

# Modele De Capital Ind Ltd (Unit 2) (Extension)

No 2 Hajiganj, Narayanganj, Bangladesh.

(23.635837, 90.512359)

18 June 2026

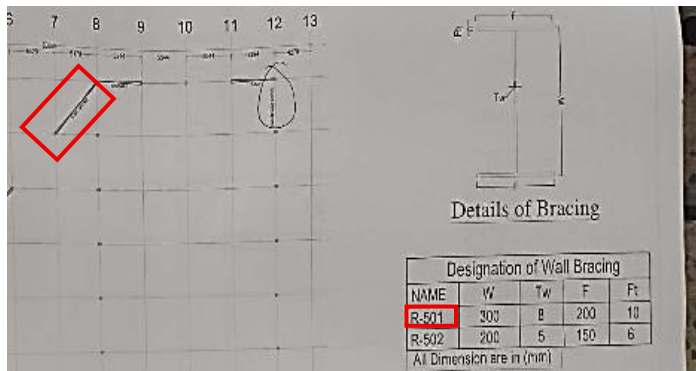


## 1. Building Information

|    |                       |                                   |
|----|-----------------------|-----------------------------------|
| 1. | Shed-5: Knitting Shed | Single-storied steel shed.        |
| 2. | Compressor Room       | Single-storied RC structure.      |
| 3. | Toilet Block          | Single-storied masonry structure. |

## 2. Observation

### Observation-01: Mismatch in the as-built drawing with the actual site condition. [Knitting Shed]



Mentioned wall bracing type R-501 not found

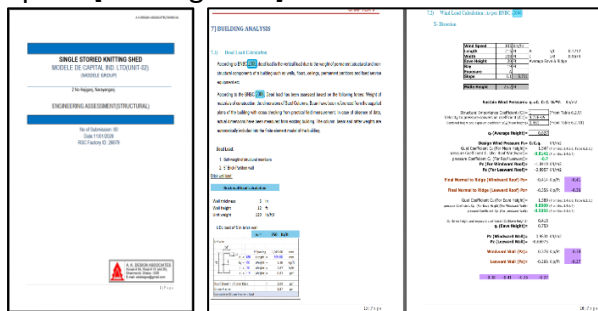


On-site condition (matched with R-502)

**Description:** During the inspection, mismatches were observed between the provided drawing and the site condition for bracing types.

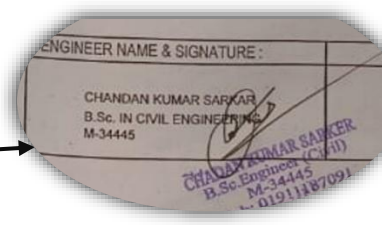
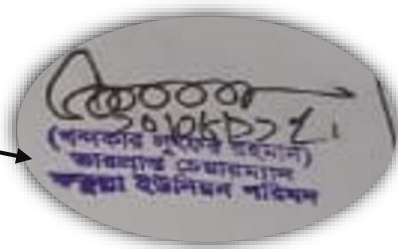
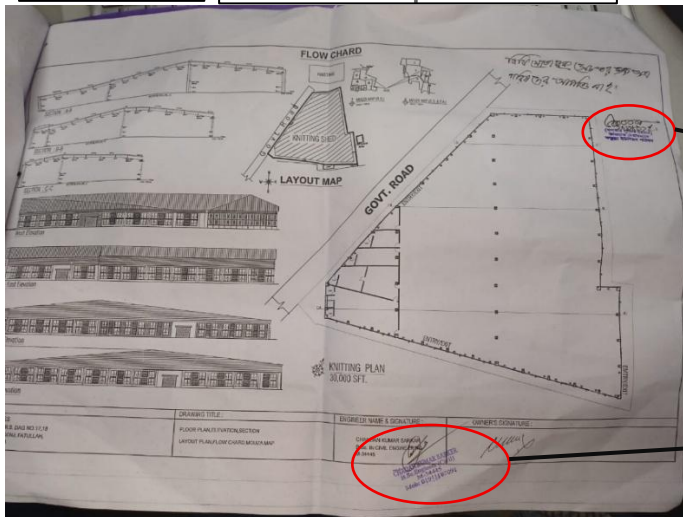
The building engineer is required to update the as-built drawing as per the actual site condition and submit it to RSC for detailed review.

