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ANNEXURE

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	:	**MARCH, 2024**

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 170SM2 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. Blcok 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**

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B. Construction:

Sl. No.	Description	Block/Tower No	Status of work up to DECEMBER, 2023
1.Stage of construction of each Block/Tower, Floor Wise		**Block No.1-II-A**	Structural Work Completed. 100% Of Brick Work, 100 % of Plastering and ceiling plastering completed. **The Overall progress is 100%.**
		Block No.2-II-B	Structural Work Completed. Brick Work Completed, internal plastering completed and 100% of external Plastering completed and remaining in progress. **The overall progress is 100%.**
		Block No.3-III-B (1)	Structural Work Completed. Brick Work and Plastering work completed. 100% of floor tiling work completed. Door/Window Frame Work completed. **The overall progress is 100%.**
		Block No.4-IV-B	Structural Work Completed. Brick Work completed. Internal and external plastering work completed. Floor Tiling work completed. **The overall progress is 100%.**
		Block No.5-III-A	Structural and Brick Work completed. Internal and external plastering work completed. Floor tiling work completed. Door/Window/Ventilator Frame & shutter fixing work completed. Water proofing of sunken floor completed. Plumbing and Electrical work completed. **The overall progress is 100%.**
		Block No.6-III-B (2)	Structural Work Completed. The Brick Work and Plastering work completed. Door/Window/Ventilator Frame fixing work completed. **The overall progress is 100%.**
		Block No.7-III-B (3)	Structural and Brick Work completed. Internal and external plastering work completed. 100% of Plumbing water supply & sanitary completed. Floor tiling and wall tiling completed. Door/Window/Ventilator Frames and shutters completed. Internal electrical work completed. Kitchen platforms with granite top completed. Sanitary & the work of Water Supply Fittings completed. **The overall progress is 100%.**
		Block No.8-IV-A (2)	Structural and Brick Work completed. Internal and external plastering work completed. 100% of Floor Tiling work & wall tiling work completed. **The overall progress is 100%.**
		Block No.9 –IV-A	Structural and Brick Work completed. Internal and external plastering work including ceiling plastering completed. Floor, wall tiling and electrical works completed. Sanitary & water supply pipe line work completed. **The overall progress is 100%.**
2.Status of common amenities for each Block/Tower, Item Wise- **Community Centre**		--	Common Ground level reservoir and common sewerage collection and pumping arrangement systems commissioned. Brick Work, Internal/External plastering work completed for Community Centre. Floor tiles and wall tiles work completed. Weathering course completed. **The overall progress is 100%.**

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Sl.No.	Description	Percentage
1	Percentage of Completion	
	i).Physical	100 %
	ii).Financial (Enter Anticipated Project Cost In Rupees) **-Rs.31,04,17,026/- (approximate contract value of Project)**	99.00 %

C. **Details of Clearance:**

1. Applied for Completion Certificate for nine blocks viz., Block No.1 to 9 and is being processed by CMDA.

2. Compliance Report, if any **----NIL---**

3. Form-3 (See Regulation 7) Chartered Accountant's Certificate (For Registration of the Project and subsequent withdrawal of money for the Financial Year 2021-2022) and Form-7-Annual Report on Statement of Accounts Report on Project fund utilization and withdrawal by IRWO for the period ending 31.03.2022 for the period ending 31.03.2022 submitted to TNRERA vide this Office Lr.No.IRWO/155/ Ch.Ph.UU/B/RERA, dt.12.04.2023. The auditing work for the financial year 2022-2023 Is on hand and Form-3 and Form-7 will be submitted shortly.

D. **Latest Photographs with Date (At least from 2 angles):** Photographs for 9 Blocks.

CHIEF PROJECT MANAGER,
IRWO/SOUTH ZONE.

CHIEF PROJECT MANAGER
INDIAN RLY. WELFARE ORGANISATION
Engineering Construction Officers Complex
S. Rly., Poonamallee High Road,
Egmore, Chennai-600 008.

