

Silver Composite Textile Mills Ltd. (Extension)

Vill. B.K. Bari, Taltoli, P.O.: Mirzapur, Gazipur

(24.123094, 90.380003)

7 October 2025



1. Building Information

1.	Garments Building-2	Six-storied (B+G+5) RC structure.
2.	Boiler Building	Single-storied RC structure.
3.	RMS Room	Single-storied RC structure.
4.	Fire Pump House	Single-storied RC structure with basement and UGWR.
5.	Connecting Bridge	Two-storied steel bridge with a steel arch roof.
6.	Machine Oil Store Room	Single-storied RC structure.
7.	Main Gate Security Control Room	Single-storied RC structure.
8.	ATM Booth	Single-storied RC structure.

2. Observation

Observation-01: Applicable building code consideration in the design report (Garments Building-2, Connecting Bridge, Boiler Building).



Garments Building-2



Connecting Bridge

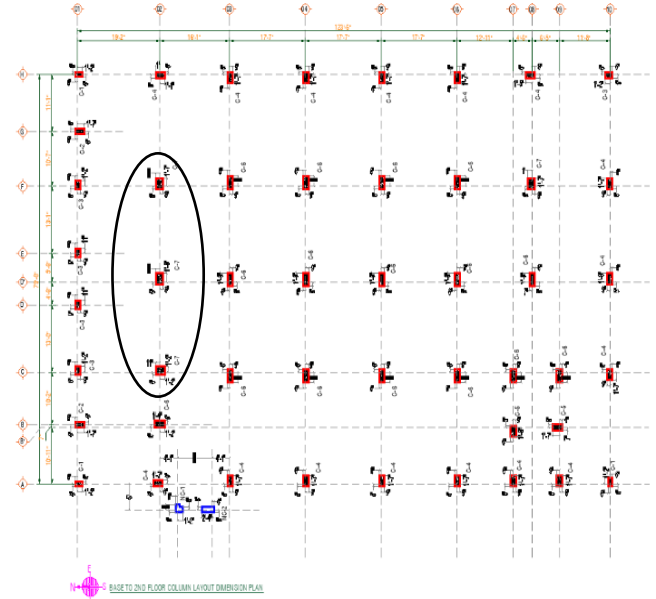


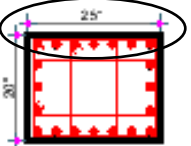
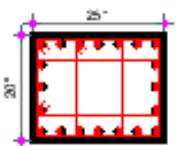
Boiler Building

Description: A set of design documents were prepared for the structures considering BNBC 2006. However, the structures were permitted by local authority LGED [Gazipur Sadar] dated January-2022 and the structures were constructed after February-2021. So, BNBC 2006 may not be applicable here.

Building engineer is required to review the construction history and building permits and applicability of design code. Also, the building engineer is required to prepare the design report in compliance with the BNBC code.

Observation-02: Mismatch/incomplete as-built drawing for Garments Building-2, Security Control Room and Fire Pump House.



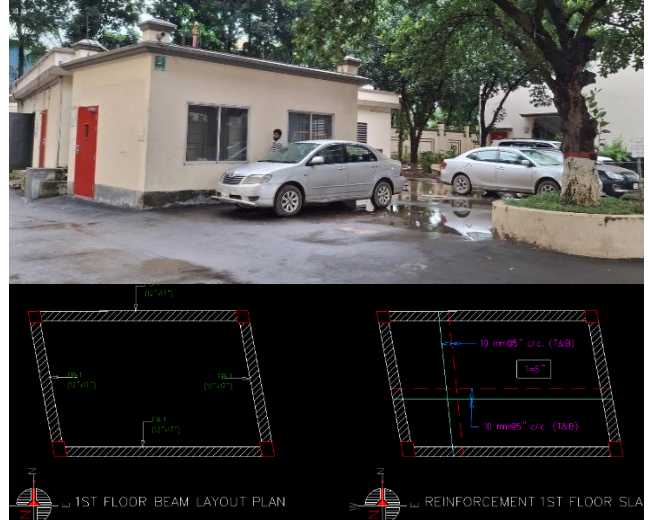
C7	● 20-25mm $\varnothing$		● 10-25mm $\varnothing$ + ● 10-20mm $\varnothing$		● 20-20mm $\varnothing$	
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Garments Building-2: Total 18 re-bars were found by scanning instead 20 re-bars in C7 column.



Security Control Room: Beam not found in the marked location

Description: The building engineer is required to survey the structure and prepare as-built drawings with necessary details.



Fire Pump House: Column C2 detailing and roof beam-slab dimension-detailing were incomplete.

