

Pacific Attires Limited

Plot No. # 09-13 and Adjacent to Plot No. # 13, Sector # 05, Chattogram EPZ.
(22.29569012509762, 91.77564570719528)

18 May 2025



1. Building Information

Factory Building: The structure is a partially ten-storied (B+G+9) reinforced concrete building with a basement.

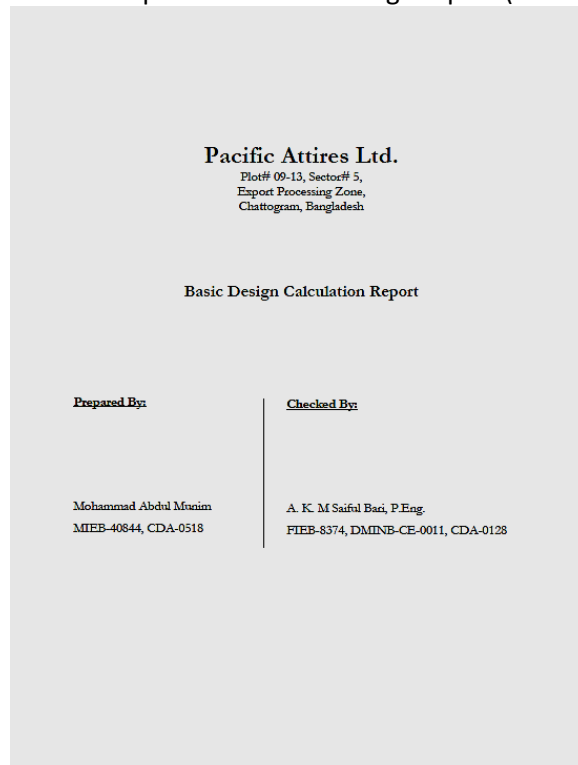
Utility Building: The structure is a four-storied (G+3) reinforced concrete building.

Boiler Building with OHWT & CMS Room: The building is a two-storied (G+1) RC building with the Underground Water Reservoir at basement (above EGL level).

Ancillary Blocks: The building is a 2-storied (B+G) reinforced concrete building.

2. Observations

Observation-1: Inconsistencies and incompleteness in the design report (Factory Building).



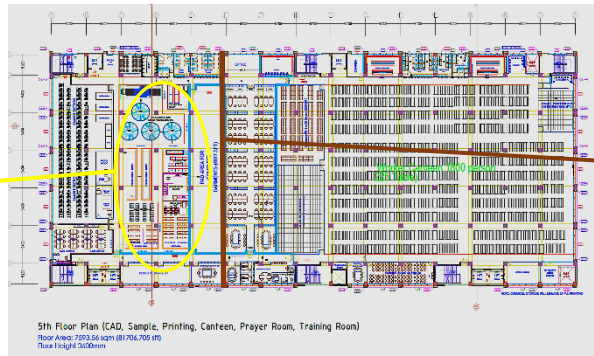
Description: Calculation for average strength of materials and frequency of testing not incorporated in the design report. Also, serviceability check, justification for the considered framing system, site class calculations, foundation adequacy check in detail, beam and slab adequacy check in detail, etc., were not provided properly in the design report.

The building engineer is required to prepare a comprehensive design report following BNBC 2020 and submit the EA documents to RSC for detailed review.

Observation-2: Discrepancies and incomplete as-built drawings (Factory Building).



Dining area instead of Printing at 5th floor



10-inch brick partition at all floor except GF.



Void area at 1st to 7th floor.

Description: During the inspection, discrepancies were observed between the as-built drawing and the on-site condition. 10-inch brick partition wall on all floors except the ground floor, not shown in the as-built drawing. The void area (from the 1st to the 7th floor) is not shown in all the layout plans. The building engineer is required to survey the whole structure and update the as-built drawings reflecting the on-site conditions.

Observation-3: Prepared load plan to be revised (Factory Building).



Partial load plan (about 30% of the floor area)



No Load plan for Ground floor and ETP floors

Description: During the inspection, a partial load plan (30% of the total floor area) was found. Dining is found on the 5th floor instead of the Printing section. Also, no load plan prepared or posted at the ground floor, suspended floor and ETP floors. In addition, the warehouse was proposed on the 6th floor, but 5 kPa live load was considered in the load plan, which does not comply with the minimum requirements of BNBC 2020.

The factory is required to revise the load plan as per BNBC 2020 and post it on every floor after getting accepted from RSC.

Observation-4: Construction debris on the roof (Factory Building).



Description: During the inspection, construction debris and stagnant water were found on the roof. The factory is required to remove all the construction debris and stagnant water.

Observation-5: Falling hazard (Factory Building).



Description: During the inspection, the parapet or railing was missing at several locations and staircase. The factory is required to provide parapet/railing at all locations and a staircase to avoid the possible falling hazard.

Observation-6: Inconsistencies & incomplete design report. (Utility Building).



Description: Calculation for average strength of materials and frequency of testing not incorporated in the design report. Also, serviceability check, justification for the considered framing system, site class calculations, foundation adequacy check in detail, beam and slab adequacy check in detail, etc., were not provided properly in the design report.

