

File Ref:21641326

M- ARYABHATA
MAHALUNGE, PUNE, MAHARASHTRA - 411045
QAQC AUDIT REPORT
16TH APRIL 2025



**BUREAU
VERITAS**

Shaping a World of Trust

Head Office

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Marol Industrial Area,
Opposite Seepz Gate No. 2,
MIDC Cross Road "C",
Andheri - (East)
Mumbai - 400 093.

www.bureauveritas.co.in



Building and Infrastructure Division
Site Inspection/ Audit Report


INSPECTION / AUDIT REPORT/ MGPUNE/ARYABHATA/BVP/QAQC/CIVIL/IR-05		REV.NO. 01
<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Interim	<input type="checkbox"/> Final
<input type="checkbox"/> Resident.		
Inspection/ Audit Requested By : Malpani Venture Pvt. Ltd.		
Inspection / Audit performed as Recognised Authority : Rohan A Patil		Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>
BV Job / Zig No : 21641326		

Project Name : M ARYABHATA	IPO (if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Pune	PO no. WO/M-Aryabhata/2025/122 Date 01 Apr 2025
Vendor/Manufacturer : Malpani Venture Pvt. Ltd.	PO No. N/A (Client to Vendor)
Architect : Morphogenesis	Contractor : S J Contracts Pvt. Ltd.
Sub Vendor : NA	Vertical : Civil
Inspection Location : M Aryabhata– Baner Pune	Previous Inspection : 08 th Jan 2024
Inspection Performed from : 16 th April 2025.	Next Inspection : As per Clients requirement

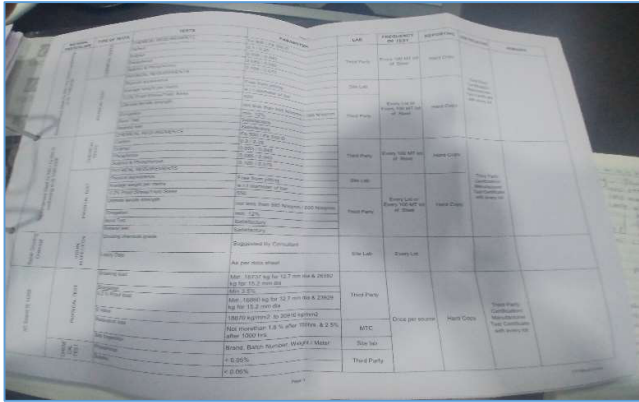
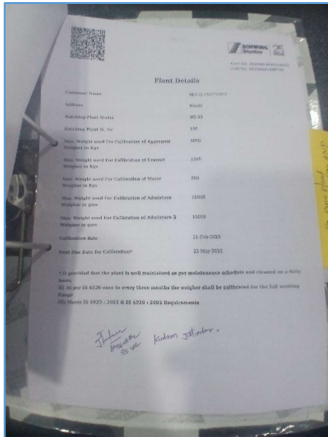
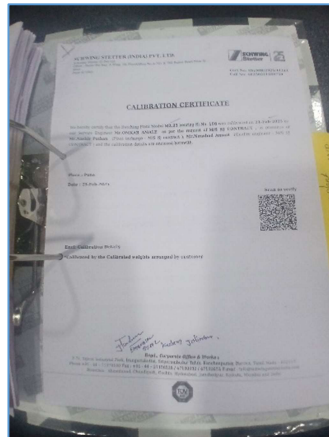
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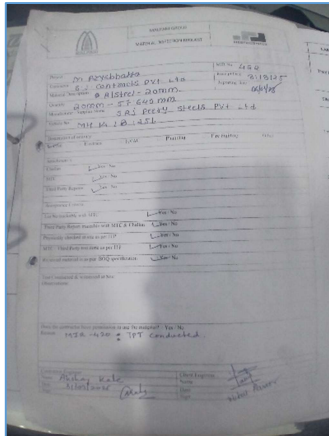
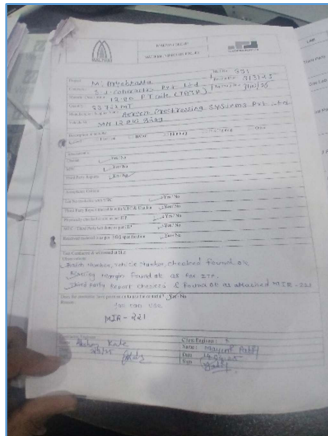
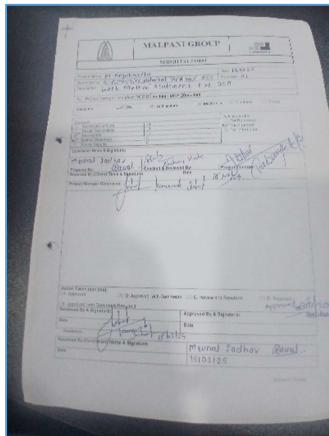
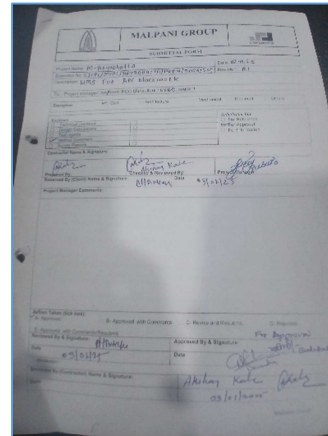
A. INSPECTION & FINDINGS

