

Proposed Redevelopment of BDD Chawls At Naigaon, Dadar.



**By
Maharashtra Housing and Area Development Authority, Mumbai**

Presented by - Sandeep Shikre Architects

NO. OF EXISTING CHAWLS - 42



MASTER PLAN | Existing



Redevelopment Of BDD Chawls At Naigaon

MASTER PLAN | Proposed



Master Plan – Rehab (3B+1S+19/23 floors)

- Rehab design provisions
- Rehab Nos. of flats - **3344**
- **Areas for Shops and Stalls** are given in the Stilt.
- Rehab nos. of Buildings - **20**
- ● Nos. of 23 floor buildings - **15**
- ● Nos. of 19 floor buildings - **5**
- Nos. of parking basements - **3**
- **Parking provisions as per Development Control Regulations.**

MASTER PLAN | Recreational Ground

Community Open space

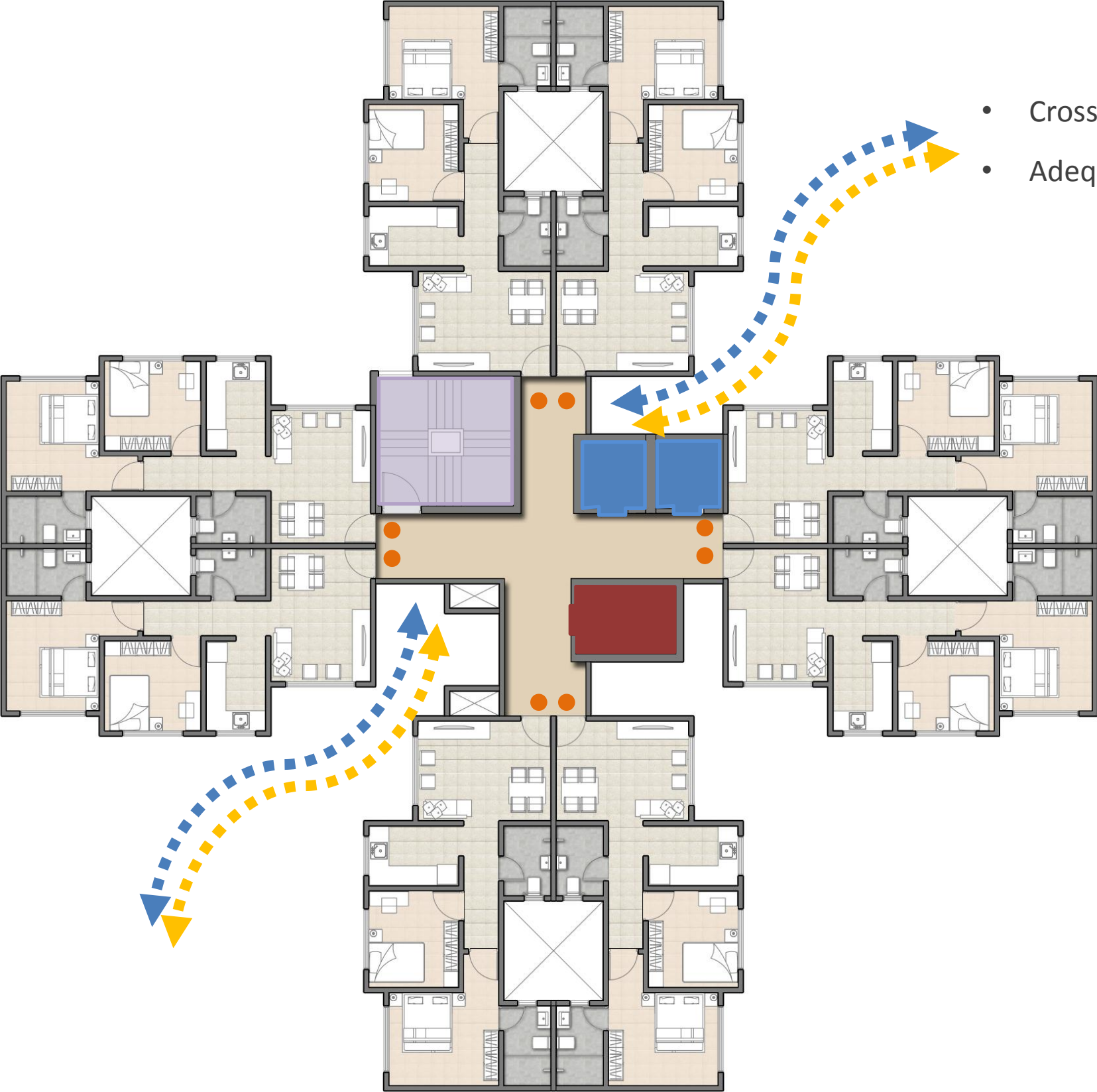
- Total **green open area** proposed in the master plan is about **15123.98 sq.m.** which is **on ground**.
- Ground level open space includes **Reserved RG of 10,289.84 Sqm & 10 % Additional open space of 4,834.14 Sqm.**
- Total **percentage of open space** on ground is **24 % on gross plot area**.

