Radial International Ltd. (Unit-2) (Extension)

Zirani Bazar, Kashimpur, Gazipur
(23.998095, 90.255065)
12 November 2025

RSC RMG SUSTAINABILITY COUNCIL

Level 5, Shanta Forum, 187, 188/B,
Bir Uttam Mir Shawkat Sarak, Tejgaon,
Dhaka- 1208, Bangladesh
PABX : +880 2 41081863-6
www.rsc-bd.org

1. Executive Summary

1. **Sara Complex Building**
2. **Empty Cartoon Shed**

2. Observation:

Observation 01: Falling hazard (Saara Complex Building)




Description: During inspection, falling hazard was observed at ground floor, roof & staircase and manhole of underground water tank (UGWT) was found uncovered. The factory is required to provide railing at all fall risk locations and cover the UGWT manhole properly.

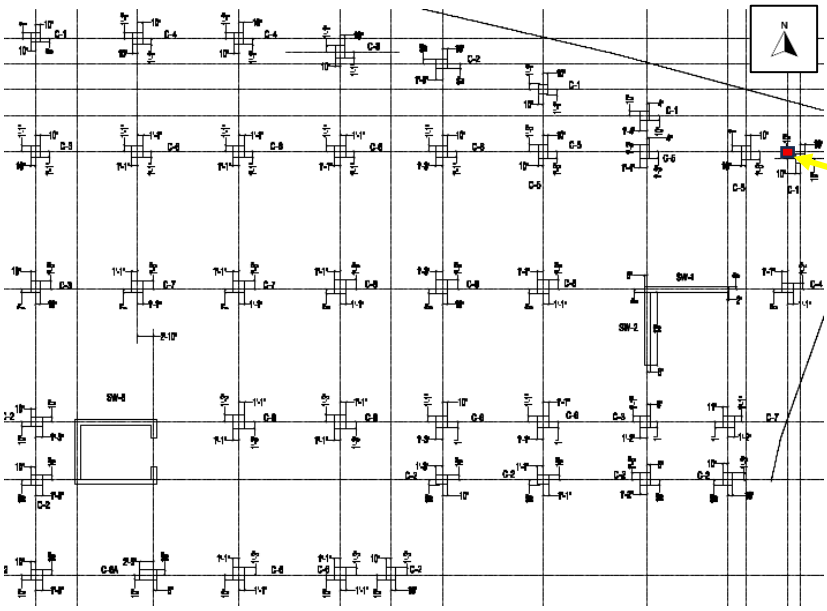
Observation-2: Lack of design documents & load plan and insufficient material test report for existing 2-storied building (Saara Complex Building)

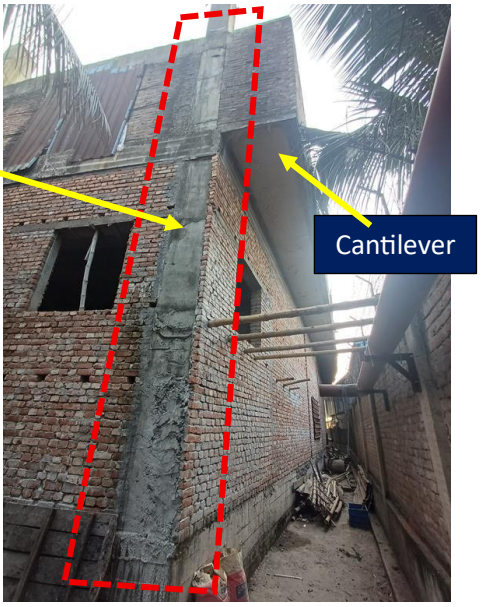
Description: Design report & load plan were not available during the inspection. The factory is required to prepare a design report following BNBC 2020, verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab), and prepare a load plan considering the structural member capacity.

