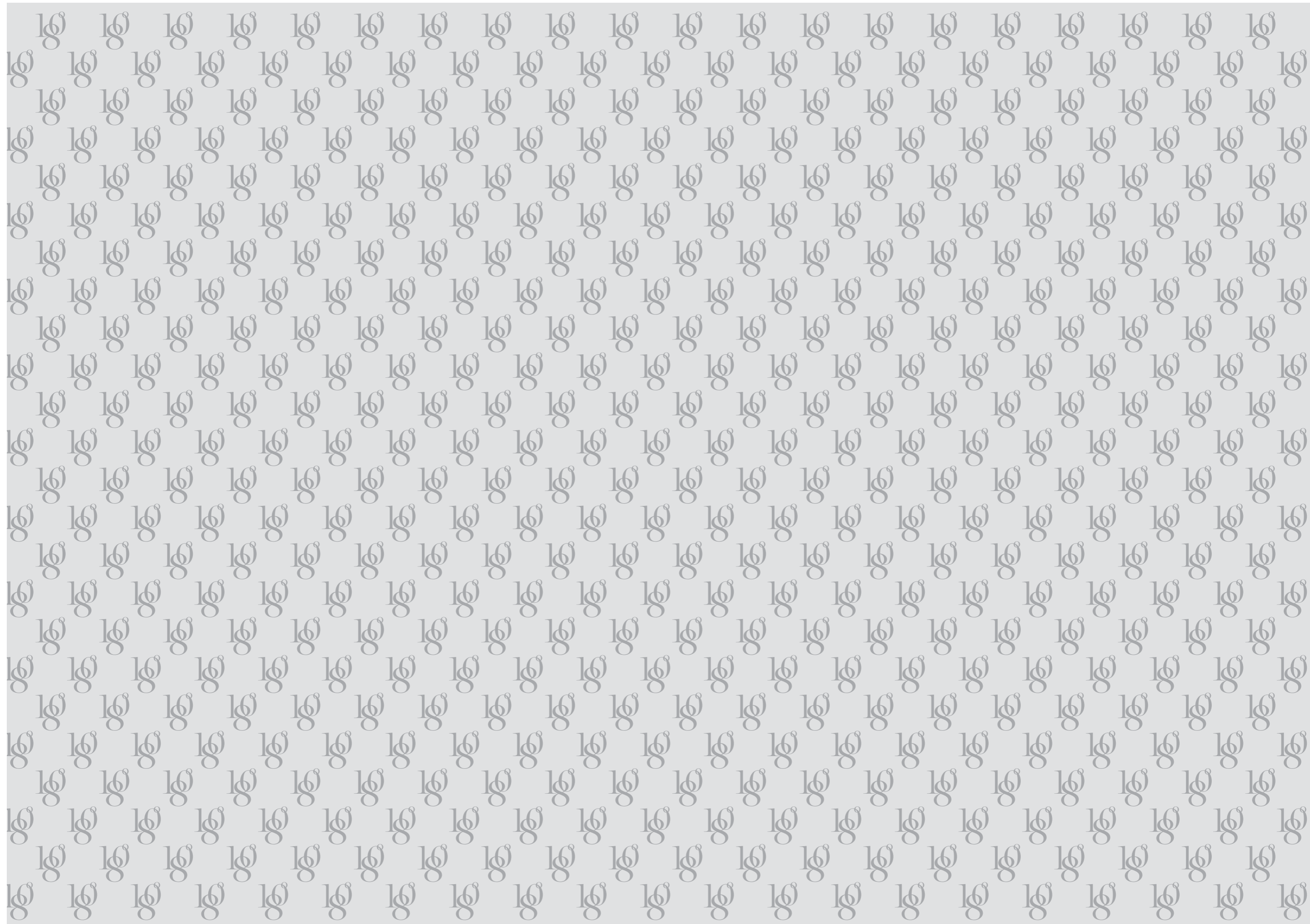


RUSTOMJEE  
180 BAYVIEW  
MATUNGA (W)

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LAYOUTS

IT'S THOUGHTFUL. IT'S **Rustomjee**<sup>®</sup>

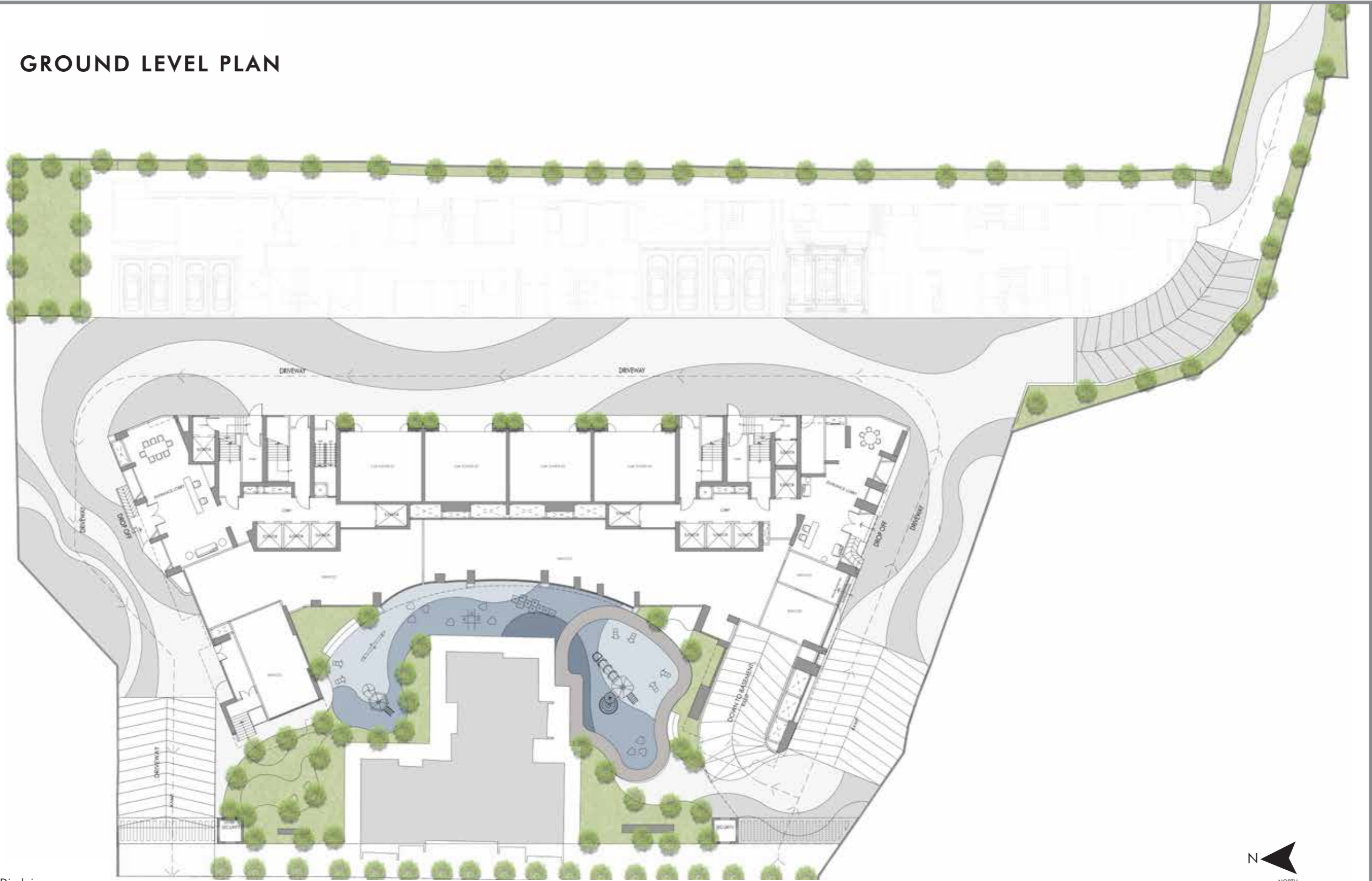


**CALL IT THE BEST PART OF THE MATUNGA SKYLINE  
OR JUST CALL IT HOME.**

*In a quaint bylane of Matunga is where you will find a soaring tower, nestled in 1.5 acres, with sweeping sea views on three sides of every home. And that's just the start of the indulgences that await you at Rustomjee 180 Bayview. Spacious homes, a plethora of amenities spread across several levels and an address that blends the charm of a historic precinct with new age indulgences make for the perfect welcome to a world where the exceptional is the norm.*

# FLOOR PLANS

# GROUND LEVEL PLAN



**Disclaimer:**

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4. This is a proposed plan & is subject to approval from municipal authorities.

# 1<sup>ST</sup> LEVEL PLAN - AMENITY LEVEL



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# TERRACE LEVEL PLAN



## LEGEND

- |                       |                   |                      |
|-----------------------|-------------------|----------------------|
| 1. MULTI-PURPOSE LAWN | 6. SPILLOVER LAWN | 11. KIDS POOL        |
| 2. SWING PODS         | 7. CASCADING POND | 12. SEATING PALANTER |
| 3. SKY DECK           | 8. INFINITY POOL  | 13. LOOKOUT TERRACE  |
| 4. STEPPING STONES    | 9. SPA POD        | 14. CENTRAL PLAZA    |
| 5. FOUNTAIN POND      | 10. LOUNGE DECK   | 15. ALFRESCO DECK    |

### Disclaimer:

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## 3<sup>RD</sup> TO 5<sup>TH</sup> LEVEL PLAN



