

DMC Apparels Ltd

Holding, 157/8, Road-01, Ward-08, Block-D, Zirabo, Ashulia, Savar, Dhaka-1341

(23.913059, 90.310205)

4 November 2025

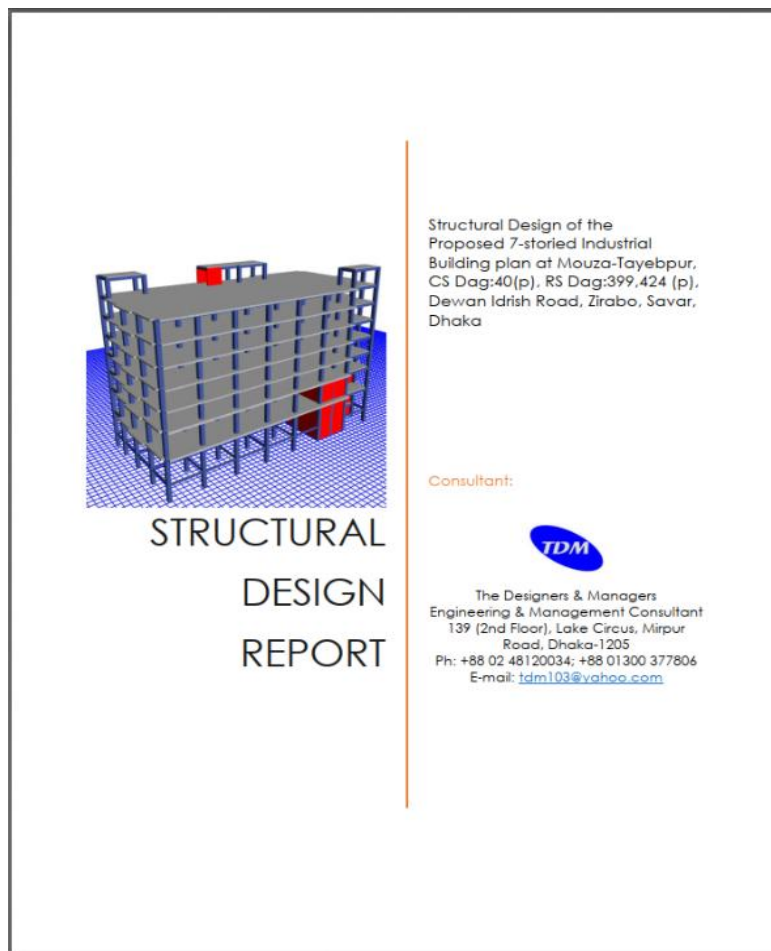


1. Building Information

1. **Block-J (Factory Building):** The structure is a seven-storied (G+M+6) reinforced concrete (RC) building with ETP aeration tanks, 2 mezzanine floors, and a small underground pump room.
2. **Block-K (Compressor Shed):** The structure is a single-storey steel shed used for a compressor.
3. **Block-M (RMS Room):** The structure is a single-storey steel shed used for RMS.

2. Observation

Observation-01: Inconsistency in the design report. [Block-J (Factory Building)]

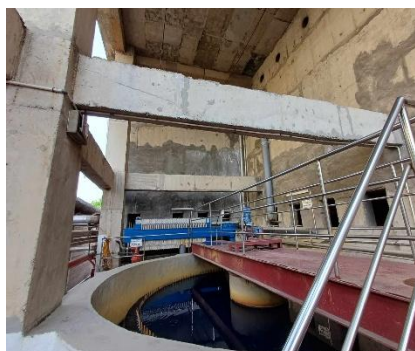
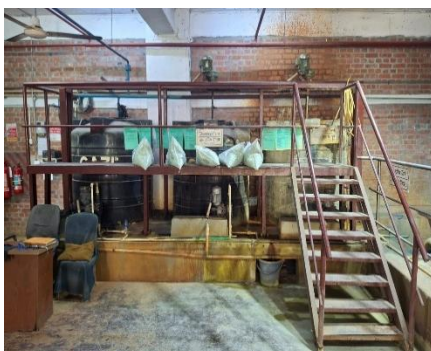


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Description: A set of design documents was available. The report did not include shear wall, retaining wall, and slab adequacy checks. Detailed calculation of wind and seismic calculations, FEM assignment & base reactions comparison, structural irregularity checks, and IMRF framing checks were not incorporated in the design report.

The building engineer is required to update the design report in full compliance with BNBC and submit it to RSC for detailed review.

Observation-02: Lack of load plan for the ETP portion suspended floor. [Block-J (Factory Building)]



Description: During the inspection, load plan was not found for the ETP portion suspended slab.

The building engineer is required to update the prepared load plan and submit it to RSC along with the design report.

