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PROJECT : ICICI BANK BHAMASHAH MANDI BRANCH, KOTA

CLIENT : ICICI BANK LTD.

AUDIT REPORT

PART 1

REF. RCCPL - ICICI BANK BHAMASHAH MANDI BRANCH, KOTA / ICICI BANK LTD. / AR - 043

DATE - 2024-08-05

PROJECT: ICICI BANK BHAMASHAH MANDI BRANCH, KOTA

CLIENT: ICICI BANK LTD.

While visiting the site 'ICIC BANK BHAMASHAHMANDI 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 old building constructed long back & turned into ruined condition presently. At grpound floor other bank is operating and at first floor ICICI Bank's premises is there & situated at the outskirt of city in agri mandi named as Bhamashahmandi.

BUILDING CONFIGURATION:

Ground Floor + First Floor

RCC Slab/Beams resting on load bearing masonry walls.

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 recurring maintainance expenses are likely to come on higher side.
2. The terrace condition is very bad & hence the entire terrace treatment shall be carried out ensuring correct technical supervision as per methodology suggested/designed.
3. The trees & dense vegetation growth on the building walls/other/terrace parts has caused the extensive damage to the building and therefore entire external wall surface need to be scrapped out & redone with RMP material. At the same time the affected inner wall surface plaster also need to be redone wit RMP material.
4. Entire terrace & parapet wall/staircase mumty, room & 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 in chhajjas, slab/beam portions as applicable.
6. Other recommendations as enlisted shall be taken up.

MAJOR OBSERVATIONS & ANALYSIS:

1. The building has turned into almost ruined (जर्जर) condition from out side, since regular building maintainances are not done timely. Main entry of the building and inside the main business hall the chhajja, slab, beam steel is badly rusting and a part of them may fall down any time injuring the staff/customers. This isavery '**SERIOUS & RISKY**' situation. Lot of trees and small plants are grown up on the building walls penetrating the roots inside the wall resulting in crcaks formation & making route for rain water to enter inside.
2. Vertical & Horizontal cracks are observed at lot of places on the outer wall surfaces. These cracks can be due to different reasons & mainly the building is very old & not maintained.

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.
5. The rainwater down take & other plumbing piping system on the outer wall surface of building was observed damaged & not executed correctly. Pipes are almost touching the wall surfaces, broken pipes are not repaired/changed. The AC drains pipes are also directly flowing on the wall surface continiously and cause the seepages on the inside surface of wall.
6. The entire terrace was observed badly damaged, cracked, dense 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 trees, plants & vegetation desnsely. 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 the paint, putty, plaster etc.
8. In the walls & ceilings at some placaes huge seepages & cracks were observed due to poor terrace treatment & improper slopes. The water leakages/seepages from outer surface has damaged/cracked external plaster. And in result the inside surface is also getting damaged.
9. 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.
10. Method of taking 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.

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. IT IS ADVISED TO PROVIDE A TEMPORARY SHED ON SOS BASIS AT MAIN ENTRANCE OF THE PREMISES TO PROTECT THE STAFF & CUSTOMERS FROM LIKELIHOOD OF FALLING DOWN THE CHHAJJA CONCRETE COVER/PLASTER. INSIDE ALSO IN THE MAIN HALL AS PER THE LOCATION POINTED OUT IN OBSERVATION SHEET SOME PROTECTION SHALL BE DONE, TILL BANK DECIDES ON RELOACTION OR TO GO FOR RECTIFICATION.
3. 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 DRASTICALLY.