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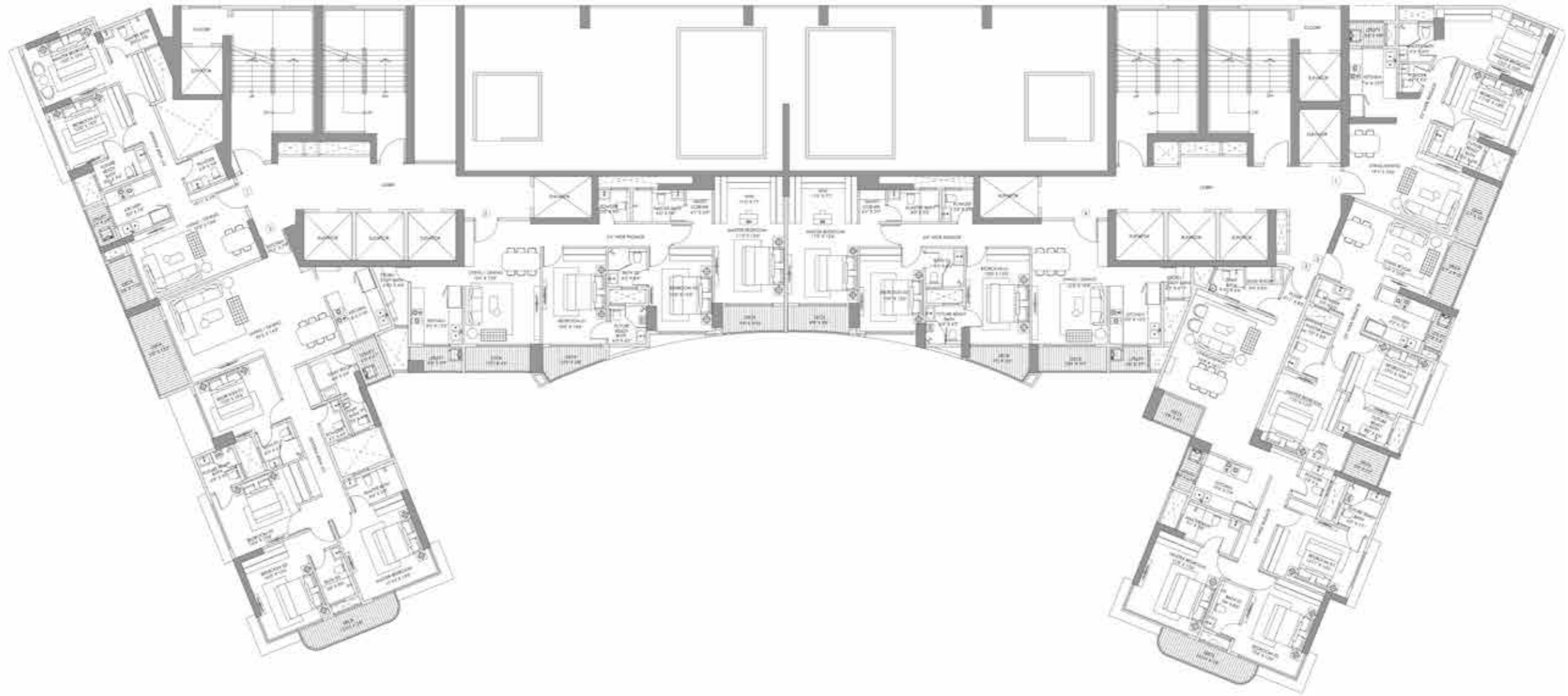
## 7<sup>TH</sup> TO 12<sup>TH</sup> & 14<sup>TH</sup> TO 16<sup>TH</sup> LEVEL PLAN



**Disclaimer:**

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## 23<sup>RD</sup> LEVEL PLAN

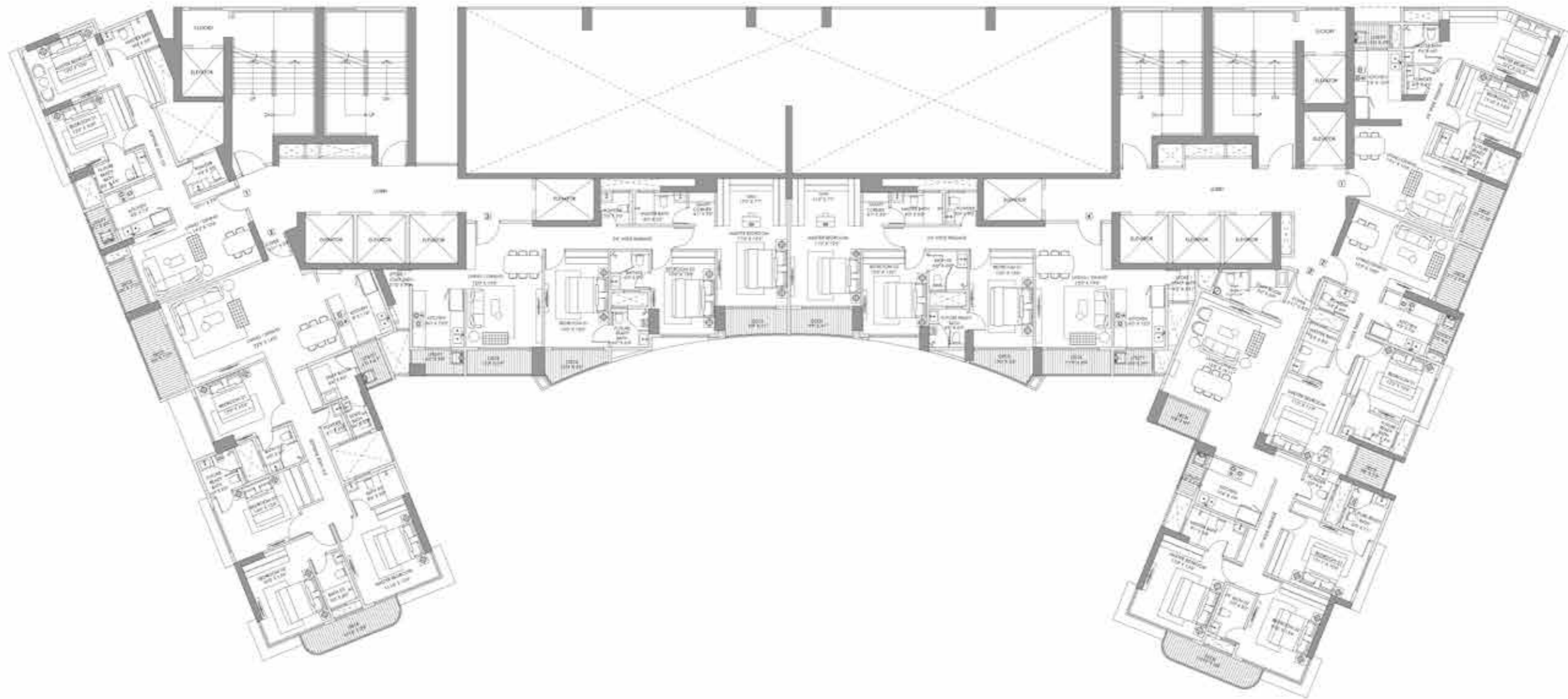


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## 24<sup>TH</sup> TO 26<sup>TH</sup> LEVEL PLAN

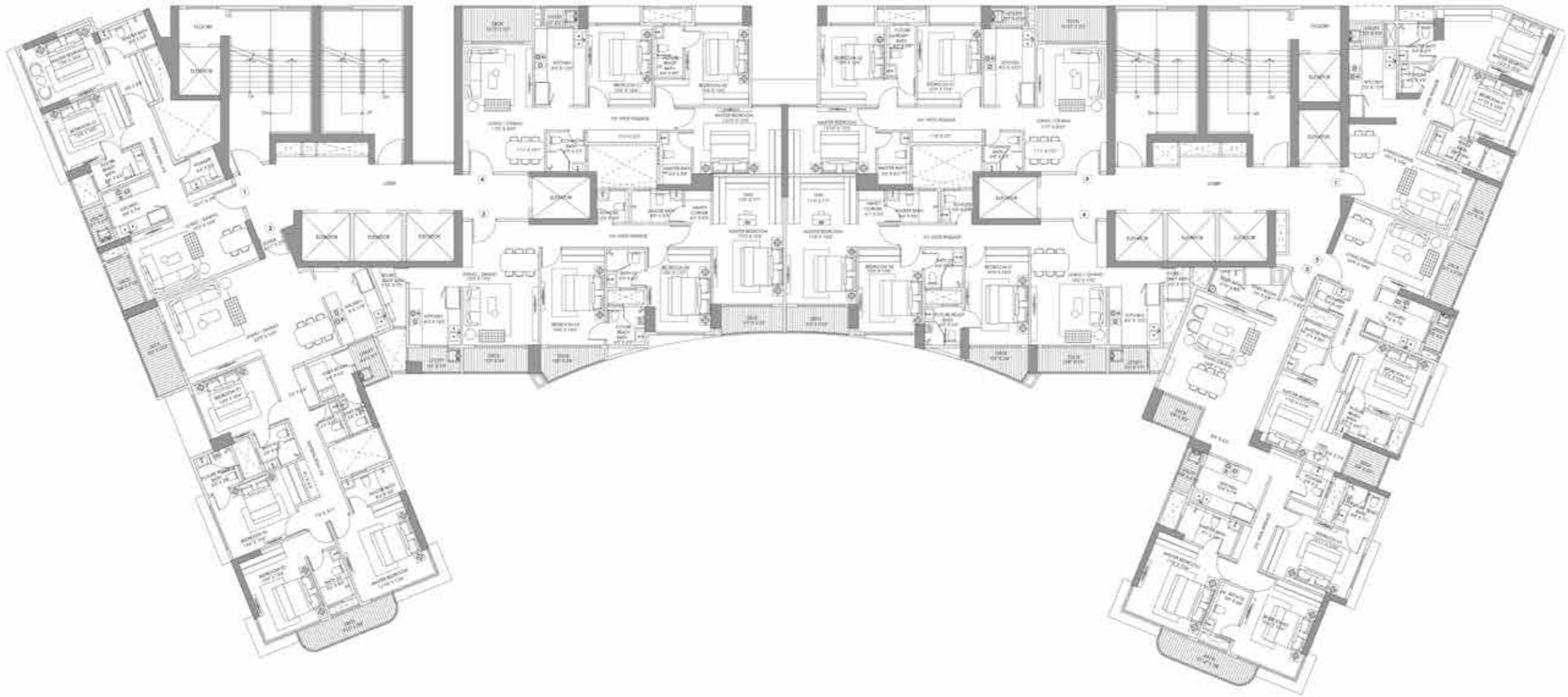


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## 28<sup>TH</sup> TO 33<sup>RD</sup> LEVEL PLAN



**Disclaimer:**

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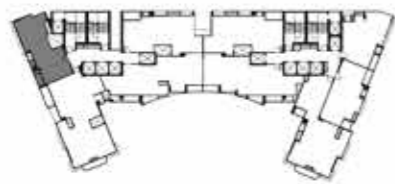


