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PROJECT : ICICI BANK RAMPURA BRANCH, KOTA

CLIENT : ICICI BANK LTD.

AUDIT REPORT

PART 1

REF. RCCPL - ICICI BANK RAMPURA BRANCH, KOTA / ICICI BANK LTD. / AR - 046

DATE - 2024-11-11

PROJECT: ICICI BANK RAMPURA BRANCH, KOTA

CLIENT: ICICI BANK LTD.

While visiting the site 'ICICI BANK RAMPURA BRANCH', Kota (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. It is an old building. The rear side portion is stone roofed resting on load bearing masonry walls and the front side area is RCC framed structure. Bank is running in this building since 1943.
2. TYPE OF CONSTRUCTION - It is a composite structure. Some portion of the building is stone roofed slab resting on load bearing masonry walls and the some portion is RCC framed structure.
3. It is an old building.

Building Configuration:

1. Bank occupied portion is in ground floor only.

Building Title:

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

Major Observations & Analysis:

1. Due to leakages/seepages the cement plaster was observed affected badly by loosening of the internal bonding and getting disintigrated & finally resulting falling down/coming out of the plaster.
2. The plumbing system of the building was observed not done/executed correctly/properly, which causes leakages/seepages at various locations & the consequences are being faced.
3. The procedure adopted for taking inside the cables for AC electrical/CCTV/networking & AC copper piping etc. from out side was observed not correct. Due to improper sealing the cutout hole made, rain water enters from out side and causes havoc inside. It spoils the false ceiling & other interior panels/painting/putty work as well.
4. At some locations vertical/horizontal/diagonal cracks were observed. These cracks may be due to seepage/leakage affected disintigrated cement plaster. It can also be due to improper jointing done in the masonry below plaster, means perhaps the joints were not broken in the masonry as per norms. The diagonal cracks may be due to settlement also.
5. It was observed that in the tiling done areas the tiling is not done with epoxy grouting at joints rather at the 0-0 joints were done with only ordinary powder grouting, which gets removed due to detergent/harpic/floor cleaners (phenyl's) etc. The broken joints allows the water entry into the bedding material below tiling on daily basis & this water travels below flooring & rises in the masonry walls due to capillary action & causes above skirting seepages.
6. Holes made for taking the AC copper piping, electrical cables, networking & CCTV cables were observed not closed properly & causing entry of rats, lizards etc.
7. The OTS cutout covered by MS structure was observed getting cracked & causing rain & other water entry through these cracks resulting the consequences in below area surfaces.
8. In the rear side portion walls, above skirting areas, door jambs are badly damaged due to excessive seepages. Stone patti roof joints are also cracked & causing seepages from terrace side water entry. Khurras were not fixed properly so rain water is not channelized properly.

Recommendations:

1. OBSERVATIONS & ANALYSIS POINTS IN LINE WITH THE OBSERVATION POINTS IN THE OBSERVATION SHEET SHALL BE READ & UNDERSTOOD PROPERLY/CAREFULLY TO DECIDE THE ACTION PLAN.

2. REFURBISHMENT IS ADVISED WHERE EXPOSED STEEL ONGOING RUSTING IS IN PROCESS/OBSERVED AS PER THE METHODOLOGY SUGGESTED FOR THIS.
3. A PROTECTIVE LAYER (MAY BE CEMENT SHEET OR SOME OTHER SUITABLE ACID FUMES RESISTIVE MATERIAL) IS ADVISED TO PUT AS A BARRIER BETWEEN BATTERIES & PLASTERED WALL SURFACE.
4. IN THE TOILET AREAS TILING JOINTS IN THE FLOORS AND IN WALLS SHALL BE PROVIDED WITH 2-3 MM SPACER WITH EPOXY GROUTING DONE IN JOINTS.
5. VERTICAL/HORIZONTAL/DIAGONAL CRACKS ARE ADVISED TO BE TREATED/APPLIED WITH APPROPRIATE CRACK THERAPY AS PER METHODOLOGY SUGGESTED & AS EARLY AS POSSIBLE.
6. RAINWATER DOWNTAKE & OTHER PLUMBING PIPING SYSTEM IS ADVISED TO BE SET RIGHT. PIPIES TO BE KEPT 2" AWAY FROM WALL SURFACE & SHALL BE TAKEN DOWN TILL BOTTOM & WELL CHANNELISED IN THE DRAIN AWAY FROM BUILDING WALL.
7. AC VENDORS ARE ADVISED TO BE TIGHTENED UP FOR LACKING IN THEIR WORK OR IMPROVING THEIR WORK QUALITY & IF POSSIBLE A DOCUMENTED GUARANTEE BOND CAN BE TAKEN FROM THEM FOR NO LEAKAGES FROM DRAIN PIPES, RATHER THE AC DRAIN PIPES ARE ADVISED TO BE SET RIGHT IN A SYSTEMATIC PATTERN TO COLLECT THE WATER IN A HORIZONTALLY PLANNED PIPE FROM ALL VERTICAL/SLATED DRAIN PIPES & THEN CHANELISE TO DRAIN AWAY FROM BUILDING AT A DESIGNATED LOCATION.
8. IT IS ADVISED TO SCRAPOUT THE ENTIRE SEEPAGE AFFECTED INNER PLASTER AND REDONE WITH THE RMP (READY MIX PLASTER) MATERIAL, WHEREVER NEEDED AFTER SEEPAGE ROOT CAUSES ARE REMOVED.
9. IT IS ADVISED TO GENERATE/CREAT A RECORD OF AS BUILT DRAWINGS FOR ALL BRANCHES/ROs/ICMCs etc. FOR FUTURE REFERENCE.
10. RECTIFICATION WORK IS NEEDED IN THE BUILDING AS MENTIONED IN THE OBSERVATION SHEET POINTS. SO THE BANK IS ADVISED TO TAKE THE RECTIFICATION WORK AS EARLY AS POSSIBLE.
11. THE PROPER TECHNICAL SUPERVISION IS ADVISED TO BE ENSURED IN FUTURE WHILE CONSTRUCTION ITSELF & FOR RECTIFICATION ALSO.

