

NKM Fashion Limited

Baliapara Jalsha, Jalsha, Dhamrai, Dhaka.

(23.939034 90.091654)

02 February 2025



1. Building Information

1. Production Building (G+2)
2. Admin Building (G+2)
3. Utility Building (G+1)
4. Fire Pump & Security Building (G)
5. Diesel Building (G)
6. Wastage Shed (G)

2. Observation

Observation-1: Inconsistency in design report & material strength consideration. (Production Building)

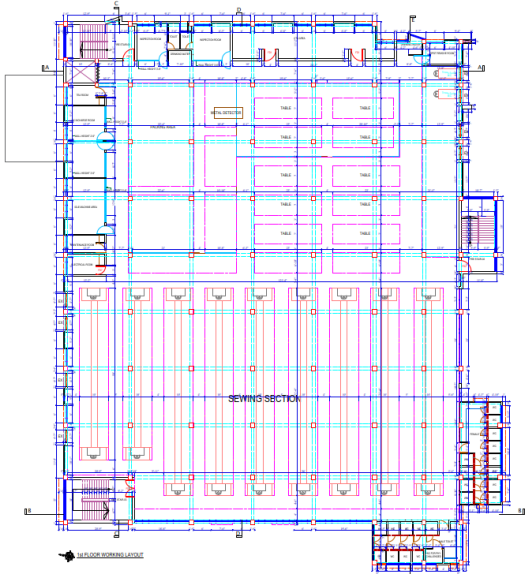
	CLIENT : NKM FASHION LTD., (FACTORY BUILDING) WORKS TYPE : STRUCTURAL DESIGN REPORT ADDRESS : BALIPARA, JALSHA, DHAMRAI, DHAKA  INNOVATIVE AND ADVANCED TECHNOLOGY FOR INFRASTRUCTURE Excellent Engineering & Structure Office Address: 46, Shamukdom Avenue Sector# 13, Uttara Model Town, Dhaka-1230. Contact No: 01912943891, 0188449344 Email: eestructurebd@gmail.com, foisul2012@gmail.com	
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DEA Report

Description: Detailed Seismic load calculation and seismic detailing calculation are not addressed in the design report. The design concrete strength and frequency of testing, as per BNBC 5.12.1, are not discussed in the design report.

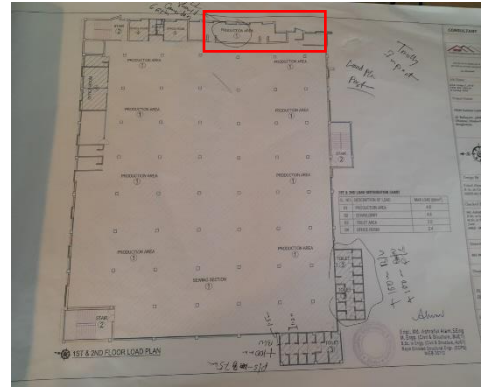
The building engineer is required to review the design report, including the material strength and prepare the design report as per BNBC 1.9.1.

Observation 2: Lack of information in as-built drawing. (Production Building)

		
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Description: Toiler build-ups and water Tanks are not shown in the as-built drawing. The building engineer is required to survey the structure and prepare accurate and detailed as-built drawings.

Observation-3: Live Loading consideration & lack of load management (Production Building)



Description: Storage loading is considered 4 kPa instead of 6 kPa. No load plan was posted on the floors, also no load management program was visible. The building engineer is required to revise the load plan as per BNBC and implement a floor load management program.

Observation-4: Anchorage of non-structural elements. (Production Building)



Description: Unbraced storage racks/water tanks were observed. The building engineer is required to provide anchorage/bracing to all nonstructural elements including storage racks/water tanks.

Observation-5: Roof drainage system (Production Building)



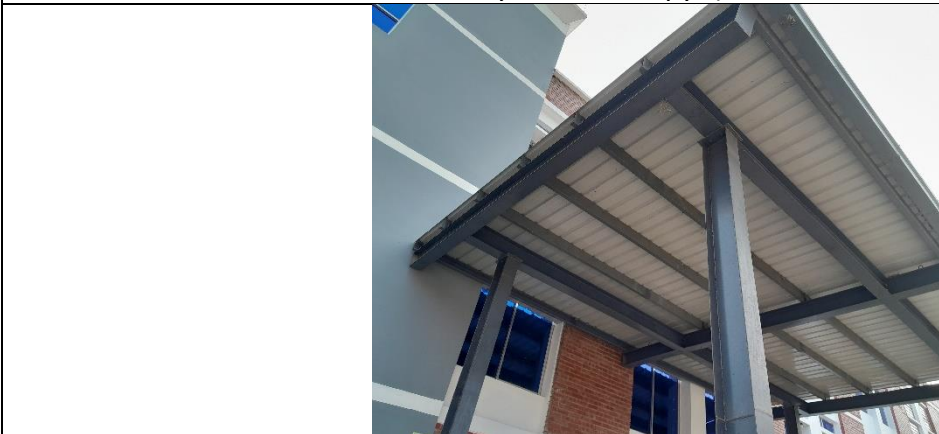
Description: Signage of water ponding observed on the roof. The building engineer is required to improve the roof drainage system.

