



## **M- FIBONACCI (ARYABHATTA)**

MAHALUNGE, PUNE, MAHARASHTRA - 411045

### **QAQC AUDIT REPORT**

25 SEPTEMBER 2024



**BUREAU  
VERITAS**

Shaping a World of Trust

#### **Head Office**

72 Business Park, 8th floor  
Marol Industrial Area,  
Opposite Seepz Gate No. 2,  
MIDC Cross Road "C",  
Andheri - (East)  
Mumbai - 400 093.

**[www. bureauveritas.co.in](http://www.bureauveritas.co.in)**



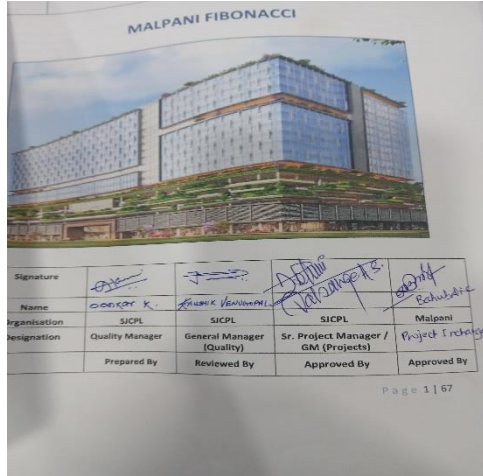
**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

<b>INSPECTION / AUDIT REPORT. MGPUNE/FIBONACCI/BVP/QAQC/CIVIL/IR-03</b>		<b>REV.NO. 0</b>
<input type="checkbox"/> Initial <input checked="" type="checkbox"/> Interim <input type="checkbox"/> Final <input type="checkbox"/> Resident.		
Inspection/ Audit Requested By : Malpani Group		
Inspection / Audit performed as Recognised Authority : Rohan A Patil    Yes <input checked="" type="checkbox"/> NO: <input type="checkbox"/>		
BV Job / Zig No : 21641326		

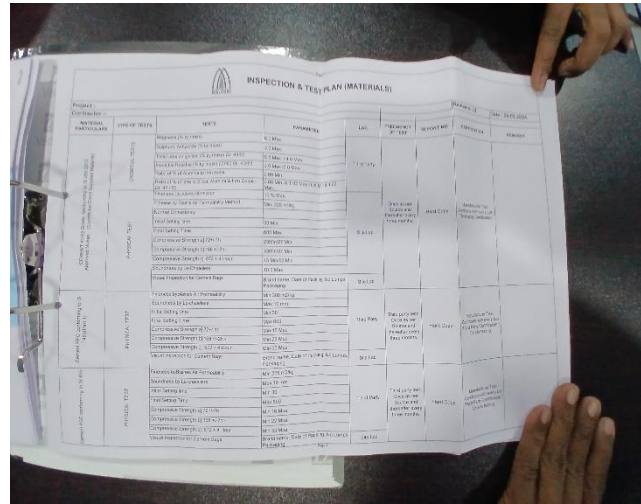
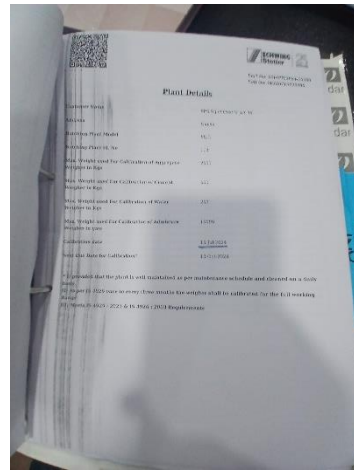
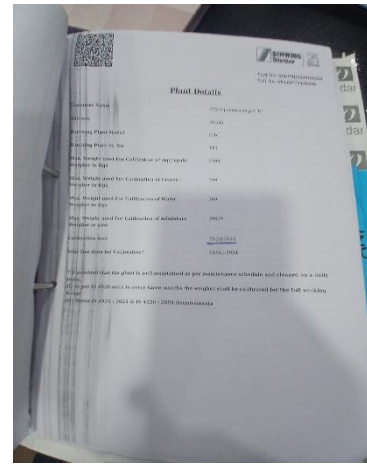
Project Name : M FIBONACCI (ARYABHATTA)	IPO ( if applicable):N/A
Audit by : Bureau Veritas (India)Pvt Ltd, Pune	PO no. WO/M Fibonacci/2024/089 Date 31.01.2024
Vendor/Manufacturer : Malpani Group	PO No. N/A ( Client to Vendor)
Architect : <u>Morphogenesis</u>	Contractor : S J Contracts Pvt. Ltd.
Sub Vendor : NA	Vertical : Civil
Inspection Location : M Fibonaci (Aryabhatta)– Baner Pune	Previous Inspection : 28 <sup>th</sup> June 2024.
Inspection Performed from : 25 <sup>th</sup> Sept 2024.	Next Inspection : As per Clients requirement

