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PROJECT : ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan)

CLIENT : ICICI BANK LTD.

AUDIT REPORT

PART 1

REF. RCCPL - ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan) / ICICI BANK LTD. / AR - 044

DATE - 2024-09-04

PROJECT: ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan)

CLIENT: ICICI BANK LTD.

While visiting the site 'ICICI BANK PATANPOLE 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:

This is a old RCC frmaed structure building constructed long back. Part of basement is being used by bank for strong/vault/locker room, while the other area is being used as parking also. At ground floor ICICI bank is operating and at first floor store/record room is there. Building maitaance is 'NOT' done for a long period and terrace is badly damaged.

BUILDING CONFIGURATION:

Basement + Ground Floor + First Floor

With RCC Slab/Beams/Columns the building is a RCC framed structure.

BUILDING TITLE: **RENTED***

ESSENCE OF THE AUDIT REPORT:

1. Most of the observation points are on seepages, cracks, bad workmanship & ignorance in construction sequences & procedures. Basic construction norms are ignored. Normal & regular building maintainances are not done timely. Construction was done without proper technical supervision so the lapses are causing recurring maintainance expenses to ICICI Bank & may go to higher side than normal.
2. The terrace condition is horrible & hence the entire terrace treatment shall be carried out ensuring correct technical supervision as per methodology suggested/designed.
3. The excessive seepages & vegetation growth on the terrace/parapet walls/other & parts has caused the extensive damage to the building iner & outer surfaces and therefore entire external wall surfaces need to be scrapped out & redone with RMP plasterig material. At the same time the affected inner wall surface plaster also need to be redone wit RMP material.
4. Entire terrace & parapet wall/columns mumty terrace & walls are badly damamged/cracked and therefore entire terrace treatment shall be carried out as per the methodology suggested.
5. Refurbishment at steel rusting locations shall be done as per the methodology suggested for slab/beam portions as applicable.
6. The rear side untreated/unplastered wall with continious flow of overflow water & the road/floor level ucontorlled/unplanned public drain/chamber with improper slope is causig 'HAVOC' in the basemet areas causig severe seepages.
7. Other recommendations as enlisted shall be taken up.

MAJOR OBSERVATIONS & ANALYSIS:

1. The building has turned into almost ruined (जर्जर) condition from terrace & out side, since regular building maintainances are not done timely. In the store/record romm at first floor in the building slab/beams steel rods are badly rusting and a part of cover/plaster may fall down any time injuring the staff. Also in rainy season water flows from terrace through the slab/eams ceilig like dripping. This is a very **'SERIOUS & RISKY'** situation. Documents/Records are also likely to damage.

2. Horizontal cracks were observed at lot of places in the store/record room, staircase head room ceilig areas & slab/beam parts & walls. These cracks are due to rusting of steel rods inside & due to exxcessive seepages where the plaster/concrete cover lost bonding with underneath surfaces.
3. As built drawings are not available for the buildings at almost all the locations of audit conducted & because of this bank is spending lot of money on the different tests & analysis work.
4. Parapet walls at terrace were observed damamged/cracked. Rain water enters through these cracks into parapet wall and causing - (1) Seepages inside, (2) Rusting of steel, (3) Further increases the cracks. 'ZERO' maintainances were observed done on the terrace for a longer period causing the above issues.
5. The rainwater down take & other plumbing piping system on the outer wall surface of building and in the shaft area were observed damaged/not executed correctly. Pipes are almost touching the wall surfaces, broken pipes are not repaired/changed. The chambers inner surfaces were observed not treated properly.
6. The entire terrace was observed badly damaged, cracked, with vegetation growth & non treated surface without proper slope planned towards the rain water down take piping points. This is resulting stagnation of water at terrace and causes entry of rain water into slab through cracks & vegetation growth/roots.
7. The OHWT overflow was observed not planned at terrace and this is causing daily basis water stagnation on terrace in addition to the rain water in rainy season, which further has caused growth of plants & vegetation near OHWT. The roots entry into the damaged terrace is likely to cause rusting of steel of slab/beam and cause seepages inside the building to spoil inside paint, putty, plaster etc.
8. In all the toilet areas the tile flooring joints are not provided with '**EPOXY GROUTING**' with the spacer joints so the water seepages through the tiling joints are suspected travelling below the floor & likely to cause seepages at above skirting areas in other areas of premises due to capillary action.
9. In the rear side outer area unplastered, uplanned & with continious overflowing water on walls & improper slope in the public passage & unplanned public drain is creating horrile conditions iside the premises in basement locker/vault/strong room areas & parking areas as well. Inside the strong room lockers are gettig rusted.
10. Tiling & skirtig were observed uprooted in some areas due to poor workmenship. AC maintainance vendor's work was observed below standard/ot up to the mark.
11. In battery room the wall plaster was observed getting spoiled due to acid fumes and resulting in disintegrated.
12. Method of taking inside the electrical cables, netwroking cables, CCTV cables, AC copper piping, AC drain piping was observed '**NOT CORRECT**' & due to this defective workmenship/procedure the rainwater, seepages, rats, lizards, termites etc. may enter inside the building easily through the holes made for these services & affect respectively the inside portion accordingly.
13. The lockers in the strong room were oserved gettig rusted due to excessive seepages ad cotinious moist enviornment. All walls plaster also getting damaged/disintegrated due severe seepages from outside rear areas.
14. In the outside left side ad rear side severe cracks were observed between the bank premises building walls & floor/road from where rain & public drain water enters into the building walls & causig seepages on inside wall surface.
15. Hardware (Higes etc.) used in doors were observed of very poor quality & foud rusted badly. Workmenship of interior lamination work was observed very poor and hence started uprooting.