Preventive Measures:

1. 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.
2. Standardizing the Type of Maintenance Related Problems & Solutions for a better & quick understanding of IFMs & Vendors.
3. 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.
4. 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.
5. Annually one Lecture on Maintenance Related Problems & Solutions by Industry Experts for IFMs & Vendors.
6. Inclusion of some important clauses in the agreement document between land lord & ICICI Bank (Where premises is on rent/lease) to ensure the scope of work of landlord in terms of maintenance due to poor quality works executed by landlord.
7. Once in a 3 years building audit shall be conducted to reassure the building condition is good & safe to work there.
8. Generating a Record of "As Built Building & Services Drawings" for all Branches, ICMCs, ROs, etc. for future reference. A set of "AS BUILT DRAWINGS" of the building premise shall be maintained/asked in easy traceability mode for the following streams. Architectural Drgs. Structural Drgs. MEP Services Drgs. Networking related Drgs.

Corrective Measures:

1. 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.
2. Scrapping out of the entire/affected area internal plaster of wall/ceiling areas for redone using the RMP material after the seepage/water leakage source is closed/stopped & cracks or joint therapy/treatment is applied on the raw surface.
3. Plumbing/Piping System needs to be set right in consultation with industry expert - vertical pipes to be kept away from wall surface by 2" & leakage points of plumbing work shall be attended immediately. The suggested methodology for this ca be adopted/followed.
4. Plumbing chambers/septic tank/soak pits shall be attended for immediate rectification/repairing/cleaning.
5. All toilet & pantry areas tiling in the floor & walls is advised to be done provided with 2/3 mm spacers in joints & applied with epoxy grouting by a specialized agency as per the methodology suggested for this.
6. All AC drains shall be planned properly deciding the designed route & destination in such a way that AC drain water flows in gravity till destination without any leakage in between in case of split units.
7. Refurbishment wherever needed on exposed steel rusting locations is advised as per the methodology suggested for this.
8. All points as mentioned in the recommendations shall be attended as per need & priority of the bank/landlord/house owner.
9. Other rectifications as advised in respective areas of the building and shown with photographs in the observation sheets pointwise are advised to be taken up timely.

Specialized Materials Suggested:

1. RMP Material.
2. Water Proofing Material
3. Fibermesh/Chickenmesh
4. Epoxy Grouting Material
5. AC Drainage Pipes
6. Rust Remover
7. Anti rusting Coating
8. Fresh steel rods diameter wise as per observation.
9. Micro Concrete
10. Epoxy Bonding Agent (For new & old surface).
11. Khurras
12. Plumbing Pipes/Bends/Caps/T Caps/Y etc. as per requirements.
13. Structural Mortar
14. Epoxy Material & Spacers 2-3 mm size.
15. Water Proofing Compound.

Notes:

1. The report/observations submitted by us reflects only our opinion, which may or may not be accepted by the auditee as per their policy/requirement.
2. 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.
3. 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.
4. All the building related statistics/details are as per the information given by landlord/bank personnel.

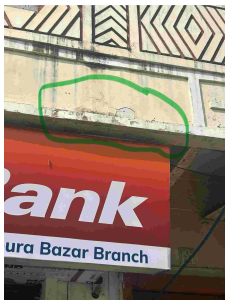
5. The documented audit report, observation sheets & check listed parameters will remain available with us for 3 months from the date of PO issued to us or invoice raised by us, whichever comes later. After that we may not have the records/data available with us.
6. We are trying to give you the list of some important materials also you will need while taking up the rectification work as suggested.
7. Please ask us the different therapy methodologies when you plan to take up the rectification work, we will release step by step as per necessity.
8. 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.
9. 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.

