

STRUCTURAL AUDIT REPORT WITH
RECOMMENDATION LETTER
DATE:- 13/02/2024 FOR
PARSEE GYMKHANA (G+01), MARINE LINES,
MUMBAI - 400 002.



Compiled By

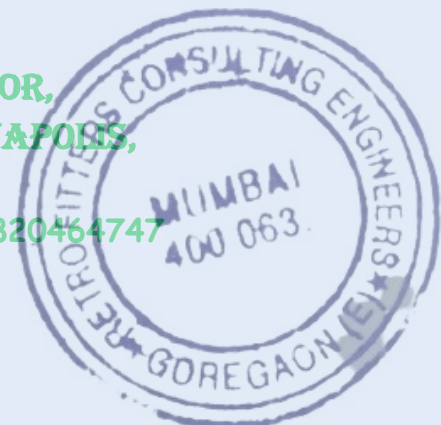
Retro fitters consulting engineers

Retro fitters consulting engineers

**1, LAXMI NARAYAN BUNGLOW, GROUND FLOOR,
LATE. JAYA SUVARNA ROAD, OPP. ANUPAM ANNAPOLIS,
GOREGAON (E), MUMBAI. 400 063.**

TEL: 80970 55101 / 80971 55102 / 9820913132 / 9820464747

retrofitters@rediffmail.com



**WE HAVE ATTCHED THE FOLLOWING
DOCUMENTS.**

CONSULTANCY SURVEY APPOINTMENT
LETTER

RECOMMENDATION LETTER OF BUILDING

EXTERNAL PHOTOGRAPHS

INTERNAL PHOTOGRAPHS

INTERNAL GYMKHANA ROOMS DETAIL
OBSERVATION SHEET

BUDGET OF BUILDING REPAIR WORK



CONSULTANCY
SURVEY APPOINTMENT
LETTER FOR INTERNAL
& EXTERNAL SURVEY





PARSEE GYMKHANA

MARINE LINES, MUMBAI - 400 002. TEL.: 2281 1869 * MOB.: 91678 68817
E-MAIL : parseegymkhanamarinelines@gmail.com * www.parseegymkhana.in

Date : 03/02/2024

To,
Restro Fitters
Consulting Engineers
1 Laxmi Narayan Bungalow
Gr. Floor, Opp. Anupam Annapolis,
Goregaon (E) Mumbai 400 63

Sub : Appointment Letter for Structural Audit & Visual Survey of our Gymkhana Rooms
Premises - (PARSEE GYMKHANA – MUMBAI)

Dear Sir

This is with reference to your office for Civil Consultancy for Structural Audit Survey of our Gymkhana Premises . We are pleased to appoint your firm as our Consultant to carry out the structural audit survey. We understand that a detailed survey of external and internal structure of gymkhana premises will be conducted for analysis of the structural deterioration.

Your firm shall submit the detail structural audit report that will be include :

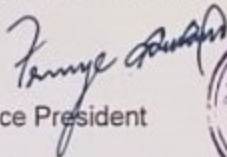
Internal/External Survey

- A) ROOM TO ROOM SURVEY
- B) DETAIL OBSERVATION OF ANY DEFECTS
- C) PHOTOGRAPHS OF DEFECTS
- D) DEFECTS IN GYMKHANA ROOMS. (OBSERVATION POINTS)
- E) COST OF REPAIRS
- F) ULTRA SONIC PULSE VELOCITY TEST
- G) REBOUND HAMMER TEST
- H) HALF CELL POTENTIAL TEST
- I) CARBONATION TEST
- J) SAG RESISTANCE TEST
- K) DPT TEST
- L) THICKNESS TEST
- M) TO CHECK STABILITY OF ROOF AND ALL LEAKAGES

Your fees for Survey shall be Rs.27000 + GST (Cheque in the name of Restro Fitters Consulting Engineers)

You can start the survey work from Monday 05th February 2024.

For Parsee Gymkhana - Mumbai


Vice President



PLEASE ADDRESS ALL CORRESPONDENCE TO JOINT HONORARY SECRETARIES

RECOMMENDATION
LETTER



PARSEE GYMKHANA, MARINE LINES.



Retrofitters

consulting engineers

1 Laxmi Narayan Bungalow, Gr.Floor, Opp Anupam Annapolies, Goregaon (E), Mumbai - 400 063 8097055101/8097155102

To,
PARSEE GYMKHANA,
Marine Lines, Mumbai – 400 002.

Date: 13/02/2024

Sub: Submission of single page entire report summary for visual survey & structural audit of Parsee Gymkhana, Marine Lines.

Dear Sirs,

We take this opportunity in thanking the Parsee Gymkhana for appointing our firm to carry out the Structural Audit of your gymkhana building. Summary of entire report is submitting to you for your reference.

Details of structure: - The building constitutes of Ground + 1 Floors (RCC composite load bearing Frame Structure)

We have conducted Non Destructive Test which includes 1) **Ultra Pulse Velocity** Test, 2) **Rebound Hammer** Test, 3) **Carbonation** Test and 4) **Half Cell Potential** Test in your building's R.C.C composite load bearing Frame Structure along with surveying the building visually, have observed the following:

Sr. No.	Testing	Reading	Remarks (Observation)
1	Ultra Pulse Velocity Test	2.74 Km/Sec	For Concrete (>M 25) : Velocity, below 3.75 Km/Sec indicates poor Quality of Concrete.
2	Rebound Hammer Test	15.09 N/mm ²	The probable accuracy of prediction of concrete strength in a structure by the Rebound Hammer is +_ 25% as per IS13311 (Part-2): 1992 (Reaff:2008). Average reading of 15.09 N/mm ² indicates poor compressive strength of concrete.
3	Half Cell Potential Test	(-) 220 mV	Between -200 mV and -350 mV indicates corrosion activity of the reinforcing steel in that area is uncertain.
4	Carbonation Test	30 mm out of 63 mm	Carbonation depth above 30 mm out of 63 mm indicates 48% carbonation of concrete.
5	Average Class Value is B	Average Class Value is A	Indicating Liner A Class – Not Detected.
6	Ultrasonic Thickness Gauge Test	Average total value is 4.8mm	I - Section - 5.