RG 1 & RG 2– Designated open Spaces





- Proposed Children's play area
- Proposed Senior citizens park
- Proposed Toddler’s play area



PROPOSAL | Typical floor



- Cross Ventilation
- Adequate light for passages

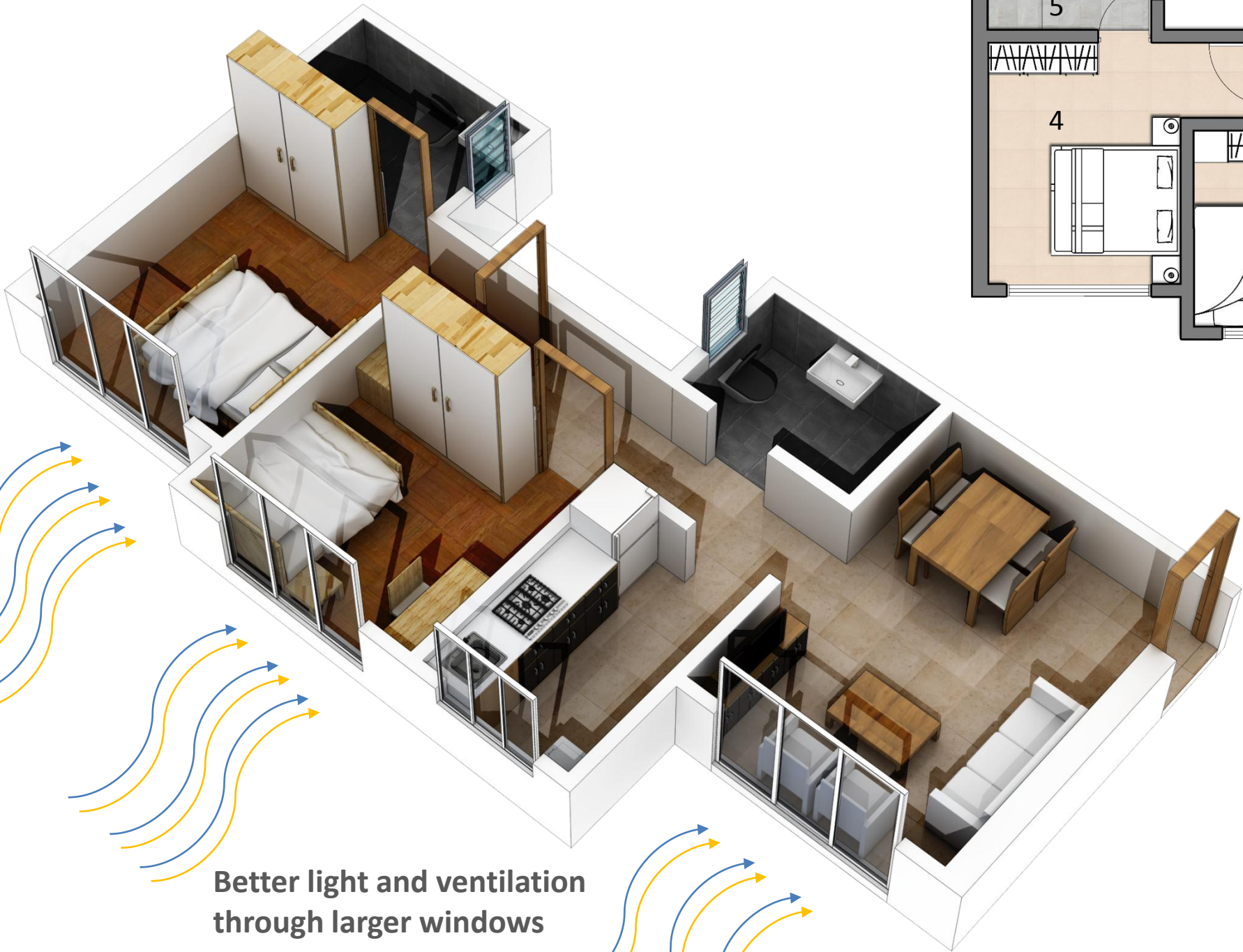
-  No. of units - 8
-  No. of lifts - 2
-  No. of stretcher lift - 1
-  No. of staircases - 1