## Building and Infrastructure Division Site Inspection/ Audit Report

***Building and Infrastructure Division***

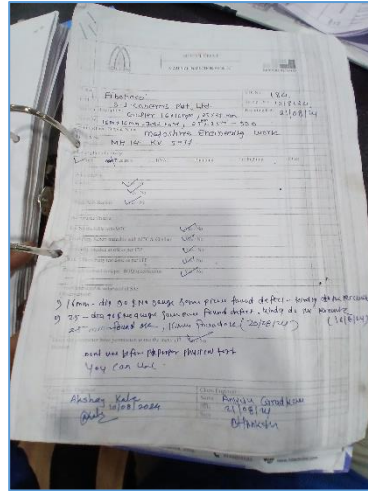
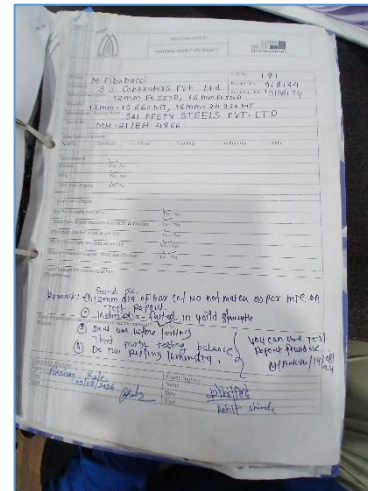
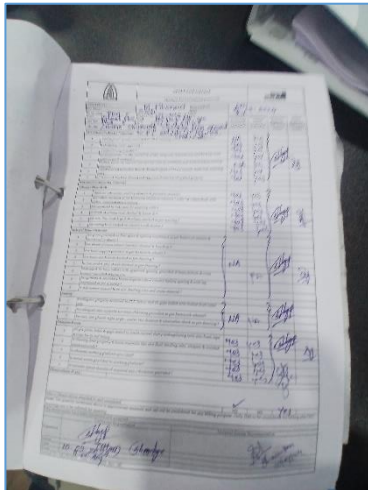
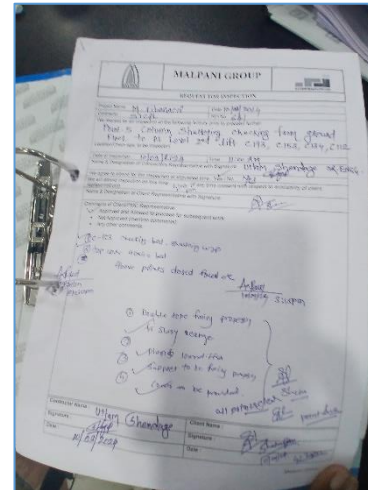
A. INSPECTION & FINDINGS					
Sr. No.	LOCATION	AUDIT FINDINGS / OBSERVATIONS	TYPE OF FINDINGS	IMAGE/ EVIDENCE	Status
1	M Fibonacci Site	Construction status at Tower A & A1	Info	Building : Basement + Ground + 6 Podiums + Amenity + 11 Floors Current Status :GF slab 100% + P1 slab 30 %+P2 slab 18%+column (GF to P1) 65%.	Info
2	Site Office	Project quality plan with QAP & ITP was available at Site Office	Positive		Doc No- SJCPL/MVPL/FIBONACI/TRAN/2023/19 Dtd 22/11/2023

# **Building and Infrastructure Division** **Site Inspection/ Audit Report**

3		ITP was available at Site Office.	Positive		
4	Site Office	Batching plant calibration certificates verified & found valid as per QAP requirements. Model M1C bearing S.No – 113 Calibration date 15/7/24	Positive	 	Certificate no- SSI/MH/2024/1038 9



## Building and Infrastructure Division

### Site Inspection/ Audit Report

5	Site Office	MIR for incoming material and their record checked. it was seen that any observation w.r.t materials were highlighted in the report and kept on hold till it has been cleared.	Positive	 	
6	Site Office	Randomly reviewed method statement, pour card of various activities construction materials & found in order	Positive	 	