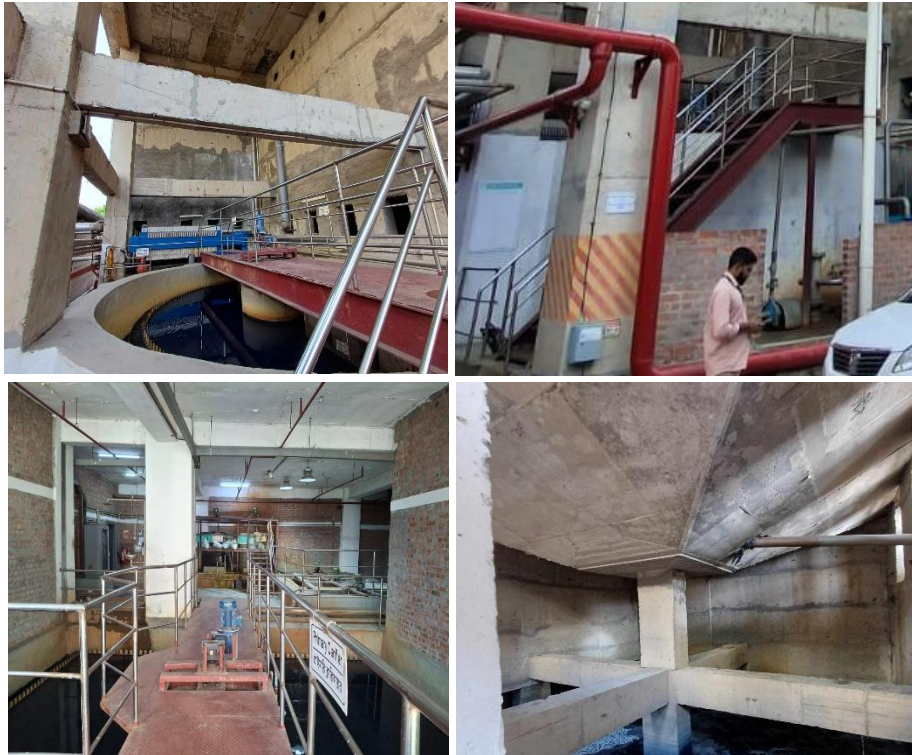
Observation 03: Void in concrete retaining wall. [Block-J (Factory Building)]



Description: During the inspection, rectangular and circular concrete voids were found in the ETP retaining walls. The voids were not shown in the provided drawing.

The building engineer is required to verify whether any main re-bar has been compromised due to the voids and assess the adequacy of the retaining wall, considering the impact of these voids. The findings, along with the updated design report, shall be submitted to RSC for review.

Observation 04: Lack of information in the as-built drawing. [Block-J (Factory Building)]



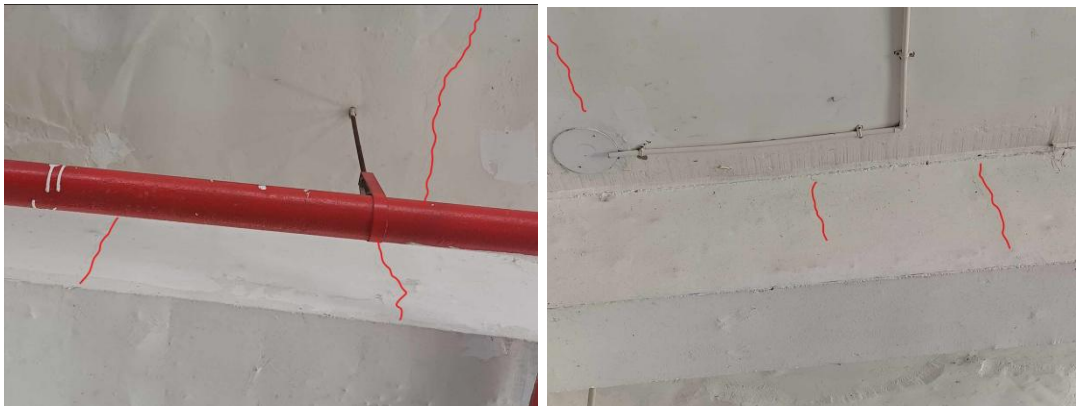
Description: ETP steel platforms and all types of retaining wall details were not provided in the as-built drawing.

The building engineer is required to update the as-built drawing and submit to RSC.

Observation 05: Hairline cracks were found in the 6th-floor columns and roof beam-slab.
[Block-J (Factory Building)]



Hairline crack on the column



Hairline crack on beam-slab

Description: During the inspection, hairline cracks were observed on the 6th-floor columns and roof beam-slabs. The cracks may propagate due to poor construction workmanship.

The building engineer is required to investigate the cracks and prepare an investigation report with proper remediation methodology and submit it to RSC. The factory is required to repair the crack as per the investigation report after receiving the acceptance from RSC.

Observation 06: Dampness on the brick wall. [Block-J (Factory Building)]



Description: During the inspection, dampness was observed on the brick wall beside the toilet.

The factory is required to seal the source of water and repair the damp area with a suitable method.

Observation 07: Trolley impact on columns and brick walls. [Block-J (Factory Building)]



Description: During the inspection, trolley impacts were observed on the floor column and walls. The factory is required to provide column and wall guard where required.

Observation 08: Lack of anchorage in the non-structural elements. [Block-J (Factory Building); Block-K (Compressor Room)]



Block-J

Block-K

Description: During the inspection, lack of anchorage in the non-structural elements on both structures. The factory is required to brace/anchor all non-structural elements.

