

**Final master plan presentation
For
Proposed Redevelopment of BDD Chawls
At
N M Joshi Marg, Parel.**



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

Presented by - Laxman Thite Architects



Master Plan – Rehab (3B+2P+22)

- **Rehab design provisions**
- Rehab No of units - **2480**
- **Areas for Commercial and other tenants** are done in the master planning.
- Rehab no of Buildings – **14**
- No of floors - **22**
- No of parking floors - **5**
- **Parking provisions as per D C rules.**



OS1

Open garden
Seating kiosk
Amphi theatre

OS3

School Drop off
Relaxing space
Kids play area

Religious structures with allied open spaces
development

**clinics , nursery and play, schools ,
convenient shopping , vegetable market,
society office.**

OS2

Kids play area
Toddlers play area
Senior citizens park
Mothers den
Sand it
Children's play area

Community Open space



Total **green open area** proposed in the master plan is about **9328.05 sq.m.**

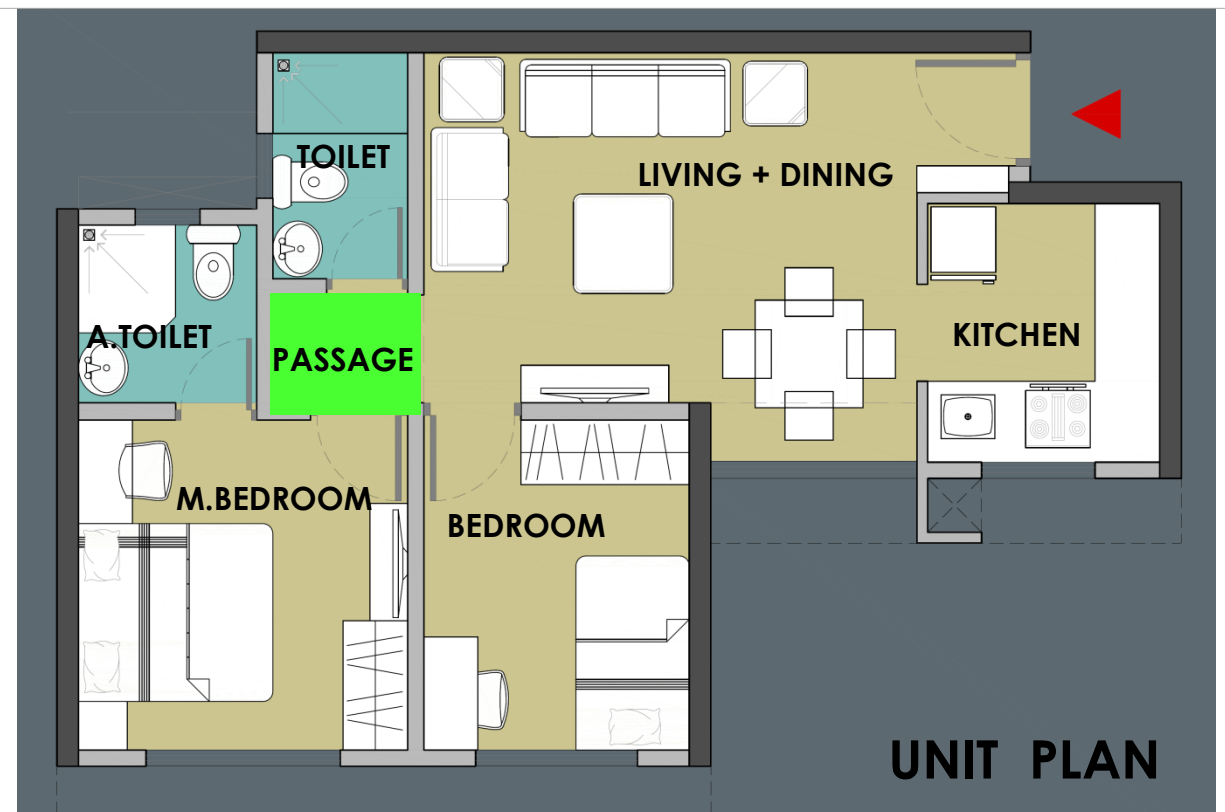
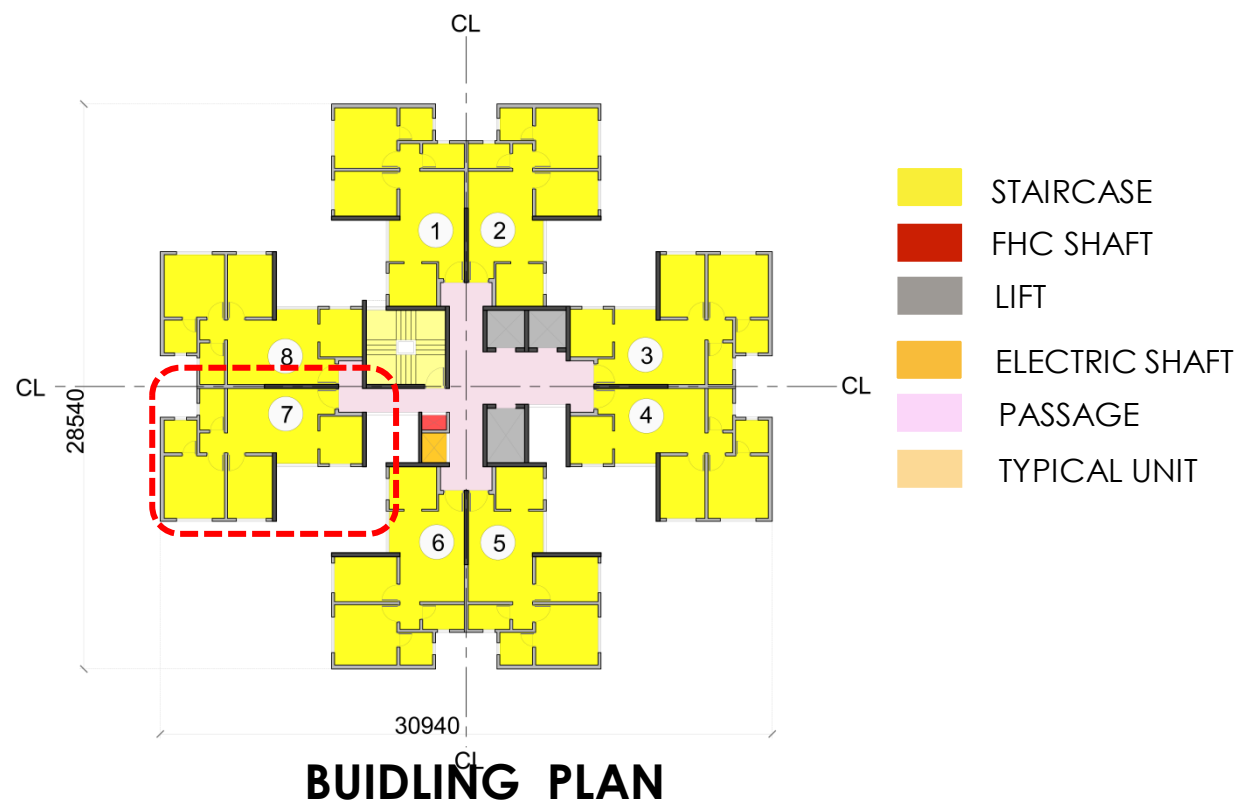
Ground level open space includes **reserved RG** of **4654.88 Sqm** and **10 % mandatory open space** of **4673.17 Sqm.**

- Total **percentage of open space** on ground is **17 %** on gross plot area.

Ground level open spaces

- Jogging track
- Club house
- Kids play zone
- Gymnasium
- Play courts
- Indoor sports area
- Senior citizen plaza
- Community hall

Master Plan – Open space



- 3.24% of common area in unit plans
- Area statement – carpet area- 46.45 sq.m.
- Built up area / floor-495.50 sq.m.



Unit Plan & Building plan – Rehab

Specifications

1. Flooring of 800 x 800 mm **vitified tiles in all rooms.**
2. Flooring of **Antiskid tiles in kitchen and terraces.**
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 with flush doors & marble door frames 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.



Project Views

Proposed Redevelopment of BDD Chawls at N M Joshi Marg, Parel

Laxman Thite Architects

Thank you

“Lets make this dream come true”

Laxman Thite Architects

Disclaimer: The plans, specifications, images and other details herein are only indicative and artists' impressions and subject to approval from the concerned authorities. All dimensions written are from unfinished surfaces and subject to revision if any as per final structural design and site conditions. These drawings are for presentation purpose only.