TESTS & ANALYSIS:

NA

LIMITATIONS OF THE TESTS (NDT REBOUND HAMMER & USPV):

NA

RECOMMENDATION:

1. LOOKING INTO THE NECESSITY OF HUGE RECTIFICATION WORK/COST IT IS ADVISED TO RELOCATE THE BUISNESS TO A BETTER PLACE AS PER NECESSITY OF BANK OR ELSE THE RECTIFICATION WORK SHALL BE TAKEN UP IMMEDIATELY.
2. MOST OF THE PROBLEMS ARE OBSERVED DUE TO THE LACKING IN REGULAR MAINTAINANCES, INADEQUATE TECHNICAL SUPERVISION WHILE EXECUTION/CONSTRUCTION WAS DONE. IT IS ADVISED TO TAKE UP ALL THE RECTIFICATIONS AS SUGGESTED, IF RELOCATION IS NOT PLANNED/OPTED BY THE BANK. THE PROPER TECHNICAL SUPERVISION IS ADVISED TO BE ENSURED IN FUTURE WHILE CONSTRUCTION ITSELF & FOR RECTIFICATION ALSO. THE EXECUTION OF WORK DURING THE NEW CONSTRUCTION & IN RECTIFICATION WORK AS WELL SHOULD NOT BE LEFT ON THE DISCRETION OF VENDORS OR LABOURS OF VENDORS. IF THE QUALITY IS MAINTAINED THEN IT WILL HELP REDUCING THE MAINTENANCE COST FOR BANK DRASTICALLY IN ADDITION TO SAFE WORK PLACE.
3. 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.
4. IT IS ADVISED TO GENERATE/CREAT A RECORD OF AS BUILT DRAWINGS FOR ALL BRANCHES/ROs/ICMCs etc. FOR FUTURE REFERENCE.
5. 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. THE ENTIRE EXTERNAL WALLS AREAS WHICH ARE NOT PLASTERED & THOSE WHICH ARE DAMAGED ARE ADVISED TO BE DONE WITH RMP MATERIAL INCLUDING THE SEEPAGE AFFECTED/DAMAGED PLASTER SURFACE RESPECTIVELY.
6. 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 AS PER THE GUIDE LINES IN SUGGESTED METHODOLOGY.
7. NETWORKING CABLES, CCTV CABLES, AC DRAIN PIPING, AC COOPER PIPING IS ADVISED TO BE TAKEN INSIDE THE BUILDING USING A PVC PIPE SLEEVE FIXED IN THE FLOOR/WALL (GROUTED PROPERLY AFTER FIXING THE SLEEVE) WITH A BEND FIXED DOWNWARDS ON OUTER SIDE & ENTRY POINT BLOCKED WITH THERMOCOL OR ANY SUCH MATERIAL AFTER THESE ITEMS ARE INSTALLED THROUGH PIPE SLEEVE. DIFFERENT SLEEVES CAN BE TAKEN FOR DIFFERENT PURPOSES.
8. 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 & CHANNELISED IN THE DRAIN AWAY FROM BUILDING WALL. THE CHAMBERS ARE ADVISED TO BE MAINTAINED WELL & TIMELY.
9. VERTICAL/HORIZONTAL/DIAGONAL CRACKS ARE ADVISED TO BE TREATED/APPLIED WITH APPROPRIATE CRACK THERAPY AS PER METHODOLOGY SUGGESTED & AS EARLY AS POSSIBLE.
10. PARAPET WALLS ARE ADVISED TO BE TREATED/APPLIED WITH KOTA STONE THERAPY AS PER THE METHODOLOGY SUGGESTED.
11. OHWT OVERFLOW NEED TO BE PLANNED ON URGENT BASIS.
12. THE ENTIRE TERRACE TREATMENT IS ADVISED AS PER THE METHODOLGY SUGGESTED FOR THIS WITH SCREED CONCRETE LAID DOWN IN PROPER SLOPE TOWARDS RAINWATER DOWNTAKE PIPING POINTS WITH NECESSARY WATER PROOFING.
13. IN THE TOILET AREAS TILING JOINTS IN THE FLOORS AND IN WALLS SHALL BE PROVIDED WITH 3 MM SPACER WITH EPOXY GROUTING.
14. REFURBISHMENT IS ADVISED WHERE EXPOSED STEEL ONGOING RUSTING IS IN PROCESS/OBSERVED AS PER THE METHODOLOGY SUGGESTED.

PREVENTIVE MEASURES:

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 or old building, where relocation is not planned.

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 minimise the recurring maintanance cost to bank.
5. Clear Guide Lines on UGWT & OHWT Connections & Other Plumbing Works including Rain Water Down Take Piping System.
6. Maintenance Check List & Monitoring of House Keeping Staff's Work more attentively & on a daily basis.
7. Annually one Lecture on Maintenance Related Problems & Solutions by Industry Experts for IFMs & Vendors.
8. 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 maintanance due to poor quality works executed by landlord.
9. Generating a Record of "As Built Building & Services Drawings" for all Branches, ICMCs, ROs, etc. for future reference.
10. Once in a 3 years building audit is advised to reassure the building condition is good & safe to work there.
11. Strict technical supervision on construction or rectification work as and when taken up, since most of the problems are due to lacking in technical supervision.

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:

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.