Observation 09: Lack of lateral load transfer media and inconsistency in the design report.
[Block-K (Compressor Room)]



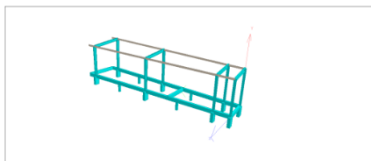
No lateral load transfer media in long direction



Design Report for Block-k Single Storied Compressor & Generator Shed of ARUNIMA SPORTS WEARS LIMITED.

Project type: Block-k Single Storied Compressor & Generator Shed

Location: Holding# 05/G2/4, Road# 01, Ward# 05, Block# D, Tarabo, Ashulia, Savar, Dhaka-1341



Assessed by-

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Submitted by

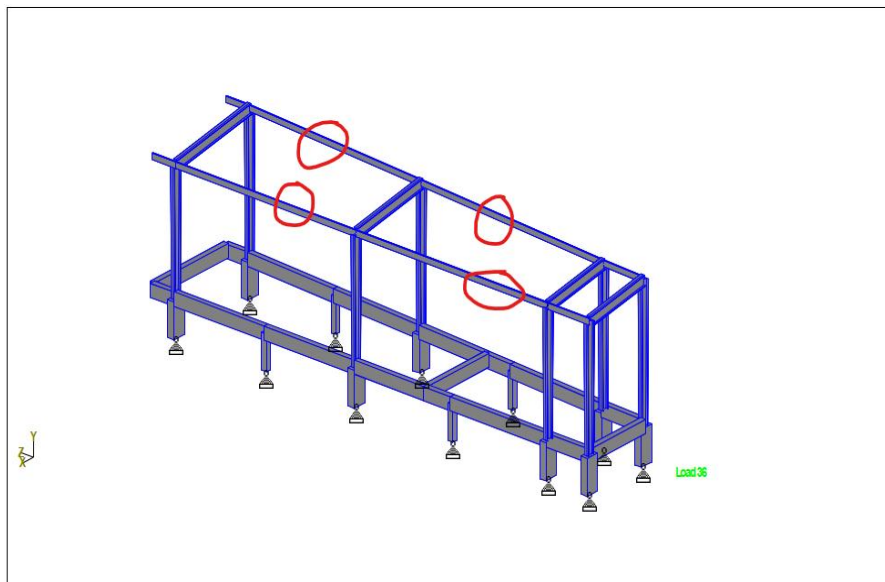


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Block-k Single Storied Compressor & Generator Shed

DESIGN REPORT



Lateral load transfer media are considered in the long direction for the analysis and design report

Description: Lateral load transfer media in the long direction is missing, only the rafter is available in the short direction in each grid. However, it is considered in the analysis and design report.

The building engineer is required to review the design and the lateral stability of the shed considering the on-site condition.

3. Action Plan

Item No	Observation	Action Plan	Timeline
1.	Inconsistency in the design report. [Block-J (Factory Building)]	The building engineer is required to update the design report in full compliance with BNBC and submit to RSC for detailed review.	within 6 weeks
2.		Carry out remedial work if required.	within 6 months
3.	Lack of load plan for the ETP portion suspended floor. [Block-J (Factory Building)]	The building engineer is required to update the prepared load plan and submit to RSC along with the design report.	within 6 weeks
4.		Carry out remedial work if required.	within 6 months
5.	Void in the concrete retaining wall. [Block-J (Factory Building)]	The building engineer is required to verify whether any main re-bar has been compromised due to the voids and assess the adequacy of the retaining wall, considering the impact of these voids. The findings, along with the updated design report, shall be submitted to RSC for review.	within 6 weeks
6.		Carry out remedial work if required.	within 6 months
7.	Lack of information in the as-built drawing. [Block-J (Factory Building)]	The building engineer is required to update the as-built drawing and submit to RSC.	within 6 weeks
8.	Hairline cracks were found in the 6th floor columns and roof beam-slab. [Block-J (Factory Building)]	The building engineer is required to investigate the cracks and prepare an investigation report with proper remediation methodology and submit to RSC.	within 6 weeks
9.		The factory is required to repair the crack as per investigation report after receiving the acceptance from RSC.	within 6 months
10.	Dampness on brick wall. [Block-J (Factory Building)]	The factory is required to seal the source of water and repair the damp area with suitable method.	within 6 weeks
11.	Trolley impact on columns and brick walls. [Block-J (Factory Building)]	The factory is required to provide column and wall guard where required.	within 6 weeks

Item No	Observation	Action Plan	Timeline
12.	Lack of anchorage in the non-structural elements. [Block-J (Factory Building)]	The factory is required to brace/anchor all non-structural elements.	within 6 weeks
13.	Lack of lateral load transfer media and inconsistency in the design report. [Block-K (Compressor Room)]	The building engineer is required to review the design and the lateral stability of the shed considering the on-site condition.	within 6 weeks
14.		Carry out remedial work if required.	within 6 months
15.	Lack of anchorage in the non-structural elements. [Block-K (Compressor Room)]	The factory is required to brace/anchor all non-structural elements.	within 6 weeks