

Subject: Complaints of leakage/seepage – guidelines for preparing report in Pdf format.

Keywords: Leakage, Seepage, Report.

1. CR to advice site to send a report wherever required. Site to send report within 2 working days.
2. Guidelines for preparation of report in Pdf format by site:
 - a. Print neat copy of working drawing – mark seepage areas in red pen. Scan as full page in pdf.
 - b. Take photographs of all areas of seepage from inside and outside. Photographs must be taken within flat/villa from opposite side of the room (in wide angle). Photographs from outside the villa/apartment complex must be taken from 10 to 30ft away. Do not send closeup photographs.
 - c. Number location of leakage on plan and on corresponding photograph.
 - d. Print 4 photographs per page in PDF format (select photographs to be printed, right click mouse, select print, select 4 photographs per page, select PDF redirect v2 as printer and print).
 - e. Attach customer complaint in Pdf.
 - f. Site may send other remarks and print as Pdf.
 - g. Combine all the Pdfs and label the file with flat/villa no., date and project.
 - h. Download a Pdf printer related software like Pdf redirect, Pdf split & Merge, etc. Contact Suneel/Prudvi for the same.
3. Repair of cracks between beam bottom and wall.
 - a. Make a groove of 1" x 1" from inside flat/ villa with cutting machine.
 - b. Thoroughly clean.
 - c. Apply Nitobond or similar CC bonding agent.
 - d. Mix mortar in ratio 1:3 + recron + plasticizer and fill the groove.
 - e. Readymade mortar may be used (consult purchase). Alternately, GP2 grout can be used (FOSROC CONBEXTRA GP2 grouting compound 20kgs bag).
 - f. Cure for 7 days.
 - g. Follow procedure for waterproof coat and paint as given under.
 - h. For repairs of cracks of outside villa or flat, the above procedure can be used if area is easily accessible. Alternately, cut crack upto a depth of 20mm with a cutting blade and fill with roff crack fill compound. Follow waterproof coat and paint guideline as given below.
4. Guidelines for waterproof coat + painting inside flats/villas: Asian paints smartcare Hydroloc xtreme – for internal walls - cost Rs. 1,670/- for 4 ltr pack. Coverage for 2 coats 17sft per ltr. material cost is Rs. 25/- per sft. Labour of Rs.5 to 10/- per sft can be paid. This is to be applied to limited areas of extreme leakage – not exceeding 20 sft. Area to be thoroughly cleaned, if required with coarse emery paper. Lappam or Birla wall care putty can be applied after water proofing coat and painted.
5. Guidelines for waterproof coat outside flats/villas: Asian paints smartcare damp sheath exterior – for external walls - cost Rs. 871/- for 4 ltrs. Coverage about 22 sft for 2 coats. In case of villa this may be applied upto a level of 2ft for the entire length of the wall on the exterior side only on affected walls. At other places this may be limited to the areas effected by seepage. Material cost Rs. 10/- per sft. Labour cost of Rs. 5/- per sft can be paid.

6. Project managers to estimate cost of the above works and take approval from Soham before starting the work. CR to decide cost sharing between Developer and customer. As a general rule Developer can pay for cost of material. Customer to pay for cost of labour + scaffolding. However, where flats/villas possession is less than one year, entire cost can be borne by Developer.
7. Sample report enclosed. Project managers to send similar reports.

Soham Modi.