To, 9/3/2017

The Secretary,

Udar Goregoan Co-op. Hsg. Society Ltd.,

Ajantha Building, Near UCO Bank,

S.V.Road,

Goregoan (w)

Mumbai 62.

Dear Sir,

With reference to the Structural Audit Report by M/s Avon Consulting Engineer for your society bldg along with your letter dated 25/2/2017, The following are our observation

As per the PORFORMA ‘B’ in his report Internal plaster, External plaster, plumbing, drain lines, chajjas, common areas Terrace waterproofing U.G. Tank are observed to be majorly damaged.

They are also mentioning that major Structural cracks has developed on Columns and Beams.

The reinforcement bars are also exposed.

They have also observed deflection and sagging of slabs.

With reference to the UPV Test conducted :- Velocity recorded at almost all the points is below 3km/sec. Indicating doubtful quality of Concrete

Rebound Hammer Test :- Majority of reading are below 25 indicating doubtful quality of Concrete.

Carbonation Test :- Concrete observed to be carbonated

Half Cell Potential Test :- Reinforcement found to be corroded

Again in the PROFORMA ‘B’, they have mentioned slab and beam recasting, column jacketing to be done .(location not indicated)

Partial Evacuation to be done ( location not indicated)

Enhancement in life of structural after repairs, it is written ten years conditionally to be repaired after every three years (practically not possible)

If at all Repair work is executed, there would not be proper bonding between new plaster and existing concrete as concrete is carbonated, New plaster would crack up in six months, Thus the principle of Repairs will fail.

With such critical test readings, Deflection in slabs, vegetation growth on external surface indicating poor maintenance work executed by the society over the years, I fail to understand how the Structure is mentioned under C2-A category.

The Report submitted by M/s Avon Consulting Engineer seems to be inconclusive.

As per my opinion building has to be immediately evacuated and demolished.

Yours Truly,

Bindesh C. Chitalia

STR/C/52