

File Ref: 21641910

M- KAUTILYA
VIMAN NAGAR, PUNE, MAHARASHTRA - 411014
QAQC AUDIT REPORT
17TH 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",
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Mumbai - 400 093.

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Building and Infrastructure Division
Site Inspection/ Audit Report


INSPECTION / AUDIT REPORT/MGPUNE/KAUTILYA/BVP/QAQC/CIVIL/IR-04		REV.NO. 00
<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Interim	<input type="checkbox"/> Final
<input type="checkbox"/> Resident.		
Inspection/ Audit Requested By: M- NETWORK ESTATE PVT LTD		
Inspection / Audit performed as Recognised Authority: Rohan A Patil		Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>
BV Job / Zig No : 21641690		

Project Name: M Kautilya	IPO (if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Pune	PO no. WO/M-Kautilya/2025/103 Date 01 Apr 2025 (Client to BV)
Vendor/Manufacturer: M- NETWORK ESTATE PVT LTD	PO No. N/A (Client to Vendor)
Architect: DPA	Contractor : S J Contracts Pvt. Ltd.
Sub Vendor: NA	Vertical: Civil
Inspection Location: M Kautilya Pune	Previous Inspection: 07 th Jan 2025
Inspection Performed from: 17 th April 2025.	Next Inspection: As per Clients requirement


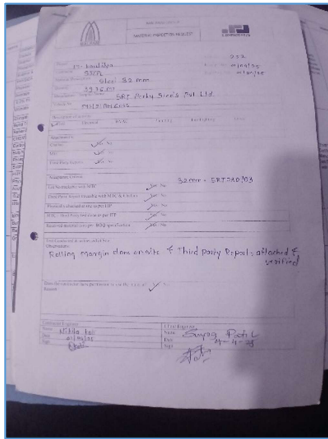
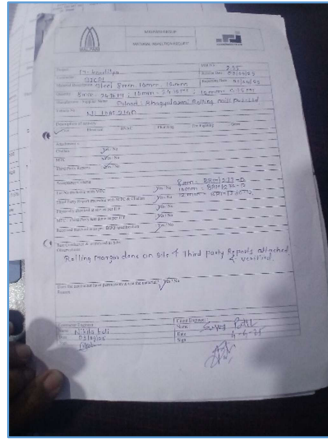
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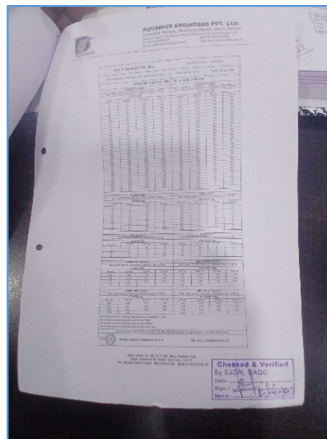
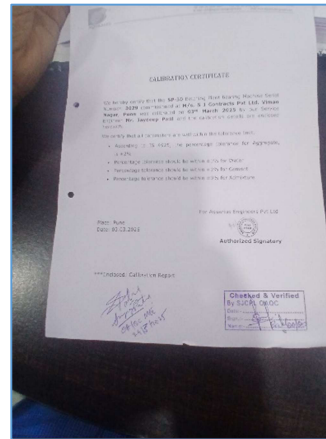
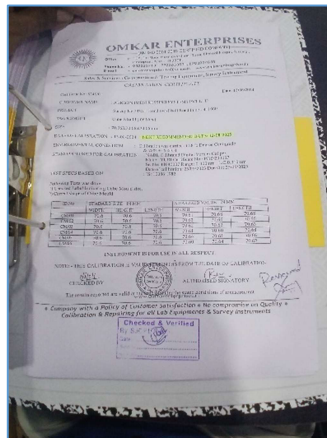
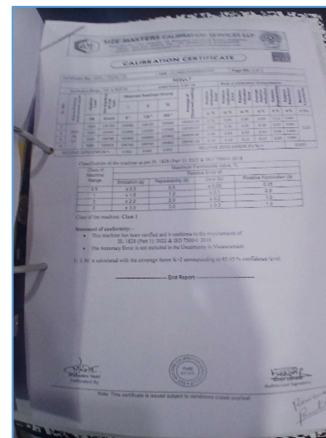
A. INSPECTION & FINDINGS

