

Structural Stability Report

Structural Observation Report of Residential Flat No. 512, 5th Floor, Wing – A, Building No. 3, "Kumkum Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Village - Sion Koliwada, Sion (East), Taluka - Mumbai, District - Mumbai Suburban, PIN - 400 022, State - Maharashtra, Country - India.

Name of Owner: **Mr. Prashant Baburao Tupe**

This is to certify that on visual inspection, it appears that the structure of the at "Kumkum 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 42 years.

General Information:

A.	Introduction	
1	Name of Building	"Kumkum Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 512, 5 th Floor, Wing – A, Building No 3, "Kumkum Co-op. Hsg. Soc. Ltd.", Pratiksha Nagar, Village - Sion Koliwada, Sion (East), Taluka - Mumbai, District – Mumbai Suburban, PIN - 400 022, State – Maharashtra, Country – India.
3	Type of Building	Residential
4	No. of Floors	Ground + 7 Upper Floors
5	Whether stilt / podium / open parking provided	Open 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	2005 (As per Possession Letter)
11	Present age of building	18 Years
12	Residual age of the building	42 Years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	5 th Floor is having 12 Flats
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	Not found
6	Cracks on columns & beams	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	At the time of site inspection, external condition of the building is normal.
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Found
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Normal Condition
5	Painting inside the property	Normal Condition
6	Maintenance of staircase & cracks	Normal Condition

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 + 7 Upper Floors which are constructed in year 2005 (as per Possession Letter). Estimated future life under present circumstances is about 42 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 05.11.2023 reveals no 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.</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

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Actual Site Photographs

