

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

Company:	Modi Realty Miryalaguda	Date of site visit:	16.06.17 (Friday)
Site:	AVR Gulmohar Homes	From / To time:	10:00 to 17:00
Visited by:	Praveen	Prepared by:	Praveen
Other:		Sign:	
Sl No.	Description	Remarks	
1.	Is the 'Material shifting authorization forms' used at site? Are the forms serial nos mentioned in the Hire charges register?	Yes Yes	
2.	Is the 'Material issue authorization forms' used at site? Are the form's serial nos mentioned in the stock register?	Yes Yes	
3.	Are the Site office, Clubhouse and Model Flats properly maintained and cleaned on a daily basis?	Yes	
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?	No	
6.	Is the Creche running properly with midday meals?	No	
7.	Keys are properly labeled and numbered?	Na	
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?	Yes	
11.	Are requisitions properly filed and signed by project manager?	Yes	
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?	Na	
18.	Are gate passes being properly maintained and correctly filled?	Yes	
19.	Are Bills & Dc's Inward\outward register being properly maintained	Yes	
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?	Yes	
25.	Stock Register quantity tallies with physical quantity?	Yes	

List of stores checked	Stores checked (Y/N)	Qualitative rating (G/A/P)
Electrical	Yes	Good
Cement	Yes	Average
Plumbing – PVC	-	-
Plumbing –GI	-	-
Sanitary	-	-
CP fittings	-	-
Tiles	-	-
Lift	-	-
General Material	-	-
Tools	-	-
Doors & hardware	-	-
Misc.	-	-

Remarks on default in following standard procedures: Nil

Remarks on corrections made in registers or database: Nil

Complaints: Yes

1. Checked the drawing files as per your instructions.

Errors in files.

- a. Villa type A2 File – there is no presentation drawing and no covers for drawing.
- b. Villa type A2 duplex file – there is no presentation and plinth beam drawing.
- c. Villa type A1 duplex – there is no presentation drawing and no covers for drawing.
- d. Amenities file – There is no labour quarters structure drawings.
- e. There is no proper labeling for drawing files.
- f. Cancelled drawing not filled properly.

2. Above minor errors are solved at site on site visit.

Suggestions: Yes.

1. Wireless modem for back up to be take for site office (incase wired network not works)

2. Creach to be implement at site.

3. Broachers stand to be install at site office.