



A Draft Report
on
Structural Audit & Health Monitoring of
Anjuman-I-Islam's A.A. Khatkhatay English School,
Vashi

(29th to 31st December 2017)

By

Prof. Shafi Mujawar
Prof. Dada Patil
Prof. Shivaji Sarvade
Prof. Suhail Ahmad

Under the Guidance
of

Dr. Abdul Razzak Honnutagi (Director, AIKTC)

Dr. Rajendra B. Magar (Prof and Head, Civil)

Department of Civil Engineering,

AIKTC, School of Engineering & Technology, New Pannel,

Navi Mumbai

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ANJUMAN-I-ISLAM'S KALSEKAR TECHNICAL CAMPUS, NEW PANVEL

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1. Main Building.

❖ Third Floor

Observations:

➤ Class VI B

- The wall is under distress due to lack of proper lintel.
- A R. C. C. Column, just at the entrance of the class VI B has been severely damaged. It has a vertical crack throughout the section.
- Adjoining column to the above mentioned column is also severely damaged due to probable excessive load transfer from the cracked column.





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➤ Class VI A

- Tiles on the outer face damaged severely. It needs immediate repair.
- All exposed wall have serious damage to the plaster due to ingress of water.
- Roofing is observed to be improper, need immediate inspection and renewal.
Roof floor is not suitable for teaching during monsoon.
- All external walls need good quality external plaster and water proofing treatment.



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➤ **Staircase**

- R C C pardi of staircase need minor repairs.



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❖ Second Floor

Observations:

➤ Class VII A

- Minor cracks at the lintel level.
- Needs proper lintel and sill.
- Wall plaster is damaged severely.
- Exterior wall has minor cracks. Needs repair for on outer face.



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➤ Staff Toilet A

- Water tank at the third floor is causing severe leakage at the second floor.
- Floor slab at second floor has swelling due to ingress of water from water tank. This is extremely dangerous as the reinforcement in the structural elements will undergo corrosion and loose its capacity to resist the loads.
- Severe damage to masonry walls and plaster is observed due to ingress of water.





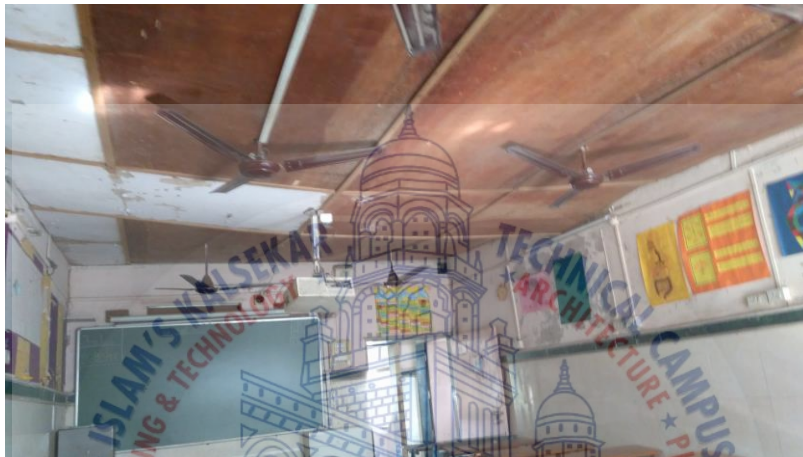
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➤ Science Lab

- External walls need good quality plaster and water proofing treatment.
- Rest of the room seems to be in good condition.
- Roofing is improper. Needs proper roofing system.



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➤ **Class VII B**

- Roofing seems to have damaged and need inspection. Improper roofing is allowing ingress of rain water resulting in damage of wall plaster.
- Internal wall plaster is damaged due to ingress of water. Needs good quality external and internal wall plaster with water proofing treatment.



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➤ **Class V B**

- The classroom is adjacent to the water tank.
- The wall plaster is severely damaged due to leakage from the water tank.
- Masonry walls are also under severe distress due to ingress of water from the adjoining water tank.
- Roofing is observed to be improper and damaged. Need inspection and renewal.





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➤ **Class V A**

- Plaster is damaged severely due to ingress of rain water from the exposed face.
- All external walls need good quality internal and external plaster with water proofing treatment.
- Roofing is observed to be improper and damaged. Need inspection and renewal.



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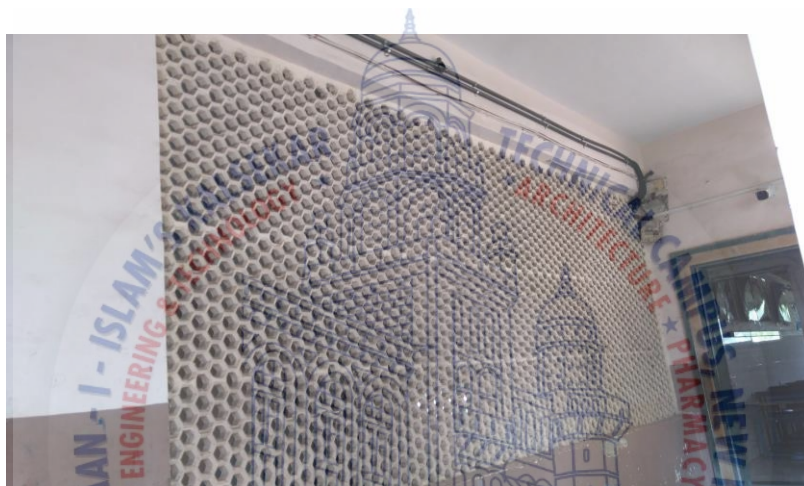
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➤ **Staircase at 2nd Floor**

