RAJSHREE CONSOLIDATED
CONSULTING PRIVATE LIMITED

No.101, Shakun Elegance, MBS Highway, Kota - 324005
Rajasthan, India

+91 9351715093 | +91 9116634040

rcc.1ho@gmail.com | info@rccpl.org

PROJECT : ICICI BANK MANAKHTERI BRANCH

CLIENT : ICICI BANK LTD.

AUDIT REPORT

PART 1

REF. RCCPL - ICICI BANK MANAKHTERI BRANCH / ICICI BANK LTD. / AR - 056

DATE - 2025-06-21

PROJECT: ICICI BANK MANAKHTERI BRANCH

CLIENT: ICICI BANK LTD.

While visiting the site 'ICIC BANK MANAKTHERI BRANCH', Near Suratgarh, Pilibanga, Hanumangarh (Rajasthan) we observed a lot of points on various aspects as listed in the attached observation sheet in detail and submitted herewith our views/opinion in brief & in elaborated form with visual aids (wherever, necessary) to M/S ICICI Bank Ltd, for their needful. We feel that this report will help ICICI BANK to take necessary Corrective/Preventive measures in time & wherever required to take appropriate decisions on the relocation / remodeling, or necessary rectification works, etc

BRIEF HISTORY:

1. Present Age of the Building is approximately 5 years (Based on the Information given by landlord/ICICI Bank).

Building Configuration:

1. Ground Floor.

Building Title:

1. RENTED (As per the information furnished by ICICI Bank personnel/landlord).

Essence of Audit Report:

1. The terrace condition is very bad because construction was not done technically correct nor the terrace treatment is done correctly.
2. Construction work was executed without proper technical supervision at the time of construction by land lord and hence basic construction norms, practices, sequences & quality norms could not be followed rather ignored, which is causing huge recurring expenses to bank in terms of maintenance cost.
3. Design/Drawings related documents not available.
4. Improper design & execution of the rainwater downtake piping system.
5. Seepages & Leakages Problems Exists because the construction was not done technically correct.
6. Staff & Customers are in unsafe working environment.
7. Building is structurally unsafe due to severe cracks.
8. While taking the building on rent/lease technical survey was not conducted nor the construction quality & sequence was maintained & hence technically incorrect constructed building, which is unsafe also, is being used in banking business.
9. The MS girder fixing is not done technically correct & therefore it is "UNSAFE".

Major Observations & Analysis:

1. Level difference of functional floor level inside the building & out side functional road level is around 2.5'-3'. So seems no problem from flooding situation point of view.
2. Epoxy grouting in tiling joints not observed in the toilet blocks & likely to cause water seepages/leakages in vicinity areas.
3. Rain water down take piping in the frontal part in toilet area is broken/damaged allows the rain water to flow on unfinished wall surface, which causes seepages inside.
4. At lot of places the seepages/leakages problems were observed due to rain water entry from terrace through the cracks & common wall joint of banking premises and rear side building. The parapet walls and terrace in general was observed unfinished conditions.
5. Front & rear walls of the building developed vertical cracks which are continued in roof/ceiling as well making it/the building more dangerous/unstable.
6. Vertical Cracks in front & rear walls + Severe crack in ceiling/roof near girder + Other cracks in corners of the building + cracks at lintel level at main door due to inadequate bearing + unfinished terrace surface + improper joint treatment between rear side building wall & banking premises building wall all together puts the entire building in structurally unsafe conditions. The M S girder provided to remove the intermediate

wall was observed done technically incorrect. And therefore wall portion below the girder has started crushing, which is not at all desirable.

Recommendations:

1. RAINWATER DOWNTAKE PIPING SYSTEM DESIGN NEEDS TO BE IMPROVED & EXECUTED AS PER METHODOLGY SUGGESTED FOR THIS.
2. L SHAPED WATER PROOFING TREATMENT AT JOINT OF WALLS BETWEEN BANKING PREMISES & REAR BUILDING WALL IS ADVISED AT TERRACE TO PREVENT RAIN WATER ENTRY.
3. ADDITIONAL SUPPORTS TO THE ROOF & GIRDER IS ADVISED ON SOS BASIS.
4. SEEPAGE/LEAKAGE AFFECTED AREAS ARE ADVISED TO SCRAPPED OUT & REDONE WITH PLASTER USING RMP MATERIAL FOR PLASTER.
5. EPOXY GROUTING IS ADVISED BETWEEN THE JOINTS OF TILING IN WALLS/FLOORING IN THE TOILET BLOCKS.
6. L SHAPED WATER PROOFING TREATMENT IS ADVISED AT THE JNUCTION OF WALLS & SOLID FLOOR BELOW TILING FLOORING IN ENTIRE PERIPHERY IN THE SKIRTING AREAS.
7. ENTIRE TERRACE TREATMENT IS ADVISED AS EARLY AS POSSIBLE IN LINE WITH THE METHODOLOGY SUGGESTED FOR THIS.
8. IT IS ADVISED TO PROVIDE LOAD BEARING PADS (STONE OR RCC) BELOW THE MS GIRDER IN THE THE BOTH WALLS ON SOS BASIS.
9. IT IS ADVISED TO RELOCATE THE BUSINESS TO A STRUCTURALLY STABLE BUILDING AS EARLY AS POSSIBLE.
10. DEVELOPPED CRACKS AFTER SEALING ARE ADVISED TO BE INJECTION GROUTED TO FILL THE INNER CAVITY.

Preventive Measures:

1. Following preventive measures are recommended generally to reduce the threat to structural stability and save the cost of maintenance & improve the quality of work in any proposed new, existing or old building, where relocation is not planned.
2. Inclusion of some important clauses in the agreement document between land lord & ICICI Bank to ensure the scope of work of landlord in terms of maintenance due to poor quality works executed by landlord.
3. Generating a Record of "As Built Building Drawings including the architectural, structural & services + networking etc." for all Branches, ICMCs, ROs, etc. in easy traceability mode for future reference.
4. Clear Guide Lines on UGWT & OHWT Connections & Other Plumbing Works including Rain Water Down Take Piping System to IFMs & Vendors.
5. The execution/rectification/maintenances of work shall be carried technically right in order to minimize the maintenance related problems later.
6. Once in a 3 years building audit is advised to reassure the building condition is good & safe to work there.
7. A proper building audit shall be conducted by the industry expert before buying or taking any premises on lease. The building shall be evaluated on all necessary parameters related to structural stability, plumbing work, seepages, water leakages, cracks, settlement etc. & shall be ensured of required safety from the end use/business point of view.
8. Standardizing the Type of Maintenance Related Problems & Solutions for a better & quick understanding of IFMs & Vendors.
9. Making an Operation Manual with the help of Industry Expert Designed Methodologies, Guide Lines & Check Lists, etc. so that IFMs will get ready solutions & procedures for different type of problems.
10. A strict quality control in technical supervision while construction/rectification work to ensure the correct construction & construction sequence to minimize the recurring maintenance cost to bank.
11. Maintenance Check List & Monitoring of House Keeping Staff's Work more attentively & on a daily basis.
12. Annually one Lecture on Maintenance Related Problems & Solutions by Industry Experts for IFMs & Vendors.

13. Unauthorized modifications needs to be avoided/stopped. Any major modification, if needed, shall be carried out strictly under technical supervision of Industry Expert "ONLY".

Corrective Measures:

1. Following corrective measures are recommended to reduce the risk & in the view of safety of staffs working there along with customers & ease of working without or less problems, if this premises is opted to take on/continue on lease.
2. ALL mentioned checkpoints (in the checklist) and observation points (in the observation sheets) need to be read & well understood for taking the rectification execution work. The execution shall be carried out as per the methodologies suggested & under strict technical supervision. In civil work most of the issues occur at later stages because of lacking of technical supervision at the time of construction, therefore at least the rectification work should be carried out under strict technical supervision ONLY.
3. Scrapping out of the entire internal/external plaster of affected wall/ceiling areas for redone using the RMP material after the seepage/water source is closed/crack or joint therapy is applied.
4. Other rectifications as advised in respective areas of the building and shown with photographs in the observation sheets pointwise, shall be taken up.
5. All toilet tile flooring & wall is to be done with epoxy grouting using 3 mm spacer.
6. All points as mentioned in the recommendations, shall be attended as per need of the bank.
7. Due to non provided of load bearing PADS below the MS girder, cracks are developing in the load bearing walls crushing the wall portion below the girder. It is advised to provide the PADS on SOS basis with correct methodology for this.
8. Rainwater downtake pipes & other plumbing pipes shall be kept 2" away from walls.
9. The technical drawings (architectural, structural, services etc.) shall be made/got done by the subject expert agency for better analysis on prevention/correction without visiting the location also.
10. Entire terrace treatment is advised as per the methodology suggested for this.