Observation 03: Lack of floor load management (Saara Complex Building)

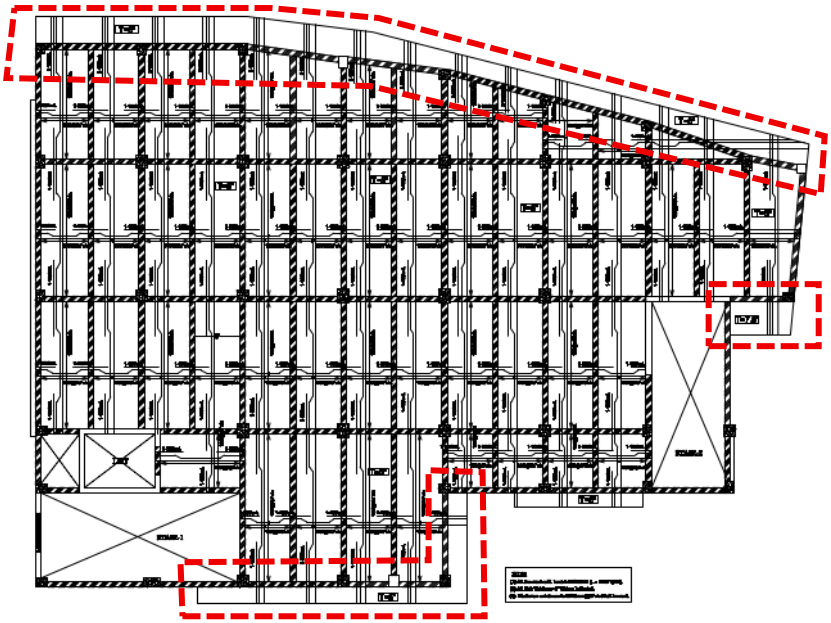
Description: During the inspection, the building was found to be used for storage; however, no load plan or storage area and height markings were provided. The building engineer is required to produce load plan as per BNBC, post the load plan at each floor, provide a storage area & height marking and maintain floor loading accordingly.

Observation-4: Discrepancies in the as-built drawing (Saara Complex Building)





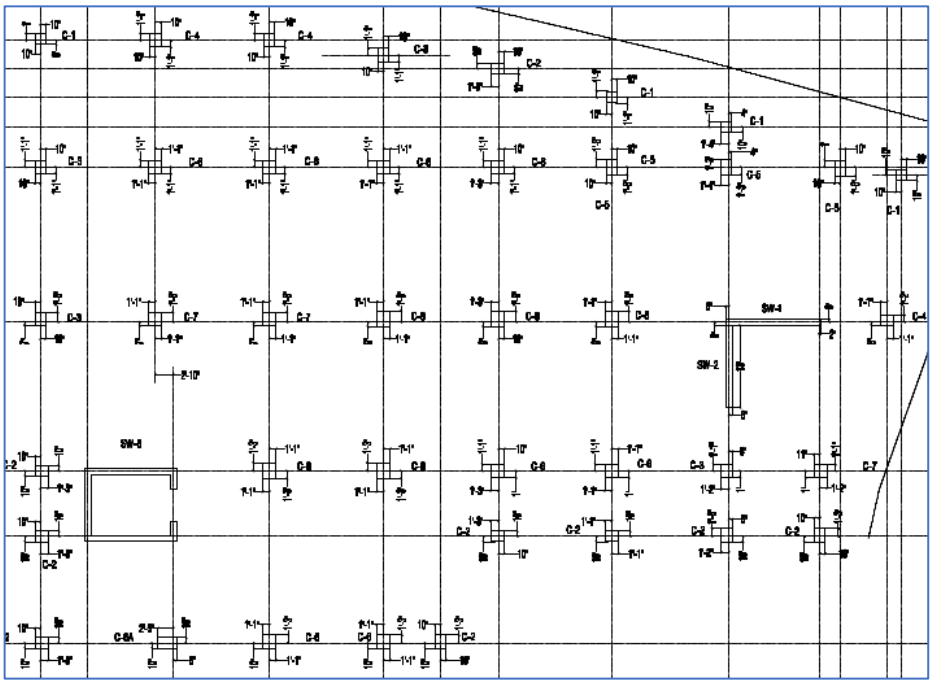
marked column was shifted west



Dimension of cantilever portion – not mentioned

Description: Several discrepancies were identified, such as relocation of the marked column and the cantilever dimension being missing in the drawing. The building Engineer is required to survey the entire structure and update the drawings to reflect the on-site conditions.

