



Monthly Progress Report

Project Name, Location :Ajnara Le-Garden ,Sector-16B, Greater Noida West

Report No : 05

Period : January 2026



Site Plan as per UP RERA website

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Project Brief

Project Brief

PROJECT NAME	“Ajnara Le-Garden” , Sector-16B, Greater. Noida West, Gautam Buddha Nagar
CLIENT NAME	Ajnara Realtech Limited
PROJECT TYPE	Group Housing
FLOORS	Basements + Podium + 25 floors + Terrace (Towers : Q and O) Basements + Podium + 20 floors + Terrace (Towers : P)
NO. OF FLATS	638 Nos. (Towers : P,Q and O)

Project Directory

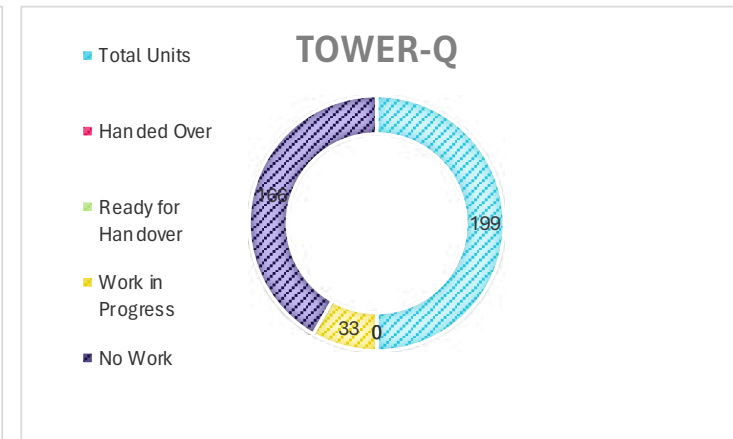
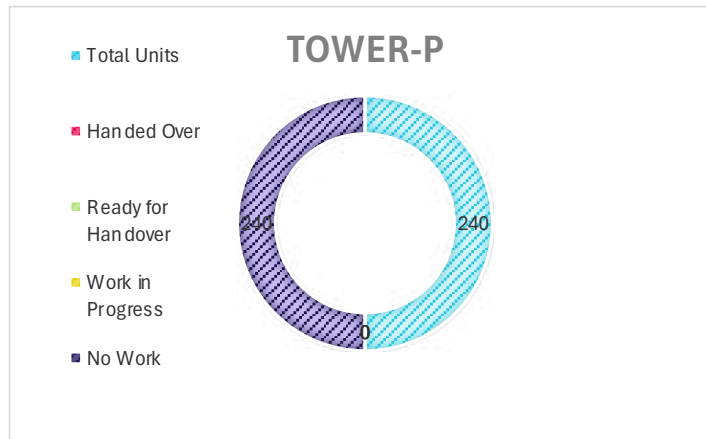
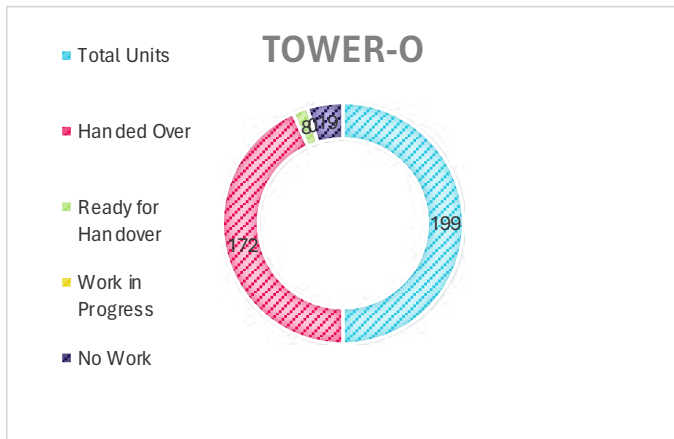
Project Directory