Specialized Materials Suggested:

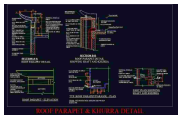
1. Fiber/Chicken/Other L-Shaped Mesh at Junction of Slab & Parapet Walls/Columns OR on Entire/Part Terrace Area Based on Necessity.
2. Structural Mortar For Repairing Minor damages or Cracks.
3. Integral Water Proofing Compound for Mixing in the Cement Slurry Application on Entire/Part Terrace Area.
4. Rain Water Down Take Piping System Related Plumbing Items - Khurras, Bends, Pipes, Clamps, Brackets for Pipes etc..
5. Screed Concrete for Making Proper Slope towards the RWDT Points & Protection of Water Proofing/Other treatments done underneath on the Terrace Mother Slab Surface.
6. If the Terrace Strength is Doubtful then a Nominal Reinforcement steel or thicker MS Jali as Reinforcement Steel in the Screed Concrete.
7. Plumbing Pipes/Bends/Caps/T Caps/Y etc. as per requirements.
8. Khurras
9. Structural Mortar
10. Epoxy Material & Spacers 2-3 mm size.
11. Water Proofing Compound.
12. Non shrink grouting material shall be used in the Injection Grouting.

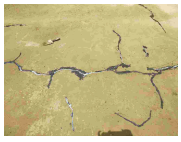
Notes:

1. This audit report have three parts in total - (1) Part 1 is as above, (2) Part is in the form of observation sheets, which gives the analysis & corrective/preventive measures point wise/location wise, so that you can take up the rectification work accordingly, (3) Part 3 is in the form of check list, which shows the parameters on which the building is evaluated in the audit process.
2. If you need any help in interpretation of recommendations, observation, analysis, corrective - preventive actions, may kindly contact us and we will be happy to help.

3. Please ask us the different work procedures with methodologies when you plan to take up the rectification work, we will release step by step as per necessity.
4. The documented audit report, observation sheets & check listed parameters will remain available with us for 3 months from the date of PO issued to us or invoice raised by us, whichever comes later. After that we may not have the records/data available with us.
5. We are trying to give you the list of some important/specialized materials also you will/may need while taking up the rectification work as suggested.
6. The audit report is issued based on the observations/analysis for mainly corrective/preventive measures to rectify the problems observed. It should no be used for any court case or legal purpose.
7. All the building history related statistics/details are as per the information given by landlord/bank personnel.
8. The audit report is prepared based on the data/information available or made available during the inspection visit. In case of more information is gathered/received at a later stage then we reserve the right to amend the report, if the newly received data/information affect our earlier made conclusions/recommendations.
9. The report/observations submitted by us reflects only our opinion, which may or may not be accepted by the auditee/client as per their policy/requirement.
10. All corrective measures/operation for different methodology procedure work is advised to be conducted under strict technical supervision for good/desired results.
11. All above materials suggested in rectification work (Fibre mesh, waterproofing compound, crack sealer, tiles, epoxy grouting material etc.) as suggested can be taken from any suitable make/company. However, good quality material & workmanship gives better results always.
12. If you face any difficulty in finding these or similar other suggested materials in the market, then please contact us and we will try to help you in this regard.

METHODOLOGY SHEET

METHODOLOGY - METHODOLOGY - 01			ENTIRE TERRACE TREATMENT	
S.No.	STEPS	ELABORATION	REFERENCE IMAGE	REMARK
1	Necessary care for rain water down take piping system	Fixing of Khurras and rain water down take piping system should be very clear before starting the terrace treatment.		
2	Final finishing course	On the above laid protective layer as final finishing layer tiling or some similar item can be applied/fixed with epoxy grouting.		