Observation-03: Lack of load management system and change of floor use (Garments Building-2, Fire Pump House)



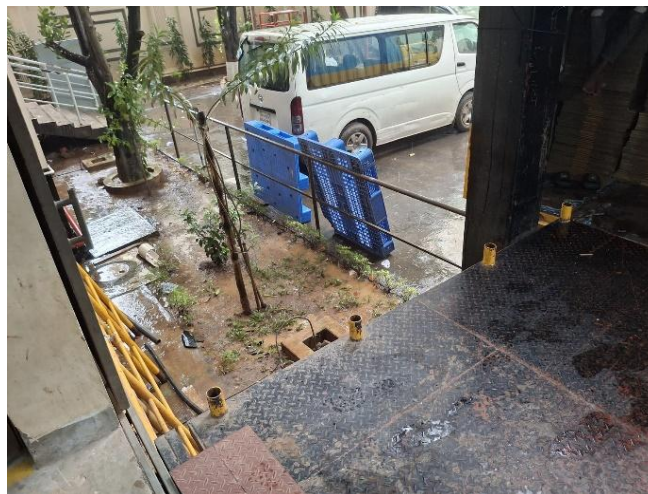
Description: Storage observed on typical floor for Garments Building-2 and car parking on top slab of UGWR. The building engineer is required to post updated floor load plans on each floor/parking area, provide storage area & height marking and maintain floor loading accordingly.

Observation-04: Lack of anchorage for non-structural elements including storage racks (Garments Building-2)



Description: Lack of anchorage or brace observed for storage racks and wardrobe/almirah. The building engineer is required to provide adequate anchorage or brace to non-structural elements.

Observation-05: Falling hazard at elevated platform (Garments Building-2)



Description: A falling hazard was identified on the elevated platform at the loading and unloading zone. Provide adequate edge protection to prevent the risk of falls.

Observation-06: Roof drainage system (Garments Building-2)



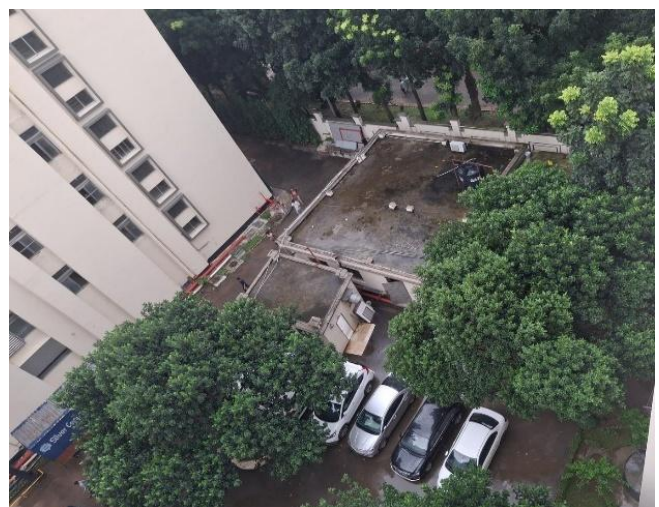
Description: Slightly water ponding observed on the roof. The building engineer is required to improve the roof drainage system with an adequate slope.

Observation-07: Damage on column/wall surface due to trolley impact (Garments Building-2)



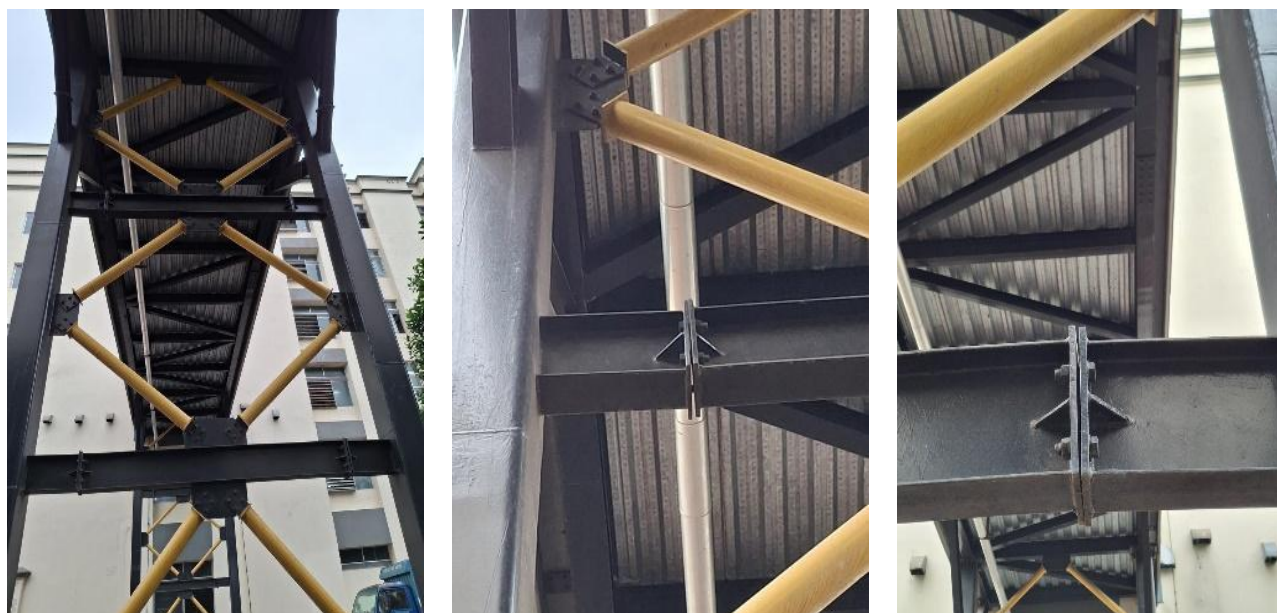
Description: Due to trolley impacts, several column and wall surface damages were observed on every floor. The building engineer is required to repair damaged column surfaces and damage in column near beams and install column & wall guards to protect them from further trolley impacts.