4. 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.
5. IT IS ADVISED TO GENERATE/CREAT A RECORD OF AS BUILT DRAWINGS FOR ALL BRANCHES/ROs/ICMCs etc. FOR FUTURE REFERENCE.
6. 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 PLASTER ON ALL WALLS IS ADVISED TO SCRAPPED OUT & REDONE WITH RMP MATERIAL AFTER NECESSARY JOINT TREATMENTS ARE DONE.
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.
8. 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 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.
9. 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.
10. VERTICAL/HORIZONTAL/DIAGONAL CRACKS ARE ADVISED TO BE TREATED/APPLIED WITH APPROPRIATE CRACK THERAPY AS PER METHODOLOGY SUGGESTED & AS EARLY AS POSSIBLE.
11. PARAPET WALLS ARE ADVISED TO BE TREATED/APPLIED WITH KOTA STONE THERAPY AS PER THE METHODOLOGY SUGGESTED.
12. OHWT OVERFLOW NEED TO BE PLANNED ON URGENT BASIS.
13. 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.
14. IN THE TOILET AREAS TILING JOINTS IN THE FLOORS AND IN WALLS SHALL BE PROVIDED WITH 3 MM SPACER WITH EPOXY GROUTING.
15. 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 plinth 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
11. PVC Pipe Sleeves + Fittings/Bends
12. Grouting Material
13. Water Proofing Material

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 | BRICK WORK JOINTING SYSTEM | 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.

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.

PART 2

PROJECT OBSERVATION SHEETS

PROJECT: ICICI BANK BHAMASHAH MANDI BRANCH, KOTA CLIENT: ICICI BANK LTD.

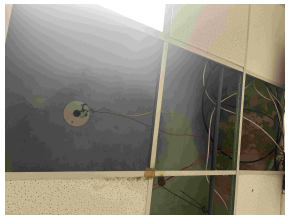
AUDIT OBSERVATION SHEET					
Reference / Rev. No			OBS / 75 (ICICI BANK BHAMASHAH MANDI BRANCH, KOTA) / August 5, 2024	DATED	2024-08-05
S.No.	OBSERVATION POINTS	DATE	CORRECTIVE / PREVENTIVE MEASURES SUGGESTED	PHOTOGRAPHS	STATUS (For Client Only)
1	This is main entry of the bank where the LHS wall itself severely damaged by seepages & vegetation growth on the wall. Lot of cracks & damages are also observed. This is is risky also for the staff and customers moving from the ladder/staircase passage.	2024-08-05	It is advised to remove all the vegetation growth and growing trees and scrap out all the outer external plaster which is damaged badly and redone with RMP material.		

2	Building plinth beam & chhajja portion was observed rusting severely. It is likely to affect the structural stability of the building. This is all happening due to excessive seepages. The external plaster is cracked badly so water enters inside and rust the steel at lot of places. The severe vegetation growth was observed, which is also responsible for crcaks & damages.	2024-08-05	1. It is advised to scrap out all the external plaster and remove all the vegetation growth, then redo the plaster with RMP material. 2. Refurbishment is advised as per the methodology suggested for all places where steel is seen rusting.		
3	This is the toilet block portion from outside observed with excessive seepages, rusting of chhajja steel & crcaks/damages, which is spoiling the external plaster and rusting the steel component of RCC member. Plaster is getting loosened up and cracked. Chhajja and ventilators are also in very bad condition.	2024-08-05	It is advised to scrap out all the external plaster which is loose up already and remove all the vegetations. Even the inside AC drain pipes are also not planned properly. So these also to be rectified corrected and further refurbishment of the rusted steel portion is advised.		

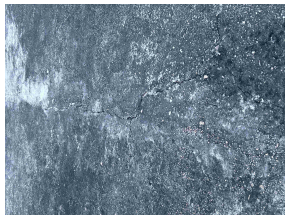
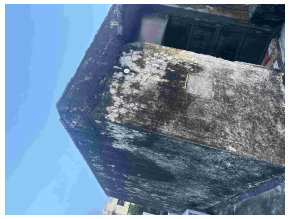
4	Ground floor roof slab steel along with the chhajja is getting badly rusted and affecting the building strength considerably. The rainwater down pipes are also not planned properly so that entire water seepage is through the wall. Lot of green vegetation trees growth was observed which is causing the roots entry into the building walls/components. The external plaster in lumps can fall any time on anybody. It is in the risky condition.	2024-08-05	It is advised to scrap out entire external plaster and redone with RMP material and before that the seepages are to be repaired from inside toilet block and out side of the building as well. All piping need to be corrected/set right on SOS basis.		
5	It is surprised to note that a big tree has grown up at first floor level. The roots of this tree are badly affecting the building integrity. The external plaster is badly cracked. The reinforcement steel in the chhajja is getting rusted badly. Rainwater downtake pipes need to be corrected properly.	2024-08-05	Vegetation growth is in any building near the wall or at any floor is viewed seriously. Secondly it is advised to remove the entire external plaster layer and redone with RMP material. Refurbishment is advised wherever steel resting is being seen.		