3	Protective layer for water proofing	After the above checks are conducted and no dampness is visible after 7 days of ponding then a protective layer for water proofing layer shall be applied. It can be screed concrete as well.		
4	Terrace water proofing	1. Then water proofing (water proofing compound mixed with cement slurry spread over entire surface) shall be done very carefully. If needed the entire surface area of terrace can be applied with fibre mesh before the above application. This will include the parapet wall also for minimum 1.5-2 feet height. 2. Then the entire area shall be applied for pond test for 5-7 days and check the below ceiling area for any seepage/moisture is coming or not. 3. In case any dampness is there then that area water proofing shall once again be done & this exercise will go on till dampness stops coming.		
5	Crack Treatment (RCC Members)	Fibre mesh water proofing application on these treated cracks shall be done with 2-3 coating of water proofing compound application covering the cracked areas 3-4 inches extra both side.		
6	Crack Treatment (RCC Members)	The saturated grooves shall be filled/packed up with the paste of liquid crack sealer mixed with cement to finish the top surface.		
7	Crack Treatment (RCC Members)	Crack sealer liquid shall be poured in the v groove 2 or 3 times till it stops absorbing.		

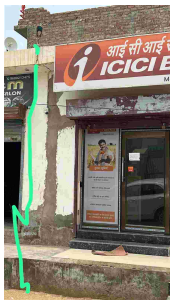
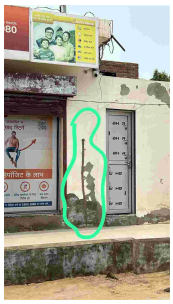
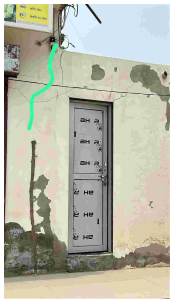
8	Crack Treatment (RCC Members)	Cracks are to be opened using a grinder/cutter in V shape for 10-12 MM depth & width.		
9	Identification of cracks.	Deep inspection for identifying the cracks in the slab surface very carefully and demarcation for cracks.		
10	Cleaning with water jet & wire brush.	Cleaning the entire terrace area with wire brush & water jet minutely & carefully to open the available cracks.		
11	Removal of overburden/existing stuff.	Scrapping out of all existing weather treatment done earlier till base slab as per procedure.		

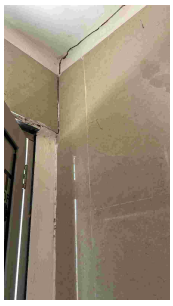
PART 2

OBSERVATION SHEETS

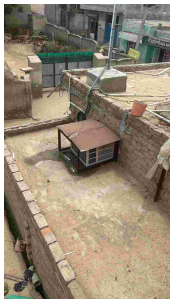
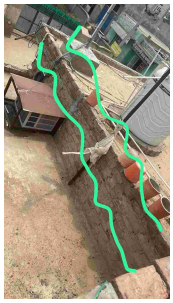
PROJECT: ICICI BANK MANAKHTERI BRANCH CLIENT: ICICI BANK LTD.

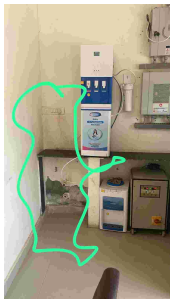
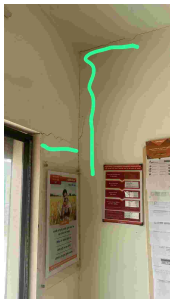
AUDIT OBSERVATION SHEET			
Reference / Rev. No	OBS / 96 (ICICI BANK MANAKHTERI BRANCH) / June 20, 2025	DATED	2025-06-21