Observation-08: Revision of design documents for lateral loads (Fire Pump House)



Description: A set of design documents was available. The building engineer is required to update the design documents and submit to RSC for detailed review against lateral forces.

Observation-09: Connection Gap (Connecting Bridge)



Description: Gap between the connection plates was observed. The building engineer is required to fill the gap with suitable methods.

Observation-10: Damage to vehicle impact barriers around steel columns (Connecting Bridge)



Description: Damage to vehicle impact barriers around steel columns (Connecting Bridge). The vehicle impact barrier was found damaged. The building engineer is required to repair it and provide adequate barriers up to a suitable height to avoid vehicle impact on columns.

Observation-11: Crack in brick walls (Security Control Room)



Description: Crack observed in the brick wall. The building engineer is required to investigate the reason and repair it with a suitable method accordingly.

3. Action Plan

Item No	Observation	Action Plan	Timeline
1.	Applicable building code consideration in the design report (Garments Building-2)	The building engineer is required to review the construction history and building permits and applicability of design code.	within 6 weeks
2.		The building engineer is required to prepare the design report including External RC Stair in compliance with the BNBC code.	within 6 weeks
3.		Implement the recommendations of the design report.	within 6 months
4.	Mismatch in the as-built drawing for Garments Building-2	The building engineer is required to survey the structure for (floor occupancy & column schedule) and prepare accurate as-built drawings.	within 6 weeks
5.	Lack of load management system and change of floor use (Garments Building-2)	The building engineer is required to post updated floor load plans on each floor, provide a storage area & height marking and maintain floor loading accordingly.	within 6 weeks
6.	Lack of anchorage for non-structural elements including storage racks (Garments Building-2)	The building engineer is required to provide adequate anchorage or bracing to non-structural elements.	within 6 months
7.	Falling hazard at the elevated platform (Garments Building-2)	Provide adequate edge protection to prevent the risk of falls.	within 6 weeks
8.	Roof drainage system (Garments Building-2)	The building engineer is required to improve the roof drainage system with adequate slope.	within 6 months
9.	Damage on column/wall surface due to trolley impact (Garments Building-2)	The building engineer is required to repair damaged column surfaces and damage in column near beams and install column & wall guards to protect them from further trolley impacts.	within 6 weeks

Item No	Observation	Action Plan	Timeline
10.	Applicable building code consideration in the design report (Boiler Building)	The building engineer is required to review the construction history and building permits and applicability of design code.	within 6 weeks
11.		The building engineer is required to prepare the design report in compliance with the BNBC code.	within 6 weeks
12.		Implement the recommendations of the design report.	within 6 months
13.	Revision of design documents for lateral loads. (Fire Pump House)	The prepared design report needs to be reviewed against lateral forces. Submit the design report to the RSC for detailed review.	within 6 weeks
14.		Update floor load plan in compliance with BNBC and current floor & parking occupancy.	within 6 weeks
15.		Implement the recommendations of the design report.	within 6 months
16.	Lack of load management system and change of floor use (Fire Pump House)	The building engineer is required to post the floor live load plan on each floor & parking area, provide parking guidelines and maintain floor loading accordingly.	within 6 weeks
17.	Incomplete as-built drawing for Fire Pump House	Building engineer is required to survey the structure and prepare accurate as-built drawings.	within 6 weeks
18.	Applicable building code consideration in the design report (Connecting Bridge)	The building engineer is required to review the construction history and building permits and applicability of design code.	within 6 weeks
19.		The building engineer is required to prepare the design report in compliance with the BNBC code.	within 6 weeks
20.		Implement the recommendations of the design report.	within 6 months

Item No	Observation	Action Plan	Timeline
21.	Connection Gap (Connecting Bridge)	The building engineer is required to fill the gap with suitable methods.	within 6 weeks
22.	Damage to vehicle impact barriers around steel columns (Connecting Bridge)	The building engineer is required to repair it and provide adequate barriers up to suitable height to avoid vehicle impact on columns.	within 6 weeks
23.	Mismatch in the as-built drawing for the Security Control Room	Building engineer is required to survey the structure and prepare accurate as-built drawings.	within 6 weeks
24.	Crack in brick walls (Security Control Room)	The building engineer is required to investigate the reason and repair it with suitable method accordingly.	within 6 weeks