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. Entire terrace treatment shall be carrid out on urgent basis as per the methodology suggested.
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. Plumbing/Piping System - vertical pipes to be kept away from wall surface by 2". And leakage points of plumbing work + septic tank/soak pit/chambers immediate rectification.
6. Water accumulation & continious moist enviornment at the rear side areas of walls & floor/road at plinth level/protection needs to be totally stopped.
7. All toilet tile flooring & wall is to be done with epoxy grouting using 3 mm spacer.
8. All AC drains shall be planned properly deciding the designed route & destination + copper piping thermal insulation material quality improvement & frequent checking for thermal insulation thickness.
9. All points as mentioned in the recommendations, shall be attended as per need of the bank.
10. Refurbishment wherever needed on exposed steel rusting locations as per observation sheet.
11. PVC Pipe sleeves shall be used for different cables, AC drain pipes, AC copper pipes while running from outside to inside or vise versa.

SPECIALIZED MATERIALS SUGGESTED:

1. RMP (Ready Mix Plaster) Materials.
2. Crack seallants/seallers.
3. Fibermesh/chickenmesh.
4. Epoxy Grouting Material.
5. Cement
6. Sand
7. Kota Stone.
8. Structural Mortars & Water Proofing Materials.
9. Plumbing Pipes & Fittings.
10. TMT Steel bars for refurbishment
11. PVC Pipe Sleeves + Fittings/Bends

NOTE:- If any help is needed in getting these materials, we may be contacted. The above materials are prescribed for reference only, however, other companies' similar results-giving materials can also be used.

METHODOLOGY:

ENTIRE TERRACE TREATMENT | RMP PLASTER THERAPY | PARAPET KOTA STONE THERAPY | RAIN WATER DOWN TAKE PIPING SYSTEM IMROVEMENT | EPOXY GROUTING | CRCAK THERAPY | WATER PROOFING | OHWT OVERFLOW | AC DRAIN PLANNING | PVC PIPE SLEEVE THERAPY

Note:-

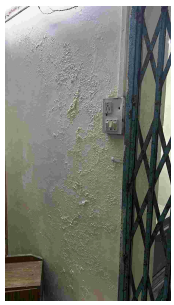
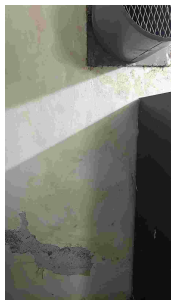
1. If ICICI Bank needs any help in interpretation of recommendations, observation, analysis, corrective - preventive actions, may kindly contact us and we will be happy to help.
2. This audit report have three parts in total - (1) Part 1 is as above, (2) Part is in the form of observation sheets, which gives the analysis & corrective/preventive measures point wise/location wise, so that bank can take up the rectifications 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, if the bank needs any more evaluation point, can e discussed for adding in to the check list.
3. 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.
4. We are trying to give you the list of some important materials also you will need while taking up the rectification work as suggested for use at the discretion of bank.

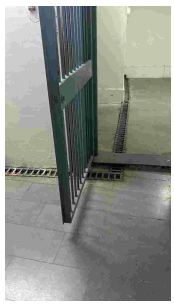
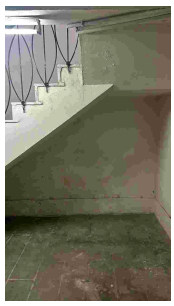
PART 2

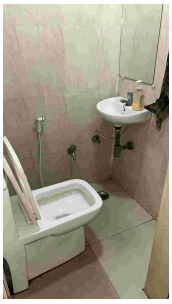
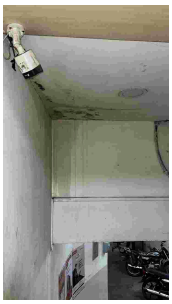
PROJECT OBSERVATION SHEETS

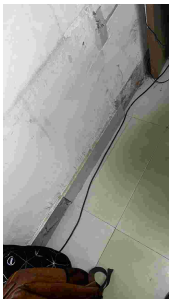
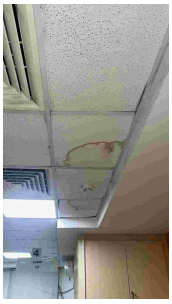
PROJECT: ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan) CLIENT: ICICI BANK LTD.

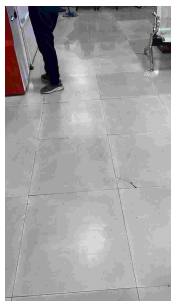
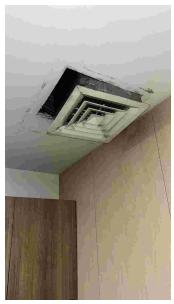
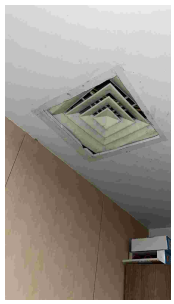
AUDIT OBSERVATION SHEET					
Reference / Rev. No			OBS / 80 (ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan)) / September 4, 2024	DATED	2024-09-04
S.No.	OBSERVATION POINTS	DATE	CORRECTIVE / PREVENTIVE MEASURES SUGGESTED	PHOTOGRAPHS	STATUS (For Client Only)

1	Strong room is located in the basement and all the walls are badly affected with severe seepages. This seepage is due to the continious water flow on thewall & floor out side the bank rear side.	2024-09-04	1. The rear side flowing water on the walls & on the public road/floor in that particular portion needs to be stopped on SOS basis. This will need lot of plumbing lines (Other's) repairing & proper slope on the floor/road in such a way that water does not get stagnated near wall & floor/road junction. 2. Then from inside the building special type of water proofing (crystallization) process can be applied for relief in long terms (slowly).		
2	This is inner locker area. The wall is here also badly affected due to severe seepages.	2024-09-04	1. As advised in the above point. 2. It is advisable to uplift all the lockers by one to one and half feet making a RCC pedestal and then on the wall crystallisation waterproofing process is advised.		
3	This is another wall of vault room in basement observed badly affected with severe seepages.	2024-09-04	As advised in point umber 1.		

