

Structural Stability Report

Structural Observation Report of Residential Flat No. 7, 3rd Floor, "Aradhana Co-op. Hsg. Soc. Ltd.", Raju Nagar, Shivaji Path No. 2, Village Chole, Dombivli (West), Taluka – Kalyan, District - Thane, PIN – 421 202, State - Maharashtra, Country - India.

Name of Owner: **Mr. Vinayak Sadashiv Pandit**

This is to certify that on visual inspection, it appears that the structure of the at "Aradhana 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	"Aradhana Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 7, 3 rd Floor, "Aradhana Co-op. Hsg. Soc. Ltd.", Raju Nagar, Shivaji Path No. 2, Village Chole, Dombivli (West), Taluka – Kalyan, District - Thane, PIN – 421 202, State - Maharashtra, Country - India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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)	2 Flats on 3 rd Floor
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Normal Condition



Our Pan India Presence at :



2	Chajjas	Normal Condition
3	Plumbing	Normal Condition
4	Cracks on the external walls	Found at some places
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	Found
10	Any other observation about the condition of external side of the building	The external condition of the building is in normal
C	Internal Observation of the common areas of the building and captioned premises	
1	Beams (Cracks & Leakages)	Not Found
2	Columns (Cracks & Leakages)	Not Found
3	Ceiling (Cracks & Leakages)	Not Found
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 Ground + 4 Upper Floors which are constructed 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 27.10.2023 reveals minor structural damage or deterioration to the building. The building is 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. Separate structural audit from licensed structural engineers is advised to assess exact balance life of structure.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
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Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941



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Actual Site Photographs

