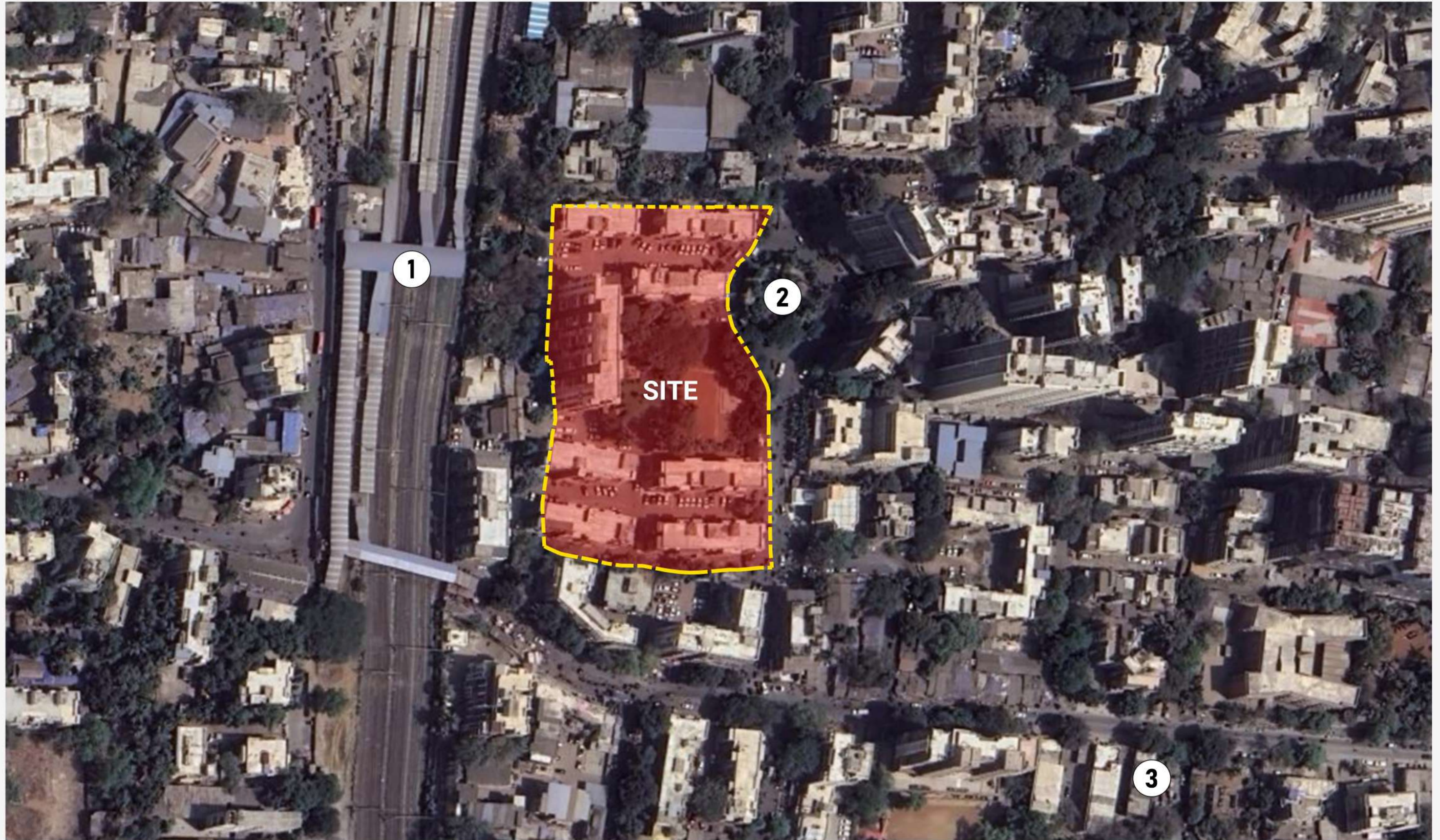


Proposed Re-development of **Malad CHS**

Site Context

1

LOCATION



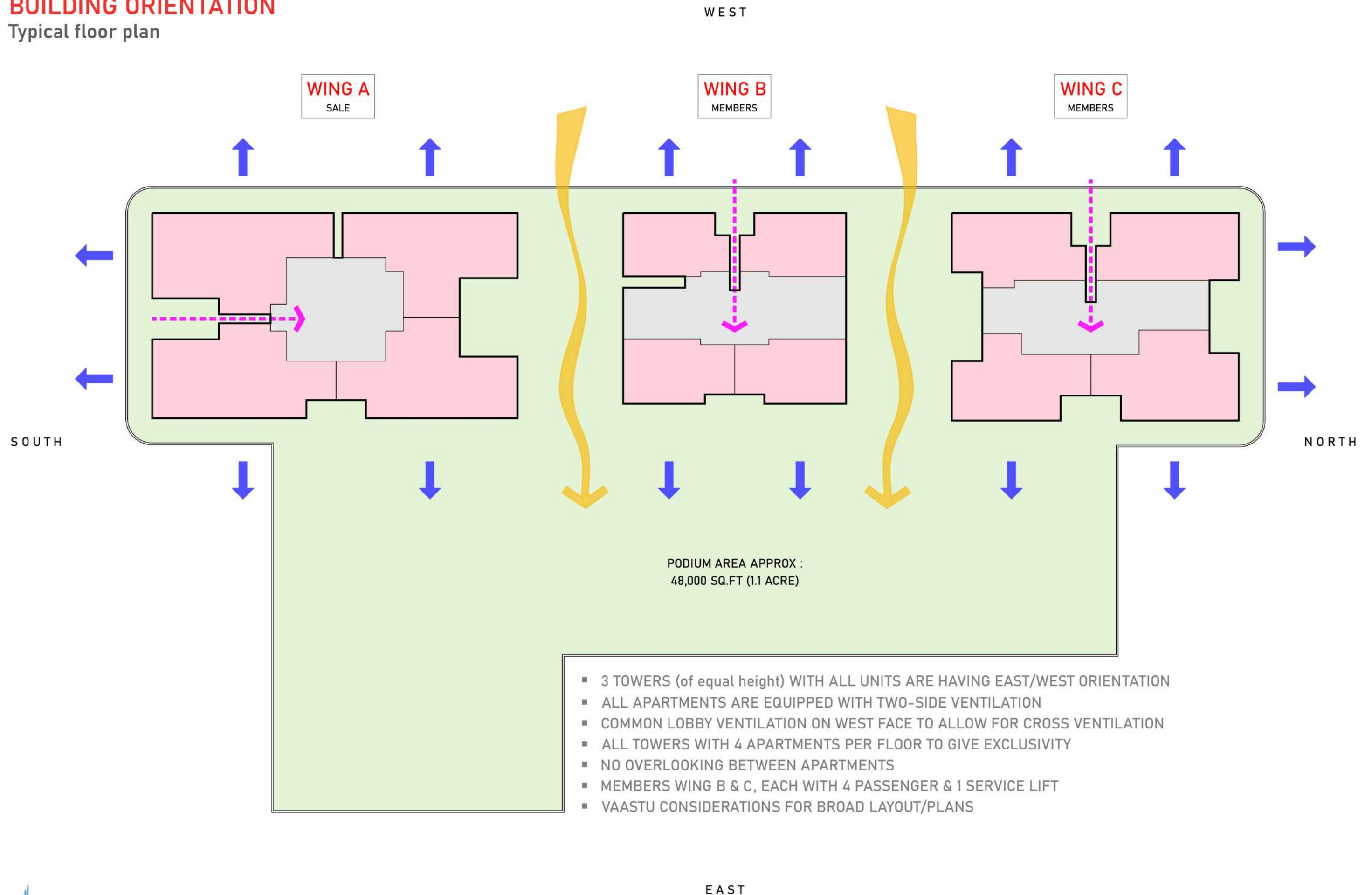
1. Malad Railway Station.