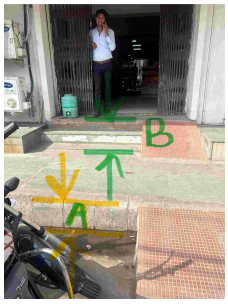
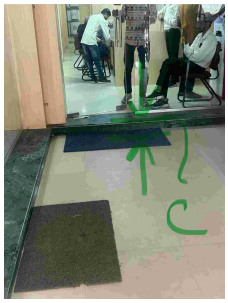
PART 2

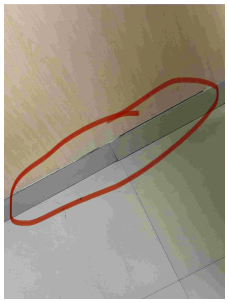
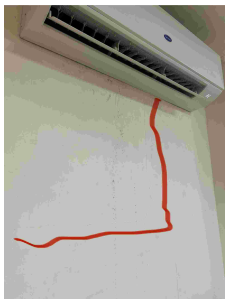
OBSERVATION SHEETS

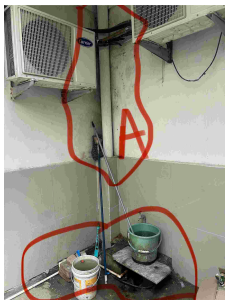
PROJECT: ICICI BANK RAMPURA BRANCH, KOTA CLIENT: ICICI BANK LTD.

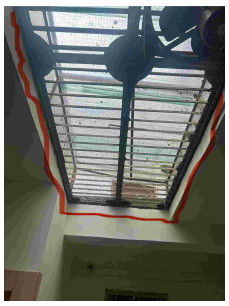
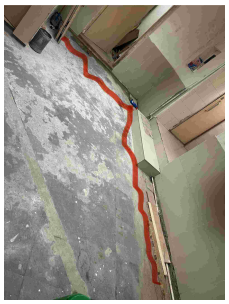
AUDIT OBSERVATION SHEET					
Reference / Rev. No			OBS / 85 (ICICI BANK RAMPURA BRANCH, KOTA) / November 10, 2024	DATED	2024-11-11
S.No.	OBSERVATION POINTS	DATE	CORRECTIVE / PREVENTIVE MEASURES SUGGESTED	PHOTOGRAPHS	STATUS (For Client Only)

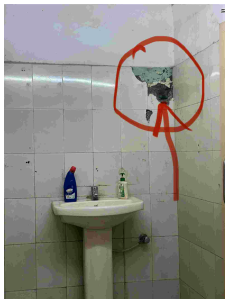
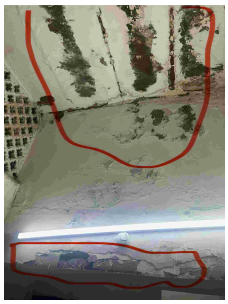
1	This is building is combination of RCC frame structure in front part and in the rear side portion is stone pattis roof resting on load bearing walls. And bank is working in this building sionce 1963 as per the information given by bank/land lord. This building was constructed in 1943 as per landlord..	2024-11-11	This is brief history just for information to all concerns.		
2	This is front part of the building, where in chhajja/balcony portion has developed cracks at the slab level in vertical pardi. This is happening because the rain water could not be prevented entering into the RCC slab & pardi portion from above. Entered rain water is rusting steel of slab & pardi & due to increase in volume the concrete covere is being open/cracked.	2024-11-11	1. Rain/Other water entry shall be stopped completely. This can be done by applying crack seallant on the cracks. 2. The cracked portion needs to be checked with light hammering action for checking the intensity/severity of loosen portion. If the cracked portion is easily falling down then after removing the loosened part "REFURBISHMENT" is advised.		
3	This is near the main entry of the building in the DG room area where the AC drain is left as it is and that dripping water is causing moisture in all around area at the floor level, which will result into the seepages above skirting areas inside the building also.	2024-11-11	The AC drainage piping system needs to be improved/corrected properly routed till the public drain or else a drain water collection vessel also cab be put as temporary arrangement.		

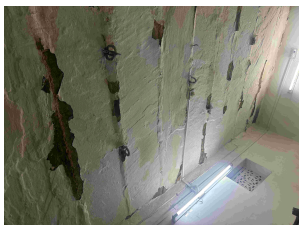
4	This is ATM room area. The AC is being seen is on the same DG room wall, where AC drain pipibg system was not done proeprly.	2024-11-11	The cutout made for AC drain pipe needs to be attended for closing it with any building seallant. The AC drain piping system shall be designed & executed in such a way that AC drain water flows through gravity & should not be blocked in any way.		
5	This is main entry from the roadside. The footpath is around 12" above the road level and after that from the footpath to the entrance veranda floor of the bank is around one and half feet above, that means from the road level it is around 2.5 feet high. so on the first in look the building is safer side from the normal flooding situation due to public drain blockage or due to rain.	2024-11-11	This is an observation point for information only.		
6	This is corridor area at the main entry of the bank near the DG room and ATM room. The actual functioning floor level inside the bank is still 6 inch higher than this corridor. That means it is approximately 3 feet above the ground or road level outside, so things are in comfortable zone from flooding situation point of view.	2024-11-11	As such no rectification is needed. This is an observation point for record only.		