**UNIT PLANS  
2 BEDROOM RESIDENCES**

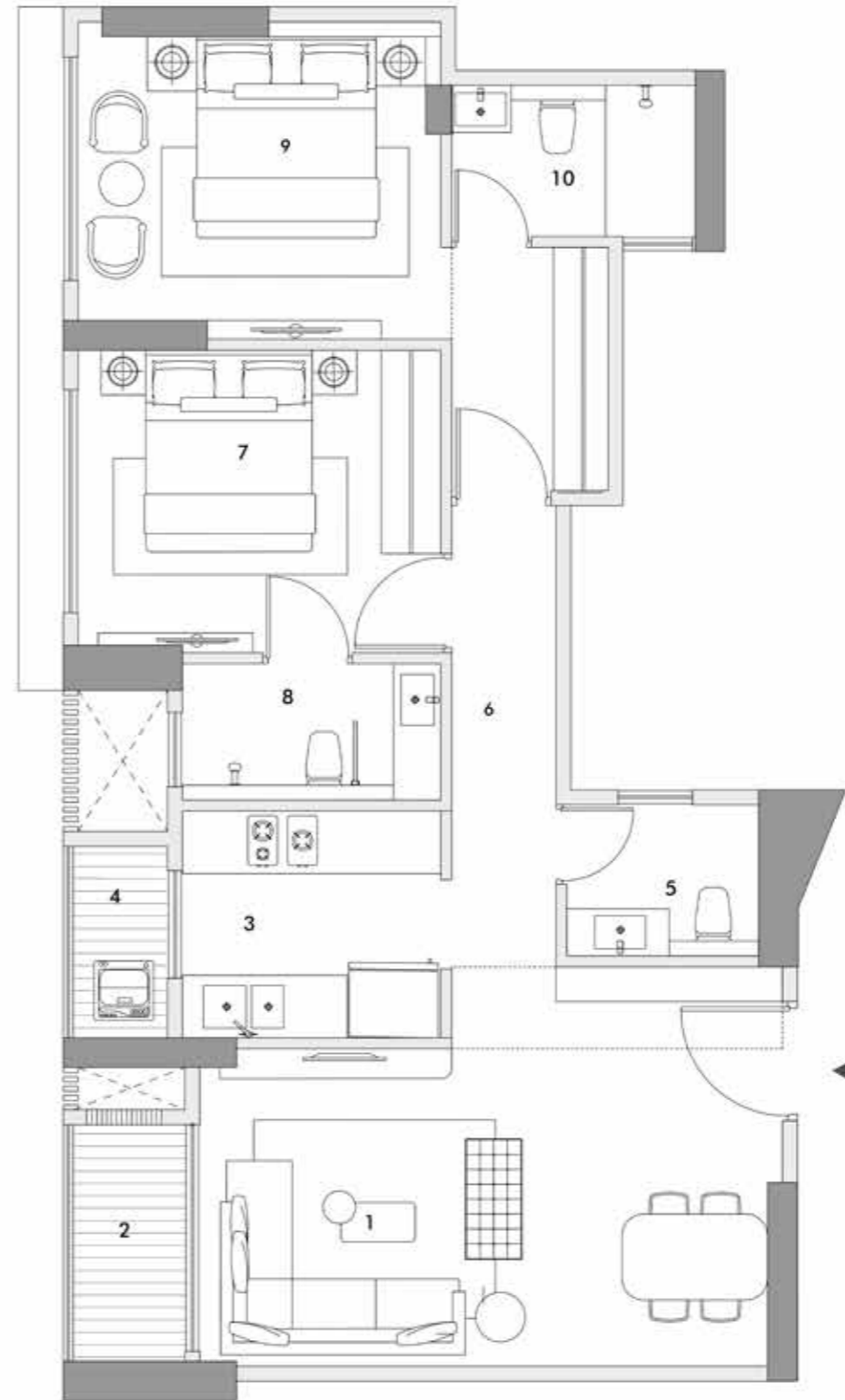
**SERIES 1: 2 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup>, 7<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 19<sup>TH</sup>,**  
**21<sup>ST</sup> TO 26<sup>TH</sup>, 28<sup>TH</sup> TO 33<sup>RD</sup>, 35<sup>TH</sup> TO 37<sup>TH</sup> LEVEL**  
**NORTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	72.55	780.93
AREA UNDER DECK / UTILITY	4.45	47.90
TOTAL	77.00	828.83

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ. FT)
1	LIVING / DINING	5.86 X 3.2	19'3"X 10'6"	201.85
		3.33 X 0.82	10'11"X 2'8"	29.39
2	DECK	1.12 X 2.38	3'8" X 7'10"	28.69
3	KITCHEN	2.6 X 2.28	8'6" X 7'6"	63.81
4	UTILITY	0.95 X 1.93	3'1" X 6'4"	19.74
5	POWDER ROOM	1.93 X 1.52	6'4" X 5'0"	31.58
6	PASSAGE	1.05 X 4.65	3'5" X 15'3"	52.56
7	BEDROOM 1	3.65 X 3.05	12'0" X 10'0"	119.83
8	FUTURE READY BATHROOM	2.6 X 1.37	8'6" X 4'6"	38.34
9	MASTER BEDROOM	3.65 X 3.2	12'0" X 10'6"	125.72
		1.57 X 2.45	5'2" X 8'0"	41.40
10	MASTER BATHROOM	2.45 X 1.52	8'0"X5'0"	40.09



Key Plan : 2 BHK



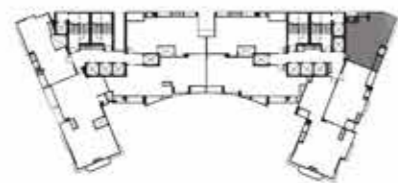
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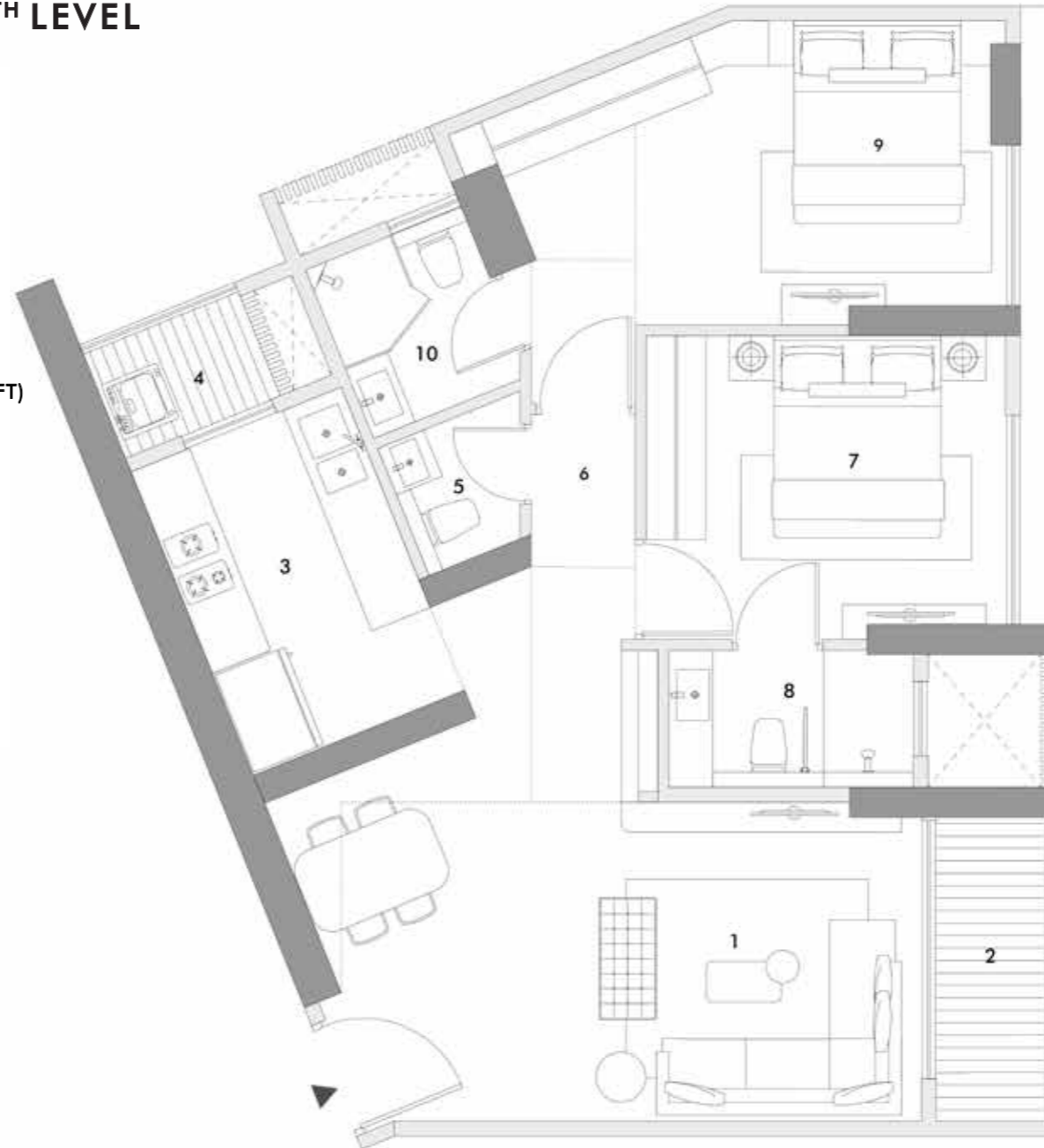
**SERIES 1: 2 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup>, 7<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 19<sup>TH</sup>,**  
**21<sup>ST</sup> TO 26<sup>TH</sup>, 28<sup>TH</sup> TO 33<sup>RD</sup>, 35<sup>TH</sup> TO 37<sup>TH</sup> LEVEL**  
**SOUTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	72.55	780.93
AREA UNDER DECK / UTILITY	5.20	55.97
TOTAL	77.75	836.90

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	5.82 X 3.2	19'1" X 10'6"	200.47
		1.05 X 2.36	3'5" X 7'9"	26.67
		X		34.12
2	DECK	1.1 X 3.05	3'7" X 10'0"	36.11
3	KITCHEN	2.27 X 3.28	7'6" X 10'9"	80.14
4	UTILITY	1.67 X 1.12	5'6" X 3'8"	20.13
5	POWDER ROOM	1.26 X 1.37	4'2" X 4'6"	18.58
6	PASSAGE	1.05 X 1.53	3'5" X 5'0"	17.29
7	BEDROOM 1	3.6 X 3.05	11'10" X 10'0"	118.19
8	FUTURE READY BATHROOM	2.45 X 1.37	8'0" X 4'6"	36.13
		1.05 X 1.44	3'5" X 4'9"	16.28
9	MASTER BEDROOM	3.71 X 3.05	12'2" X 10'0"	121.80
		1.05 X 1.44	3'5" X 4'9"	16.28
10	MASTER BATHROOM	1.68 X 1.82	5'6" X 6'0"	25.94
		1.68 X 1.82	5'6" X 6'0"	32.91



