

Structural Stability Report

Structural Observation Report of Residential Flat No. 105, 1st Floor, B Wing, Building No. A/2, "Mira Arpan A/2 Co-op. Hsg. Soc. Ltd.", MIG Complex, Navghar, Mira Road (East), Thane – 401107, State - Maharashtra, Country - India.

Name of Owners: **Mrs. Sheetal Ramesh Singh**

This is to certify that on visual inspection, it appears that the structure of the Wing – B at "Mira Arpan A/2 Co-op. Hsg. Soc. Ltd." is in average condition and the future life can be reasonably takes under good condition and with proper periodic repairs & maintenance is about 40 years.

General Information:

A.	Introduction	
1	Name of Building	" Mira Arpan A/2 Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 105, 1 st Floor, B Wing, Building No. A/2, "Mira Arpan A/2 Co-op. Hsg. Soc. Ltd.", MIG Complex, Navghar, Mira Road (East), Thane – 401107, 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 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	2003 (As per Occupancy Certificate)
11	Present age of building	20 years
12	Residual age of the building	40 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	4 Flats on 1 st Floor
14	Methodology adopted	As per visual site inspection



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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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	Found
6	Cracks on columns & beams	Found
7	Vegetation	Found
8	Leakages of water in the drainage pipes or water pipes	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 average condition

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	Good
6	Maintenance of staircase & cracks	Average

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 2003 as per Occupancy Certificate. Estimated future life under present circumstances is about 40 years subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 30.11.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in average condition & will stand future life subject to proper, preventive periodic maintenance & normal 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=982726c4d135d014d0f59e28805913490c0b333811
83115279b14e18e5652, postalCode=400069, st=Maharashtra,
serialNumber=1356a56dabbc99d6b2a55affc3c46b1151, uid=
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Date: 2023.11.07 01:04:28 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
JSB Emp. No. 36/LOAN H.O./2016-17/232



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Actual site photographs

