Vastu/Mumbai/01/2024/6643/2304753

31/06-455-NIBS

Date: 31.01.2024

**Structural Stability Report**

Structural Observation Report of Residential Flat No. 706, 7th Floor, Building No. B/1, **"Neelyog Apartment B Co-Op. Hsg. Soc. Ltd."**, Gaurishankarwadi No. 2, Pantnagar, Ghatkopar (East), Mumbai – 400 075, State – Maharashtra, Country – India.

**Name of Owner**: **Mr. Vilas Pandurang Chavan**

This is to certify that on visual inspection, it appears that the structure of the building **" Neelyog Apartment B Co-Op. Hsg. Soc. Ltd."** is in normal condition and the future life can be reasonably taken under normal working condition and with immediate structural repairs & maintenance is about 44 years.

**General Information**:

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| **A.** | **Introduction** | |
| 1 | Name of Building | **"Neelyog Apartment B Co-Op. Hsg. Soc. Ltd."** |
| 2 | Property Address | Residential Flat No. 706, 7th Floor, Building No. B/1, **"Neelyog Apartment B Co-Op. Hsg. Soc. Ltd."**, Gaurishankarwadi No. 2, Pantnagar, Ghatkopar (East), Mumbai – 400 075, State – Maharashtra, Country – India |
| 3 | Type of Building | Residential use |
| 4 | No. of Floors | Ground + 7 Upper Floors |
| 5 | Whether stilt / podium / open parking provided | Along with Covered 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 side plastered |
| 9 | Type of Compound | Brick Masonry Walls |
| 10 | Year of Construction | 2008 (As per Occupancy Certificate) |
| 11 | Present age of building | 16 Years |
| 12 | Residual age of the building | 44 years Subject to immediate maintenance & structural repairs. |
| 13 | No. of flats (Per Floor) | 6 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 | Not Found |
| 5 | Filling cracks on the external walls | 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, Required proper maintenance |
| 10 | Any other observation about the condition of external side of the building | The external condition is Normal |
| **C** | **Internal Observation of the common areas of the building and captioned premises** | |
| 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 | Poor, Required proper maintenance |

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| **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 |

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| **E** | **Conclusion** |
| The captioned building is having Ground + 7 upper ﬂoors which is constructed in year 2008 (As per Occupancy Certificate). Estimated future life under present circumstances is about 44 years subject to immediate preventive maintenance & structural repairs.  The inspection dated 31.01.2024 reveals structural damage or deterioration to the building. The building is maintained normally and will stand future life subject to immediate, proper, preventive maintenance & structural repairs.  Our Observations about the structure are given as above.  `  The above assessment is based on visual inspection only. | |

## Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

**Actual Site Photographs**