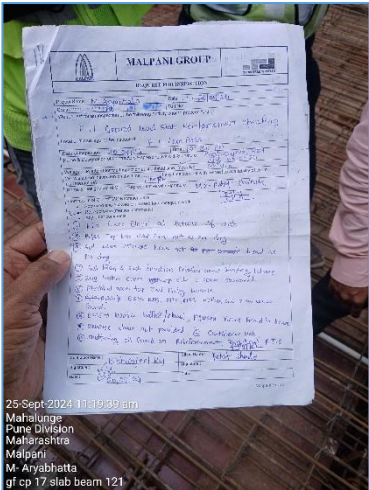



**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

7	Site	<p>Curing is being carried out properly and date of casting is mentioned on member.</p> <p>Vertical Member were covered with plastic sheet to ensure the inside surface remains wet continuously. <b>Very good practice</b></p>	Positive		Site Inspection
8	Site Column – C170	<p>RCC- Minor Honeycombing observed in concrete at bottom portion of column.</p>	Minor Observation	 <p>25-Sept-2024 10:53:45 am Mahalunge Pune Division Maharashtra Malpani M- Aryabhata c170</p> <p>25-Sept-2024 10:47:21 am Mahalunge Pune Division Maharashtra Malpani M- Aryabhata c170</p>	Site Inspection





## Building and Infrastructure Division

### Site Inspection/ Audit Report

9	Site P1 pour 5 slab Table formwork	Checked the formwork as per the scheme diagram. The extension of length of top" u "jack observed 975mm w.r.t reqd 775mm	Minor Observation	 <p>25 Sept 2024 11:04:52 am Mahalunge Pune Division Maharashtra Malpani M- Anyabhata p1 pour 5 slab shuttering</p>	 <p>25 Sept 2024 11:00:20 am Mahalunge Pune Division Maharashtra Malpani M- Anyabhata p1 pour 5 slab shuttering</p>	Site Inspection
10	Site – GCP 17 slab	Reinforcement – Checked the slab reinforcement as per drawing, observation pointed out were already mentioned in RFI and rectification given	Positive	 <p>25 Sept 2024 11:19:09 am Mahalunge Pune Division Maharashtra Malpani M- Anyabhata gfc 17 slab beam 121</p>	 <p>25 Sept 2024 11:16:57 am Mahalunge Pune Division Maharashtra Malpani M- Anyabhata gfc 17 slab beam 121</p>	Site Inspection Drawing No – FIB-WWP-TOW-GF- 2DM-GFC-ST-1003- 06







**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

11	Site – Wall -W11,12 and 13	RCC- Tie rod hole were observed not filled.	Minor Observation	 <p>25-Sept-2024 11:27:27 am Mahalunge Pune Division Maharashtra Malpuri Mr. Arvabhata W11,12 and 13</p>  <p>25-Sept-2024 11:26:35 am Mahalunge Pune Division Maharashtra Malpuri Mr. Arvabhata W11,12 and 13</p>	Site Inspection
12	C157 & C138 Exposed concrete column	Form finish concrete with very good surface finish	Positive	 <p>25-Sept-2024 11:34:47 am Unnamed Road Mahalunge Pune Division Maharashtra Malpuri Mr. Arvabhata C157 and C138 exposed column</p>  <p>25-Sept-2024 11:38:04 am Unnamed Road Mahalunge Pune Division Maharashtra Malpuri Mr. Arvabhata W25</p>	Site Inspection