Sr. No.	LOCATION	AUDIT FINDINGS / OBSERVATIONS	TYPE OF FINDINGS	IMAGE/ EVIDENCE	Status
1	M Fibonacci Site	Construction status at Tower A & A1	Info	Building : Basement + Ground + 6 Podiums + Amenity + 11 Floors Current Status :Podium 6 RCC 100% + Amenity RCC 50 % Complete+ Office 1 Shuttering under progress.	Info
2	Site Office	Project quality plan with QAP & ITP was available at Site Office	Positive		Doc No- SJCPL/MVPL/FIBON ACCI/TRAN/2023/19 Dtd.22/11/2023

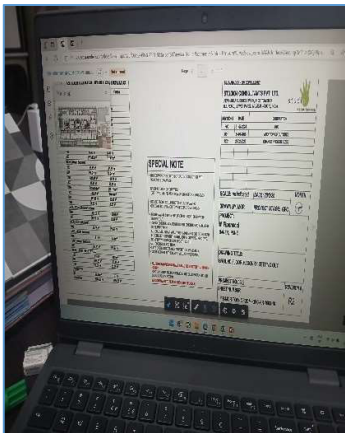
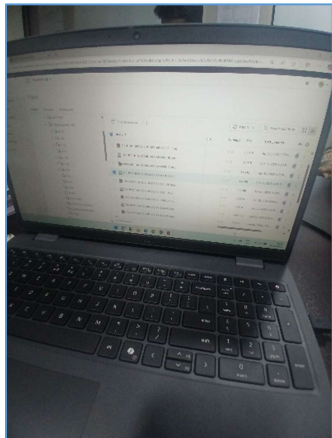
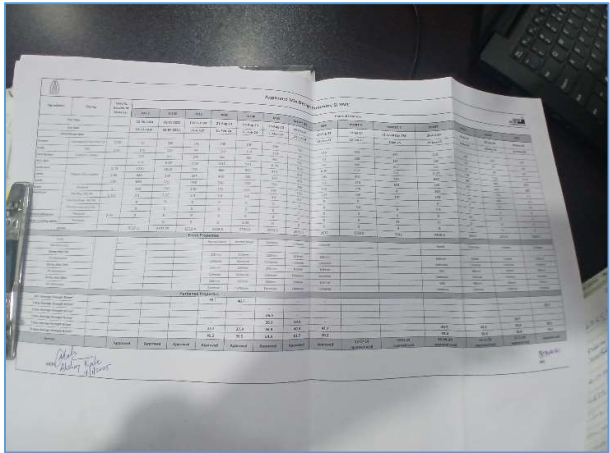
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3	Site Office	ITP was available at Site Office. ITP for HT strands w.r.t the diameter needs to be revised.	Info		Report No- Nil Rev 03 dtd.01.12.2024
4	Site Office	Batching plant calibration certificates verified & found valid as per QAP requirements. Model M2.25 bearing Sr.No – 196 Calibration date 21/02/2025 Due date 22/05/2025	Positive	 	Certificate no- SSI/MH/2024/14313