All furniture shown in plan is for presentation purpose only.

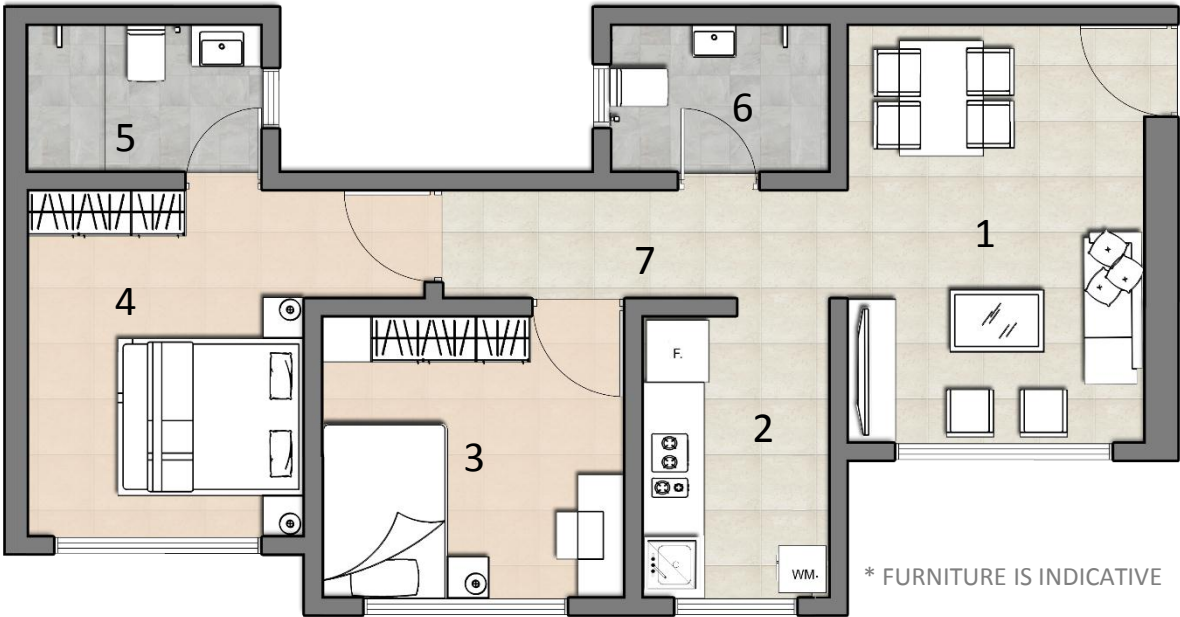
PROPOSAL | Rehab

Rehab Unit Carpet Area:
500 sq.ft (46.45 sq.mt)

Typical floor plan



Better light and ventilation
through larger windows



- 1.LIVING/DINING : 3.00 x 4.00 M
- 2.KITCHEN : 1.80 x 2.70 M
- 3.BEDROOM : 2.90 x 2.70 M
- 4.M. BEDROOM : 2.80 x 3.30 M
- 5.ATTACHED TOILET : 2.40 x 1.48 M
- 6.COMMON TOILET : 2.06 x 1.48 M
- 7.PASSAGE : 1.05 x 5.12 M

CARPET AREA : 46.45 SQ.M (500 SQ.FT)

