

BABYLON CASUALWEAR LTD & ABONI FASHION (Extension)

Plot 23,24,25, Tetuljhora, Hemayetpur, Savar, Dhaka-1340.

(23.792958, 90.255866)

30 January 2023



Building information

Building-4 (6-Storied Production Building): This structure is a six storied (G+5) reinforced concrete (RC) building.

Building-5 (Fire Command Room & Security Building): This structure is a single storied reinforced concrete (RC) building.

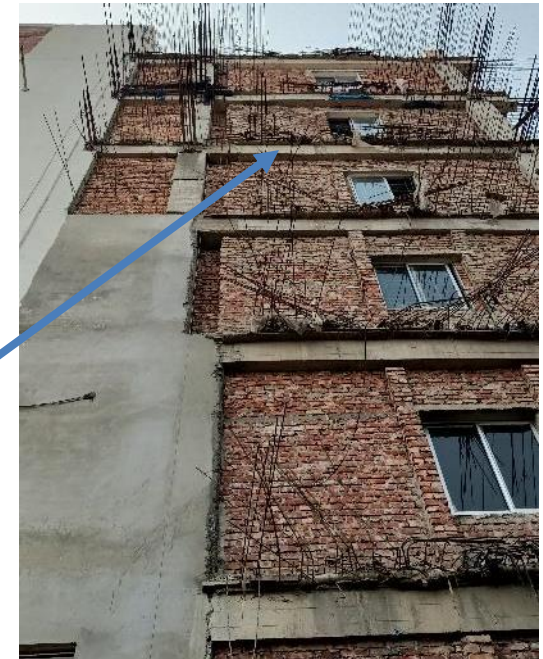
Observations

Mismatch in beam layout

Beam at East side stair was not found. Also, cantilever portion of north-east corner has not been constructed as per drawings.



Typical Beam Layout



Cantilever not constructed



Missing beam at stair landing

The building engineer is required to survey the whole structure and prepare accurate as-built drawings and submit to RSC.

Possible horizontal extension



Exposed rebar kept at north side for horizontal extension



Exposed rebar kept at east side for horizontal extension



Exposed rebar kept at west side for horizontal extension

Exposed rebar was observed due to horizontal extension. In case of extension, building engineer to be carried out Detail Engineering Assessment (DEA) following BNBC provision.

Inadequate lintel support



Inadequate lintel support at toilet zone



Inadequate lintel support at RO plant at roof level

Inadequate lintel support was observed at the several locations especially at the RO plant and at the toilet access. Building engineer is required to take proper remedial measure to avoid any kind of falling hazard.

Corrosion in the exposed rebar and steel members



Exposed rebar at north side



Exposed rebar at east side



Exposed rebar at west side

Corrosion was observed at the exposed rebar of the production building. The factory is required to remove the corrosion and apply suitable corrosion resistance coating on the rebar.



Corrosion in the steel members of the RO plant at rooftop.

Corrosion in the steel member was observed in the rooftop RO plant. The factory is required to remove the corrosion and apply suitable corrosion resistance coating to the steel members.

Diagonal cracks on brick wall



Crack at ground floor



Crack at 5th floor

Diagonal cracks at brick wall were observed at the ground floor and 5th floor of the building. Building engineer is required to prepare an investigation report to determine the reason of the cracks with proper remedial measures.

Absence of as-built drawing

Observation: Fire Command Room & Security Building



As-built drawing of the fire command room & security building was not available on-site.

As-built drawing was not found on-site. Building engineer is required to prepare an accurate as-built drawing.

Observation: Fire Command Room & Security Building

Exposed rebar at rooftop

Observation: Fire Command Room & Security Building



Exposed rebar at rooftop

Exposed rebar was observed at the rooftop of the building. Building engineer is required to take proper measure to protect the exposed rebar from corrosion.

Observation: Fire Command Room & Security Building

Problems Observed

6-Storied Production Building:

Item 01: Mismatch in beam layout.

Item 02: Possible horizontal extension.

Item 03: Inadequate lintel support.

Item 04: Corrosion in exposed rebar and steel member.

Item 05: Diagonal cracks on brick wall.

Fire Command Room & Security Building:

Item 06: Absence of as-built drawing.

Item 07: Exposed rebar at rooftop.

Priority Actions

Item No.	Observation	Recommended Action Plan	Recommended Timeline
01	Mismatch in beam layout. (6-Storied Production Building)	The building engineer is required to survey the whole structure and prepare accurate as-built drawings.	6-weeks
02	Possible horizontal extension. (6-Storied Production Building)	In case of extension, building engineer to be carried out Detail Engineering Assessment (DEA) following BNBC provision.	6-weeks
03	Possible horizontal extension. (6-Storied Production Building)	Carry out remedial measures if required by DEA.	6-months
04	Inadequate lintel support. (6-Storied Production Building)	Building engineer is required to take proper remedial measure to avoid possible falling hazard.	6-weeks
05	Corrosion in exposed rebar and steel member. (6-Storied Production Building)	The factory is required to remove the corrosion and apply suitable corrosion resistance coating on the steel rebar & members.	6-weeks
06	Diagonal cracks on brick wall. (6-Storied Production Building)	Building engineer is required to prepare an investigation report to determine the reason of the crack with proper remedial measures.	6-weeks

Item No.	Observation	Recommended Action Plan	Recommended Timeline
07	Absence of as-built drawing. (Fire Command Room & Security Building)	Building engineer is required to prepare an accurate as-built drawing.	6-weeks
08	Exposed rebar at rooftop. (Fire Command Room & Security Building)	Building engineer is required to take proper measure to protect the exposed rebar from corrosion.	6-weeks