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PROJECT : NAGAUR KILE KI DHAAL

CLIENT : ICICI BANK LTD,

AUDIT REPORT

PART 1

REF. RCCPL - NAGAUR KILE KI DHAAL / ICICI BANK LTD, /
AR - 048

DATE - 2024-11-14

PROJECT: NAGAUR KILE KI DHAAL

CLIENT: ICICI BANK LTD,



While visiting the site 'ICICI BANK NAGAUR KILE KI DHAL', BRANCH', Nagaur (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 useful. 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 a stone patti roofed slab resting on load bearing masonry wall.
2. It is an old building.

Building Configuration:

1. GROUND FLOOR + FIRST FLOOR

Building Title:

1. RENTED

Essence of Audit Report:

1. The leakage/seepage affected cement plaster has started disintegration and loosing the bonding with masonry & started falling down, so needs to be scrapped out & redone with RMP plaster material.
2. The entire plumbing system in the building was observed not done properly earlier, so causing seepage/leakage problems & hence needs to be set right.
3. Tiling work in the toilet blocks was earlier not done properly, so water leakages/seepages are causing through broken joints & therefor epoxy grouting shall be done by good vendor & under strict technical super vision.
4. While taking the cables of electrical/CCTV/networking & AC copper piping inside the building from outer side is not done correctly, so it is allowing the rain water entry inside the building along with these & therefore needs to be corrected as per methodology suggested.
5. At some places technically correct procedure was not followed during the rectification & hence it should be further rectified as suggested location wise in the observation sheets.
6. Below the MS girder concrete load bearing PAD or stone load bearing PAD shall be provided immediately, since the masonry wall material is getting crushed.
7. It seems that the construction work/execution was done without proper & required technical supervision & hence all these maintenances related problems are being faced.
8. Since the building construction/execution work was done without proper technical super vision, so at least now the rectification work should be taken up under strict technical supervision, so that recurring maintenance cost will be reduced.

Major Observations & Analysis:

1. The plumbing system of the building was observed not done correctly/properly, which causes leakages/seepages at various locations.
2. Due to leakages/seepages the cement plaster was observed affected badly by loosing the internal bonding and getting disintigrated finally resulting falling down/coming out.
3. At some places the already done tiling was observed giving hollow sound, that means the tiles are not provided adequate adhesive/cement paste while fixing or it can be also due to loosing of the bonding with plaster/masonry back side of tiling due to excessive seepages/leakages . Some times hollow sound happens due to the reason that base surface if might have not prepared properly levelled.
4. 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 as well.

5. At some locations vertical/horizontal/diagonal cracks were observed. These cracks may be due to seepage/leakage affected disintegrated 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.
6. At terrace the parapet walls were observed with horizontal cracks at the top surfaces due to thermal variation mostly. Then rain water enters through these cracks inside the wall and that causes seepage problems in below areas in the walls. Vertical cracks in the parapet wall also allows the wall surface rain water entry in to the walls.
7. At terrace it was observed that the already done terrace treatment has developed few cracks due to thermal variations & due the reason that glass strip was not provided in the Kareji as terrace treatment. So rain water enters through these cracks and cause seepages problems inside the building at lower floors.
8. At terrace it was observed that premises parapet wall & the adjacent building wall although treated at the common joint between them, but crack was observed, which allows the rain water entry in the common joint. This further causes seepage problems in the building wall in lower floors.
9. In the terrazzo flooring longitudinal cracks were observed, which might be due the thermal variation & the reason that terrazzo flooring was not done correctly making the blocks provided with glass strip application to make the blocks.
10. It was observed that in the tiling done areas the tiling is not done with epoxy grouting at joints rather the 0-0 joints were done with 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.
11. The horizontally supported MS girders fixed in the wall were observed not provided proper bearing pads below the girders supporting edges in the walls both side and this is causing crushing of the load bearing wall below girder portion developing vertical crack below the girder and this is a very 'SERIOUS & RISKY' situation. The girder may come down on the crushed area affecting badly the above cracked stone patti's also may fall down.

