

**RESTORATION OF FLATS IN LA-PLAZE
APARTMENTS, HAZRATGANJ**

ORIENTAL INSURANCE CO. LTD

LUCKNOW

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RESTORATION OF FLATS IN LA-PLAZE APARTMENTS, HAZRATGANJ

Objective: The objective of the project is to restore and repair the flats of the apartment building owned by the department. The flat numbers in subject are 301,302,303. The flats are showing damages and defects caused with time and continuous use and thus have to be mended and restored to be put to sustained use. There are various issues which have been recorded in the flats while documenting them.

Issues: The major issues recorded in the flats are mentioned hereby.

- Seepage in walls,
- Chipping off plaster
- Broken and loose tiles of the floor
- Broken and decayed wooden frames and shutters of doors and windows
- Broken and dysfunctional bathroom fixtures
- Washed off paint from the walls
- Dysfunctional Electrical fixtures

Proposal

The proposal shall be to repair and meet the issues mentioned hereby with an aim for the sustenance of the finishes provided to the residential flats. Apart from the repairs, there are also certain new proposals that will be provided in the flats which are considered essential for the occupancy in the flats and provides an added edge to the proposal.

The new proposals given in the flats includes wooden work in the kitchen for shelves and cabinets with required finishes, procurement and fixing of new modern fixtures in the kitchen as well as the bathrooms of the flats, fabricating and fixing of a metal frame canopy to provide shade and protection to the balcony of the flats and certain other modern finishes and water-proofing of the civil features as necessary.

Photographic Description of Flat No. 302

S. N	Site Photographs	Description
1		<p>The patch formation due to the seepage in the wall</p>
2		<p>Patches due to the chipped off plaster from the wall, noticed in the lobby of the flat. Such patches can be noticed at other places also.</p>

3.



Damp patches
in the bathroom
wall.

4.



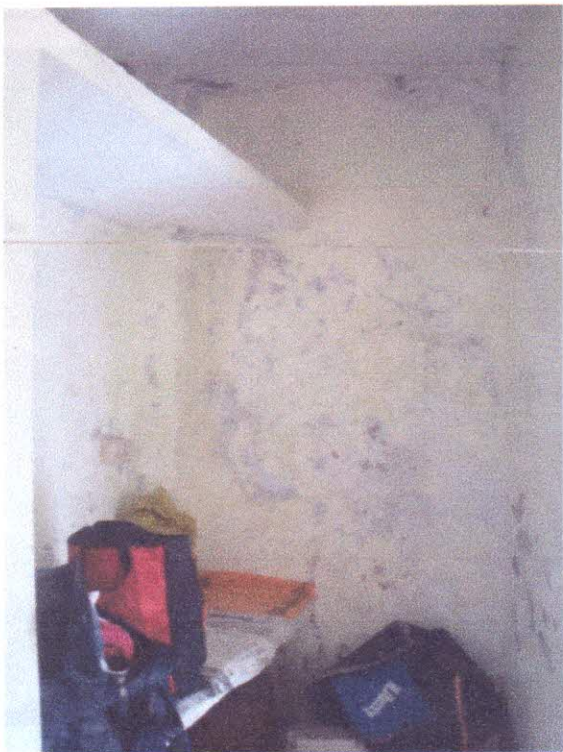
Moist surfaces
and chipping
off plaster in
the toilet.

5



Utter loss of plaster near the shelf of the inner bedroom due to the moist conditions in the wall surface.

6



Stains and patches in the other bedroom near the shelf area.

7





Plaster chipping off in the balcony of the flat caused by similar problems.

8



Wall tiles are missing in the bathroom. Need to be installed.

S. N	Site Photographs of Flat NO. 301	Description
1		<p>Stains and patches caused by the dampness in the walls. Wall finishes have to be worked upon.</p>
2		<p>Cracked and broken surfaces of the kitchen slab need to be repaired.</p>

3



The wood work done in the kitchen is decaying and needs to be reworked.

