



# TIMES PROPERTY

Advertorial, Property Promotional Feature

Mumbai, April 1, 2017

Realty news you can use

epaper.timesofindia.com

Ghar Apna, Sheher Apna

Home Loans @

8.50%

Indiabulls HOME LOANS

SMS 'EHOME' to 56677

www.IndiabullsHomeLoans.com

Vibha Singh  
Tpmfeedback@timesgroup.com

The civic authorities are concerned since out of the 31,000 housing societies in Mumbai, hardly 10 per cent of old building structures undergo structural audits, inspite of a strict regulation in place. The officials have, on the other hand, given a figure of around 15,000-16,000 buildings, which urgently need repairs. We find out why the numbers are so lopsided.

## ISSUES OF CONCERN:

According to Ramesh Prabhu, chairman, Maharashtra Society Welfare Association, "The major challenge every housing society faces is in the department pertaining to the collection of the required contribution to carry out the repairs. The residents always feel that the repairs are an additional burden and a majority of the members in the general body, tend to postpone the same. The tenanted buildings, where the owners receive very less rent, do not

want to spend on the repairs and the tenants think that it is the responsibility of the owner of the building to conduct repairs. If the internal leakages between the flat and seepage outside the building are not attended to as required, from time-to-time, it leads to severe structural damage. In some cases, the terrace waterproofing is not carried out and always, other members of the society or other floor tenants expect such expenses to be borne by the top floor owners/tenants. The officials, many-a-times, have been forced to declare such buildings as 'dilapidated' and have urged the residents to vacate the building, which is the ultimate goal of many owners of such tenanted buildings, when they want to go in for redevelopment."

**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 engineers, registered with the Municipal Corporation of Greater Mumbai (MCGM).**

**The owner/occupants of the residential/non-residential buildings/co-operative housing societies in Greater Mumbai, as per the provision of section 353B of the MMC Act 1888, are required to carry out the structural audits.**

## IS YOUR BUILDING HEALTHY?

## COVER STORY

After the structural audit is carried out, if the structural engineer recommends any corrective repairs, such repairs shall be carried out by the owner or the occupier of the building within a period as suggested by the engineer in his report, not exceeding six months, failing which, action as per the due procedure shall be taken.

load bearing members such as columns and beams without consulting the consultants and engineers, is also a serious issue. In new structures, the fault generally centres on poor engineering design, poor execution and poor quality materials.

## TIMELY AUDITS HELP:

A regular health check-up of our body is needed to understand if our body is functioning just right. Similarly, the building also needs intervention at regular intervals to understand if it is facing any problem. It's that simple. And if there is any issue, it needs to be nipped in the bud with the right treatment. Ashish Prasad, chief operating officer, construction chemicals, Pidilite In-

**The co-operative housing society bye-laws highlight the need to conduct the structural audit of buildings aged 15 years and above and urge the society to carry out the audit once in five years.**

## Is there a way through which collapses of buildings can be curbed? Timely structural audits could help achieve just that. Read on...

## REASONS FOR COLLAPSE OF BUILDINGS:

A major reason for the collapse of buildings is due to the lack of timely preventive actions in the form of regular maintenance and inspection of every flat at least once in six months (to identify the leakage and discontinue it by applying various waterproofing techniques) and postponing the decision till the building is declared as 'dilapidated'. Using low quality and cheap materials; hiring a bad contractor to reduce the cost; irregular repairs and renovation and shifting of the kitchen, toilets, etc, within the flat

**The said period of 30 years shall be from the date of issue of its completion certificate by the corporation; or issue of permission to occupy a building under section 353A; or its physical occupation of atleast 50 per cent of its built-up area; whichever is earlier.**

without having proper drainage pipes, etc, are cited as reasons that lead to the eventual weakening of a building. The removal of

industries Limited says, "Timely structural audits with the accurate detection of water leakage and structural damage; right diagnostics and use of expert waterproofing solutions to create a waterproof building envelope, lead to healthy buildings."