### Observation-02: Validity and duration of building permit and applicable building code in the design report. [Knitting Shed]



#### 3.2.7 Duration of Permit

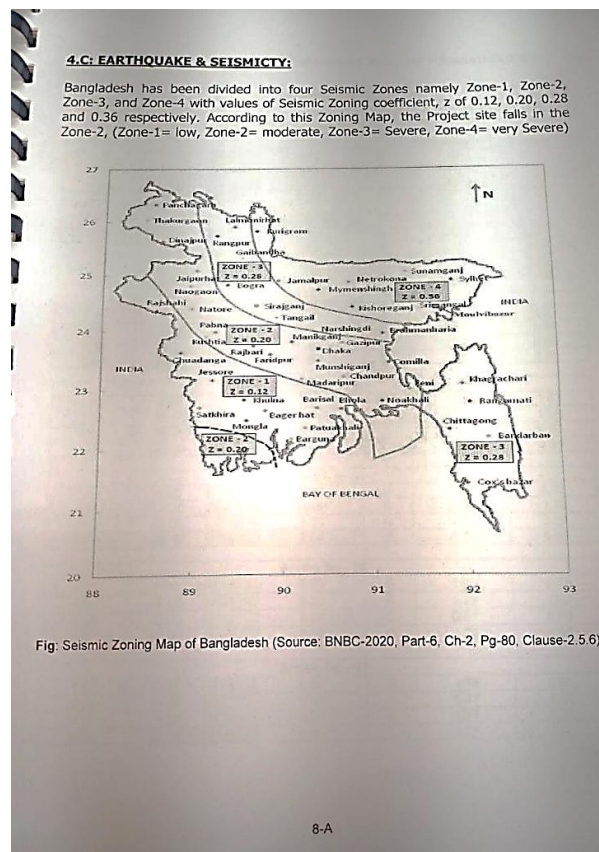
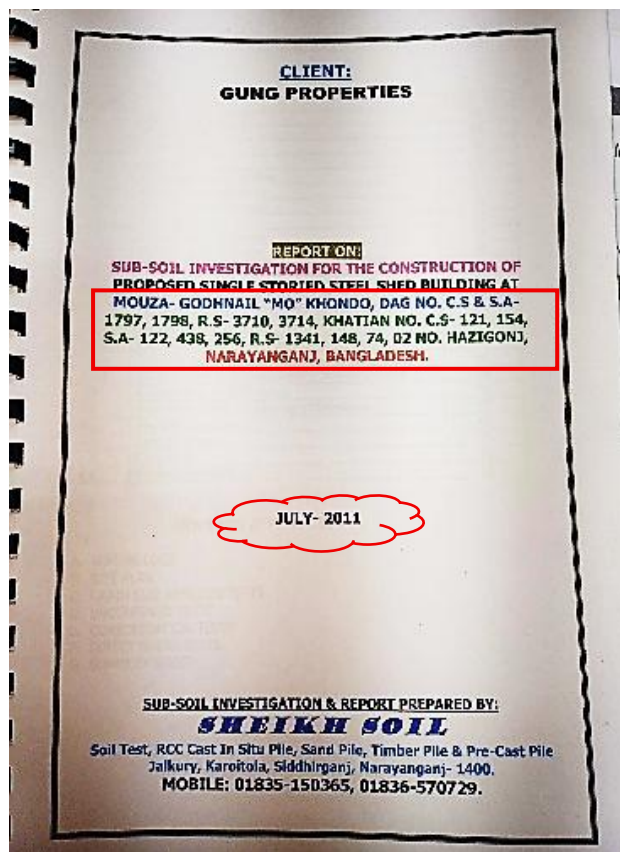
Works for which permit has been obtained under the provisions of this Code shall be valid for a duration of 5 years. For projects of exceptionally large magnitude the Building Official may extend the duration of such permit. On expiry of a permit, the owner shall obtain a fresh permit which may be granted by the Building Official on satisfaction of the provisions of the version of the Code in force at that time.