Key Plan : 2 BHK



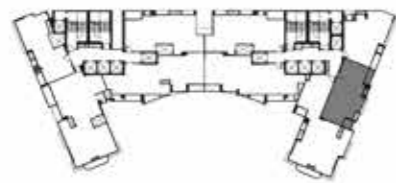
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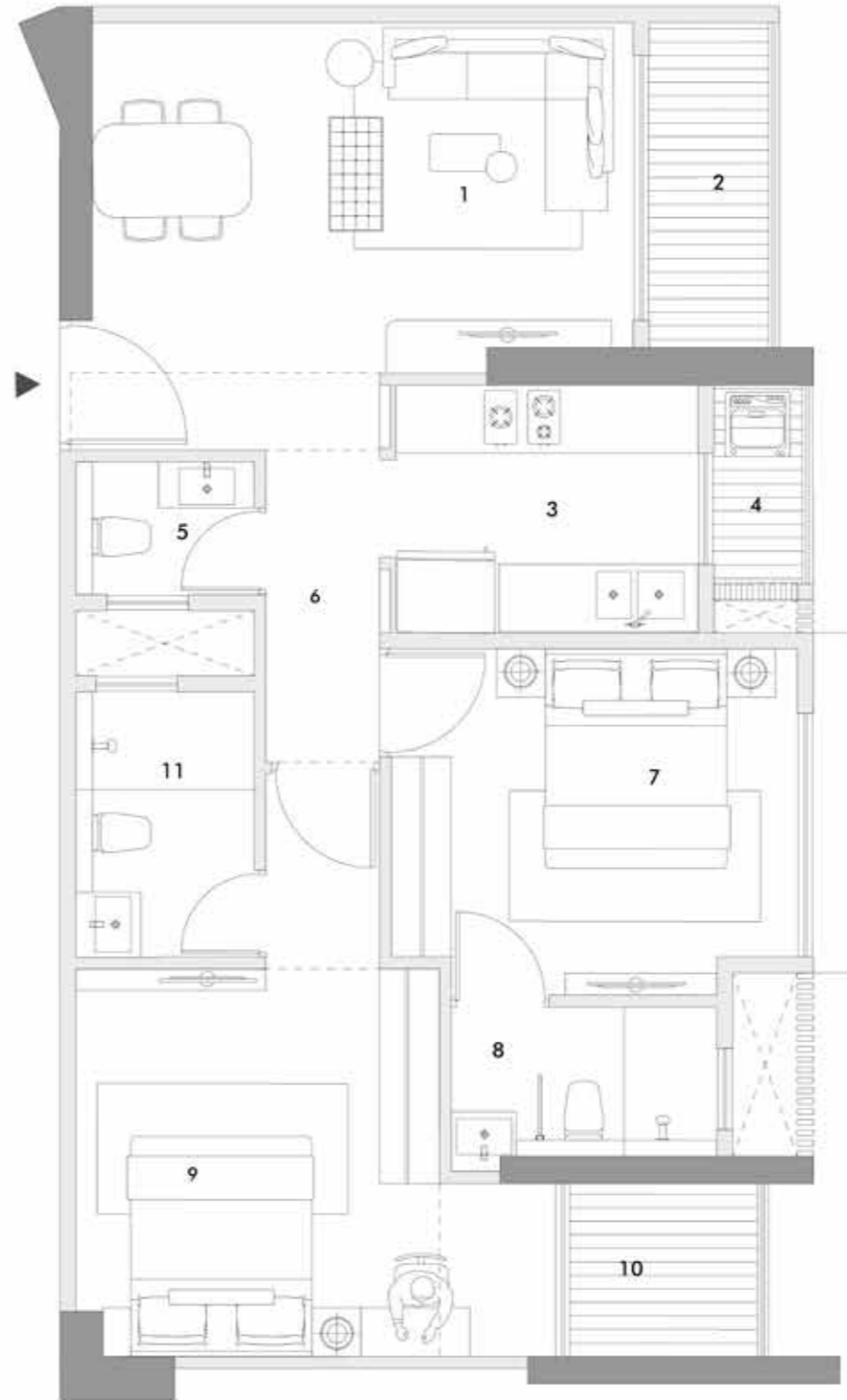
**SERIES 2: 2 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup>, 7<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 19<sup>TH</sup>,**  
**21<sup>ST</sup> TO 26<sup>TH</sup>, 28<sup>TH</sup> TO 33<sup>RD</sup>, 35<sup>TH</sup> TO 37<sup>TH</sup> LEVEL**  
**SOUTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	68.85	741.10
AREA UNDER DECK / UTILITY	7.70	82.88
TOTAL	76.55	823.98

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	4.99 X 3.24	16'5" X 10'8"	174.03
		2.8 X 0.71	9'2" X 2'4"	21.40
2	DECK	1.1 X 3	3'7" X 9'10"	35.52
3	KITCHEN	2.78 X 2.28	9'2" X 7'6"	68.23
4	UTILITY	0.82 X 1.83	2'8" X 6'0"	16.15
5	POWDER ROOM	1.64 X 1.22	5'5" X 4'0"	21.54
6	PASSAGE	1.05 X 2.88	3'5" X 9'6"	32.55
7	BEDROOM 1	3.74 X 3.2	12'3" X 10'6"	128.82
8	FUTURE READY BATHROOM	2.45 X 1.38	8'0" X 4'6"	36.39
9	MASTER BEDROOM	3.35 X 3.58	11'0" X 11'9"	129.09
		1.05 X 1.6	3'6" X 5'3"	18.08
		1.05 X 1.8	3'5" X 5'11"	20.34
10	DECK	1.73 X 1.6	5'8" X 5'3"	29.79
11	MASTER BATHROOM	1.64 X 2.45	5'5" X 8'0"	43.25



Key Plan : 2 BHK



Disclaimer:

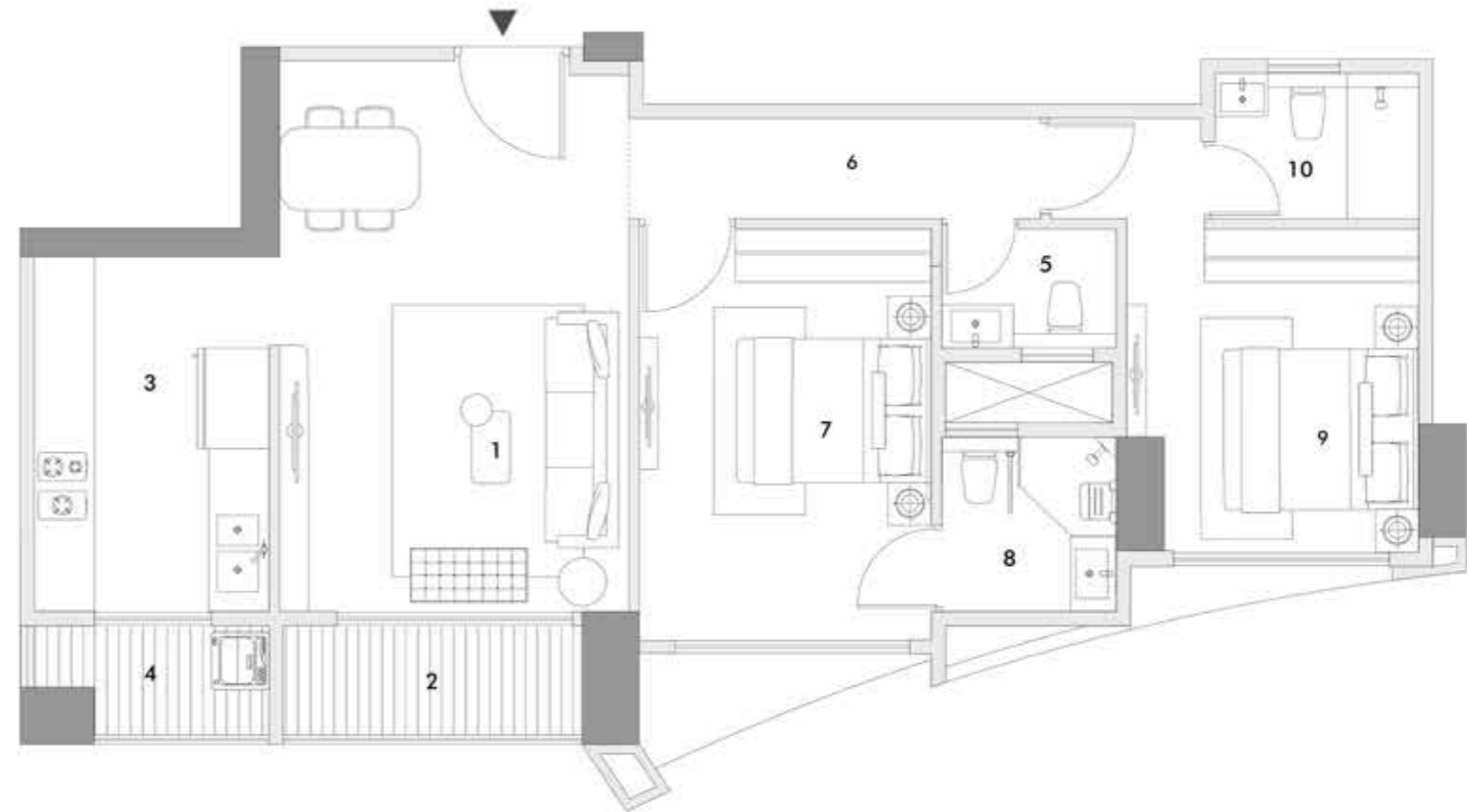
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**SERIES 3: 2 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup> LEVEL**  
**NORTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	71.85	773.39
AREA UNDER DECK / UTILITY	6.15	66.20
TOTAL	78.00	839.59

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	3.65 X 5.76	12'0" X 18'11"	226.30
2	DECK	3.12 X 1.14	10'3" X 3'9"	38.29
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	POWDER ROOM	1.82 X 1.24	6'0" X 4'1"	24.29
6	PASSAGE	4.3 X 1.05	14'1" X 3'5"	48.60
7	BEDROOM 1	3.05 X 4.29	10'0" X 14'1"	140.84
8	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
9	MASTER BEDROOM	3.05 X 3.38	10'0" X 11'1"	110.97
		1.6 X 1.05	5'3" X 3'5"	18.08
10	MASTER BATHROOM	2.12 X 1.52	7'0" X 5'0"	34.69



