TS Casual Wear Limited

Beraider Chala, 7 No Kewa, Sreepur, Gazipur 1740. Bangladesh

(24.186675, 90.415102)

24 November 2024

RSC RMG SUSTAINABILITY COUNCIL

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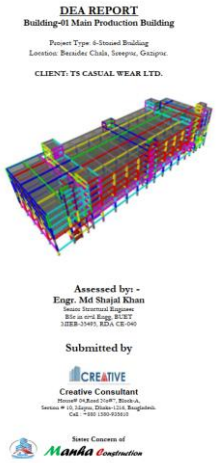
1. Building Information

1. **Main Production Building:** Six-storied (G+5) reinforced concrete (RC) building.
2. **Security & RMS room:** Single-storied reinforced concrete building.
3. **Utility Building-1:** Single-storied structure. Part of the structure is a reinforced concrete building and part of the structure is shed.
4. **Utility Building-2:** Single-storied RC building that is being used as a compressor room.
5. **Fire Pump & Control room:** This structure has two parts. Part 1 is a single-storied RC building and Part 2 is a single-storied shed over a basement.
6. **Security Restroom:** Single-storied shed.
7. **Maintenance Room:** Single-storied shed over a septic tank.

2. Observation

Observation 1: Lack of information in the design report. (Main Production Building).



DEA REPORT
Building-01 Main Production Building

Project Type: 6-Storied Building
Location: Beraider Chala, Sreepur, Gazipur.

CLIENT: TS CASUAL WEAR LTD.

Assessed by: -
Engr. Md Shajal Khan
Senior Structural Engineer
BSc in civil Engg. BUET
32EB-37405, RDA CE-040

Submitted by

CREATIVE
Creative Consultant

Sister Concern of
Manha Construction

Description: No calculation for IMRF, no picture or rebar scan image. Foundation adequacy check is not provided properly, and serviceability/irregularity is not provided as per BNBC. The building engineer is required to update the design report and submit it to RSC for review.

Observation 2: The load plan doesn't comply with BNBC (Main Production Building).

5TH FLOOR LOADING FOR THIS FLOOR			
NO.	ITEM	MAX. LOAD IN PSF	DESCRIPTION
01	SEWING SECTION	63 psf	SEWING SECTION
02	VACANT AREA	63 psf	VACANT AREA
03	TOILET & DRINKING	42 psf	TOILET AREA & DRINKING
07	IDLE MACHINE AREA	63 psf	SAMPLE AREA
09	LEFTOVER GOODS AREA	105 psf	STORE AREA
10	STAIR	100 psf	STAIR AREA

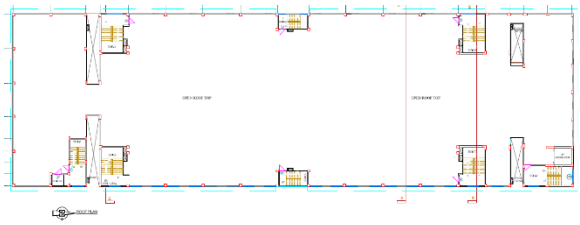
Undesignated storage on 5th floor

Description: Live load for storage is considered as 5 kPa. Also, undocumented storage was found on 4th and 5th floor. The building engineer is required to update the load plan for the storage area in compliance with BNBC.

Observation 3: The column appears to be slender (Main Production Building).

Description: The column appears to be slender due to heigh unsupported length. The building engineer is required to check the column for slenderness ratio and incorporate it in the design report.

Observation 4: Missing information in as-built drawing (Main Production Building).



Description: The location of overhead tanks is not shown in the as-built drawing. The building engineer is required to update the as-built drawing.

Observation 5: Possibility of vehicle/trolley impact (Main Production Building).

Description: Exposed columns were found prone to vehicle impact. Also, column plaster was found damaged due to trolley impact in floors. The building engineer is required to provide a barrier to the exposed column to avoid vehicle impact. Also, repair the damaged plaster and provide a column guard to prevent trolley impact.

Observation 6: Plaster cracks on brick wall and beam. (Main Production Building).

Description: A crack was observed on the brick wall (3rd-floor north end) and beam (roof). The building engineer is required to repair the crack with a suitable method.