S No.	CONTACT NAME	DESIGNATION	ADDRESS	MAIL ID
DEVELOPER: Ajnara Realtech Limited				
1	Mr. Arun Kumar Sharma	General Manager	Ajnara Realtech Limited, Sector 16B, Greater Noida West, Pin-201009	arun.kumar@ajnara.com
2	Mr. Amitesh	Engineer		kumaramitesh585@gmail.com
3	Mr. Sanjay Misra	Site Foreman		sanjaymishra.aj@gmail.com
4	Mr. Rajkumar Ojha	Site Supervisor		
CLIENT: Le Garden Residents Welfare				
1	Mr. Nitin Madan	Resident	Ajnara Realtech Limited, Sector 16B, Greater Noida West, Pin-201009	nitinmadan1976@gmail.com
2	Mr. Sachin Dhiman	Resident		sachindhiman123@gmail.com
IRP: CIRP of Ajnara Realtech				
1	Mr. Amar Pal	IRP	801, 8th Floor, Corenthum Iconic Tower, Sector - 62, Noida, UP	cirp.ajnaraindia@gmail.com
IPMS: TQCert Service Pvt. Ltd (Tata Project Limited)				
1	Mr. Chandar pal	Sr. Engineer	Splendid Tower, 6th Floor, H.H.-1-8-364, 437, 438 & 445 Begumpet, Hyderabad- 500003, Telangana, India	palchandra-c@tataprojects.com
2	Mr. Krashnkant Rajak	Manager-Billing & QS		krashnkant.r@tataprojects.com
ARCHITECT & CONSULTANT (Structural & MEP)				
Details Awaited from Client				

Executive Summary

Executive Summary – Status of work as on 31-Jan-26

Tower	Total Units	Handed Over	Ready for Handover	Work in Progress	No Work
O	199	172	8	0	19
Q	199	0	0	33	166
P	240	0	0	0	240
TOTAL	638	172	8	33	425



Executive Summary – Headlines

Critical Issues for the Month : -

○ Design and Documentation Gaps:

- **High:** Unavailability of Design Drawings with TQC team
- **Medium:** Unavailability of material stock records & Approved Make
- **Medium:** MTC ,3rd party testing reports and QC records are to be shared for the works maintained before TQC team onboarding
- **Medium:** Test record not been maintained for Waterproofing ,Plumbing works

○ Resource Constraints :

- **High:** Acute shortage of required Manpower (Average Jan.'26 Manpower is 5 nos.)
- **High:** No deployment of manpower in Tower-P for execution (only material shifting in progress), Basements and Non-Tower area surrounding to Tower O,P,Q

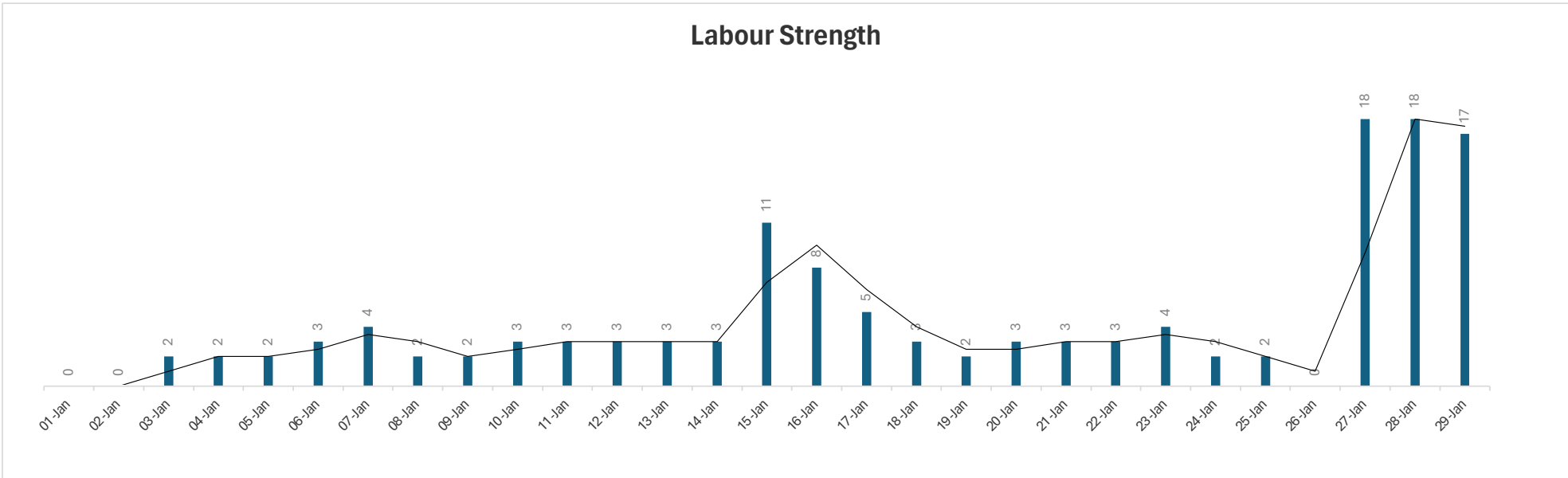
○ Safety and Compliance:

- **High:** Safety norms like using of PPE's are still not been followed at site
- **High:** Labour Hutment around Tower-P which is Safety Hazard need relocation

○ Unavailability other basic facilities to TQC team

Labour Strength

Average Labour Strength for January'26 : 5 nos.



