



## Vastukala Consultants (I) Pvt. Ltd.

Structural Stability Report Prepared for SVC / Kalwa / Rajendra Y. Keni (012494/2309149)

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Vastu/Thane/11/2024/012494/2309149 22/1-234-PSRJ Date: 21.11.2024

## Structural Stability Report

Structural Observation Report of Residential Flat No. A-1, 1st Floor, "kirtida Apartment Co-Op. Hsg. Soc. Ltd.", M. D. Keni Road, Village - Bhandup, Taluka - Kurla, District - Mumbai Subrban, Bhandup (East), PIN Code - 400 042, State - Maharashtra, India.

Name of Owner: Rajendra Y. Keni & Arvind Y. Keni

This is to certify that on visual inspection, it appears that the structure of the at "kirtida Apartment 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 27 years.

#### **General Information:**

A.		Introduction
1	Name of Building	"kirtida Apartment Co-Op. Hsg. Soc. Ltd."
2	Property Address	Residential Flat No. A-1, 1st Floor, "kirtida Apartment Co-
		Op. Hsg. Soc. Ltd.", M. D. Keni Road, Village - Bhandup,
	The state of the s	Taluka - Kurla, District - Mumbai Subrban, Bhandup (East),
		PIN Code - 400 042, State - Maharashtra, India
3	Type of Building	Residential used
4	No. of Floors	Ground + 4th Upper Floors
5	Whether stilt / podium / open parking	Open Parking
	provided	
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	1991 (As per occupancy certificate)
11	Present age of building	33 years
12	Residual age of the building	27 years Subject to proper, preventive periodic
		maintenance & structural repairs.
13	No. of flats (Per Floor)	1st Floor having 3 Flats
14	Methodology adopted	As per visual site inspection

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	Not Found	
6	Cracks on columns & beams	Not Found	
7	Vegetation	Not Found	



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA Email:thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at:

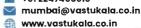
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8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Not Found
10	Any other observation about the condition	Structural Stability Report from licensed structural
	of external side of the building	engineers not provided for our verification.
С	Internal Observation of the comm	on 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 Condition
6	Maintenance of staircase & cracks	Good

D	Common Observation	
1	Structural Audit of the Building Under Bye	As per bye Laws No. 77 of Co-Op. Societies bye Laws
	- Laws No. 77 of the Model Bye Laws (Co-	under the Act the society shall conduct a Structural Audit of
	Operative Societies Act / Rules)	the building of the society as follows
2	Remark	No Structural Audit Report is furnished for the perusal.

#### E Conclusion

The captioned building is having Ground + 4th Upper Floors Upper Floors which are constructed in year 1991 (As per occupancy certificate) Estimated future life under present circumstances is about 27 years subject to proper, preventive periodic maintenance & structural repairs.

The inspection dated 18.11.2024 of building. The building is well as the property is maintained in good condition & will stand future life subject to proper, preventive periodic maintenance & Good structural repairs. Our Observations about the structure are given above.

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar Otgstalvysigned by Sharadkumar Chalikwar DN:cn=Sharadkumar Chalikwar, o=Vaccukal Cassustvats-() P.vt. Ltd. eu=Mumbeu. email=amdigivastukala.org. c=IN Chate (2026.1), 23: 10:5135-465 30\*



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





## **Actual site photographs**



















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# Actual site photographs











