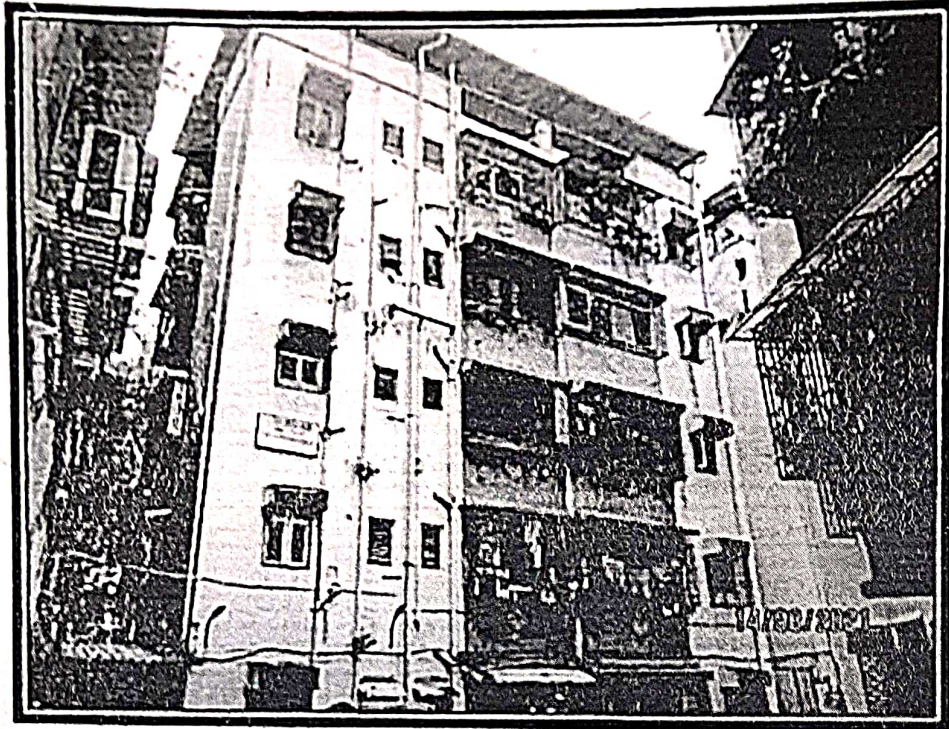


Structural Audit Report.



OM VIJAYASHREE C.E.S. Ltd.

Pandit Din Dayal Road, Thakurwadi, Dombivli (West) 421 202

Reg No. TNA/KLN/HSG/TC/2326/1988-1989.

KDMC PANEL STRUCTURAL ENGINEER:

M/S. BHIRUD AND ASSOCIATES

An ISO 9001:2015 Certified Company.

**Office : Sal Ram, Plot P - 18, 2nd floor, Near AIMS Hospital, Milap Nagar, MIDC,
Dombivli (E) 421 203.**

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Website: www.bhirudandassociates.com

STRUCTURAL AUDIT REPORT

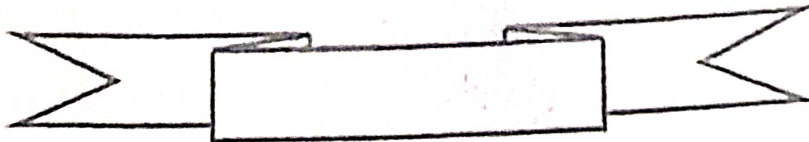
Name: "OM VIJAYASHREE C.H.S. Ltd".

Pandit Din Dayal Road, Thakurwadi,
Dombivali (West) 421 202.

Reg. No. TNA/KLN/HSG/TC/2326/1988-1989.

DISCLAIMER

- ☞ Inspection of foundations and seismic assessment are beyond the scope of structural audit.
- ☞ In absence of design data & as built R.C.C. details drawing, the resistance of the structure for earthquake forces/wind forces cannot be assessed.
- ☞ It may not be possible to identify the distresses in the structure below the ground level. Detailed investigation is needed.
- ☞ This report relates only to the strength of R.C.C and not for any other aspect of building safety that are not attended/checked.



Date: 04/09/2021.

