company. Established the 30-year structural foundation across Mumbai.



Level 02 · Principal Architect

Ar. Aakhir Choudhary

Principal Architect & Founder

Turnkey architecture, spatial ergonomics, client consultations & quality audits.

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SCAN VCARD ↗



Level 03 · Execution

Razzak Khan

Associate Lead · Operations

Managing turnkey site contractors, factory plywood logistics, and structural milestone deliveries.



Level 04 · Architecture

Arpita Kanojia

Senior Architect

Leading 2D technical working drawings, electrical layouts, and client showroom walkthroughs.

DESIGN & SITE SUPERVISION TEAM



Arshiya
Interior Design



Varsha
Interior Design



Azhar
3D Visualization



Sunil
Project Head



Rajesh
Site Coordinator



Meraj
Site Coordinator

3D CGI & VR
Unreal Engine 4K architectural visual walkthroughs

Structural Engineering
Load-bearing assessments & society approvals

Factory Joinery
Direct mill veneer pressing & PU polishing

Daily Supervision
Full-time on-site quality audit & client reporting

Zero Third-Party Brokerage Guarantee
All architects, 3D visualizers, and site engineers are permanent in-house professionals.

Direct Single-Point Accountability

COST TRANSPARENCY

Estimate Turnkey Investment & Timelines

Clear, all-inclusive budgets based on genuine high-grade materials and verified artisan craftsmanship across Mumbai.

2BHK Turnkey

₹18–25 L

60–75 Days Handover

- Full civil & vitrified flooring
- Modular kitchen with Blum runners
- Concealed MEP & LED cove lights
- Custom master bedroom wardrobes
- 10-Year anti-termite warranty

3BHK Turnkey

₹28–40 L

75–90 Days Handover

- Italian marble / quartz counters
- Fluted wall paneling & TV unit
- Custom bar counter & dining buffet
- Hafele soft-close hardware
- Smart ambient lighting zones

4BHK / Penthouse

₹45–75 L+

90–120 Days Handover

- Full home spatial remodeling
- Bespoke walk-in wardrobe suites
- Acoustic home theater insulation
- Imported designer sanitaryware
- Dedicated site project manager

Scope of Turnkey Inclusions

All packages include: Demolition, debris disposal, IS 710 marine carpentry, internal painting (Asian Paints Royale), concealed wiring (Finolex/Polycab), false ceilings (Gyproc), architectural lighting, modular hardware, hardware installation, and comprehensive post-handover cleaning.

CLIENT FAQS

Frequently Asked Questions

What is the cost per sqft for turnkey interiors?

Typically ₹1,800 to ₹3,500/sqft depending on finishes (Italian marble, veneer vs laminate, automation). Every project has an itemized BOQ.

What is the handover timeline?

2BHK: 60–75 days. 3BHK: 75–90 days. 4BHK: 90–120 days. Milestones are contractually guaranteed with zero unapproved delays.

What warranty does Bombay Studio provide?

A formal 10-Year Warranty on IS 710 Marine Plywood joinery and anti-termite treatment, plus manufacturer warranties on Blum/Hafele hardware.

Do you handle municipal & society approvals?

Yes. We handle structural load-bearing assessments, societies liaisoning, work permissions, and debris disposal permits across Mumbai.

Schedule an Architectural Walkthrough

Book a site assessment, layout discussion, and transparent turnkey BOQ estimate with Principal Architect Ar. Aakhir Choudhary.

DIRECT LINE
+91 707070 4181

DIRECT EMAIL
info@bombaystudio.in

BOMBAY STUDIO · AR. AAKHIR CHOUDHARY
FOUNDER & PRINCIPAL ARCHITECT

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Channels: Instagram: @bombaystudio ↗ · LinkedIn: Bombay Studio ↗

Automatic Contact Save
Scan with phone camera to save business & founder card