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5	Site Office	<p>Material inspection report available at site. Checked randomly MIR as per ITP and found in order.</p> <ol style="list-style-type: none"> MIR no 422 dtd. 31.03.2025 of reinforcement, observations in the MIR to be filled uniformly and vehicle no to mentioned properly. MIR No 391 dtd.31.03.2025 of PT strands, one per source test as per ITP to be mentioned in the respective MIR. 	Minor Observation	 	
6	Site Office	<p>Randomly checked the WMS for different activities are available as per ITP and maintained at site.</p>	Positive	 	<p>Submittal no –</p> <ol style="list-style-type: none"> SJCPL/MVPL/ARYA BHATTA/TRAN/2024 /209 R1 DTD 02.01.2025 OF AAC BLOCK WORK. SJCPL/MVPL/ARYA BHATTA/TRAN/2024 /255 R1 DTD 14.02.2025 OF GSB WORK

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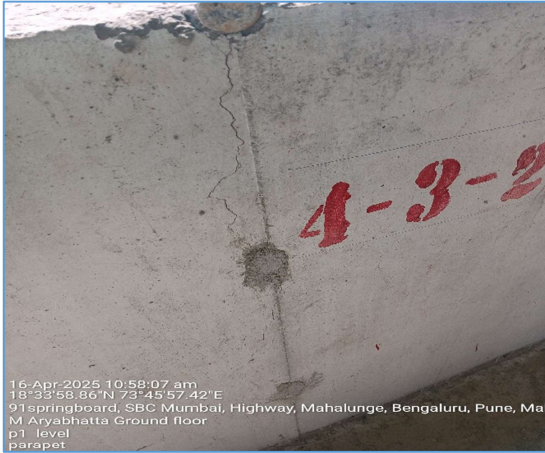
7	Site Office	Drawings are maintained on BIM Platform with latest revision. The previous revision/superseded soft copy in maintained in archive folder.	Positive	 	
8	Site Office	Concrete mix design with Trials conducted, approved by consultant and is maintained as per QAP / ITP requirements. Standard deviation is calculated for different grades of concrete used at site and record maintained	Positive		

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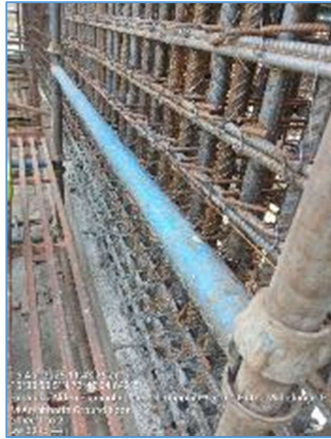
9	Site	Curing is being carried out properly and date of casting is mentioned on member. Vertical Member were covered with plastic sheet to ensure the inside surface remains wet continuously.	Positive	 	Site Inspection
10	Ground Floor Pour 2 area	AAC block work- 1) Offset observed between the AAC block course and RCC patli beam.	Minor Observation	 	Site Inspection

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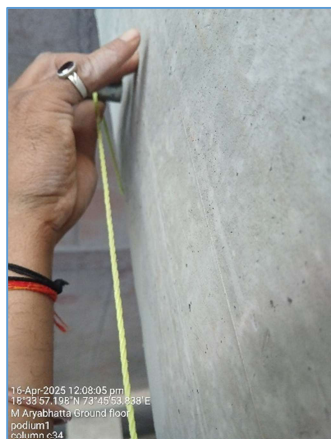