7	This is main banking hall just after entry point, where in the left side skirting is not fixed properly and therefore, It is giving hollow sound. It may come out any time at the same time, it may also help termites, antes to make a living area there.	2024-11-11	Bank's maintenance vendor need to be advised to fix the skirting properly in a methodology as suggested for this & the rear side hollow portion should be filled up with lean cement mortar.		
8	It seems this AC is fixed on a pre-existed window closed portion using the ply board and that's why there is a crack is developed as marked/highlighted in the photo. This cracked inner/rear portion is giving hollow sound at the same time, the AC drain outlet is planned on the other side gallery portion, but it is not planned properly till down so it is creating full time moist conditions on the wall and on the window and on the floor, so above skirting seepage problems are most likely due to this.	2024-11-11	1. This window is advised to be closed with Masonry and then old and new masonry joint should be applied with a fiber mesh therapy. Then it is to be plastered so that this crack problem will be solved. 2. On the other side of the wall, the AC drain pipes need to be planned and installed as per the methodology suggested for this & till ground.		
9	This is deputy branch manager sitting place above false ceiling area where seepages marks are observed. It seems these marks are due to seepage/leakage from the first floor level.	2024-11-11	First floor access could not be given for entire area, so things could not be checked thoroughly, but the visible cracks can be taken up for rectification as early as possible.		

10	This is ceiling portion of the backend working area. There is no problem was observed in the stone patti ceiling/roof.	2024-11-11	As such no correction is required as of now.		
11	This is open to sky area, rear side of the bank, where AC copper piping, AC electrical cables, and other network cables, etc. were observed taken inside the building in a improper way. This may cause entries of rats results, rain water etc. inside the building & result accordingly.	2024-11-11	Therapy suggested for this purpose is advised here as per the methodology made.		
12	1. This is also open to sky area in the rear side of the banking premises, where the vertical rainwater down take piping work is not fixed correctly. 2. Plumbing pipe is not fixed as per the norms and that's why it is causing seepages spots on the wall both side at the ground level, the drainage point also is not planned and design properly, which is causing the water spreading all over this corner area. This may cause seepages in the above skirting areas on the side of the wall.	2024-11-11	It is advised that plumbing therapy made for this type of work as per the methodology suggested.		

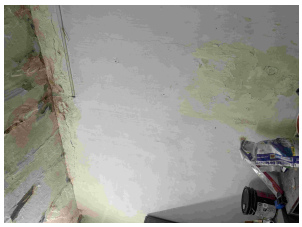
13	This is also open to sky area covering in the roof. All around the cut out a joint is visible between the civil work and MS frame of OTS covering. Rain water is likely to enter from these cracks/terrace and cause seepages and related consequences.	2024-11-11	It is advised to remove the entire MS structure from the above floor and do a brickwork all around the cutout for 9" width from the concrete mother slab. Then fixing of this MS structure on that brickwork is advised using proper anchoring. Thereafter a Bata or Gola shall be made at the joint of this brick work and the mother concrete slab.		
14	This is also open to sky area floor level, rear side of the bank premises. Skirting is also not observed here in this area.	2024-11-11	1. Here the plumbing chambers are provided but needs to be provided with proper chamber covers and after cleaning of the pipes so that there will be no water stagnation. 2. Skirting can be planned.		
15	This is male toilet block ceiling area where the old plaster is disintegrated and falling down due to the seepage problem from above/next floor.	2024-11-11	First thing is the page source from the next floor need to be closed properly, and then inside this disintegrated plaster to be scrapped out and redone with RMP plastering material.		

