

Modi Properties Pvt. Ltd - Site Audit Report

Company:	Nilgiri Estates	Date of site visit:	16-07-2020
Site:	Nilgiri Estate	From / To time:	09.30 to 18.00
Visited by:	R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous date of audit:		Sign:	
Sl No	Description	SOP followed (Yes / No)	Remarks
1.	Requisition Files:		
	a. Pending & completed requisitions files properly maintained.	Yes	
	b. Requisitions are signed by project manager.	Yes	
	c. MRN updated.	Yes	
	d. PO's printed and attached to requisitions.	Yes	
	e. Inward no's updated in requisitions.	Yes	
	f. Is all site related registers are signed by Project Manager on daily basis?	No	
2.	Remarks on requisition details by site report:		
	a. Remark on requisition details by site report is prepared properly & tallying with pending requisition file.	Yes	
	b. PM signed the above reports.	Yes	
	c. Remark on requisition details by site report file is maintained properly.	Yes	
	d. Is purchase reply report attached to above.	Yes	
3.	Stores & Stock:		
	a. Site has to provided list of store room.	02	
	b. Stores are being properly arranged material wise & secured properly with Barcode stickers.	No	
	c. Store rooms are labelled properly.	Yes	
	d. Stock value less than 5 Lacs (exclude value of cement, steel & tiles, building material).	No	9,93,06 9.00
	e. List of unused and extra material provided by site.	Yes	
	f. Physical stock matching db-all stores.	No	
	g. Stock report files maintained properly.	Yes	
	h. Material issue authorization forms & file maintained properly.	No	
	i. Material issued authorization form by signed by engineers.	No	
	j. List of material lying outside the stores provided by site.	No	
	k. Steel & MS material stock stored at designated place.	Yes	
4.	Authorization forms:		
	a. Hire charges and building material inward record printed and signed on daily basis.	Yes	
	b. PM has signed above.	Yes	
Remarks on default in following standard procedures: Nil			
Complaints: Stores has to clean and arrange the material properly			
Suggestions : List of Requisition file not maintaining			

Annexure (B)

Modi Properties Pvt. Ltd - Site Audit Report

Company:		Nilgiri Estates	Date of site visit:	06-08-20
Site:		Nilgiri Estate	From /To Time:	09.30 to 18.00
Visited & prepared by:		R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous date of audit			Sing:	
Sl No	Description		SOP Followed (Yes / No)	Remarks
1.	Site Registers:			
	a. Hire charges Register.		Yes	
	b. Building material Register.		Yes	
	c. General inward Register.		Yes	
	d. Out ward register.		Yes	
	e. Moment Register.		Yes	
	f. Worker ID Register.		Yes	
	g. Cement register.		No	Not tallying with stock statement
	h. Electricity consumption registers.		Yes	
	i. Rent record register.		Yes	
	j. Gate pass book.		Yes	
	k. Job work book.		Yes	
	l. Visitor Register.		No	But not maintaining properly
	m. 3 in 1 register (DL, Alcohol, RC).		No	Not maintaining properly
	n. M-Codex register.		Yes	
	o. Is Building material, Hire, General Inward register are maintaining for Turnkey contractor.		Yes	
	p. MD comment Register		Yes	
2.	Log Books :			
	a. Bills & DC's Log book		Yes	
	b. Turnkey contractor's inward with bill copies.		Yes	
	c. Generator logbook		Yes	
	d. Consultant comments book		Yes	
	e. Deliver van / Car Log book.		Yes	
3.	Turnkey contractors logbook:			
	a. Annexure of A,B,C files		Yes	
	b. Milestone report file.		Yes	

Annexure (B)

	c. Annexure E1, E2 & F file	Yes	
	d. Turnkey Material inward & outward register.	Yes	Outward register not available at site
	e. Turnkey contractor material issued logbook.	No	
	f. Turnkey contractor's material issued statement sent to HO file.	No	
4.	Filing of plans:		
	a. Block / villa wise center line drawing file.	Yes	
	b. Block / villa wise RCC working plan file.	Yes	
	c. Block / villa wise brickwork file.	Yes	
	d. Block / villa wise electrical Drg file.	Yes	
	e. Block / villa wise plumbing Drg file.	Yes	
	f. All drawings A3 original file.	Yes	
	g. Survey plans file.		
	h. Amenities block file.	Yes	
	i. Furniture design and model flat file	yes	
	j. Cancelled Drg file.	Yes	
	k. Layout and utility drawing file.	Yes	
	l. Compound wall drawing file.	Yes	
	m. OHT drawing file.	Yes	
	n. Sanction plan file	Yes	
	o. Circular files (Red, Blue & Black files).	Yes	
	p. Keys handing over letter file.	Yes	
	q. MOM file.	Yes	
	r. Task list file.	Yes	
	s. Schedule file.	Yes	
5.	Filing of office documents:		
	a. Equipment bills & warranty file. (For each type equipment).	No	
	b. Electricity Sanction file.	Yes	
	c. ENV clearance/CFE File.	N/A	
	d. Fire NOC file.	N/A	
	e. Correspondence file.	Yes	
6.	A & A Files (Block / Villa wise).	Yes	
7.	Possession Letter files.	Yes	
8.	Tenant declaration / NOC file.	No	
9.	Project manager / Admin Expenses card file.	Yes	
Remarks on default in following standard procedures: Nil			
Complaints:			
Suggestions :			

Annexure (C)