2. Gol Garden.

3. Aadhar Seva Kendra.

BUILDING ORIENTATION

Typical floor plan



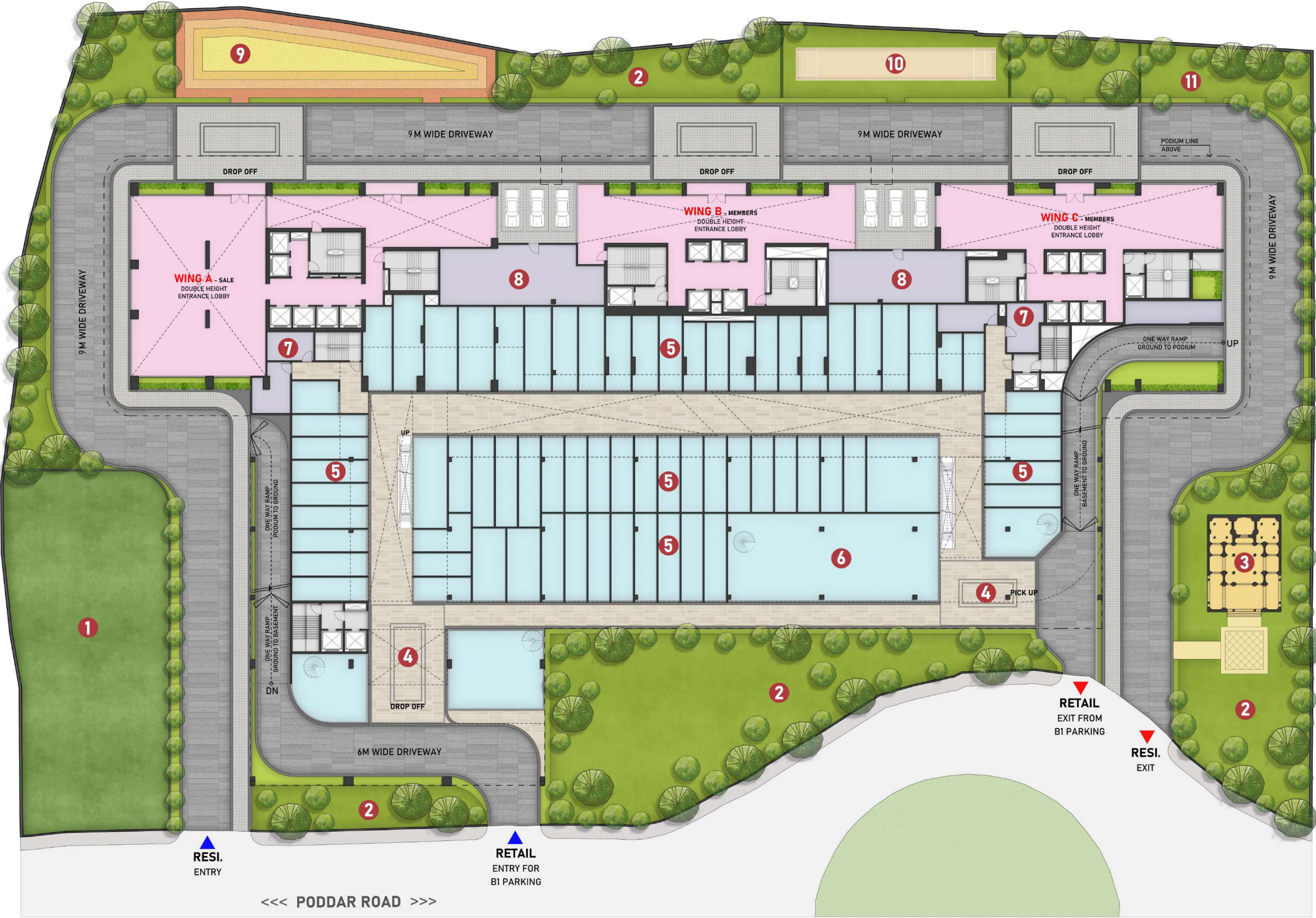
Site Layout

2

MASTER PLAN

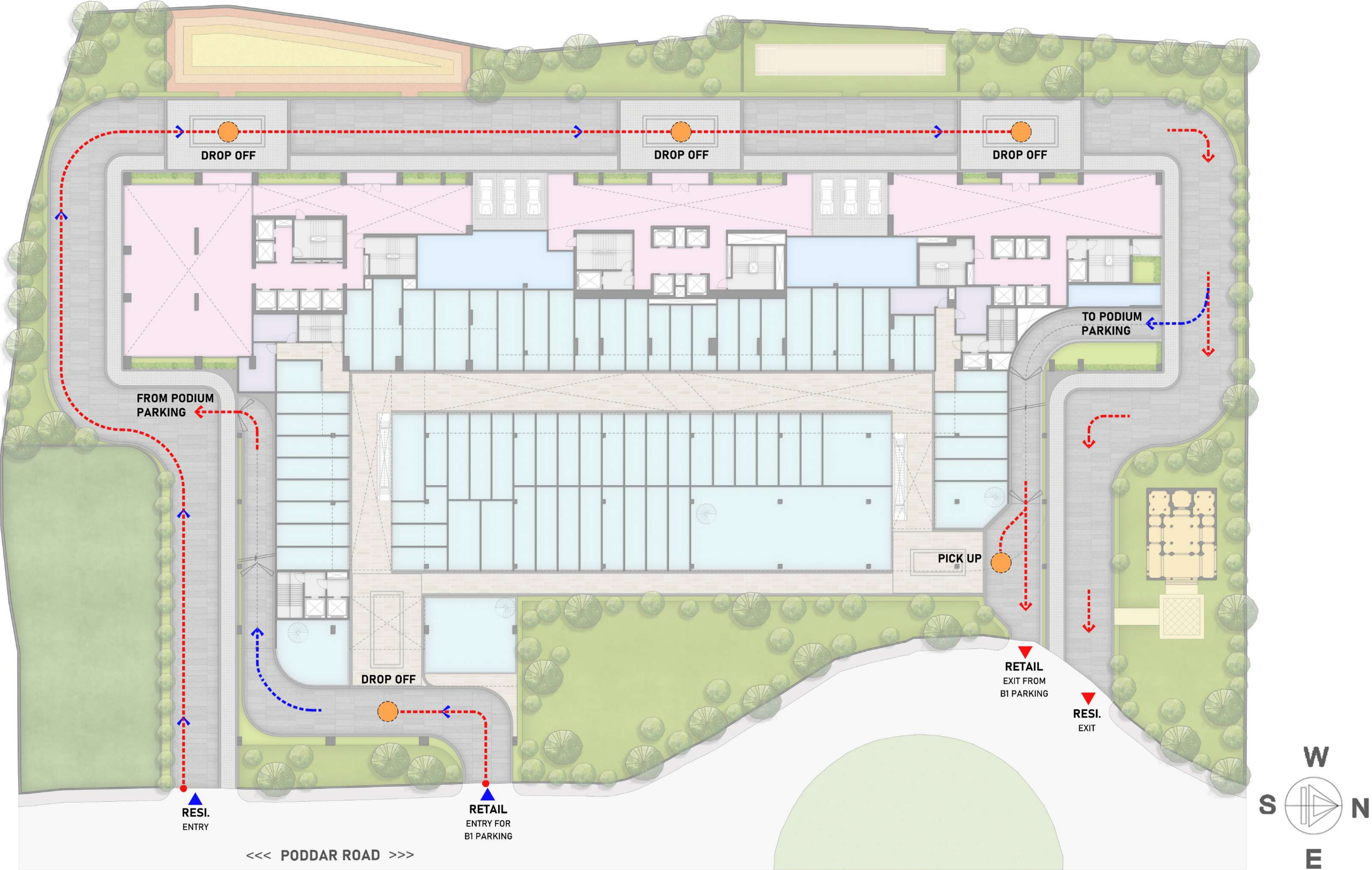


GROUND FLOOR PLAN

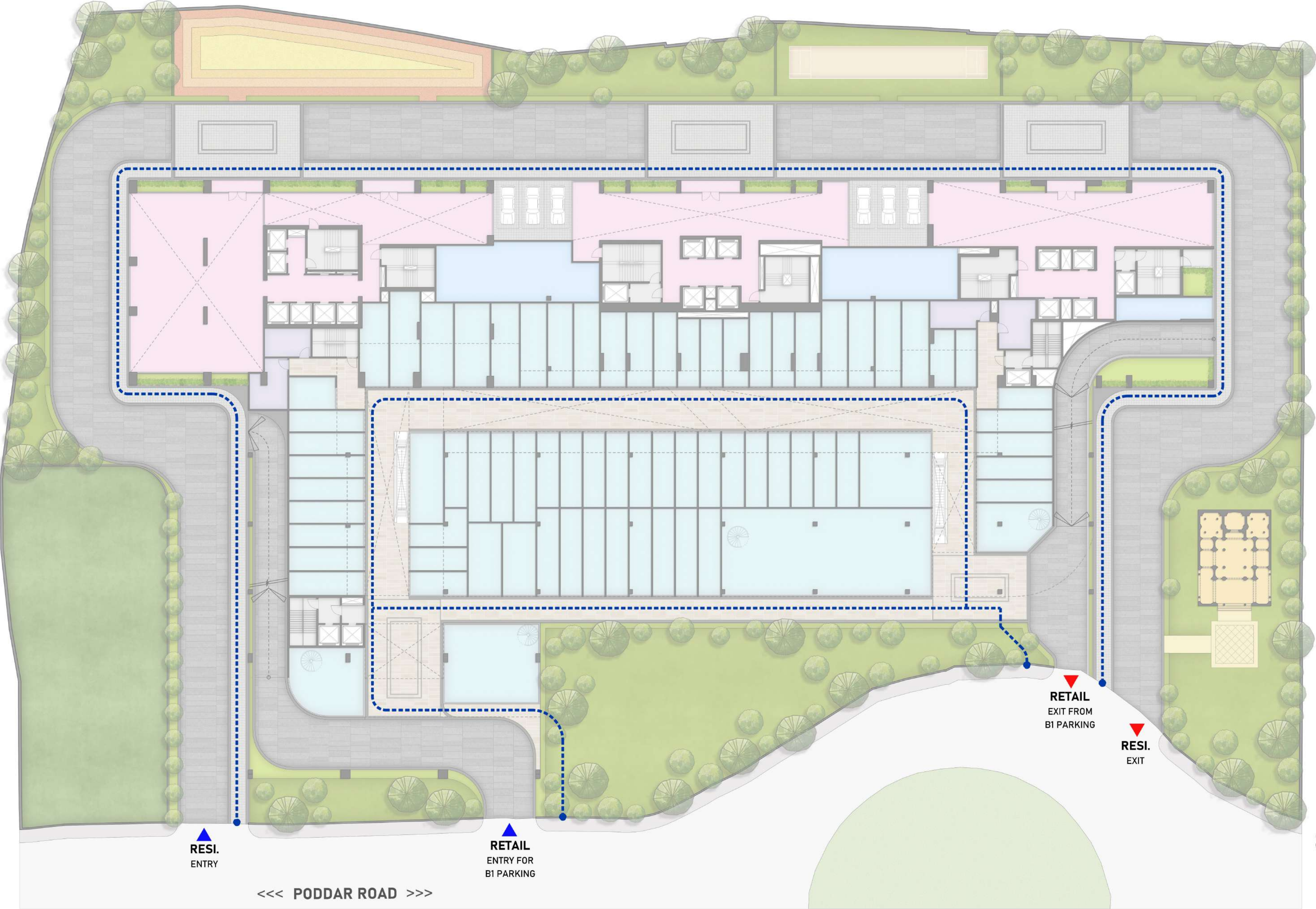


- LEGEND
- 01. AMENITY PLOT (5%)
 - 02. LANDSCAPE GREEN
 - 03. TEMPLE
 - 04. RETAIL ATRIUM
 - 05. RETAIL SHOPS
 - 06. DEPT. STORE
 - 07. TOILET
 - 08. SERVICES
 - 09. KIDS PLAY AREA/ ADVENTURE PARK
 - 10. CRICKET NETS
 - 11. PET PARK

