

Anowara Fashions Ltd – Extension (Anowara Group)

35/A, Hajigonj Road, Narayanganj
(23.635043, 90.512368)

11 February 2024



1. Building Information

1. Six storied Godown Building
2. Single storied Godown Shed
3. Two storied Utility Building

2. Observation

Observation-1: Absence of design documents and load plan (Godown Building).



Godown Building



Floor loading

Description: As per BNBC, every building or structure designed shall have its design documents prepared following 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, no architectural drawings or design reports were available which are required to be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 (part 6, BNBC).

Observation 2: Lack of permit drawings (Godown Shed, Utility Building).



Godown Shed



Utility Building

Description: At the time of inspection, no approval drawing from the local authority was available for the above-mentioned structures. Building engineer is required to seek approval from the local authority.

Observation-3: Lack of as-built drawings (Godown Shed).



Godown Shed



Steel framing

Description: As-built structural and architectural drawings were not available for the Godown Shed. Building engineer is required to survey the whole structure and prepare a full set of as-built drawings.

Observation-4: Lack of lateral stability and connection adequacy (Godown Shed).



Connection



Truss and column frame

Description: Lack of lateral stability system (strut and bracing), and apparently non-engineered connection was observed. The building engineer is required to check the connection & stability system of the structure and suggest proper alternatives accordingly.

Observation-5: Lack of Structural drawings (Utility Building).



Utility Building



Framing

Description: As-built structural drawings were not available for the Godown Shed. Building engineer is required to survey the whole structure and prepares full set of as-built structural drawings.

Observation 6: Absence of design documents (Utility Building).



Utility Building



Floor uses

Description: As per BNBC, every building or structure designed shall have its design documents prepared following 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, no architectural drawing or design reports were available which are required to be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 (part 6, BNBC).

3. Action Plan:

Observation	Action Plan	Timeline
Absence of design documents and load plan (Godown Building).	The building engineer is required to prepare a set of design reports (based on verified concrete strength) with a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 (part 6, BNBC).	within 6 weeks
Absence of design documents and load plan (Godown Building).	Verify in-situ concrete strength by taking cores from lower tier columns.	within 6 weeks
Absence of design documents and load plan (Godown Building).	Produce and actively manage floor loading plans considering floor slab, column, and foundation capacities.	within 6 weeks
Absence of design documents and load plan (Godown Building).	Implement remediation work if required.	within 6 months
Absence of design documents and load plan (Godown Building).	Implement floor loading plan.	within 6 months
Lack of permit drawings (Godown Shed, Utility Building).	Building engineer is required to seek and collect approval from the local authority.	within 6 months
Lack of as-built drawings (Godown Shed).	Building engineer is required to survey the whole structure and prepare complete structural and architectural drawings for the building.	within 6 weeks
Lack of lateral stability and connection adequacy (Godown Shed).	The building engineer is required to check the connection & stability system of the structure and suggest proper alternatives accordingly.	within 6 weeks
Lack of lateral stability and connection adequacy (Godown Shed).	Implement remediation work if required.	within 6 months
Lack of Structural drawings (Utility Building).	The building engineer is required to prepare accurate as-built drawings with complete structural details.	within 6 weeks
Absence of design documents. (Utility Building).	The building engineer is required to prepare a set of design reports with a set of structural drawings in compliance with section 1.9.1.1 and section 1.9.1.2 (part 6, BNBC).	within 6 weeks
Absence of design documents. (Utility Building).	Implement remediation work if required.	within 6 months