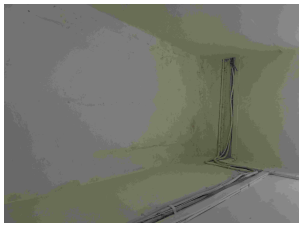
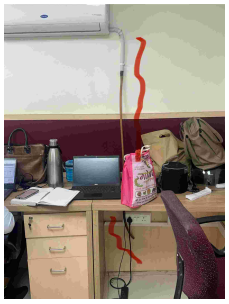
16	This is toilet block area and the common corridor above the wash basin right hand side, where the plumbing pipes are not closed properly/rightly. needs to be closed properly. The leakages from this point is causing seepages, which saturates the bedding material behind the tiling wall. And tiles are giving hollow sound and likely to fall down also.	2024-11-11	First thing is the plumbing joints/work needs to be checked properly, and then there after it is to be closed with normal civil work before applying the rough plaster for fixing of tiles.		
17	This is also toilet block area corridor ceiling portion, where lot of civil maintenance work is visible in the above stone patti roof.	2024-11-11	Seepage source from next floor first need to be checked & closed. Then after scrapping out the entire affected surface joints need to be treated properly once again.		
18	This is also open to sky area where this corner is showing rainwater down take pipes hidden in the shaft, where lot of seepages spots are visible, means inside the shaft the plumbing pipes joints are not sealed properly or are broken and hence seepages marks are being shown.	2024-11-11	First thing is khurra fixing needs to be done properly at next level from where most likely the water leakages are taking place. And thereafter it is advised to wait for few months & check whether the seepage spots on the shaft wall is still wet or dried up. If spots are dried up then it is OK or else the shaft will need to be dismantled and all vertical rainwater plumbing work should be removed and redone as per the methodology suggested for these plumbing pipes.		

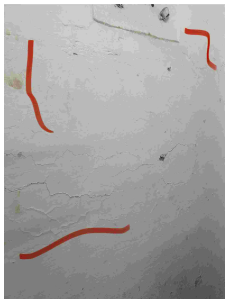
19	This is female toilet room, where the wall & floor tiling work was observed done with 00 jointing without spacer and epoxy grouting done. There fore water seepage/leakage through the joints of these tiles is entering behind the tiles and gradually causing the loosing of bonding strength underneath bedding material. This water gives above skirting areas seepages in a long run.	2024-11-11	Epoxy grouting is advised as per the methodology suggested.		
20	This is rear side, store entry passage area roof/ceiling portion, where lot of seepages are visible. This is spoiling the putty/paint done on the stone patti roof, and it's also causing cracks in the side wall.	2024-11-11	It is advised 1st to close the seepages from the top and then secondly it is advised to scrap out the entire ceiling and treat the joints of the stone patti properly and thereafter if required, plaster can also be done or simple putty/paint can be applied.		
21	Same as above the store area stone patti roof joints are spoiled due to seepage from top.	2024-11-11	Same as above.		

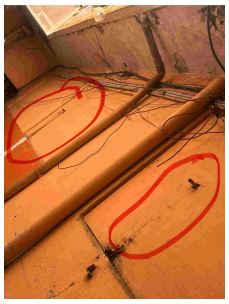
22	This is also rear side area where the last room in the left side is observed almost damaged due to excessive seepages coming from above. Few vegetation growths were observed at next floor at one - two locations and also there were khurra fixing problems were observed, both the problems are causing water leakage to lower area ceiling portions & walls as well.	2024-11-11	1. Vegetation growth shall be removed immediately and it is advised to make such an arrangement that in future no vegetation growth takes place again. 2. At next floor damaged khurras need to be replace & fixed with new ones properly, in such a way that water leakages do not take place from junction. 3. It is advised to scrap out the entire seepage/leakage affected internal plaster and then redoing of same with RMP material.		

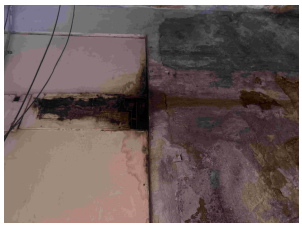
23	This is also the last room in the rear side of banking premises, which is presently being used as a store cum record cum scrap room. In this room the above skirting seepages/water leakage from other side toilet block at higher level in the adjacent property. This leakage/seepages has badly spoiled the wall plaster & masonry work also.	2024-11-11	1. It is advised to stop the toilet operations in the adjacent property with immediate effect. Then the toilet area should be applied with proper water proofing treatment in the floor & banking premises side wall after scarping out of the existing tiling or wall treatment already done. The water proofing shall be done in a entire floor are and walls up to 1 m height at least. 2. The the tiling work in he floor and walls shall be done with providing 3 mm spacers in joints for epoxy grouting. Proper Water Treatment is advised after removing the existing tiles, hell, shape or a cup saucer waterproofing shall be done. Then the tiling shall be done with providing the epoxy grouting in the joints, living 2 to 3MM spaces.		

24	This is also last room being used presently as store room cum record room cum scrap room. Here the wall plaster is damaged badly due to excessive seepages. It has almost lost the bonding with the masonry and come out.	2024-11-11	It is advised to scrap out the entire damaged plaster then cleaning the masonry with wire brush then applying the cement mortar at joints, and then it shall be plastered again using the RMP material.		
25	1. All seepages/leakages affected internal plaster is damaged/spoiled badly. 2. Stone patti ceiling/roof joints are also badly affected by seepages/leakages from top/next floor level.	2024-11-11	It is advised to first stop the leakages/seepages from the sources (adjacent property & next floor level as explained in other observation points) & then scrap out the entire internal plaster of the rear side store area rooms and redone with RMP material.		