Key Plan : 2 BHK



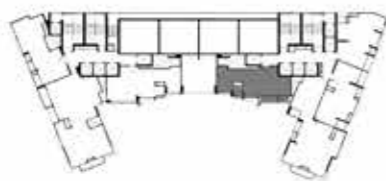
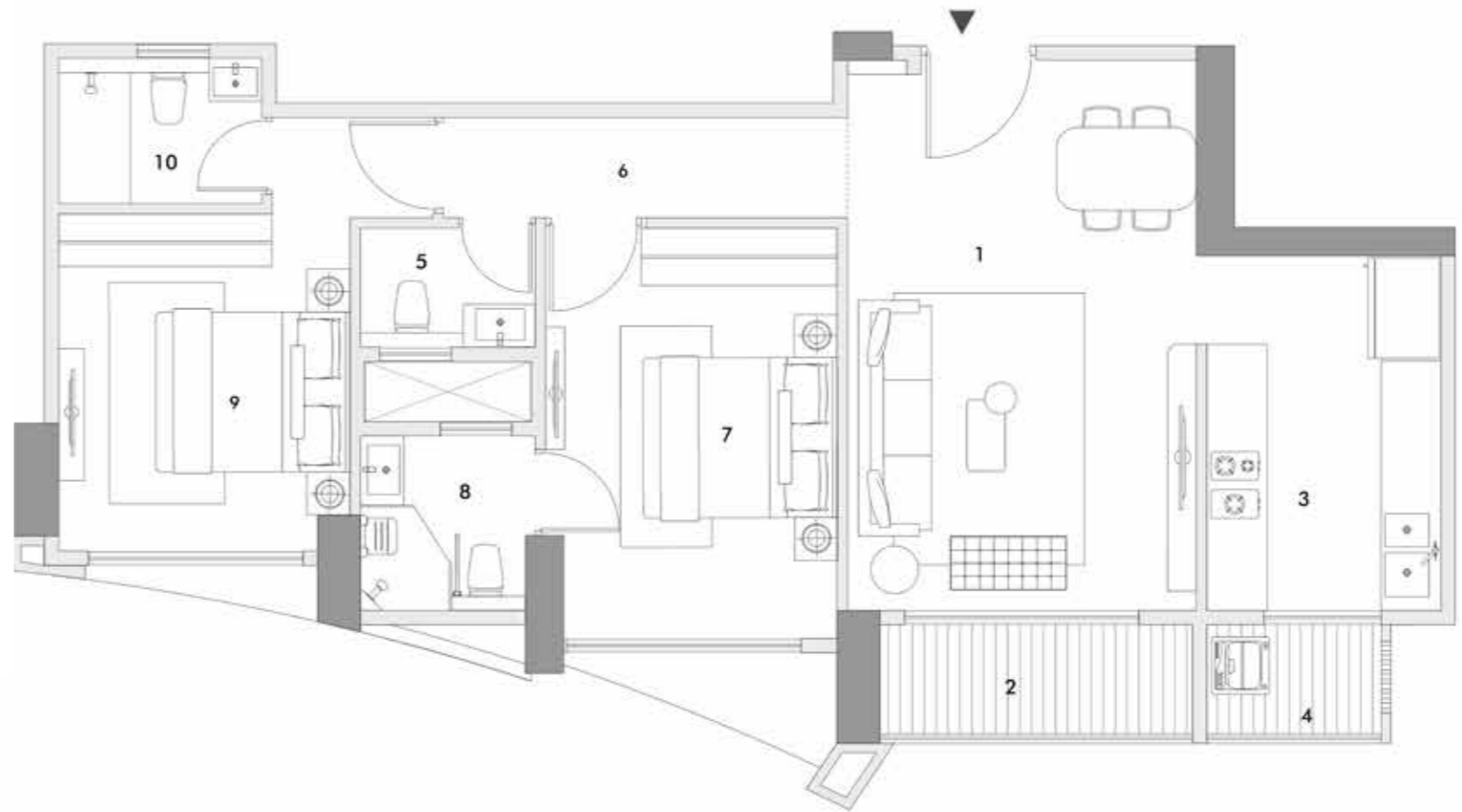
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**SERIES 4: 2 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup> LEVEL**  
**SOUTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	72.00	775.01
AREA UNDER DECK / UTILITY	6.00	64.58
TOTAL	78.00	839.59

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	3.65 X 5.76	12'0" X 18'11"	226.30
2	DECK	3.27 X 1.14	10'9" X 3'9"	40.13
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	POWDER ROOM	1.82 X 1.24	6'0" X 4'1"	24.29
6	PASSAGE	4.23 X 1.05	13'11" X 3'5"	47.81
7	BEDROOM 1	3.05 X 4.29	10'0" X 14'1"	140.84
8	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
9	MASTER BEDROOM	3.05 X 3.53	10'0" X 11'7"	115.89
10	MASTER BATHROOM	1.68 X 1.05	5'6" X 3'5"	18.99
	MASTER BATHROOM	2.12 X 1.52	7'0" X 5'0"	34.69



Key Plan : 2 BHK



Disclaimer:

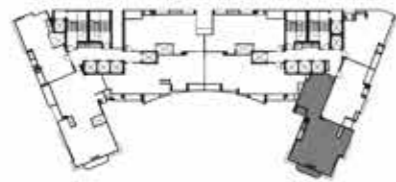
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**3 BEDROOM RESIDENCES**

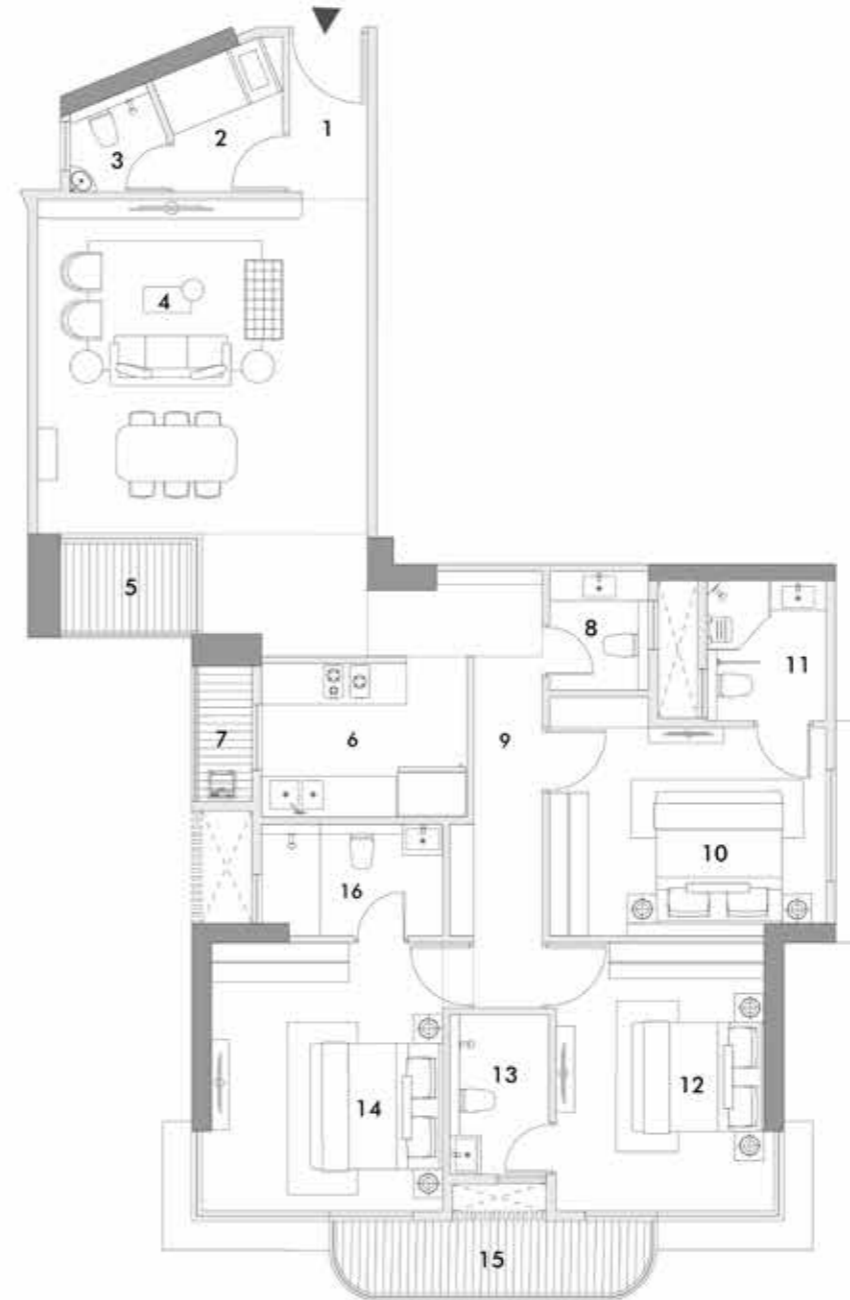
**SERIES 3: 3 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 5<sup>TH</sup>, 7<sup>TH</sup> TO 12<sup>TH</sup>, 14<sup>TH</sup> TO 19<sup>TH</sup>,**  
**21<sup>ST</sup> TO 26<sup>TH</sup>, 28<sup>TH</sup> TO 37<sup>TH</sup> LEVEL**  
**SOUTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	121.10	1303.52
AREA UNDER DECK / UTILITY	9.60	103.33
TOTAL	130.70	1406.85

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ. FT)
1	FOYER	1.2 X 2.5	3'11" X 8'2"	32.29
2	STAFF ROOM	1.67 X 2.05	5'6" X 6'9"	36.85
3	STAFF BATHROOM	1.48 X 1.44	4'10" X 4'9"	22.94
4	LIVING / DINING	5.07 X 5.14	16'8" X 16'11"	280.51
		2.55 X 1.89	8'4" X 6'2"	51.88
5	DECK	2.02 X 1.35	6'8" X 4'5"	29.35
6	KITCHEN	3.15 X 2.36	10'4" X 7'9"	80.02
7	UTILITY	0.82 X 2.07	2'8" X 6'10"	18.27
8	POWDER ROOM	1.52 X 1.82	5'0" X 6'0"	29.78
9	PASSAGE	1.05 X 5.4	3'5" X 17'9"	61.03
		2.69 X 1.27	8'10" X 4'2"	36.77
		0.37 X 1.71	1'3" X 5'8"	6.81
10	BEDROOM 1	4.25 X 3.2	13'11" X 10'6"	146.39
		1.52 X 0.43	5'0" X 1'5"	7.04
11	FUTURE READY BATHROOM	1.82 X 2.15	6'0" X 7'1"	42.12
12	BEDROOM 2	3.2 X 4.12	10'6" X 13'6"	141.91
13	BATHROOM 2	1.52 X 2.45	5'0" X 8'0"	40.09
14	MASTER BEDROOM	3.55 X 4.12	11'8" X 13'6"	157.43
		1 X 0.33	3'3" X 1'1"	3.55
15	DECK	4.83 X 1.12	15'10" X 3'8"	58.23
16	MASTER BATHROOM	2.78 X 1.71	9'1" X 5'8"	51.17



Key Plan : 3 BHK



Disclaimer:

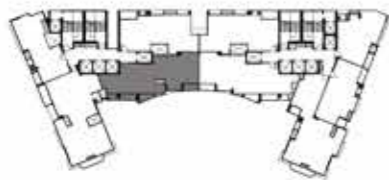
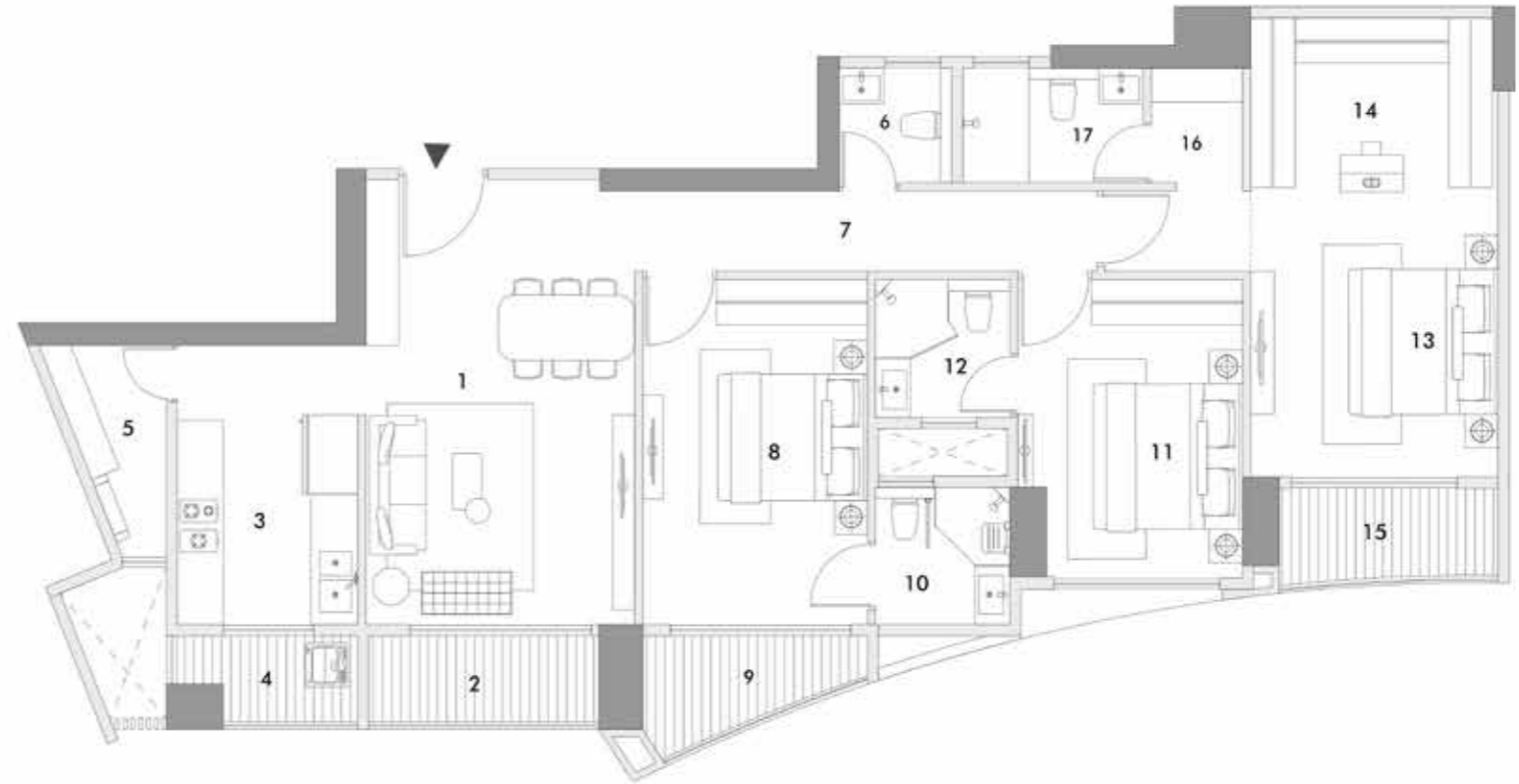
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**SERIES 3: 3 BEDROOM RESIDENCE  
17<sup>TH</sup> TO 33<sup>RD</sup> LEVEL  
NORTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	110.65	1191.04
AREA UNDER DECK / UTILITY	13.60	146.39
TOTAL	124.25	1337.43

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ. FT)
1	LIVING / DINING	3.65 X 5.91	12'0" X 19'5"	232.20
2	DECK	3.12 X 1.14	10'3" X 3'9"	38.29
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	STORE / STAFF BATHROOM	1.16 X 2.8	3'10" X 9'2"	34.96
6	POWDER ROOM	1.52 X 1.52	5'0" X 5'0"	24.87
7	PASSAGE	6.28 X 1.07	20'7" X 3'6"	72.33
8	BEDROOM 1	3.05 X 4.58	10'0" X 15'0"	150.36
9	DECK	3.05 X 1.12	10'0" X 3'8"	36.77
10	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
11	BEDROOM 2	3.05 X 3.96	10'0" X 13'0"	130.01
12	BATHROOM 2	1.82 X 1.82	6'0" X 6'0"	35.65
13	MASTER BEDROOM	3.36 X 3.8	11'0" X 12'6"	137.43
		1.97 X 1.07	6'6" X 3'6"	22.69
14	WALK-IN WARDROBE	3.36 X 2.3	11'0" X 7'7"	83.18
15	DECK	2.97 X 1.18	9'9" X 3'10"	37.72
16	VANITY CORNER	1.24 X 1.52	4'1" X 5'0"	20.29
17	MASTER BATHROOM	2.45 X 1.52	8'0" X 5'0"	40.09



Key Plan : 3 BHK



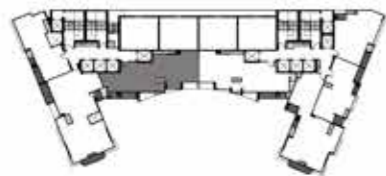
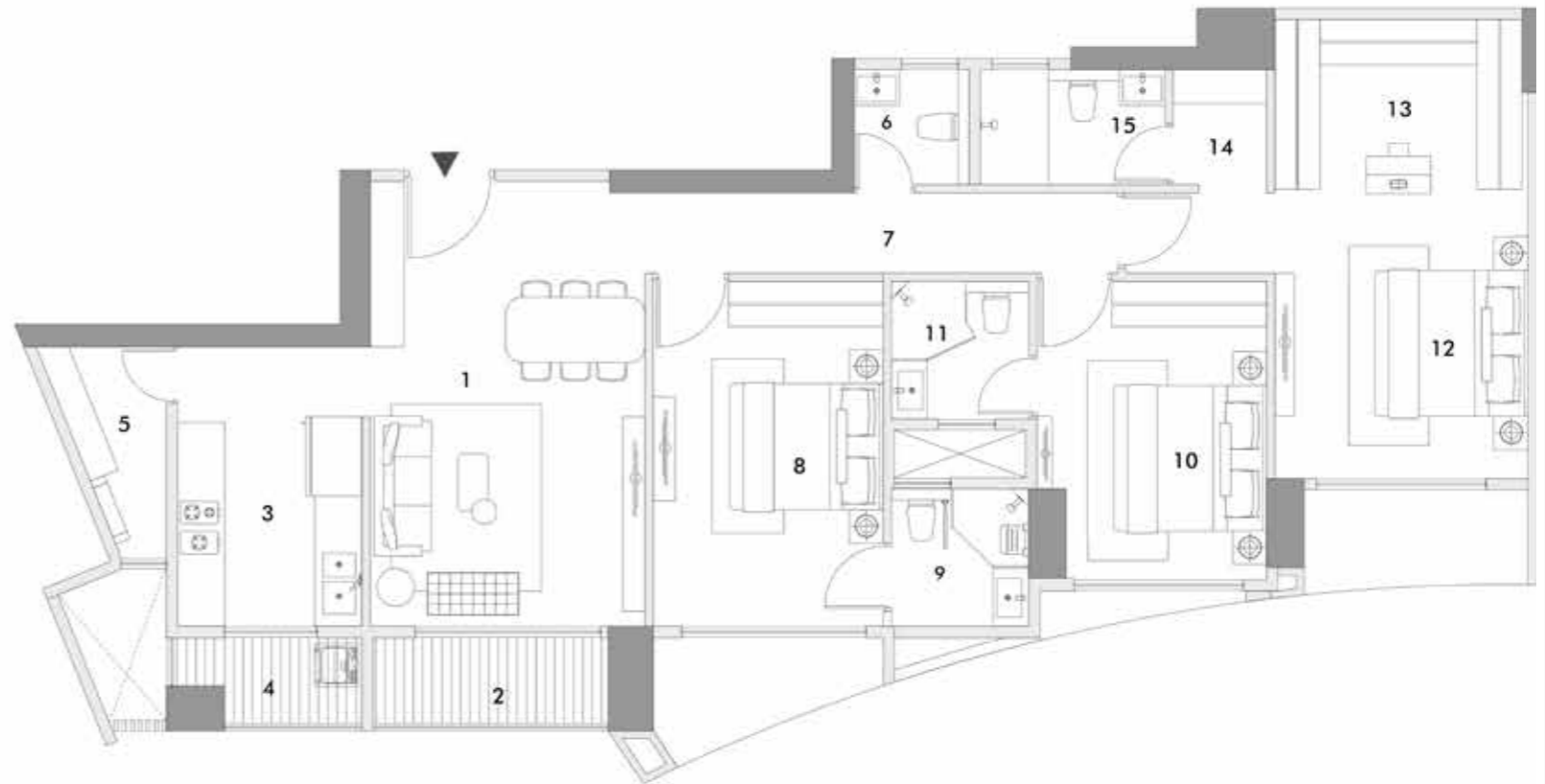
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**SERIES 3: 3 BEDROOM RESIDENCE**  
**6<sup>TH</sup> TO 16<sup>TH</sup> LEVEL**  
**NORTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	109.10	1174.35
AREA UNDER DECK / UTILITY	6.15	66.20
TOTAL	115.25	1240.55

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ. FT)
1	LIVING / DINING	3.65 X 5.91	12'0" X 19'5"	232.20
2	DECK	3.12 X 1.14	10'3" X 3'9"	38.29
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	STORE / STAFF BATHROOM	1.16 X 2.8	3'10" X 9'2"	34.96
6	POWDER ROOM	1.52 X 1.52	5'0" X 5'0"	24.87
7	PASSAGE	6.28 X 1.07	20'7" X 3'6"	72.33
8	BEDROOM 1	3.05 X 4.58	10'0" X 15'0"	150.36
9	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
10	BEDROOM 2	3.05 X 3.96	10'0" X 13'0"	130.01
11	BATHROOM 2	1.82 X 1.82	6'0" X 6'0"	35.65
12	MASTER BEDROOM	3.36 X 3.8	11'0" X 12'6"	137.43
		1.97 X 1.07	6'6" X 3'6"	22.69
13	WALK-IN WARDROBE	3.36 X 2.3	11'0" X 7'7"	83.18
14	VANITY CORNER	1.24 X 1.52	4'1" X 5'0"	20.29
15	MASTER BATHROOM	2.45 X 1.52	8'0" X 5'0"	40.09