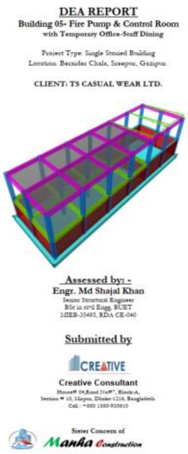
Observation 7: Dampness on a brick wall (Main Production Building).

Description: Dampness was observed on the brick wall (3rd-floor north end). The building engineer is required to repair the dampness with a suitable method.

Observation-8: Nonstructural elements found not anchored/braced (Main Production Building).

Description: Nonstructural elements (storage racks) were found not anchored/braced. The building engineer is required to anchor/brace all nonstructural elements within the factory.

Observation-9: Lack of load plan and information in the design report (Fire Pump & Control room).



DEA REPORT
Building 05- Fire Pump & Control Room
with Temporary Office-Staff Dining

Project Type: Single Storied Building
Location: Beraider Chala, Sreepur, Gazipur.

CLIENT: TS CASUAL WEAR LTD.

Assessed by: -
Engr. Md Shajal Khan
Senior Structural Engineer
BSc in civil Engg. BUET

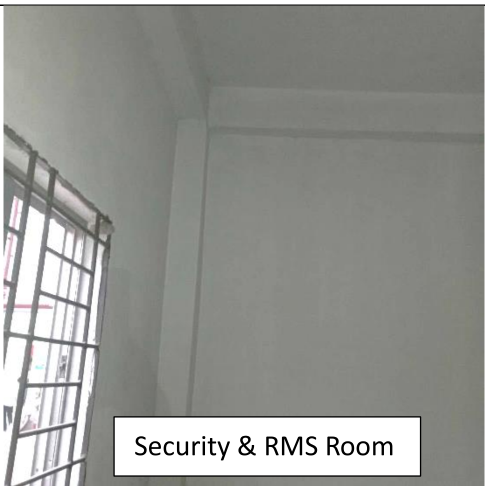
Submitted by

CREATIVE
Creative Consultant

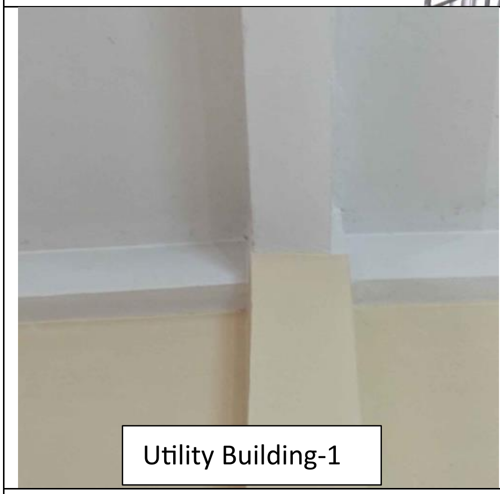
Sister Concern of
Manha Construction

Description: No load plan was available for the structure. In the design report, the foundation adequacy check is not provided properly. Also, check for retaining wall not provided. The building engineer is required to prepare a load plan and update the design report as per BNBC.

Observation-10: Discrepancy in as-built drawing (Security room & RMS room, Utility Building-1, Utility Building-2).



Security & RMS Room



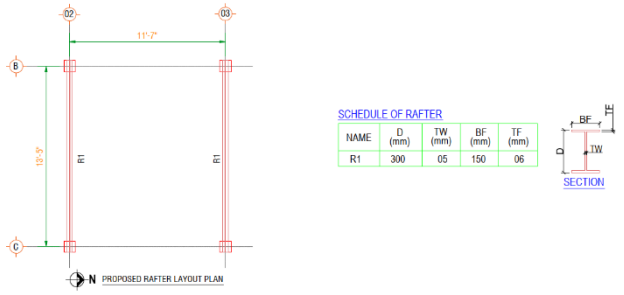
Utility Building-1

Utility Building-2

Description: Column C-1 was found as 250mmX300mm instead of 450mmX450mm in the Security room & RMS room. The dimension of the beam was found 250 (w)X375(d) instead of 300(w)X450(d) in (Utility Building-1, Utility Building-2).

Observation-11: Retrofitting work not carried out (Utility Building-1, Fire Pump & Control room, Maintenance Room).