Observation-5: Stress in column and foundation exceeds normal design limit for proposed 7 storied building (Saara Complex Building)



Description: For proposed seven storied building, cursory calculation indicates stress in column and foundation exceeds normal design limit at marked location, considering minimum floor live load 6 kPa for storage occupancy and minimum concrete strength.
The building engineer is required to check the design, loads, and column & foundation stress based on in-situ material strength and carry out Detail Engineering Assessment (DEA) before commencing further construction.

Observation 06: Exposed rebar on the roof (Saara Complex Building)

Description: During inspection, exposed rebars were found on the roof. The factory is required to remove rust and apply anti-corrosive coating on exposed rebar.

Observation 7: Formwork materials stacked on the roof (Saara Complex Building)

Description: During the inspection, construction formwork materials were found improperly stacked on the roof, causing additional loading and obstructing rainwater drainage. The factory is required to remove the materials or store them in a designated safe area to prevent unintended roof loading and ensure proper drainage flow.

Observation 8: Lack of design documents (Empty Cartoon Shed)

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 inspection, design documents (including design report, as-built drawings and material test reports) were not available which are required to be prepared in compliance with section 1.9.1 (part-6, BNBC 2020).

Observation 9: Lack of building permit drawing from the local authority. (Saara Complex Building, Empty Cartoon Shed)

Saara Complex Building

Empty Cartoon Shed

Description: Building permits were not available for any 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) for Empty Cartoon shed from the local authority, as the building was constructed in 2020 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.	Falling hazard (Saara Complex Building)	The factory is required to provide railing at all fall risk locations and cover the UGWT manhole properly.	Immediate
2.	Lack of design documents & load plan and insufficient material test report for existing 2-storied building (Saara Complex Building)	The factory is required to prepare a design report following BNBC 2006	within 6 weeks
3.	Lack of design documents & load plan and insufficient material test report for existing 2-storied building (Saara Complex Building)	Verify in situ concrete strength by taking 100 mm diameter concrete cores from the structural members (Column, Beam-Slab),	within 6 weeks
4.	Lack of design documents & load plan and insufficient material test report for existing 2-storied building (Saara Complex Building)	Prepare load plan considering the structural member capacity and BNBC requirement	within 6 weeks
5.	Lack of design documents & load plan and insufficient material test report for existing 2-storied building (Saara Complex Building)	Carry out the required remedial work where required.	within 6 months
6.	Lack of floor load management (Saara Complex Building)	Provide storage area & height marking and maintain floor loading accordingly.	within 6 weeks
7.	Discrepancies in the as-built drawing (Saara Complex Building)	The building Engineer is required to survey the entire structure and update the drawings to reflect the on-site conditions.	within 6 weeks
8.	Stress in column and foundation exceeds normal design limit for proposed 7 storied building (Saara Complex Building)	The building engineer is required to check the design, loads, column and foundation stress based on in-situ material strength (obtain from design report) and BNBC prescribed floor load plan and prepare DEA documents accordingly. Prior to doing any vertical extension work it required design acceptance from the RSC.	within 6 weeks
9.	Stress in column and foundation exceeds normal design limit for proposed 7 storied building (Saara Complex Building)	Carry out the required remedial work where required.	within 6 months

10.	Exposed rebar on the roof (Saara Complex Building)	The factory is required to apply anti-corrosive coating on exposed rebar.	within 6 weeks
11.	Formwork materials stacked on roof (Saara Complex Building)	The factory is required to remove the materials or store them in a designated safe area to prevent unintended roof loading and ensure proper drainage flow.	within 6 weeks
12.	Lack of building permit drawing from the local authority. (Saara Complex Building)	Obtain building permit from the local authority	within 6 months
13.	Lack of design documents (Empty Cartoon Shed)	The building Engineer is required to survey the entire structure and update the drawings to reflect the on-site conditions.	within 6 weeks
14.	Lack of design documents (Empty Cartoon Shed)	The building engineer is required to prepare a design report in compliance with section 1.9.1, part 6 of BNBC 2020.	within 6 weeks
15.	Lack of design documents (Empty Cartoon Shed)	Carry out the required remedial work where required.	within 6 months
16.	Lack of building permit drawing from the local authority. (Empty Cartoon Shed)	Obtain a building permit and confirmation of the applicable building code (BNBC 2006 or BNBC 2020) from the local authority	within 6 months