In view of the above test and our observation, we recommend that the building present condition of R.C.C composite load bearing frame structure needs base repair work from inside & on the outer façade of the building and Mangalore tiles roofing work.

N.D test reports attached.

Thanking you,

For Retrofitters
consulting engineers

Mr. Anand Sawant
B.E. Civil

Licensed Structural Engineer, Reg. No. STR/8400017324

Kiran Mestry.

(Survey Report Analyst)



EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

Format No: NDT-01

Rev. No.- 00

TEST REPORT

SAMPLE TESTED : ON SITE

INWARD NO.

TEST REPORT NO.

TEST REPORT DATE

: ETH/N/23-24/12208

: N-12208/01

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bungalow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

QUANTITY

CONDITION OF SAMPLE

TEST METHOD

: 07-02-2024

: 15 Points

: Satisfactory

: IS 516 (Part5/Section1) : 2018

ULTRASONIC PULSE VELOCITY TEST RESULTS OF CONCRETE

Sr. No. of UPV Instrument

UPV-01

Date of Testing

07/02/2024

Sr. No.	ID Mark of Member	Location	Grade of Concrete	Date of Casting	Age of Concrete (Days)	Travel Path Length (mm)	Travel Time (µsec)	Actual Velocity (Km/sec)	Corrected Velocity (Km/sec) !	Probing Method	Surface Condition
1	1st Floor	C-1	NA	NA	NA	400	124.0	3.23	3.73	Surface Probing	Dry
2	1st Floor	C-2	NA	NA	NA	400	149.4	2.68	2.68	Surface Probing	Dry
3	1st Floor	C-3	NA	NA	NA	400	159.6	2.51	2.51	Surface Probing	Dry
4	1st Floor	C-4	NA	NA	NA	400	180.6	2.21	2.21	Surface Probing	Dry
5	1st Floor	C-5	NA	NA	NA	400	134.0	2.99	2.99	Surface Probing	Dry
6	Ground Floor	S-1	NA	NA	NA	400	139.4	2.87	2.87	Surface Probing	Dry
7	Ground Floor	S-2	NA	NA	NA	400	165.2	2.42	2.42	Surface Probing	Dry
8	Ground Floor	C-6	NA	NA	NA	400	159.6	2.51	2.51	Surface Probing	Dry
9	Ground Floor	C-7	NA	NA	NA	400	149.8	2.67	2.67	Surface Probing	Dry
10	Ground Floor	C-8	NA	NA	NA	400	189.6	2.11	2.11	Surface Probing	Dry
11	Ground Floor	C-9	NA	NA	NA	400	129.0	3.10	3.60	Surface Probing	Dry
12	Ground Floor	C-10	NA	NA	NA	400	149.6	2.67	2.67	Surface Probing	Dry
13	Ground Floor	C-11	NA	NA	NA	400	155.0	2.58	2.58	Surface Probing	Dry
14	Ground Floor	C-12	NA	NA	NA	400	199.6	2.00	2.00	Surface Probing	Dry
15	Ground Floor	C-13	NA	NA	NA	400	130.0	3.08	3.58	Surface Probing	Dry

END OF TEST REPORT



Page 1 of 5



EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

SAMPLE TESTED : ON SITE

INWARD NO.

TEST REPORT NO.

TEST REPORT DATE

: ETH/N/23-24/12208

: N-12208/01

: 13-02-2024

Remarks :

- As per IS 516 (Part5/Section1) : 2018 Clause No. 2.4.3.2.5, surface probing in general gives lower pulse velocity than in case of cross probing and depending on number of parameters and the pulse velocity may be increased by 0.5 km/Sec for value ≥ 3.0 km/sec.
- As per IS 516 (Part5/Section1) : 2018 Clause No. 2.4.3.1 Annex B B-1.1, The Pulse Velocity of saturated concrete may be up to 5% higher than that of similar dry concrete. In general, drying of concrete may result in somewhat lower pulse velocity.

Velocity Criterion for Concrete As Per IS 516 (Part5/Section1) : 2018, Table No -01, Amendment No.1 November 2019

*** For Concrete (\leq M 25)**

1. Velocity Above 4.5 km/sec - Excellent Quality of Concrete.
2. Velocity in between 3.5 to 4.5 km/sec - Good Quality of Concrete.
3. Velocity, Below 3.5 km/sec - Doubtful Quality of Concrete.

*** For Concrete ($>$ M 25)**

1. Velocity Above 4.5 km/sec - Excellent Quality of Concrete.
 2. Velocity in between 3.75 to 4.5 km/sec - Good Quality of Concrete.
 3. Velocity, Below 3.75 km/sec - Doubtful Quality of Concrete.
- In case "Doubtful" quality it may be necessary to carry out additional tests.

NOTE :

- Sample/s was/were drawn by laboratory.
- The Reported results are valid at The time of performance of test /s under specific conditions only.
- No part of report, except in full, shall be reproduced without written consent of the laboratory.


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A (Authorised Signatory)





EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

Format No: NDT-02

Rev. No.- 00

TEST REPORT

SAMPLE TESTED : ON SITE

INWARD NO.

: ETH/N/23-24/12208

TEST REPORT NO.