4	A drain was observed made with MS grating on it inside the vault room, which collects the surface/floor water accumulated. This water is due to excessive seepage from rear out side non stop water flow o walls & floor/road.	2024-09-04	We advised here to make a bigger sum outside the vault room around 4 to 5 feet in WXLXD with an auto level indicator system to be installed so that pump starts automatically at a designated level of water in the sump and it stops automatically at a designated level of water in the sump.		
5	This is outside the vault room in the basement area only below the staircase. The wall is badly affected with seepages and foul smell also was observed some times as iformed by the bank. It means this seepage is from either the public drain or from the toilet waste.	2024-09-04	As advised in the point number 1.		
6	This is side wall of staircase from ground floor to basement where the entire left side wall is affected badly with seepages. All this seepages are happening due to water flow on walls/floors(road) in the rear & side out side most likely.	2024-09-04	As advised in the point number 1.		
7	Toilet block area above grid ceiling showing seepages.	2024-09-04	Terrace treatment is advised.		

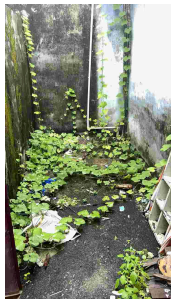
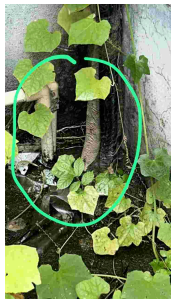
8	Toilet block area above grid ceiling. This is second location.	2024-09-04	Entire terrace treatment is advised.		
9	This is also toilet block other area above the grid ceiling portion. We are not observing any seepages in the wall and ceiling so it seems the seepage problem is because of the AC drain not planned properly.	2024-09-04	It is advised to plan the AC drain with gravity. So this leakage is problem will be resolved.		
10	This is male toilet block floor and wall tiling is not observed with epoxy grouting.	2024-09-04	It is advised to do the epoxy grouting in the tiling joints, so that seepage problem above the skirting areas in adjacent areas will be reduced or minimised.		
11	This is female toilet block here also the tiling in the floor and wall are not done with epoxy grouting at the joint.	2024-09-04	It is advisable to do the epoxy grouting in the tiling joints.		
12	This is at the main entrance of the bank towards outside area. The main entry gate is showing seepages from the top side.	2024-09-04	It is advised to break down this rather remove this ceiling and check whether the water is coming from AC drain or it is coming from the upper floor toilet blocks, kitchen block etc. Then closing the water leakages shall be done. After that it is advised to scrap out entire affected plaster and redone with RMP material.		

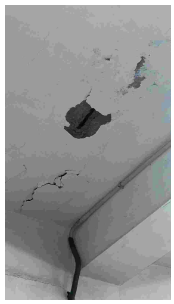
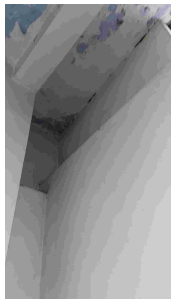
13	Skirting level tiling is uprooted in the main banking hall area towards the front side wall.	2024-09-04	It is advised to fix these tiles with additive so that this uprooting/loosening will not be repeated.		
14	This is main banking area ceiling part observed with badly affected due to severe seepages from top side.	2024-09-04	Reason needs to be analysed/explored from the first floor of this area & closing the source of water at first floor to be done. 1. The entire surface need to be scrapped out and redone with new RMP material.		
15	This is also main Banking area. The skirting observed uprooted. This is happening because it is not installed with technically right procedure.	2024-09-04	The vendor need to be insisted to work upon these areas with technically correct procedure & good quality of adhessive shall be used.		
16	This is ceiling part of the cubicle, where deputy BM sits. This seepages are seems to be due to the inaccurately planned AC drainage. It may also e due to seepages from upper floor.	2024-09-04	Which needs to be checked after removing of this grid ceiling. The entire terrace treatment will also help closing the seepages.		
17	This is also same area where the BM sits seepage problem is observed after removing the grid ceiling. It is observed huge seepage in the ceiling from upper floor/store/record room.	2024-09-04	The etire terrace treatmet & other patch up works will help to close this seepages.		

18	This is main hall banking area where tiles observed broken due to omproper compaction of the bedding material below tiling, which is a technical requirement of tiling installation but could not be met while installation.	2024-09-04	It is advised to remove all these tiles and refixed properly on compacted bedding material.		
19	This is cash area the right hand side wall from the skirting till approximately 3 feet up is badly affected due to seepages from other side of the wall. This area seems is in custody of ladlord & therefore eeds to be checked from other side.	2024-09-04	After closing the water source from other side the crystallisation waterproofing process is advised for this location.		
20	This is pantry area duct from the ceiling. It sometime giving water droplets to fall down from improper AC drain installationnn. The AC agency could not fix this duct properly after maintenance.	2024-09-04	AC agency to be istructed for proper installation of this duct cover.		
21	Here also more or less same problem is being observed. This is causing a lot of inconvenience to the people working here.	2024-09-04	The AC maintenance agency in need to be tightened up for doing the maintenance work correctly properly and completely.		