Kanika Bawa, celebrity architect and installation artist, adds and explains, "The most common problems faced by buildings are related to vertical landscaping; indoor swimming pools; misuse of interior swapping of spaces; incorrect waterproofing; tampering of beams and columns; changes made without consulting the structural engineer and encroaching of interior spaces. Also, buildings collapse as a result of faulty designs and changes in layouts such as residential to commercial conversions. Repairs not only reinvent the structure but also rehabilitate and reinforce it."

So, if you want your building to stand tall for another 60-70 years, make sure you get the required structural audits done regularly along with the necessary repairs.



## Mumbai Residential Apartment Prices

Andheri East	₹ 13485-20869
Andheri West	₹ 16762-26681
Badlapur	₹ 2890-4151
Bandra West	₹ 31127-50438
Bhayandar East	₹ 6198-8637
Bhayandar West	₹ 6176-9990
Borivali East	₹ 11130-17609
Borivali West	₹ 12566-18753
Chandivali	₹ 15453-20221
Chembur	₹ 13044-21660
Dadar West	₹ 25088-38744
Dahisar East	₹ 7706-13165
Dahisar West	₹ 11603-16384
Dombivli	₹ 4786-7558
Ghatkopar East	₹ 12435-22489
Ghodbunder Road	₹ 7408-11875
Goregaon East	₹ 12627-19960
Goregaon West	₹ 12510-19291
Jogeshwari East	₹ 13246-21906
Jogeshwari West	₹ 12157-20226
Juhu	₹ 25475-39986
Kalamboli	₹ 5302-7171
Kalyan	₹ 4718-7220
Kamothe	₹ 5813-7805
Kandivali East	₹ 11903-18325
Kandivali West	₹ 10478-17212
Khar West	₹ 28780-46652
Majiwada	₹ 9811-13872
Malad East	₹ 11051-18132
Malad West	₹ 10861-18276

magicbricks

Download the PropWorth app now

www.aglasiangranito.com

**AGL TILES**  
Beautiful Life

India's Leading Tile Brand

MOST MODERN WALL TILES FLOOR TILES

93214 95229

1800 123 3455

Asian Granito India Ltd.



## MAYFAIR HOME RUN OFFER

0% INTEREST, 0 EMI

Very few RERA compliant, ready to move in projects are available in this location.

OFFER VALID TILL LIMITED STOCK LASTS

### Mayfair Legends

Evershine Nagar, Malad (W)

2 BHK

SAVE UPTO ₹4 LACS

POSSESSION WITH OC BY FRIDAY 30TH JUNE 2017 AT 11.00 AM



### Mayfair Greens

S. V. Road, Kandivali (W)

2 & 3 BHK

TALLEST BUILDING WITH LOWEST PRICE PER SQ. FEET

SAVE UPTO ₹12 LACS

READY TO MOVE - IN



### Mayfair Hillcrest

Vikhroli (W), Powai Ext.

2 BHK VIEWTIFUL APARTMENTS

SAVE UPTO ₹9 LACS

READY TO MOVE - IN



Call : 8080809473

www.mayfairhousing.com



Call : 8080809330

www.mayfaigreens.com



Call : 8080057000

www.mayfaihillcrest.com

Best time to visit is 7.00 am to 10.00 am & 4.00 pm to 9.00 pm

Best time to visit is 7.00 am to 10.00 am & 4.00 pm to 9.00 pm

CORPORATE ADDRESS : Mayfair Housing Pvt. Ltd. 8, Mayfair Meridian, Near St. Blaise Church, Ceaser Road, Andheri (W), Mumbai - 400 058. CIN: U70100MH1986PTC41829. Board No: +91 22 6723 2323 Fax: +91 22 6723 2358

Web: www.mayfairhousing.com | E-mail: enquiry@mayfairhousing.com | Voluntarily Complying with R E R A