

Fashion Asia Ltd. (New Unit)

Tepirbari, Mawna, Sreepur, Gazipur.

(24.240280, 90.418757)

3rd December 2020



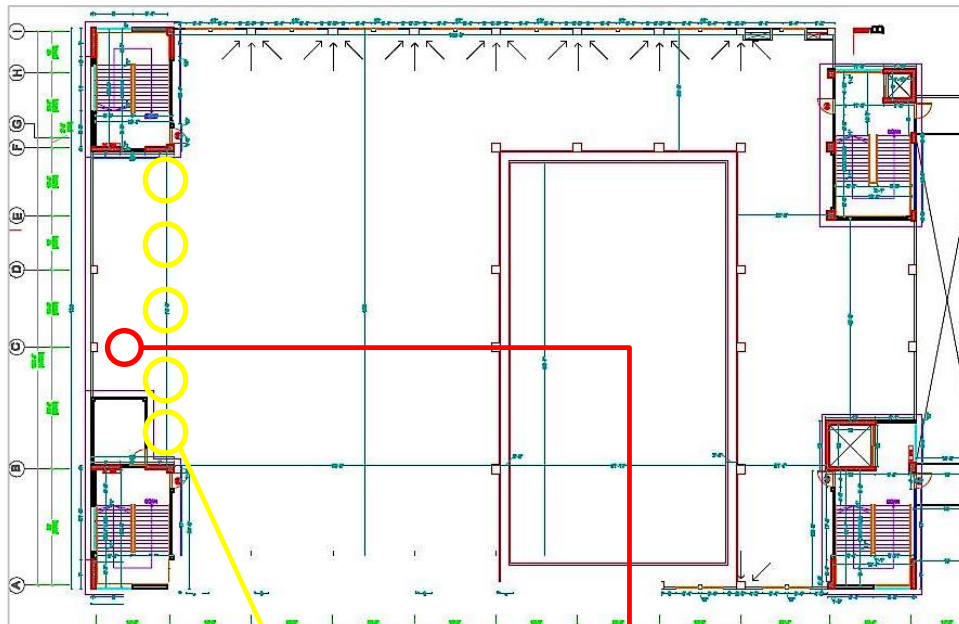
Buildings Information

1. Production building (G+4)
2. Warehouse building (G+4)
3. Amenities Building (G+1)
4. Utility building (G+1)
5. Security check (single storied RCC building)

Observations

Discrepancies in as-built drawings with onsite condition

Observation: Production Building



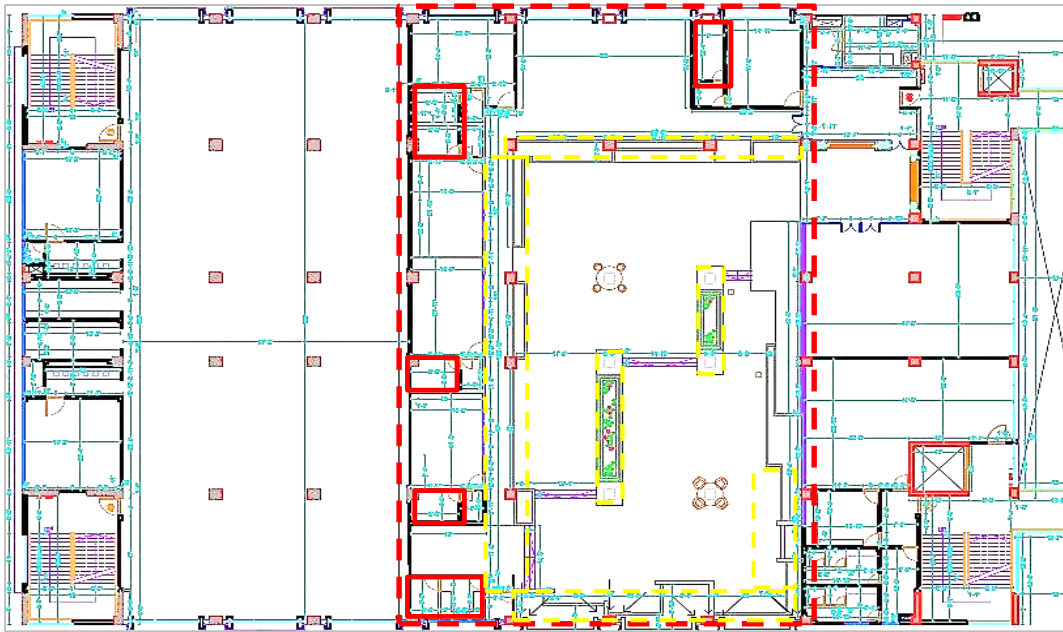
Roof layout

- 10,000 Litres plastic water tanks
- 5,000 Litres plastic water tank

There are five 10,000 liters and one 5,000 liters plastic water tanks on roof top. There are 190 mm built up beneath all the water tanks. But these are not included in the provided As-built drawings and load plan.