Tests & Analysis (Format & list as given):

1. NA

Limitations of the Tests (Format as given):

1. NA

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. 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.
3. PARAPET WALLS & COLUMNS ARE ADVISED TO BE TREATED/APPLIED WITH KOTA STONE THERAPY AS PER THE METHODOLOGY SUGGESTED.
4. VERTICAL/HORIZONTAL/DIAGONAL CRACKS ARE ADVISED TO BE TREATED/APPLIED WITH APPROPRIATE CRACK THERAPY AS PER METHODOLOGY SUGGESTED & AS EARLY AS POSSIBLE.
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.
6. IT IS ADVISED TO GENERATE/CREATE A RECORD OF AS BUILT DRAWINGS FOR ALL BRANCHES/ROs/ICMCs etc. FOR FUTURE REFERENCE.

7. 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.
8. THE PROPER TECHNICAL SUPERVISION IS ADVISED TO BE ENSURED IN FUTURE WHILE CONSTRUCTION ITSELF & FOR RECTIFICATION ALSO.
9. 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.
10. FOR ALL ELECTRICAL CABLES, 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/SLAB (GROUTED PROPERLY AFTER FIXING THE SLEEVE) WITH A BEND FIXED DOWNWARDS ON OUTER SIDE TO PREVENT RAIN WATER ENTRY & LEFTOVER SPACE/CAVITY OF ENTRY POINT CAN BE BLOCKED WITH THERMOOL OR ANY SUCH MATERIAL AFTER THESE ITEMS ARE INSTALLED THROUGH PIPE SLEEVE. DIFFERENT SLEEVES CAN BE TAKEN FOR ABOVE DIFFERENT PURPOSES.
11. MOST OF THE PROBLEMS ARE OBSERVED DUE TO THE LACKING IN TECHNICAL SUPERVISION WHILE EXECUTION/CONSTRUCTION WAS DONE.
12. RAINWATER DOWNTAKE & OTHER PLUMBING PIPING SYSTEM IS ADVISED TO BE SET RIGHT. PIPES TO BE KEPT 2" AWAY FROM WALL SURFACE & SHALL BE TAKEN DOWN TILL BOTTOM & WELL CHANNELISED IN THE DRAIN AWAY FROM BUILDING WALL.
13. L SHAPED WATER PROOFING CAN BE DONE AT THE JUNCTION OF MASONRY WALL & MOTHER SLAB AS PER THE METHODOLOGY SUGGESTED FOR THIS.
14. IT IS ADVISED TO PROVIDE A LOGITUDIAL RCC PEDESTAL ELOW THE LOCKERS/VAULTS IN THE LOCKER/VAULT ROOMS OF HEIGHT 1.5' - 2' DEPENDING UPON THE HEAD ROOM SPACE AVAILABLE.

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. 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.
9. 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.

10. Plumbing work needs to be done by experienced good plumber with necessary documented guarantee/warranty.
11. Selection of tiling agency for the toilet, kitchen/pantry, balcony & other areas should be done very carefully after knowing about the skills & expertise of team.
12. The tiling team should follow the technically correct procedure while installation of tiling work as suggested for tiling work. They can also follow the methodology designed for tiling.
13. For AC work the electrical cabling/CCTV cabling/Networking cabling, AC drainage & copper piping work the suggested PVC pipe sleeve procedure/methodology can be followed as per applicability, while rectification is taken up.
14. For AC work the electrical cabling/CCTV cabling/Networking cabling, AC drainage & copper piping work the suggested ACP box procedure/methodology can be followed as per applicability, while rectification is taken up.
15. For AC drainage, cabling & copper piping work the AC vendor/agency shall be tightened up &/with documented guarantee/warranty for quality work to avoid/minimize the post installation maintenance works. The vendor may also be advised to follow the installation procedure as per methodology suggested.