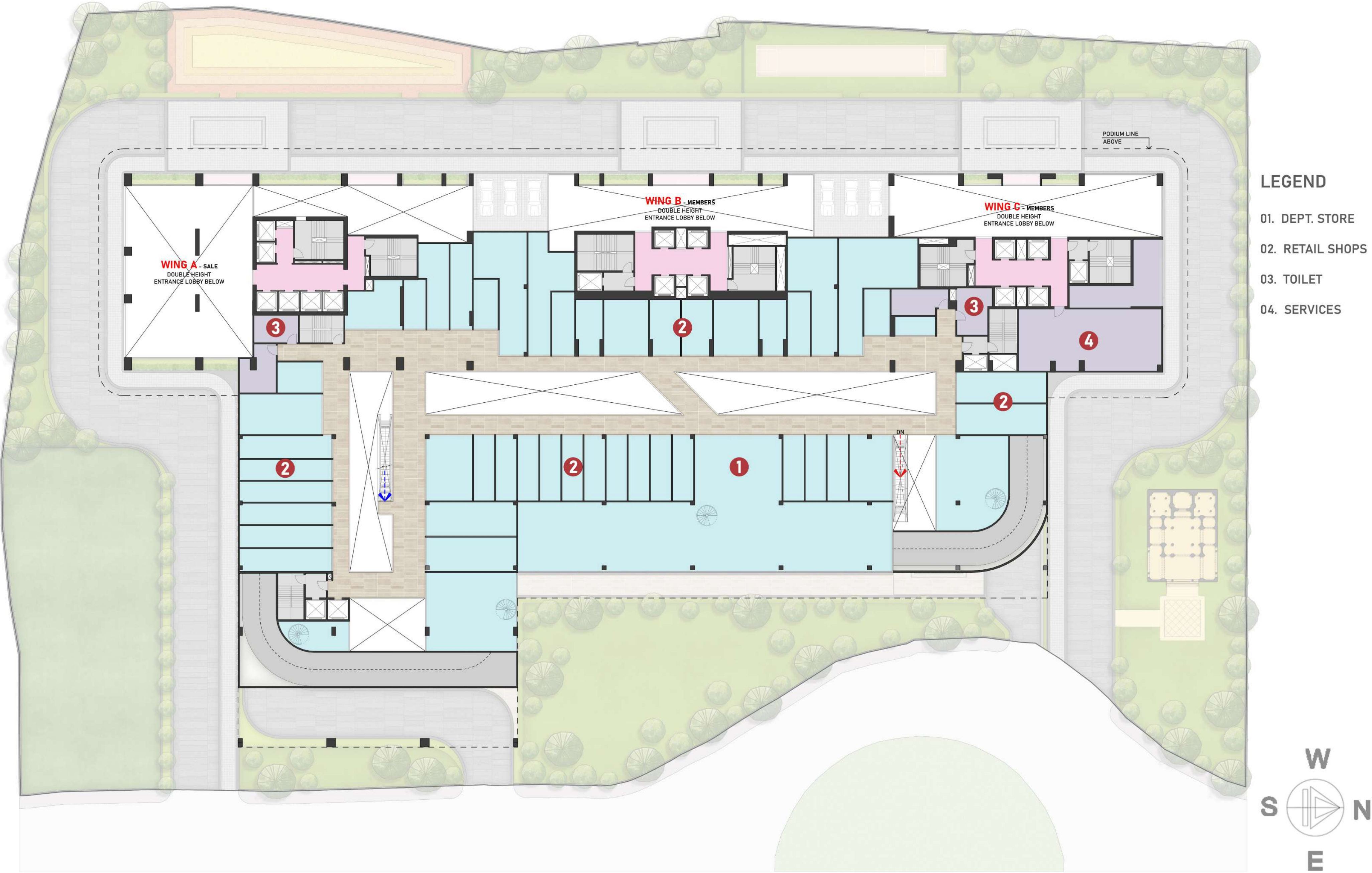
GROUND FLOOR : Vehicular Circulation



GROUND FLOOR : Pedestrian Circulation



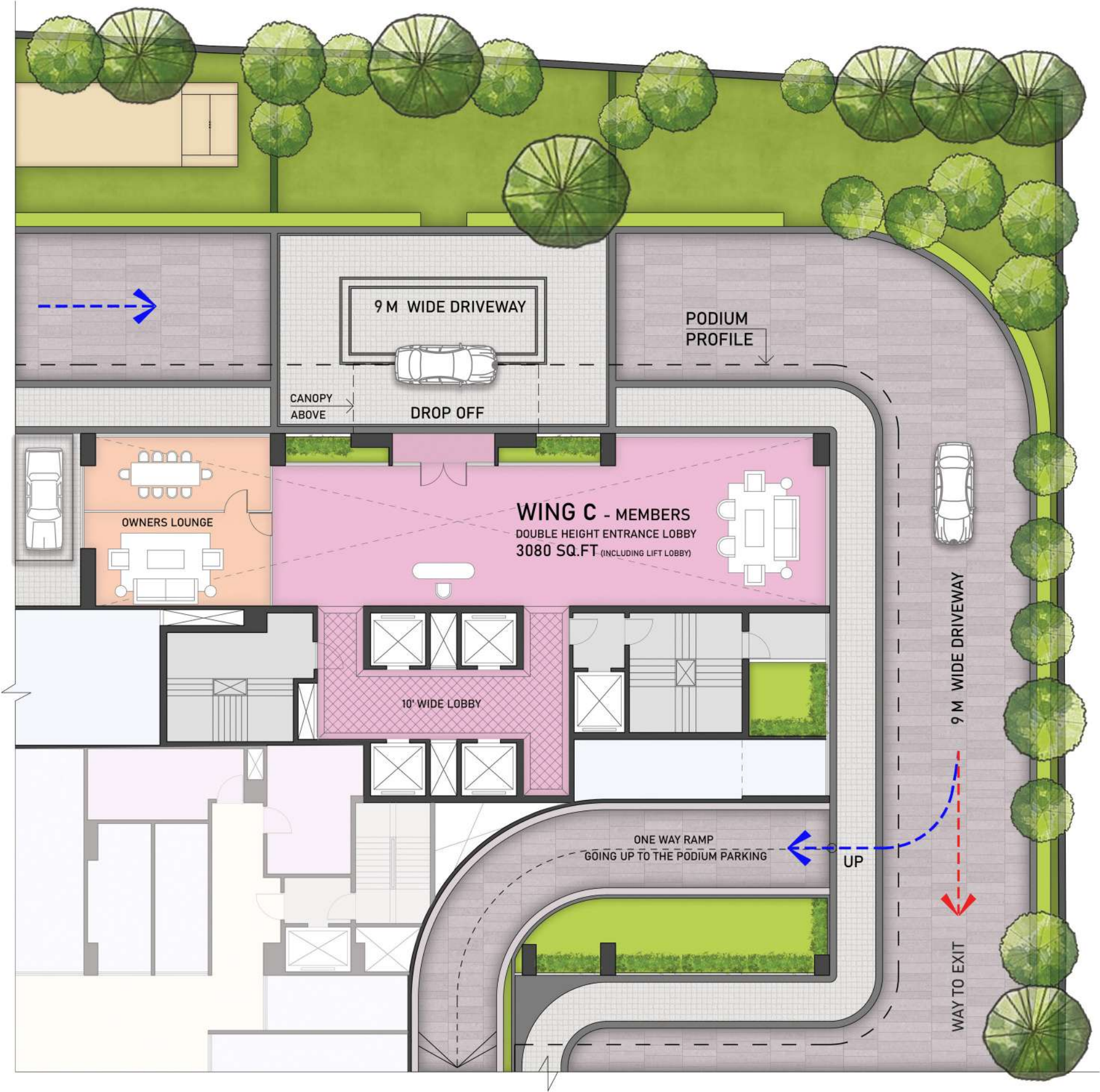
FIRST FLOOR PLAN



Members Floor Layouts

3

WING-C Members
GROUND FLOOR



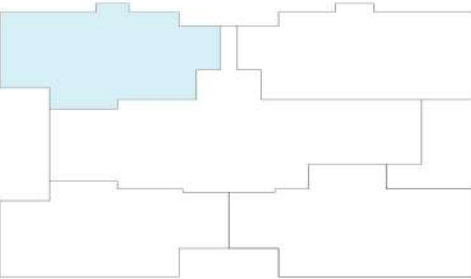
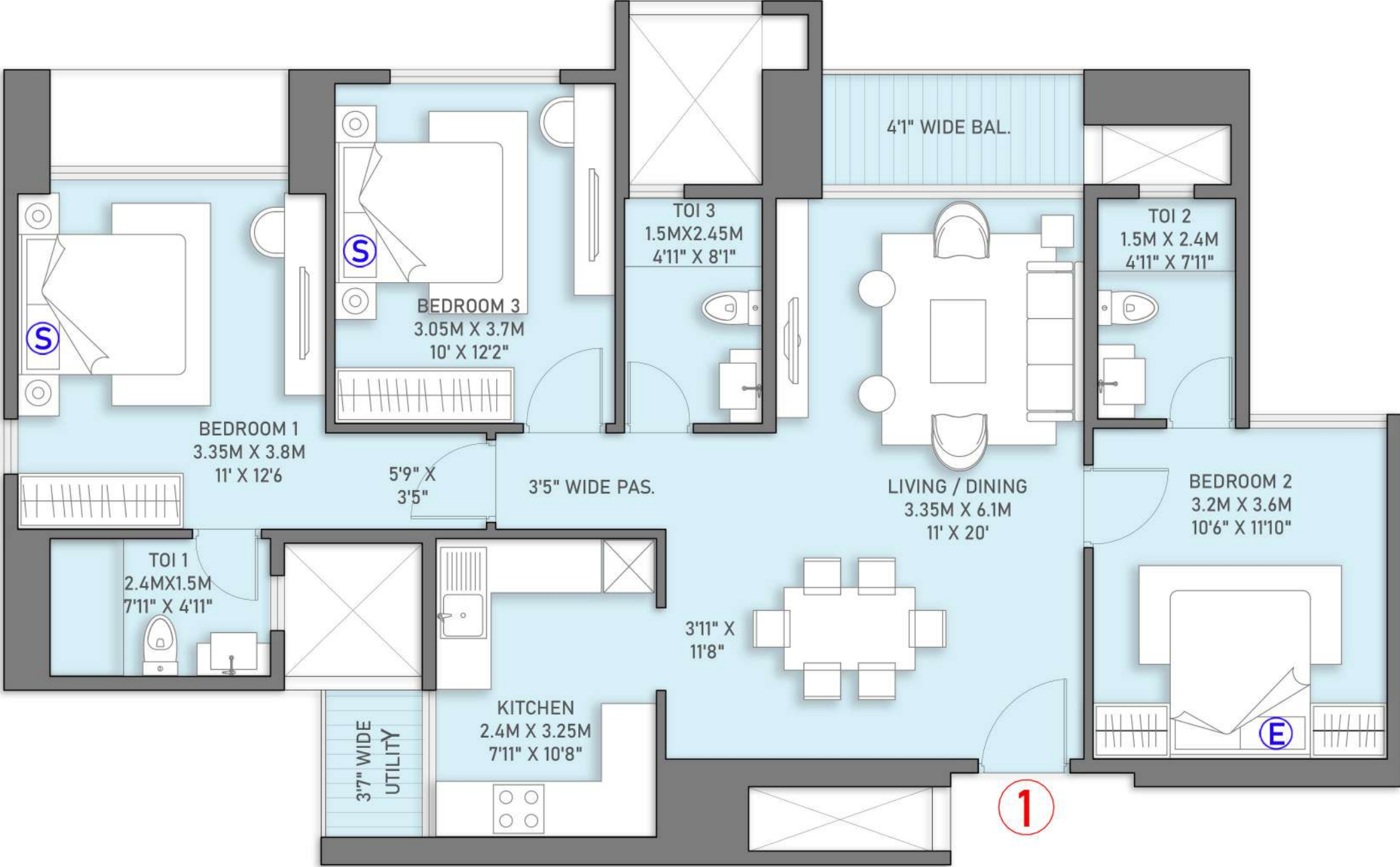
**KARWA AND
KEWAL KIRAN
REALTORS**



- 

WING-C 3 BHK
(Floors 9th-53rd aprx.)
(954 SQ.FT)

LIV/ DIN	11'-0" X 20'-0"	220
	3'-11" X 11'-8"	46
KITCHEN	7'-11" X 10'-8"	84
BED 1	11'-0" X 12'-6"	136
	5'-9" X 3'-5"	20
TOI. 1	7'-11" X 4'-11"	39
BED 2	10'-6" X 11'-10"	124
TOI. 2	4'-11" X 7'-11"	39
BED 3	10'-0" X 12'-2"	121
TOI. 3	4'-11" X 8'-1"	40
UTILITY	3'-7" X 5'-3"	19
BALCONY	9'-4" X 4'-1"	38
PASSAGE / DOOR JAMBS		28

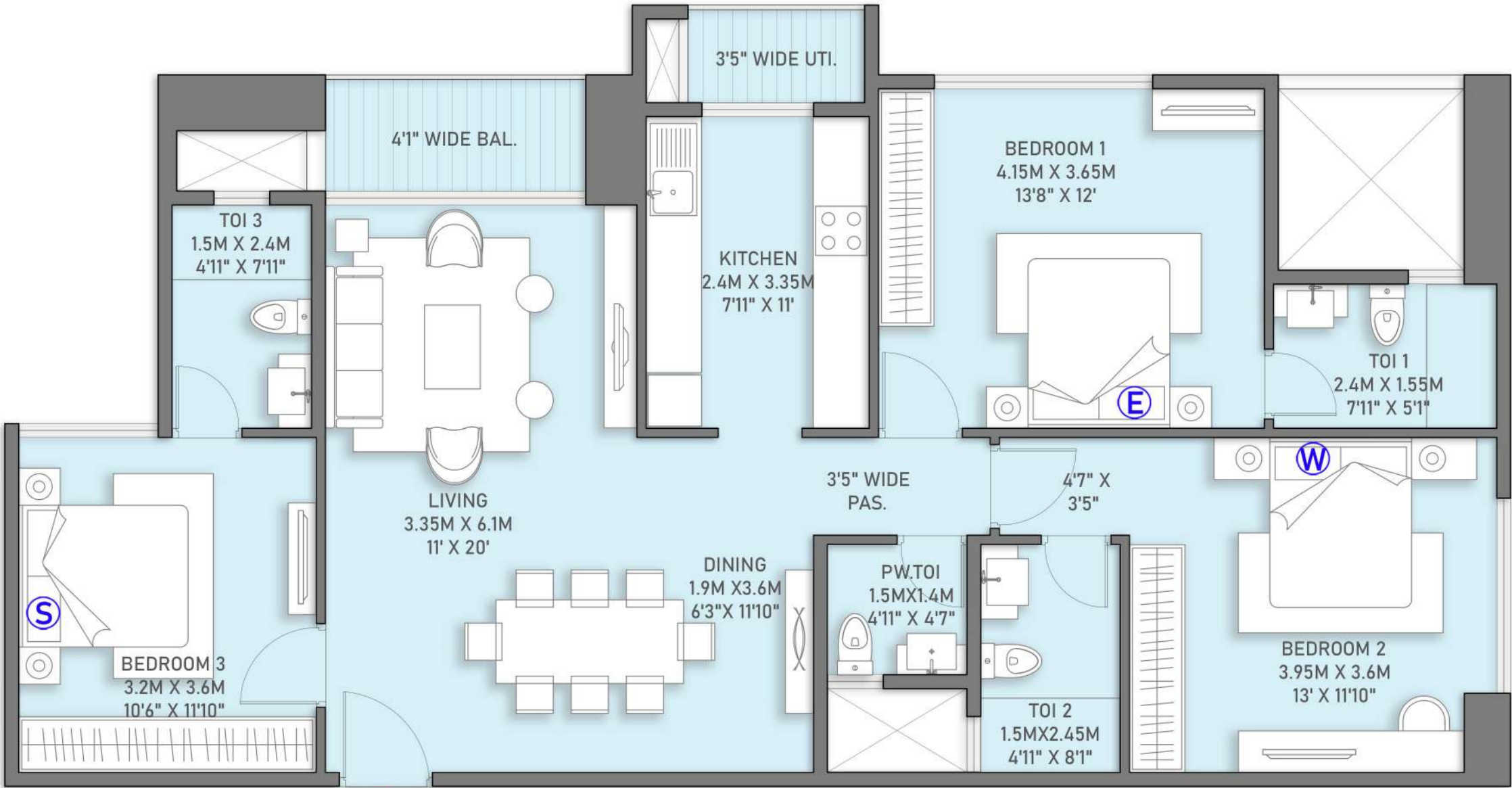


WING-C 3 BHK

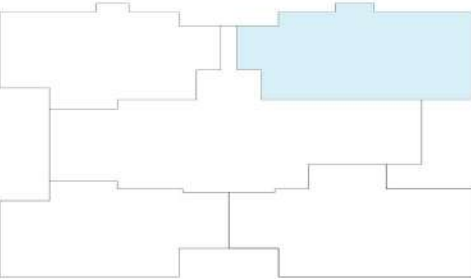
(Floors 9th-53rd aprx.)

(1063 SQ.FT)

LIVING	11'-0" X 20'-0"	220
DINING	6'-3" X 11'-10"	74
KITCHEN	7'-11" X 11'-0"	87
BED 1	13'-8" X 12'-0"	163
TOI. 1	7'-11" X 5'-1"	40
BED 2	13'-0" X 11'-10"	150
	4'-7" X 3'-5"	16
TOI. 2	4'-11" X 8'-1"	40
BED 3	10'-6" X 11'-10"	124
TOI. 3	4'-11" X 7'-11"	39
PW.TOI.	4'-11" X 4'-7"	23
UTILITY	6'-3" X 3'-5"	21
BALCONY	9'-2" X 4'-1"	38
PASSAGE / DOOR JAMBS		28



2



(Floors 9th-53rd aprx.)
(1240 SQ.FT)

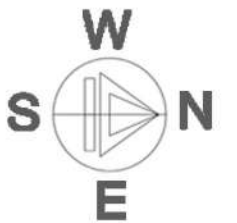
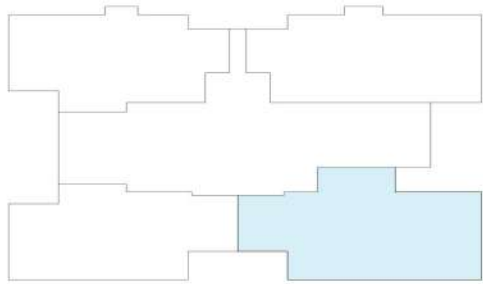
This floor plan illustrates a 3-bedroom apartment with a central living and dining area. The layout includes a kitchen, a living/dining space, a bedroom, and a bathroom. The apartment features four toilets (TOI 1, TOI 2, TOI 3, TOI 4) and a 3'5" wide utility area. The overall dimensions are 3.6M x 2.45M (11'10" x 8'1").

