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Project - Quarterly Progress Report (QPR)

Promoter's Name	:	M/s.CONCRETE BUILDERS
Project Name	:	FATIMA AKHTAR COURT
Project Registration No	:	TN/29/BUILDING /0390/2023 dated.12.9.2023
Project Completion date	:	25.3.2025
Quarter Ending	:	March 2025

RERA Separate Bank A/c Details

Bank Name	:	Kotak Mahindra Bank Limited
Project Name	:	Dr.Radha Krishnan Salai, Mylapore
Bank Account No	:	4949137056

Amount collected from the allottees and deposited in the RERA A/c from the date of opening	:	Rs. NIL
Amount withdrawn from the RERA A/c from the date of opening	:	Rs. NIL
Bank statement for the last one year duly signed by the Bank to be enclosed	:	Enclosed

2. Furnish the details Flat- wise

Sl.No	Floor No. as in approved Plan	Flats Booked (Yes / No)	UDS Registered (Yes / No)
1	Stilt + Five Floors	No	No

For CONCRETE BUILDERS


 Partner

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	a) Flats Booked (As given in Carpet Area Statement while registration) Block / Tower Floor – wise	NIL	NIL
	b) UDS Registered	NIL	NIL

B. Construction

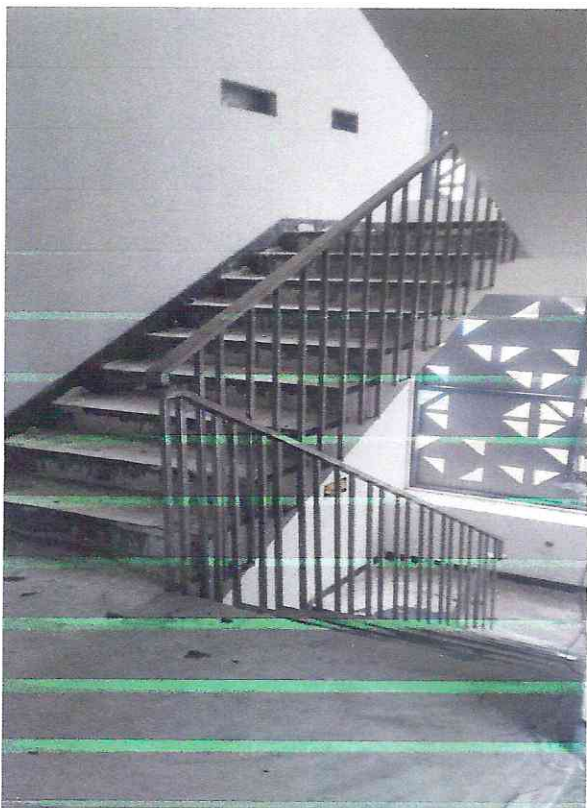
Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block - 1	100% Completed
2.	Status of common Amenities for each Block/Tower, Item wise as per approved Plan	N/A	N/A
3.	Status of other Common Amenities as indicated in the Construction Agreement	N/A	N/A

Sl.No.	Description	Percentage
1.	Percentage of Completion	
	i) Physical	100 % Completed
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	1944 Lakhs
	ii) Financial(Enter Anticipated Project cost in Lakhs)	N/A

C. Latest Photo of all Blocks / Tower elevation including Common Amenities with Geotag and Date (Atleast from 2 angles) ----- (in PDF Format)

For CONCRETE BUILDERS


Partner







BY RPAD

COMPLETION CERTIFICATE

From
The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

To
1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002.
2) The Managing Director, CMWSSB,
No.1, Pumping Station Road
Chintadripet, Chennai-600 002.

Letter No.CMDA/CC/NHRB/S/0545/2024

Dated:25.03.2025

Sir / Madam,

Sub: CMDA - Enforcement Cell (South-II) - Completed
Construction of Stilt Floor + 5 Floors Residential Building with
10 Dwelling Units, availing Premium FSI at River View
Avenue, Manapakkam, Chennai comprised in S.No.121/2B of
Manapakkam Village, within the Limits of Greater Chennai
Corporation - Completion Certificate - Issued - Reg.

