

Padma Satell Arab Fashions Ltd.(Extension)

Luna Complex Joy Bangla Road, Khaikur, Borobari, Gazipur.

(23.93629, 90.39144)

17 February 2025



1. Building Information

1. **Extension Building:** Eight-storied (G+7) reinforced concrete (RC) building.
2. **Utility Building:** Single-storied RC building with a small basement (pump room) and underground water tank.

2. Observation

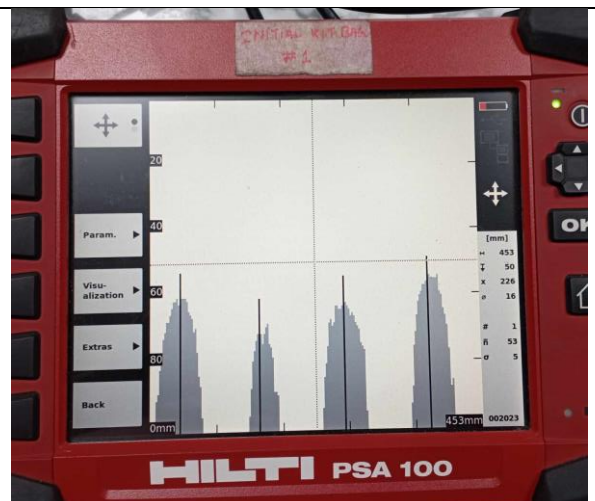
Observation 1: Lack of design documents and test report. (Extension Building).



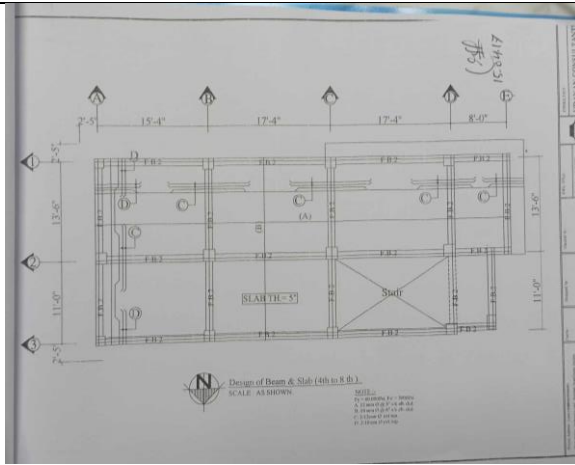
Description: As per BNBC, every building or structure designed shall have its design documents prepared in accordance with the provision of Section 1.9.1. The design document shall include a design report, and a set of structural drawings, which shall be prepared in compliance with section 1.9.1.1 and section 1.9.1.2 as per BNBC. At the time of the inspection, design report was not available. Also, no test report was available. The building engineer is required to prepare a set of design reports based on in situ concrete strength in compliance with section 1.9.1 (part-6, BNBC).

Observation-2: Discrepancy and missing information in provided drawing (Extension Building).

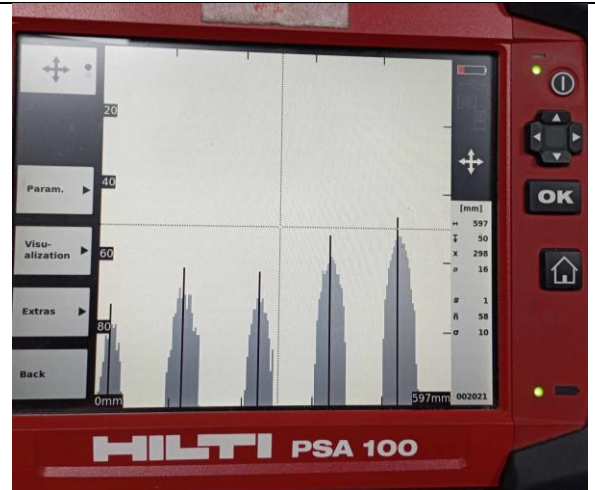
Column schedule :					
Symbol	Nos. of same column	SIZE & REINFORCEMENT			
		BELOW G.L.	G.F. TO 3RD FLOOR	4TH TO 5TH FLOOR	6TH TO 7TH FLOOR
C1		18" 14-20 mmØ	15" 14-20 mmØ	15" 12-20 mmØ	15" 16-20 mmØ
C2		21" 16-22 mmØ	18" 16-22 mmØ	18" 14-22 mmØ	18" 18-20 mmØ
C3		27" 22-22 mmØ	24" 20-22 mmØ	24" 18-22 mmØ	24" 18-20 mmØ
C4		27" 22-22 mmØ	24" 20-22 mmØ	20" 18-22 mmØ	20" 18-20 mmØ
C5		27" 22-22 mmØ	24" 20-22 mmØ	20" 18-22 mmØ	20" 18-20 mmØ



C2: Rebar found 4X4 instead of 5X4 at 7th floor



Details of floor beam not provided



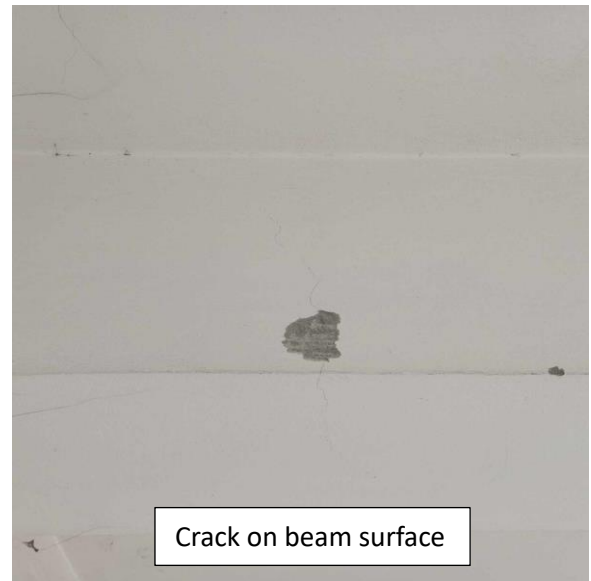
C5: Rebar found 5X5 instead of 6X5 at 4th floor