: N-12208/02

TEST REPORT DATE

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bungalow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

: 07-02-2024

QUANTITY

: 10 Points

CONDITION

: Satisfactory

TEST METHOD

: IS 516 (Part5/Section4) : 2020

REBOUND HAMMER TEST RESULTS

ID of R.H.Instrument

: RH-01

Date of Testing

: 07/02/2024

Sr. No.	ID Mark of Member	Location	Grade of Concrete	Date of Casting	Age of Concrete (Days)	Avg. Rebound Index (After Mean Outliers)	Comp. Strength, (N/mm ²)	Direction of Rebound	Surface Condition
1	1st Floor	C-1	NA	NA	NA	26.0	16.0	Horizontal	Dry
2	1st Floor	C-2	NA	NA	NA	27.5	18.1	Horizontal	Dry
3	1st Floor	C-3	NA	NA	NA	26.5	16.7	Horizontal	Dry
4	1st Floor	C-5	NA	NA	NA	25.0	14.5	Horizontal	Dry
5	Ground Floor	S-1	NA	NA	NA	28.5	11.6	Vertical Up	Dry
6	Ground Floor	S-2	NA	NA	NA	29.0	12.3	Vertical Up	Dry
7	Ground Floor	C-7	NA	NA	NA	24.0	13.1	Horizontal	Dry
8	Ground Floor	C-9	NA	NA	NA	27.0	17.4	Horizontal	Dry
9	Ground Floor	C-11	NA	NA	NA	26.0	16.0	Horizontal	Dry
10	Ground Floor	C-13	NA	NA	NA	25.5	15.2	Horizontal	Dry

END OF TEST REPORT

REMARKS:

- As Per IS 516 (Part5/Section4) : 2020 Clause No 8.1, The Probable accuracy of prediction of concrete strength in a structure by the Rebound hammer is ± 25 percent as per IS 516 (Part5/Section4) : 2020.
- As per IS 516 (Part5/Section4) : 2020 Clause No. 7.1.3, A wet condition will give underestimation of the strength of concrete calibrated under dry conditions. In structural Concrete, this can be about 20% lower than in an equivalent dry concrete.

NOTE :

- Sample/s was/were drawn by laboratory.
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EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

Format No: NDT-03

Rev No: 00

TEST REPORT

SAMPLE TESTED : ON SITE

INWARD NO.

: ETH/N/23-24/12208

TEST REPORT NO.

: N-12208/04

TEST REPORT DATE

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bunglow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

: 07-02-2024

QUANTITY

: 2 Points

CONDITION OF SAMPLE

: Satisfactory

TEST METHOD

: IS 516 (Part5/Section 3) : 2021

HARDEN CONCRETE CARBONATION DEPTH TEST RESULTS

DATE & TIME OF TESTING

07-02-2024

WEATHER CONDITION

CLEAR WEATHER

COMPOSITION OF INDICATOR SOLUTION

Solution of phenolphthalein indicator normally 1g phenolphthalein is dissolved in 70ml ethyl alcohol and diluted to 100ml with distilled water.

Sr. No.	ID Mark	Location	Exposure	Type & Size of Specimen Used	Avg Carbonation Depth (dk mean), mm	Total Depth (mm)	Percent of Carbonation (%)
1	Ground Floor	C-14	Exposed to Weather	In Situ Drilling Holes 20 φ	28	60	46.7
2	Ground Floor	C-15	Exposed to Weather	In Situ Drilling Holes 20 φ	32	65	49.2

END OF TEST REPORT

NOTE :

- Sample/s was/were drawn by laboratory.
- The Reported results are valid at The time of performance of test /s under specific conditions only.
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EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

FORMAT NO : HCPT

REV NO : 00

TEST REPORT

SAMPLE TESTED : ON SITE

INWARD NO.

: ETH/N/23-24/12208

TEST REPORT NO.

: N-12208/03

TEST REPORT DATE

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bunglow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

: 07-02-2024

QUANTITY

: 2 Points

CONDITION OF SAMPLE

: Satisfactory

TEST METHOD

: IS 516 (Part5/Section2) : 2021

HALF CELL POTENTIAL TEST RESULTS

DATE OF TESTING : 07-02-2024

Sr. No.	ID Mark	Location	Half Cell Potential Value in (-mV)
1	Ground Floor	C-14	206
2	Ground Floor	C-15	234

END OF TEST REPORT

REMARKS : Probability of corrosion according to IS 516 (Part5/Section2) : 2021

Sr.No	Half-cell potential reading, Cu/CuSO ₄	Corrosion Probability
1	Less negative than -200 mV	Low (There Is Grater Than 90 Percent Probability That No Reinforcing Steel Corrosion Is Occurring In That Area At The Time Of Measurement)
2	Between -200 mV and -350 mV	Corrosion Activity Of The Reinforcing Steel In That Area Is Uncertain
3	More negative than -350 mV	High (There Is Greater Than 90 Percent Probability That Reinforcing Steel Corrosion Is Occurring In That Area At The Time Of Measurement)
4	More negative than -500 mV	Severe Corrosion

NOTE :

- Sample/s was/were drawn by laboratory.
- The Reported results are valid at The time of performance of test /s under specific conditions only.
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Format No: NDT-03

EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

Rev No: 00

TEST REPORT

SAMPLE TESTED : ON SITE

TEST REPORT NO.

: ETH/N/23-24/12208

TEST REF. NO.

: N-12208/05

TEST REPORT DATE.

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bunglow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

: 07-02-2024

QUANTITY

: 1 Point

TEST METHOD

: IS 3658 : 1999

CONDITION OF SAMPLE

: Satisfactory

DYE PENETRATION TEST RESULTS

DATE & TIME OF TESTING

07-02-2024

Sr. No.	ID Mark	Location	Test Face	Indication (Class)	Remarks (If Any)
1	Ground Floor	I-1	I	A	-

END OF TEST REPORT

REMARKS : Indication of Test Material as per standard

Sr. No.	Indication for Dye Penetration Test	Class
1	NOT Detected	A
2	Linear Indication (Any Crack)	B
3	Round Indication	-
	A. Indications is dimensions > 5.0mm	C
	B. Four or more rounded indication in a line separated by 2.0mm or less edge to edge	D
	C. Ten or more rounded indication in any 3870mm ² of surface with the major dimension of this area not to exceed 150mm.	E

NOTE :

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Page 1 of 2



Format No: NDT-03

EXCELLENCE TEST HOUSE

A HOUSE OF QUALITY MATERIAL TESTING

Rev No. 00

TEST REPORT

SAMPLE TESTED : ON SITE

TEST REPORT NO.