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. 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.
4. 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.
5. PVC Pipe sleeves shall be used for different cables (Electrical, CCTV, Networking etc.), AC drain pipes, AC copper pipes while taking the services from outside to inside or vice versa. These pipe sleeves shall be well grouted after fixing in walls/slabs/beams using appropriate grouting material in such a way that wall surface rain water cannot enter from outside to inside. This PVC pipe sleeve outer end shall be fixed with a downward/sideward bend (not upward) to avoid the rai water entry through the pipe sleeve.
6. All points as mentioned in the recommendations shall be attended as per need & priority of the bank/landlord/house owner.
7. 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.
8. 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 can be adopted/followed.
9. Load bearing concrete pads or stone pads shall be provided below the MS girder's portion, which is resting on crushed wall.

Specialized Materials Suggested:

1. Load Bearing Concrete Pads or Stone Blocks.
2. RMP Material.
3. Water Proofing Material
4. Fibermesh/Chickenmesh
5. Epoxy Grouting Material
6. An Appropriate Building Sealant for Crack Sealing.

7. PVC Pipe Sleeves of Required Diameters with Necessary Bends.
8. Anti Moisture or Damp Proof Coating for Wooden/Interior Panels.
9. ACP (Aluminum Composite Panels).
10. Kota Stone Slabs of Normal Thickness.
11. SBR Latex based Water Proof Paint.
12. Good Quality of Thermal Insulation for AC Copper Piping.

Methodologies Suggested:

1. KOTA STONE PARAPET THERAPY
2. TOILET TILING WORK.
3. FIBERMESH/CHICKENMESH APPLICATION (ON JOINTS).
4. AC DRAINS & COPPER PIPING THERAPY (Special on Outer Wall).
5. RAIN WATER DOWN TAKE PIPING SYSTEM.
6. EPOXY GROUTING IN TILING WORK (FLOORING & WALLS).
7. L - SHAPED WATER PROOFING.
8. CRCAK THERAPY 01 (UPTO PLASTER LEVEL).
9. WATER PROOFING CORE CUT in RCC.
10. CRACK THERAPY 02 (IN MASONRY).

Notes:

1. If you feel our necessity in finalizing the vendor for above suggested methodology work, please ask us & we will try to help as far as possible.
2. We are trying to give you the list of some important materials also you will need while taking up the rectification work as suggested.
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. 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.
5. 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: NAGAUR KILE KI DHAAL CLIENT: ICICI BANK LTD,

AUDIT OBSERVATION SHEET			
Reference / Rev. No		DATED	2022-12-07

S.No.	OBSERVATION POINTS	DATE	CORRECTIVE / PREVENTIVE MEASURES SUGGESTED	PHOTOGRAPHS	STATUS (For Client Only)
1	<p>1. These are the plumbing lines passing through the wall of BM room & leakage is causing all damages.</p> <p>2. Secondly, the tiling in the toilet block rear side of BM room was not done with spacer & epoxy grouting which is causing water seepages through the joints/wall to BM room wall surface.</p> <p>3. Gap is visible at the junction of wall and floor tiling causing the floor water entry into wall.</p>		<p>1. Epoxy grouting at all tiling joints is advised.</p> <p>2. Plumbing piping needs to be checked for leakage, if any when retiling is taken up.</p>		
2	<p>Gold loan meeting room was shown plumbing lines running from first floor toilet lock in the wall as per information give by ICICI bank, which is not advisable. Plumbing lines in this wall are going down from toilet block outlet drain lines for insurance company at first floor.</p> <p>And on the other side of this wall is pantry sink was observed, so the water leakage/seepages on the other side might be causing from this point also.</p>		<p>As far as possible the plumbing lines running in the wall should be avoided but, if it is not possible the leakages needs to be checked & closed.</p> <p>In the pantry sink plumbing connections needs to be checked and DADO tiling presently sounding hollow shall be removed and redone providing 2-3 mm spacers at joints for doing epoxy grouting.</p>		

