

Modi Properties & Inv. Pvt. Ltd - Site Audit Report by Praveen

Company:	Nilgiri Estates	Date of site visit:	07.08.2018 (Tuesday)
Site:	Nilgiri Estates	From / To time:	09:30 to 18:00
Visited by:	Praveen	Prepared by:	Praveen
Previous audit date	10.07.2018	Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site?	Yes	
	Are the forms serial nos mentioned in the Hire charges register?	Yes	
2.	Is the 'Material issue authorization forms' used at site?	Yes	
	Are the form's serial nos mentioned in the stock register?	Yes	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	No	
4.	Is Security properly dressed and are provided with a stick and torch? No. of security personal as approved?	Yes	
5.	Is scrap properly arranged and sold as and when required?	Yes	
6.	Is the Creche running properly with midday meals?	No	
7.	Keys are properly labeled and numbered?	No	
8.	Is use of helmets and safety belts properly enforced? Are 12 nos. neat and clean white helmets stocked at security cabin in apartment projects for customers?	Na	
9.	Is utility bills and payments details/register updated by Admin Officer regularly?	Yes	
10.	Is the condition of labour quarters, water and sanitation facility in order? Is there misuse of electric power?	No	
11.	Are requisitions properly filed and signed by project manager?	No	
12.	Are attendance, building material, inward, hire charges, cement, outward, electricity, etc., maintained properly and signed by engineer and admin officer at site?	Yes	
13.	Do weekly reports tally with registers?	Yes	
14.	Are there any receipts of building material before 9 am and after 6 pm without due authorization?	Yes	
15.	Is job work register being properly maintained?	Yes	
16.	Is the attendance recorder properly installed and used? Is the ID no. registered properly maintained?	Yes	
17.	Has security supervisor ensured that all vacant flats & villas are locked?	Yes	
18.	Are gate passes being properly maintained and correctly filled?	Yes	
19.	Are Bills & Dc's Inward\outward register being properly maintained	No	
20.	Stores and stock registers are properly arranged / maintained?	Yes	
21.	Is the constructions circular spiral bound in good condition? Is file for latest circulars and internal memos properly maintained?	Yes	
22.	Are hire charges and building material photographs being printed from database within one working day?	Yes	
23.	Are store rooms properly secured?	Yes	
24.	There is no material lying outside the storerooms?	No	
25.	Stock Register quantity tallies with physical quantity?	Yes	

26.	Is turnkey contractor's material exchange log book maintaining properly?	No
List of stores checked	Stores checked (Y /N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	Yes	Good
Plumbing –GI	Yes	Average
Sanitary	Yes	Good
CP fittings	Yes	Good
Tiles	Yes	Average
Lift	-	-
General Material	Yes	Good
Tools	Yes	Average
Doors & hardware	Yes	Good
Misc.	-	-
Remarks on default in following standard procedures: Nil		
Remarks on corrections made in registers or database: Nil		
Complaints: Yes 1. Building and hire inwards are not certified by admin & PM on daily basis. 2. The following item rates not updated in database, ID's are 1026,2088,2183,2187,2205,2213,2214,2279,3112,3120,3135,3142,3144,3167,4011,4052,4060,4064,4074,4075,4078,4087,4507,4555,4581,4620,4804,4696,5155,5158,5159,5160,5167,6031,6096,6127,6155,7426,7053,7054,7092,7331,7333,7160,7176,7183 and 10116. 3. PO's & WO's are not enclosed for requisitions, Req no 71504,71503,71501,71497,71496,71478,47707,71471,71457,71427 and 71408 4. Bills and DC registers not signed by admin. 5. Minor errors are solved at site visit		
Suggestions: Nil		