4



Stains are caused by the seepage in the wall causing loss of wall finish and plaster. The most vulnerable parts are those closer to the exposed surface of the flat on the rear, i.e. near the balcony.

5



Cracked plaster
in the balcony
wall of the flat.

6



Stained wall
surfaces caused
by the same
reason, i.e.
seepage in the
wall.

7



The wall looks very untidy due to the patches and stains caused by the loss of plaster and dampness. Electrical conduiting has also turned vulnerable due to this.

8





Chipped off plaster in the toilet.

9

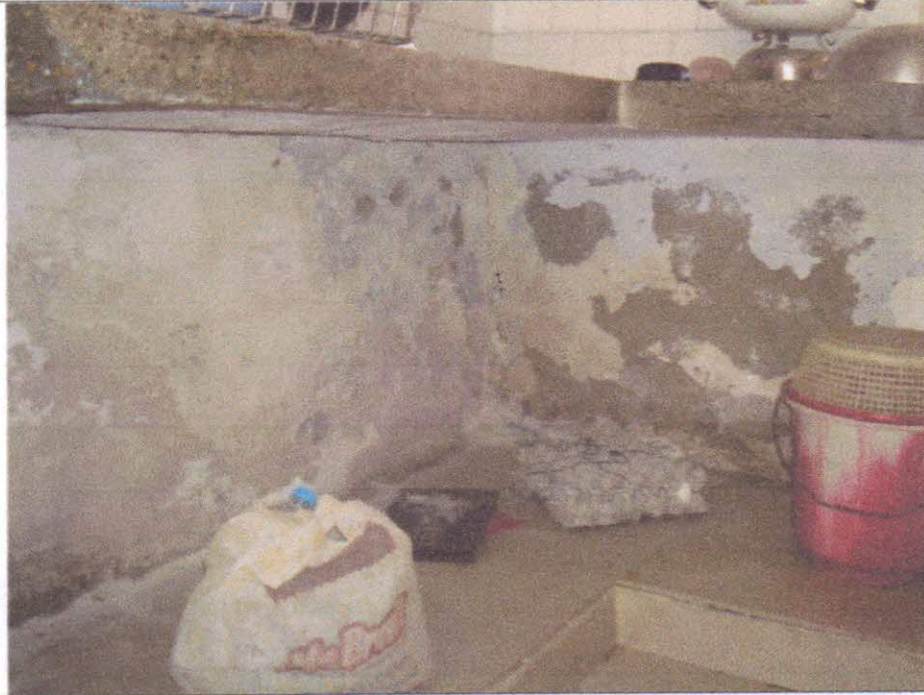


Untidy patches caused by the falling off plaster in patches. Here it can be seen over the door.

Photographic Description of Flat No. 303

S. N	Site Photographs	Description
		The chipping off plaster and paint from the wall surface in the lobby of the flat.
2		Seepage in the wall and the consequent chipping off surface finish

