

## Structural Stability Report

Structural Observation Report of Residential Flat No. 701, 7<sup>th</sup> Floor, Wing - F, "Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.", Plot No. 2, R.S.C. 1-A, MHADA Layout, Village - Borivali, Gorai (Part 1), Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India.

Name of Owner: **Mr. Vishwanath Raghunath Kalekar & Mrs. Madhavi Vishwanath Kalekar**

This is to certify that on visual inspection, it appears that the structure of the at "Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.", is in good condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 43 years.

### General Information:

A.	Introduction	
1	Name of Building	"Gorai Chand Ganga Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 701, 7 <sup>th</sup> Floor, Wing - F, "Gorai Chand Ganga Co-op. Hsg. Soc. Ltd.", Plot No. 2, R.S.C. 1-A, MHADA Layout, Village - Borivali, Gorai (Part 1), Borivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 092, State - Maharashtra, Country - India.
3	Type of Building	Residential
4	No. of Floors	Part Ground + Part Stilt + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt Car Parking Space
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	2006 (As per Occupancy Certificate)
11	Present age of building	17 years
12	Residual age of the building	43 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	7 <sup>th</sup> Floor is having 4 Flats
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
- Jaipur

- Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org

<b>B. External Observation of the Building</b>		
1	Plaster	Good Condition
2	Chajjas	Good Condition
3	Plumbing	Good 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	<p>1. At the time of site inspection, external condition of the building is good, dampness-leakages &amp; cracks are not found.</p> <p>2. Structural Stability Report from licensed structural engineers not provided for our verification.</p>
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Good Condition
2	Columns (Cracks & Leakages)	Good Condition
3	Ceiling (Cracks & Leakages)	Good Condition
4	Leakages inside the property	Not found
5	Painting inside the property	Good
6	Maintenance of staircase & cracks	Good

<b>D Common Observation</b>		
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.

<b>E Conclusion</b>	
<p>The captioned building is having Part Ground + Part Stilt + 7 Upper Floors which are constructed in year 2006 (As per occupancy certificate). Estimated future life under present circumstances is about 43 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 16.11.2023 reveals no structural damage or deterioration to the building. The building is well as the property is maintained in Normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; 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  
B. Chalikwar

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: 2023.11.18 11:05:23 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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