6	These are all external site observation points here also the reinforcement steel of chhajja portion & slab periphery portion is getting rusted. The entire exterior plaster is loosenedup/damaged badly due to excessive seepages. It is cracked and likely to fall down any time means it is in a risky condition. Rainwater downtake piping system is also deteriorated badly.	2024-08-05	1. Refurbishment is advised for the rusting steel area portions. 2. Secondly, the rainwater downtake piping system need to be set right properly thoroughly. 3. The entire external plaster is advised to scrap out and redone with RMP material.		
7	Same as above.	2024-08-05	Same as above.		
8	On the staircase left side wall heavy vegetation growth along with growing trees were observed. Secondly, the rainwater down pipes are also not in condition at the broken joints also trees have grown up further damaging the wall plaster and masonry. Thirdly, external plaster is damaged badly due to excessive seepage and vegetation growth.	2024-08-05	It is advise to remove all vegetation growth, growing trees and scrap out all the external plaster for rdoing with RMP material. The rainwater down take piping system to be set right correctly as per the suggested therapy for this.		

9	This is main entry of the branch building where the chhajja is in ruined (जर्जर) condition, damaged badly and continuously in seepagea conditions. The rusted & loosened part of chhajja may fall any time on the customer or staff using this way. So this a 'RISKY' zone and need to be avoided or repaired on SOS basis.	2024-08-05	1. On SOS basis a shed shall be provided at this entry till the repairing/rectification is taken up or relocation is saught. 2. First thing advised is to scrap out entire external plaster and redone with the RMP material. 3. Secondly, refurbishment process is advised wherever steel is rusted. 4. Thirdly, vegetation growth removal is advised. 5. It seems it seems a lot of debris is getting deposited on the terrace, and that is causing vegetation growth, which ultimately causing the cracks in the building and entering of rainwater to cause the seepage inside the building.		

10	This is above ceiling area above the 'May I help You Counter' where water seepage taking place from the ceiling of the building. This water is coming from the terrace and causing rusting of steel in the slab and beams and then it is percolating to the first floor in the working.business area, **which is a very dangerous situation, the concrete cover or plaster from the ceiling may fall any time on the working staff or customers.**	2024-08-05	First of all entry of water from the terrace need to be stopped immediately. And meanwhile by doing some alternate M S structure arrangement above the working area shall be safe guarded till the advised terrace treatment is carried out as per the methodology suggested for this. The inside plaster which is affected due to seepage and loosened up should be scrapped out completely and redone with the RMP waterproof plastering material.		
11	This is inside surface of the wall near main entry gate, where huge seepages are observed, which is causing from excessive water seepage from outer damaged surface of the plaster.	2024-08-05	1. First thing the entire external plaster removal and redone with RMP material. 2. Secondly, the entire inner plaster need to be scrapped out and redone with RMP waterproof material.		
12	This is mail toilet block where the entire plaster above tiling is spoiled/disintegrated due to excessive seepage from out side already damaged external plaster.	2024-08-05	It is advised 1st to treat the outer surface and then scrapping out of the inside plaster and redone with RMP material.		
13	This is the store room where the outer walls are spoiled/damaged badly due to excessive seepage from outside.	2024-08-05	It is advised to treat the outer upper surface of the terrace and then scrapping out of entire damaged internal plaster and redone with RMP waterproof material.		