TEST REF. NO.

TEST REPORT DATE.

: ETH/N/23-24/12208

: N-12208/06

: 13-02-2024

NAME OF CUSTOMER :

M/s Retro Fitters Consulting Engineers,
B.M.C. Mhada ONGC, Khadi & Village,
1, Laxmi Narayan Bunglow, Ground Floor,
Late. Jaya Suvarna Road,
Opp. Anupam Annapolis,
Goregaon (E), Mumbai - 400 063.

PROJECT / SITE ADDRESS :

Parshee Gymkhana,
Netaji Subhash Chandra Bose Road,
Marine Line Station,
Mumbai - 400 002.

LETTER DATE

QUANTITY

CONDITION OF SAMPLE

TEST METHOD

: 07-02-2024

: 1 Point

: Satisfactory

: IS 15468 : 2004

ULTRASONIC THICKNESS GAUGE TEST RESULTS

DATE & TIME OF TESTING : 07-02-2024

Sr. No.	ID Mark	Test Face	SECTION	Original Thickness (mm)	Observe Thickness (mm)	Remarks (If Any)
1	Ground Floor	I-1	I	5	4.8	---

END OF TEST REPORT

NOTE :

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- No part of report, except in full, shall be reproduced without written consent of the laboratory.


(Checked By)




(Authorised Signatory)

Page 2 of 2



MUNICIPAL CORPORATION OF GREATER MUMBAI

D.M.C./R.E./901 dt.11.06.2013

PUBLIC NOTICE

COMPULSORY STRUCTURAL AUDIT OF PRIVATE BUILDINGS

The owner/occupants of the residential/non residential buildings in Greater Mumbai Limit are hereby informed that as per the provision of section 353B of the MMC Act 1888, it is obligatory on the part of every owner and occupier of buildings which are in existence and in use for more than 30 years to have them inspected through qualified Structural Engineer registered with Municipal Corporation of Greater Mumbai.

The said period of 30 years shall be from the date of (i) issue of its completion certificate by the Corporation, or (ii) issue of permission to occupy a building under section 353A; or (iii) its physical occupation of at least 50 percent of its built-up area, whichever is earlier. It is also mandatory to get the repair work as suggested by the qualified Structural Engineer and submit the Completion Certificate alongwith the Structural Fitness Certificate to MCGM.

All the owners/occupiers of the building shall cause such building to be examined by such Structural Engineer and to submit the Structural Stability Certificate to the Assistant Commissioner of the respective wards within a period of 30 days from the date of the publication of this public notice, the Proforma of which is open for Inspection in the respective ward offices.

If the Structural Engineer recommends any corrective repairs for securing Structural Stability of the building such corrective repairs shall be carried out by the owner/occupier of the building to the satisfaction of the Commissioner within a period as suggested by Structural Engineer in his report not exceeding six months failing which action as per due procedure will be taken.

The Appeal is issued in general interest of the public at large.