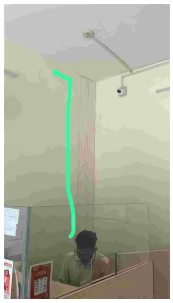
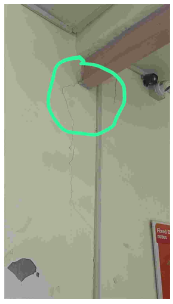
S.No.	OBSERVATION POINTS	DATE	CORRECTIVE / PREVENTIVE MEASURES SUGGESTED	PHOTOGRAPHS	STATUS (For Client Only)
1	In the frontal Façade vertical crack is observed from Terrace to foundation.	2025-06-21	It is advised to do the entire terrace treatment and close the crack on Terrace level to prevent water entry.		
2	Vertical crack is observed in the toilet wall also in frontal Façade. This crack is also continuing till foundation. Most likely it is result of foundation settlement.	2025-06-21	First Terrace Treatment & then proper injection grouting in the cracks is advised.		
3	This is toilet area where the crack is developed from terrace till lintel level due to improper workmen ship. The lintel is not given adequate bearing both sides. It seems settle is also taken place in the right side, showing the vertical cracks and diagonal cracks, which is most likely due to settlement & inadequate lintel bearing.	2025-06-21	Time beingly the injection grouting is advised to close the crack & then the crack therapy is advised as per the methodology suggested for this.		

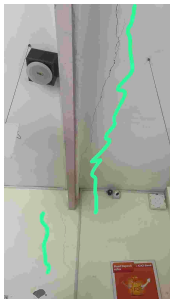
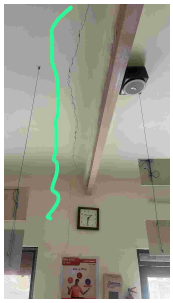
4	This is also toilet area where right side top corner the rainwater down take piping system is broken. This needs to be repaired immediately. It is causing the water directly flow on the wall surface to remove the painting/putty layer.	2025-06-21	It is advised to call good plumber and get it repaired as early as possible.		
5	This is also toilet area showing seepages impressions & plaster disintegration above skirting level areas.	2025-06-21	It is advised to scrap out the entire affected area plaster & redone with using RMC plaster material adding water proofing compound in it.		
6	This is inside toilet area, left side, wall corner, showing huge crack and at the same time, the left side wall and roof junction also showing horizontal crack due to settlement of right side wall along with foundation. This is very serious matter.	2025-06-21	Since it is very difficult to repair the settlement of wall/foundation without dismantling and removal, time beingly it is advised to do the injection grouting to close the crack.		
7	Toilet area inside above the toilet door entry. Hughes crack is observed due to settlement of wall foundation right side and in adequate lintel bearing.	2025-06-21	It is advised to provide the adequate lintel bearing both sides of toilet door & injection grouting of the crack for time being.		

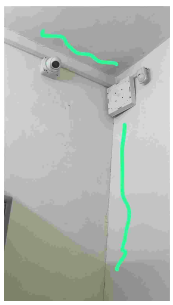
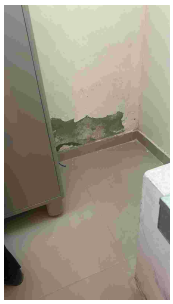
8	This is main frontal wall of the banking premises where at floor level outside the building is showing huge seepages & disintegration of the cement plaster and paint putti layer over this.	2025-06-21	It is advised to scrap out of the entire affected area & then redone with water proofing compound mixed RMC plastering material.		
9	This is the rear side wall of banking premises junction with the rear side building wall, the joint treatment between both the walls as a common joint is not done properly at terrace level. And hence rain water entry through this joint allows rain water to enter in the joint and cause seepages in the side the banking premises rear wall.	2025-06-21	1. L shaped water proofing treatment at the junction of banking premises terrace & rear side building wall is advised. 2. Entire terrace treatment of the banking premises terrace is advised using the suggested methodology for this.		
10	This is terrace area of the banking premises, the junction of banking premises terrace and the rear side building wall. This joint treatment is not done properly which is causing rainwater entry between the joint and causing seepage inside the building premises in banking main hall, rear side wall.	2025-06-21	1. At this junction L shaped Water Proofing is advised and in general on the entire terrace, entire terrace. Treatment is advised.		

11	The Terrace treatment could not be done properly at the time of construction, which is causing rainwater entry into the roof and causing seepage inside the banking premises.	2025-06-21	Entire terrace treatment is suggested to make the terrace as a cup using the suggested methodology.		
12	This is toilet area terrace portion where we are seeing a clear-cut horizontal crack in between near the AC outdoor unit, which is most likely due to the settlement of wall on the left side. On this terrace also terrace treatment is not done. The terrace and the walls on terrace are left naked as it is after construction. Which is causing rain water seepages through unplastered walls and untreated terrace surface.	2025-06-21	1. All wall surfaces needs to be plastered as early as possible. 2. Terrace treatment is advised as per the suggested methodology.		
13	This is also toilet area terrace portion where the brick wall and terrace slab portion is not plastered from this outer side, which causes rainwater entry in the inside of building and causes wall surface seepages.	2025-06-21	It is advised to do the plaster on the naked brick wall from out side.		