**Description:** The construction was started after 2024 for Knitting Shed. However, the building permit was taken on August-2011. So, the structure was constructed after the validity period of the building permit. Also, design report has been prepared following BNBC 2006.

The factory is required to obtain fresh permit from the local authority, the structures shall be subjected to reassessment based on the obtained Building permit in accordance with the applicable provisions of the Code. Submit the revised design report to RSC for detailed review.

### Observation-03: Inconsistency in the geotechnical investigation report. [Knitting Shed]



Mouza and Dag no's do not match with the project location

Report preparation date mentioned 2011 but seismic zoning map shown as per BNBC 2020

**Description:** Inconsistencies were identified in the geotechnical investigation report. The reported locations do not match the project location, making it difficult to verify the actual investigation site. Additionally, the report preparation date was stated as 2011; however, the seismic zoning map presented is based on BNBC 2020, raising concerns regarding the authenticity and reliability of the report.

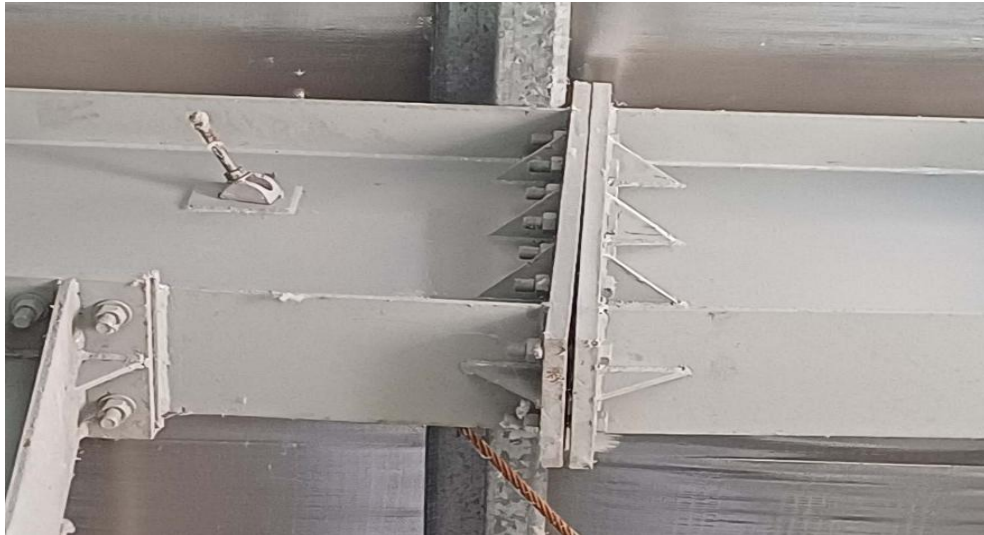
The building engineer is required to carry out a new geotechnical investigation, incorporate the investigation results and recommendations into the design report, and submit both the geotechnical investigation report and revised design report to RSC for detailed review.

### Observation-04: Loose and inactive cable bracing. [Knitting Shed]



**Description:** During the inspection, some cable bracings were found loose. The factory is required to tighten all loose bracings.

**Observation-05:** Gap in steel connection. [Knitting Shed]



**Description:** During the inspection, connection gaps were observed at some locations. The factory is required to repair/fill the gap with a suitable method.

**Observation-06:** Missing nut-bolt. [Knitting Shed]



**Description:** During the inspection, missing connection bolts were observed at several locations. The factory is required to identify all locations and install missing bolts.