Municipal Commissioner



EXTERNAL
PHOTOGRAPHIC
EVENTS FOR LEAKAGE &
STRUCTURAL DAMAGE
WITH METHODOLOGY
OF REPAIRS WITH
ATTACHED ESTIMATE





CRACKS AT CHINA CHIPS TOP SURFACE



CRACKS AT PARAPET WALL PLASTER



VEGETATION GROWTH AT TOP SURFACE OF TERRACE





VEGETATION GROWTH FROM AT PLUMBING LINES



FINE CRACKS AT PLASTER





VEGETATION GROWTH AT MANGLORE TILES



MANGLORE TILES FOUND DAMAGED



MANGLORE TILES FOUND DAMAGED





BLACK FUNGUS & CRACKS AT WALL PLASTER



BLACK FUNGUS & CRACKS AT WALL PLASTER



BLACK FUNGUS AT WALL PLASTER



BLACK FUNGUS AT WALL PLASTER



CRACKS AT WALL PLASTER



CRACKS AT WALL PLASTER





FLAKING OF PAINT AT WALL



FLSKING OF PAINT AT CEILING



CRACSK & FLAKING OF PAINT AT WALL



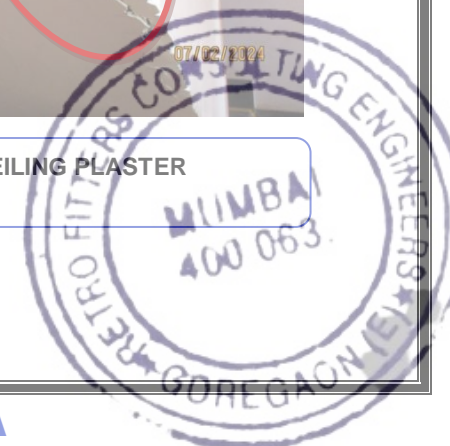
FLAKING OF PAINT AT WALL



CRACKS AT WALL



CRACKS AT CEILING PLASTER





CRACKS AT WALL PLASTER



CRACKS AT BEAM



FLAKING OF PAINT AT WALL



CRACKS AT CEILING



CRACKS AT WALL



FLAKING OF PAINT AT WALL





FLAKING OF PAINT AT WALL



CRACKS AT WALL





CRACKS AT EXTERNAL WALL PLASTER



VEGETATION GROWTH FROM WALL



CRACKS AT WALL



INTERNAL
PHOTOGRAPHIC
EVENTS FOR LEAKAGE &
STRUCTURAL DAMAGE
WITH METHODOLOGY
OF REPAIRS WITH
ATTACHED ESTIMATE





BANQUET HALL - SEEPAGE MARKS AT WOODEN CEILING



BANQUET HALL - SEEPAGE MARKS AT WOODEN CEILING



BANQUET HALL - SEEPAGE MARKS AT WOODEN CEILING



BANQUET HALL - BAD CONDIRION OF CEILING





**BADMINTON ROOM - CRACKS AT WALL
PLASTER**



**BADMINTON ROOM - FLAKING OF PAINT AT
WALL**



**BADMINTON ROOM - WOODEN ROOF FOUND
IN ROTTEN CONDITION**



**BADMINTON ROOM - FLAKING OF PAINT AT
WALL**



**BADMINTON ROOM - FLAKING OF PAINT AT
WALL**



**BADMINTON ROOM - CRACKS AT WALL
PLASTER**





BADMINTON ROOM - FLAKING OF PAINT AT WALL



BADMINTON ROOM - CRACKS AT WALL PAINT



BADMINTON ROOM - BAD CONDITION OF ROOF AREA



BADMINTON ROOM - FLAKING OF PAINT AT WALL



BADMINTON ROOM - CRACKS & LOOSE PAINT AT WOODEN ROOF AREA S





BILLIARD ROOM - FLAKING OF PAINT AT WALL



BILLIARD ROOM - FLAKING OF PAINT AT WALL



BILLIARD ROOM - PAINT PEELING AT CEILING





CARD ROOM - CRACKS AT LINTEL BEAM
PLASTER



CARD ROOM - JOINTS ARE OPEN BETWEEN
WOODEN PLANKS



CARD ROOM - MULTIPLE CRACKS AT WALL
PLASTER



CARD ROOM - FLAKING OF PAINT AT WALL

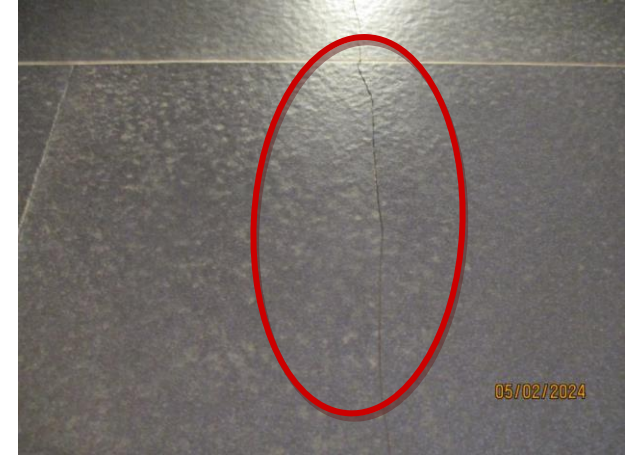




CLEAN BOWL (DINING ROOM) - FLAKING OF PAINT AT WALL



CLEAN BOWL (DINING ROOM) - FLAKING OF PAINT AT WALL



CLEAN BOWL (DINING ROOM) - CRACKS AT WALL TILES



CLEAN BOWL (DINING ROOM) - CRACKS AT WALL



CLEAN BOWL (DINING ROOM) - FLAKING OF PAINT AT CEILING



CLEAN BOWL (DINING ROOM) - SEEPAGE MARKS & PAINT PEELING AT CEILING





**CLEAN BOWL (DINING ROOM) - CRACKS AT
WALL TILES**



**CLEAN BOWL (DINING ROOM) - CRACKS &
FLAKING OF PAINT AT WALL & CEILING**





GYMKHANA OFFICE - CRACKS AT CEILING



GYMKHANA OFFICE - CRACKS AT WALL



GYMKHANA OFFICE - CRACKS AT WALL



GYMKHANA OFFICE - FLAKING OF PAINT AT WALL



GYMKHANA OFFICE - FLAKING OF PAINT AT WALL





GYMNASIUM - CRACKS AT WALL



GYMNASIUM - CRACKS AT WALL



GYMNASIUM - FLAKING OF PAINT AT CEILING





MEMBERS LOCKER ROOM - CRACKS AT BEAM



MEMBERS LOCKER ROOM - CRACKS AT BEAM
CORRODED STEEL BARS EXPOSED



MEMBERS LOCKER ROOM - CRACKS AT BEAM
BOTTOM



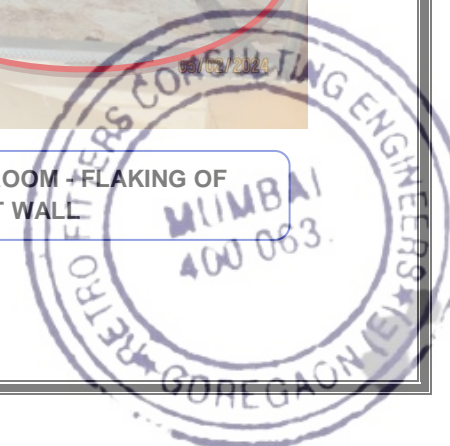
MEMBERS LOCKER ROOM - CRACKS AT BEAM
BOTTOM

