

Shamser Knit Fashions Ltd. (Unit-2) Extension

Sreepur Bus stand, Ganakbari, Savar, Dhaka

(23.960590, 90.273990)

24 September 2025



1. Building Information

1. RCC Building 1 – Five storied (G+4) RC building
2. RCC Building 2 – Partial seven storied (G+6) RC building
3. Steel Building – Two storied (G+1) steel building

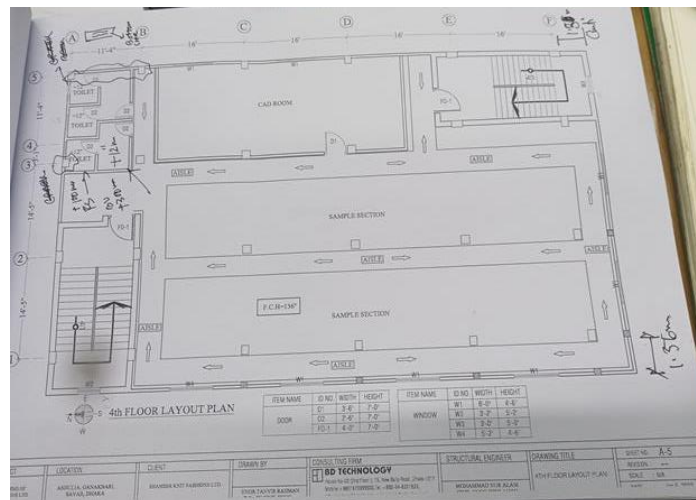
2. Observation:

Observation-01: Lack of design documents, material test report, & load plan. (RCC Building 1)



Description: Design report, material test reports & load plan were not available during the inspection. The factory is required to prepare a design report following BNBC 1.9.1, verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab), and prepare a load plan considering the structural member capacity.

Observation-02: Lack of information in the as-built drawing. (RCC Building 1)



Description: Lack of information observed in the drawing (architectural details like cantilever dimension, false slab on toilet area, storage found instead of sewing at 2nd floor etc.). Building engineer is required to prepare detailed and accurate as-built drawings.

Observation-03: Water ponding on the roof. (RCC Building 1)



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

Observation-04: Lack of design documents, geotechnical investigation report, material test report, & load plan. (RCC Building 2)



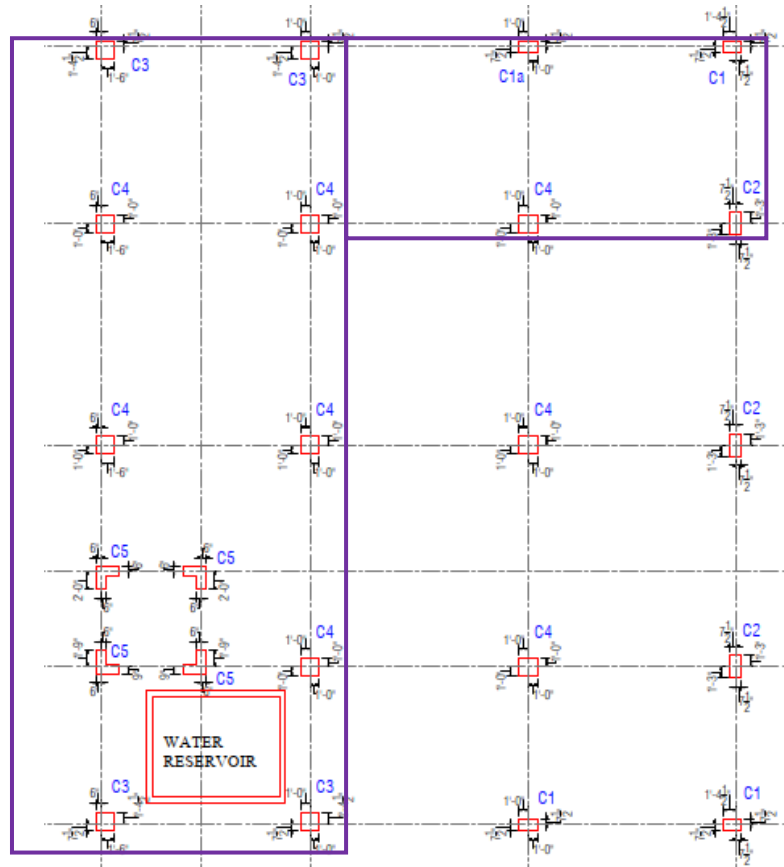
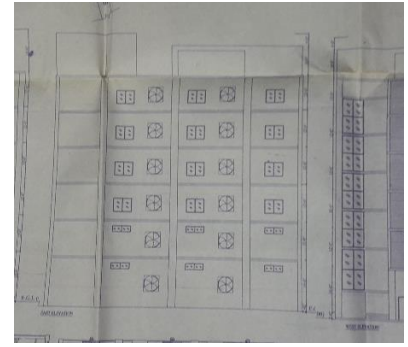
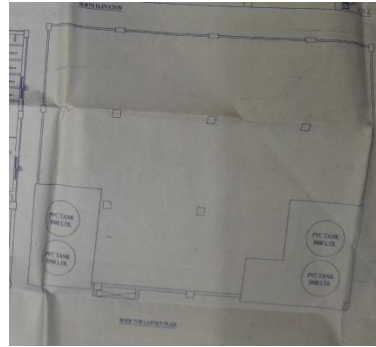
Description: Design report, geotechnical investigation report, material test reports & load plan were not available during the inspection. The factory is required to prepare a design report following BNBC 1.9.1, verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab), and prepare a load plan considering the structural member capacity.