Observation-6: Damage of column due to trolley impact. (Production Building)



Description: Damage due to trolley impact was observed on the floor. The building engineer is required to repair the damage and provide trolley impact protection.

Observation 7: Lack of lateral stability of the canopy. (Production Building)



Description: The framing connection is not moment resistance and there was no bracing to resist the lateral forces. Therefore, the lateral framing system is incomplete. The building engineer is required to check the stability system of the shed and prepare a safety check report.

Observation-8: Inconsistency in design report & material strength consideration. (Admin Building)



DEA Report

Description: Detailed Seismic load calculation and seismic detailing calculation are not addressed in the design report. The design concrete strength and frequency of testing, as per BNBC 5.12.1, are not discussed in the design report.

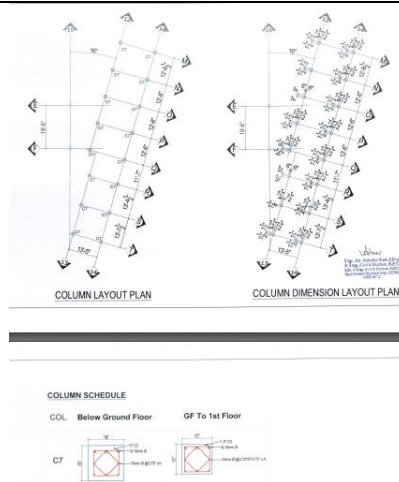
The building engineer is required to review the design report, including the material strength and prepare the design report as per BNBC 1.9.1.

Observation 9: Lack of information in as-built drawing. (Admin Building)



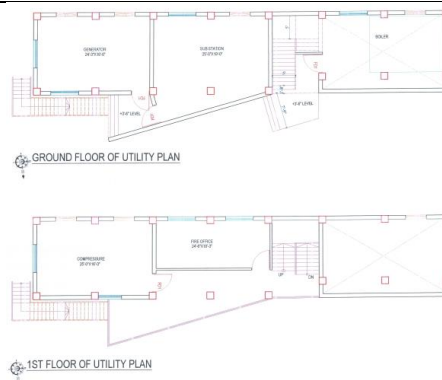
Description: The height of the FB-1 & FB-5 was found to be 18 inches instead of 20 inches. The building engineer is required to survey the structure & prepare accurate, detailed as-built drawings.

Observation 10: Slender column. (Utility Building)



Description: The ground floor height is 5.25 m, and the column size is 375 mm X 375 mm. The building engineer is required to check the slenderness of the columns.

Observation 11: Lack of information in the as-built drawing (Utility Building)



Description: Dimensions are not provided in the as-built drawings, no sectional drawings are provided in the architectural drawing. The building engineer is required to prepare accurate, detailed as-built drawings.

Observation 12: Inadequate steel stair and lack of as-built drawing (Utility Building)



Description: Inadequate steel stair observed on site having no drawings. The building engineer is required to prepare as-built drawings and prepare a safety check report.

Observation 13: Lack of stability system of the shed. (Wastage Shed)



Description: Lack of lateral load resistance members (Bracing, Cross truss) and poor connection details were observed. Building engineer is required to check the lateral stability and connection adequacy and prepare a safety check report according to Accord Building Standards.

Observation 14: Distorted steel truss member (Wastage Storage)



Description: Distorted member were observed. Building engineer is required to repair the distorted member with a suitable method.