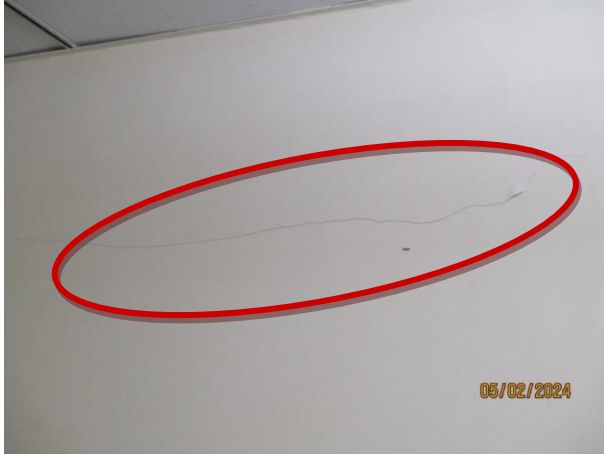


MEMBERS LOCKER ROOM - DAMAGED FALSE
CEILING OBSERVED



MEMBERS LOCKER ROOM - FLAKING OF
PAINT AT WALL





SECRETARY OFFICE - CRACKS AT WALL



SECRETARY OFFICE - PAINT PEELING AT WALL





SILLY POINT (BAR) - FLAKING OF PAINT AT WALL



SILLY POINT (BAR) - DISTRESS AT COLUMN



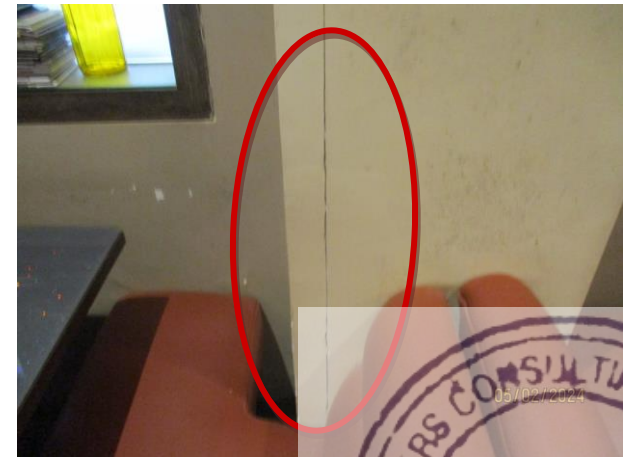
SILLY POINT (BAR) - CRACKS AT WALL



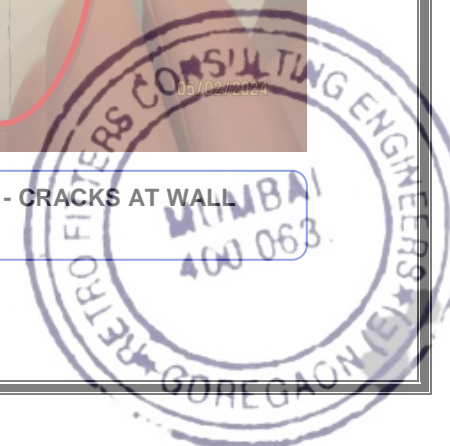
SILLY POINT (BAR) - FLAKING OF PAINT AT WALL



SILLY POINT (BAR) - FLAKING OF PAINT AT WALL



SILLY POINT (BAR) - CRACKS AT WALL





STAIRCASE BOTTOM AREA - CRACKS & FLAKING OF PAINT AT WALL



STAIRCASE BOTTOM AREA - CRACKS AT CEILING



STAIRCASE BOTTOM AREA - CRACKS AT CEILING



STAIRCASE BOTTOM AREA - FLAKING OF PAINT AT WALL



STAIRCASE BOTTOM AREA - CORRODED STEEL BARS EXPOSED AT CEILING





TOILET - CORRODED STEEL BARS EXPOSED AT CEILING



TOILET - FLAKING OF PSINT AT CEILING



TOILET - FLAKING OF PAINT AT CEILING



TOILET - FLAKING OF PAINT AT WALL



TOILET - FLAKING OF PAINT AT WALL



DETAIL OBSERVATION
FOR LEAKAGES &
STRUCTURAL DAMAGES
WITH METHODOLOGY
OF REPAIRS WITH
ATTACHED ESTIMATE

1. GREEN MARKING IS
SHOWING THE INTERNAL
LEAKAGE
2. RED MARKING IS SHOWING
EXTERNAL LEAKAGE



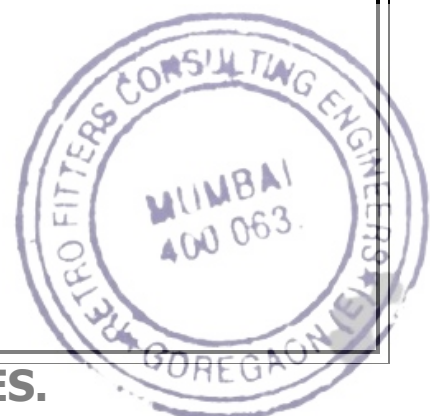
<u>OBSERVATIONS:- FOLLOWING FLATS CARRIED LEAKAGE AND STRUCTURAL PROBLEMS</u>	
<u>GROUND FLOOR</u>	
ROOMS	OBSERVATION
GYM KHANA	CRACKS OBSERVED ON WEST BEAM. SEEPAGE MARKS OBSERVED ON NORTH WALL. WALLS ARE COVERED WITH TILES.
STAIRCASE BOTTOM AREA	STORE ROOM :- SEEPAGE MARKS OBSERVED ON NORTH WALL. DRY SEEPAGE MARKS & CRACKS OBSERVED ON CEILING. SEEPAGE MARKS OBSERVED ON EAST & WEST WALLS. VEGITATION GROWTH ON WALL.
BADMINTON	CAPILLARY OBSERVED ON NORTH, EAST, SOUTH & WEST WALLS. LEAKAGE MARKS OBSERVED ON CEILING WOODEN ROOMS AT SOME PLACES. LOCKER ROOM :- EAST & SOUTH WALLS HAS CAPILLARY. PASSAGE & BATH ROOM :- LEAKAGE MARKS OBSERVED ON SOUTH WALL & WATER INSIDE.
	BATH ROOM :- CRACKS ON INSIDE WALL TILES. TABLE TENNIS AREA :- SEEPAGE MARKS ON SOUTH WALL. LEAKAGE MARKS ON CEILING ROOF AREA.
SILLY POINT (BAR)	DRY SEEPAGE MARKS OBSERVED ON NORTH & WEST WALLS. CEILING COVERED WITH FALSE CEILING. INSIDE SMALL ROOM :- CEILING COVERED WITH FALSE CEILING. GOOD CONDITION.
MEMBERS LOCKER ROOMS	DRY SEEPAGE MARKS OBSERVED ON NORTH WALL AT FEW PLACES. INSIDE CHANGING ROOM :- CEILING COVERED WITH FALSE CEILING & IT HAS BAD CONDITION. BATH ROOM :- CRACKS ON WEST BEAM. PASSAGE :- CRACKS ON EAST BEAM.
CLEAN BOW (DINNING ROOM)	SEEPAGE MARKS (CAPILLARY) OBSERVED ON NORTH WALL. CEILING COVERED WITH FALSE CEILING. CAPILLARY ON NORTH & SOUTH WALLS. KITCHEN :- CRACKS ON NORTH BEAM. TILES ARE FIXING ON WALLS, CRACKS ON WALL AT FEW PLACES. DRY SEEPAGE MARKS & LOODE PLASTER OBSERVED ON CEILING AT FEW PLACES. KITCHEN OFFICE :- GOOD CONDITION.