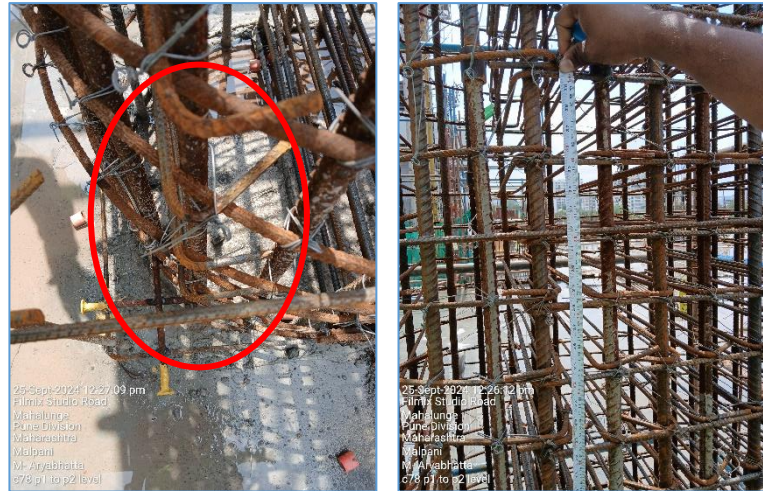
## Building and Infrastructure Division

### Site Inspection/ Audit Report

13	P2 pour column 120 and C 121	RCC – 1)Slurry loss observed on the concrete surface. 2)Honeycombing observed in the concrete	Minor Observation	 <p>25 Sept 2024 11:44:48 am Unnamed Road Mahalunge Pune Division Maharashtra Malpani M. Aryabhata p2 pour column 121</p>	 <p>25 Sept 2024 11:48:12 am Mahalunge Pune Division Maharashtra Malpani M. Aryabhata p2 pour column 121</p>	Site Inspection
14	Pour 3 P3 level slab	Reinforcement – Checked the reinforcement as per drawing- 1)Spacing of Rebars 2)Lap length of Rebars 3)Make and cover to rebars And found as per drawing	Positive	 <p>25 Sept 2024 12:15:26 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpani M. Aryabhata pour 3 p3 level slab</p>	 <p>25 Sept 2024 12:15:26 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpani M. Aryabhata pour 3 p3 level slab</p>	Site Inspection Drawing No – 1202/4/8/R1

## Building and Infrastructure Division

### Site Inspection/ Audit Report

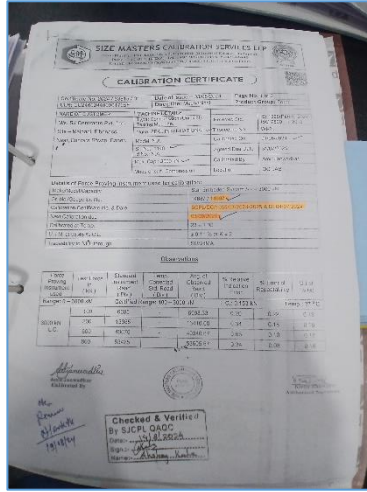

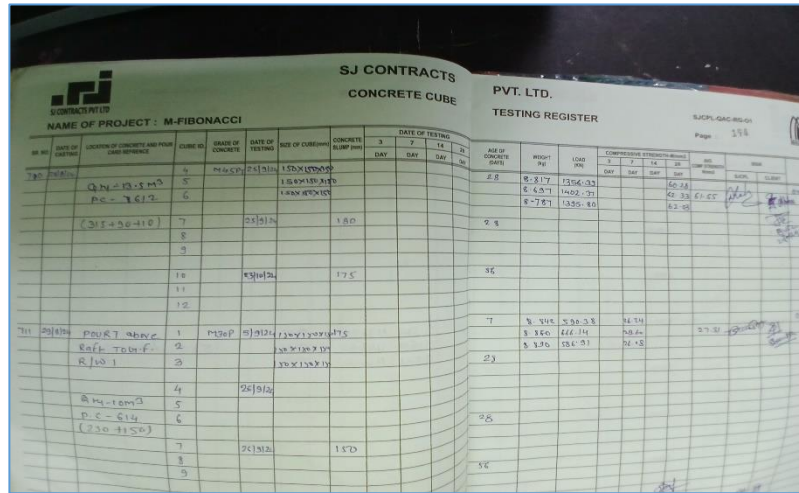
15	Pour 3 P3 level slab	Reinforcement Ongoing- Checked the Tendon profile layout along x and y direction as per drawing 1)Vertical profile 2)Horizontal Profile 3) Dia f strands 4) Stressing Length Found as per Drawing.	Positive	 <p>25 Sept-2024 12:07:20 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata pour 3 p3 level slab</p> <p>25 Sept-2024 12:07:27 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata pour 3 p3 level slab</p> <p>25 Sept-2024 12:07:41 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata pour 3 p3 level slab</p>	 <p>25 Sept-2024 12:07:55 pm Unnamed Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata pour 3 p3 level slab</p>	Drwg no- 1202/4/7/R1 and 1202/4/8/R1
16	Site Column C78 p1 to p2 level	Reinforcement- Checked the reinforcement 1) Spacing of links 2) No. of vertical main bars 3) Hook bend @90 degree. 4) Coupler Joint.  Links were not observed bend around the vertical reinforcement. Binding wire not tied properly, loose links observed.	Minor Observation	 <p>25 Sept-2024 12:27:03 pm Punjab Studio Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata 078 p1 to p2 level</p> <p>25 Sept-2024 12:26:42 pm Punjab Studio Road Mahalunge Pune Division Maharashtra Malpuri M-Anyabhata 078 p1 to p2 level</p>	Site Inspection Drwg no - 1202/4/3/R1	