Room Details:

- KITCHEN:** 3.6M X 2.45M (11'10" X 8'1")
- LIVING / DINING:** 3.35M X 6.1M (11' X 20')
- BEDROOM 1:** 4.05M X 3.7M (13'4" X 12'2")
- BEDROOM 2:** 3.8M X 3.55M (12'6" X 11'8")
- BEDROOM 3:** 3.85M X 3.05M (12'8" X 10')
- BEDROOM 4:** 3.35M X 3.7M (11' X 12'2")
- TOI 1:** 1.5M X 2.4M (4'11" X 7'11")
- TOI 2:** 2.4M X 1.5M (7'11" X 4'11")
- TOI 3:** 2.4M X 1.375M (7'11" X 4'6")
- TOI 4:** 1.5M X 2.4M (4'11" X 7'11")
- 3'5" WIDE UTILITY**
- 3'5" WIDE PAS.**
- 4'1" WIDE BAL.**

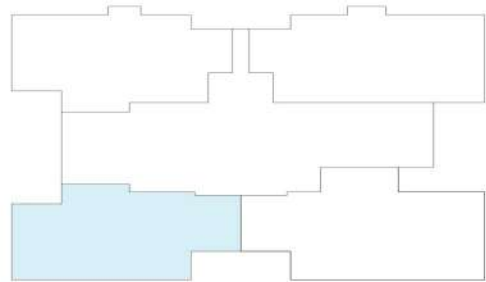
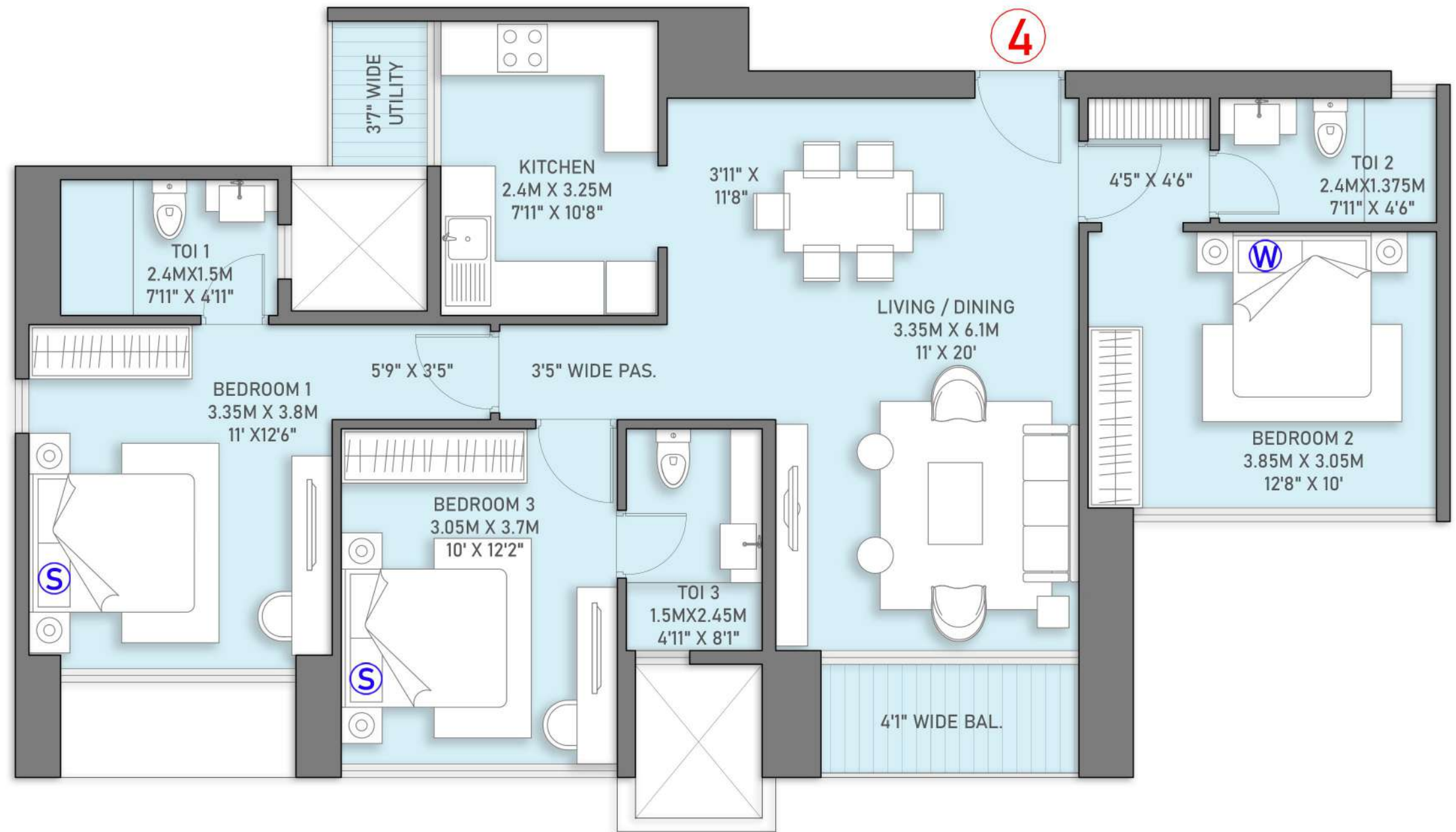
Other Features:

- Staircase (down)
- Staircase (up)
- Storage area (S)
- Wardrobe (W)
- 3 (Red circle)

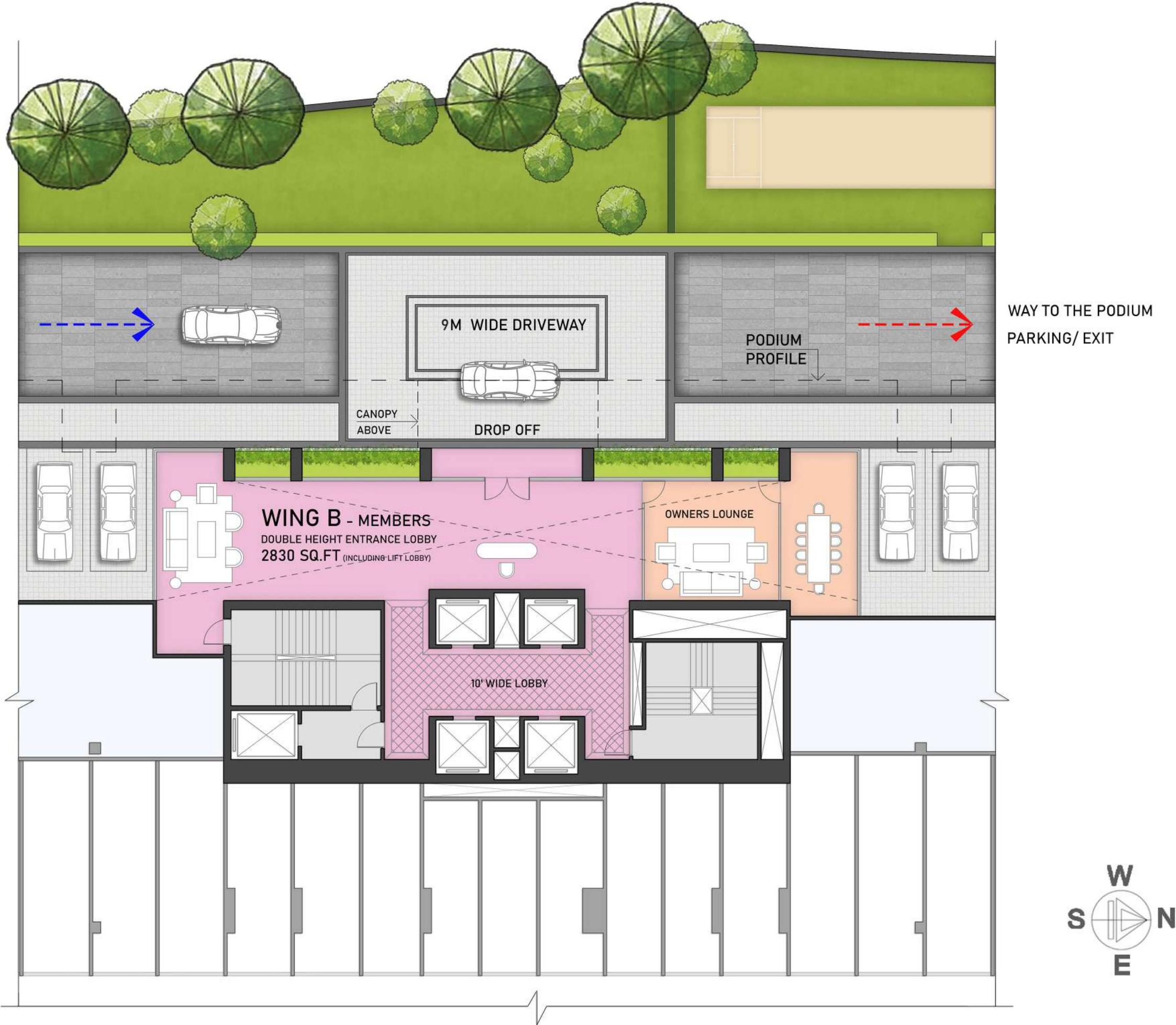


WING-C 3 BHK
(Floors 9th-53rd aprx.)
(975 SQ.FT)

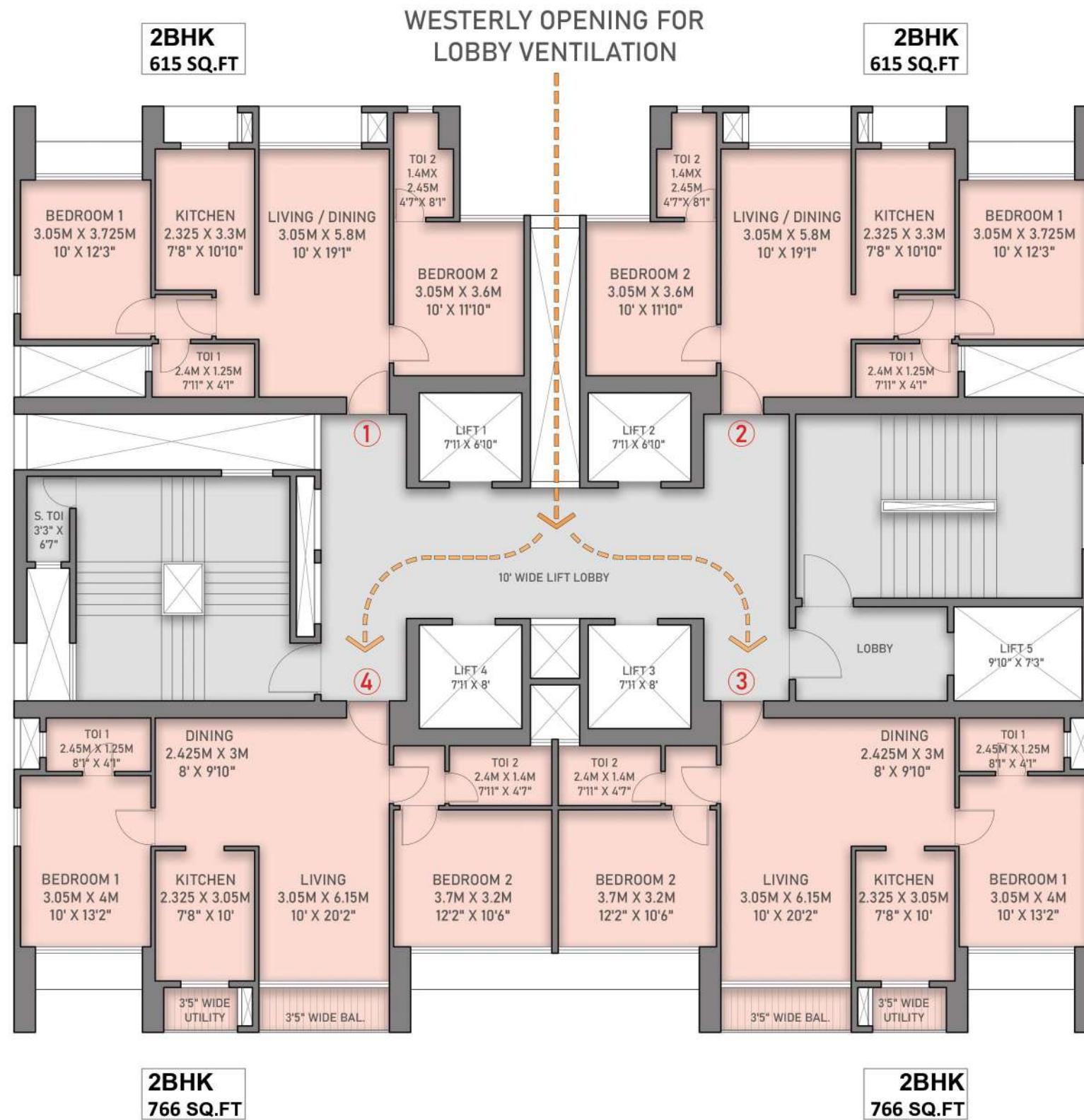
LIV/ DIN	11'-0" X 20'-0"	220
	3'-11" X 11'-8"	46
KITCHEN	7'-11" X 10'-8"	84
BED 1	11'-0" X 12'-6"	136
	5'-9" X 3'-5"	20
TOI. 1	7'-11" X 4'-11"	39
BED 2	12'-8" X 10'-0"	126
	4'-5" X 4'-6"	20
TOI. 2	7'-11" X 4'-6"	36
BED 3	10'-0" X 12'-2"	121
TOI. 3	4'-11" X 8'-1"	40
UTILITY	3'-7" X 5'-3"	19
BALCONY	9'-4" X 4'-1"	38
PASSAGE / DOOR JAMBS		30