OBSERVATIONS:- FOLLOWING FLATS CARRIED LEAKAGE AND STRUCTURAL PROBLEMS	
FIRST FLOOR	
ROOMS	OBSERVATION
CARD ROOM	SEEPAGE MARKS ON WOODEN ROOF AT FEW PLACES. SMALL ROOM :- CEILING COVERED WITH FALSE CEILING. CRAKS OBSERVED ON NORTH BEAM.
BILLARD ROOM	CEILING COVERED WITH FALSE CEILING. SEEPAGE MARKS OBSEVRED ON EAST WALLS.
BANQUET HALL	SEEPAGE MARKS ON CEILING WOODEN ROOF AT SOME PLACES. WALLS & COLUMNS ARE OK CONDITION.
SECRETARY OFFICE	CEILING COVERED WITH FALSE CEILING. SEEPAGE MARKS OBSEVRED ON WEST WALL (REPORTED). MINOR CRACKS ON NORTH BEAM.
GYM KHANA OFFICE	CEILING COVERED WITH FALSE CEILING. CRACKS ON CEILING (MINOR) & SOUTH-EAST COLUMN. SEEPAGE MARKS ON WEST WALL (REPORTED) & SOUTH WALL.
TOILET	CEILING COVERED WITH FALSE CEILING. SEEPAGE MARKS ON CEILING. STEEL BAR EXPOSED AT FEW PLACES.



ESTIMATE FOR PATCH
PLASTER OF THE
BUILDING WITH
RECOMMENDED SCOPE
OF REPAIR WORK
STATED IN THE REPORT
WITH METHODOLOGY
OF REPAIRS



PARSEE GYMKHANA., MARINE LINES.

ESTIMATE FOR PATCH PLASTER

S.NO.	PARTICULARS	UNIT	QTY.	RATE	TOTAL
A	PREPARATORY WORK				
1	Erecting Scaffolding to Full Periphery of the (BUILDING). (UPTO 1ST FLOOR)	Sqm	1140	50	57000
2	Breaking of External Plaster in (PATCH). (FULL PLASTER FOR PUMP ROOM).	Sqm	150	150	22500
3	Making of wooden platform at road side Area.	Sqm	100	550	55000
4	Providing & Fixing Arresting Net at Road Side. (FOR ENTRANCE AREA).	Sqm	100	350	35000
TOTAL					169500
B	STRUCTURAL TREATMENT	UNIT	QTY.	RATE	TOTAL
1	Polymer Cement Mortar Treatment including bond coat and polymer mortar External Area (Columns / Beams)				
a	Breaking of Loose Concrete. Providing & applying anti rust, two coat passivator. Polymer Cement Mortar Treatment including bond coat and polymer mortar. External Area (Columns / Beams). (R.C.C MEMBERS)	Sqm	60	1800	108000
2	Providing & applying Metal pointing Treatment at Junction of R.C.C member & brick Work.	Rmt	50	220	11000
TOTAL					119000
C	CIVIL WORKS	UNIT	QTY.	RATE	TOTAL
1	Providing & Applying Double coat Sand Face Plaster for External Area in Sand Plaster (PATCH). (READY MIX PLASTER).	Sqm	150	900	135000
TOTAL					135000
D.1	WATER PROOFING WORKS	UNIT	QTY.	RATE	TOTAL
1	P/Laying W/P treatment with metal coba including watta with IPS Finish & China Chips to (PUMP ROOM TOP). (IF ROOF SHEET REMOVING & REFIXING REQUIRED THEN EXTRA COST WILL BE CHARGED)	Sqm	4	1500	6000
D.2	ITEMS WITHOUT CHINA CHIPS	UNIT	QTY.	RATE	TOTAL
1	Providing/Laying W/P treatment with brick bat coba including watta with IPS Finish to (CHAJJA TOP).	Sqm	15	1300	19500
2	OVERHEAD WATER TANK				
a	Providing/Laying W/P treatment with metal coba including IPS Finish to (O/H WATER TANK TOP).	Sqm	7	1300	9100
b	Providing/Laying W/P treatment including watta with smooth finish of O/H water tank bottom slab. (O/H WATER TANK BOTTOM SLAB).	Sqm	7	1300	9100
c	Providing/Applying Single coat smooth Finish sand face plaster at inside of Water Tank. (O/H WATER TANK INSIDE WALLS). (READY MIX PLASTER).	Sqm	28	1200	33600
d	Providing inter connection of pipes at OHWT for carrying out IPS works inside the tank and changing of pipe in patch including two new wall pieces. Including temporary connection from existing tank. NO. OF TANK: (READY MIX PLASTER).	Nos.	4	7000	28000
TOTAL					105300
E	PLUMBING WORKS	UNIT	QTY.	RATE	TOTAL
1	Providing/laying PVC drainage & G.I lines wherever recommended. (LUMP SUM).	L.S	35000	LS	35000
TOTAL					35000
F	ADDITIONAL WORKS	UNIT	QTY.	RATE	TOTAL
1	Providing/Fixing Ply Protection to window openings. (TO COVER WINDOW OPENINGS).	Sqm	75	250	18750
2	Removing & re-fixing of M.S Grills.	Sqm	150	600	90000
TOTAL					108750