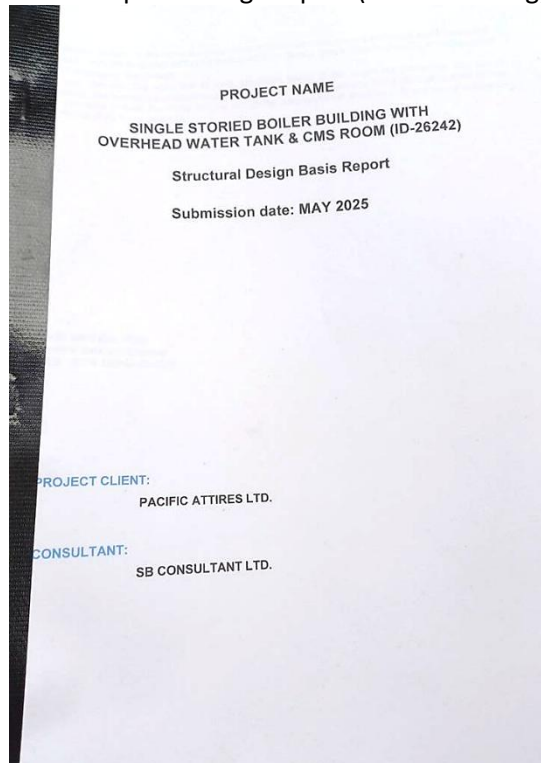
The building engineer is required to prepare a comprehensive design report per BNBC 2020 and submit the EA documents to RSC for detailed review.

Observation-7: Falling hazard (Utility Building).



Description: During the inspection, the railing was missing at several locations. The factory is required to provide a parapet/railing at all locations to avoid the possible falling hazard.

Observation-8: Inconsistencies and incomplete design report (Boiler Building).



Description: Calculation for average strength of materials and frequency of testing not incorporated in the design report. Also, serviceability check, justification for the considered framing system, foundation adequacy check in detail, beam and slab adequacy check in detail, etc., were not provided properly in the design report.

The building engineer is required to prepare a comprehensive design report in accordance with BNBC 2020 and submit the EA documents to RSC for detailed review.

Observation-9: Heavy vehicle movement on slab of Underground Water Reservoir Tank. (Ancillary Blocks).



Description: During inspection, heavy vehicle movement was found on top slab of Underground Water Reservoir Tank. Building engineer is required to prepare slab adequacy check for heavy vehicle movement and submit it to RSC for review.

Observation-10: Corrosion on the steel members (Connecting Bridge (for steam pipe)).



Description: During inspection, corrosion was found on the steel members. Building engineer is required to apply anti-corrosive coating to protect the steel members from corrosion.

3. Action Plan

	Observation	Action Plan	Timeline
Factory Building			
1.	Inconsistencies and incompleteness in the design report (Factory Building).	Building engineer is required to prepare a comprehensive design report following BNBC 2020 and submit the EA documents to RSC for detailed review.	within 6 weeks
2.		Carry out suggested remedial works if required.	within 6 months
3.	Discrepancies and incomplete as-built drawings (Factory Building).	Building engineer is required to survey the whole structure and update the as-built drawings reflecting the on-site conditions.	within 6 weeks
4.	Prepared load plan to be revised (Factory Building).	The factory is required to revise the load plan as per BNBC 2020 and post it on every floor after getting accepted from RSC.	within 6 weeks
5.		Building engineer is required to implement the accepted load plan.	within 6 weeks
6.	Construction debris on the roof (Factory Building).	The factory is required to remove all the construction debris and stagnant water.	within 6 weeks
7.	Falling hazard (Factory Building).	The factory is required to provide parapet/railing at all locations and a staircase to avoid the possible falling hazard.	within 6 weeks
Utility Building			
8.	Inconsistencies and incomplete design report (Utility Building).	The building engineer is required to prepare a comprehensive design report per BNBC 2020 and submit the EA documents to RSC for detailed review.	within 6 weeks
9.		Carry out suggested remedial works if required.	within 6 months
10.	Falling hazard (Utility Building).	The factory is required to provide a parapet/railing at all locations to avoid the possible falling hazard.	within 6 weeks
Boiler Building			
11.	Inconsistencies and incomplete design report (Boiler Building).	The building engineer is required to prepare a comprehensive design report in accordance with BNBC 2020 and submit the EA documents to RSC for detailed review.	within 6 weeks
12.		Carry out suggested remedial works if required.	within 6 months

Ancillary Blocks			
13.	Heavy vehicle movement on slab of Underground Water Reservoir Tank. (Ancillary Blocks).	Building engineer is required to prepare slab adequacy check for heavy vehicle movement and submit it to RSC for review.	within 6 weeks
14.		Carry out suggested remedial works if required.	within 6 months
Connecting Bridge (for steam pipe)			
15.	Corrosion on the steel members.	Building engineer is required to apply anti-corrosive coating to protect the steel members from corrosion.	within 6 weeks