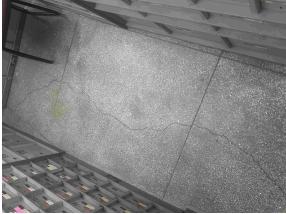
3	<p>This is near double height portion projected slab where some plumbing pipes are coming down from terrace floor and outlet is not planned properly at first floor level. A bund is made for preventig the splash out of rain water coming down. But this is not right way to do it and hence the splashed water causing seepages in below areas resulting the wall & ceiling plaster loosing bonding and finally disintegration of plaster and also causing the groud floor interior panels/furniture spoilage.</p>	2022-11-24	<p>1. Proper plumbing work is advised by good plumber. The terrace rain water and the plumbing pipes of first floor Insurance compay toilet block can be kept separate & damaged plumbing pipes shall be replaced.</p> <p>2. Secondly, the damaged/affected plaster shall e removed/scrapped out ad redone with good/water proof RMP material.</p>		
4	<p>This is the main hall wall rear the banking desks area, where on the rear side of this wall there was old toilet block, which is now removed. The visible impressions of seepages on the wall old due to seepages caused at that time.</p> <p>AC drain is also not planned properly, temporary arragement is made.</p>	2024-11-14	<p>1. Scrappig out of the old affected plaster surface and then redone with RMP material is advised.</p> <p>2. AC drain needs to e planned properly.</p>		
5	<p>The highlighted portion is giving hollow sound on the plaster. This might be due to earlier toilet block back/rear side of this wall.</p>	2024-11-14	<p>It is advised to scrap out all the hollow sound giving plaster area & redoe with the RMP material.</p>		

6	This is the old toilet block area below the staircase. All disintegrated and damaged visible plaster might be due to the use of this portion as toilet.	2024-11-14	It is advised to scrap out all the damage plaster and redone with RMP plastering material.		
7	In the DBM area above the grid ceiling two MS girders are fixed because there was crack developed in the stone patti roof across the width. This is done by the vendor as per the instructions given by bank officials as advised earlier. But unfortunately it is not executed correctly. These MS girders are not provided with bearing pads and hence vertical cracks are developed in the wall below the girder supports, which is 'DANGEROUS'/'RISKY'.	2024-11-14	It is advised that bearing pads shall be provided on SOS basis below the MS girders. Otherwise an accident may happen any time.		
8	<p>This is BM room, the left side wall, which is rear wall of toilet block & observed badly affected with seepages, the interior wooden panels are getting badly spoiled/damaged.</p> <p>The tiling work done in the toilet block is without spacers in joints & without epoxy grouting done in the floor as well as on wall tiling, so water entered from joints causes seepages on the other side of wall in BM room.</p> <p>Also there might be the plumbing leakage issues in the toilet area.</p>	2024-11-14	<p>First thing water seepage/leakage shall be stopped from toilet side. It is advised to get the plumbing work checked by properly for no leakages.</p> <p>Secondly, the entire damaged plaster towards BM room needs to be scrapped out, and then redone with the RMP plastering material. If required, all the interior wall panels can be removed, and after repairing can be refix with application of damp proof coat on the back side of wooden interior panels.</p>		

9	Highlighted portion is showing a vertical crack below the additional MS girders fixed. It seems there is no proper base/bearing pad is provided below the MS girders, so it is crushing the below portion of the wall and creating this crack.	2024-11-14	<p>It is advised to provide a proper vertical support to this girder the concrete pad or a stone pad shall be provided below the MS girder in the wall portion so that below wall portion will not crush. Please read the CA advised in point numer 07 also.</p>		
10	This is another example the outer side of toilet block wall for female toilet user face is being observed. It is happening due to the water leakage from inside the toilet block due to the improper tiling done in side & secondly, it may also be due to leakages in pluming works.	2024-11-14	<p>1. Tiling work needs to be done with epoxy grouting at joints providing 2-3 mm spacers.</p> <p>2. Checking and rectification of plumbing work in side the toilets</p>		
11	This is inside the female toilet area roof/ceiling, where there is a cutout is observed from the above terrace/slab to take all the AC copper piping and electrical cables inside from terrace. So the rain water enters from this cut out along with the electrical cables & AC copper piping done & this water causes all type of nuisance inside.	2024-11-14	<p>It is advised to cover this portion at terrace with ACP or any such material in such a way that rain water does not enter from this cutout/hole made in slab.</p> <p>Or else a PVC sleeve can be fixed in the slab vertically with properly grouted the joint all around the PVC pipe sleeve as per the suggested methodology. And then a end to be fixed so that rain water can not enter. And all the electrical cables can be taken using this PVC sleeve.</p>		