Sr. No.	LOCATION	AUDIT FINDINGS / OBSERVATIONS	TYPE OF FINDINGS	IMAGE/ EVIDENCE	Status
1	M Kautilya	Construction status at Tower	Info	Building : Basement + Stilt+Ground + Podiums + Amenity + 11 Floors B3 slab -100% +B2 slab -100%+B1 slab 100%+Stilt Floor- 100% +GF-100%+Podium 70%+Amenity 70%+Central Core upto 5 th Slab complete	Info
2	Site Office	Project quality plan was available at Site Office	Positive	 <p>The image shows a Project Quality Plan (PQP) document for the Malpani Kautilya project. It includes a photograph of the building and a table with signatures and designations. The table has columns for Signature, Name, Organization, Designation, Prepared By, Reviewed By, Approved By, and Date. The document is signed by Abubakar and Ravindra, both from SJCL, with designations of Quality Manager and Sr. Project Manager / GM (Projects) respectively. The date is 01 dtd. Nil.</p>	Doc no – SJCL- QAC-PQP-Kautilya- 01 dtd. Nil

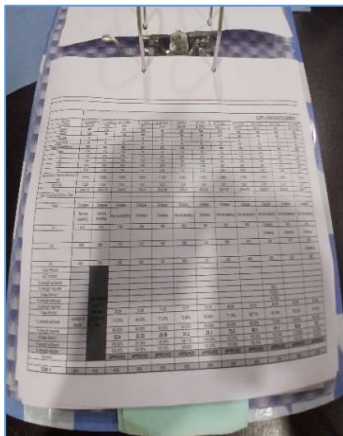
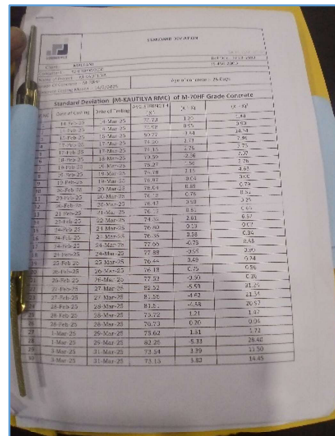
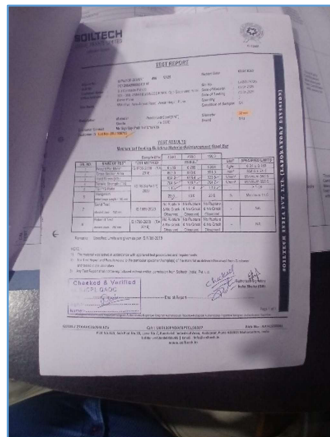
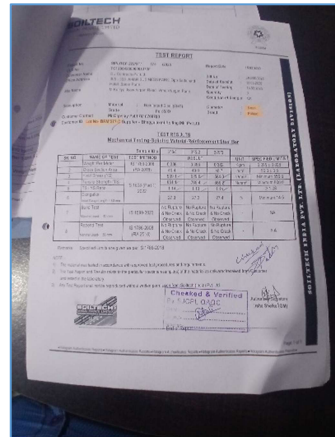
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3	Site Office	ITP was available and maintained at the site. Approved by client.	Positive		IPT no Nil Rev 03 Dtd 01.12.24
4	Site Office	Material inspection report available at site. Checked randomly MIR as per ITP and found in order	Positive	 	1)MIR No 255 dtd.03/04/2025 2)MIR No 252 dtd.01/04/2025



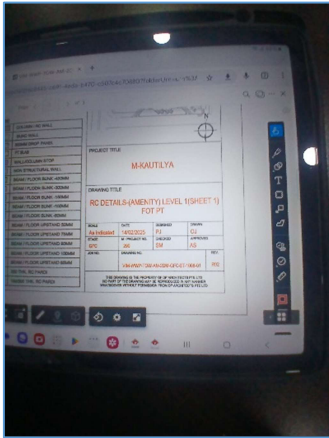
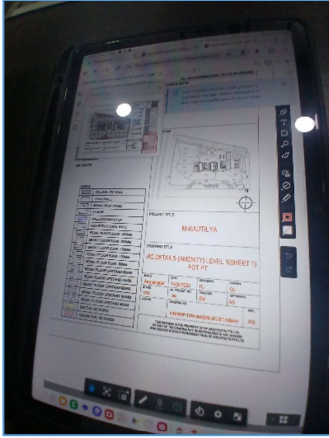
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5	Site Office	Batching plant, calibration report 1) Plant Model SP30 bearing Sr. No-3039, Aquarius make calibrated on 03/03/25, verified & found valid as per QAP requirements.	Positive			Cert No -Nil dtd.03/03/25 IS 4926 : 2003 Ready Mix concrete. IS 4925:2004 Concrete Batching and Mixing Plant
6	Site Office	CTM, Cube Mould etc calibration report verified and found valid as per QAP Requirements. CTM Model -ZI-2458-ES Sr.No -1146 Due date – 25/01/2026	Positive			Cert. No- 2025/72226/01 dtd.30/01/25