Key Plan : 3 BHK



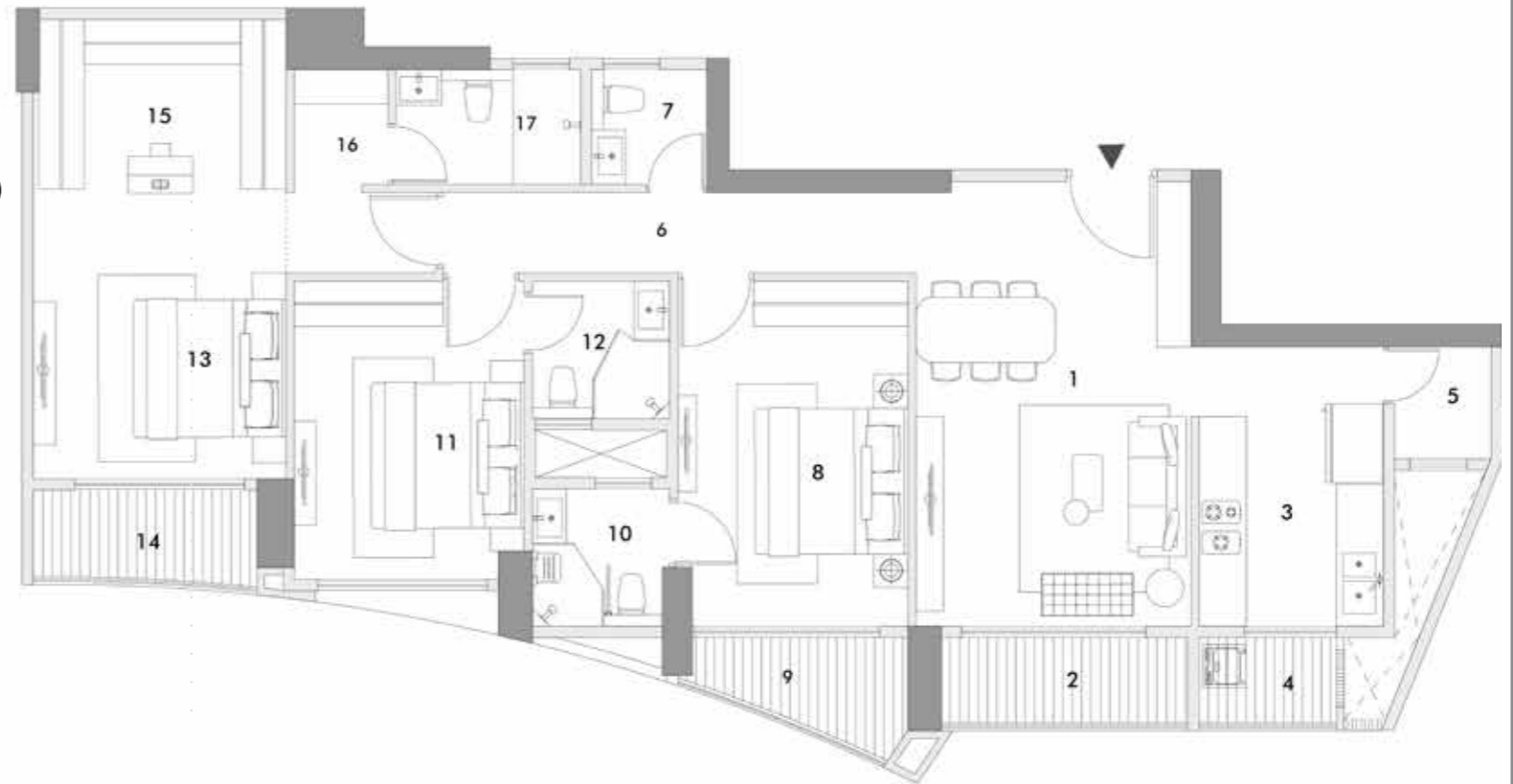
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**SERIES 4: 3 BEDROOM RESIDENCE  
17<sup>TH</sup> TO 33<sup>RD</sup> LEVEL  
SOUTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	109.00	1173.28
AREA UNDER DECK / UTILITY	13.10	141.01
TOTAL	122.10	1314.28

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	3.65 X 5.91	12'0" X 19'5"	232.20
2	DECK	3.27 X 1.14	10'9" X 3'9"	40.13
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	STORE / STAFF BATHROOM	1.27 X 1.49	4'2" X 4'11"	20.37
6	POWDER ROOM	1.52 X 1.52	5'0" X 5'0"	24.87
7	PASSAGE	6.28 X 1.07	20'7" X 3'6"	72.33
8	BEDROOM 1	3.05 X 4.58	10'0" X 15'0"	150.36
9	DECK	2.86 X 1.06	9'5" X 3'6"	32.63
10	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
11	BEDROOM 2	3.05 X 3.96	10'0" X 13'0"	130.01
12	BATHROOM 2	1.82 X 1.82	6'0" X 6'0"	35.65
13	MASTER BEDROOM	3.36 X 3.8	11'0" X 12'6"	137.43
		1.97 X 1.07	6'6" X 3'6"	22.69
14	WALK-IN WARDROBE	3.36 X 2.3	11'0" X 7'7"	83.18
15	DECK	2.97 X 1.18	9'9" X 3'10"	37.72
16	VANITY CORNER	1.24 X 1.52	4'1" X 5'0"	20.29
17	MASTER BATHROOM	2.45 X 1.52	8'0" X 5'0"	40.09



Key Plan : 3 BHK

Disclaimer:

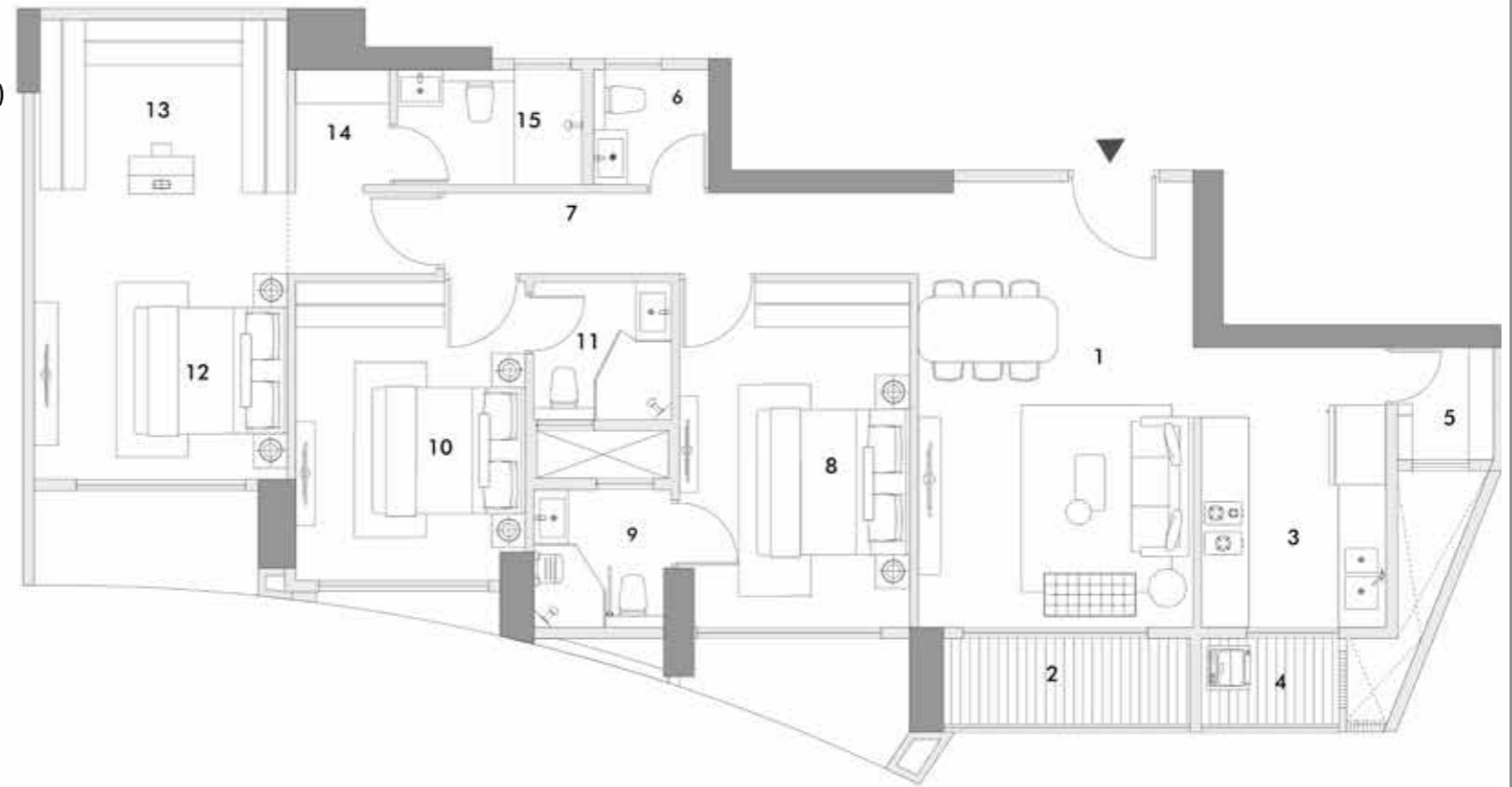
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# SERIES 4: 3 BEDROOM RESIDENCE 6<sup>TH</sup> TO 16<sup>TH</sup> LEVEL SOUTH TOWER

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	107.45	1156.59
AREA UNDER DECK / UTILITY	6.00	64.58
TOTAL	113.45	1221.18