Observation-05: Lack of as-built architectural drawing. (RCC Building 2)



Description: As-built architectural drawing was not available during the inspection. The building engineer is required to survey the whole structure and prepare as-built drawings as per onsite conditions.

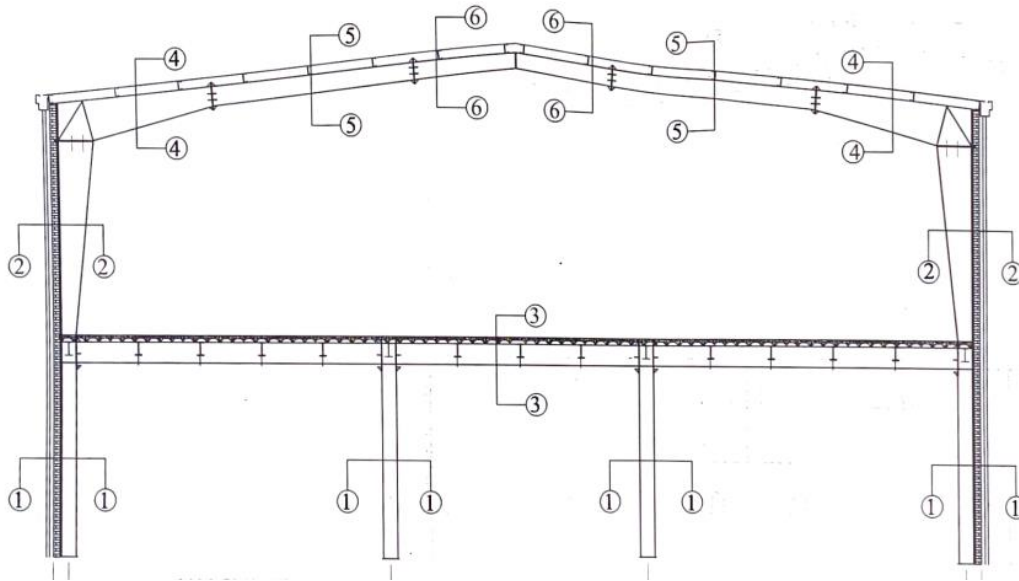
Observation-06: Marginal column stress & unauthorized extension on the roof (RCC Building 2)



Description: cursory calculation indicated that columns are stressed above the normal design limit in the extension part of the building.

As per the local authority's approval, building permits were issued for a six-story structure. However, the factory has constructed partial extensions on the roof. The Building Engineer is required to obtain revised approval for updated layout drawings reflecting these extensions.