WING B: Members
GROUND FLOOR



WING B : Members
(Floors 9th-28th)



- ALL UNITS WITH EAST/WEST ENTRY FOR VASTU
- 4 PASSENGER LIFTS + 1 SERVICE LIFT
- 10' WIDE LIFT LOBBY
- MINIMUM 2 SIDES OPEN FOR EACH APARTMENT FOR CROSS VENTILATION
- 2 APARTMENTS CAN JOIN FOR JODI OPTION

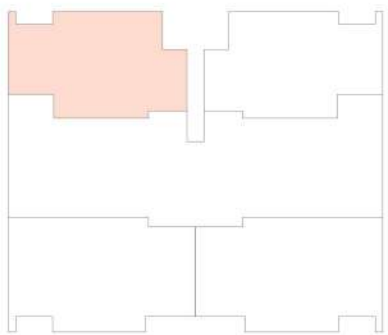
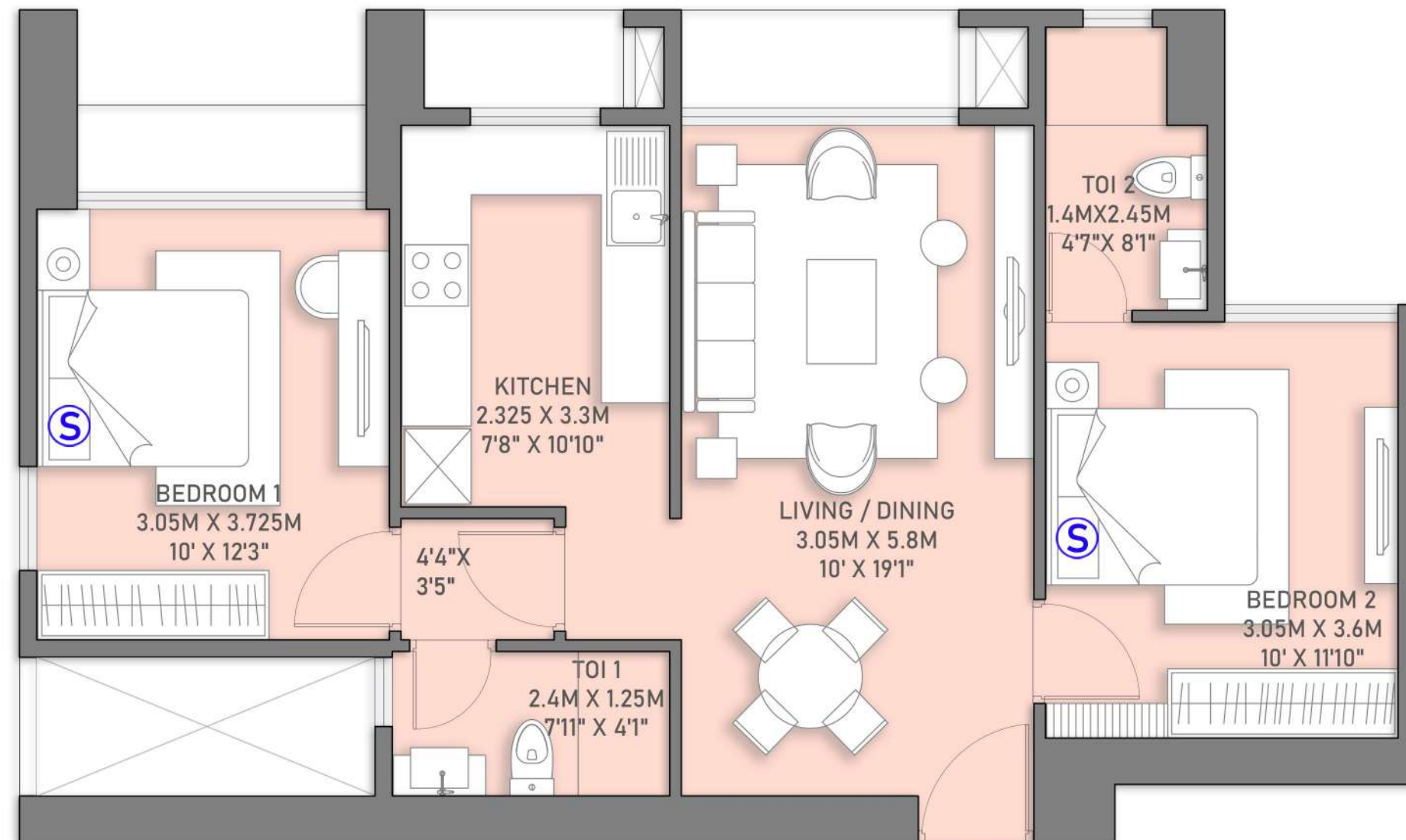


WING-B 2 BHK

(Floors 9th-28th)

(615 SQ.FT)

LIV/ DIN	10'-0" X 19'-1"	190
KITCHEN	7'-8" X 10'-10"	83
BED 1	10'-0" X 12'-3"	122
	4'-4" X 3'-5"	15
TOI. 1	7'-11" X 4'-1"	32
BED 2	10'-0" X 11'-10"	118
TOI. 2	4'-7" X 8'-1"	34
PASSAGE / DOOR JAMBS		21

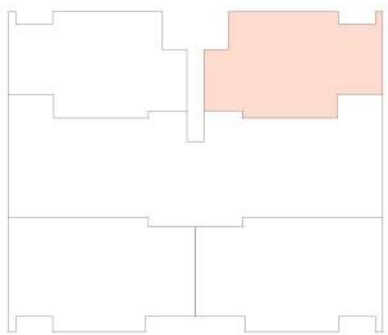
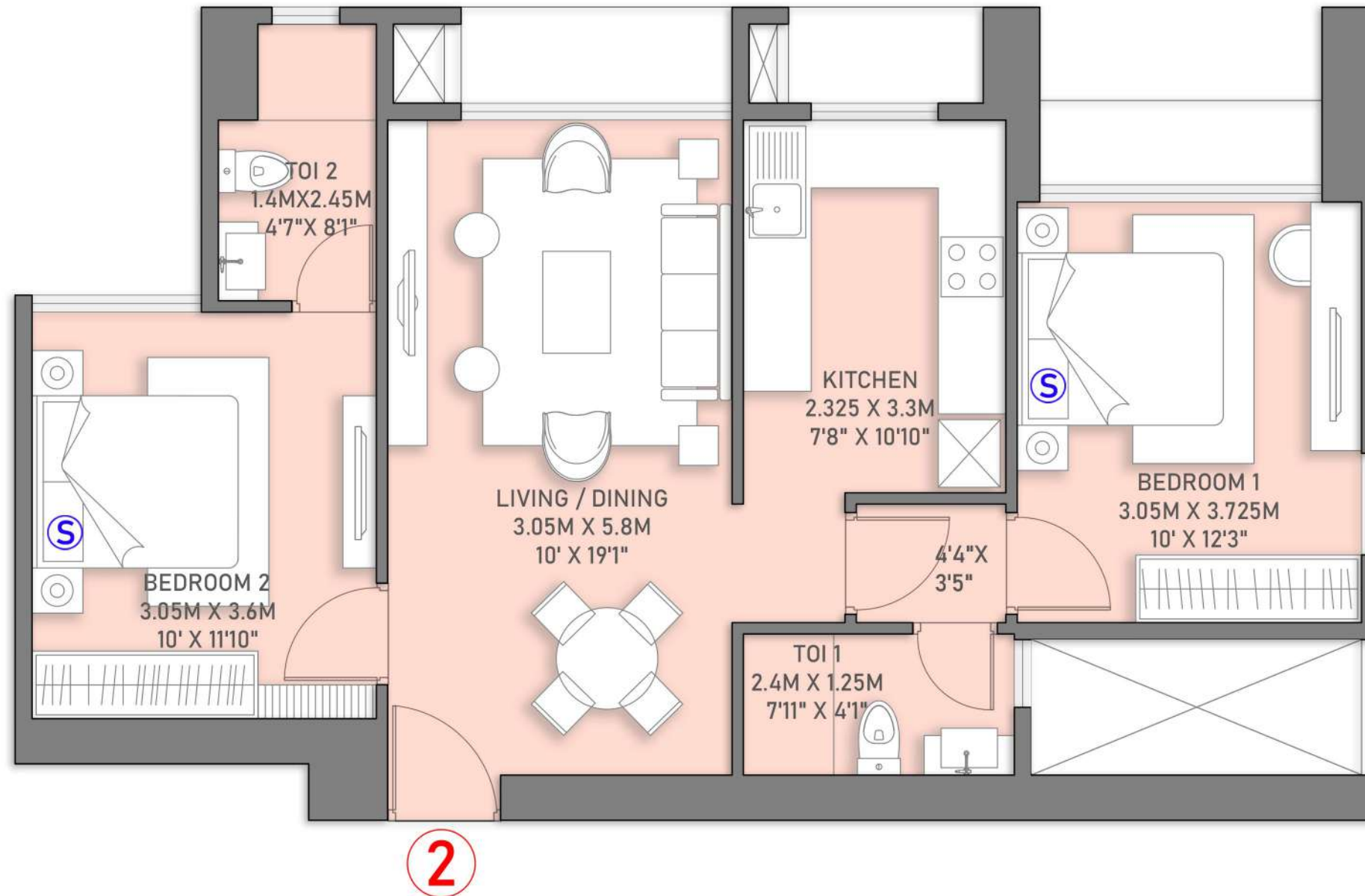


WING-B 2 BHK

(Floors 9th-28th)

(615 SQ.FT)

LIV/ DIN	10'-0" X 19'-1"	190
KITCHEN	7'-8" X 10'-10"	83
BED 1	10'-0" X 12'-3"	122
	4'-4" X 3'-5"	15
TOI. 1	7'-11" X 4'-1"	32
BED 2	10'-0" X 11'-10"	118
TOI. 2	4'-7" X 8'-1"	34
PASSAGE / DOOR JAMBS		21

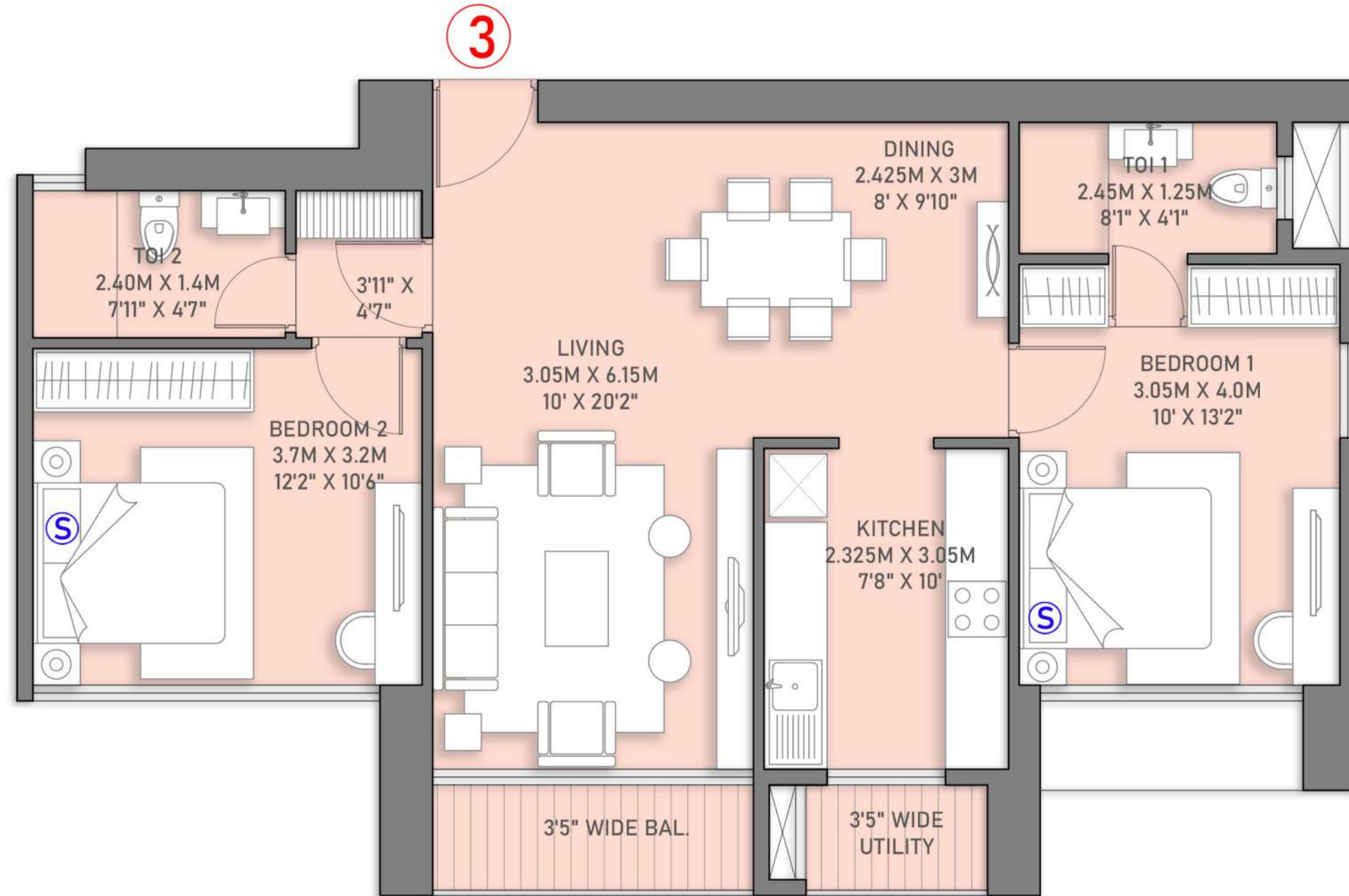
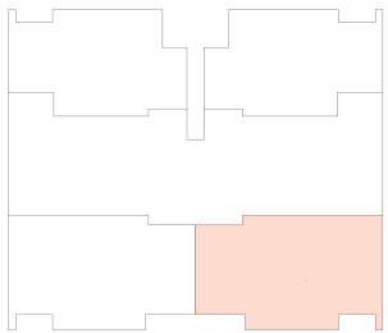