3

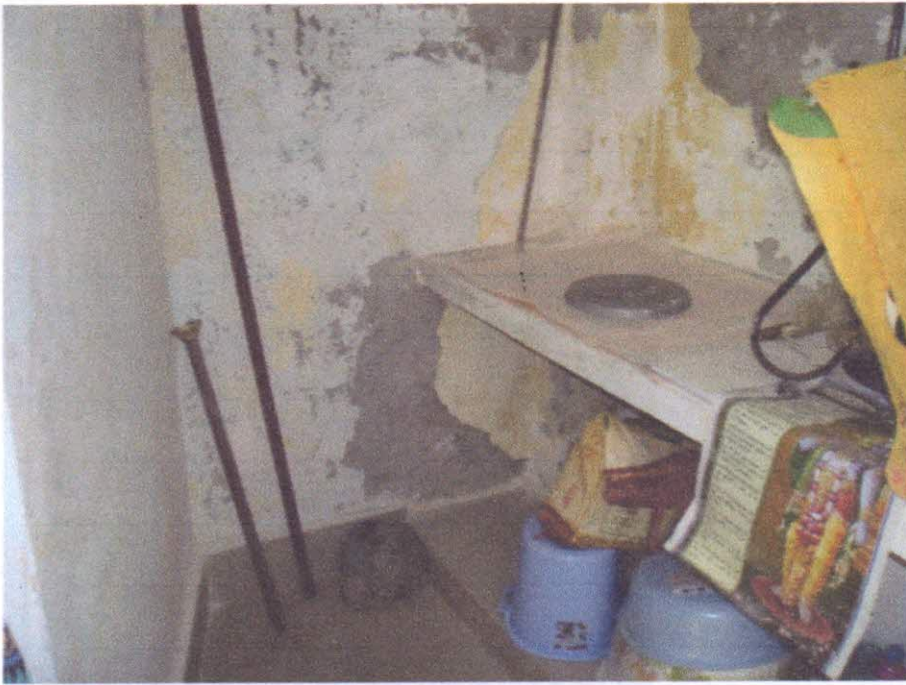


Damaged wall surface due to chipped off plaster in the kitchen
shelf area

4



Continuous patches have formed on the periphery of the wall surface. Kitchen is the worst affected part.



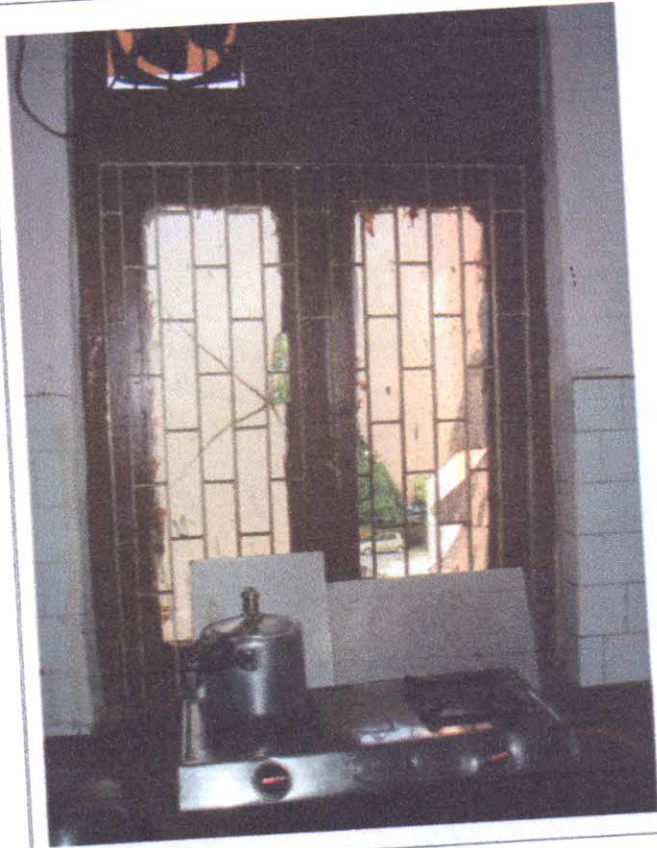
Loss of plaster due to the seepage in the inner bedroom shelf area

5



Stained surface of the wall due to the moisture content in the wall.

6.



Broken
window panes
of the kitchen
window

7



Broken
window pane
in the drawing
room window.