**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

17	Site	<p>1)Checked the thread of reinforcement with Go and No-Go gauge.</p> <p>2)Checked the thread with corresponding size of coupler</p> <p>3)Checked the pitch of thread</p> <p>And found ok</p>	Positive		IS 16172 : 2023 Reinforcement Coupler for Mechanical splices of steel bars in concrete- Specification
18	Quality Lab	<p>Todays Cube compressive strength test for 28 days cubes witnessed &amp; found confirmed. Grade of concrete M-45PT.</p> <p>Cube Results at 28 days.</p> <p>1)60.28 N/sqmm</p> <p>2)62.33 N/sqmm</p> <p>3) 62.03 N/sqmm</p> <p>Avg- 61.44 N/sqmm</p>	Positive		





**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

19	Site Lab	<p>CTM &amp; Cube moulds calibration certificates verified &amp; found valid as per QAP requirements</p> <p>CTM Sr.no – 1148</p> <p>Due date 31/07/2025</p>	Positive	 	Certificate No - 2024/68815/01 dtd 03/08/2024
20	Site Lab	<p>Checked the cube register, testing results were observed dully filled as per the pour card and maintained properly</p>	Positive		

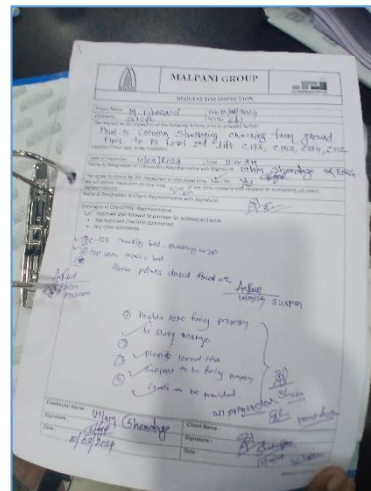


## Building and Infrastructure Division

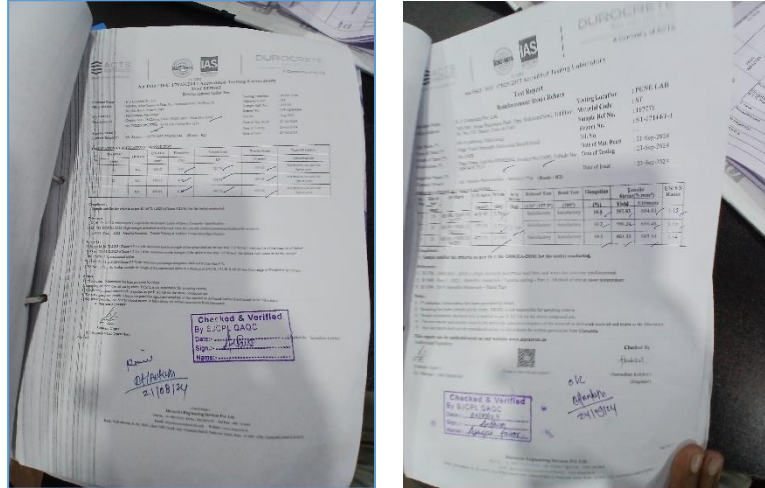
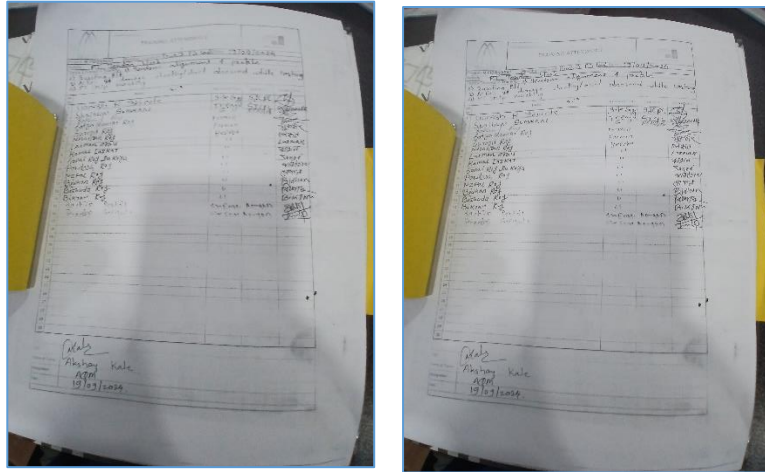
### Site Inspection/ Audit Report