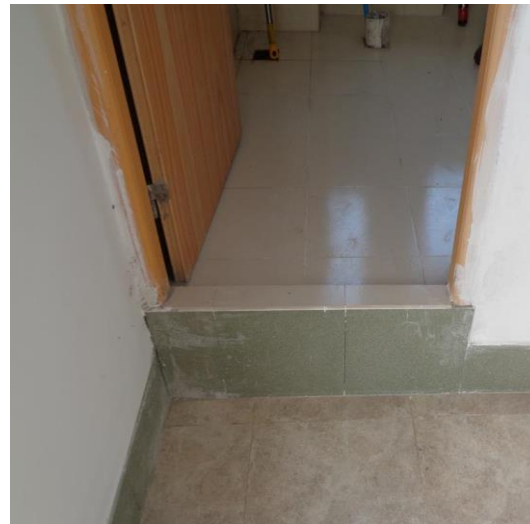


Plastic water tanks on roof top



Forth floor layout

4th floor central area is being decorated with flower beds of variable heights (300~400 mm). Also, toilet areas have variable built-ups (190~240 mm). These built-up areas are not included in the provided as-built drawings.

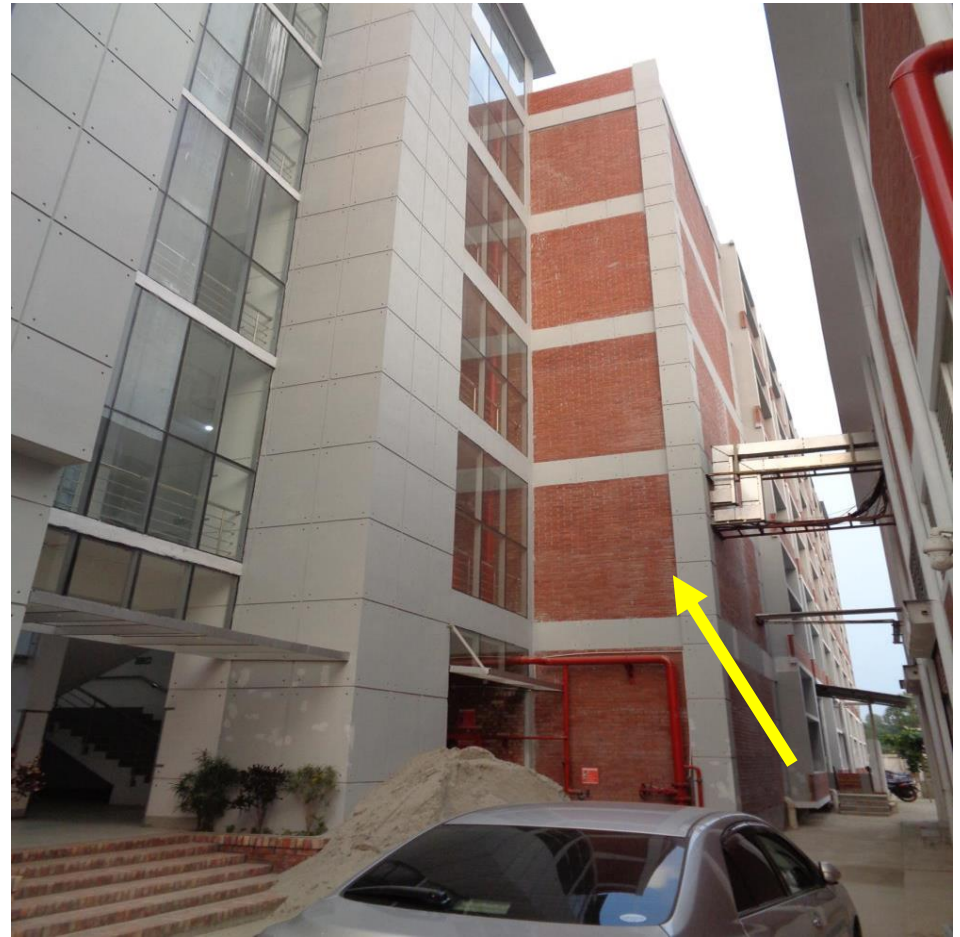


Variable flower bed and built up areas in toilet areas on 4th floor

Absence of design documents

Observation: Production Building

As per BNBC, every building or structure designed shall have its design documents prepared in accordance with the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. At the time of inspection, only as-built drawing, load plan and geotechnical report were available, but no design report was available which is required to be prepared in compliance with section 1.9.1.1 (part-6, BNBC).