Retro fitters consulting engineers

G	PAINTING WORKS	UNIT	QTY.	RATE	TOTAL
1	One coat primer shall be applied for Patch plaster work as surface protection treatment. (SPT FOR PATCH PLASTER)	Sqm	150	90	13500
2	Providing & Applying of Polymer based Textured paint with Matt Finish to External Building Surface Area. Including cleaning & surface preparation etc. (FOR EXTERNAL WALLS).	Sqm	150	400	60000
3	ProvidiASIAN PAINTS ULTIMA PROTEK: (10 Years Leakage Warranty &10 Years Performance Warranty) (Including Crack Filling) Providing/Applying Two coats of ASIAN PAINTS APEX ULTIMA PROTEK (OR) it's equivalent in approved colour as per manufacturer's specification over a coat of Exterior base coat complete by cleaning & washing the surface with jet machine to receive the paint.	Sqm	1185	240	284400
4	Providing/Applying Two coats of Enamel Paint for M.S. grill, gate, wooden Frame etc & complete. (FOR M.S GRILLS).	Sqm	175	150	26250
5	Full Lambi putty for every wall (J.K wall Putty) holes, undulation of surface is found for internal staircase walls & ceiling.	Sqm	200	100	20000
6	Providing/Applying one coat primer & Two coats of paints in stair case area & complete as per requirement. (FOR STAIR CASE AREA, GROUND & 1ST FLOOR PASSAGE, GROUND FLOOR CEILING).				
a	Plastic Paint. (FOR CEILING)	Sqm	150	250	37500
b	Plastic Paint. (FOR WALL)	Sqm	550	250	137500
TOTAL					579150
H	INTERNAL REPAIR (FOR INSIDE UNIT AREA). (FALSE CEILING REMOVING & FIXING WORK WILL BE BEAR BY CLIENT). IF FALSE CEILING FOUND INSIDE OF UNITS THEN ITS STRUCTURAL REPAIR IS NOT CONSIDERED.	UNIT	QTY.	RATE	TOTAL
1	Breaking of Plaster.	Sqm	30	150	4500
2	Breaking of Loose Concrete of R.C.C member. Provding & applying anti rust, two coat passivator. Polymer Cement Mortar Treatment including polymer mortar. (Columns / Beams).(R.C.C MEMBERS)	Sqm	20	1800	36000
3	P/Applying single coat plaster with POP finish. (READY MIX PLASTER).	Sqm	30	800	24000
TOTAL					64500
I	STAIRCASE AREA.	UNIT	QTY.	RATE	TOTAL
1	Breaking of Plaster.	Sqm	50	150	7500
2	Breaking of Loose Concrete of R.C.C member. Provding & applying anti rust, two coat passivator. Polymer Cement Mortar Treatment including polymer mortar. Staircase Area (Columns / Beams).(R.C.C MEMBERS)	Sqm	30	1800	54000
3	P/Applying single coat plaster with POP finish. (READY MIX PLASTER).	Sqm	50	800	40000
TOTAL					101500
J	REMOVING / REFIXING OF EXISTING MANGLORE TILE ROOFING WORKS	UNIT	QTY.	RATE	TOTAL
1	Removing & refixing old Manglore tiles.	Sqm	800	450	360000
2	Removing old decayed wooden battens & wooden sheets.	Sqm	800	250	200000
3	Fixing new shalimar sheet including Tar coal coating.	Sqm	800	600	480000
4	Replacing new teak wood battens & wooden sheets.	Sqm	800	1000	800000
5	Providing & Fixing New Mangalore Tiles of approved brand & size wherever old Mangalore Tiles are found damaged with Hip Tiles as directed by the C.E. (40% OF TOTAL AREA)	Sqm	320	550	176000
6	Removing old decayed pani patti batten drop wooden	Rmt	125	250	31250
7	Replacing new pani patti batten drop wooden	Rmt	125	2000	250000
8	Removing & replacing new ceiling patti of size (4"X1") below teak wood patti wherever required.	Sqm	50	2800	140000
Total					2437250



SUMMARY			
S.NO.	PARTICULARS		TOTAL
A	PREPARATORY WORKS		169500
B	STRUCTURAL TREATMENT		119000
C	CIVIL WORKS		135000
D	WATER PROOFING WORKS		105300
E	PLUMBING WORKS		35000
F	ADDITIONAL WORKS		108750
G	PAINTING WORKS		579150
H	INTERNAL REPAIR WORKS		64500
I	STAIRCASE AREA.		101500
J	REMOVING / REFIXING OF EXISTING MANGLORE TILE ROOFING WORKS		2437250
GRAND TOTAL			3854950
	ADDITIONAL 10% CONSIDERED	10%	385495
	TOTAL		4240445
I	Add Consultancy Fees @ 4.5%. AFTER COMPLETION OF ENTIRE REPAIR WORK RE-AUDIT WILL BE CARRIED OUT AND SUBMIT THE STABILITY REPORT TO YOU.	4.50%	190820
	TOTAL		4431265
II	Add: GST @ 18% over the Total value of the Project.	18%	797628
GRAND TOTAL			5228893
THE ESTIMATED COST ABOVE IS BASED ON FARE MARKET RATES & OUR ASSESMENT. THE EXACT COST MAY BE DERIVED AFTER FREEZING THE SCOPE OF WORK & FLOATING COMPETATIVE TENDERS ACCORDINGLY.			
NOTE:- WOODEN CEILING & WALL PAINTING WORK OF UNITS ARE NOT CONSIDERED IN BUDGET ALSO ALL WOODEN WORK PAINTING WORK IS NOT CONSIDERED IN BUDGET.			