- Ref: 1. W.B(MD) No.8948 of 2019 & W.M.P.(MD) Nos.6912 &
6913/2019 dated 12.04.2019.
2. CMDA Planning Permission No.OL-PP/NHRB/0222/2023
in Planning Permit No.OL-00355 in letter
No.CMDA/PP/NHRB/S/ 0028/2023 dated 15.06.2023.
3. Completion Certificate Application received from
M/s.Concrete Builders, Represented by its Partner K.M.Iqbal
Ahmed GPA for Mohammed Ansari, dated 17.12.2024.
4. This office D.C.Letter even No.dated 18.03.2025.
5. The applicant has remitted Additional Development Charges
& Infrastructure and Amenities Charges vide CMDA
Receipt No.B0026618 dated 20.03.2025 with enclosures.

This is to certify that M/s.Concrete Builders, Represented by its Partner K.M.Iqbal Ahmed GPA for Mohammed Ansari, has Completed the Construction of Stilt Floor + 5 Floors Residential Building with 10 Dwelling Units, availing Premium FSI at River View Avenue, Manapakkam, Chennai comprised in S.No.121/2B of Manapakkam Village, within the Limits of Greater Chennai Corporation for which Planning Permission was accorded in the reference 2nd cited. It was inspected and observed that the building has been completed as per the approved plan and satisfies the Norms for the issue of a Completion Certificate prescribed in Annexure XXIII of TNCD BR, 2019.

2. Accordingly Completion Certificate is issued for the above construction in
C.C.No.EC/South-II/ 102 / 2025, dated 25.03.2025.

Contd.,

3. In accordance with the provisions of the Town & Country Planning Act, 1971 and the Rules made there under. This Provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under rule 20 (6) Annexure XXIII of TNCDBR, 2019 does not cover the Structural Stability aspect. It is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/ Licensed Surveyor/Architects, who have signed the Plan to ensure the safety after construction and also for the continued Structural Stability of the buildings.

4. Further, the Completion Certificate issued is subject to the outcome of the Hon'ble High Court order in the reference 1st cited (Also indicated in the Planning Permission approval letter in Serial No.11).

Yours faithfully,



for MEMBER-SECRETARY

Copy to:

- ✓ M/s.Concrete Builders, Represented by its
Partner K.M.Iqbal Ahmed GPA for Mohammed Ansari,
Door No.3/9, Puram Prakasam Road,
Balaji Nagar, Royapettah,
Chennai - 600 014.

2. The Chairperson,
TNRERA,
CMDA Tower-II, 1st Floor, Egmore,
Chennai - 600 008.

(TNRERA Project Registration Certificate of No.TN/29/Building/0390/2023 dt.12.09.2023 in the Project name of "FATIMA AKHTAR COURT" in file No.TNRERA/07633/2023 with the valid period till 01.08.2025 in favour of M/s.Concrete Builders Represented by its Partner Thiru.K.M.Iqbal Ahmed (Developer), Thiru.Mohamed Haroon Ansari (Land Owner).

3. The Deputy Financial Analyst
Finance Division, CMDA. (For Refund of Security Deposit for Building, and Display Board)
4. The System Analyst, Computer Cell, CMDA (For Web-hosting)
(to update Webpage).

Note:

- (i) The copy of CMDA's Cash Receipt No.CMDA/PP/Ch/10988/2023, 12.06.2023 for the payment of the Security Deposit has been surrendered for refund by the applicant.
- (ii) If any change in the name of the Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant is to be furnished.



98400 63463

FORM-4A

ARCHITECT'S CERTIFICATE

(To be furnished on completion of building)

To

M/s. Concrete Builders K M Iqbal Ahmed
Door no: 3/9, Puram Prakasham Road,
Balaji Nagar Royapettah, Chennai 600 014.