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11	Ground Floor Pour 2 area	AAC Block work - 1) Damaged blocks were observed in the block work	Minor Observation		Site Inspection
12	Podium 1 level	RCC – Minor Crack observed in the concrete surface at parapet wall.	Minor observation		Site Inspection

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13	Podium 1 Core area Shear wall 28 & 42	RCC- Minor honeycombing observed on the concrete surface.	Minor Observation	 	Site inspection
14	Ground Floor Office 1 to 2 SW 39 to 44	Reinforcement – Checked the reinforcement as per drawing, following observation were there, 1) No of main bars observed provided two extras than required as per drawing.	Minor Observation	 	Site Inspection Drwg. No – FIB-WPP-TOW-ZZ- 2DM-GFC-ST-8000- 56 R1 DTD.13.01.2024

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15	Podium 1 Column no 34 and 37	RCC- Deviation in verticality of column member observed up to 6mm	Minor Observation	 	Site Inspection
16	Ground Floor Ramp slab	RCC – Minor cracks observed on the concrete surface of slab.	Minor Observation	 	Site Inspection


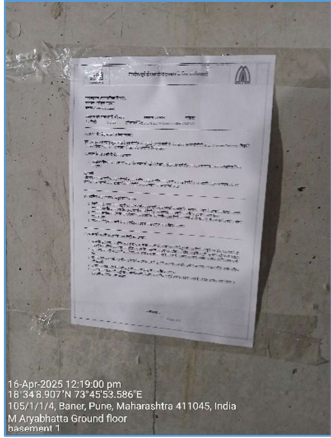
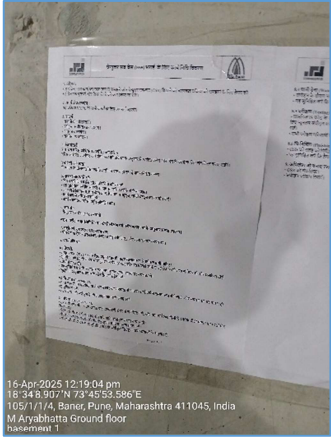
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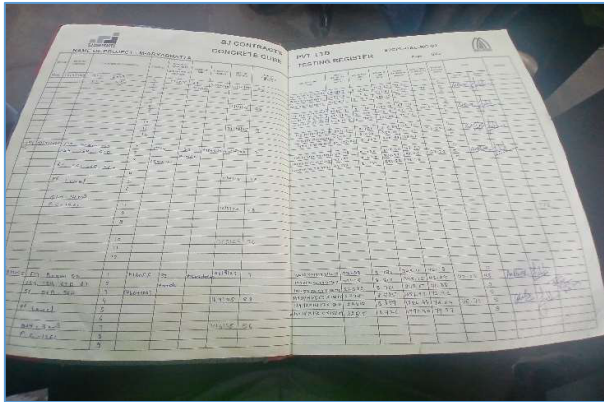
17	Site	<p>AAC Block work –</p> <ol style="list-style-type: none"> 1) AAC block construction is done properly in line and level, vertical joint are in line with alternate course and staggered. 2) Mullions are Provided @ 3m c/c as per the method statement. 3) Thickness of jointing mortar up to 3mm. 4) Concrete (patli) beam casted up to 1.2 m height as per drawing. 5) Notch trowel is used for jointing mortar above block layers. 	Positive	 	<p>IS 6041:1985 Code of practice construction of autoclaved cellular concrete block work. WMS No- SJCPL/MVPL/ARYAB HATTA/TRAN/2024. 209 R1 dtd. 02.02.2025</p>
18	Amenity Level Pour 6	<p>P T Tendon – Laying of Post tensioning tendons under progress –</p> <ol style="list-style-type: none"> 1) checked the dia. of strands observed 12.9mm 2) Checked the dia. of balloon at fixed end observed up to 75mm. 3) Checked the stressing length observed up to 300mm 	Positive	 	Site Inspection