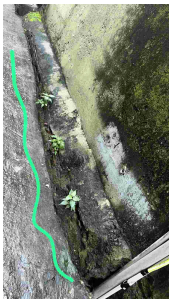
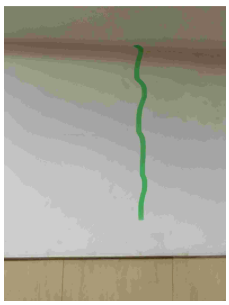
22	This is battery and server room. The above skirting wall situation is worst due to the seepages from the other side. At the same time it is affected badly due to the acid fumes from the battery.	2024-09-04	1. We advise to scrap out all this deteriorated plastering materials and redone the plaster with RMP material after closing the water source from other side. 2. Acid resistant barrier shall be put between the wall plaster and the batteries.		
23	Same as above - Other location in battery & server room.	2024-09-04	Same as above.		
24	There are the three level differences in the bank's functional floor area. The pantry and toilet passage area observed lifted up by 6". Then further around 8 inches it is uplifted to the toilet block corridor area and then from that corridor to inside the toilet further it is uplifted by 6 inches. That means around 20 inches the toilet block floor level is up from banking area functional floor level, so there are all possible chances of travelling the underneath water below the tiling floor from toilet areas to the functional floor area of the bank to cause above skirting seepages in the banking area.	2024-09-04	Epoxy Grouting is advised in the toilet blocks wall & flooring tiling work.		

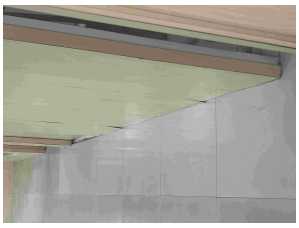
25	This is staircase head room ceiling area where the steel rusting is being visible clearly, which is happeing due to seepages from terrace.	2024-09-04	1. Entire terrace treatment is advised. 2. The refurbishment process shall be taken up.		
26	This is inside area of store & record room at next floor, where rainwater is directly coming/drippling through the slab and beams & gettig accumulated on the floor. This means the steel of the slab and beam is continuously rusting and losing the strength of the building. It may become a structural instability any time.	2024-09-04	1. First thing is entire terrace treatment shall be done. 2. And then wherever possible necessary refurbishment is advised.		
27	This is also the same location store & record room on next floor level. The other side view of the room water is coming from terrace and affecting the slab concrete, plaster, beams & columns badly.	2024-09-04	1. It is advised to do a proper terrace treatment and stop this water percolation through the concrete members. 2. Necessary refurbishment is advised.		
28	This is also next floor level store and record room where the beam steel is already started rusting and developing crack in the beam. So it is urgently required to attend for stopping the water entry from terrace. Otherwise it will become a structural instability situation for the building in coming some time.	2024-09-04	1. Terrace Treatment. 2. Refurbishment.		

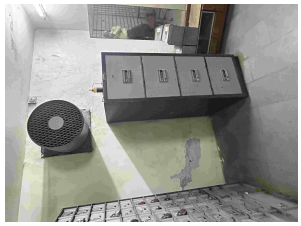
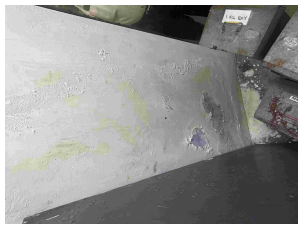
29	This is a small terrace part entry from the store and record room where huge vegetation growth is observed due to poor housekeeping, where rainwater gets accumulated and causes seepages in below level bank's functional area from ceiling.	2024-09-04	It is advised to do a proper waterproofing on this area in a cup shape on floor and walls up to 1 m height and then this area drain/rain water needs to be planned properly in such a way that water does not get accumulated here. This will help minimising the seepages from top in the banks functional working area.		
30	In the same area as elaborated in above point, where the copper pipes and other CABLES for AC outdoor units were taken inside. For this purpose the slab is punctured but not grouted & closed properly which is causing this rainwater entry through this cutout/weak area and results seepages in the banking area above grid selling and grid ceiling is being spoiled. Also it was observed that some trees like peepal are growing. Other vegetation growth also observed rooting inside the wall/sla junction. Vegetation growth causes seepage and small cracks in the wall from where rainwater enters and it gives seepages in the below areas.	2024-09-04	It is advised to treat this weaken point properly in such a way that neither rain water nor AC drain water can enter through the joint between the copper piping and other piping for networking cables etc., through the slab. No trees shall be allowed to grow.		

31	These all showing improper housekeeping, which also causes seepages problems in the below level anking areas.	2024-09-04	House keeping team needs to be tightened up for timely & correctly house keeping & cleaning.		
32	Slab steel is observed rusting due to rainwater entry from the terrace of record & store room.	2024-09-04	A proper weather treatment/terrace treatment is advised to stop this rain water entry to stop the rusting of slab and beam steel and then refurbishment process is advised from below side.		
33	This is also store & record room. The rear side wall of the entry door observed spoiled badly due to seepages from terrace. Rain water is entering into the walls from terrace & through the wall it is travelling to the below floor areas also and spoiling the grid ceiling wall painting, putty and plaster as well.	2024-09-04	The entire terrace treatment is advised.		
34	This is the staircase head room pic from the mid landing level, showing a diagonal crack and steel rusting is visible in the slab and beams. This will cause instability of a structure.	2024-09-04	Terrace treatmet on SOS basis.		

