

COMPARATIVE ANALYSIS OF 2 PLANNING OPTIONS FOR THE RE DEVELOPMENT OF MALAD CHS				
NO			OPTION 2 WITH 3 TOWERS	OPTION 1 WITH 2 TOWERS
A		PLANNING		
	1	Room Sizes	In option 2 some of the room sizes are bigger than option1	In option 1 some of the room sizes are smaller
	2	Light and ventilation	In option 2 every flat has 2 side ventilation	In option 1 particularly the centre flat has ventilation only on one side . Also the toilets of the same flat are getting ventilation from a artificial ventilation chowk
			Also as per the discussions with society members the building has been planned with east west ventilation	The building comprising of 2 wings is planned in North south direction
	3	Lifts	Dedicated service cum stretcher lift is proposed	The lift sizes are not as per the stretcher lift size
	4	Vastu Compliant	Option 2 is vastu compliant	Option 1 is vastu compliant
	5	Lobby ventilation	Lobby ventilation is from the West	Lobby ventilation is from the south
B		LAYOUT		
	1	Building entrances	All the lobbies from the west side with proper in and out driveway experience. The commercial entry is separate without any disturbance to residential	Residential entry and exit from the same side as the commercial entry, only entry gates are separate but adjacent to each other
C		AMENITIES		
	1	Proposed Amenities	Swimming pool as per vastu in North East	Swimming pool in South East corner
			Indoor Squash court as a added amenity	No Squash court
			Longer rectangular green garden area	Perfectly square landscaped area with better ulilization since only 2 buildings are proposed
Note 1 As per our recommendation we recommend option 2 as the preferred option for the re development of Malad Chs				