

Sub.: Quality Control: Stages for inspection. – Apartments.

Project Managers (for apartments) shall ensure that the quality control team inspects each stage of construction and submits their report on each of the following stages.

The QC team shall make their reports in the prescribed format and send it to the HO. A copy of the report shall be forwarded to the Project Managers for corrections & comments. The Project Managers shall extend full co-operation to the QC Team and provide an assistant whenever requested. The QC team shall endeavor to complete their work without disturbing the work at site and submit a confidential report to the HO. The site engineers & supervisors will not interfere or influence their work. The Project Manager shall sign a copy of the report to certify that the report was made at site on the date mentioned.

The QC team inspection shall become mandatory for all sites from 15th July 2008. Till such time the QC team shall inspect the existing construction at all sites.

Apartments

1. Block marking. The following shall be checked:
 - a. Site dimensions
 - b. Distance of compound wall from centre of public road
 - c. Block dimensions and diagonals
 - d. Setbacks of each block from the boundary
 - e. Setback between each block
 - f. TOT lot dimensions and areas
 - g. Reference FFL level marking on compound wall
 - h. Condition of tools like tapes, auto leveler, etc.
2. Before casting footings. The following shall be checked:
 - a. Pit size and depth
 - b. Quality of PCC
 - c. Footing size and depth
 - d. Mat size, development length for mat & footings
 - e. Steel
 - f. Pegs for centerline marking
 - g. Spacing between footing
 - h. Quality of centering
 - i. Size and position of covering blocks
 - j. Condition of tools like tapes, auto leveler, etc.
 - k. Curing
3. After casting footings and pedestals. The following shall be checked:
 - a. Centerline & diagonal check as per check plan
 - b. Size of pedestals
 - c. Plumb of pedestals
 - d. Covering
 - e. Height of pedestals wrt FFL
 - f. Quality of centering, rod bending and concreting

- g. Curing
4. After casting columns and before starting centering for each slab. The following shall be checked:
 - a. Centerline and diagonal as per diagonal check plan
 - b. Column size and column height of each column
 - c. Plumb of columns
 - d. Level marking on each column
 - e. Steel
 - f. Plinth beam & slabs dimensions check.
 - g. Quality of centering, rod bending and concreting
 - h. Curing
 5. Before casting each slab and after completion of centering and rod bending work. The following shall be checked:
 - a. Slab dimensions & levels
 - b. Position of beams
 - c. Steel
 - d. Electrical
 - e. Size and position of covering blocks
 - f. Quality of centering, rod bending and concreting
 - g. Scaffolding for safety
 - h. Staircase marking
 - i. Lift duct size
 - j. Curing
 6. After brickwork of each flat and before plastering. The following shall be checked:
 - a. Thickness of brick wall & beds
 - b. Chicken Mesh
 - c. Dimensions and diagonal of each room
 - d. Lentil and sill level check of each door and window
 - e. Size, plumb line, holdfast and parallel check of each door frame
 - f. Platform and loft heights & thickness
 - g. Template size, plumb and depth check
 - h. Chajja size and slope
 - i. Height of each room
 - j. Plumb line of walls
 - k. Alignment of columns and beams with walls
 - l. Motor mix ratio
 - m. Provision of measurement boxes
 - n. Slab cleaning and wastage
 - o. Storage of bricks, sand and cement
 - p. Edges and corner lines
 - q. Quality of plastering
 - r. Curing
 7. After brick work and plastering and before finishing works. The following shall be checked:
 - a. Sand screening and motor mix ratio
 - b. Use of recron

- c. Provision of measurement boxes
- d. 9” provision for skirting
- e. Single coat for bathrooms and kitchen for tiles
- f. Electrical points - nos., height, positions and plumb line
- g. GI and PVC fittings - nos., height, positions and plumb line
- h. Waterproofing quality and height
- i. Slab cleaning and wastage
- j. Storage of bricks, sand and cement
- k. Quality of plastering
- l. Edges and corner lines
- m. Grooves for door frames
- n. Curing
- o. Windows check with templates.

Managing Director.