Observation-07: Mismatches in construction drawing/ Lack of as-built drawing (Steel Building)



SECTION SCHEDULE				
SECTION	WEB-W	Tw	FLANGE-F	Tf
SEC: 1-1	300 mm	6 mm	200 mm	10 mm
SEC: 2-2	300~700 mm	6 mm	200 mm	10 mm
SEC: 3-3	450 mm	5 mm	150 mm	8 mm
SEC: 4-4	700~350 mm	6 mm	175 mm	6 mm
SEC: 5-5	350 mm	6 mm	175 mm	6 mm
SEC: 6-6	350~200 mm	6 mm	175 mm	6 mm



Description: During the inspection, as-built drawings were not available. However, discrepancies were observed between the construction drawings and onsite conditions. In the construction drawings, the flange thickness of all steel columns at the ground level was specified as 10 mm, whereas the measured thickness on site was 9.5 mm.

The building engineer is required to survey the whole structure and produce as-built drawings as per onsite conditions.

Observation 08: Lack of lateral stability system (Steel Building)



Description: Lack of load transfer media (compression strut) is missing on the roof of the steel building. Building engineer is required to check the lateral stability of the shed.

Additionally load plan and the geotechnical investigation report were not available for the building. The building engineer is required to carry out a geotechnical investigation for this building.

Observation 09: Lack of a permit drawing from the local authority. (Steel Building)



Description: Building permits were not available for this structure during the inspection. The building engineer is required to obtain a building permit from the local authority.

The Building Engineer is also required to obtain confirmation of the applicable building code (BNBC 2006 or BNBC 2020) from the local authority, as the building was constructed in 20... and the building permit will be obtained after 2021, if no previous permit is available.

3. Action Plan

Item No	Observation	Action Plan	Timeline
1.	Lack of design documents, material test report, & load plan. (RCC Building 1)	The factory is required to prepare a design report following BNBC 2006	within 6 weeks
2.		Verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab),	within 6 weeks
3.		Prepare load plan considering the structural member capacity and BNBC requirement	within 6 weeks
4.		Carry out the required remedial work where required.	within 6 months
5.	Lack of information in the as-built drawing. (RCC Building 1)	Building engineer is required to survey the structure and prepare accurate and detailed as-built drawings.	within 6 weeks
6.	Water ponding on the roof. (RCC Building 1)	The building engineer is required to improve the roof drainage system.	within 6 weeks
7.	Lack of design documents, geotechnical investigation report, material test report, & load plan. (RCC Building 2)	The building engineer is required to review the design load and column stress and prepare a Detailed Engineering Assessment (DEA) following BNBC 2020.	within 6 weeks
8.		Verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab),	within 6 weeks
9.		Carry out a geotechnical investigation	within 6 weeks
10.		Prepare load plan considering the structural member capacity and BNBC requirement	within 6 weeks
11.		Carry out the required remedial work where required.	within 6 months
12.	Lack of as-built architectural drawing. (RCC Building 2)	Building engineer is required to survey the structure and prepare accurate and detailed as-built drawings.	within 6 weeks
13.	Marginal column stress & unauthorized extension on the roof (RCC Building 2)	Obtain revised approval for updated layout drawings reflecting extensions.	within 6 months
14.	Mismatches in construction drawing/ Lack of as-built drawing (Steel Building)	Building engineer is required to survey the structure and prepare accurate and detailed as-built drawings.	within 6 weeks
15.	Lack of lateral stability system. (Steel Building)	The building engineer is required to check the lateral stability of the shed as part of the Engineering Assessment (EA) and submit the EA to RSC.	within 6 weeks
16.		Prepare load plan considering the structural member capacity and BNBC requirement	within 6 weeks
17.		Carry out geotechnical investigation	within 6 weeks
18.		Carry out the required remedial work where required.	within 6 months
19.	Lack of a permit drawing from the local authority. (Steel Building)	Obtain a building permit and confirmation of the applicable building code (BNBC 2006 or BNBC 2020) from the local authority	within 6 months