- Beam supporting the staircase at the second floor has cracks at the bottom.
- Structural load transfer from the secondary beam to the primary beam seem to cause the distress. Needs retrofitting to restore the strength.
- Waist slab of the staircase has cracks. These cracks may lead to corrosion of the reinforcement. It needs immediate repair.





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❖ First Floor (B.Ed. College)

➤ Method Room-I

- Exterior wall plaster has severe damage due to ingress of rain water.
- The damage is at the primary level, but needs immediate water proofing and good quality plaster.



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➤ Sanitary Block adjoining Staff Room

- Sanitary block at the 2nd floor is causing leakages at the first floor block.
- All the plumbing systems of the toilet block at 2nd floor needs to be inspected and good quality water proofing is required for the flooring.





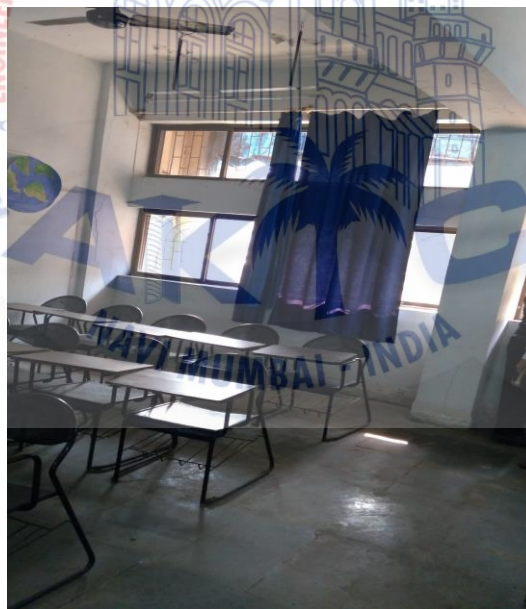
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➤ Method Room II

- External column of the room has a major crack. This needs immediate attention.
- Plaster of the room has been damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.



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➤ Admin office

- False ceiling (POP) has been severely damaged due to ingress of rainwater and leakages.
- Plaster of the room has been damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.



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➤ Principal office

- False ceiling (POP) has been severely damaged due to ingress of rainwater and leakages.
- Part of the false ceiling has already collapsed. Extremely dangerous to occupy the room.
- Plaster of the room has been severely damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.



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➤ **Girl's Toilet**

- Girl's toilet adjoin the principal office has leakage from the sanitary block above.
- All walls and floors need water proofing treatment.



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➤ **Passage at First Floor**

- Masonry wall at the passage has major cracks and need immediate repairs.
- These cracks form the pathways for the ingress of water which subsequently damage the plaster and strength.





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➤ **Staircase at First Floor**

- Waist slab of the staircase has cracks. These cracks may lead to corrosion of the reinforcement. It needs immediate repair.



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❖ Ground Floor

➤ B. Ed. Hall

- All exterior walls have severe damage to the plaster due to ingress of rainwater.
- False ceiling (POP) has been severely damaged due to ingress of rainwater and leakages.
- Sanitary block of the hall is damaged due to leakages from the sanitary block above.
- All walls need good quality internal and external plaster with water proofing treatment.





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➤ Class Room I B

- All exterior walls have severe damage to the plaster due to ingress of rainwater.
- External column has a crack. Due to reduction of the strength of the column, adjoining beams also have cracks. This needs immediate retrofitting.



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➤ **Class Room II B**

- All exterior walls have severe damage to the plaster due to ingress of rainwater.
- All walls need good quality internal and external plaster with water proofing treatment.



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➤ Principal Office (Primary Section)

- Seepage of rainwater for the external wall is observed.
- The leakage from the external wall is leading to the damage of plaster and paints.
- All walls need good quality internal and external plaster with water proofing treatment.
- Adjoining toilet has leakage from the top.



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➤ **Passage (Ground Floor)**

- Beam between the windows at the ground floor has severe cracks. Need immediate attention otherwise the reinforcement will get corroded and lose its strength.



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2. B Building.

❖ Ground Floor

➤ Class Room VIII A

- Minor cracks in the masonry wall are observed.
- All walls need good quality internal and external plaster with water proofing treatment.



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➤ **Class Room VIII B**

- Plaster of the walls damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.
- Adjacent sanitary block needs proper dado and tiling.
- The room also need pest control





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❖ **First Floor**

➤ **Class Room IX A**

- Plaster of the walls damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.





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➤ **Class Room IX B**

- Plaster of the walls damaged due to ingress of water.
- All walls need good quality internal and external plaster with water proofing treatment.
- Overall room is structurally good.