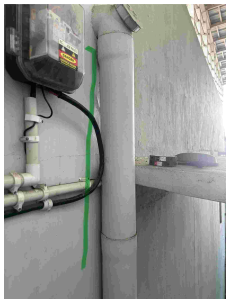
35	This is basement area observed in horrible condition everywhere, allaround severe seepages are there. This is happeing due to rear side ucontrolled flow of water o the walls and floor/road. This seepage is causing badly spoiling of the plaster, paint, putty and somewhere beams and slabs concrete also.	2024-09-04	Outside area treatmet as advised in earlier other similar points.		
36	This is outside the bank area where the bank wall and the street level junction is showing lot of cracks, gaps and vegetation growth, which is causing the rainwater entry into the wall of the bank premises and causing seepage inside the building.	2024-09-04	L shaped water proofig treatment & proper cracks treatments are advised.		
37	This is VAULT room area located in basement. All walls are badly affected with severe seepages.	2024-09-04	Treatment is advised for prevetion of water (public drain & rain) entry from external side. It is well explained in other points also.		
38	This is outside the bank area where the bank wall and the street level junction is showing lot of cracks, gaps and vegetation growth, which is causing the rainwater & pubblic drain water into the wall of the bank premises and causing seepage inside the building.	2024-09-04	L shaped water proofig treatment & proper cracks treatments are advised.		

39	This is also same location adjacent Street to the Bank building premises. This road and wall junction cracks severely causing the seepage problem inside. Rain water enters from these gaps & cracks.	2024-09-04	L shaped water proofig treatment & proper cracks treatments are advised.		
40	Improper rainwater down take piping system was observed. Some pipes were observed damaged also.	2024-09-04	The rain water downtake piping system needs to be set right as per the procedure/methodology suggested for this.		
41	This is main entry wall of the building premises towards cash area. A vertical crack is observed in the wall above the Interior wooden panelling near cash area.	2024-09-04	Normal wall crack therapy is advised.		
42	This is main entry to the bank premises from ground level. This steps in the right side showing regular seepage, which is likely from the other side of the wall and from the top area which is spoiling the side wall plaster.	2024-09-04	It is advised to close the water source from the other side, and then do the necessary repairing from this side. Crystallization water proofing process can be followed.		
43	This is staircase had room ceiling steel rusting was observed.	2024-09-19	After treating the entire the slab refurbishment area steel is advised.		

44	Hinges of all the doors in the premises were observed getting rusted. These hinges should have been of SS material, but it seems these are simple MS hinges. This problem is due to continious moist enviornment in the banking premises.	2024-09-19	Replacement with SS hinges is advised.		
45	Poor workmanship in interior work was observed, laminates are getting uprooted due to poor workmanship. These are also likely due to moist eviorment.	2024-09-19	1. While execution a documented guarantee should be taken from the vendor so that these workmanship related matters can be handled well. They will do the proper work and things will last for a longer period. There will be no maintenance and the recurring expenses from the bank side. 2. Treatment for seepages will also help reducing this type of prolems. 3. Good quality (MR Grade) of fevicol ca e used while doing this type of interior work.		
46	In the vault/strong room lockers body is getting rusted due to continuous moist environment in the vault room in basement.	2024-09-19	It is advised to shift the lockers from present place with immediate effect and in parallel the seepage treatmet will also help reducig the rustig. A RCC pedestal can be made and all the lockers ca e uplifted y 1-1.5' above the floor level.		

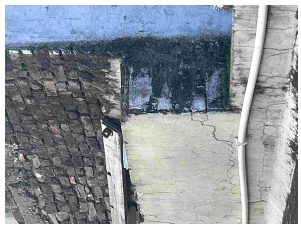
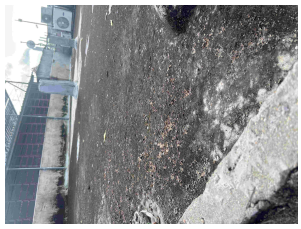
47	Due to heavy seepage from wall and partly slab area the basement locker room is causing moist environment in the entire area. This seepage is eing caused due to the water problem out side the buildig in rear side.	2024-09-19	As advised in observation point nubmer 1.		
48	This is wall towards the shaft from outside severe seepage is causing inside. There are plumbing rainwater down take piping also which are touching the wall surface.	2024-09-19	As explained in point number one.		
49	This is also severe wall seepage backside of the lockers in basement vault room.	2024-09-19	As explained in point number one.		
50	This is most likely rainwater chamber and seepage is causing through this chamber to the adjacent wall of bank premises. This seepage is causing inside the vault room.	2024-09-19	It is advised that this chamber surface to be treated properly so that water seepage/leakage does not take place from this side along the entire floor and wall junction. This junction is also observed affected due to water is coming from this rainwater chamber.		

51	This is rainwater down take pipe from the terrace to the shaft floor. Secondly these rainwater down take pipes and other plumbing pipes should have been kept at least two onches away from the wall, which is not done here, so the water leakage from the Terrace on the outer surface of the pipe, touching the wall surface of the banks building causing seepages inside.	2024-09-19	These rainwater down take pipes and other plumbing pipes are advised to be kept at least 2 inch away from the wall surface. So that leakage water will not flow on the wall surface and not cause the seepage inside/other side of the wall. Methodology advised for this type of work shall be adopted while takig up the rectification work.		
52	These are the rainwater down take & other plumbing pipes from the terrace/above areas in the shaft at floor level approximately 2 feet above the floor level. These pipes/chambers are choked/blocked and water is spreading all around. This leakage is causing seepage on other side of the wall in the banking areas in basement vault room also.	2024-09-19	It is advised that all the plumbing pipes and rainwater down pipes should be kept at least 2 to 2 and half inch away from the wall surface so that this leakage/overflow water will not flow on the wall surface and cause seepages on the other side at the same time, the cracked pipes should be replaced with the new piping system with immediate effect.		
53	This is also shaft area. This is the bottom floor level of all the rainwater down take pipes and other plumbing pipes. Where in the corner there is no flooring is done.	2024-09-19	First thing is to replace the cracked pipes with new pipes. Second thing is pipe should be kept 2 inch away from the wall surface and third is the flooring to be done properly after this treatment and at the junction of the pipe and floor or else a chamber also can be made here and then it can be finalised properly outside the building.		

