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**INSIDE 03** "HOUSING WILL ALWAYS BOUNCE BACK FROM TOUGH TIMES"

**04** GREEN SAVINGS

## IS YOUR BUILDING HEALTHY?

The average lifespan of a good quality residential building is between 60 and 75 years. Will your building stand the test of time? Here's a quick checklist to seek answers...

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According to Section 14 (3) of the Real Estate (Regulation and Development) Act, 2016 – any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter

as per the agreement for sale relating to such development is brought to the notice of the promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge within thirty days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided

under this Act. In short, your builder/promoter cannot get away if he/she delivers a structurally-unsound building to you. "The average lifespan of a good quality residential building is between 60 and 75 years. However, a poorly constructed building has a much lower lifespan, which could result in loss of life and property. A lack of

skilled labour, unavailability of material and technology, inefficient construction system and rampant violation of building codes result in the building turning out to be structurally unsafe," says Pragya Sanghvi, director, Pentaspaces Design Studio.

### WHEN IN DOUBT, CHECK IT ALL!

"If a buyer is not confident of conducting a quality check on their own, they can take the assistance of a third party auditor, who can run various checks on the quality control. The areas that should be covered are: adequacy of design and drawings; materials' specifications and results of non-destructive tests; supervision/visit reports and final certification from each consultant; testing reports for firefighting system, certificates and guarantees for services such as waterproofing, anti-termite treatment, and statutory approvals," adds Dhargalkar.

Distress in buildings is a result of not following the building codes and bylaws. For instance, if the external walls are not at least nine inches thick or there is insufficient curing of the concrete, it can lead to cracks and water seepage in the building. Further, if terrace

### TECHNOLOGY AT PLAY:

Adopting new technology will not only improve productivity and reduce project delays, but also enhance the quality of construction and improve safety, and environmental compatibility. "For instance, traditional burnt clay bricks should be replaced by lightweight Autoclaved Aerated Concrete (AAC) blocks, which are made from fly-ash, which is a waste product from thermal power plants. Use of river sand, which was being dredged from river beds in a very unsustainable and ecologically damaging manner, has now been discontinued and replaced by sand made from crushed stone. In terms of technology, monolithic construction, chemical waterproofing, ready-mix concrete (RMC), use of tower cranes, concrete pumps and boom placers are being put into practice to deliver a quality product," says Sachin Kanitkar, director – projects, Kalpataru Ltd, which has set up Roots – an experiential lab that helps the buyers at large assess the quality of homes and get an insight into the many facets that go into the making of their future home.

### RERA HAS YOUR BACK:

If a home-owner discovers any kind of structural defect or any other defect in workmanship within five years after possession of the apartment, the builder will have to rectify the defect within 30 days. And if he fails to do so, the buyer will be entitled to compensation.

### WHY DOES A BUILDING FAIL THE TEST?



**DID YOU CHECK THE CONSTRUCTION QUALITY OF YOUR HOME BEFORE MAKING THE PURCHASE?** Write to us on the above mentioned email id.

It is not uncommon for home-owners to complain about construction and workmanship after taking possession. According to Umesh Dhargalkar, structural engineer and project management consultant,

Dhargalkar Technoasis (a structural consultancy firm) – a builder delivers a substandard project because of:

- Poor coordination among consultants/contractors;
- No testing of materials at site or by a third party, especially for RMC and steel;
- Absence of skilled

workers and foremen;

- A lack of supervision of work (especially concealed works), few or inexperienced supervisors, absence of standard operating procedures;
- Lack of testing of mechanical, electrical, plumbing services;
- Cost-saving at every stage.