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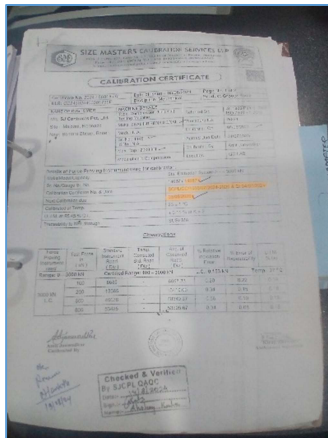
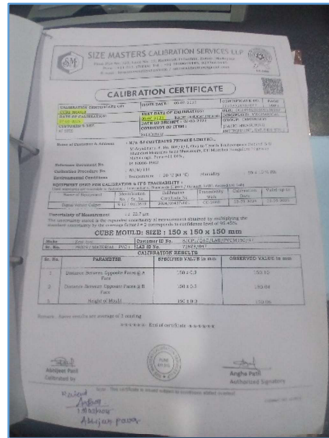


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19	Site	RCC- Pour strip finished properly in line and level.	Positive		Site Inspection
20	Site	WMS of activity is displayed in regional language at the places where the respective activity is on-going	Positive	 	Site Inspection

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21	Site	Concrete wastage at site is used for casting of paver block and used within the site area	Positive	 	
22	Quality Lab	<p>Today's Cube compressive strength test for 28 days cubes witnessed & found confirmed. Grade of concrete M-60FF.</p> <p>Cube Results @ 28 days.</p> <p>1)73.92 N/mm²</p> <p>2)76.64 N/ mm²</p> <p>3)79.57 N/ mm²</p> <p>Avg- 76.71 N/mm².</p> <p>Also Checked the cube register, testing results were observed dully filled as per the pour card and maintained properly</p>	Positive		<p>IS 456 : 2000 reaff 2021</p> <p>Plain and Reinforced Cement Concrete.</p> <p>Table 11.</p>

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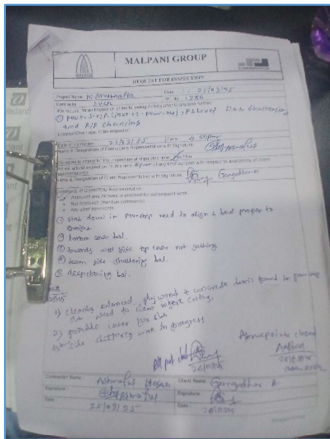
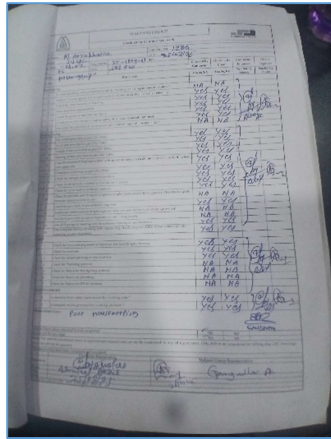
23	Site Lab	<p>CTM & Cube moulds calibration certificates verified & found valid as per QAP requirements.</p> <p>CTM Sr.no – 1148</p> <p>Capacity-3000KN</p> <p>Make -Zeal International</p> <p>Due date 31/07/2025</p>	Positive	 	<p>Certificate No - 2024/68815/01</p> <p>dtd.03/08/2024</p>
24	Site Lab	<p>Cube curing tank with thermostatic control to maintain the temperature of water. Observed temp 27.4 °C and 27.5 °C - OK.</p> <p>Cleaning of curing tank is done weekly.</p>	Positive	 	<p>IS 1199 : part 5 :2018</p> <p>Fresh Concrete – Methods Of Sampling, Testing and Analysis</p> <p>Part 5 – Making and curing of test specimen</p>