12	This is female toilet block floorig and wall tiling area where epoxy grouting was not observed, which allows the water entery from broken joints and is causing seepages above skirtig level in the walls in adjacent & other side walls.	2024-11-14	Epoxy grouting is advised in entire toilet areas inside properly by good epoxy grouting agency.		
13	Same as above.	2024-11-14	Same as above.		
14	This is gold loan room where some portion of wall plaster is disintegrated and loosened the bonding with masonry. It is due to the leakage/seepage from other side & above floor toilet block. This point has been discussed in the other observation point also.	2024-11-14	After closing the water leakage/seepage it is advised to scrap out all loosened plaster from affected area and redone with RMP plastering material.		
15	This is also gold loan room ceiling area in one corner showing huge seepages. About this there is a open space where some plumbing pipes are running, so there are all chances of leakage/damage near or in the pipe to cause this seepage here. However, this point is already discussed in some other observation point, so please refer.	2024-11-14	It is advised to make the above open area water collection portion hundred percent waterproof full proof so that this splashing water problem will not cause seepages.		

16	<p>This is pantry area in the left hand side corner in the wall, a huge crack is visible, which is through the tiling area also coming till the pantry platform. This crack might be a settlement crack as per the pattern.</p> <p>Secondly in the right hand side, the above counter area tiling is giving hollow sound and cracks are also not treated properly so the seepage from the sink entering backside of the tiling and causing havoc in the gold loan room also.</p>	2024-11-14	<p>As advised in the other observation point for plumbing related corrective measure for this location.</p> <p>It is advised to remove all the tile and refix properly in such a way that no hollow sound comes after fixing.</p> <p>Secondly, the diagonal crack in the wall needs to be checked and applied with the correct crack therapy as per the methodology suggested.</p>		
17	<p>Huge seepages were observed in the loan department room about skirting level and at the wall ceiling junction also huge seepage was observed. Some times the water flowing below the flooring rises up due to capillary action in the walls. And this water mostly originated from broken joints of tiling & damaged outlet drains of plumbing works in toilets & pantry area.</p>	2024-11-14	<p>1. Stopping of leakages/seepages as discussed & advised in other observation points also.</p> <p>It is advised to scrap out all the damaged affected plaster and redone with RMP plaster material after closing the leakage/seepage problems.</p>		
18	<p>Rear side of this wall is a foot wall from where this rainwater is entering between the building wall and the fort wall. This rainwater is causing huge seepages in the above skirting area some wall portion is showing vertical cracks also.</p>	2024-11-14	<p>1. Somewhere cracks are also visible where wall crack therapy shall be applied after scrapping out of the wall plaster along the cracks.</p> <p>2. It is advised to scrap out and the entire affected plaster of this wall and then redone with RMP plastering material.</p>		

19	This is locker room where other things seems OK, but floor was observed/damaged showing a longitudinal & seems an old crack in the flooring.	2024-11-14	<p>It is advised to apply the correct crack therapy (epoxy injection grouting) or else entire floor can be removed and redone with proper glass strips fixed in the 'KAREJI' or terrazo floorig, while doing this flooring.</p> <p>Or else 1"- 1.5" thick hard kota stone flooring can be done.</p>		
20	This is a mezzanine floor type structure or as first floor part portion which is open from ground in the banking premises is observed with some temporarily done civil work (bund) to avoid the splashed out water/seepages/leakages. Some plumbing pipes and AC copper piping is also taken inside from terrace to this area.	2024-11-14	<p>It is advised to do this area, a proper pakka construction work with a proper slope for splashed out water towards outlet drain and AC copper piping shall e taken separately.</p>		
21	This is rear/back side portion of female toilet block, which is in the main banking hall & showig seepages. These seepages are mostly due to the leakages from female toilet block's roke joints of tiling work.	2024-11-14	<p>The epoxy groutig is advised as per the methodology suggested for this.</p>		