WING-B 2 BHK

(Floors 9th-28th)

(766 SQ.FT)

LIVING	10'-0" X 20'-2"	202
DINING	8'-0" X 9'-10"	78
KITCHEN	7'-8" X 10'-0"	76
BED 1	10'-0" X 13'-2"	131
TOI. 1	8'-1" X 4'-1"	33
BED 2	12'-2" X 10'-6"	127
	3'-11" X 4'-7"	18
TOI. 2	7'-11" X 4'-7"	36
UTILITY	5'-8" X 3'-5"	19
BALCONY	10'-0" X 3'-5"	34
PASSAGE / DOOR JAMBS		12



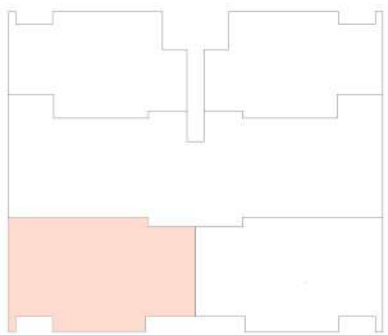
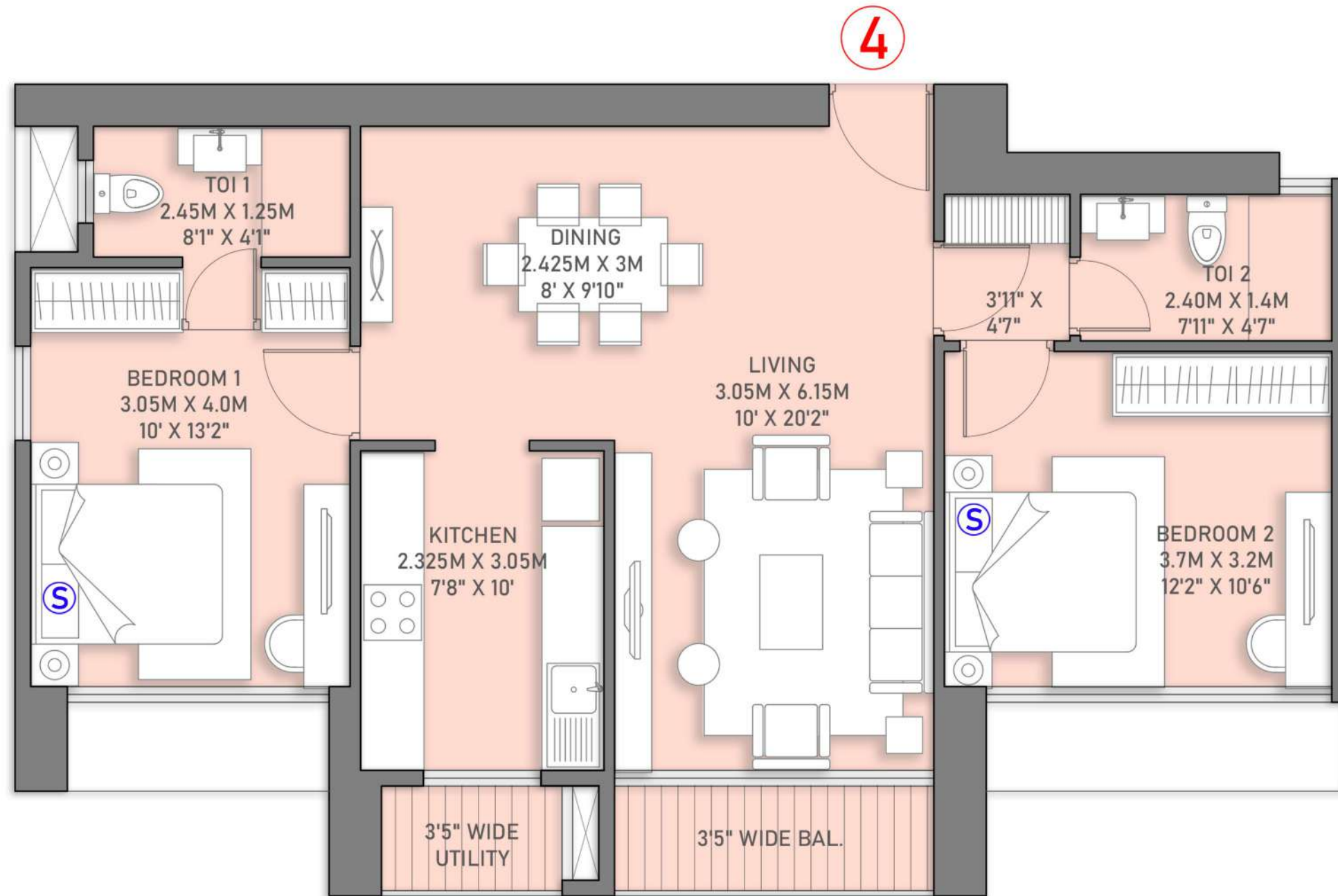
WING-B 2 BHK

(Floors 9th-28th)

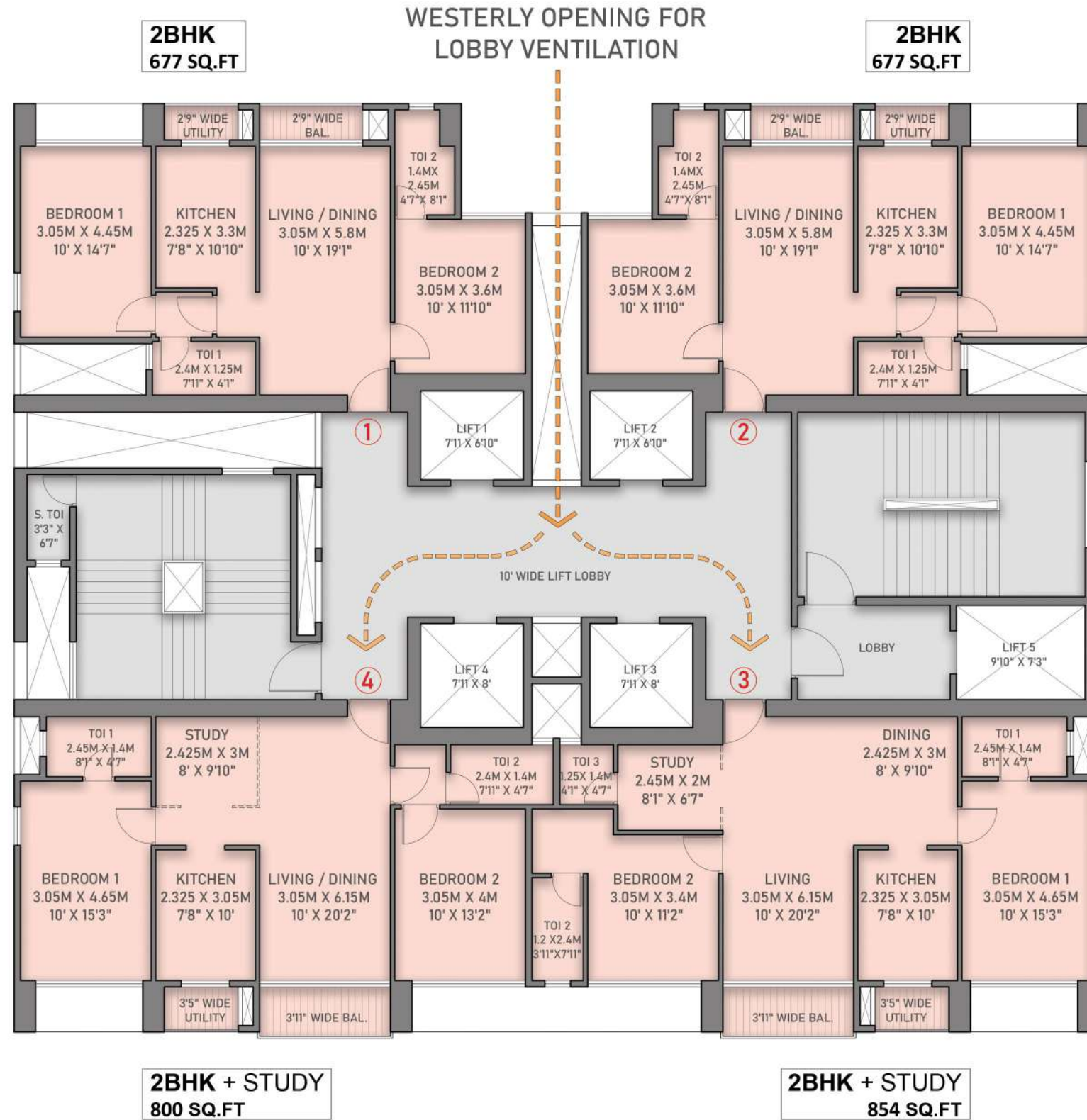
(766 SQ.FT)

LIVING	10'-0" X 20'-2"
DINING	8'-0" X 9'-10"
KITCHEN	7'-8" X 10'-0"
BED 1	10'-0" X 13'-2"
TOI. 1	8'-1" X 4'-1"
BED 2	12'-2" X 10'-6"
	3'-11" X 4'-7"
TOI. 2	7'-11" X 4'-7"
UTILITY	5'-8" X 3'-5"
BALCONY	10'-0" X 3'-5"
PASSAGE / DOOR JAMBS	12

202
78
76
131
33
127
18
36
19
34
12



WING B : Members
(Floors 29th & Above)

