



The Malad Co-operative Housing Society Ltd.

REGD. NO. BOM/HSG-38 OF 1965

1/9, Podar Park, Podar Road, Malad (East), MUMBAI - 400 097. Tel.: 022-31832226

Mob.: 90823 75459 E-mail : mchs1965@rediffmail.com

017/2025-26

22-May-2025

Ref. No.: _____

Date : _____

Respected Members,

We are pleased to inform you that *M/s. Karwa and Kewal Kiran Realtors*, the elected developer for our society's redevelopment project, have submitted **two architectural layout plans** for the proposed construction of the new buildings. These plans are now available for the society's review and consideration.

We've shared two proposed layout plans for the new buildings on different whatsapp Groups (MCHS Circular) of society, have emailed members & uploaded on society's website https://mchsl.in/?page_id=982 along with forms for selection of plan. We need your help to choose the best one! Here's what you need to do:

1. Review the Plans

Option 1: TWO BUILDINGS

(1 single building + 1 building with two wings). Flats facing **EAST, WEST, NORTH, SOUTH**

Option 2: THREE SINGLE BUILDINGS.

Flats facing **EAST, AND WEST** only.

2. Submit Your Choice

A hard copy **form** will be given to you. Please Select plan by tick mark in the column provided for your future (Option 1 or 2) in the column provided.

Submit the form at the society office between 11:00 AM – 6:00 PM on working days.

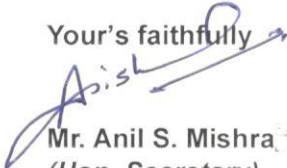
Deadline: Please submit your feedback within 7 days of receiving this email/form. Kindly note that if we do not receive your response, **the Society will proceed with the MAJORITY**

Note : PMC recommendation on the Layout plan is also attached for your perusal & Form for selection of proposed Layout Plan.

If any member want hard copy of Layout Plan can avail the same from society office by paying necessary charges

Thanking you,

Your's faithfully


Mr. Anil S. Mishra
(Hon. Secretary)



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Form for selection of proposed Layout Plan for Redevelopment of Society

To,

The Secretary/Chairman
The Malad Co-op.Hsg.Society.Ltd,
Poddar Park,Malad East,
Mumbai-400097.

Sub : Selection of the proposed Layout Plan

Respected Sir/Madam,

I Mr./Mrs./Miss _____ the member of the
society residing at Flat No. _____, Building No. _____ of the Society.

I have reviewed the Layout Plan for the proposed new buildings Option 1 & Option 2, which
was shared via: Email, posted on the MCHS website, MCHS Circular group.

After careful consideration, I select my layout plan by ticking (✓) the appropriate option below:

Sr.No.	No of buildings	Wings	Facing of flats entrance	Tick Mark (✓)
Option 1	2 buildings	1 building – Single wing 1 building -2 wings	East-West- NorthSouth	
Option 2	3 buildings	Single building- no wing	East-West	

Thanking you,
Yours faithfully,

_____ (Signature of the member)

Mr./Mrs./Miss/ _____ (Name of the members)

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 Also as per the discussions with society members the building has been planned with east west 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 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 Indoor Squash court as a added amenity	Swimming pool in South East corner 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