3. Action Plan

Item No.	Observation	Action Plan	Timeline
1.	Inconsistency in design report & material strength consideration. (Production Building)	Building engineer is required to review the design report and incorporate all the inconsistencies, and the report is required to be prepared according to BNBC 1.9.1	within 6 weeks
2.		The building engineer is required to check the design concrete cylinder strength and frequency of testing according to BNBC 5.12.1. If require carry out in-situ material testing.	within 6 weeks
3.		Implement remediation work where required.	within 6 months
4.	Lack of information in as-built drawing. (Production Building)	The building engineer is required to survey the structure and to prepare accurate, detailed as-built drawings.	within 6 weeks
5.	Live Loading consideration & lack of load management (Production Building)	Building engineer is required to revise the load plan as per BNBC requirement	within 6 weeks
6.		Implementing floor load management program (load plan posting, storage area & height marking and load maintaining).	within 6 weeks
7.	Anchorage of non-structural elements. (Production Building)	The building engineer is required to provide anchorage/bracing to all non-structural elements including storage racks and water tanks.	within 6 months
8.	Roof drainage system (Production Building)	Building engineer is required to improve the roof drainage system (slope, outlet)	within 6 months
9.	Damage of column due to trolley impact	Building engineer is required to repair the damaged surface and provide trolley impact protection guard.	within 6 months
10.	Lack of lateral stability of the canopy. (Production Building)	Building engineer is required to check the lateral stability system of the shed and prepare a safety check report.	within 6 weeks
11.		Implement remediation work if required.	within 6 months

12.		Building engineer is required to review the design report and incorporate all the inconsistencies, and the report is required to be prepared according to BNBC 1.9.1	within 6 weeks
13.	Inconsistency in design report & material strength consideration. (Admin Building)	Building engineer is required to check the design concrete cylinder strength and frequency of testing according to BNBC 5.12.1. If require carry out in-situ material testing.	within 6 weeks
14.		Implement remediation work if required.	within 6 months
15.	Lack of information in as-built drawing. (Admin Building)	The building engineer is required to survey the structure and prepare accurate, detailed as-built drawings.	within 6 weeks
16.	Slender column. (Utility Building)	The building engineer is required to check the slenderness of the columns.	within 6 weeks
17.		Implement remediation work if required.	within 6 months
18.	Lack of information in as-built drawing. (Utility Building)	The building engineer is required to survey the structure and to prepare accurate, detailed as-built drawings.	within 6 weeks
19.	Inadequate steel stair and lack of as-built drawing (Utility Building)	Building engineer is required to prepare as-built drawings and prepare a safety check report.	within 6 weeks
20.		Implement remediation work where required.	within 6 months
21.	Lack of stability system of the shed. (Wastage Shed)	Building engineer is required to check the lateral stability and prepare a safety check report.	within 6 weeks
22.		Implement remediation work where required.	within 6 months
23.	Distorted steel truss member (Wastage Storage)	Building engineer is required to repair the distorted member with a suitable method.	within 6 weeks

Survey Limitations and Assumptions

This report is for the private and confidential use of RSC, for whom it was prepared together with their professional advisors as appropriate. It should not be reproduced in whole or in part or relied upon by third parties for any use without the express written permission of RSC.

This report can be used in discussion with the supplier or factory owner as a means to rectify or address any observations made. The report is not comprehensive and is limited to what could be observed during a visual inspection of the building.

This Report is not intended to be treated as a generalized inspection and does not cover the deterioration of structural members through dampness, fungal or insect attack, nor does it deal with problems and defects of a non-structural nature. Other non-structural aspects of the building, such as fire safety have not been assessed in this survey.

Except as otherwise noted, drains and other services were not viewed or tested during our inspection and are therefore similarly excluded from this Report. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

External inspection of the façade walls has generally been carried out from ground level only by visual sighting. No opening up works were carried out (except as noted) and we rely on the Architects and Engineers drawings provided to us for our views on concealed parts of the structure and in particular foundations. Strengths of materials and components are untested and we recommend that the factory owners Building Engineer carries out in situ testing over and above those suggested to satisfy themselves with the material strengths and component details.

Recommendations, where given, are for the purpose of providing indicative advice only, are not exhaustive, relate solely to identifying key and obvious structural defects as identified in this presentation, and do not take the form of or constitute a specification for works. We take no responsibility for the works as constructed. This report does not interfere with the factory owners Building Engineers responsibility for the structural performance of this building, The Building Engineer remains fully responsible for the structural adequacy of the building.

This report does not comment in detail on the future seismic performance of the building and only highlights the fact that the building may experience significant damage or collapse in a seismic event along with many others in the Dhaka region.

The observations in this report are based on the Engineering Judgement of the lead surveyor/engineer at the time of the survey. We assume in making these observations that no covering up of faults defects, filling or plastering over cracking or significant repair work has been carried out by the building owner. Any future alteration or additional work by the building owner will void this report.