* C.A INCLUDES THE AREA OF DOOR JAMBS



SPECIFICATIONS | Rehab

Specification

1. Flooring of 800 x 800 mm **vitified tiles in all rooms.**
2. Flooring of **Antiskid tiles in kitchen**
3. **Granite Kitchen platform** with sink
4. **Ceramic tiles** of 300 x 600 mm for **toilet walls up to lintel height**
5. **Antiskid** 600 x 600 mm tiles for **toilet flooring**
6. **Anodized** sections for **windows**
7. **Wooden door frame** for main entrance and bedroom whereas **marble frame** for toilets.
8. **Marble flooring** on **ground floor lobby** and **kota flooring** for all **above lobbies.**
9. **Two passenger and one stretcher lifts** for each building
10. **Separate services like WTP, STP, OWC** for rehab cluster.
11. Provision for **Solar Panels** and **Rain Water Harvesting.**
12. Rehab Structures would be **Earthquake Resistant.**

PROPOSAL | Arrival Portal



REHAB ENTRANCE

PROPOSAL | Ground floor lobby



REHAB DROP OFF

PROPOSAL | Stilt / Basement



Parking Spaces

 **REHAB
3 BASEMENTS**

PROPOSAL | Landscape



Meditation



Nana Nani Park

PROPOSAL | Landscape



VIEWS | Rehab



Redevelopment Of BDD Chawls At Naigaon

VIEWS | Rehab



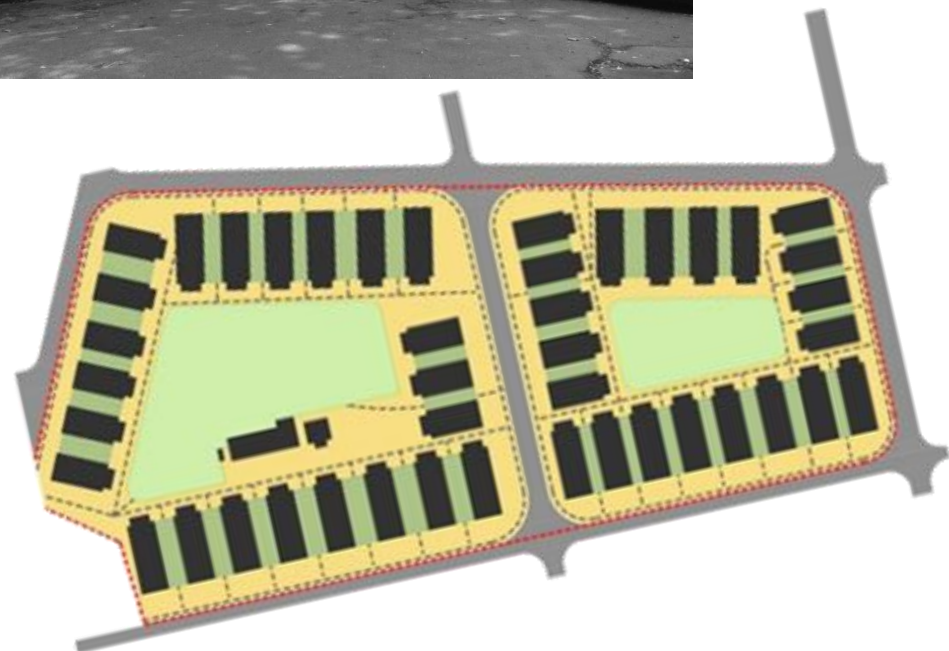
Redevelopment Of BDD Chawls At Naigaon

VIEWS | Rehab



Redevelopment Of BDD Chawls At Naigaon