Fire Pump & Control room



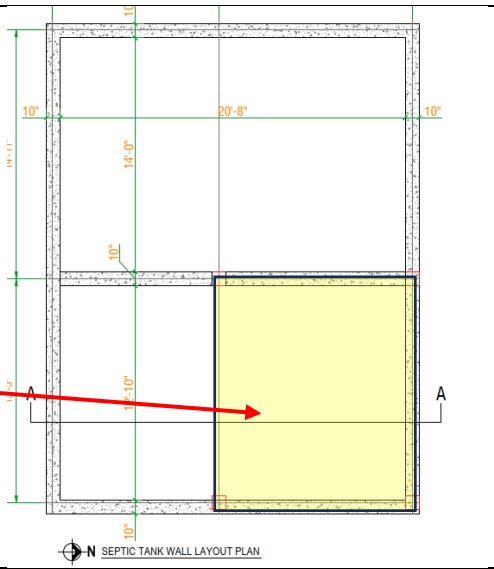
Retrofitting drawing

Maintenance Room

Utility Building-1

Description: The retrofitting drawing was available for these structures but retrofitting work was not carried out. The building engineer is required to submit the retrofitting scheme to RSC for review. Implement it after getting acceptance from RSC.

Observation-12: Lack of load plan (Maintenance Room).



Description: The maintenance room is over a septic tank, but no load plan was available for that structure. The building engineer is required to prepare a load plan for this structure.

Observation-13: Corrosion on roof sheet (Security Restroom).

Description: Corrosion was found on the roof sheet. The building engineer is required to provide rust-proof paint on steel members and roof sheets to prevent corrosion.

3. Action Plan

Item No.	Observation	Action Plan	Timeline
1.	Lack of information in the design report. (Main Production Building).	The building engineer is required to update the design report and submit it to RSC for review.	within 6 weeks
2.		Implement remediation work if required.	within 6 months
3.	The load plan doesn't comply with BNBC (Main Production Building).	The building engineer is required to update the load plan for the storage area in compliance with BNBC.	within 6 weeks
4.	The column appears to be slender (Main Production Building).	The building engineer is required to check the column for slenderness ratio and incorporate it in the design report.	within 6 weeks
5.	Missing information in the as-built drawing (Main Building).	The building engineer is required to update the as-built drawing.	within 6 weeks
6.	Possibility of vehicle/trolley impact (Main Production Building).	The building engineer is required to provide a barrier to the exposed column to avoid vehicle impact.	within 6 weeks
7.		Also, repair the damaged plaster and provide a column guard to prevent trolley impact.	within 6 weeks
8.	Plaster cracks on brick walls and beams. (Main Production Building).	The building engineer is required to identify all the locations and repair the crack using a suitable method.	within 6 weeks
9.	Dampness on a brick wall (Main Production Building).	The building engineer is required to identify all the locations and repair the dampness using a suitable method.	within 6 weeks
10.	Nonstructural elements (storage racks) were found not anchored/braced (Main Production Building).	The building engineer is required to anchor/brace all nonstructural elements within the factory.	within 6 weeks
11.	Discrepancy in as-built drawing (Security room & RMS room).	The building engineer is required to update the as-built drawing.	within 6 weeks
12.	Discrepancy in as-built drawing (Utility Building-1).	The building engineer is required to update the as-built drawing.	within 6 weeks

13.	Retrofitting work not carried out (Utility Building-1).	The building engineer is required to submit the retrofitting scheme to RSC for review.	within 6 weeks
14.		Implement remediation work after getting acceptance from RSC.	within 6 months
15.	Discrepancy in as-built drawing (Utility Building-2).	The building engineer is required to update the as-built drawing.	within 6 weeks
16.	Lack of load plan and information in the design report (Fire Pump & Control room).	The building engineer is required to prepare a load plan and update the design report as per BNBC.	within 6 weeks
17.	Retrofitting work not carried out (Pump & Control room).	The building engineer is required to submit the retrofitting scheme to RSC for review.	within 6 weeks
18.		Implement retrofitting work after getting acceptance from RSC.	within 6 months
19.	Corrosion on roof sheet (Security Restroom).	The building engineer is required to provide rust-proof paint on steel members and roof sheets to prevent corrosion.	within 6 weeks
20.	Retrofitting work not carried out (Maintenance Room).	The building engineer is required to submit the retrofitting scheme to RSC for review.	within 6 weeks
21.		Implement retrofitting work after getting acceptance from RSC.	within 6 months
22.	Lack of load plan (Maintenance Room).	The building engineer is required to prepare a load plan for this structure.	within 6 weeks