To,
The Hon. Secretary / Chairman,
"OM VIJAYASHREE C.H.S. Ltd".
Pandit Din Dayal Road,
Thakurwadi,
Dombivali (West) 421 202.

STRUCTURAL AUDIT REPORT

The structural examination of the building known as "OM VIJAYASHREE C.H.S. Ltd". Situated at Pandit Din Dayal Road, Thakurwadi, Dombivali (West) 421 202.

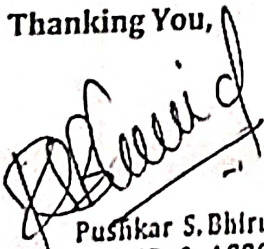
We have carried out the structural examination of the aforesaid building as per the procedure elaborated in the accompanying inspection report. We do hereby certify that we have visited and checked all the structural components of the building.

We hereby certify that the aforesaid building requires structural repairs so as to remain fit for human habitation and we hereby recommend that the following corrective repairs be taken immediately to make the building structurally safe. In our opinion, the building falls under "C2-B Category". (i.e. No eviction only structural repairs). During inspection, we noted following points:

OBSERVATION POINTS:

- 1) Structural repairs are needed for R.C.C Members, especially such as column, beam, slab externally & internally.
- 2) Plaster of the building found hollow during striking of hammer at various places.
- 3) External paint of the building is affected by fungus. It should be maintained properly by applying 100% water proof colour.

Thanking You,



Pushkar S. Bhirud
M/S. BHIRUD & ASSOCIATES
Kalyan Dombivli Municipal Corporation
Structural Consultant Licence No.555

INSPECTION REPORT

The structural examination of the building known as "OM VIJAYASHREE C.H.S. Ltd". Situated at Pandit Din Dayal Road, Thakurwadi, Dombivali (West) 421 202.

Reg. No. TNA/KLN/HSG/TC/2326/1988-1989.

Date of Inspection: 14th August 2021.

1.	The type/class of occupancy in the said building or premises is an under:	
	(i) Residential / commercial :	Residential building.
2.	General / Particular condition of the building / Premises:	<ul style="list-style-type: none">• The building is above 30 years old. (As informed by building members).• There is one structure building, having two wing (A & B).
3.	Particulars of the building / Premises	
	(i) Number of storeys and basement, if any	Residential building, Ground + 4 upper storied, having two wings.
	(ii) Number of exits / staircase /lifts	Two exits, two staircases & no lift.
	(iii) Details of ceiling / columns /beams / flooring / balconies	The reinforcement is deteriorated in structural members like columns, beam & slabs at external & internal at some places.
	(iv) Plumbing	Vegetation growth present on external walls & pipe lines must be removed

		Immediately & cares must be taken to remove if formed again.
	(v) Parking	Open Parking.
4	Location of the building / premises (append the relevant sketch).	Distress Mapping attach herewith.
5	History of recent structural repairs to the building carried out by owner / occupier: (in 5 years)	Nil.
6	As required, detailed survey was carried out along with the non-destructive/laboratory tests.	<p>1) Re-bound Hammer. 2) Ultrasonic pulse velocity test. 3) Half-cell Potential Meter test. 4) Carbonation Test.</p> <p>The test performed on existing structure to check the current structural condition & material uniformity are:</p> <p>During visual inspection all component part of structure are visually inspected like condition of column, condition of beam, condition of toilets, condition of flooring tiles, condition of internal & external plaster, Any internal or external leakages etc. Visual examination of structure was the most effective & qualitative approach to evaluate the structure soundness & to identify the typical</p>

		distress symptoms together with the associated problems. With experience in condition assessment, Structural Audit & Rehabilitation engineering, the symptoms of distress allowed a reasonably sufficient understanding of the cause of distress, as these are mainly related with the age & maintenance of the structure.
7.1	Building (Internal & External Components)	
	(A) Whether structure is R.C.C. or load bearing:	R. C. C framed structure.
	(B) Condition of:	
	(i) R.C.C. Columns	Some columns of the building found in distress condition as shown in photographs. These cracks were observed in column due to corrosion of steel reinforcement.
	(ii) R.C.C. Beams & Slabs	Some beams & slabs of the building found in distress condition as shown in photographs. These cracks were observed in beam due to corrosion of steel reinforcement.
	(iii) R.C.C. Chajjas	The reinforcement is deteriorated at some places.
	(iv) R.C.C. Porch	N.A.
	(v) R.C.C. Lintels	The reinforcement is deteriorated at some places.
	(vi) Settlement	Not found.