14	Banking premises inside right side wall showing seepages below the water cooler platform, where two pipes points are observed for water pump in & out in order to lift the water to OHWT. And due to the water operation from this point it might have caused the seepages.	2025-06-21	Simply once scrapping out of the affected area & redone with putty/paint is advised.		
15	This is left side wall after entering into banking premises. A lot of seepages are observed due to seepages from the other side and ground side.	2025-06-21	Scrapping out of entire affected area is advised then redone with RMC plastering material mixed with water proofing compound after terrace treatment is done.		
16	This is also left side corner above near the main entry to banking premises. There is a horizontal crack observed on the lintel level, which is most likely due to inadequate bearing provided for the lintel. At the same time, the vertical cracks showing settlement of the wall, resulting into crack at the corner at junction of both the walls.	2025-06-21	1. Correctly/Adequately bearing shall be provided to lintel both side. It can be provided 9" - 1' extra on both sides.		

17	This is cash area inside the banking premises. It is observed the rainwater coming from terrace, showing the impressions on the wall and there is a huge crack developed at the junction of both side walls also separating the walls. It is all due to poor construction quality.	2025-06-21	1. First thing shall be done is “Entire Terrace Treatment”. 2. Injection grouting of the cracks. 3. Repairing of affected areas.		
18	This is rear side wall of the banking premises below the MS Girder fixed to remove the intermediate wall, but unfortunately the MS Girder is not fixed technically right, so it is causing crushing of the wall below the girder & resulting in vertical cracks in the wall.	2025-06-21	It is advised to provide the stone or concrete pads below the Girders as a load bearing pad both side.		
19	This is rear side wall of the banking premises where lot of seepages are observed in the wall areas, almost entire height. Due to excessive seepages the painting/putty layer is coming out loosening the bonding with wall.	2025-06-21	It is advised first the entire terrace treatment at the top and thereafter scrapping out of all internal affected wall surface with wire brush and redone with the putty/painting.		

20	This is the roof part of main banking hall inside ceiling area near the MS girder a huge crack is developed longitudinal parallels to girder in the roof of the building. It seems structurally not stable. The girder/roof can fall down also on the working staff/customers as well. And hence it advised to relocate the business immediately as early as possible.	2025-06-21	Such crack in terrace is viewed as a serious matter. If we talk about repairing, that means the roof needs to be redone, which is not possible continuing the banking business in the premises.		
21	This is also same as above on the frontal side wall of banking premises. This horizontal crack in the roof is developed from rear side wall to front side wall continuing down in the walls both side below the MS girders crushing the wall portion, where cracks are developed also shows the bearing pad was not provided while fixing the girder.	2025-06-21	It is advised to support the MS girder providing adequate vertical props below this, and then removal of crushed wall portion from the bottom of MS girder in the both side wall and fixing a stone pad or concrete pad with lean cement mortar/concrete shall be done. Props will be removed after 7 days of providing the load bearing PADs. Proper curing is to be ensured.		
22	This is floor cracking point is observed in the main hall banking premises where tiles are broken and cracked.	2025-06-21	Removal cracked tiles and re-fixing properly after proper compaction of bedding material is advised.		

23	This is inside vault room rear side wall where the rainwater entry is observed through the joint of the walls of both buildings.	2025-06-21	It is advised to do the terrace treatment along with the L shaped water proofing at terrace of banking premises and rear side building wall.		
24	This is above skirting area in the vault room on rear side wall where a lot of seepage is causing which is causing the loosing of bonding of the painting/putty work & layer on the wall is coming out.	2025-06-21	It is advised to 1st stop the water entry from terrace and then scrapping out the entire affected area and redone with the painting and putty work along with water proofing paint.		
25	This is also inside vault room area. One vertical crack is developed at the junction of both walls from top to bottom and horizontal crack at the junction of roof and wall is also developed. This indicates some sort of settlement in the building.	2025-06-21	Now time being it is advised to do the injection grouting to close this cracks. However, it may not stop increasing the cracks till we rectify or strengthen the foundation from where settlement is taking place.		
26	This is also inside vault room area above skirting seepages impressions are observed.	2025-06-21	1. Closing the water seepage from side & top as a first task, is advised. 2. Scrapping out of affected area for redone of painting/putty work.		