Description: Details of floor beam not provided in available drawing. Besides, mismatch was found in number of rebar in column as follows: C-2: 4X4 instead of 5X4 at 7th floor, C-4: 5X5 instead of 6X5 at 7th floor, C-5: was found 5X5 instead of 6X5 at 4th floor. The building engineer is required to update the as-built drawing.

Observation-3: Crack on beam surface and brick wall (Extension Building).



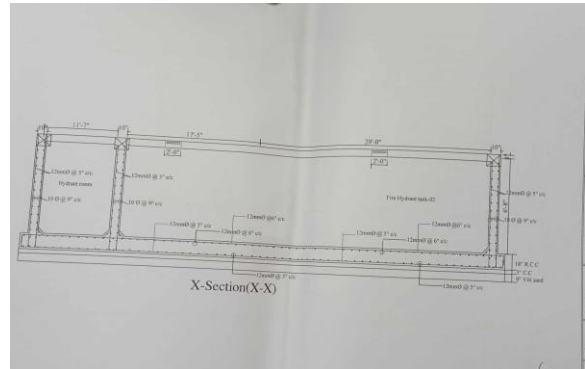
Crack on brick wall



Crack on beam surface

Description: Plaster crack was observed on beam surface and brick wall. The building engineer is required to repair the crack with a suitable method.

Observation 4: Lack of load plan (Utility Building).



Description: Ground floor is a suspended slab as it is over an underground water tank, but no live load plan was available. The building engineer is required to prepare a floor load plan for ground floor slab.

Observation-5: Discrepancy/incomplete drawing (Utility Building).



COLUMN SECTION:

COL.	Below GL	GF to 3rd
C1		
C2		
C3		

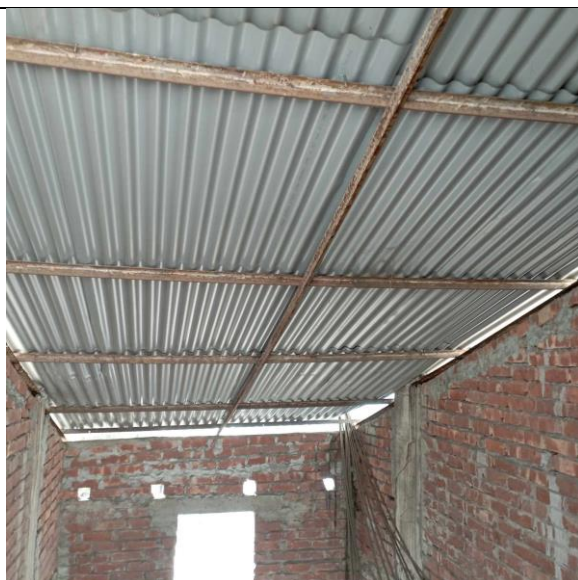
Description: The structure was found as single stoired column schedule provided up to 3rd floor. The factory has not any plan for future extnsion. Also, no information of grade beam and no plan of retaining/tank wall shown in provided drawing. The building engineer is required to prepare a full set of accurate the as-built drawing as per existing condition.

Observation-6: Falling hazard at roof and staircase (Utility Building).



Description: No parapet/railing was found at roof and staircase. The building engineer is required to provide edge protection to avoid falling hazard.

Observation-7: Corroded sagged rafter at stair roof shed (Utility Building).



Description: Sagged rafter was found at stair roof shed. Besides, all steel members were found corroded. The building engineer is required to check the capacity of steel members of stair roof shed. Also, remove rust from steel members and provide rust proof paint.

3. Action Plan

Item No.	Observation	Action Plan	Timeline
1.	Lack of design documents and test report. (Extension Building).	The building engineer is required to prepare a design report as per 1.9.1-BNBC and submit it to RSC for review.	within 6 weeks
2.		Take minimum 4 concrete core from column (lower level).	within 6 weeks
3.		Implement remediation work if required.	within 6 months
4.	Discrepancy and missing information in provided drawing (Extension Building).	The building engineer is required to update the as-built drawing.	within 6 weeks
5.	Crack on beam surface and brick wall (Extension Building).	The building engineer is required to repair the crack with a suitable method.	within 6 weeks
6.	Lack of load plan (Utility Building).	The building engineer is required to prepare a set of live load plan and submit it to RSC for review.	within 6 weeks
7.	Discrepancy in provided drawing (Utility Building).	The building engineer is required to update the as-built drawing.	within 6 weeks
8.	Falling hazard at roof and staircase (Utility Building).	The building engineer is required to provide edge protection to avoid falling hazard.	within 6 weeks

9.	Corroded sagged rafter at stair roof shed (Utility Building).	The building engineer is required to check the capacity of steel members of stair roof shed.	within 6 weeks
10.		Implement remediation work where required.	within 6 months
11.		Remove rust from steel members and provide rust proof paint.	within 6 weeks