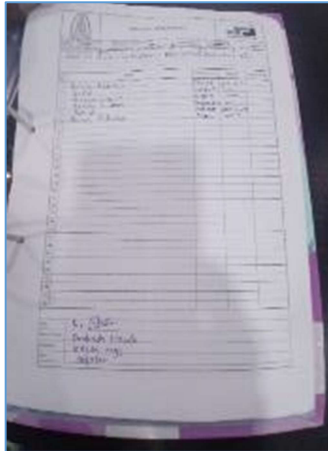


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7	Site Office	Concrete mix design with Trials conducted, approved by consultant and is maintained as per QAP / ITP requirements. Standard deviation is calculated for different grades of concrete used at site and record maintained.	Positive			
8	Site Office	Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements	Positive			Report No - SIPL/TCF-222/ST 375/2025 dtd.15.03.2025 of Reinforcement


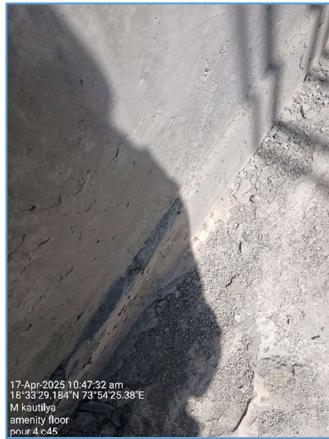

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9	Site Office	Randomly checked the WMS for different activities are available as per ITP and maintained at site.	Positive			Submittal No-MKautilya/48 dtd.24.03.2025 of PT Works
10	Site office	Drawings are maintained on BIM Platform with latest revision. The previous revision/superseded soft copy in maintained in archive folder.	Positive			


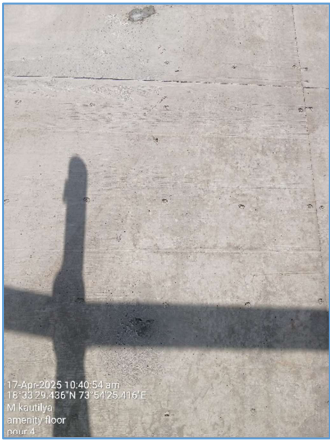


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11	Site Office	Randomly checked training record for various personnel involved in the site activity. Records were in order	Positive	 	
12	Amenity Floor Column C46 and C45	RCC – Deviation in verticality of column observed up to 7mm	Minor Observation	 	Site Inspection



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13	Amenity Level Column no C45	RCC- Offset observed in the concrete surface at bottom level of column.	Minor Observation	 <p>17-Apr-2025 10:40:25 am 18°33'29.076"N 73°54'23.242"E M Kauliya amenity floor pour 4-c45</p>  <p>17-Apr-2025 10:47:32 am 18°33'29.154"N 73°54'23.38"E M Kauliya amenity floor pour 4-c45</p>	Site Inspection
14	Amenity Level Column C45	RCC- 1) Binding wire were visible on the concrete surface. 2) Minor honey combing observed on the concrete surface at column corner.	Minor Observation	 <p>17-Apr-2025 10:51:21 am 18°33'29.172"N 73°54'25.194"E M Kauliya amenity floor pour 4-c45</p>  <p>17-Apr-2025 10:48:30 am 18°33'29.076"N 73°54'25.242"E M Kauliya amenity floor pour 4-c45</p>	Site Inspection

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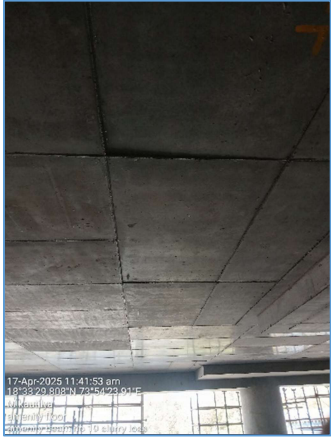
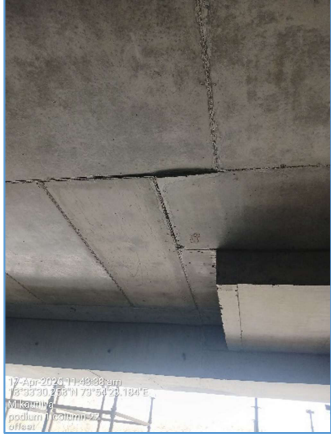
15	Amenity Level column Pour 4	RCC – Date of casting, member number were not mentioned on the columns	Minor Observation			Site Inspection
16	Amenity Level Pour 4 Column C46	RCC – 1) Minor cracks observed on the concrete surface of column. 2) Shuttering panel face at the tie rod holes is being wear out leading improper/rough surface of concrete.	Minor Observation			Site Inspection