22	<p>This is terrace area from where AC copper piping and AC electrical cables taken inside the building making a puncture/hole in the slab which is not advisable.</p> <p>The rainwater enters from this place along with these copper piping and electrical cables and cause seepages inside.</p>	2024-11-14	<ol style="list-style-type: none"> It is advised to make a ACP box and fix on this portion, so there is no rainwater will enter directly. Or else the slab punctured hole can be sealed properly by an appropriate sealant. Or else PVC piping sleeve methodology can be as explained in other observation points. 		
23	<p>This is also terrace area where parapet walls are showing cracks horizontally and vertically also, from where the rain water enters inside the parapet wall and cause seepages.</p>	2024-11-14	<ol style="list-style-type: none"> First thing advised is cracks treatment as per the methodology suggested. These cracks can be sealed with some crack sealants in paste form and application using the piece of MS sheet as used by painters for putty application. Or else/Then kota stone parapet therapy is advised for entire parapet wall as per the methodology suggested. 		
24	Same as above.	2024-11-14	Same as above.		

25	<p>This is also terrace area, where the highlighted portion is a joint between the fort wall and bank premises wall. A horizontal crack was observed between the fort wall & bank wall, which allows the rain water to enter into this crack and cause seepages in the below areas.</p>	2024-11-14	<p>1. These cracks can be sealed with some crack sealants in paste form and application using the piece of MS sheet as used by painters for putty application.</p> <p>2. Application of SBR Latex based Water Proof Paint is advised on Cracks.</p> <p>3. Kota stone parapet therapy.</p> <p>Any one among these options can be opted.</p>		
26	<p>Terrace treatment is done with 'KAREJI', so now there will be less seepages problems.</p> <p>Normally this type of work/terrace treatment is done fixing glass strips making the blocks on terrace & then filling with KAREJI or terezzo flooring material, but here this was not observed. And therefore there are chances of cracks development in future due to thermal variations.</p>	2024-11-14	<p>As such no special rectification is required except treatment of few cracks.</p> <p>As suggested above the glass strips can be provided, when if rework situation comes in future.</p>		

PART 3

CHECK LIST

VISIT DATE: 2022-12-07

PROJECT: NAGAUR KILE KI DHAAL

CLIENT: ICICI BANK LTD,

S.NO	OBSERVATION POINTS FOR SITE INSPECTION	RATING SCALE	RATING	DETAILED DESCRIPTION	LOCATION	REMARK

1	Visual Inspection of Overall Building from Structure Stability Point of View.	5	2.5	Visibly OK, Except the stone patti's roof where cracks were developed, however MS girders supports were applied.		
2	External Side Observation, if any	5	2	Frontside it seems OK. Other sides are not visible.	Front Side	
3	Observation on Foundation	5	3	Seems OK.		
4	Settlement Cracks in Walls	10	2.5	YES	Pantry Area + Area near BM room.	
5	Settlement Cracks in Floors.	10	3	Some part of locker room area was observed with floor cracks longitudinally.	Locker Room	
6	Moisture / Dampness Visibility in Ceiling Areas.	10	2	At lot of places the seepages are observed in ceiling areas.	Pantry Area + Gold Loan Room, Female Toilet Area, Main hall wall of female toilet, old toilet block area	
7	Check for Plaster Strength (Intact or not) - Lighting Hammering Action.	5	1	Lot of problems due to excessive seepages.	Main Hall Toilet Walls, Toilet Blocks Ceiling Areas, Pantry, Gold Loan Room & Other Areas as per Observation Points.	
8	Visible Up Rooting in Floors, If Any	5	2.5	Yes, at one or two locations in the main hall due to improper compaction of bedding material below tile flooring.	Main Hall & Other Areas.	