Date: - -2025

Subject: Certificate of Completion of Construction Work of Residential Building the Project **FATIMA AKHTER COURT** TNRERA Registration Number **TN/29/Building/0390/2023** dated **12-09-2023**) situated on the River View avenue, bearing Survey no.121/2B, demarcated by its boundaries (latitude-13°00'44.5"N longitude 80°10'51.2E of the endpoints) to the North: River View avenue to the South Vacant land to the East 12.0m Road to the West vacant land of Manapakkam Village Alandur Taluk District Chennai – 600125.measuring 610.90 sq.mts. Area being developed by **M/s. Concrete Builders K M Iqbal Ahmed**

Sir,

I, **Asraruddin Elias** have undertaken the assignment as Architect/Engineer for certifying the completion of Construction Work of Residential Building situated on the plot No River View avenue, Comprised in Survey No 121/2B, Manapakkam Village, Alandur Taluk, District Chennai 600125 within the limit of Greater Chennai Corporation measuring 610.90 sq.m Area being developed by **M/s. Concrete Builders K M Iqbal Ahmed**

2. Following technical professionals have been appointed by Owner/Promoter: as applicable *

(i) M/s/Thiru/Tmt. **ASRARUDDIN ELIAS** as Architect/Engineer

(ii) M/s/Thiru/Tmt. **R V NARENDARAN** as Structural Consultant

(iii) M/s/Thiru/Tmt. as MEP Consultant

(iv) M/s/Thiru/Tmt. **MOHAMMED RAMEEZ P M** as Site Supervisor/Clerk of Works

3. Based on the detailed inspection of the building and structural safety certificate issued by the Structural Engineer and to the best of my/our knowledge, I/We hereby certify that Building / Block of the Building has been completed in all aspects as per the planning permission issued by the competent authority and building permission issued by the local body concerned. The Building/ Block of the Building is granted Completion Certificate bearing number **Letter No.CMDA/CC/NHRB/S/0545/2024** dated **25-03-25** by Chennai Metropolitan Development Authority

Yours Faithfully,

Asraruddin Elias

ASRARUDDIN ELIAS
Registered Engineer Grade I
CMDA Reg. No: RE/GR1/19/07/248
Corp. Reg. No: RE/10119/2019
293, Royapettah High Road,
Chennai - 600 014.
Mob: 9840063463 - 9840024796

KRITI

Structural Engineering Consultants

C-2, Dynamic Flats, II Floor
Old No.14/9, New No.31/9,
Parankusapuram Street
Rangarajapuram, Kodambakkam
Chennai – 600 024. Tel : 24838896.

FORM-4B

STRUCTURAL STABILITY CERTIFICATE BY
REGISTERED STRUCTURAL ENGINEER
(To be furnished on completion of building)

Date: 26-03-2025

I R V Narendaran have undertaken assignment as Structural Engineer for the detailed design and construction of the building/block/Tower FATIMA AKHTER COURT of the building comprising of Stilt + 5 Floors situated in the land bearing plot No River View avenue, Comprised in Survey No 121/2B, Manapakkam Village, Alandur Taluk, District Chennai – 600125 within the limit of Greater Chennai Corporation. It is certified that the building has been designed as a RCC structure to withstand the dead load, imposed load and wind load/earthquake loads ensuring structural safety and serviceability as per the norms and guidelines prescribed in applicable relevant standards and Codes of Bureau of Indian Standards.

Further after the detailed inspection of the building, it is certified that the constructed building is structurally safe and sound for the purpose for which it is constructed.



(R.V. NARENDRAN)

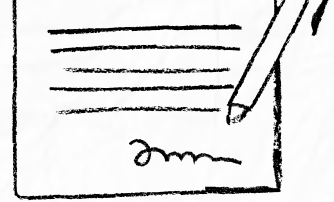
R.V. NARENDRAN, B.E., M.S.,

Structural Engineer Grade - I

CMDA Reg. No: SE / GR-I / 19 / 05 / 116

24/26, Vaidyaraman Street,

T.Nagar, Chennai-600 017.



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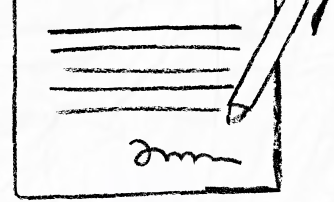
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Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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