

Apeejay House, Repair and Restoration

MUMBAI, MAHARASHTRA, INDIA

SUBMITTED BY LEAKSEAL

The Apeejay House, a reinforced concrete structure built in the early 1970s, is the exclusive corporate headquarters office for the Apeejay Surendra Group Mumbai Division. It consists of a ground floor and six upper stories.

Because the building faces the sea, the hostile marine environment, corrosion control conditions, and poor maintenance led to severe deterioration of the building's external concrete façade. In some locations, concrete

application of new sealants and coatings. The project consisted of repairs and replacement of major areas of the external façade, and repair to exposed portions of concrete elements, such as slab edges and columns. In addition, repairs included rehabilitation of the external façade treatment, replacement of façade render, repair/replacement of concrete members/slabs, jacketing of columns, corrosion control, and casting of concrete cornices and delicate architectural elements, including application of an external synthetic plaster with a unique and innovative paint pattern to match the existing building appearance.

The entire repair, which took over one year to complete, had a 100% safety record with manpower working during day and night shifts on a daily basis including Sundays. Executing the work without disturbing the cars parked below and completing the façade work while keeping the offices fully functional in one of the busiest commercial districts in India were challenges that were overcome. The project was completed in May 2016 on schedule and under budget.



chunks started falling from beam and balcony areas. The sanitary installations were also leaking heavily—creating algal and fungal residues that were damaging the building, coupled with a potential health risk. Visible cracks on the external side of the building also contributed to leakage of water within the building.

It was determined that extensive restoration work was needed, including concrete repair, strengthening of structural members, corrosion protection, and the



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Mumbai, Maharashtra, India

OWNER

Apeejay Surendra Group

Mumbai, Maharashtra

PROJECT ENGINEER/DESIGNER

Apeejay House Private Limited

New Delhi, Delhi

REPAIR CONTRACTOR

Leakseal

Mumbai, Maharashtra, India

MATERIALS SUPPLIERS/MANUFACTURERS

BASF India Limited

Mumbai, Maharashtra

Sherwin-Williams (BJN Paints India Limited)

Mumbai, Maharashtra

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