14	Inside the building premises there is seepage observed through slab beam portion from terrace. It is spoiling/rusting the steel of slab and beam both and this rusting will ultimately affect the strength of the building. Building may land in a unsafe conditions any time.	2024-08-05	Firstly, terrace treatment to be done and thereafter if required some extra strength, strengthening/supporting need to be done at this portion of the slab/beam.		
15	Severe cracks are observed in terrace floor in the slab and parapet wall. Water is percolating through these cracks and causing steel rusting inside the slab and causing seepage in the first floor office area and through parapet wall. This water enters straightway into the wall and causing seepages both side outside and inside. Ultimately reducing the strength of the load bearing walls of the builsing.	2024-08-05	Entire terrace treatment including the parapet wall height upto 1.5'-2' is advised. Parapet wall/Kota stone therapy is advised for parapet wall portion.		
16	This is the condition for entire parapet wall, these cracks allows the rainwater inside the parapet wall and further to the building wall and causing seepage both side.	2024-08-05	first of all it is advised to scrap out the earlier done treatment on the parapet wall. Then parapet wall/kota stone therapy is advised thereafter scrapping out of the old external plaster and from the parapet wall and readone with the new RMP material.		

17	This is terrace area where severe cracks are visible along throughout the length of the beam on the slab part. This allows rainwater into the beam and slab resulting in rusting of steel ultimately affecting the strength of the building.	2024-08-05	1. Proper Crack Therapy. 2. Entire terrace treatment.		
18	This is the staircase mumty area at terrace showing the severe crack at the wall and mumty slab/beam joint from where the rainwater enters into wall and cause severe seepages inside & in wall spoiling all internal plaster.	2024-08-05	First proper terrace treatment on the mumty is advised and then scrapping out of the all external internal plaster and redone with RMP material is advised after the fibermesh/chickenmesh joint treatment.		
19	This is terrace portion where overhead water tank is placed by other banks (Punjab National Bank). This overflow of this water tank is not planned properly so this portion is continuously round the clock remains in submerged conditions for 365 days in a year. This water overflow is stagnating on the terrace & dense vegetation growth is taking place as shown in the pic, which is spoiling the slab and beam steel and other below level structure also. Roots are entering in the already damamged/carcked plaster/masonry wall.	2024-08-05	Proper overflow to be planned & secondly, terrace treatment shall be done and proper slope shall be maintained.		

20	The excessive vegetation growth is observed on the terrace due to continuously being in moist conditions.	2024-08-05	1. Overhead water tank overflow need to be planned properly. 2. Entire terrace treatment to be done as per methodology & should be provided with a proper slope towards the rainwater down take piping points in protection layer so that water will not stagnate on the terrace and problem will be resolved/reduced.		
21	This is improper rainwater down take piping system observed from terrace causing lot of water on the wall surface & below chhajja portion.	2024-08-05	It is advised to separate the entire rainwater down take piping system for the premises and provide the plumbing piping till bottom in a properly planned channel.		
22	This store/record room wall condition due to spoiling of external surface wall plaster seepages are causing inside. Documents are likely to be damaged/spoiled due to this continious moist conditions.	2024-08-05	1. First outer wall surface treatment to be done and then scarpping out of the inner plaster for redone with RMP material shall be done. 2. Terrace treatment will also hlep controlling this seepage.		
23	This is strong room entrance wall observed with cracks developed & too much seepages from terrace.	2024-08-05	1. Terrace treament. 2. Joints crcak therapy from inside.		

