

# **The Talmakiwadi Co-operative Housing Society Ltd.**

(Regd. No. B 227 dt.5-4-41)

E-mail: [talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com)

Website: [www.talmakiwadi.com](http://www.talmakiwadi.com)

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8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007. ☎ +91 22 35427266

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Date : 18 March 2023

## **Concerns regarding Piling work in adjoining compound**

### **CIRCULAR NO. 5**

Dear Members,

We wish to inform the members that construction work in the adjacent plot of Manaji Blocks has already commenced and on 18 February 2023 we noticed that there was a crack on the joints in the compound wall opp. Society office. This was due to the piling work undertaken close to the society compound wall.

This was immediately brought to the notice of the Construction Supervisor and the BMC D ward office. We followed it up with a letter addressed to the BMC on 20 February 2023 to undertake inspection and take necessary action. Our letter was duly acknowledged.

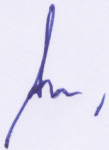
Meanwhile BMC Officials inspected the premises twice but did not submit their report.

We again sent a reminder to BMC D Ward office on 28 February 2023 on the matter since there was no action.

On 03 March 2023, we received a copy of letter written by BMC D Ward addressed to the Asst Engineer, B.P. City III to look into the matter and take immediate action. We await action from the BMC in this regards.

Meanwhile, the managing committee engaged the services of M/s. H M Raje Structural Consultants to inspect the site and assess the structural stability of Building nos. 4-6 and Building no.8.

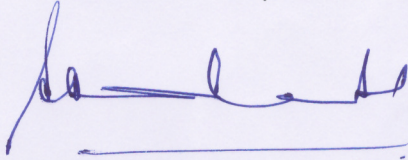
Engineer from M/s. H M Raje Structural Consultants inspected the site on 02 March 2023 and have submitted their report wherein they have confirmed that there is no major structural distress observed. They have advised us to conduct another inspection during monsoon to observe collapse of soil if any. Their report is attached for reference.



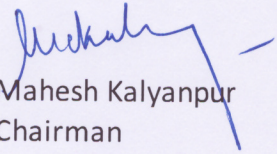


There are apprehensions in the minds of members and residents that the piling in the adjacent society may have an impact on the structural stability of the buildings adjacent to the society. While the report submitted by the experts rules out such damage we will continue to be vigilant and ensure that an inspection is carried out during monsoon as advised by the Structural Consultants.

For Talmakiwadi Co-operative Housing Society Ltd



Shivdutt Halady  
Hon. Secretary



Mahesh Kalyanpur  
Chairman

Enclosures

1. Letter to BMC dated 18 February 2023
2. Letter to BMC dated 28 February 2023
3. Letter received from BMC on 03 March 2023
4. Report from H M Raje
5. Clarificatory mail from H M Raje dated 18 March 2023



# The Talmakiwadi Co-operative Housing Society Ltd.

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8/4, Talmakiwadi, Javji Dadaji Marg, Tardeo Road, Mumbai 400 007. ☎ +91 22 35427266

Date 18<sup>th</sup> February 2023

The Ward Officer  
D Ward, MCGM  
Nana Chowk,  
Mumbai 400007

Dear Sir / Madam,

बृहन्मुंबई महानगरपालिका	
सहाय्यक आयुक्त डी विभाग	
दिनांक	20 FEB 2023
वेळ:-	१०, ११, १२, १३, १४, १५, १६, १७
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PPS	Bunch
File	

040815

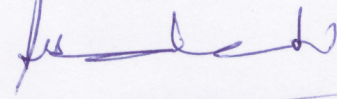
Sub : Urgent Danger to Building at Talmakiwadi, due to Piling Work

Piling work of the Adjacent, Erstwhile Manaji Blocks, Chikalwadi, is being done. Apparently Double Basement preparatory sheet piling work is ongoing, and requires 3 to 6 Mts. Distance from our common compound wall. Yet, the distance of the piling done today is not even one meter from our common wall, due to which the compound wall has cracked, and the slurry was overflowing into our compound.

Kindly inspect the ongoing work and stop the work to safeguard and prevent further damage.

Thanking you,

Yours Faithfully,



Shri. Shivdutt Halady

Hon. Secretary, Talmakiwadi Co-op. Hsg. Soc. Ltd.



# The Talmakiwadi Co-operative Housing Society Ltd.

(Regd. No. B 227 dt.5-4-41)  
E-mail: talmakiwadi@hotmail.com

8/4, Talmakiwadi, JavjiDadaji Marg, TardeoRoad, Mumbai 400 007. ☎ +91 22 235090892

To  
The Ward Officer,  
D – Ward  
MCGM

Dated: 28<sup>th</sup> February 2023

बृहन्मुंबई महानगरपालिका	
सहाय्यक आयुक्त डी विभाग	
दिनांक	28 FEB 2023
वेळ:- १०,११,१२,१३,१४,१५,१६,१७	PPS Bunch File
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043116

Sir,

Re: Immediate danger to our building no 4-6 and building no 8 adjacent to ongoing construction at Erstwhile Manaji block compound, Chikhalwadi.

