

Structural Stability Report

Structural Observation Report of Residential Flat No. 404, 4th Floor, **Louts Building, "Salasar Louts Co-op. Hsg. Soc. Ltd."**, Salasar Gradan, Near GCC Club, Village – Navghar, Taluka – Thane, District – Thane, Mira Road (East), PIN – 401 107, State – Maharashtra, India.

Name of Owner: **Mr. Shahid Jamil Shaikh & Mrs. Aashna Taimur Patil Alias Mrs. Aashna Shahid Shaikh.**

This is to certify that on visual inspection, it appears that the structure of the at **Louts Building, "Salasar Louts Co-op. Hsg. Soc. Ltd."**, is in normal condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 37 years.

General Information:

A.	Introduction	
1	Name of Building	"Salasar Louts Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 404, 4 th Floor, Louts Building, "Salasar Louts Co-op. Hsg. Soc. Ltd." , Salasar Gradan, Near GCC Club, Village - Navghar, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.
3	Type of Building	Residential used
4	No. of Floors	(Part) Ground / (Part) Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Open / Covered 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	2000 (As per Occupancy Certificate)
11	Present age of building	23 years
12	Residual age of the building	37 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 4 th Floor
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Joipur

Regd. Office : B-1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

B. External Observation of the Building		
1	Plaster	Normal Condition
2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Not found
5	Filling cracks on the external walls	Not found
6	Cracks on columns & beams	Not found
7	Vegetation	Not found
8	Leakages of water in the drainage pipes or water pipes	Not found
9	Dampness external in the wall due to leakages	Not 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	Normal
6	Maintenance of staircase & cracks	Normal

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 (Part) Ground / (Part) Stilt + 7 Upper Floors which are constructed in year 2000 as per occupancy certificate. Estimated future life under present circumstances is about 37 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 07.08.2023 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 & Good 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.

Sharadkumar
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.08 17:55:29 +05'30'



Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org



Actual Site Photographs



Actual Site Photographs



Think.Innovate.Create