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Vastu/Mumbai/09/2024/011198/ 2308165
13/18-171 -PABS
Date: 13.09.2024

Structural Stability Report

Structural Observation Report of Residential Flat No. 002, Ground Floor, Building No 31-B, LIG Scheme Code No. 91/A, "Chandivali Deogiri Co-op. Hsg. Soc. Ltd.", Plot No. 18 to 21 (Part), Village - Chandivali, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, India

Name of Owner: **Shri. Sanjay Kalsekar**

This is to certify that on visual inspection, it appears that the structure of the at "Chandivali Deogiri 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 28 years.

General Information:

A.	Introduction	
1	Name of Building	"Chandivali Deogiri Co-op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. 002, Ground Floor, Building No 31-B, LIG Scheme Code No. 91/A, "Chandivali Deogiri Co-op. Hsg. Soc. Ltd.", Plot No. 18 to 21 (Part), Village - Chandivali, Powai, Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 072, State - Maharashtra, 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	1992 (As per agreement)
11	Present age of building	32 Years
12	Residual age of the building	28 Years Subject to proper, preventive periodic maintenance & structural repairs
13	No. of flats (Per Floor)	Ground Floor is having 8 Residential Flats
14	Methodology adopted	As per visual site inspection



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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India

+91 2247495919
mumbai@vastukala.co.in
www.vastukala.co.in



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	Not Found
7	Vegetation	Found at external wall of the building
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	The external condition of the building is in normal condition
C Internal Observation of the common areas of the building and captioned premises		
1	Beams (Cracks & Leakages)	Normal Condition
2	Columns (Cracks & Leakages)	Normal Condition
3	Ceiling (Cracks & Leakages)	Normal Condition
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

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 1992 (As per agreement). Estimated future life under present circumstances is about 28 years' subject to proper, preventive periodic maintenance & structural repairs.</p> <p>The inspection dated 17.07.2024 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.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Structural Engineer Licence No. STATE/R/2022/APL/01785

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Emp. No. H.O./Credit/67/2019-20



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Actual Site Photographs