BDD CHAWLS AT NAIGAON | Site Transformation



EXISTING



PROPOSED

Redevelopment Of BDD Chawls At Naigaon



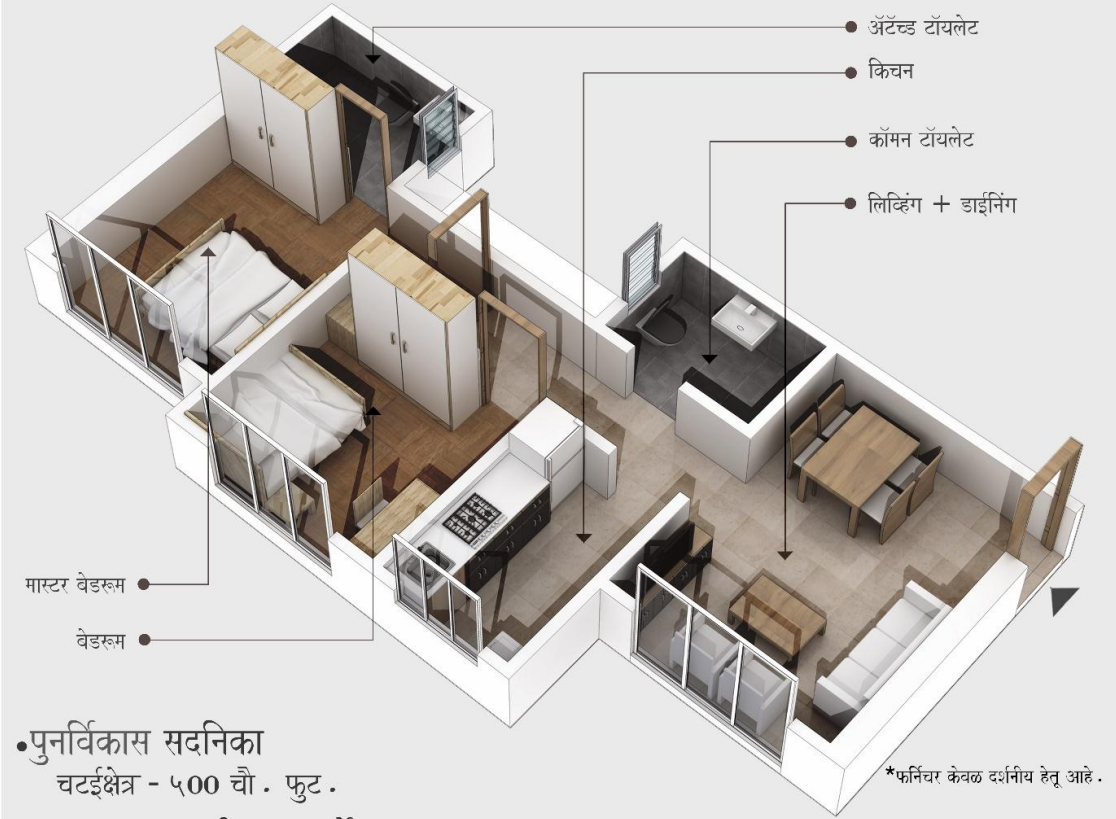
THANK YOU

बी.डी.डी. चाल पुनर्विकास प्रकल्प, नायगांव



प्रस्तावित पुनर्विकास योजनेचा आराखडा

- पुनर्वसन इमारत (REHAB):
२० इमारती - ३ वेसमेंट + स्टिल्ट + १९/२३ मजले
- प्राथमिक व माध्यमिक शाळा
- आरक्षित मैदान (Recreational Ground)
- विक्रीसाठी उपलब्ध निवासी इमारत (SALE):
४ इमारती - ३ वेसमेंट + स्टिल्ट + ६ पोटियम + ६० मजले
- समाज कल्याण केंद्र
- मैदान (Additional open space)
- व्यापारी संकुल (SALE):
३ वेसमेंट + स्टिल्ट + २ पोटियम + १८ मजले



पुनर्विकास सदनिका

चटईक्षेत्र - ५०० चौ. फुट.

प्रकल्प कालावधी - ७ वर्षे

प्रकल्पाचे काम - ५ टप्प्यांमध्ये

संकल्प चित्र



DISCLAIMER: येथे दर्शविल्यात आलेले ज्ञान, योजना वैशिष्ट्ये (specifications), प्रतिमा आणि इतर तपशील केवळ माहितीसाठी आहेत. संविधानाच्या मंजुरीनुसार यापेक्षा बदल होण्याची शक्यता आहे. येथे नमुद करण्यात आलेली मापे ही फिनिशिंग विरहीत भागाची असून त्यात सुधारणा आणि अंतिम स्ट्रक्चरल डिझाइन व जागेच्या परिस्थितीनुसार बदल होण्याची शक्यता आहे.



सदनिकेचा नकाशा

नोडल एजन्सी	म्हाडा
वांधकाम एजन्सी	एल अँड टी
वास्तुविशारद	संदीप शिंदे अँड असोसिएट्स
स्थापत्य सल्लागार	J + W कन्सलटंट LLP
MEP सल्लागार	मॅक MEP कन्सलटंट
प्रोजेक्ट मॅनेजमेंट सल्लागार	एम्. एस्. ए. इंजिनियर्स



SANDEEP SHIKRE & ASSOCIATES

म्हाडा
MHADA

