

## IBC's Committee's Recommendations ( Part I )

After incident of failure of slabs in Gurgaon's Chintals' Housing Project , a large section of the population in general, is in fear of occupying high rise buildings. There are many critical areas in such projects to be tackled on priority basis. Suggesting first steps only to begin with yet , the Governments need to take steps to expedite retrofitting & rehabilitation of existing high rise buildings with reference to their safety against seismic dangers .

Indian Buildings Congress(IBC)has examined this issue through a team of Structural and Buildings experts (all, ex-Presidents of IBC) who have come out with two suggestions only, at this initial stage on emergency basis ,as under:-

1 The stilt portion of the High Rise Buildings is more prone to damage in case of seismic activity and even otherwise. The following steps should be taken to strengthen stilt portions.

- a) The RCC columns be retrofitted by means of additional steel & additional concrete by increasing their size so to cater to the provisions of latest seismic code.
- b) In addition, in both horizontal directions, in the stilt portion, the RCC walls after necessary fixing with the columns , need to be provided at number of openings therein to match with the provisions of latest seismic code.

2. In large areas of India particularly, in National Capital region which includes Dwarka, Mukherji Nagar, Rohtak, Sonipat Jhajjar, Palwal and Nuh etc. does not have ground water compatible for construction in accordance with IS: 456 Code. Authorities in other locations in the Country may identify similar hazardous areas

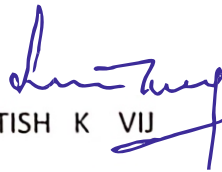
Water with excessive Chlorides, Sulphates or with excessive acidity or alkalinity contrary to the provisions of code IS:456. Depending upon the quality of water the RCC structure in high rise buildings & otherwise have damages in the form of spalling of concrete & corrosion of reinforcing steel. Such buildings need to be rehabilitated by means of additional reinforcement (assessing loss already taken place) by grouting & by shotcreting .

3.The above steps though not involving heavy investment will create confidence in the public to reside safely in high rise buildings




These recommendations will be followed by review of plumbing's , drainages ,electricals and fire safety in the existing inhabited buildings and also for enabling through a comprehensive QAP. the required planning and controls in the new projects going to commence .

Annex. The hand book jointly developed by IIT-MAS, CPWD and IBC.

  
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