Average Labour Strength for 26th January'26 onwards is 17th but due to NGT ban till mid of Jan'26, average strength is too low

Project Status

Tower-O

Sr. No.	Activity	Level	TQC Onboarding	
			Status	Remarks
1	Excavation Work	Basement and Non-Tower	Completed	Tower is handed Over to Resident. 21 units are balanced for handing over to the client
2	Sub-Structure Work	Basement and Non-Tower	Completed	
3	Structure Work – All Floors	B+P/G+25+ Terrace	Completed	
4	Brick Work	B+P/G+25+ Terrace	Completed	
5	Plaster Work(Internal &External)	B+P/G+25+ Terrace	Completed	
6	Electrical & Fire Fighting Work	B+P/G+25+ Terrace	Completed	
7	All Lift work & Terrace Work		Completed	
8	Putti, Painting (Internal & External)	B+P/G+25+ Terrace	Completed	Except Ground Floor & Some Patch Work

Tower-O : Photographs (Tower Area)- No work is done in Jan'26



Tower Elevation



Internal Works



Tower-Q

S No.	Activity	Level		
			Status	Remarks
1	Excavation Work	Basement and Non-Tower	Completed	
2	Sub-Structure Work	Basement and Non-Tower	Completed	
3	Structure Work – All Floors	B+P/G+25+ Terrace	Completed	
4	Brick Work	B+P/G+25+ Terrace	Completed	Except 1st Floor
5	Plaster Work (Internal & External)	B+P/G+25+ Terrace	Completed	
6	Electrical Work	B+P/G+25+ Terrace	Pending	
7	Fire Fighting Work	B+P/G+25+ Terrace	WIP	
8	Plumbing Work	B+P/G+25+ Terrace	WIP	Vertical Stack works
9	Sunken Water Proofing	2nd to 19th floor	Completed	Record not maintained
10	Tile work (Room and common area)	2nd to 25th floor	Completed	Except Flat No. 3
11	Tile work (Toilets, Balcony and staircase area)	2nd to 15th floor	Completed	
12	Plaster Repairing work like Toilets and balconies area etc.	2nd to 16th floor	Completed	
13	Putty, Painting (Internal & External)	B+P/G+25+ Terrace	Yet to Start	
14	All Lift work		WIP	Service Lift Installation Completed
15	Terrace Work		Yet to Start	

Tower-Q : Photographs (Tower Area)



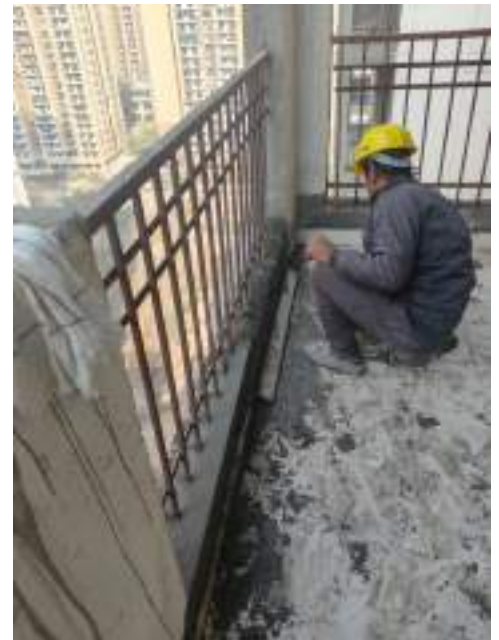
Service Lift



Vertical Stacks-Plumbing Shafts



Internal Works (Latest Pic-Feb'26)



Tower-P

Sr. No.	Activity	Level	TQC Onboarding	
			Status	Remarks
1	Excavation Work	Basement and Non-Tower	Completed	
2	Sub-Structure Work	Basement and Non-Tower	Completed	
3	Structure Work – All Floors	B+P/G+20+ Terrace	Structural Work of Basement and Podium/Ground Floor Completed	
4	Brick Work	B+P/G+20+ Terrace	Yet To Start	
5	Plaster Work (Internal & External)	B+P/G+20+ Terrace	Yet To Start	
6	Electrical & Fire Fighting Work	B+P/G+20+ Terrace	Yet To Start	
7	Putti, Painting (Internal & External)	B+P/G+20+ Terrace	Yet To Start	
8	All Lift work & Terrace Work		Yet To Start	

Tower-P : Photographs



Tower P & Surrounding NTA

Tower-O,P,Q (Basement & Non-Tower Area)