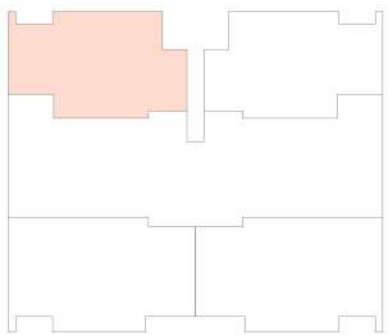
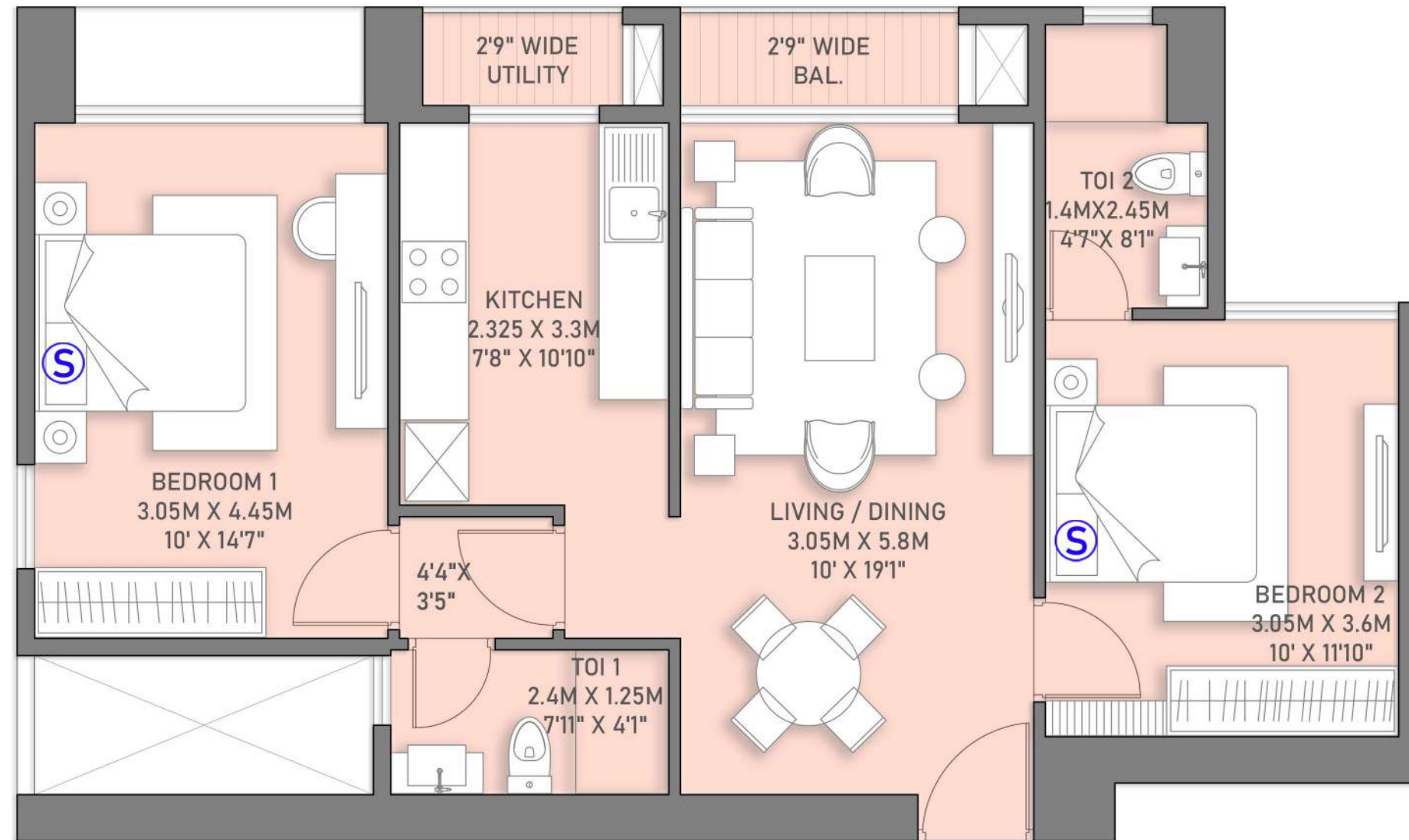


- ALL UNITS WITH EAST/WEST ENTRY FOR VASTU
- 4 PASSENGER LIFTS + 1 SERVICE LIFT
- 10' WIDE LIFT LOBBY
- MINIMUM 2 SIDES OPEN FOR EACH APARTMENT FOR CROSS VENTILATION
- 2 APARTMENTS CAN JOIN FOR JODI OPTION



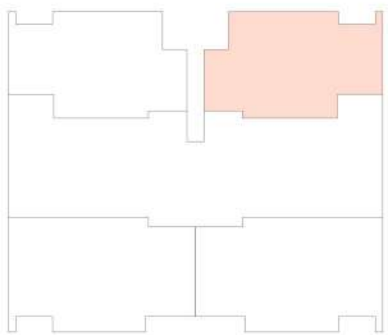
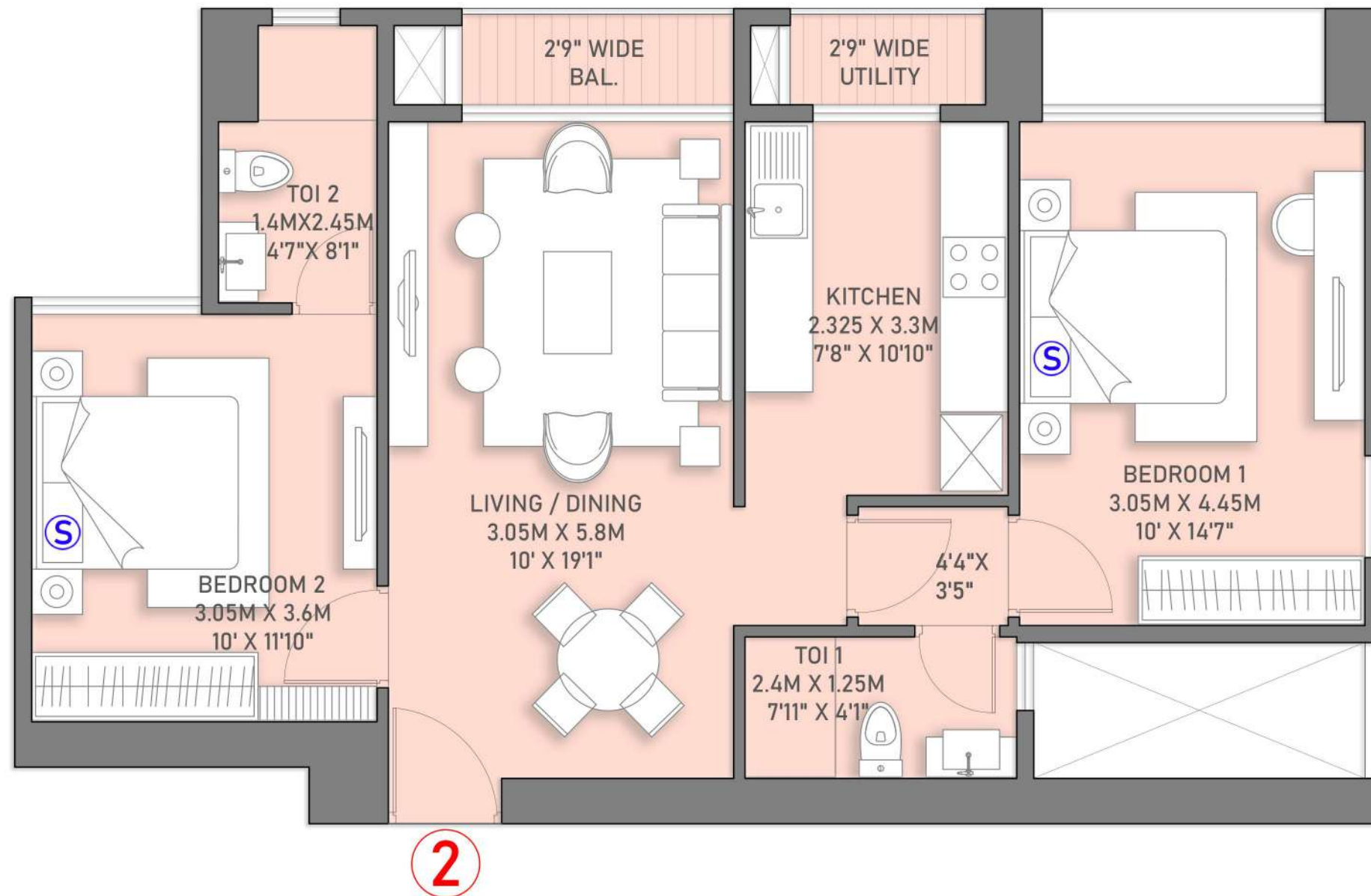
WING-B 2 BHK
(Floors 29th & Above)
(677 SQ.FT)

LIV/ DIN	10'-0" X 19'-1"	190
KITCHEN	7'-8" X 10'-10"	83
BED 1	10'-0" X 14'-7"	146
	4'-4" X 3'-5"	15
TOI. 1	7'-11" X 4'-1"	32
BED 2	10'-0" X 11'-10"	118
TOI. 2	4'-7" X 8'-1"	34
UTILITY	5'-8" X 2'-9"	16
BALCONY	7'-11" X 2'-9"	22
PASSAGE / DOOR JAMBS		21



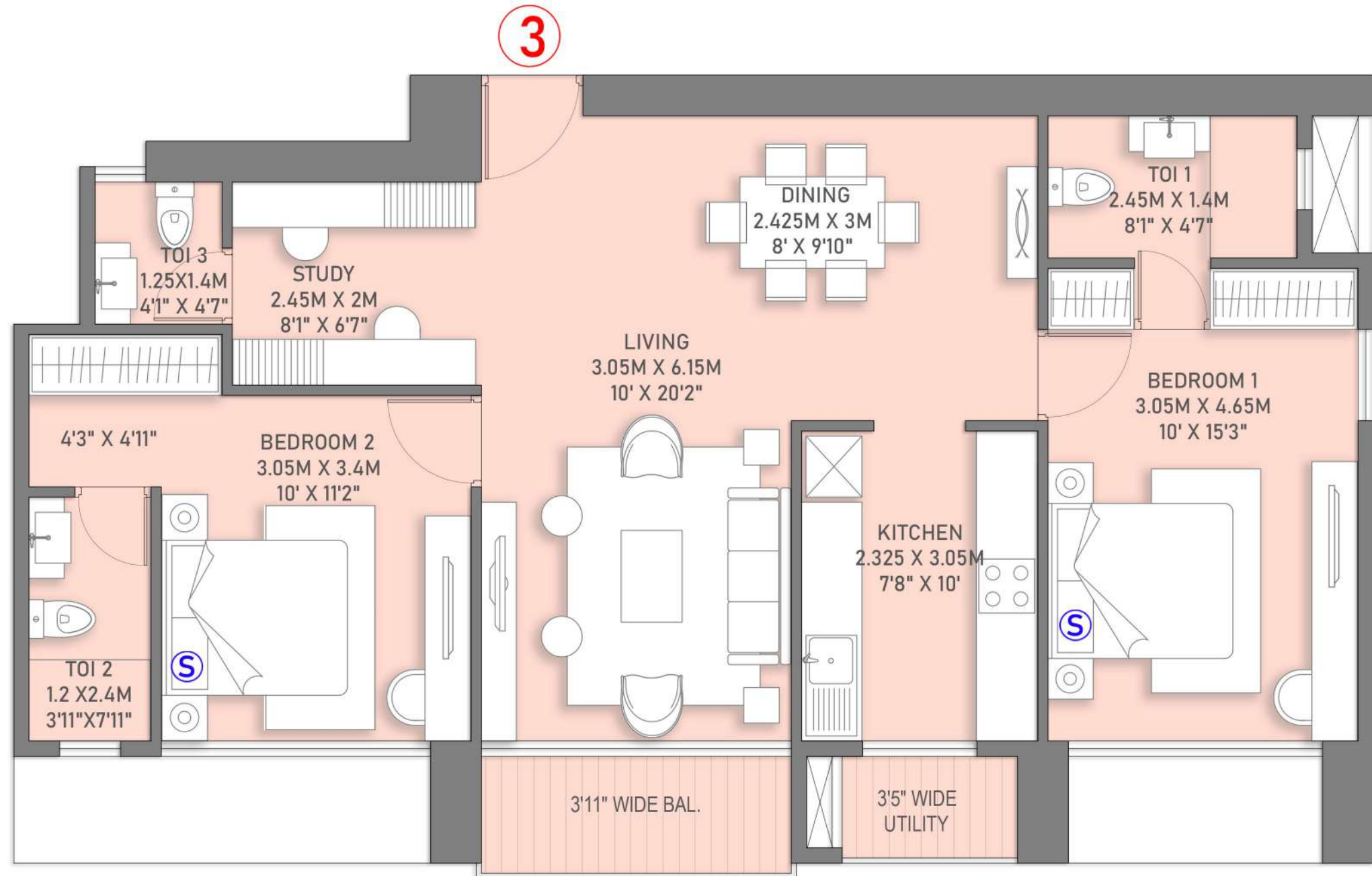
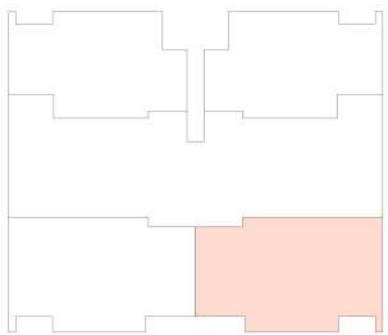
WING-B 2 BHK
(Floors 29th & Above)
(677 SQ.FT)

LIV/ DIN	10'-0" X 19'-1"	190
KITCHEN	7'-8" X 10'-10"	83
BED 1	10'-0" X 14'-7"	146
	4'-4" X 3'-5"	15
TOI. 1	7'-11" X 4'-1"	32
BED 2	10'-0" X 11'-10"	118
TOI. 2	4'-7" X 8'-1"	34
UTILITY	5'-8" X 2'-9"	16
BALCONY	7'-11" X 2'-9"	22
PASSAGE / DOOR JAMBS		12