24	This beam inside the false ceiling is showing seepages for throughout the length of the beam and water was observed coming from the terrace through the beam and slab, that means steel inside the beam and slab is rusting and this will definitely affect the structural stability of the building in coming time. A part of the slab/beam concrete/plaster may fall down on staff or custmers. And therefore it is in '**RISKY**'.	2024-08-05	First thing is terrace treatment and after that scrapping out of inner surface and then redone with the RMP material is advised.		
25	This is ceiling of main hall where beam and slab both are observed with severe seepage conditions and steel inside the beam/slab is rusting.	2024-08-05	1. Terrace treatment is advised as per the methodology suggested. 2. Refurbishment wherever steel rusting is visible is advised as per the methodology suggested.		
26	This is female toilet block showing the severe seepages from top side and in the walls where crcaks are also observed. Tiling work was observed done without epoxy grouting in joints. So the water continuously keep on entering through these joints and travels below the floor in the entire building to cause above skirting seepages by capillary action.	2024-08-05	Epoxy grouting in the tiling joint is advised. Secondly, wherever the cracks are observed in the ventilator above chhajja portion, refurbishment is advised thoroughly after treating the external surface. The inner surface need to be scrapped out completely and redone with RMP plastering material.		

PART 3

CHECK LIST

VISIT DATE: 2024-08-05

PROJECT: ICICI BANK BHAMASHAH MANDI BRANCH, KOTA

CLIENT: ICICI BANK LTD.

S.NO	OBSERVATION POINTS FOR SITE INSPECTION	RATING SCALE	RATING	DETAILED DESCRIPTION	LOCATION	REMARK
1	SITE HISTORY					
2	Site History	5	1.5	Building is a very old RCC structure slab/beam configuration and resting on load bearing masonry walls. And in almost in ruined (जर्जर) condition as shown in the pics in observation sheet.	Bhamashahmandi, Kota	
3	Visual Inspection of Over all Building from Structure Stability Point of View.	5	1	In severe conditions.	Bhamashahmandi, Kota	
4	External Side Observation, if any.	5	1	The entire external surface of the building is badly damaged. Vegetation growth, algae formation & trees growing observed on the external wall surface with lot if cracks developed.	Bhamashahmandi, Kota	N/A
5	Frequency of Building Inspection - Check for Regular Visual Inspections (Annually or Biannually).	5	0.5	No Inspection was got done as per information given by bank.	Bhamashahmandi, Kota	
6	Frequency of Building Inspection - Check for Structural Assessment - Once in 3 to 5 Years depending upon the age of the building.	7	0.5	Not at all got done as per the information given by bank.	Bhamashahmandi, Kota	

7	AVAILABILITY OF DOCUMENTS/DESIGN DRAWINGS					
8	Check for Building Plans/Drawings availbility.			NA		
9	Check for necessary Permits with latest renewal done (FIRE NOC etc.)			NA		
10	Check for regular maintanance records.	2	0.5	Outer surface maintenances observed not done for a long period.	External Surface	
11	GENERAL					
12	Building Functional Level	5	2	Business location is at first floor.	First Floor	
13	Check for Plaster Strength (Intact or not) - Lighting Hammering Action.	5	1	1. The external plaster is almost gone case/damaged badly & in risky conditions. 2. Inner plaster is in the process of getting spoiled.	First Floor	
14	Floor - Visible Up Rooting, If Any	5	2	Not Observed.		
15	Plaster - Visible Up Rooting in Ceiling Areas, If Any	5	1.5	Yes, at lot of places including in main hall & BM room.	Main Hall & BM room	
16	Plaster - Visible Up Rooting in Walls Areas, If Any	5	1	Yes, as per photos in observation sheet.	External Surface	
17	Any Vegetation Causing Moisture/Cracks.	3	0.25	Huge and causing excessive seepages in below areas.	As per pics in observation sheet.	

18	Terrace Area Checking in General	5	1	1. Cracks observed in terrace flooring. 2. Entire terrace treatment is damaged. 3. Parapet wall/columns observed cracking/damaged.	Terrace.	
19	Observation on Cold Joints in concrete structure, if Any.			NA		
20	Observation on concrete honey combing, if Any.			NA		
21	Basement Observation from inside.			NA		
22	Basement Observation from outside.			NA		
23	Check for easy Access to all Areas.	3	2	OK		
24	Check for Clear Pathways for Inspection.	2	1	OK		
25	Check for Utilities (Electricity Functionality).			NA		
26	Check for Electrical DB/MCB & cabling wiring.			NA		
27	Check for Utilities (Water Supply Functionality).			NA		
28	Check for Utilities (Cooking Gas Supply & Functionality).			NA		
29	Check for Safety Concerns - Loose Handrails, Broken Steps, Other Hazards, if any.	5	2	Hand railing of staircase was observed loose.	Main Entry.	
30	Check for Healthy Business Enviornment.	5	2	Inside little bit OK.		
31	STRUCTURAL STABILITY					