8



Cracked and broken parts of the kitchen slab also needs repair

9



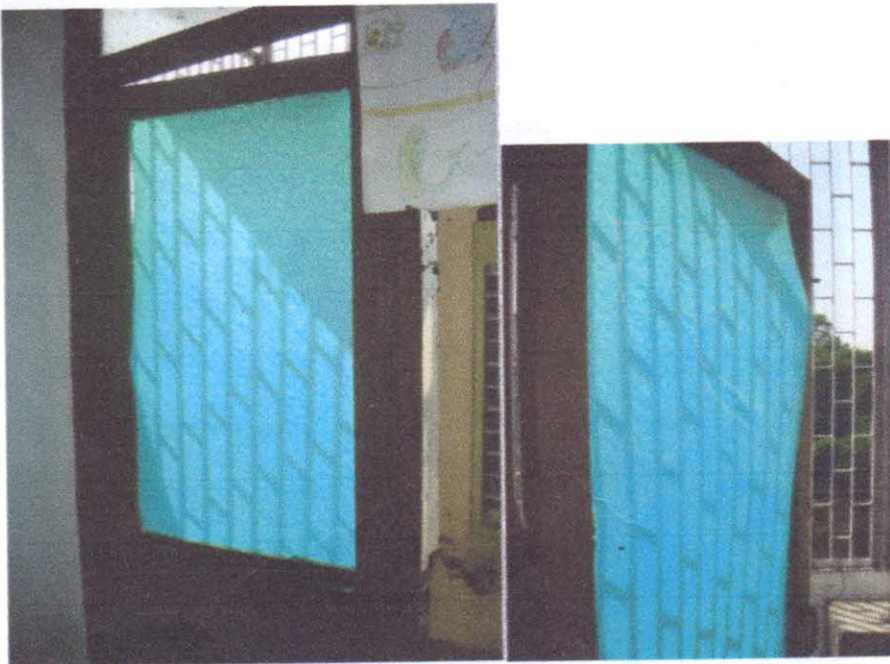
The slab of the balcony infested with seepage and damp surfaces caused by trickling of rainwater. There is no lining on the edge to avoid the trickling of water.

10



The damaged surface of the balcony wall due to the accumulation of the dampness.

11



Broken panel in the balcony door needs repair

12



Stained and patched surfaces of the shelf wall in the rear room connecting the balcony.



