

Teen Age Modern Fashion Ltd Matri Ghor Ltd

Aajan Tower, Purbahati, Hemayetpur, Savar, Dhaka

(23.786151N, E 90.261464E)

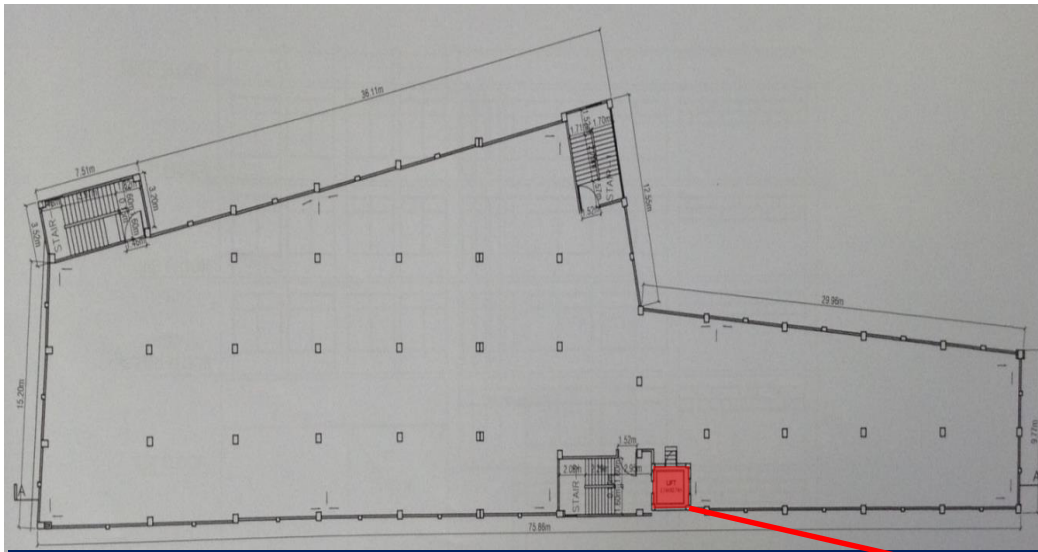
3rd March 2015



Observations

Heavily-loaded lift roof slab and additional lift room

Observations



Typical layout plan



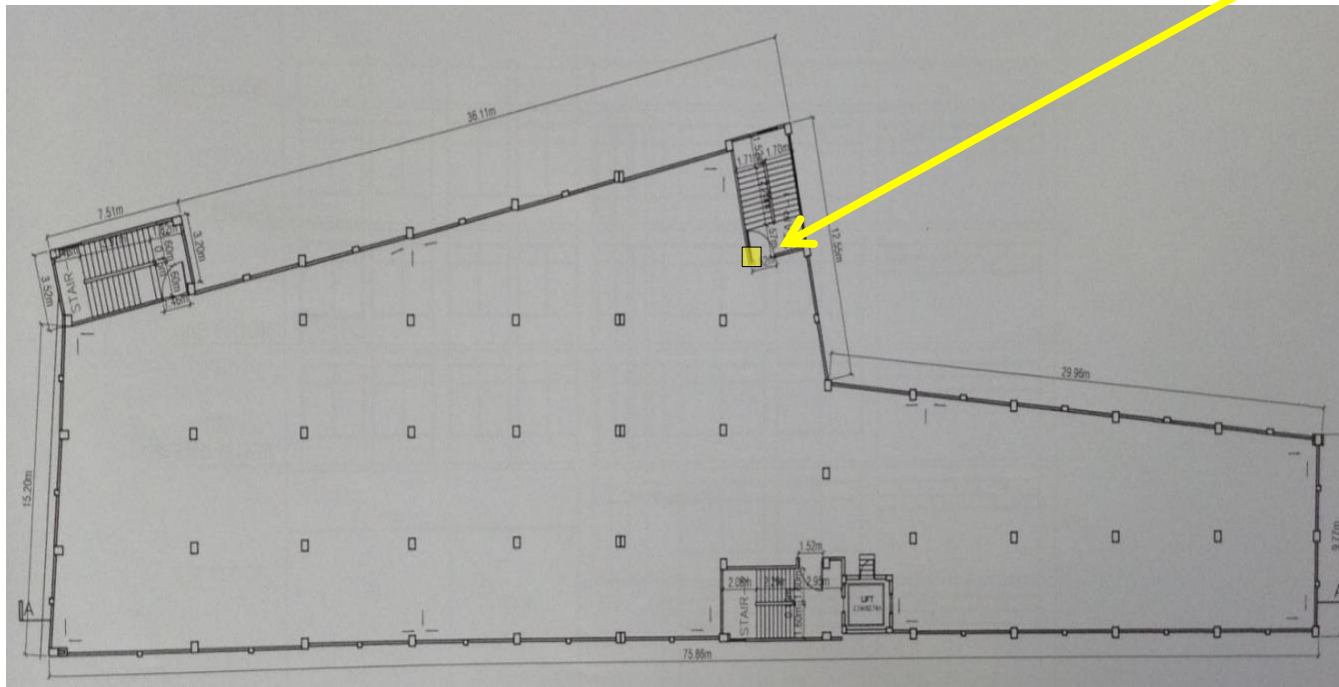
- The lift plant room is situated on the top of the lift.
- The heavy lift machinery is sitting on the slab without connections to the main vertical load bearing structure.
- The slab is also weakened by many openings.
- Large brick aggregate was noted.