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ.FT)
1	LIVING / DINING	3.65 X 5.91	12'0" X 19'5"	232.20
2	DECK	3.27 X 1.14	10'9" X 3'9"	40.13
3	KITCHEN	2.45 X 3.71	8'0" X 12'2"	97.84
4	UTILITY	1.82 X 1.14	6'0" X 3'9"	22.33
5	STORE / STAFF BATHROOM	1.27 X 1.49	4'2" X 4'11"	20.37
6	POWDER ROOM	1.52 X 1.52	5'0" X 5'0"	24.87
7	PASSAGE	6.28 X 1.07	20'7" X 3'6"	72.33
8	BEDROOM 1	3.05 X 4.58	10'0" X 15'0"	150.36
9	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
10	BEDROOM 2	3.05 X 3.96	10'0" X 13'0"	130.01
11	BATHROOM 2	1.82 X 1.82	6'0" X 6'0"	35.65
12	MASTER BEDROOM	3.36 X 3.8	11'0" X 12'6"	137.43
		1.97 X 1.07	6'6" X 3'6"	22.69
13	WALK-IN WARDROBE	3.36 X 2.3	11'0" X 7'7"	83.18
14	VANITY CORNER	1.24 X 1.52	4'1" X 5'0"	20.29
15	MASTER BATHROOM	2.45 X 1.52	8'0" X 5'0"	40.09



Key Plan : 3 BHK



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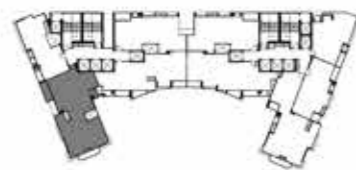
## 4 BEDROOM RESIDENCES



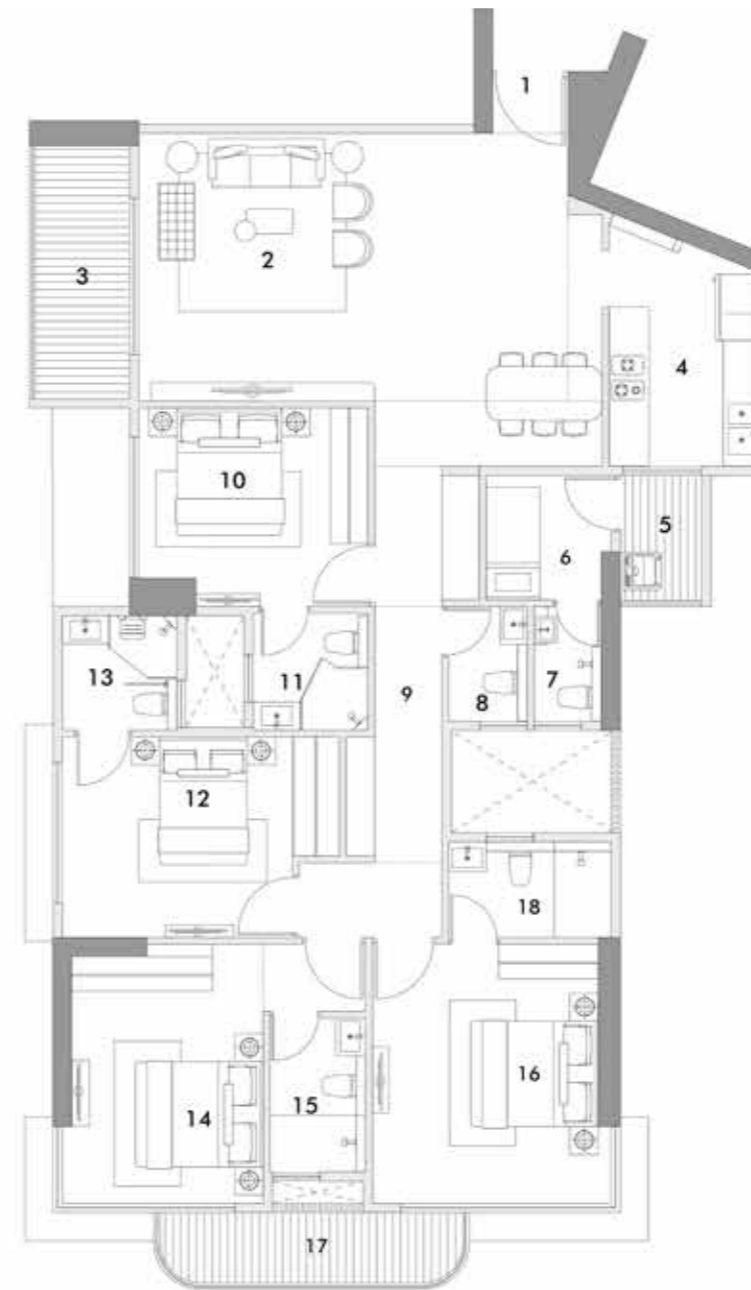
**SERIES 2: 4 BEDROOM RESIDENCE**  
**3<sup>RD</sup> TO 26<sup>TH</sup>, 28<sup>TH</sup> TO 33<sup>RD</sup> LEVEL**  
**NORTH TOWER**

PARTICULARS (AS PER RERA)	SQ.M.	SQ.FT.
CARPET AREA	140.75	1515.03
AREA UNDER DECK / UTILITY	13.80	148.54
TOTAL	154.55	1663.58

NO.	AREA	SIZES(M)	SIZES(FT)	AREA(SQ. FT)
1	FOYER	1.2 X 0.83	3'11" X 2'9"	10.72
2	LIVING / DINING	6.84 X 4.27	22'5" X 14'0"	314.38
		3.63 X 1.03	11'11" X 3'5"	40.25
		3.28 X 0.54	10'9" X 1'9"	19.07
3	DECK	1.49 X 4.03	4'11" X 13'3"	64.63
4	KITCHEN	2.44 X 3.56	8'0" X 11'8"	93.50
5	UTILITY	1.3 X 1.99	4'3" X 6'7"	27.85
6	STAFF ROOM	1.98 X 1.98	6'6" X 6'6"	42.20
7	STAFF BATHROOM	1.07 X 1.82	3'6" X 6'0"	20.96
8	POWDER ROOM	1.25 X 1.82	4'1" X 6'0"	24.49
9	PASSAGE	1.07 X 4.19	3'6" X 13'9"	48.26
		1.67 X 1.98	5'6" X 6'6"	35.59
		0.45 X 1.9	1'6" X 6'3"	9.20
		2.27 X 1.19	7'5" X 3'11"	29.08
10	BEDROOM 1	3.65 X 3.16	12'0" X 10'4"	124.15
11	BATHROOM 1	1.82 X 1.86	6'0" X 6'1"	36.44
12	BEDROOM 2	4.42 X 3.2	14'6" X 10'6"	152.25
13	FUTURE READY BATHROOM	1.82 X 1.82	6'0" X 6'0"	35.65
14	BEDROOM 3	3.05 X 4.12	10'0" X 13'6"	135.26
		1.63 X 1.07	5'4" X 3'6"	18.77
15	BATHROOM 3	1.52 X 2.45	5'0" X 8'0"	40.09
16	MASTER BEDROOM	3.6 X 4.12	11'10" X 13'6"	159.65
17	DECK	4.83 X 1.12	15'10" X 3'8"	58.23
18	MASTER BATHROOM	2.58 X 1.52	8'6" X 5'0"	42.21

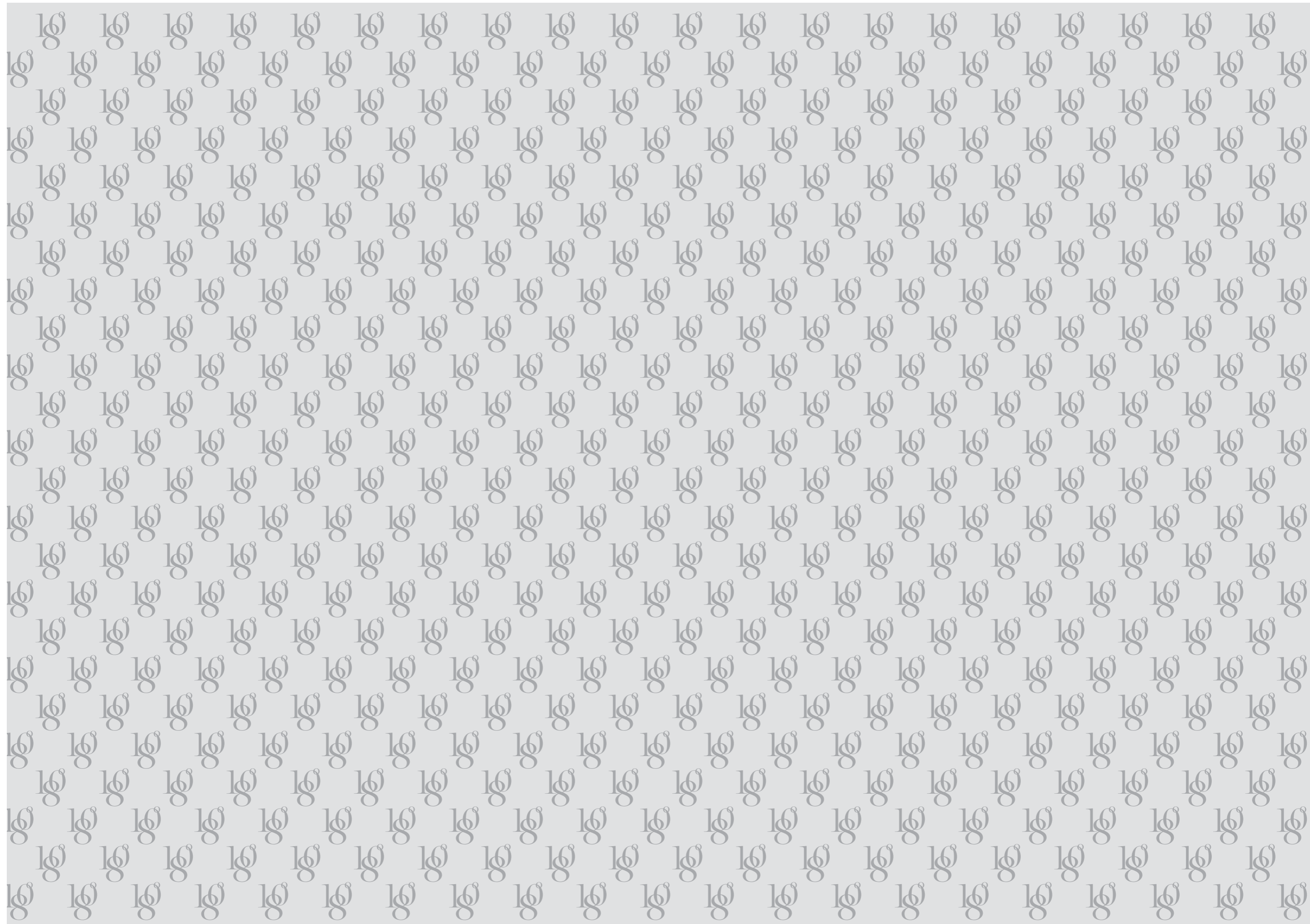


Key Plan : 4 BHK



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