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➤ Sanitary Block at First Floor

- Door of the sanitary block needs proper lintel.
- Floor and walls of the sanitary block need immediate water proofing to avoid problems due to leakages in future.



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❖ Terrace

➤ Staircase room and Water Tank above the Staircase Room.

- Roof of the staircase is severely damaged due to leakage from the water tank immediately above the staircase roof.
- The slab appears to be saturated due to leakage from the top.
- The tank needs to be inspected and immediately good quality water proofing is required.
- Water tank leakage is the root cause of most the problems in the structure.
- It is suspected that the previous water treatment work was of extremely poor quality and was carried out with bad workmanship. Entire waterproofing work is of very bad quality and causing severe defects in the structure.





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➤ Terrace

- Waterproofing work done at the terrace is of bad quality and doesn't suffice its purpose.
- Terrace is very poorly maintained. Lots of debris is stored on the terrace and no cleaning observed. This leads to stagnation of water and subsequent seepage to the masonry walls.



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❖ **Surrounding of Building B**

- Lots of garbage found around the building. It even includes kitchen waste.
- This attracts animals like rats which would weaken the surrounding soil.
- Surroundings of the building needs to be maintained properly, otherwise it will have adverse effects on the building as well as health of the occupants.





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3. Primary Section Building.

❖ Ground Floor

➤ Nursery

- Partition was done using wall panels in 2012.
- Joint between wall panels and column is improper. Needs to be joined by a proper adhesive.
- Overall room appears to be good.



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➤ Junior KG

- Severe leakage in the masonry walls was observed. It is very unfit for the kids to occupy during monsoon.
- All walls need good quality internal and external plaster with water proofing treatment.



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❖ First Floor

➤ Senior KG A and B

- All walls need good quality internal and external plaster with water proofing treatment.



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❖ Terrace

➤ **Water Tank above the Staircase**

- Water tank above the staircase room needs minor repairs and waterproofing treatment.



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➤ Terrace

- Waterproofing work at terrace is badly damaged but has been covered with roofing sheets.
- The roofing sheets need inspection and renewal, if required.
- Supporting framework of the roofing sheets needs to be maintained properly.
- Terrace is very poorly maintained. Resulting in damage to the water proofing and floor.





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❖ Surrounding of Primary Building

- Primary building has a garden at the entrance which is adjacent to the main building.
- It is very poorly maintained and the water from the garden is percolating in the foundation of the main building through the cavities. It is extremely dangerous for the structure.
- Drains shall be installed and maintained around the garden to avoid leakage of water in the foundation.



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❖ Compound wall of the Campus

- Compound wall of the campus is severely damaged and need repair and reconstruction.





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❖ Pump House

- Pump house is in extremely bad condition, needs serious attention to avoid any accidents.



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4. Views of the Campus.



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5. Recommendations

After a detailed study of structural components and health of various buildings located at Anjuman-I-Islam's A.A. Khatkhatay English School, Vashi , we are pleased to suggest following recommendations with a view to restore and retrofit the buildings studied, herewith, as follows:

- All water tanks of the buildings needs immediate inspection and good quality water proofing treatment.
- Classroom V B is adjacent to one of the water tanks. The room is under severe distress just because of leakage from the water tank. It needs immediate attention, failing to do so will have adverse effect not only on the structure but also on the health of occupants.
- Severely damaged column at the third floor level of main building, which has a major vertical crack throughout the section, need to be traced till ground level and must be retrofitted immediately to restore its structural strength. Weakening of this column is having adverse effect on the adjoining columns. This shall be stopped at the earliest to avoid any catastrophic failure.
- Few columns have severe cracks. All need immediate retrofitting.
- Plumbing system of all the buildings needs to checked for leakages and shall be corrected. Water leakage is causing major damage to the plaster and can affect structural system as well.
- Building B and Primary Building are structurally fair at this point as they are relatively new than the Main Building. Periodic maintenance work must be carried out to ascertain their long term durability.
- Waterproofing work carried out previously appears to be of very poor quality with a bad workmanship. Any further repairs must be supervised by a qualified person and must have a quality check.
- Drainage system of the entire campus need to be inspected and proper drains shall be installed around the main building to avoid percolation of the water in the foundation and walls of the structure.
- All walls need good quality internal and external plaster with water proofing treatment.





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- All external walls seem to have cracks which leads to the seepage of rainwater. This appears to be one of the main reasons of the damage to the building.
- Many internal repairs appeared to be carried out without addressing the root cause of the problem. Any internal work carried out will be a wastage of money unless the external cracks are treated. Costly false ceiling work carried out in main building has been damaged mainly because of the leakage.
- Entire campus must be maintained well from the point of view of cleanliness and drainage.
- Roofing work on the Main Building appears to be very poorly supervised. Roofing sheets directly end at the walls of the structure below, which directly allows the percolation of water in the structure. These sheets must be extended well beyond the face of the walls or shall have independent gutter to drain the rain water properly. Rain Water Harvesting can also be achieved through the same.

Prof. Shafi Mujawar.

Prof. Dada Patil

Prof. Shivaji Sarvade

Prof. Suhail Ahmad



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