

Project-Quarterly Progress Report

Promoter's Name	:	Indian Railway Welfare Organisation,Railway Complex, Shivaji Bridge, Behind Shankar Market, NEW DELHI-110 001.
Project Name	:	Nine Blocks with total construction 161 Dwelling Units Phase-IIB at Ambattur, Chennai-600053 in Survey No.583/1/A and 583/3
Project Registration No	:	TN/02/Building/0196/2017 dated 22/11/2017
Quarter Ending	:	June, 2019

A. Sales

Sl.No.	Description	No	Total Area
1	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	1.Type-2A-Two Blocks- 30+24=54 Units 2.Type-3A-One Block- 12 Units 3.Type-3B-Three Blocks-48 Units 4.Type-IVA-Two Blocks-32 Units 5.Type-IVB-One Block- 15 Units Net Total 9 Blocks-161 Units	1.Carpet Area for Type-2A for 54 units=54 X 56.89SQM=3,072.06SQM 2.Carpet Area for Type-IIIA for 12 Units=12 X 85.87 SQM=1,030.44SQM 3.Carpet Area for Type-IIIB for 48 Units=48 X 83.48 SQM =4,007.04SQM 4.Carpet Area for Type-IVA for 32 Units=32 X 115.16=3,685.12SQM 5.Carpet Area for Type IVB for 15 Units = 15 X 110.70 =1660.50SQM Net Total Carpet Area for Nine Blocks (161 Dwelling Units)=13,455.16SQM
2	Parking Lots	Total Covered Parking Lots 1 Covered Parking for Four Wheeler 152 Nos (Provided in Stilt in 9 blocks) 2.No. Of Open Parking Lots-a.Four Wheeler-18 Nos. b.Two Wheeler-57 Nos.	Total Area 1).Covered Parking Area for Car-152 X 12.5 SQM Each=1,900 SQM 2).Open Parking Area a). For Car-18 X 15.5 SQM Each (average)=279 SQM b).For Scooter-57 X 2.50 SQM Each=142.50 SQM Total Parking Area=2,321.50SQM Note: The area about 1705M2 is drive area for vehicle movement in stilt and outside area. The outside actual car parking area will be marked after completion of the work
3	UDS in SQM	1.Type-2A-Two Blocks- 30+24=54 Units 2.Type-3A-One Block- 12 Units 3.Type-3B-Three Blocks-48 Units 4.Type-IVA-Two Blocks-32 Units 5.Type-IVB-One Block- 15 Units Net Total 9 Blocks-161 Units	Total Type Wise UDS Area 1.Type-2A a.Block No.1- Unit No.1 to 30 Units = 30 X 52.08SQM each unit=1562.40SQM b.Block No.1-Unit No.1 to 24 Units=24 X 51.75SQM each unit=1242SQM 2.Type-3A-One Block-Unit No. 1 to 12 Units=12 X 77.38SQM Each Unit =928.56SQM 3.Type-3B a.Block No.1 -Unit No.1 to 16 = 16 X 70.91 SQM Each Unit=1134.56SQM b. Block No.2-Unit No.1 to 16= 16 X 70.88 SQM for each unit = 1134.08SQM c. Block No.3-Unit No.1 to 16=16X70.94 SQM Each Unit=1135.04SQM 4.Type-IVA a. Block No.1-Unit No.1 to 16=16X98.75 SQM for Each Unit=1580SQM b. Block No.2-Unit No.1 to 16= 16X111.28SQM for Each Unit=1780.48SQM 5.Type-IVB Block No-1 to 15 Units=15X93.94SQM for Each Unit=1409.10SQM

B. Construction:

Sl.No.	Description	Block/Tower No	Status of work up to June,2019
1.Stage of construction of each Block/Tower, Floor Wise		Block No.1-2A	The brick work in 1 st is in progress. Roof slab concrete at 2 nd floor for 50% area completed and centering for remaining 50% area in progress.
		Block No.2-IIA	The 1 st floor column concrete work at stilt level completed and centering work for stilt roof is in progress.
		Block No.3-IIIB (1)	The Brick Work in 1 st floor up to lintel is in progress. The column concrete for 3 rd floor is in progress.
		Block No.4-IVB	The Brick work up to lintel level in 2 nd floor is in progress.
		Block No.5-IIIA	The brick work in 3 rd & 4 th Floor is in progress.
		Block No.6-IIIB (2)	Plinth beam and PCC flooring work completed. The column work up to stilt roof completed.
		Block No.7-IIIB (3)	The Brick work at 4 th floor is in progress. The marking of electrical points completed in model flat and wall chasing for electrical pipes is completed.
		Block No.8-IVA (2)	The Brick work at 1 st Floor is in progress. The centering for 50% area at 3 rd floor is in progress.
		Block No.9 -IVA	The brick work at 3 rd & 4 th floor is in progress. The Wall chasing work for plumbing lines completed in model flat. The wall plastering work (electrical points) in model flat is in progress.
2.Status of common amenities for each Block/Tower, Item Wise	--		Common Ground level reservoir completed and common sewerage pump commissioned. Potable water connection will be provided at the final stage of work. Approval for Community Centre is under process with CMDA. All the required documents are being submitted

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Sl.No.	Description	Percentage
1	Percentage of Completion	
	i).Physical	30%
	ii).Financial (Enter Anticipated Project Cost In Lakhs) -Rs.28,77,05,851/- (approximate contract value of Project)	28% ↓

C. Details of Clearance:

1. Completion Certificate No. At present work is in progress and Completion **Certificate will be obtained after completion of all the structural works.**
2. Compliance Report, if any ----**NIL**---
3. Annual Audit Report of Special Account in Form-7 will be submitted within stipulated time which is due in the month of September, 2019.

D. Latest Photo with Date (At least from 2 angles): 9 Photographs taken in the month of June, 2019 enclosed.


31/07
CHIEF PROJECT MANAGER,
IRWO/SOUTH ZONE

II A



II B



III A



III B (1)



III B (2)



III B (3)



IV A (1)



IV A (2)



IV B