13



Broken tiles of the bathroom need to be replaced

13



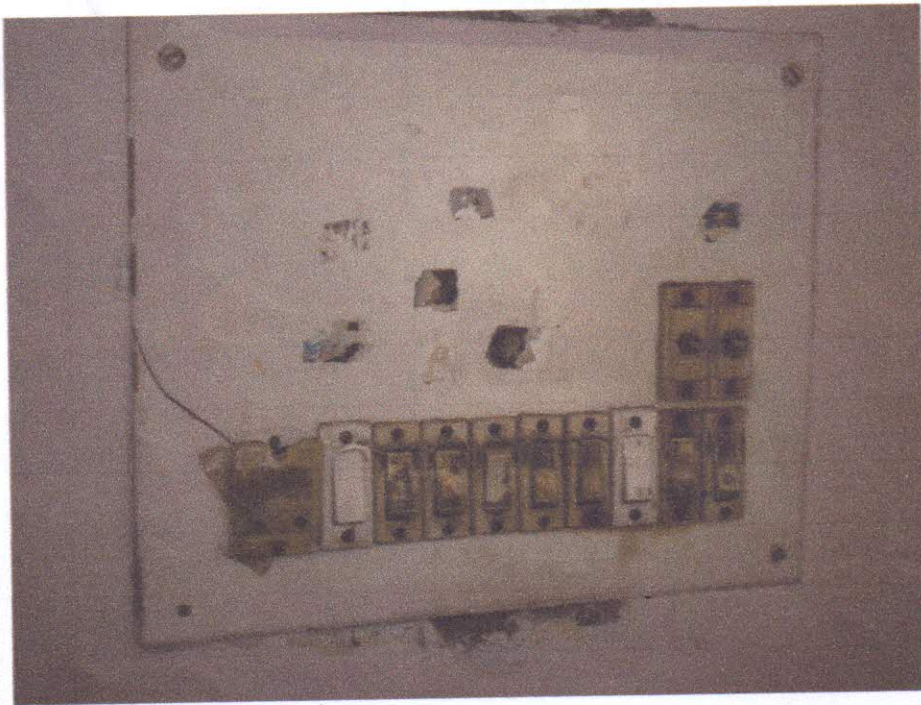
Dysfunctional cistern in the bathroom

14

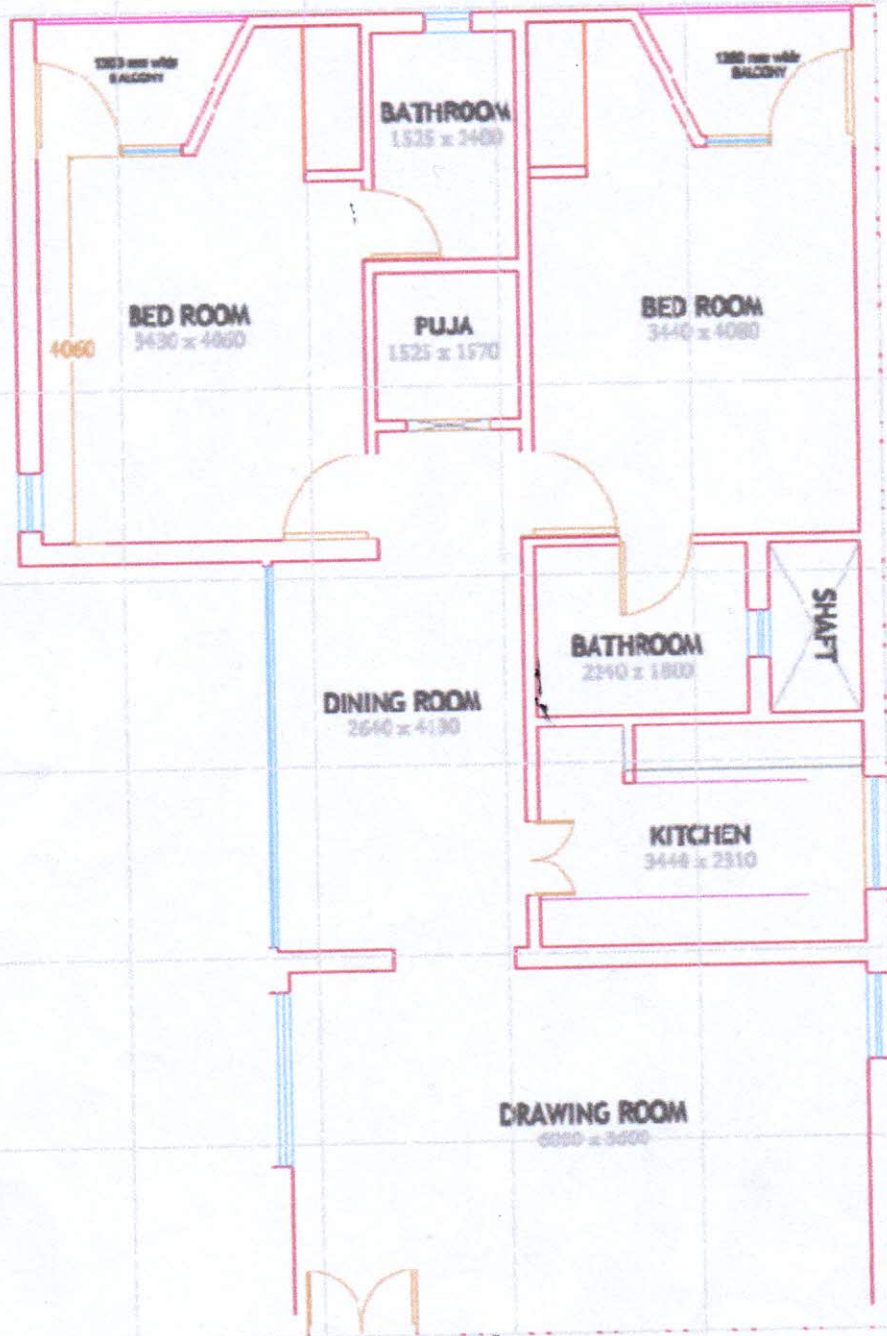


Rusted pipelines need to be replaced in the toilet.

15



Switches and the board itself are also cracked and need to be replaced.



TYPICAL DRAWING FOR THE FLATS