26	This is last room store room where crack is developed in the wall on the adjacent site where toilet blocks are there on the other side.	2024-11-11	1. First by scraping out the affected plaster along the crack to make sure that the crack is in plaster only or in masonry work also. If it is only in plaster then removal of affected plaster and redoing of plaster with RMP is advised. 2. And if the crack is in masonry work also then making a groove in the masonry for filling this with proper crack sealing agent & the application of the chicken mesh/fiber mesh on the joint/groove 2-3" extra both side and thereafter redone of plaster with RMP material is advised.		
27	This is the passage area from banking area to OTS. The ceiling is observed affected with some sort of seepages spots from next floor.	2024-11-11	It is advise to close (as advised in other observation points) the seepages from top and then scrapping out the entire affected area and redone the paint or plaster as per necessity of the bank.		
28	This is rear side banking back end area. The AC drain is planned in a surprising way. It should have been planned on the other side of the wall.	2024-11-11	This drain is advised to take on the other side of the wall making a hole in this wall in such a way that water flows in gravity.		

29	This is vault room locker room inside area at the entry left side wall pillar is giving hollow sound. That means the plaster has lost bonding with the underneath masonry. Some cracks are also developed/visible.	2024-11-11	It is advised to scrap out the entire affected plaster, which is giving hollow sound. And then after checking the cracks status in masonry, it is advised to redone of plaster with the RMP material as per the methodology suggested.		
30	This is also vault room area at the entry in the left side. Wall plaster is showing lot of cracks and hollow sound, which indicates that the plaster is losing bond with underneath masonry and due to this cracks are developing. This problem is happening due to seepages.	2024-11-11	First the seepages need to be stopped from source (next floor &/or sides) & then to scrap out entire damaged lost bond plaster and then redone with RMP plastering material.		
31	This is also vault room area where the left hand side wall other portion showing lot of scattered cracks due to loosening bond with masonry wall constructed underneath.	2024-11-11	It is advised to scrap out the entire affected wall plaster and redone with RMP material.		
32	This is also inside the wall room at the main entry left side wall is damaged badly. This situation at vault room entry is 'RISKY' also.	2024-11-11	Removal of all affected area plaster & loosened material is advised and proper rectification shall be done.		

33	This is adjacent property corridor area where above balcony cantilever slab steel is observed getting rusted badly. This rusting of steel will affect the strength of building in the banking area also, because the same slab is extended in the banking premises slab.	2024-11-11	Therefore it is advised to do the refurbishment process as per the methodology suggested to prevent damage effect in the banking premises & and in this location also.		
34	This is adjacent building corridor area where bank's AC drainages are left as it is to allow the drain water flowing on the wall of window closed with wooden board and the drain water flows till ground spoiling the board and wall portion. Moist condition is spoiling the ply fixed in the window portion and plaster on the wall and ground. This moisture continues moist conditions inside the banking premises also.	2024-11-11	All Ac drains are advised to be planned in a proper way and properly lead till the drain chambers using the methodology designed & suggested for this.		
35	Similar to point number 33.	2024-11-11	Similar to point number 33.		
36	Same as point number 33.	2024-11-11	Same as point number 33.		

37	Same as point number 33.	2024-11-11	Same as point number 33.		
38	This is also adjacent building corridor passage area rear side where AC drainage of the bank AC is left open in the wooden covered window area. So the AC drain water is flowing directly on the ply closed window and Masonry wall spoiling damaging the ply board & plaster surface also badly. This continues moist conditions to cause seepages inside the banking premises.	2024-11-11	AC drain is advised to be provided properly in such a way that the AC drain water flows in gravity and in a systematic pattern directly to the drain point at ground level/floor. It should not flow on the wall surface at all.		
39	This is also adjacent building passage area rear side where a toilet block was made. The rear side of the toilet block is the store wall of banking premises which is affected badly due to seepages above skirting areas. This is seepage is caused because of these toilet blocks, where the inside proper water proofing is not done. And the tiling work also not done with the spacers & epoxy joint grouting properly. This is as per the information given by bank people & landlord side.	2024-11-11	First, it is advised to remove/scrap out entire tile flooring & wall tiling area. Then do the proper waterproofing and then once again, the tiling flooring and wall tiling shall be done with epoxy grouting of joints 2 to 3MM width. This will stop the seepages from the toilet block to the banking premises store area.		