**Observation-07:** Falling hazard beside Knitting Shed.



**Description:** During the inspection, possible falling hazard observed beside the Knitting Shed. The factory is required to cover the open drain to avoid a falling hazard.

**Observation-08: Lack of design report. [Compressor Room, Toilet Block]**



Compressor Room



Toilet Block

**Description:** As per BNBC, every building or structure designed shall have its design documents prepared in accordance with the provisions 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 (design report and material test reports) were not available which are required to be prepared in compliance with section 1.9.1 (part-6, BNBC).

**Observation-9: Lack of Structural Drawing. [Toilet Block]**



**Description:** As-built structural drawing was not prepared for the Toilet Block. The building engineer is required to prepare accurate as-built structural drawings reflecting actual site condition.

**Observation-10: Lack of building permit from the local authority. [Compressor Room, Toilet Block]**



**Description:** Local authority permit drawing was absent for both the Compressor Room and the Toilet Block. The factory is required to collect permit from the local authority along with the main shed permit.

### 3. Action Plan

| Item No | Observation                                                                                                 | Action Plan                                                                                                                                                                                                              | Timeline        |
|---------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1.      | Mismatch in the as-built drawing with actual site condition. [Knitting Shed]                                | Building engineer is required to update as-built drawing as per actual site condition and submit to RSC for detailed review.                                                                                             | within 6 weeks  |
| 2.      | Validity and duration of building permit and applicable building code in the design report. [Knitting Shed] | The factory is required to obtain fresh permit from the local authority.                                                                                                                                                 | within 6 weeks  |
| 3.      |                                                                                                             | The building engineer is required to reassess the structure based on the obtained Building permit in accordance with the applicable provisions of the Code. Submit the revised design report to RSC for detailed review. | within 6 weeks  |
| 4.      |                                                                                                             | Implement the recommendations of the design report.                                                                                                                                                                      | within 6 months |
| 5.      | Inconsistency in the geotechnical investigation report. [Knitting Shed]                                     | The building engineer is required to carry out a new geotechnical investigation, incorporate the investigation results and recommendations into the design report, and submit both reports to RSC for detailed review.   | within 6 weeks  |
| 6.      | Loose and inactive cable bracing. [Knitting Shed]                                                           | The factory is required to tighten all loose bracings.                                                                                                                                                                   | within 6 weeks  |
| 7.      | Gap in the steel connection. [Knitting Shed]                                                                | The factory is required to repair/fill the gap with a suitable method.                                                                                                                                                   | within 6 weeks  |
| 8.      | Missing nut-bolt. [Knitting Shed]                                                                           | The factory is required to identify all locations and install missing bolts.                                                                                                                                             | within 6 weeks  |
| 9.      | Falling hazard beside the Knitting Shed.                                                                    | The factory is required to cover the open drain to avoid a falling hazard.                                                                                                                                               | within 6 weeks  |

| Item No | Observation                                                                          | Action Plan                                                                                                                            | Timeline        |
|---------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 10.     | Lack of design report.<br>[Compressor Room]                                          | The building engineer is required to prepare design documents in compliance with BNBC 2020 and submit them to RSC for detailed review. | within 6 weeks  |
| 11.     |                                                                                      | Implement the recommendations of the design report.                                                                                    | within 6 months |
| 12.     | Lack of Structural Drawing.<br>[Toilet Block]                                        | The building engineer is required to prepare accurate as-built structural drawings reflecting the actual site condition.               | within 6 weeks  |
| 13.     | Lack of design report.<br>[Toilet Block]                                             | The building engineer is required to prepare design documents in compliance with BNBC 2020 and submit them to RSC for detailed review. | within 6 weeks  |
| 14.     |                                                                                      | Implement the recommendations of the design report.                                                                                    | within 6 months |
| 15.     | Lack of building permit from the local authority.<br>[Compressor Room, Toilet Block] | The factory is required to collect permit from the local authority.                                                                    | within 6 weeks  |