PART 3

CHECK LIST

VISIT DATE: 2025-06-21

PROJECT: ICICI BANK MANAKHTERI BRANCH

CLIENT: ICICI BANK LTD.

S.NO	OBSERVATION POINTS FOR SITE INSPECTION	RATING SCALE	RATING	DETAILED DESCRIPTION	LOCATION	REMARK
1	HISTORY					
2	Site History			4-5 Yrs old building as informed by BM & Landlord on phone.		
3	Visual Inspection of Over all Building from Structure Stability Point of View.	5	1.5	Lot of cracks are observed in frontal façade & on inner walls also. Therefore structural stability is questioned.	Front façade & Inner Walls/Roof surfaces.	N/A
4	External Side Observation, if any.	5	1.5	Building walls are observed with settlement.		
5	Frequency of Building Inspection - Check for Regular Visual Inspections (Annually or Biannually).	5	0.5	Not at all done as of now.		
6	Frequency of Building Inspection - Check for Structural Assessment - Once in 3 to 5 Years depending upon the age of the building.	7	1	Could not be maintained.		
7	AVAILABILITY OF DOCUMENTS/DESIGN DRAWINGS					
8	Check for Building Plans/Drawings availbility.	5	0.5	Not Available.		
9	Check for necessary Permits with latest renewal done (FIRE NOC etc.)	3	0.5	Not Available.		
10	Check for Regular Maintanance Records.	2	0.5	Not Available.		
11	GENERAL					
12	Building Functional Level	5	3.5	Approximately 2.5'-3' from road level, so seems safer side from flooding point of view.		

13	Check for Plaster Strength (Intact or not) - Lighting Hammering Action.	5	2	Plaster seems OK except those areas where cracks are observed. But painting/putty layer is coming out due to moisture in walls surfaces.	Entire Inner Wall Areas.	
14	Floor - Visible Up Rooting, If Any	5	3	Not Observed.		
15	Plaster - Visible Up Rooting in Ceiling Areas, If Any	5	2	Ceiling was observed cracked near & along the girder & one or two another locations as per pics in observation sheet.	Inside main hall area roof.	
16	Plaster - Visible Up Rooting in Walls Areas, If Any	5	2	Yes, near cracked portion in the corner areas.		
17	Any Vegetation Causing Moisture/Cracks.	3	2	Not observed.		
18	Terrace Area Checking in General	5	1	1. Very Poorly Maintained. 2. Rear side building common joint is not treated well, so rain water enters in it & causes seepages in bank premises rear wall.		
19	Observation on Cold Joints in concrete structure, if Any.			NA		
20	Observation on concrete honey combing, if Any.			NA		
21	Basement Observation from inside.			NA		
22	Basement Observation from outside.			NA		
23	Check for easy Access to all Areas.	3	2	OK		
24	Check for Clear Pathways for Inspection.	2	1.5	OK		

25	Check for Utilities (Electricity Functionality).			NA		
26	Check for Electrical DB/MCB & cabling wiring.			NA		
27	Check for Utilities (Water Supply Functionality).	3	1.5	Water Supply is being done directly through water tanker to OHWT.		
28	Check for Utilities (Cooking Gas Supply & Functionality).			NA		
29	Check for Safety Concerns - Loose Handrails, Broken Steps, Other Hazards, if any.	5	1	Vertical Cracks in front & rear walls continuing in the roof in the main hall results in unsafe conditions zone for staff & customers.		
30	Check for Healthy Business Enviornment.	5	2.5	Seems OK.		
31	STRUCTURAL STABILITY					
32	Observation of Foundation	5	1	Foundations not visible but wall settlement says about problem in foundation.		
33	Settlement Cracks in Walls	10	1.5	All sides walls showing severe cracks.	Inner & Outer Surfaces.	
34	Settlement Cracks Floors	10	2	Observed in floor at one location in the center of the hall.	Main Banking Hall.	
35	Visible Concrete Deterioration in Slabs, If Any			NA		
36	Visible Concrete Deterioration in Beams, If Any			NA		
37	Visible Concrete Deterioration in Columns			NA		
38	Any Refurbishment is needed in Columns/Beams/Slabs/Other RCC elements.			NA		