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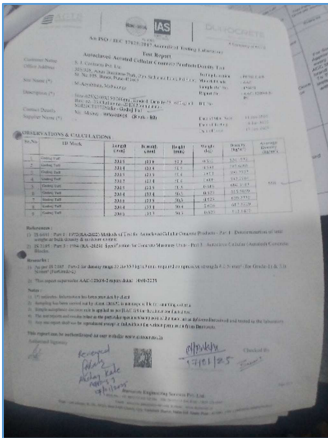
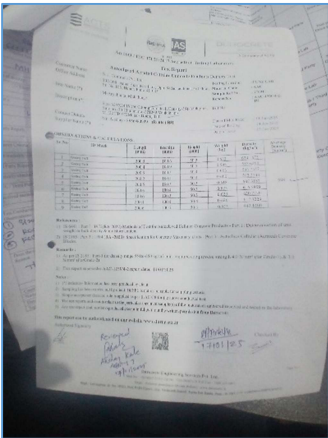
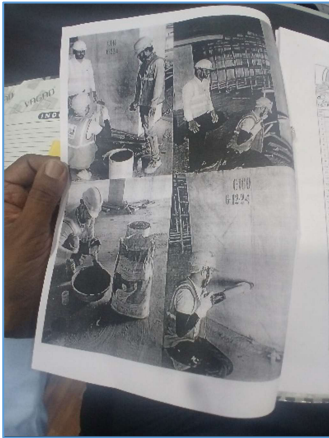
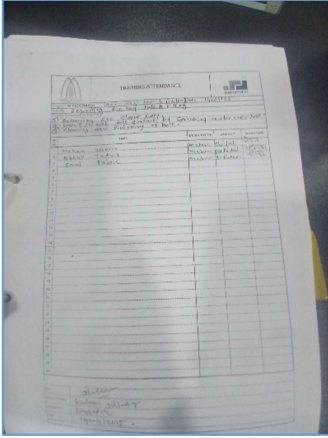
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25	Site Rebar stacking yard	<p>Different diameters of Rebar stacked separately, and colour coding done for tested and untested Rebar.</p> <p>1) It was observed that the 20mm steel were stacked above 8mm steel.</p>	Minor Observation	 	IS 4082:1996 Recommendations on stacking and storage of construction materials and components at site
26	Site	Quality Park is maintained at site with pictorial representation.	Positive		

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27	Site	Arrangement is done at site for vertical stacking of formwork to avoid the damages to the panel face.	Good Practice	 	
28	Site Office	RFI being raised by contractor & inspection for reinforcement, Formwork & pour card is being carried out by Client. Records are maintained as per requirements.	Positive	 	RFI No- 1286 dtd.25.03.25

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29	Site Office	<p>Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements</p> <p>1) As per ITP pull off test and split tensile test has not been carried out</p>	Minor Observation	 	Report No – AAC-1250/4-R1 dtd11.01.2025
30	Training	Randomly checked Training records.	Positive	 	

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31	Site	Overall view of the Project	Info		
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B. INSPECTION / AUDIT RESULTS

☐ Satisfactory (Without Comments)
 ☒ Satisfactory with Comments (Any previous NC is Still Open)
 ☐ Not Satisfactory (NCR Raised during the inspection)

Inspection Summary: (For Details Refer Sec- A)

Good Practices:-

- 1) Quality Park is maintained at site with good practices to be followed site are displayed.
- 2) Plastic sheets are used for curing of vertical member.
- 3) Method statement in regional language are displayed at site.
- 4) Incoming materials are checked properly.
- 5) AAC block work is done as per WMS.

Observation:-

- 1) Minor Honeycombing observed in concrete surface of wall and column.
- 2) Main bar not provided as per drawing in SW39
- 3) Parapet wall minor crack observed on the concrete surface.
- 4) Minor cracks observed in the ramp slab surface.
- 5) Offset in the AAC block and RCC patli beam observed.
- 6) Damaged block observed in the AAC block work.