40	This is first floor area of open to sky portion where the OTP periphery wall bund observed cracked badly. The rainwater enters through the these cracks and percolates downward to spoil other area things in ground floor ceiling.	2024-11-11	It is advised to remove the entire MS structure. Then remove this damaged/cracked bund wall and then on the mother concrete slab once again the bund wall shall be made either of RCC or rich mortar brickwork with chicken mash application both side then Gola or Bata should be made at the junction of this bund wall and the mother concrete slab. After that the terrace treatment shall be applied as per the methodology suggested & designed for this and thereafter this MS structure should be refixed on this new bund wall using proper anchors.		
41	This is also open to sky area at first floor where these plumbing pipes from the next floor are coming down and the rainwater down take pipe is observed badly damaged. Here this terrace rain & other water is also entering into the damaged rainwater drain point which causes seepages inside the below banking premises. Water supply pipes are also not proper.	2024-11-11	A proper KHURRA fixing is advised at the point after removing the broken pipes/bends/ joints etc. Then the terrace treatment shall be taken up as per the methodology suggested & designed for the terrace treatment providing the proper slope to the terrace surface towards the rain water down take points. Water pipes also needs to be set right. All these plumbing works shall be get done by good/experienced plumber.		

42	Same as above another location at first floor OTS area.	2024-11-11	Same as above another location at first floor OTS area.		
43	This is open to sky ground floor area rear side of the banking premises, where this dustbin and other things observed.	2024-11-11	Proper housekeeping cleaning is advised/required timely.		
44	This is male toilet block where inside wall tiling and floor tiling is done at 00 joints. Water enters from broken tile joints and causes seepages in the wall on other side. This also causes to loose the bonding of the bedding material with masonry.	2024-11-11	It is advised to do the tiling maintaining 2 to 3MM gap between the tiles and applied with epoxy grouting.		
45	At some places in the bank the tile flooring observed cracked and settled down. Most likely it is due to the earlier done improper compacted bedding material below. The tiling floor bedding material was not compacted properly before installation.	2024-11-11	It is advised to remove these tiles, rectify the bedding material and refix the new tiles.		

PART 3

CHECK LIST

VISIT DATE: 2024-11-11

PROJECT: ICICI BANK RAMPURA BRANCH, KOTA

CLIENT: ICICI BANK LTD.

S.NO	OBSERVATION POINTS FOR SITE INSPECTION	RATING SCALE	RATING	DETAILED DESCRIPTION	LOCATION	REMARK
1	HISTORY					
2	Site History	5	2.5	As per the details given by landlord the bank is running in the premises since 1963. The rear side portion of the building is stone patti roof is resting on load bearing masonry walls. While the front portion is RCC framed structure. The building was told constructed in 1943.	Rampura, Kota	
3	Visual Inspection of Over all Building from Structure Stability Point of View.	5	1.5	In the front side banking premises it seems OK, but there are lot of issues in the adjacent portion with likely effect in bank premises. But in the rear side old building have lot of issues related to seepages/leakages causing disintegration of cement plaster & deterioration further masonry work.	Rampura, Kota	
4	External Side Observation, if any.	5	2	OK, In the banking premises, but in the adjacent building there are issues of slab/chhajja steel rusting & related to drainage, leakages etc.	Adjacent building portion.	
5	Frequency of Building Inspection - Check for Regular Visual Inspections (Annually or Biannually).	5	0.5	Not Done.	Rampura, Kota	

6	Frequency of Building Inspection - Check for Structural Assessment - Once in 3 to 5 Years depending upon the age of the building.	7	1.5	Could not be done.	Rampura, Kota	
7	AVAILABILITY OF DOCUMENTS/DESIGN DRAWINGS					
8	Check for Building Plans/Drawings availbility.	5	3	Soft Copy Available shown in the Computer.	Rampura, Kota	
9	Check for necessary Permits with latest renewal done (FIRE NOC/AUDIT/MOCK DRILL/AUDIT etc.)	3	2	Fire Mock Drill is being done regularly as per BM.	Rampura, Kota	
10	Check for regular maintanance records.	2	1	Could not be shown.		
11	GENERAL					
12	Building Functional Level	5	3	Building functional level inside is around 2.5' to 3' above the outside road level.	Main Entry Level	
13	Check for Plaster Strength (Intact or not) - Lighting Hammering Action.	5	1.5	Lot of issues were observed in the rear side of the banking premises, where the old plaster/masonry work was observed badly damaged due to excessive leakages/seepages.	Rear Side Old Portion - Locker/Vault Room etc.	
14	Floor - Visible Up Rooting, If Any	5	1.5	Yes, at some locations in the rear side portion.	Rear Side	
15	Plaster - Visible Up Rooting in Ceiling Areas, If Any	5	2	Some locations in the rear side portion.	Rear Side	
16	Plaster - Visible Up Rooting in Walls Areas, If Any	5		Yes, at lot of places in the rear side portion.	Vault Room, Locker Room, Rear Store	