No design report was available for Production Building

Absence of design documents

Observation: Warehouse Building



No design report was available for Warehouse Building

As per BNBC, every building or structure designed shall have its design documents prepared in accordance with the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. At the time of inspection, only as-built drawing, load plan and geotechnical report were available but no design report was available which is required to be prepared in compliance with section 1.9.1.1 (part-6, BNBC).

Exposed reinforcement left at roof level

Observation: Warehouse Building



Exposed reinforcement at roof level

Exposed reinforcement found left at roof level. Factory is required to remove the exposed rebar otherwise provide rust proof paint to protect future corrosion.

Movement joint filled with rigid material

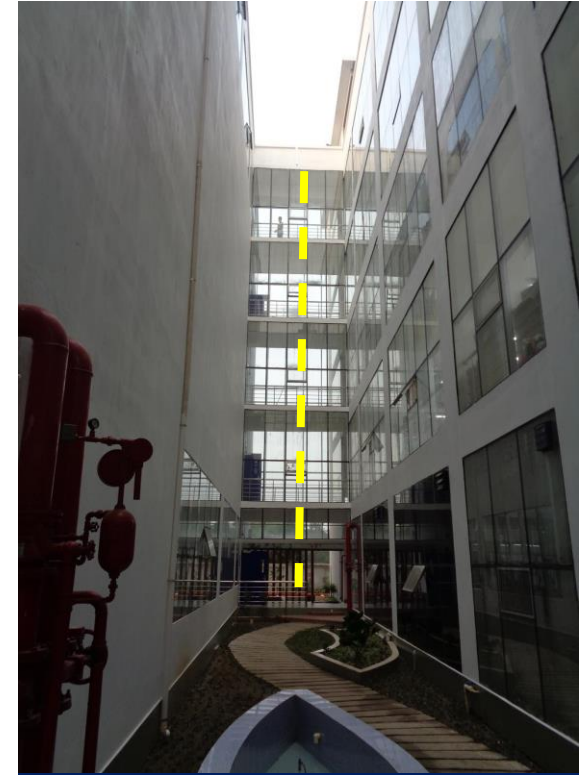
Observation: Production Building & Warehouse Building



Two cantilevers are separated by a joint but filled with rigid materials at top



Two Buildings are cantilevered at North



Two Buildings are cantilevered at south

Warehouse Building and Production Building Both are cantilevered at north and south side which are being used as a walkway are separated by a movement joint. However, the joint is filled with rigid material at top which may obstruct the building movement and crack may be developed. Factory is required to fill the joint with any flexible material suggested by the factory consultant.

Observations: Production building & Warehouse Building

Absence of design documents

Observation: Amenities Building

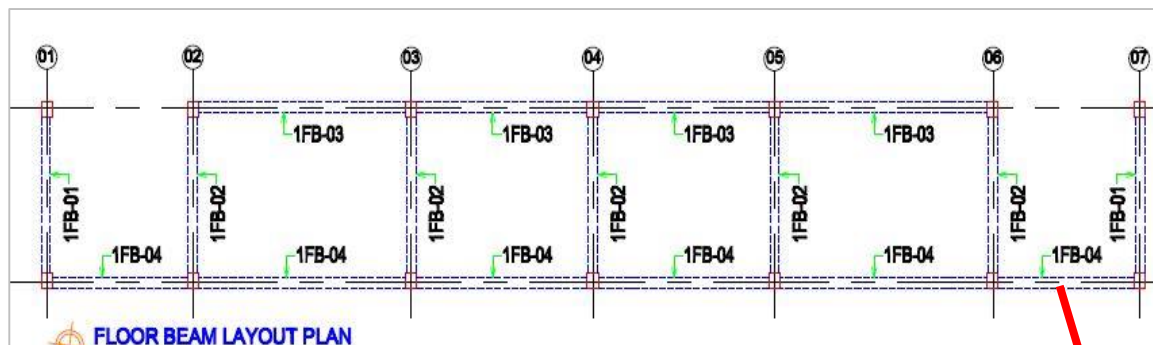


No Design report was available in the factory site for Amenities Building

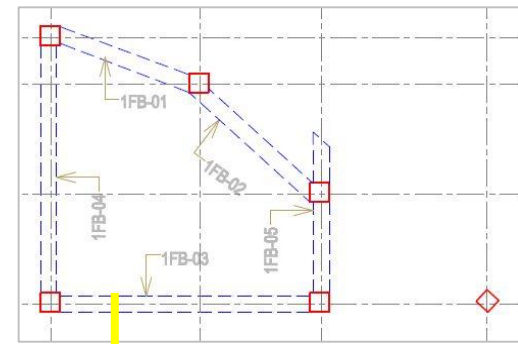
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Discrepancies in as-built drawings with onsite condition