32	Observation of Foundation	5	3	Foundations not visible, but seems OK as building of load bearing walls (GF + FF).		
33	Settlement Cracks in Walls	10	2.5	Yes, at one or two locations.		
34	Settlement Cracks Floors	10	4	Not Observed. Bank premises is at first floor.		
35	Visible Concrete Deterioration in Slabs, If Any	5	1	Yes, too much.		
36	Visible Concrete Deterioration in Beams, If Any	5	1	Yes.		
37	Visible Concrete Deterioration in Columns			NA		
38	Any Refurbishment is needed in Columns/Beams/Slabs/Other RCC elements.	10	1.5	Yes.		
39	Visible Cracks / Deterioration in Stone Patti Roofs, If Any			NA		
40	Visual Stability Check for Parapet Walls, if any.	5	0.5	In severe conditions.		
41	Visual Stability Check for Projections / Partitions if any (Horizontal)	5	0.5	RCC members chhajja steel is rusting badly.	External Surface.	
42	Observation on sagging check for RCC beams, if any.	10	3	Not Observed but condition is not good.		
43	Observation on sagging check for RCC slabs, if any.	10	2	Not observed but chhajjas are likely to fall down any time.	External Surface.	
44	Observation on RCC columns buckling or crack, if any.			NA		
45	Observation on Hairline Cracks in Slabs and slab soffits, if Any.	5	1	Yes on the terrace only.	Terrace.	

46	Observation on exposed steel reinforcement due to insufficient concrete cover.	10	1	Yes, in the beams, slab, chhajjas.		
47	Observation on column misalignment due to bad formworks during casting.			NA		
48	Check for Unauthorised Modifications, if any done.			NA		
49	SEEPAGE/LEAKAGE & PLUMBING, UGWT/OHWT RELATED					
50	Moisture / Dampness Visibility in Ceiling Areas	5	0.5	Yes, severely affected.		
51	Moisture / Dampness Visibility in Walls Areas	5	0.5	Yes, severely affected.		
52	Moisture / Dampness Visibility above Skirting Areas	5	2	Yes, at few locations.		
53	Water Leakage through RCC Column / Beam / Slab, if any	10	1.5	Yes, excessive.		
54	Water leakage through Masonry Structure	7	0.75	Huge, entire periphery wall is affected badly.		
55	Over head Water Storage Tanks & Plumbing Connection Status	5	1.5	Poor.		
56	Plumbing Connection Status in Toilets/Pantry Area.	5	1.5	OK		
57	Rainwater Downtake Piping System Status.	5	1.5	Not properly done. Need set righting.		
58	Position of under ground water tank & observation on this.			NA		
59	Position of over head water tank & observation on this.	5	2	need to be lifted up from terrace level.		
60	TESTS RELATED					
61	Observation on NDT Rebound Hammer Test.			NA		

62	Observation on NDT USPV Test.			NA		
63	Observation on NDT Concrete Half Cell Potential & Resistivity Test.			NA		
64	Observation on Concrete Scanning Test.			NA		

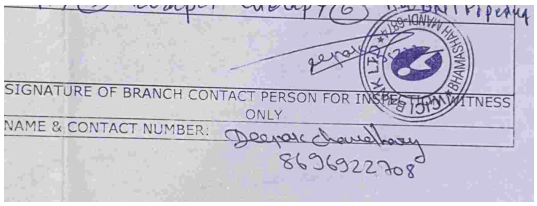
TOTAL RATING SCALE : 219

TOTAL RATING : 53.5

RATING INDEX: 0.24

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

DEEPAK CHOUDHARY

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