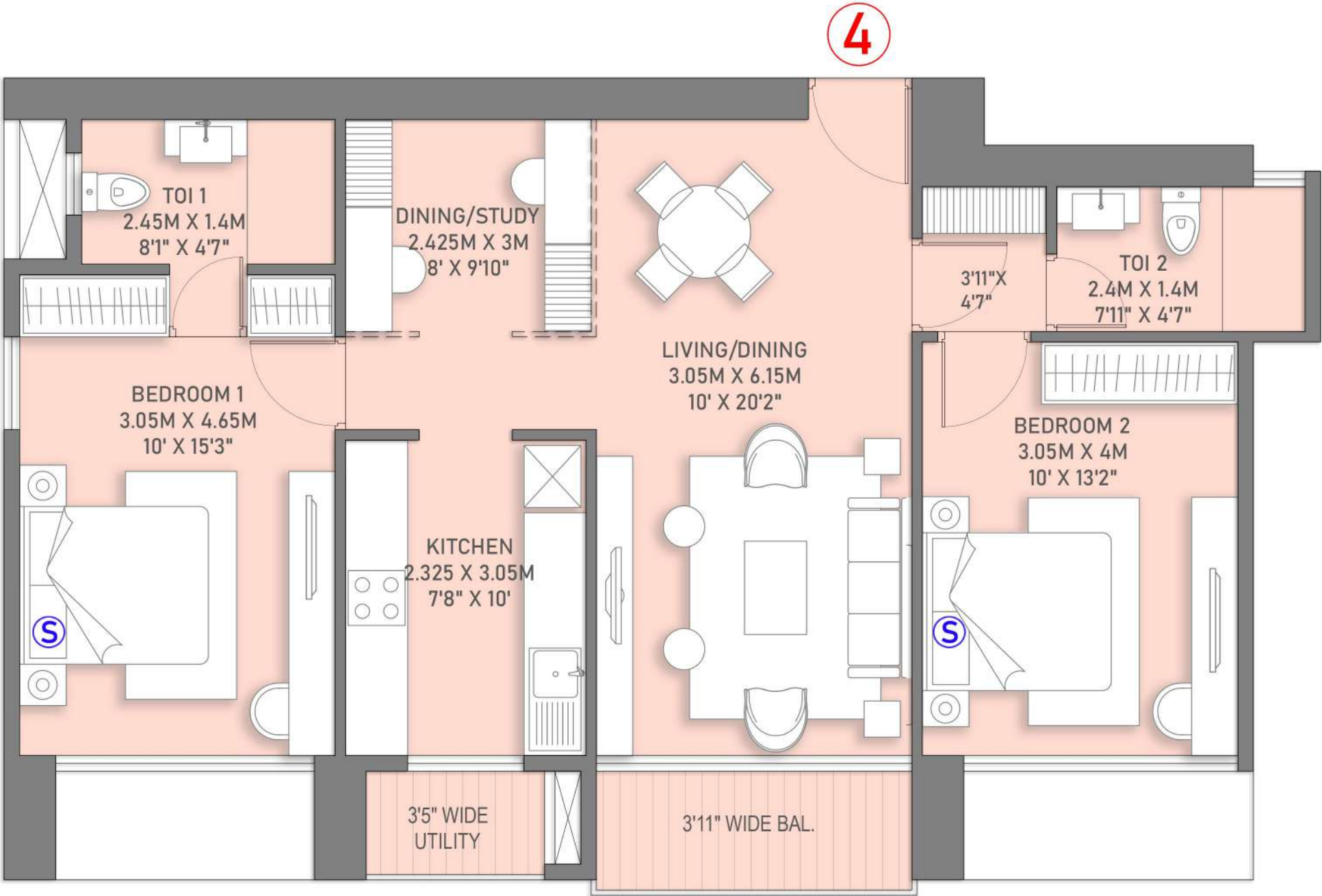
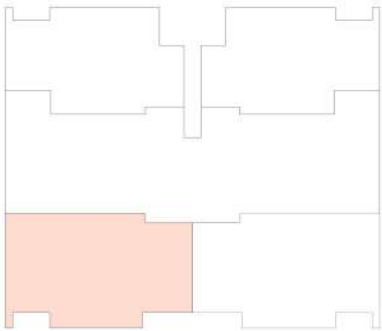
WING-B 2 BHK+STUDY
(Floors 29th & Above)
(854 SQ.FT)

LIV/ DIN	10'-0" X 20'-2"	202
	8'-0" X 9'-10"	78
KITCHEN	7'-8" X 10'-0"	76
BED 1	10'-0" X 15'-3"	153
TOI. 1	8'-1" X 4'-7"	37
BED 2	10'-0" X 11'-2"	112
	4'-3" X 4'-11"	25
TOI. 2	3'-11" X 7'-11"	31
STUDY	8'-1" X 6'-7"	53
TOI. 3	4'-1" X 4'-7"	19
UTILITY	5'-8" X 3'-5"	19
BALCONY	10'-0" X 3'-11"	40
PASSAGE / DOOR JAMBS		9



WING-B 2 BHK+STUDY
 (Floors 29th & Above)
 (800 SQ.FT)

LIV/ DIN	10'-0" X 20'-2"	202
KITCHEN	7'-8" X 10'-0"	76
BED 1	10'-0" X 15'-3"	153
TOI. 1	8'-1" X 4'-7"	37
BED 2	10'-0" X 13'-2"	131
	3'-11" X 4'-7"	18
TOI. 2	7'-11" X 4'-7"	36
STUDY	8'-0" X 9'-10"	78
UTILITY	5'-8" X 3'-5"	19
BALCONY	10'-0" X 3'-11"	40
PASSAGE / DOOR JAMBS		10



Sale Floor Layout

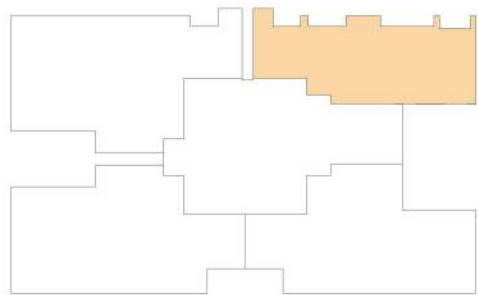
4

WING A : Sale
(Floors 9th-53rd aprx.)



WING-A 3 BHK
(Floors 9th-53rd aprx.)
(1001 SQ.FT)

LIV/ DIN	11'-0" X 17'-11"	196
	12'-6" X 8'-8"	84
KITCHEN	8'-2" X 11'-4"	93
BED 1	10'-0" X 13'-4"	131
TOI. 1	4'-11" X 7'-11"	39
BED 2	11'-6" X 11'-4"	130
BED 3	11'-6" X 14'-5"	160
	6'-9" X 3'-5"	23
TOI. 3	7'-11" X 4'-11"	39
TOI.	4'-11" X 7'-11"	39
UTILITY	8'-6" X 2'-11"	25
PASSAGE / DOOR JAMBS		42



Amenities

5

PODIUM AMENITY



WING A: Common Amenities
Podium Level (7th Floor)



WING B: Common Amenities
Podium Level (7th Floor)



WING C: Common Amenities
Podium Level (7th Floor)



AMENITIES PROVIDED*

(GROUND & PODIUM LVL.)

(INDOOR)

BANQUET HALL	3800 SQFT
KITCHEN	400 SQFT
GYMNASIUM	3900 SQFT
YOGA/ AEROBICS	735 SQFT
LOUNGE	620 SQFT
MINI THEATRE	825 SQFT
CARD ROOM	515 SQFT
INDOOR GAMES	850 SQFT
LIBRARY	790 SQFT
DAY CARE	515 SQFT
GENTS LOCKER/ CHANGING ROOM (POOL)	450 SQFT
LADIES LOCKER/ CHANGING ROOM (POOL)	360 SQFT
GENTS TOILET	128 SQFT
LADIES TOILET	115 SQFT
GUEST ROOM (WITH ATT. TOILET)	2 NOS.
SQUASH COURT	1 NO.

(OUTDOOR)

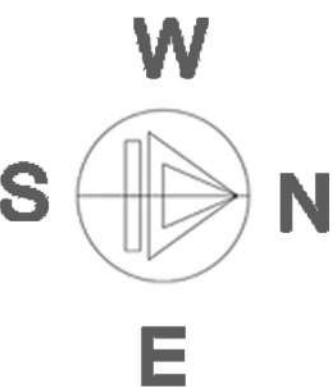
MULTI-PURPOSE OPEN AREA/ LAWN	3800 SQFT
PAVILLION/ SENIOR CITIZEN CORNER	
SWIMMING POOL	2810 SQFT
KIDS POOL	355 SQFT
COVERED POOL DECK	775 SQFT
OPEN POOL DECK	1115 SQFT
POOL GARDEN	2050 SQFT
MINI FOOTBALL TURF	5100 SQFT
BADMINTON/ MULTIPURPOSE COURT (1 NO.)	2455 SQFT
PICKLE BALL/ MULTIPURPOSE COURT (1 NO.)	2455 SQFT
KID'S PLAY AREA/ ADVENTURE PARK	3200 SQFT
TEMPLE LAND AREA APPROX (CONSTRUCTION : 1000 SQ.FT APRX.)	5500 SQFT
PETS PARK	1350 SQFT
JOGGING TRACK	0.43 KM
CRICKET NETS	1 NO.
OUTDOOR GYM	

* Amenities are subject to change as per permissible area & requirements of the users

Parking

7

Parking count : 167 aprx.



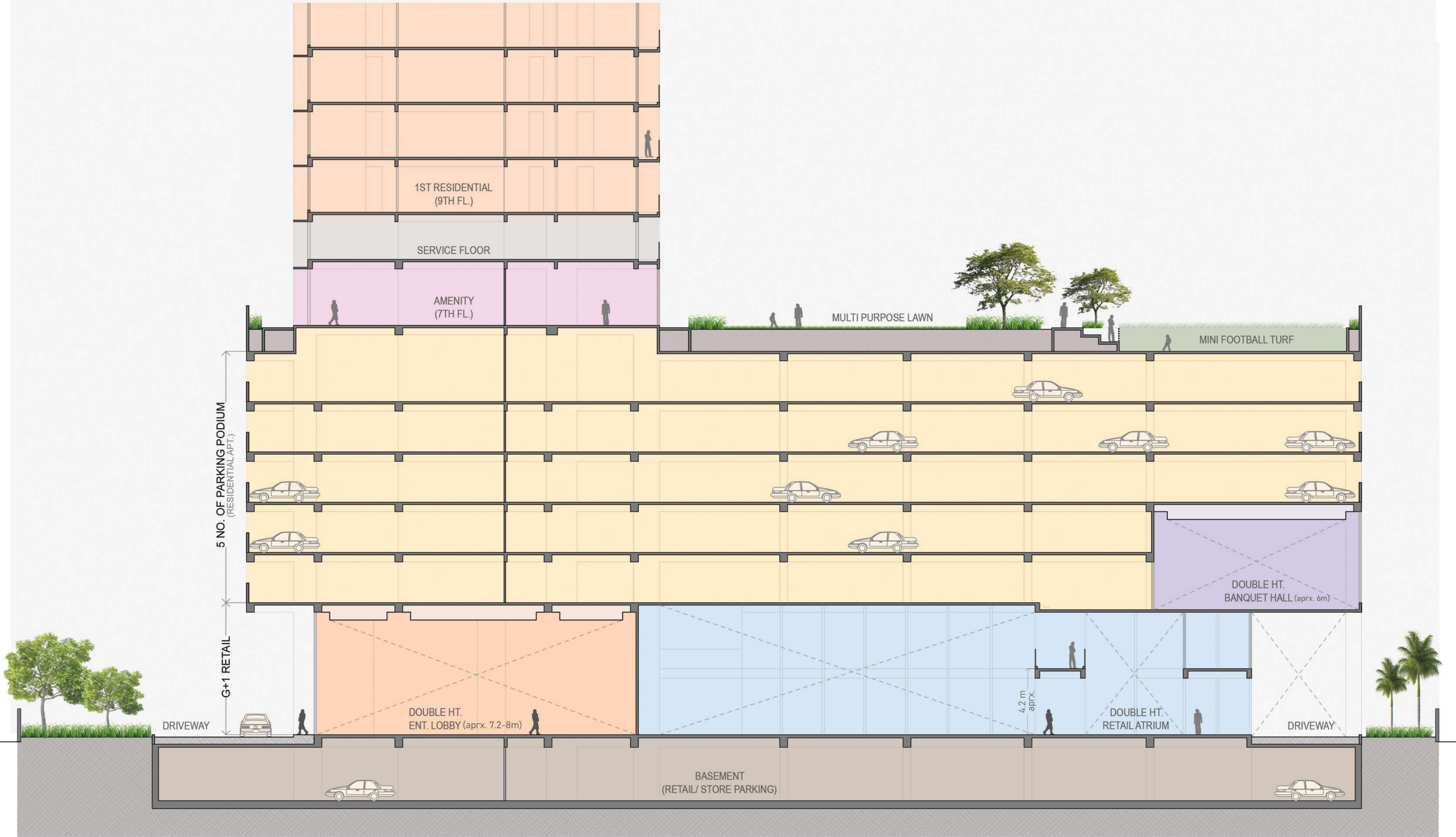
PODIUM PARKING : For Residential
(Floors 4th-6th)
Parking count : 188 aprx.



Section

8

SCHEMATIC SECTION



* SUBJECT TO APPROVAL