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17	Ground Floor Pour 1 Slab	<p>P T Slab –</p> <ol style="list-style-type: none"> 1) Checked/measured the profile of tendons from formwork as per drawing and observed above the tolerance limit for vertical profile. 2) Lapping of bars in the beam PT B3 observed were not staggered. 	<p>Minor Observation</p>		<p>Site Inspection VIM-WWP-TOW-AM-2DM-GFC-ST-1008-01 Rev 02 dtd.14.02.2025</p>
18	Podium Floor beam near Column C13	<p>RCC- Bulging of concrete surface observed at beam side face.</p>	<p>Minor Observation</p>		<p>Site Inspection</p>

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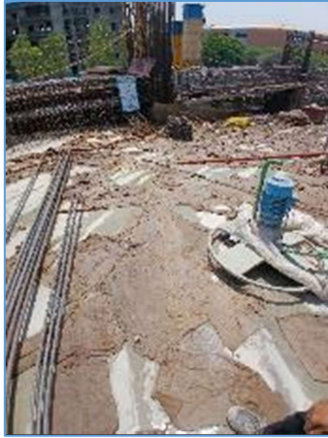
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19	Amenity slab beam no 19	RCC – Slurry leakage observed at the beam soffit level.	Minor Observation		Site Inspection
20	Podium 1 Amenity soffit slab	RCC – Offset were observed in the concrete surface at form joints in slab soffit level.	Minor Observation	 	Site Inspection

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21	Podium Column no 13	RCC – Rough surface observed at the top portion of column.	Minor Observation	 	Site Inspection
22	Ground Floor Column 13	RCC- Minor cracks observed in the repair work done and double side tape not being removed even after de-shuttering (Date of casting 10.01.2025)	Minor Observation		Site Inspection

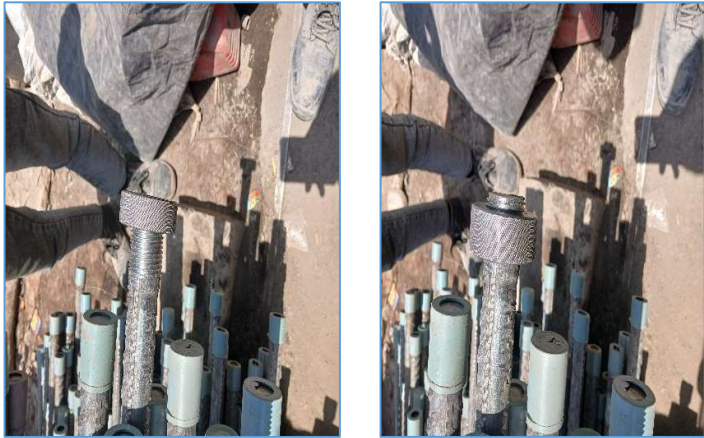

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23	slab soffit level.	RCC— Form finish surface observed, no honey combing and no offset were visible on the surface.	Positive	 	Site Inspection
24	Site	Curing is being carried out properly and date of casting is mentioned on member. Vertical Member were covered with plastic sheet to ensure the inside surface remains wet continuously. Horizontal members water sprinkling was done covered with hessian cloth.	Positive	 	Site Inspection

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25	Quality Lab	<p>Today's Cube compressive strength test @ 28days witnessed & following result were observed,</p> <p>Grade of Concrete M50 PT</p> <ol style="list-style-type: none"> 1) 73.41 N/mm² 2) 64.92 N/mm² 3) 58.60 N/mm² <p>Avg. – 58.05 N/mm²</p>	Positive		
26	Site Lab	<ol style="list-style-type: none"> 1) Cube curing tank with thermostatic control to maintain the temperature of water at $27 \pm 2^{\circ}\text{C}$ 2) Cleaning of curing tank is done weekly and monitored. 	Positive		IS 1199:2018 Fresh Concrete- Method of Sampling, Testing And Analysis part 5-Making and curing of test specimen