21	Site Lab	Cube curing tank with thermostatic control to maintain the temperature of water. Observed temp 27.4 °C and 28 °C - OK	Positive	 	IS 1199 : part 5 :2018 Fresh Concrete – Methods Of Sampling,Testing and Analysis Part 5 – Making and curing of test specimen
22	Site Rebar stacking yard	Two different diameters of Rebar stacked separately and colour coding done for tested and untested Rebar.	Positive	 	

**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

23	Site	Quality park is maintained at site with pictorial representation.	Positive		
24	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	 	

**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

25	Site Office	Randomly reviewed in house as well as third party test reports for construction materials & found maintained properly as per ITP requirements	Positive		
26	Training	Randomly checked Training records.	Positive		

## Building and Infrastructure Division

### Site Inspection/ Audit Report

#### B.

☐ 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) Materials are stacked properly at site.
- 4) Incoming material are checked properly. Color coding is maintained for tested and untested rebar.

Observation:-

- 1) Minor Honeycombing observed in concrete at bottom portion of column column C170
- 2) Links of wall reinforcement C78 were loose and not bent properly as per drawing.
- 3) Rough surface observed on column C121 and slurry loss C 120
- 4) Tie Rod hole were not filled for wall W11,W12 & W13

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

On behalf of Bureau Veritas  
BV Inspector: Rohan A Patil



On behalf of Bureau Veritas  
BV Coordinator: Priyanka Patil




BV Office: Pune

Inspection Report Date: 14<sup>th</sup> OCT 2024

Distribution:

☒ CLIENT
 ☒ BV
 ☐ VENDOR

Attachments Report:

☒ Yes, details in section J
 ☐ NO

#### C. REFERENCE DOCUMENTATION

☐ Refer to attachment section J instead



**Building and Infrastructure Division**  
**Site Inspection/ Audit Report**

TITLE	REFERENCE	REV	APPROVAL STATUS	APPROVED BY	DATE (DD-MM-YYYY)
Project Quality Plan	M Fibonacci	N/A	Approved	Malpani Group	N/A

**D. ATTENDEES**

ATTENDEES	DESIGNATION	REPRESENTING
1)Mr Bahubali Chowgule	Project Manager	Malpani
2)Mr Devendra Shinde	Asst. Manager QA/QC	Malpani
3)Mr Kiran Mundlik	Asst. Project Manager	Malpani
4)Mr Vishal Pawar	Sr. Engineer	Malpani
5)Mr Rohit Shinde	Sr. Engineer	Malpani
6)Mr Ankush Giradkar	QA/QC Engineer	Malpani
7)Mr Sandip Shingade	Safety Officer	Malpani

**E.**

**MEASURING AND TESTING EQUIPMENTS USED**

(Indicate if separate document list is provided in attachment)

☐

Refer to attachment section J instead

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	2024/68815/01 dtd 03/08/2024	YES	31/7/25	

**Note – Whether all above Equipment/Instrument listed is checked for Suitability and condition and found acceptable? - Yes**

**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.

**Building and Infrastructure Division****Site Inspection/ Audit Report**

Consultant shall do the pre- delivery inspection of the final product and shall provide the report/snags.

**G. HEALTH, SAFETY & ENVIRONMENT COMMENTS/OBSERVATION**

- 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**

*(Indicate if separate document list is provided in attachment)*

☐ Refer to attachment section J instead

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)
	N/A		

**J. ATTACHMENTS:**

	N/A		
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Project Quality Rating (Civil)				
Project Name: <b>M FIBONACCI (ARYABHATTA)</b>				
Parameters	Weightage in %	Rating in%	Rating	Overall Rating
Documentation	10	8.88	88.75	<b>86.83</b>
Materials	10	8.75	87.50	
Workmanship	40	34.40	86.00	
Supervision	40	34.80	87.00	