As pointed out to you earlier, by our letter dated 18<sup>th</sup> February 2023 , basement piling work right next to our compound wall and above mentioned buildings are also causing cracks and vibrations to our structures and pose danger to residents (photographs enclosed). We would like to mention that most of the residents in the buildings are senior citizens.

We have a video of piling machine damaging our compound wall in the corner. Any excavation, if not checked will further damage footing and walls of our structure as it is very close to it. We fear for the lives of our members.

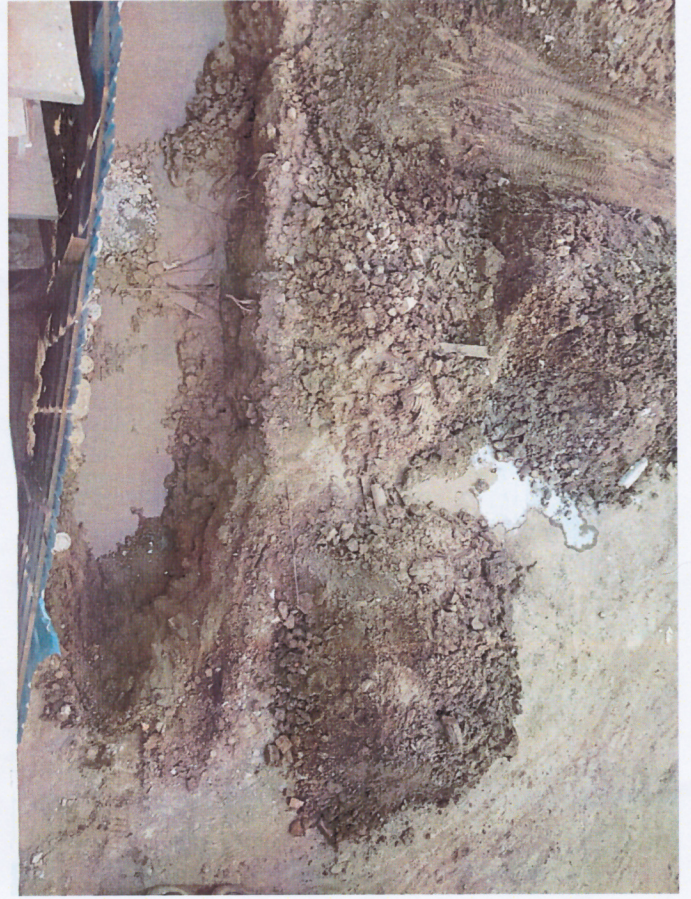
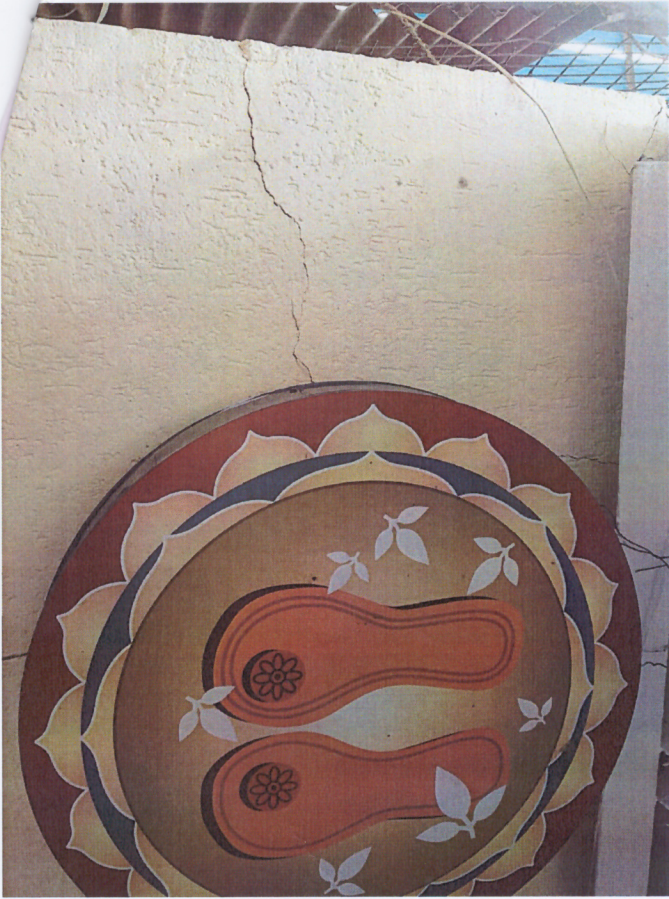
You are requested to look into the matter urgently.

Thanking you,

*P. K. Nagarkatti*

Parag Nagarkatti  
Jt secretary,  
Talmakiwadi Co-operative Housing Society.







# **BRIHANMUMBAI MAHANAGARPALIKA**

Office of Assistant Commissioner, 'D' Ward Municipal Office, Jobanputra Compound,  
Nana Chowk, Grant Road (West), Mumbai - 400 007.

No. ACD/040815/B&F dated 27/02/2023

**Sub.:** - Complaint regarding cracks to the compound wall of building known as  
The Talamkiwadi CHS Ltd. due to piling work at C.S. No. 309 of Tardeo  
Division, Tukaram Javji Road, Mumbai-400 007.