17	Any Vegetation Causing Moisture/Cracks.	3	1	Yes, it was observed at first floor at few locations as per observation photographs.	First Floor	
18	Terrace Area Checking in General.	5	1.5	Situation is very bad. Only OTS area access was given.	OTS	
19	Observation on concrete honey combing, if Any.	5	1.5	Not observed, it is a very old building, but the slab part in the adjacent building portion where steel rods are badly rusted at one location.	Adjacent building portion.	
20	Check for easy Access to all Areas.	3	2	OK		
21	Check for Clear Pathways for Inspection.	2	1	OK		
22	Check for Utilities (Electricity Functionality).	3	2	OK, as on the inspection day.		
23	Check for Electrical DB/MCB & cabling wiring.	2	1	OK, as on the inspection day.		
24	Check for Utilities (Water Supply Functionality).	3	1.5	OK, as on the inspection day. Except few problems/lacking in the plumbing work.		
25	Check for Utilities (Cooking Gas Supply & Functionality).			NA		
26	Check for Safety Concerns - Loose Handrails, Broken Steps, Other Hazards, if any.	5	3	OK, as on the inspection day.		
27	Check for Healthy Business Environment in overall.	5	2	OK, in the front side portion of the banking premises. However, in the rear side present status is not good for business from problems raising due to seepages/leakages point of view.	Rear Side portion.	
28	STRUCTURAL STABILITY					

29	Observation on Foundations.	5	3	Not visible but it seems OK, since there is no settlement or any other type of instability problem was observed.		
30	Settlement Cracks in Walls.	10	3	Yes, cracks were observed in the walls.		
31	Settlement Cracks in Floors.	10	3.5	Not observed.		
32	Visible Concrete Deterioration in Slabs, If Any.	5	1.5	Yes, in the chhajja portion the cantilever slab steel was observed rusting.	In the adjacent portion of the building.	
33	Visible Concrete Deterioration in Beams, If Any.	5	2.5	Not observed.		
34	Visible Concrete Deterioration in Columns	5	3	Not observed.		
35	Any Refurbishment is needed in Columns/Beams/Slabs/Other RCC elements.	10	3	Yes, in the cantilever slab chhajja portion, where steel rods are rusting badly.	Adjacent building portion.	
36	Visible Cracks / Deterioration in Stone Patti Roofs, If Any	10	2.5	Yes.	Rear Side Portion.	
37	Visual Stability Check for Parapet Walls, if any.	5	2	Yes, at first floor, however, in the other areas access was not given.	OTS	
38	Observation on sagging check for RCC beams, if any.	10	4.5	Not observed.		
39	Observation on sagging check for RCC slabs, if any.	10	4	Not observed.		
40	Observation on RCC columns buckling or crack, if any.	10	4.5	Not observed.		
41	Observation on Hairline Cracks in Slabs and slab soffits, if Any.	5	3	Not observed.		
42	Observation on exposed steel reinforcement due to insufficient concrete cover.	10	2.5	Yes, steel rods are rusting in the cantilever slab/chhajja in adjacent portion of the banking premises.	Adjacent building portion.	

43	SEEPAGE/LEAKAGE & PLUMBING, UGWT/OHWT RELATED					
44	Moisture / Dampness Visibility in Ceiling Areas	5	2	Yes.	Rear Side Area, Store & main Banking Hall above false ceiling area.	
45	Moisture / Dampness Visibility in Walls Areas	5	1.5	Yes, Rear side all areas.	Rear Side Old Portion	
46	Moisture / Dampness Visibility above Skirting Areas	5	1	Yes, Rear side all areas.	Rear Side portion.	
47	Water Leakage through RCC Column / Beam / Slab, if any	10	2.5	Cantilever slab/chhajja portion in the adjacent portion of banking premises.	Adjacent building portion.	
48	Water leakage through Masonry Structure	7	1.5	Yes, at lot of places.	Store & Other rear side portion.	
49	Plumbing Connection Status in Toilets/Pantry Area.	5	2.5	OK, Except one/two locations/points as per observation pics.	Toilet Block.	
50	Rainwater Downtake Piping System Status.	5	1.5	Observed not proper.		

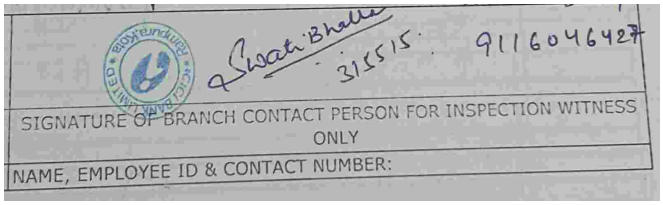
TOTAL RATING SCALE : 250

TOTAL RATING : 93.5

RATING INDEX: 0.37

RECOMMENDATION : As mentioned in the recommendations given in the part 1 of the audit report.

SIGNATURE OF AUDITOR



SIGNATURE OF BRANCH CONTACT PERSON FOR INSPECTION WITNESS ONLY

SWATI BHALLA

9116046427

RAJSHREE CONSOLIDATED CONSULTING PVT. LTD

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REGD. OFFICE	No. 101, SHAKUN ELEGANCE, PLOT No. 05, KARNESHWAR GROUP HOUSING SCHEME, ANANTPURA, KOTA - 324005 (RAJASTHAN), BHARAT	• BUILDING CLINIC • CHARTERED ENGINEERS

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