Observations

Discrepancies between drawings and on-site observations

Observations



This column is not shown on the as-built drawing.

On the Ground floor the Columns are bigger than shown on the drawings.

Typical column layout plan

Poorly-constructed expansion joint at ground floor level



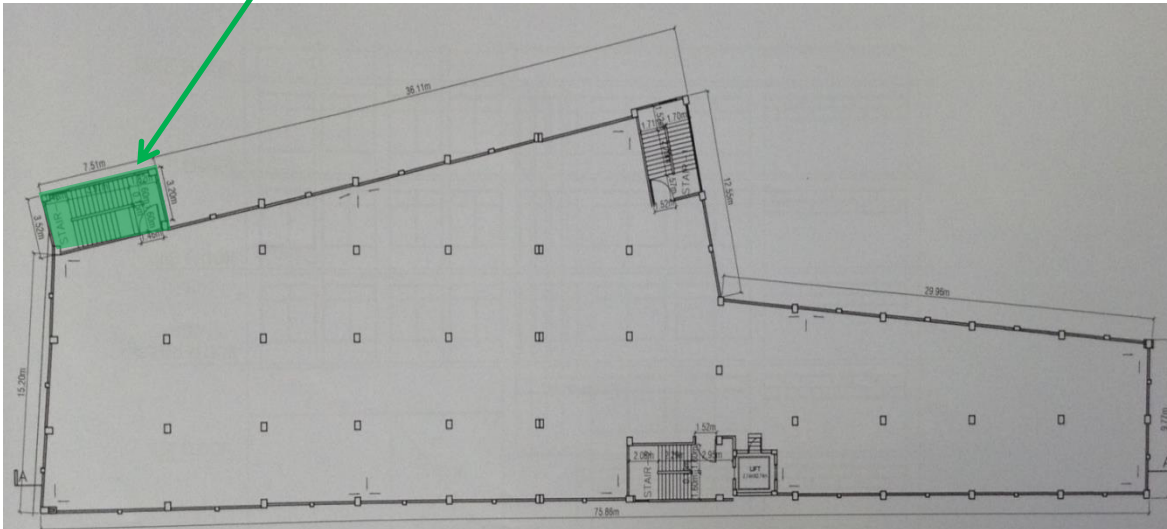
Expansion joint at Ground floor level

It appears that the expansion joint is connected at this level, which is possibly the reason that there are a lot of small cracks in the elements around the joint.

Apparently non-engineered escape stair core

Observations

No permit and no as-built drawing
for this stair core



Typical layout plan



Typical lay out plan

Observations

Priority Actions

Problems Observed

1. Heavily-loaded lift roof slab and additional lift room
2. Discrepancies between drawings and on-site observations
3. Poorly-constructed expansion joint at ground floor level
4. Apparently non-engineered escape stair core

Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Heavily-loaded lift roof slab and additional lift room	Before the commissioning of the lift, Building Engineer to assess the capacity of the slab, the design loading of the lift and incorporate the existing openings in the design of the lift slab and load transfer system.	6-months
2	Heavily-loaded lift roof slab and additional lift room	Carry out any necessary structural works arising from assessment	6-months
3	Discrepancies between drawings and on-site observations	Building engineer to survey the as-constructed building.	6-months
4	Discrepancies between drawings and on-site observations	Updated drawings to be prepared showing the accurate as-built layout.	6-months
5	Discrepancies between drawings and on-site observations	The column not currently shown on drawings is to be included and its characteristics verified.	6-months

Item No.	Observation	Recommended Action Plan	Recommended Timeline
6	Poorly-constructed expansion joint at ground floor level	Building Engineer to investigate top of column and beam connections in the zone of the expansion joint at the soffit of the 1st floor, as well as the materials used in the joint.	6-weeks
7	Poorly-constructed expansion joint at ground floor level	Building Engineer to assess the design and detailing of the expansion joint.	6-weeks
8	Poorly-constructed expansion joint at ground floor level	Carry out any remedial structural and finishing works to the expansion joint, including any measures required at roof level to ensure the joint is watertight.	6-months
9	Apparently non-engineered escape stair core	Before the escape stair core is opened for use, Building Engineer to check its load bearing capacity, its lateral stability and its connection to the main building.	6-months
10	Apparently non-engineered escape stair core	Stair core to be included as part of the as-built drawings (see Item 2).	6-months