	(ix) Condition of waterproofing of terrace	Terrace top is protected by weather shed.
	(H) Ancillary structures:	
	(i) Underground Water Tank	Plaster found de-bonded.
	(ii) Pump Room	Required small touch-up.
	(iii) Paving	P.C.C. Flooring.
	(iv) Electric meter Room	Plaster sounds hollow.
	(v) Society office	N.A.
	(vi) Compound wall	Required small touch-up.
7.2	Internal Building Components:	(Attached separately for each flat/apartment).
8.	The structural examination carried out reveals that (B) The building /Premises would become fit for human habitation after the following remedial measures / structural addition / alterations are to be carried out:	Enclosed.
9.	The next Structural examination is required to be carried out on or before.	September 2024.

(C) Basement :	N.A.
Condition of Raft & R.C.C. Pardi:	
(D) In stilt portion, condition of:	No Stilt Portion.
(a) R.C.C. Columns	N.A.
(b) R.C.C. Beams	N.A.
(c) R.C.C. Slabs	N.A.
(d) RCC Frame & tying of columns in lateral direction	N.A.
(e) Cracks in beam / Column junction	N.A.
(f) Deflection noticed	N.A.
(g) Settlement in foundation / floor	N.A.
(h) Seepage noticed	N.A.
(E) Condition of other building component	
(i) External Masonry	Cracks are shown.
(ii) External Plaster	Plaster of the building found loose, hollow and damaged, Separation cracks are observed in between R.C.C. members at some places.
(iii) External Paint	Found in fungal formation.
(iv) Drainage & Plumbing.	Vegetation growth present on external walls & pipe lines must be removed immediately & cares must be taken to remove if formed again.
(v) Drainage Chambers / Lines	Require repairs periodically.
(vi) Ducts	N.A.
(F) Staircase & lift area Condition of:	
(i) R.C.C. Columns	The reinforcement is deteriorated at some places.
(ii) R.C.C. Beams	The reinforcement is deteriorated at some places.

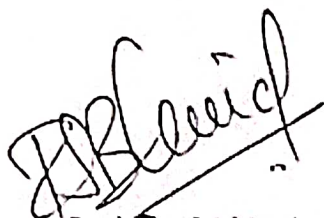
	(iii) Mid landing / Landing Slab	The reinforcement is deteriorated at some places.
	(iv) R.C.C. Paradis	N.A.
	(v) Lift well	No Lift
	(vi) Roof of staircase cabin	Paint found peeling off and plaster found de-bonded.
	(vii) Masonry & Plaster	Separation cracks found in between beam and brick works joints.
	(viii) Paint	Faded.
	(ix) Leakages in lift well	No Lift Machine.
	(G) Terrace area:	
	(i) Condition of RCC Over Head Water Tank	The reinforcement is deteriorated at some places.
	(ii) Condition of RCC Lift Machine Room	No Lift Machine.
	(iii) Condition of masonry & plaster of Lift Machine Room.	No Lift Machine.
	(iv) Condition of plaster of overhead water tank	Plaster found de-bonded.
	(v) Whether leakages noticed Through overhead water Tank	Yes.
	(vi) Observations on staircase cabin from inside	Plaster found de-bonded & leakages found.
	(vii) Observations on parapet masonry, its plaster and leakages	Hollow & cracks are observed on parapet wall.
	(viii) Observations about leakages at junction of masonry and terrace slab top	No.

- The Structural examination under section 353(B) of the Bombay municipal Corporation Act, 1888, Annexure – 2, Performa – 'B'

	Classification of building	Category
	To be evacuated / demolition immediately	C1
	To be evacuated and / or partly demolish & requires major structural repairs.	C2-A
	No eviction only structural repairs.	C2-B
	No eviction needs minor repairs only	C-3

In our opinion, the building falls under "C2-B Category". (i.e. No eviction only structural repairs).

Thanking You,



Pushkar S. Bhirud
M/S. BHIRUD & ASSOCIATES
Kalyan Dombivli Municipal Corporation
Structural Consultant Licence No.555