Modi Properties Pvt. Ltd - Site Audit Report -

Company Name:		Nilgiri Estates	Date:	06-08-20
Project Name:		Nilgiri Estate	From / To time:	09.30 to 18.00
Visited by:		R Sanjay Kumar	Prepared by:	R.Sanjay Kumar
Previous audit date:			Sign:	
Sl No	Description		SOP Followed (Yes/No)	Remarks
1.	Creche			
	a) Creche Operational.		No	
	b) Creche teacher and Ayya attending as per timings 09.00 AM to 17.30 PM.		No	
	c) Midday meals provided.		No	
	d) No of childrens.		No	
2.	Labour quarters			
	a) No. of labour quarters.		12	
	b) No. of occupied labour quarters.		12	
	c) No. of toilets.		02	
	d) No. of washrooms.		02	
	e) Electrical power connection.		Yes	
	f) Provision of water & electricity for labour quarters.		Yes	
3.	Pumps & Equipement.			
	a) Water supply file maintained.		Yes	
	b) List of pumps & Equipement file maintained.		Yes	
	c) List of computers & ptheripherals file.		Yes	03 Lap tops and Desk top 01
	d) List of wifi connections file.		01	DG Net
	e) List of meters & submeters file.		11	03 Main Meter and 08 Sub Meters
4.	Model Units			
	a) Model villas / flats maintained properly.		Yes	
	b) Club House maintained properly.		Yes	
	c) Swimming pool maintained properly.		Yes	
	d) Parks and open spaces maintained properly.		Yes	

Remarks on default in following standard procedures : Nil

Complaints : Nil

Suggesstions : Nil

Note:

Annexure (C)

1. Desk tops 01 Nos Using at site office Engg.
2. Canon Printer 01 and HP Laser Jet M1136 MFP Total 02 Nos
3. No of Laptops 03 Using Admin Bargavai, Pasha & Vijay

Annexure (D)

Modi Properties Pvt. Ltd - Site Audit Report

Company	Nilgiri Esates	Date:	06-08-20
Project	Nilgiri Estates	From / To time:	09.30 to 18.00
Visited by:	R Sanjay kumar	Prepared by	R Sanjay Kumar
Previous audit date:		Sing:	
Sl No	Description	SOP Followed (Yes/No)	Remarks
1.	Safety measurements at site		
	a) No visitor helmets at security kiosk.	08	
	b) Quality & cleanness of helmets (G/A/P)	Average	
	c) Labours working without helmets & masks	No	
	d) Safety belts / helmets.	No	
	e) Safety net provided (in apartment projects)	No	
	f) Infrared thermo meter being used.	No	
	g) PVC 500 ltr water tank & Sanitizer is provided.	Yes	
	h) Power tools being used with Al-Service wire.	Yes	
	i) Is DB box are locked properly	Yes	
	j) Is vacant villas / flats are locked properly	No	

Remarks on default in following standard procedures: Nil

Complaints: No labours are wearing mask and not using sanitizer

Suggestions :

Annexure (E)
Modi Properties Pvt. Ltd - Site Audit Report

-Company Name:		Nilgiri Estates	Date:	06-08-20
-Project Name:		Nilgiri Estate	From / To time:	09.30 to 18.00
Visited by:		R Sanjay Kumar	Prepared by	R Sanjay
Previous audit date:			Audit date:	
Sl No	Description		SOP followed (Yes/No)	Remarks (Breif Discription)
MMC				
1.	Monthly Maintenance File.		Yes	
2.	MMC logbook manual.		Yes	
3.	No. Of units with arreras of more than 2 months of MMC.		50 Nos	
4.	MMC arrears notice file.		Yes	
5.	MMC regular file.		Yes	
6.	MMC receipt book maintained properly.		Yes	
7.	Cash collection in MMC from customers.		No	
8.	MMC receipt book certified by accounts on weekly basis.		Yes	
9.	Equipment AMC list file.		Yes	
10.	All registers & DC books certified by stores incharge.		Yes	
11.	C.C TV cameras list file.		Yes	Out of 05 Nos only 02 cameras are working
12.	Security services regular file.		Yes	

Remarks on default in following standard procedures: Nil
Complaints:
Suggestions :

Annexure (F)

Modi Properties Pvt. Ltd - Site Audit Report

Company Name:	Nilgiri Estates	Date:	06.08.20
Project Name:	Nilgiri Estate	From / To time:	09.30 to 18.00
Visited by:	R Sanjay Kumar	Prepared by:	R Sanjay Kumar
Previous audit date:		Sing:	
Sl No	Description	SOP followed (Yes/No)	Remarks
1.	Security Services		
	a) No. of security sanctioned as per circular.	Yes	05
	b) No. of security regularly present.	Yes	Day 03 Night 02
	c) Uniform is maintained by all security.	Yes	
	d) No. of sticks & Torch lights provided.	Yes	
	e) Security supervisor is maintained registers properly.	Yes	
2.	House keeping		
	a) No. of sweepers & boys sanctioned in builder A/c.	Yes	Office Boy -01 Sweeper -01
	b) No. of Sweepers & other operators (Machine boys & Lift operators sanctioned in association A/c.	Yes	04
	c) Uniforms is maintained by all house keeping staff.	Yes	
	d) Housekeeping schedule is maintained properly.	Yes	
3.	Gardening Services		
	a) No. of Gardeners sanctioned in Builder A/c.	NO	
	b) No. of Gardeners Sanctioned in Association A/c.	05	
	c) Gardening schedule is maintained properly.	No	
	d) Tools are maintaining at site properly.	Yes	
4.	C.C Cameras		
	a) No of cameras sanctioned at site.	Yes	05
	b) No of cameras not working at site.	Yes	02
	c) Time laps camera data backup sending time to time.	No	No
Remarks on default in following standard procedures: Club house swimming pool camera and ground floor camera not working informed long back ago to Engineer and			
Complaints:			
Suggestions : CC Camera back up has to be taken at the end of the week.			