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7) Column observed out of plumb C34 and C11

Open NC : ☐ Yes, details in Section H ☒ NO

On behalf of Bureau Veritas
BV Inspector: Rohan A Patil

(Name & Signature)

On behalf of Bureau Veritas
BV Coordinator: Priyanka Patil



(Name & Signature)

BV Office: Pune

Inspection Report Date: 05th May 2025

Distribution:

☒ CLIENT ☒ BV ☐ VENDOR

Attachments Report:

☒ Yes, details in section J ☐ NO

C. REFERENCE DOCUMENTATION

☐ Refer to attachment section J instead

TITLE	REFERENCE	REV	APPROVAL STATUS	APPROVED BY	DATE (DD-MM-YYYY)
Project Quality Plan	M Fibonacci (Aryabhata)	N/A	Approved	Malpani Group	N/A
ITP	M Fibonacci (Aryabhata)	Rev 3	Approved	Malpani Group	1/12/2024
Drawing	FIB-WPP-TOW-ZZ-2DM-GFC-ST-8000-56	Rev 01	Approved	Malpani Group	13/01/2024

D. ATTENDEES

ATTENDEES	DESIGNATION	REPRESENTING
1)Mr Bahubali Chowgule	Sr.Project Manager	Malpani
2)Mr Devendra Shinde	Asst. Manager QA/QC	Malpani
3)Mr Sagar Mali	Asst. Manager -Safety	Malpani
3)Mr Kiran Mandlik	Asst. Project Manager	Malpani
5)Mr Rohit Shinde	Sr. Engineer	Malpani



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E. MEASURING AND TESTING EQUIPMENTS USED <input type="checkbox"/> Refer to attachment section J instead (Indicate if separate document list is provided in attachment)				
EQUIPMENT TYPE	EQUIPMENT ID NO. & Name of Calibration Certificate Issuer & Certificate Number	Traceable to NABL or Compliant to ISO 17020 requirement (Yes/ No)	CALIBRATION DATE/CALIBRATION DUE DATE.	REMARK
CTM	Sr.No 1148	YES	31/7/25	
Batching Plant	Plant Sr.No 196	YES	22/05/2025	
Note – Whether all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable? - Yes all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable for executing the work.				
F. INSPECTION /AUDIT DETAILS				
<p>Audit Scope: Site Inspection & Quality Assurance limited to TPI Services in terms of reviewing Quality Assurance plans, various documents generated during construction, Surveillance inspection services at site and bought out items related to Civil work, MEP & Site development. Consultant is to perform an independent external audit of the correct implementation and running of quality control system at Site. Also, Consultant shall review and approve the corrective methods submitted by the site team on Audit findings. Consultant shall review the quality plan and discuss the rating system before start of Audit with the Client. Consultant shall discuss the Audit methodology, check list, report formats and Audit Plan with the Client prior to executing the Audit. Consultant shall do the pre- delivery inspection of the final product and shall provide the report/snags.</p>				
G. HEALTH, SAFETY & ENVIRONMENT COMMENTS/OBSERVATION				
<ol style="list-style-type: none">1) Proper safety has been used on site during inspection activity.2) Safe access was available for audit.3) HSE training is going on regular basis.4) TBT Training is going on regularly				



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H. NON CONFORMITIES USED <input type="checkbox"/> Refer to attachment section J instead <i>(Indicate if separate document list is provided in attachment)</i>							
NC No.	Description	Status Raised On	Raised on	Report no.	Closed on	Report No.	Comments
	N/A						
I. (Earlier + Current) Report Pending Punch points (Carry forward all open points from earlier visit) <input type="checkbox"/> Refer to attachment section J instead							
Sr. No.	Description	Report no & Date			Status (Open /Close)		
1	All previous NC closed and verified at site.				closed		
J. ATTACHMENTS:							
	N/A						

---END OF REPORT--

Project Quality Rating (Civil)				
Project Name: M Aryabhata				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	8.92	89.17	87.33
Materials	10	8.75	87.50	
Workmanship	40	34.67	86.67	
Supervision	40	35.00	87.50	

Project Quality Rating (Finishing)				
Project Name: M Aryabhata				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	9.00	90.00	87.50
Materials	10	8.50	85.00	
Workmanship	40	35.00	87.50	
Supervision	40	35.00	87.50	

Overall Project Quality Rating	87.42
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