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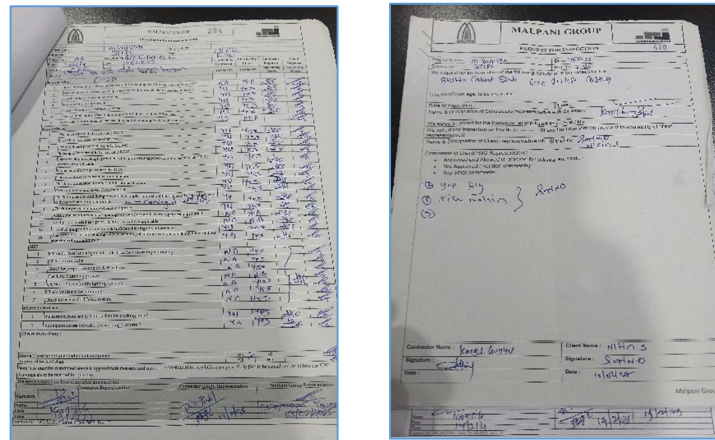
27	Site	1)Checked the thread of reinforcement with Go and No-Go gauge. 2)Checked the thread with corresponding size of coupler 3)Checked the pitch of thread And found ok	Positive		IS 16172: 2023 Reinforcement Coupler for Mechanical splices of steel bars in concrete- Specification
28	Rebar Stacking Yard	Two different diameters of steel stacked separately, and Colour tagging is done for steel which is not yet tested, and which is passed .So that there is no miss use of untested steel.	Positive		

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29	Site yard	Bar Bending Machine – Checked the cutting length of rebar as per BBS, cutting length and bend length should be as per BBS	Minor Observation	 	Site Inspection
30	Site RMC	1) Stacking of Fine Aggregate and coarse aggregate have separate compartment. 2) Sprinkler arrangement is available. 3) Separate silos are provided for cement and GGBS storage.	Positive	 	

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31	Site Office	Quality Park is maintained at site with display of activity and do and don't. Sample are kept for display which are used at site	Good Practice		
32	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. However, in pour card it was observed slump and quantity of concrete were not mentioned correctly in the pour card	Minor Observation		Pour card no 611 dtd.31.12.2024

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33	Site	Overall site view from Top	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) Drawings are maintained properly and updated in drawing register.
- 2) Reinforcement at site were stacked properly
- 3) Vertical Member were covered with plastic sheet to ensure the inside surface remains wet continuously.
- 4) Untested rebar are locked to control its misuse.
- 5) Quality Park is maintained at site.

Observations:-

- 1) Member number and date of casting not mentioned.
- 2) Offset observed at the column successive lift portion.
- 3) Binding wire were visible on the concrete surface.
- 4) Vertical Tendon profile were not as per the drawing.



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- 5) Bulge in the concrete surface observed.
 6) Offset were observed in the concrete surface of slab soffit.
 7) Minor cracks were observed in the column concrete surface.
 8) Lapping of bars in the PT beam were not staggered.
 9) Rough/honeycombing observed in the column concrete surface.

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	SJCPL-QAC-PQP-Kautiliya	N/A	Approved	Malpani Group	Nil
ITP	Nil	Rev 03	Approved	Malpani Group	01/12/2024
Drawing	VIM-WWP-TOW-AM-2DM-GFC-ST-1008-01	Rev 02	Approved	Malpani Group	14/02/2025

D. ATTENDEES

ATTENDEES	DESIGNATION	REPRESENTING
1.Mr Sharad Patil	Sr. Project Manager	Malpani



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2.Mr Devendra Shide	Asst. Manager QA/QC	Malpani
3.Mr. Sagar Mali	Asst. Manager Safety	Malpani
3.Mr.Daya Tavandkar	Sr.Engineer	Malpani
4.Mr.Prasad Mohite	Sr. Engineer	Malpani
6.Mr Sandeep Gawai	Sr.Engineer	Malpani

E.	MEASURING AND TESTING EQUIPMENTS USED <input type="checkbox"/> Refer to attachment section J instead <i>(Indicate if separate document list is provided in attachment)</i>			
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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	2025/72226/01	YES	24/01/26	Ok
Batching Plant	Model SP30 bearing Sr. No-3039,	YES	03/03/25	OK

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

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.

G. HEALTH, SAFETY & ENVIRONMENT COMMENTS/OBSERVATION



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- 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

H. NON CONFORMITIES USED

☐

Refer to attachment section J instead

(Indicate if separate document list is provided in attachment)

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)

☐

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		
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---END OF REPORT---

Project Quality Rating (Civil)				
Project Name : M Kautilya				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	9.00	90.00	87.02
Materials	10	8.90	89.00	
Workmanship	40	34.40	86.00	
Supervision	40	34.72	86.80	