S No.	Activity	TQC Onboarding			
		Basement Area			Non Tower Area
		Tower-O	Tower-P	Tower-Q	
1	Excavation Work	Completed	Completed	Completed	Pending
2	Sub-Structure Work	Completed	Completed	Completed	Yet to Start
3	Brick Work	Pending	Yet to Start	Pending	Yet to Start
4	Plaster Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start
5	Electrical Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start
6	Fire Fighting Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start
7	Plumbing Work	Completed	Yet to Start	Yet to Start	Yet to Start
8	Drainage Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start
9	VDF Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start
10	Painting Work	Yet to Start	Yet to Start	Yet to Start	Yet to Start

Tower-O : Photographs (Basement Area)



Tower-O : Photographs (Stilt Area)



Tower-Q : Photographs (Basement Area)



Non-Tower Area : Photographs



Detailed Work Status-Tower Q







Detailed Work Status of Tower-Q








- Service lift installation completed, testing & commissioning balance
- Plumbing work completed up to 24th floor, only in case of flat no. 3rd completed till 20th floor.
- Internal plaster repairing partially completed at 14th floor.
- Floor tiles fixing at 13th floor flat 3rd (Note- Work in flat no -03 is delayed due to material hoist)
- Podium floor Back filling and dressing work in progress.

QHSE-Concerns







Safety Concerns

Reference Image	Observation	Risk / Impact	Concern Raised Date	Status	Open Since	Corrective Action Required	Responsibility	Standard Closure Timeline
	Implementation of use of PPEs is not visible at site	Risk of injury, non-compliance with BOCW Act	25-Sep-25	Open	97	Enforce PPE usage	Contractor & Safety Officer	Immediate (within 24 hrs)
	Safety awareness is lacking in all respect	Unsafe practices; increased accident probability	25-Sep-25	Open	97	HSE system to be implemented	Safety Officer	Within 3 days
	Poor Housekeeping in project	Unsafe work place, reduction in productivity, damage of material	25-Sep-25	Open	97	Deploy housekeeping team; daily cleaning schedule	Contractor (Site Supervisor)	Daily
	Implementation of use of PPEs is not visible at site	High risk of accidents	29-Oct-25	Open	63	HSE system to be implemented	Contractor (Ganpati)	1–2 days
	Small Children is being noticed at site to labour hutment at site	Unsafe work environment	29-Oct-25	Open	63	Enforcement of site accessibility to reviewed	Contractor	Immediate (same day)
	Housekeeping to be maintained	Health hazards and unhygienic conditions	29-Oct-25	Open	63	HSE system to be implemented	Contractor	2–3 days





Safety Concerns

Reference Image	Observation	Risk / Impact	Concern Raised Date	Status	Open Since	Corrective Action Required	Responsibility	Standard Closure Timeline
	Large area is covered with debris, weeds	Trip/fall hazard, mosquito breeding, unsafe terrace access	15-Oct-25	Open	77	HSE system to be implemented	Contractor	3–5 days
	Sharp edges/stands are placed on tiles	Increased chances of mishap with damage to flooring	29-Oct-25	Open	63	Immediate Removal of sharp edges/stands and to be replaced as per Safety norms	Contractor	1–2 days
	Plumbing & electrical lines crossing each other in toilets	May have electrocution hazard due to unsafe installation	29-Oct-25	Open	63	To be redesigned if Design matter or to be corrected as per drawing if execution mistake	Contractor + MEP Consultant	7 days
	Beam bulging is being observed at 24th floor corridor of Tower-Q	Structural safety risk	29-Oct-25	Open	63	To be immediately reviewed and corrected	Contractor + Structural Consultant	Immediate (24 hrs)
	Beam surface is being chipped with reinforcement exposed in Flat 2403	Will increase chances of Corrosion of steel with structural weakening	29-Oct-25	Open	63	To be Repair with approved methodology	Contractor + QA/QC	3–5 days

Quality Concerns

Reference Image	Observation	Risk / Impact	Concern Raised Date	Status	Open Since	Corrective Action Required	Responsibility	Standard Closure Timeline
	Damaged bag of cement & Cement mix proportion in water proofing works varies from specification	Chances of leakage	25-Sep-25	Open	97	Use proper mix proportion, Display guidelines	Contractor (Procurement)	Within 2 days
	Mortar for tile flooring mixed without measuring box	Chances of variable mix proportion	25-Sep-25	Open	97	Use measuring boxes; follow mix ratio as per IS code	Contractor (Finishing Team)	Immediate
	Materials (sand, cement, tiles) not stacked properly	Chances of Increase in damage and wastage	25-Sep-25	Open	97	Stack materials on pallets; label and cover as per standards	Contractor (Store In-Charge)	Within 2 days
	Waterproofing preparation in sunken area not as per spec; no MST provided	Leakage risk; rework cost	25-Sep-25	Open	97	Follow approved method statement; ensure surface prep and primer	Contractor (Waterproofing Team)	Within 3 days
	No MTCs provided for materials	Traceability concern during audit	25-Sep-25	Open	97	Submit MTCs for all incoming materials; maintain register	Contractor (QA/QC)	Within 2 days
	No previous records of waterproofing testing	No validation of work quality	25-Sep-25	Open	97	Conduct testing; maintain test reports and logs	Contractor (QA/QC)	Within 3 days