9	Visible Up Rooting in Ceiling Areas Plasters, If Any	5	1.5	Yes, at lot of places observed due to excessive seepages.	Main Hall Toilet Walls, Toilet Blocks Ceiling Areas, Pantry, Gold Loan Room
10	Visible Up Rooting in Walls Areas Plaster, If Any	5	1.5	Same as aove.	Main Hall Toilet Walls, Toilet Blocks Ceiling Areas, Pantry, Gold Loan Room
11	Visible Concrete Deterioration in Slabs, If Any			NA	
12	Visible Concrete Deterioration in Beams, If Any			NA	
13	Observation on Cold Joints in concrete structure, if Any.			NA	
14	Visible Cracks / Deterioration in Stone Patti Roofs, If Any	10	2	Yes, in main hall area.	BM/DBM Room.
15	Visual Stability Check for Projections / Partitions if any (Horizontal).			NA	
16	Visual Stability Check for Parapet Walls, if any.	5	2.5	Cracks are observed.	Terrace.
17	Water Leakage through RCC Column / Beam / Slab, if any			NA	
18	Water leakage through Masonry Structure.	7	2	Yes, at lot of places as per observation sheet points.	
19	Over Head Water Storage Tanks & Plumbing Connection Status.	5	2.5	OK	
20	Plumbing Connection Status in General.	5	2	Need Improvements.	

21	Terrace Area Checking in General.	5	3	OK, Except few correctios are advised in the observation sheet points.		
22	Site History.	5	1.5	Constructed in 1994, stone pattis roof resting on load bearing masonry walls. Bank occupied in 2005. This is adjacent to an old fort wall.		As per the information given by ICICI BANK.
23	Frequency of Building Inspection Check for Regular Inspection Check (Annually or Biannually).	5	0.5	NO		As per the information given by ICICI BANK.
24	Frequency of Building Inspection Check for Structural Analysis & Assessment Once in 3 - 5 Years depending upon the age of the building.	7	0.5	NO		As per the information given by ICICI BANK.
25	Check for Building Plans/Drawings Availability.	5	0.5	NO		As per the information given by ICICI BANK.
26	Check for Necessary Permits with Latest Renewals done.	3	1.5	Yes, Fire Mock Drill Done Quarterly, however no document was produced.		As per the information given by ICICI BANK.
27	Check for Regular Maintaiance Record.	2	1	Yes, OK as per Bank, however no document was produced.		As per the information given by ICICI BANK.
28	Building Functional Floor Level Inside.	5	2.5	No Problem, it is approximately 2' - 2.5' higher than Road Level.		
29	Any Vegetation Causing Moisture/Cracks.	3	2	Not Observed.		

30	Check for Easy Access to all Areas.	3	1.5	OK		
31	Check for Clear Pathways for Inspection.	2	1	OK		
32	Check for Utilities (Electrical Functionality).	2	1	OK, As on Inspection day.		
33	Check for Electrical DB/MCB & Cabling/Wiring.	2	1	OK, As on Inspection day.		
34	Check for Utilities (Water Supply Functionality).	3	1.5	OK, As on Inspection day.		
35	Check for Utilities (Cooking Gas Supply & Functionality).			NA		
36	Check for Safety Concerns - Loose hand Rails, broken Steps, Other Hazards, if Any.	5	2.5	OK		
37	Check for Healthy Business Environment.	5	2.5	OK		
38	Check for Moisture/Dampness Visibility in Wall Areas.	5	1	Yes, at lot of places.		
39	Check for Moisture/Dampness Visibility in above Skirting Areas.	5	1	Yes, at lot of places.		

TOTAL RATING SCALE : 169

TOTAL RATING : 58.5

RATING INDEX: 0.35

RECOMMENDATION :



SIGNATURE OF AUDITOR



SIGNATURE OF BRANCH CONTACT PERSON FOR INSPECTION WITNESS ONLY

Shankar Swami

9649723452

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