Observation: Amenities Building



Beam layout of Amenities building



Beam layout of Security -2



As-built structural drawing of Amenities Building and security-2 are produced separately but in reality two Buildings are found as one building and structurally connected. Factory is required to update the as-built structural drawing and prepare design report as a whole.



Two buildings are found structurally connected.

Absence of design documents

Observation: Utility Building



As per BNBC, every building or structure designed shall have its design documents prepared in accordance with the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. At the time of inspection, only as-built drawing, load plan and geotechnical report were available but no design report was available which is required to be prepared in compliance with section 1.9.1.1 (part-6, BNBC).

Problems Observed

Production Building:

Item-01: Discrepancies in as-built drawings with onsite condition.

Item-02: Absence of design documents.

Warehouse Building:

Item-03: Absence of design documents .

Item-04: Exposed reinforcements left at roof level.

Production Building & Warehouse Building:

Item-05: Movement joint filled with rigid material.

Amenities Building:

Item-06: Discrepancies in as-built drawings with onsite condition.

Item-07: Absence of design documents.

Utility Building:

Item-08: Absence of design documents.

Priority Actions

Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Discrepancies in as-built drawings with onsite condition (Production Building)	Building Engineer is to survey the whole structure and update as-built drawings representing accurate site condition.	6-weeks
02	Absence of design documents (Production Building)	Factory engineer is required to prepare the design documents including a design report, and a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC part 6 and submit to RSC for review.	6-weeks
03	Absence of design documents (Production Building)	Verify and actively manage prepared load plan for all floors considering floor, column and foundation capacity.	6-weeks
04	Absence of design documents (Production Building)	Complete remedial works arising from design report after reviewed by RSC.	6-months

Item No.	Observation	Recommended Action Plan	Recommended Timeline
05	Absence of design documents (Production Building)	Implement floor loading plan.	6-months
06	Absence of design documents (Warehouse Building)	Factory engineer is required to prepare the design documents including a design report, and a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC part 6 and submit to RSC for review.	6-weeks
07	Absence of design documents (Warehouse Building)	Verify and actively manage prepared load plan for all floors considering floor, column and foundation capacity.	6-weeks
08	Absence of design documents (Warehouse Building)	Complete remedial works if arising from design report after reviewed by RSC.	6-months

Item No.	Observation	Recommended Action Plan	Recommended Timeline
09	Absence of design documents (Warehouse Building)	Implement floor loading plan.	6-months
10	Exposed reinforcements left at roof level (Warehouse Building)	Factory is required to remove the exposed rebar otherwise provide rust proof paint to protect future corrosion.	6-weeks
11	Movement joints filled with rigid material (Production Building & Warehouse Building)	Factory is required to fill the joints with flexible materials recommended by the factory consultant.	6-weeks
12	Discrepancies in as-built drawings with onsite condition (Amenities Building)	Factory engineer is required to update the as-built structural drawing.	6-weeks

Item No.	Observation	Recommended Action Plan	Recommended Timeline
13	Absence of design documents (Amenities Building)	Factory engineer is required to prepare the design documents including a design report, and a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC part 6 and submit to RSC for review.	6-weeks
14	Absence of design documents (Amenities Building)	Verify and actively manage prepared load plan for all floors considering floor, column and foundation capacity.	6-weeks
15	Absence of design documents (Amenities Building)	Complete remedial works arising from design report after reviewed by RSC.	6-months
16	Absence of design documents (Amenities Building)	Implement floor loading plan.	6-months

Item No.	Observation	Recommended Action Plan	Recommended Timeline
17	Absence of design documents (Utility Building)	Factory engineer is required to prepare the design documents including a design report, and a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC part 6 and submit to RSC for review.	6-weeks
18	Absence of design documents (Utility Building)	Verify and actively manage prepared load plan for all floors considering floor, column and foundation capacity.	6-weeks
19	Absence of design documents (Utility Building)	Complete remedial works if arising from design report after reviewed by RSC.	6-months
20	Absence of design documents (Utility Building)	Implement floor loading plan.	6-months