Quality Concerns

Reference Image	Observation	Risk / Impact	Concern Raised Date	Status	Open Since	Corrective Action Required	Responsibility	Standard Closure Timeline
	Materials (sand, cement, tiles) not stacked properly	Quality deterioration, wastage, unsafe handling	15-Oct-25	Open	77	Stack as per IS codes, provide pallets/covering	Contractor	2–3 days
	Mortar mixed without measuring box, debris not cleared	Poor strength, inconsistent quality, weak finishes	15-Oct-25	Open	77	Use measuring boxes, clean mixing area, follow mix design	Contractor	1–2 days
	Cement lumpy, multiple brands, no storage details/invoices/MTC	Poor quality concrete, non-traceability, rejection risk	25-Oct-25	Open	67	Use single approved brand, proper storage, submit MTC/invoices	Contractor + Procurement	2–3 days
	Approved make for waterproofing/method statement not shared	Non-compliance, risk of leakage, audit non-closure	29-Oct-25	Open	63	Submit approved make, method statement, consumption records	Contractor + QA/QC	3–5 days

Way Forward

Way Forward

Category	Action	Responsibility
Tower Q Completion	Accelerate finishing works (tiling, plaster, putty, lift installation)	Contractor
Tower O Handover	Complete balance 27 units and finalize handover	Contractor + Developer
Tower P Start	Mobilize manpower and initiate work (currently 0/240 units started)	Contractor
Manpower Deployment	Increase labor strength (current avg. 9 nos.) and deployment in basements & non-tower areas	Contractor
Documentation	Provide design drawings, material stock records, approved make lists, QC/MTC reports	Developer + Contractor
Site Facilities	Establish site office and basic amenities for TQC team	Developer
Quality Assurance	Maintain waterproofing/plumbing test records; share pre-TQC work details	Contractor + TQC Team
QHSE Implementation	Implementation of HSE & QMS systems; install safety/quality signage	Contractor + TQC Team
Coordination	Improvement in communication and data sharing between client, contractor, and TQC for timely issues resolution	All Stakeholders
Monitoring & Reporting	Regular review of manpower, progress, and compliance; transparent updates to stakeholders	Developer + TQC Team

Observations & Recommendations

Observations & Recommendations

Top Most Priority:-

- Approach of Tower Q to be taken up on priority for planned completion of Tower Q by Sept'26 (6 months from now)
- NTA of Tower O & Q needs to be started immediately to full fill parking requirement
- Basement Civil & MEP works need to be started
- Immediate Manpower augmentation in civil & MEP fronts
- Order placement of time taking materials such as UPVC D/W, Lifts, Pumps etc

Immediate Attention Required:-

- Fast-track civil works on the ground floor, including VDF, to showcase site preparedness
- Supply of FF and Plumbing materials to take up balance works
- Immediate completion of Overhead Tank works, along with the ring main piping system, is essential to enable testing of PL-FF lines and facilitate smoother unit handovers.
- Prioritizing corridor works across all floors to create a clear, organized impression of site readiness for customers

Observations & Recommendations

- ❑ Considering the slow down of works during NGT ban, it is highly recommended to enhance manpower with full support of required materials to get OC of **Tower-Q** within six months from now. Delay in resources augmentation will further delay the completion
- ❑ As on today at least 100+ manpower is required in tower Q itself (round 40+ in MEP and 60+ in civil)
- ❑ External development will be requiring additional 15-20 manpower. Design & drawings of external development is also not shared till the time
- ❑ Incase of Tower-P , GFCs are required so that proper planning can be done
- ❑ As per available information, complete set of Aluminum formwork is not available, which will result in delay of start of typical floor works
- ❑ **Tower P** will be requiring at least 12 months for superstructure completion, if following conditions are met
 - Complete set of coordinated GFC- Civil-MEP-Structural
 - One full set of Aluminum form work
 - Resourceful contractor
 - Continuous availability of materials (Reinforcement steel and concrete) and timely payments
- ❑ Post Superstructure completion, at least 12 more months will be required for completion and handover of tower-P



<https://tqcert.in>