

## Structural Stability Report

Structural Observation Residential Plot / Row House on Plot No. B-4, Sector – 12, Village – Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai - 410210, State - Maharashtra, Country – India.

Name of Owner: **Mr. Pankaj Singh, Mr. Neeraj Singh, Mrs. Geeta Singh & Mr. Brajbhushan Singh**

This is to certify that on visual inspection, it appears that the structure of the at Plot No. B-4, Sector – 12 is in normal condition and the future life can be reasonably taken under good condition and with proper periodic repairs & maintenance is about 41 years.

### General Information:

A.	Introduction	
1	Name of Building	Residential Plot / Row House on Plot No. B-4
2	Property Address	Residential Plot / Row House on Plot No. B-4, Sector – 12, Village – Kharghar, Taluka – Panvel, District – Raigad, Navi Mumbai - 410210, State - Maharashtra, Country – India
3	Type of Building	Residential used
4	No. of Floors	Ground + 2 Upper Floors
5	Whether stilt / podium / open parking provided	Stilt floor converted into shop
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 occupancy certificate)
11	Present age of building	19 years
12	Residual age of the building	41 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of flats (Per Floor)	Entire Row House
14	Methodology adopted	As per visual site inspection

B.	External Observation of the Building	
1	Plaster	Nor Found
2	Chajjas	Nor Found
3	Plumbing	Nor Found
4	Cracks on the external walls	Nor Found
5	Filling cracks on the external walls	Nor Found
6	Cracks on columns & beams	Nor Found
7	Vegetation	Nor Found
8	Leakages of water in the drainage pipes or water pipes	Nor Found



### Our Pan India Presence at :

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9	Dampness external in the wall due to leakages	Nor Found
10	Any other observation about the condition of external side of the building	<ol style="list-style-type: none"> <li>As per approved plan, the property is a row house of stilt + 2 upper floors, but as per site visit the owner has converted stilt into shop. Revised permission for the same is not available.</li> <li>Structural Stability Report from licensed structural engineers not provided for our verification.</li> </ol>
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
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	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 Ground + 2 Upper Floors which are constructed in year 2005 as per site information. Estimated future life under present circumstances is about 41 years subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 30.01.2024 reveals minor 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  
Chalikwar

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Auth. Sign.

Director

Sharadkumar B. Chalikwar

Structural Engineer License No.: STATE/R/2022/APL/01785

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



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## Actual Site Photographs



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## Actual Site Photographs