39	Visible Cracks / Deterioration in Stone Patti Roofs/Other type of roof, If Any	10	1.5	Cracks were observed near the MS girder & above the cash area also.		
40	Visual Stability Check for Parapet Walls, if any.			NA		
41	Visual Stability Check for Projections / Partitions if any (Horizontal)			NA		
42	Observation on sagging check for RCC beams, if any.			NA		
43	Observation on sagging check for RCC slabs, if any.			NA		
44	Observation on RCC columns buckling or crack, if any.			NA		
45	Observation on Hairline Cracks in Slabs and slab soffits, if Any.			NA		
46	Observation on exposed steel reinforcement due to insufficient concrete cover.			NA		
47	Observation on column misalignment due to bad formworks during casting.			NA		
48	Check for Unauthorised Modifications, if any done.	5	1	Yes, MS Girder was observed not fixed properly/technically right. Bearing PADS not provided below the girder in the wall, so the wall is crushing.		
49	SEEPAGE/LEAKAGE & PLUMBING, UGWT/OHWT RELATED					
50	Moisture / Dampness Visibility in Ceiling Areas	5	1.5	Yes, Near the cracks from terrace.		
51	Moisture / Dampness Visibility in Walls Areas	5	1	Yes, At lot of places as per pics in observation sheet.		

52	Moisture / Dampness Visibility above Skirting Areas	5	1	Yes, It is observed at all places in the inside of the building all around.		
53	Water Leakage through RCC Column / Beam / Slab, if any			NA		
54	Water leakage through Masonry Structure	7	2	Yes, from terrace side & rear side common wall/joint.		
55	Over head Water Storage Tanks & Plumbing Connection Status	5	3	OK		
56	Plumbing Connection Status in Toilets/Pantry Area.	5	2	OK, But needs improvement.		
57	Rainwater Downtake Piping System Status.	5	2	Observed broken & hence immediate repairing is required.	Outside Toilet Area.	
58	Position of under ground water tank & observation on this.			NA		
59	TESTS RELATED					
60	Observation on NDT Rebound Hammer Test.			NA		
61	Observation on NDT USPV Test.			NA		
62	Observation on NDT Concrete Half Cell Potential & Resistivity Test.			NA		
63	Observation on Concrete Scanning Test.			NA		

TOTAL RATING SCALE : 160

TOTAL RATING : 49.5

RATING INDEX: 0.31

RECOMMENDATION : As mentioned in the recommendations given in the part 1 of the audit report "RELOCATION IS ADVISED".

SIGNATURE OF AUDITOR

SIGNATURE OF BRANCH CONTACT PERSON FOR INSPECTION WITNESS ONLY

RAKESH KUMAR SAHARAN (885780)

9602211802

RAJSHREE CONSOLIDATED CONSULTING PVT. LTD

ADMIN. OFFICE	No. 512, SHAKUN ELEGANCE, PLOT No. 05, KARNESHWAR GROUP HOUSING SCHEME, ANANTPURA, KOTA - 324005 (RAJASTHAN), BHARAT	OUR SERVICES:
EMAIL ID	rcc.1ho@gmail.com	• PMC (PROJECT MANAGEMENT CONSULTANCY) • PROJECT ADVISORS
CONTACT NUMBERS	9351715093	• PROJECT REVIEW & AUDIT • CONSTRUCTION CONSULTANCY
REGD. OFFICE	No. 101, SHAKUN ELEGANCE, PLOT No. 05, KARNESHWAR GROUP HOUSING SCHEME, ANANTPURA, KOTA - 324005 (RAJASTHAN), BHARAT	• BUILDING/STRUCTURE AUDIT • BUILDING CLINIC • CHARTERED ENGINEERS

WORKING HOURS: 11 AM to 07 PM | WORKING DAYS: MONDAY to FRIDAY