**Ref.:** - [1] EB/8870/D/A/CC/1/New.

[2] Complaint dtd. 20-02-2023 of Secretary, The Talamkiwadi CHS Ltd.

With reference to above, it is to inform you that, this office has received complaint dtd.  
20-02-2023 of Secretary, The Talamkiwadi CHS Ltd regarding cracks to the compound wall of  
building known as The Talamkiwadi CHS Ltd. due to piling work at C.S. No. 309 of Tardeo  
Division, Tukaram Javji Road, Mumbai-400 007.

A.E. (B.P.) City-III is requested to look into the matter and to take necessary action in the  
matter at your end.

Please treat this as **MOST URGENT**.

Assistant Engineer (B&F) 'D' Ward

**A.E.(B.P.) City-III.**

✓ C.C. to  
Secretary,  
The Talamkiwadi CHS Ltd.  
8/4, Talamakiwadi, Javji Dadaji Marg,  
Tardeo Road, Mumbai-400007.

For information please.



Assistant Engineer (B&F) 'D' Ward



**SITE INSPECTION REPORT**

Ref: RSC/TCSL/SVR/23/01

9<sup>th</sup> March 2023

To,  
Chairman/ Hon. Secretary,  
Talmakiwadi Cooperative Society Ltd.,  
8/4 Talmakiwadi,  
Javji Dadaji Marg,  
Tardeo, Mumbai 400 007

On request of the Chairman/Secretary site visit was carried out at Talmakiwadi Cooperative Society Ltd., on 2nd March 2023.

Members present were Mr Dattu Sharma. The problem at site was the construction at adjacent site. Adjacent to the compound wall of the society building (Talmakiwadi), Shore piling was completed. Runner beam on piling was completed. Excavation for runner beam was in process.

The compound wall of society adjacent to the construction of shore piling was observed to have cracks. This could be due to shore piling vibration.

External survey of the building was done in the Building no 8 upto 4th floor. As such no major structural distress was observed. It is to be noted that the building have lived a life of 80+ years. Building No.8 at 4th floor level parapet coping of balcony was observed to be crack.

It is recommended to keep visual observations weekly by the society for any distress. During monsoon visit will be carried out to observe collapse of soil if any.

It is also recommended to keep the adjacent developer in loop for any distress/ failure of compound wall to be restored at their cost.

Thanks & Regards,

H.M. Raje Structural Consultants Pvt. Ltd

**HIMANSHU  
MADHUKA  
R RAJE**

Digitally signed by HIMANSHU MADHUKA  
RAJE  
DN: c=IN, o=H.M. RAJE STRUCTURAL  
CONSULTANTS PVT. LTD., ou=Company,  
st=4, stNumber=93452417551861e2f,  
s=18966902aa3dfeeb3772a563c0555e,  
emailCode=402091, st=MAHARASHTRA,  
serialNumber=05460008107326765c7372,  
r46ad470354097d0f006244BA000c1e6  
PUBA, cn=HIMANSHU MADHUKA RAJE  
Date: 2023.03.09 11:09:59 +05'30'



**Re: Site Inspection report**

SUHAS NIKAM <rajestr2013@gmail.com>

Sat 3/18/2023 12:03 PM

To: Talmakiwadi Society <talmakiwadi@hotmail.com>

Cc: Saahil Ansari <saahilansari34@gmail.com>; mkalyanpur@hotmail.com

<mkalyanpur@hotmail.com>; kumsaty@gmail.com

<kumsaty@gmail.com>; sharmadutt@gmail.com

<sharmadutt@gmail.com>; shivdutth11@gmail.com <shivdutth11@gmail.com>

This has not been caused due to piling work.

On Fri, Mar 10, 2023, 20:00 Talmakiwadi Society <[talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com)> wrote:

Dear Mr. Mohd Saahil Ansari

We thank you for the Site Inspection report.

The report was discussed in the Managing committee meeting held yesterday.

We have a query regarding the highlighted portion in the attached report which reads as follows

Quote "Building No.8 at 4th floor level parapet coping of balcony was observed to be crack." Unquote

We would like to know whether the crack observed by you is attributed to the piling work and has resulted in any damage to the structural element inside the plaster.

Request your response please.

For Talmakiwadi Co-op. Housing Society Ltd.

Mahesh Kalyanpur



Chairman

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**From:** Saahil Ansari <[saahilansari34@gmail.com](mailto:saahilansari34@gmail.com)>

**Sent:** 09 March 2023 14:08

**To:** [Talmakiwadi@hotmail.com](mailto:Talmakiwadi@hotmail.com)

**Cc:** [rajestr2013@gmail.com](mailto:rajestr2013@gmail.com)

**Subject:** Site Inspection report

Dear sir,

Please find the site inspection report of talmakiwadi cooperative society ltd attached below for your kind perusal.

Thanks and regards

Mohd Saahil Ansari

[www.linkedin.com/in/saahil-ansari-615a39150](https://www.linkedin.com/in/saahil-ansari-615a39150)

[saahilansari34@gmail.com](mailto:saahilansari34@gmail.com)

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