54	This is also a chamber or cutout portion at the junction of shaft floor and bank premises building wall. It is also in fully wet/most condition for almost full time.	2024-09-19	It is advised that L shape waterproofing for all along the junction of wall and floor in the shaft so that the seepage inside the basement building premises will be stopped.		
55	These are the parapet columns at terrace showing severe vertical cracks in these parapet columns and steel is also exposed to the weather and rain water. The steel is rusting and at the same time it is causing the rainwater to enter along the steel rods in the below beam and slab area further causing seepages inside and increasing cracks.	2024-09-19	Refurbishment for the steel portion is advised and then proper plaster all around the parapet columns using RMP material is advised. Thirdly, on the parapet columns/walls the kota stone therapy is advised as per the methodology suggested for this.		
56	This is yellow colour parapet wall for the bank building and the other side wall, which is of masonry & non plastered. There is a joint between the two walls from where rainwater enters into the gap, which runs down in the banking premises.	2024-09-19	First thing if possible kota therapy is advised if not possible, then putting a MS mesh in L shape. The unplastred wall portion is advised to be plastered till the edge.		
57	These pipes are not installed with 2 inch gap between the wall and piping system installed.	2024-09-19	2 inch gap to be maintained between the wall surface & piping system while doing all these plumbing work.		

58	This is the portion where in basement severe seepage is causing. The wall & floor/road portion being continuously in moist conditions on the untreated/plastred wall and floor portion. This water is entering into the walls and causing severe seepage in the basement.	2024-09-19	1. First thing is on the front side. The brickwork wall need to be plaster with waterproofing RMP plastering material. 2. Second thing being advised is L shaped/cup shaped water proofing in the corridor at the junction of floor and walls. 3. Third thing all the plumbing pipes need to be shifted 2 inch away from the walls, the fourth thing, the continuous overflow of water from top flowing on the wall surface causing huge seepage in the basement needs to be stopped the overflow. 4. A proper overflow system needs to be installed in the OHWT and finally this corridor to be done with the screed concrete with a proper slope away from wall floor/road junction so that no water will stagnate in this area and no seepage will cause inside the basement area.		

59	This is overhead water tank portion on the terrace of bank premises. We observe that there are lot of vegetation growth has taken place on the terrace due to the damaged weathering course. The entire terrace is damaged badly and rain & other waters are easily entering into the slab/beams/columns & resulting into rusting of steel and the leakage in the below areas. This way building is loosig the stregth.	2024-09-19	1. First thing being advised is entire terrace treatment as per the methodology suggested. 2. Second thing overflow from the overhead water tank needs to be planned properly linked with water levels in such a way auto starts auto stops. 3. Thirdly during the terrace treatment a proper waterproofing treatment is also advised as per the methodology suggested.		
60	This is the terrace top surface condition rain and other waters easily percolating/penetrating through this damaged surface ad streaming inside the bank store & record room as per the earlier photographs taken in observation sheets. This water seepage/leakage through slab/beams is also rustig the steel and gradually causing loosig strength of the building.	2024-09-19	The entire terrace treatment is advised as per the methodology suggested.		

61	This is yellow colour is the bank premise parapet and unplastered wall is adjacent building wall. There a joint between the two walls from where rainwater enters and goes down and causing seepages in the walls of bank premises wall inside.	2024-09-19	1. Kota therapy is advised here as per the methodology suggested. 2. Secondly, if Kota stone therapy is not possible, then applying a MS mesh in L shape on the both wallls and then doing the plaster usig structural mortar RMP material.		
62	There is no slope maintained as per the need of rainwater down take pipig poits at terrace, so water gets stagnated/accumulated on the damaged terrace surface. This water enters into the below portion beam/slab and rusts the steel ultimately loosing the strength of building.	2024-09-19	Entire terrace treatment is advised protected with screed concrete for maintaining proper slope for rainwater down take piping system.		
63	These are the parapet columns on terrace where the column rods are not protected properly resulting into rain water entry & rusting of the steel and reducing the size/strength of the rod/building.	2024-09-19	It is advised that these column rods to be protected well using suggested chemicals and then kota stone parapet therapy on the parapet columns top is advised. Wherever needed refurbishment is advised and thereafter these column rods shall be covered/protected properly.		

64	Vegetation growth on the terrace is a big problem. This is causing more and more moisture entering into the slab in the rainy season. The rain water also penetrates along with the roots of this vegetation growth into the slab/beams rusting the steel.	2024-09-19	Vegetation growth to be avoided strictly and secondly proper terrace treatment is advised.		
65	This is also one location from where rainwater directly enters into the building in staircase head room area and causing seepages inside the building.	2024-09-19	This window or ventilator should be properly designed with louvers and the bottom level slope should be maintain outside, so that rainwater will not enter.		

PART 3

CHECK LIST

VISIT DATE: 2024-09-04

PROJECT: ICICI BANK PATANPOLE BRANCH, KOTA (Rajasthan)

CLIENT: ICICI BANK LTD.

