

Structural Stability Report

Structural Observation Report of Residential Flat No. 002, Ground Floor, Wing – A, Building No. 2, "Om Laxmi Narayan Park Co-op. Hsg. Soc. Ltd.", Gajbandhan Patharli Village, Anand Nagar, Pandurang Wadi 1st Lane, Manpada Road, Dombivali (East), Thane – 421201, State – Maharashtra, Country – India.

Name of Owners: Shri. Sanjay Sawalaram Shinde & Mrs. Nanda Sanjay Shinde

This is to certify that on visual inspection, it appears that the structure of the Wing – A, Building No. 2 at "Om Laxmi Narayan Park Co-op. Hsg. Soc. Ltd." is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 32 years.

General Information:

A.		Introduction
1	Name of Building	"Om Laxmi Narayan Park Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 002, Ground Floor, Wing – A, Building No. 2, "Om Laxmi Narayan Park Co-op. Hsg. Soc. Ltd.", Gajbandhan Patharli Village, Anand Nagar, Pandurang Wadi 1 st Lane, Manpada Road, Dombivali (East), Thane – 421201, State – Maharashtra, Country – India.
3	Type of Building	Residential used
4	No. of Floors	Ground + 3 Upper Floors
5	Whether still / podium / open parking provided	Open Car Parking
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing
8	Thickness of the External Walls	9" thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	1995 (As per Building Completion Certificate)
11	Present age of building	28 years
12	Residual age of the building	32 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	3 Flats on Ground Floor
14	Methodology adopted	As per visual site inspection



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B. External Observation of the Building		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found
5	Filling cracks on the external walls	Found
6	Cracks on columns & beams	Found
7	Vegetation	Not found
8	Leakages of water in the drainage pipes or water pipes	Found
9	Dampness external in the wall due to leakages	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is in normal condition

C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Good

D Common Observation		
1	Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules)	As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal

E Conclusion	
<p>The captioned building is having Ground + 3 Upper Floors which are reconstructed in year 1995 as per Building Completion Certificate. Estimated future life under present circumstances is about 32 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 28.04.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition & will stand future life subject to proper, preventive periodic maintenance & structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=98222b6e4e4f5dc0e0c33ac26865973400c3d329a133
2112279b17a1805652, postalCode=400060, st=Maharashtra,
serialNumber=41456a764abdc89802a55a8fca3c5b33821b2
e124e28f2c29ac1256a286c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.02 13:36:04 +05'30'

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Actual Site Photographs