S.NO	OBSERVATION POINTS FOR SITE INSPECTION	RATING SCALE	RATING	DETAILED DESCRIPTION	LOCATION	REMARK
1	Site History	10	2.5	It is a RCC old building (Framed Structure) constructed in un planned manner. Which has lot of access problems for inspection & maintenances also.	Patanpole, Kota (Rajasthan)	
2	Visual Inspection of Over all Building from Structure Stability Point of View.	10	2	Lot of issues due to excessive seepages from terrace & street sides (LHS & Rear Side).	Patanpole, Kota (Rajasthan)	

3	External Side Observation, if any	10	3	Side street level is higher than the building plinth level, so water seepages are more in lower ground parking areas.	Lower Ground	
4	Observation on sagging check for RCC slabs, if any.	10	3	Not Observed.		
5	Settlement Cracks in Walls.	10	3	Not Observed.		
6	Settlement Cracks in Floors.	10	3	Not Observed.		
7	Moisture / Dampness Visibility in Ceiling Areas.	10	1.5	Yes, at lot of places as shown in the pics & in rainy season it is more.	Store (First Floor), Strong Room (Lower Ground), Staircase Areas, Battery Server Room etc. lot of places.	
8	Moisture / Dampness Visibility in Wall Areas.	10	2	Yes, at lot of places.	As per above point.	
9	Moisture / Dampness Visibility above Skirting Areas	10	2	Yes, at lot places.	As per above points.	
10	Check for Plaster Strength (Intact or not) - Lighting Hammering Action.	10	2	very weak, wherever damaged due to excessive seepages.	As per above points.	
11	Check for Floor - Visible Up Rooting, If Any	10	2.5	Yes.	Main Hall & Other Areas.	
12	Check for Plaster - Visible Up Rooting in Ceiling Areas, If Any	10	2.5	Yes.	At lot of places as shown in the pics in observation sheet.	
13	Observation - On sagging for RCC beams, if any.	10	2.5	Yes.	In store & record room areas	
14	Check for Visible Concrete Deterioration in Slabs, If Any	10	1.5	Yes, in store & record room excessively.	Store & Record Room.	

15	Check for Visible Concrete Deterioration in Beams, If Any	10	2.5	Yes.		
16	Check for Visible Concrete Deterioration in Columns.	10	4	Not Observed.		
17	Check for Any Refurbishment is needed in Columns/Beams/Slabs/Other RCC elements.	10	1.5	Yes, In slabs & beams.	Store/Record Room & Staircase Head Room	
18	Check for Visible Cracks / Deterioration in Stone Patti Roofs, If Any			NA		
19	Check for Visual Stability Check for Parapet Walls, if any.	10	2	Yes, Parapet walls are cracked and Kota stone therapy need to be applied for protection.	Terrace.	
20	Check for Visual Stability Check for Projections / Partitions if any (Horizontal).			NA		
21	Check for Water Leakage through RCC Column / Beam / Slab, if any	10	1.5	Yes, at lot of places.	Store/Record Room at FF, In & Out side of Strong Room in Basement from Bank premises.	
22	Check for Water leakage through Masonry Structure.	10	1.5	Yes, at lot of places.	Strong Room, Store/Record Room, Main Hall	
23	Check for Over head Water Storage Tanks & Plumbing Connection Status.	10	2.5	Overflow is not planned properly, resulting the continuous moist conditions on the terrace.	terrace.	
24	Check for Plumbing Connection Status in Toilets/Pantry Area.	10	2	Very Poor.	Male/Female Toilets.	
25	Check for Rainwater Downtake Piping System Status	10	1.5	Poor. Need to be set right.		

26	Check for Any Vegetation Causing Moisture/Cracks.	10	1.5	Yes, very much.	Terrace, Small Opening Terrace from Store Room	
27	Check for Terrace Area Checking in General.	10	1	Horrible. Entire terrace treatment needs to be done.	Terrace.	
28	.Check for Observation on sagging check for RCC beams, if any.	10	3	Not Observed.		
29	Check for Observation on sagging check for RCC slabs, if any.	10	3	Not Observed.		
30	Check for Observation on Cold Joints in concrete structure, if Any.	10	3	Not Observed.		
31	Check for Observation on concrete honey combing, if Any.	10	3	Not Observed.		
32	Check for Observation on Hairline Cracks in Slabs and slab soffits, if Any.	10	1.5	Yes.		
33	Check for Observation on exposed steel reinforcement due to insufficient concrete cover.	10	1.5	Yes.	Store/Record Room, Parapet Columns	
34	Check for Observation on column/beams misalignment due to bad formworks during casting.	10	3	Not Observed.		
35	Check for Position of under ground water tank & observation on this.			NA		
36	Check for Position of over head water tank & observation on this.	10	2	OHWT needs to be uplifted from terrace & placed properly with overflow planned properly.	Terrace.	
37	Check for Observation on Epoxy Grouting in toilet tiling.	10	1.5	No Epoxy Grouting was observed.	Toilet Blocks.	

38	Check for Plaster - Visible Up Rooting in Ceiling Areas, If Any	10	3	Yes.	At lot places as per observation sheet pics.	

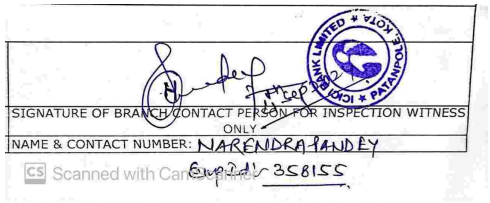
TOTAL RATING SCALE : 350

TOTAL RATING : 79

RATING INDEX: 0.23

RECOMMENDATION :

SIGNATURE OF AUDITOR



SIGNATURE OF BRANCH CONTACT PERSON FOR INSPECTION WITNESS ONLY

NARENDRA PANDEY

9649339555