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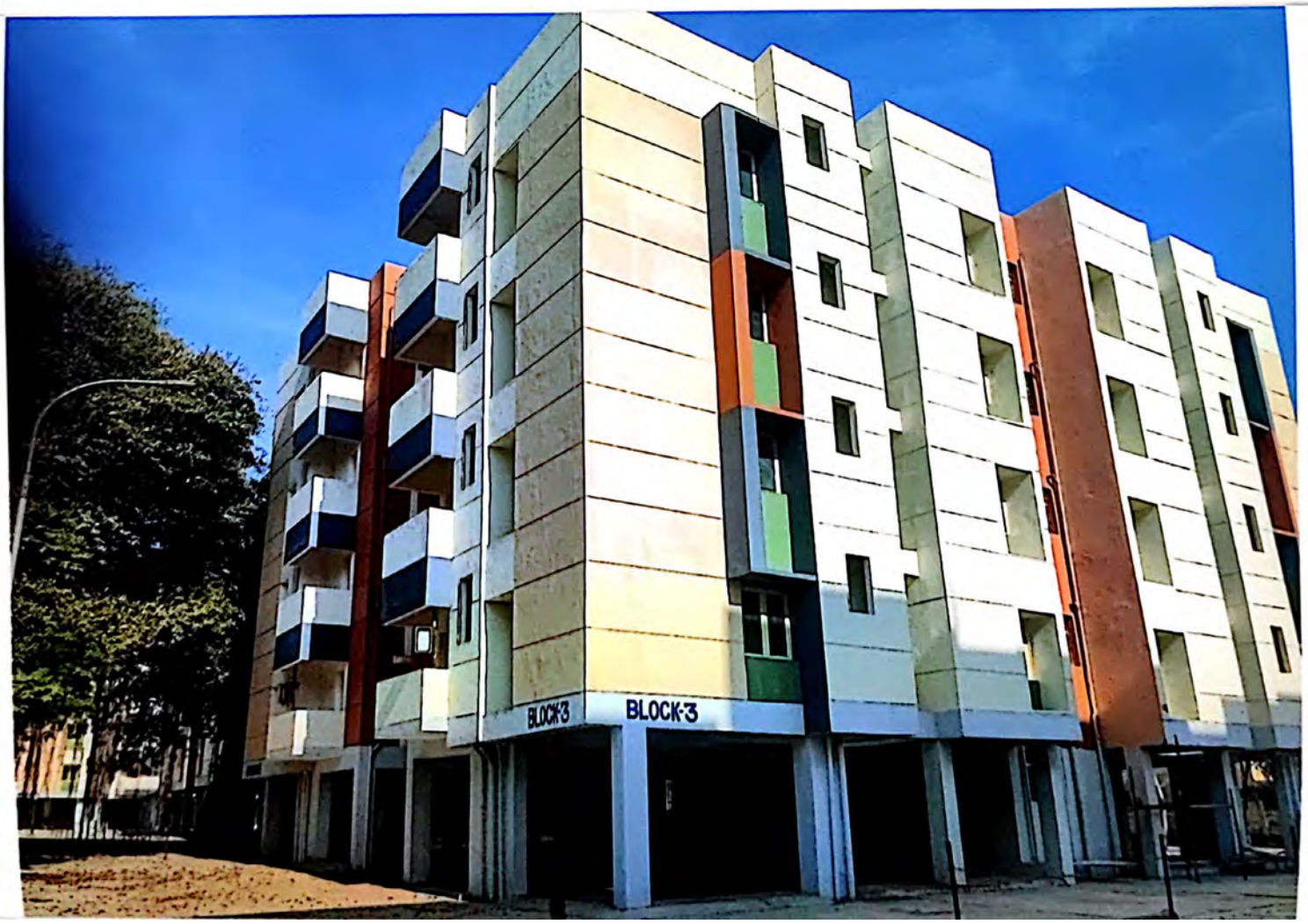

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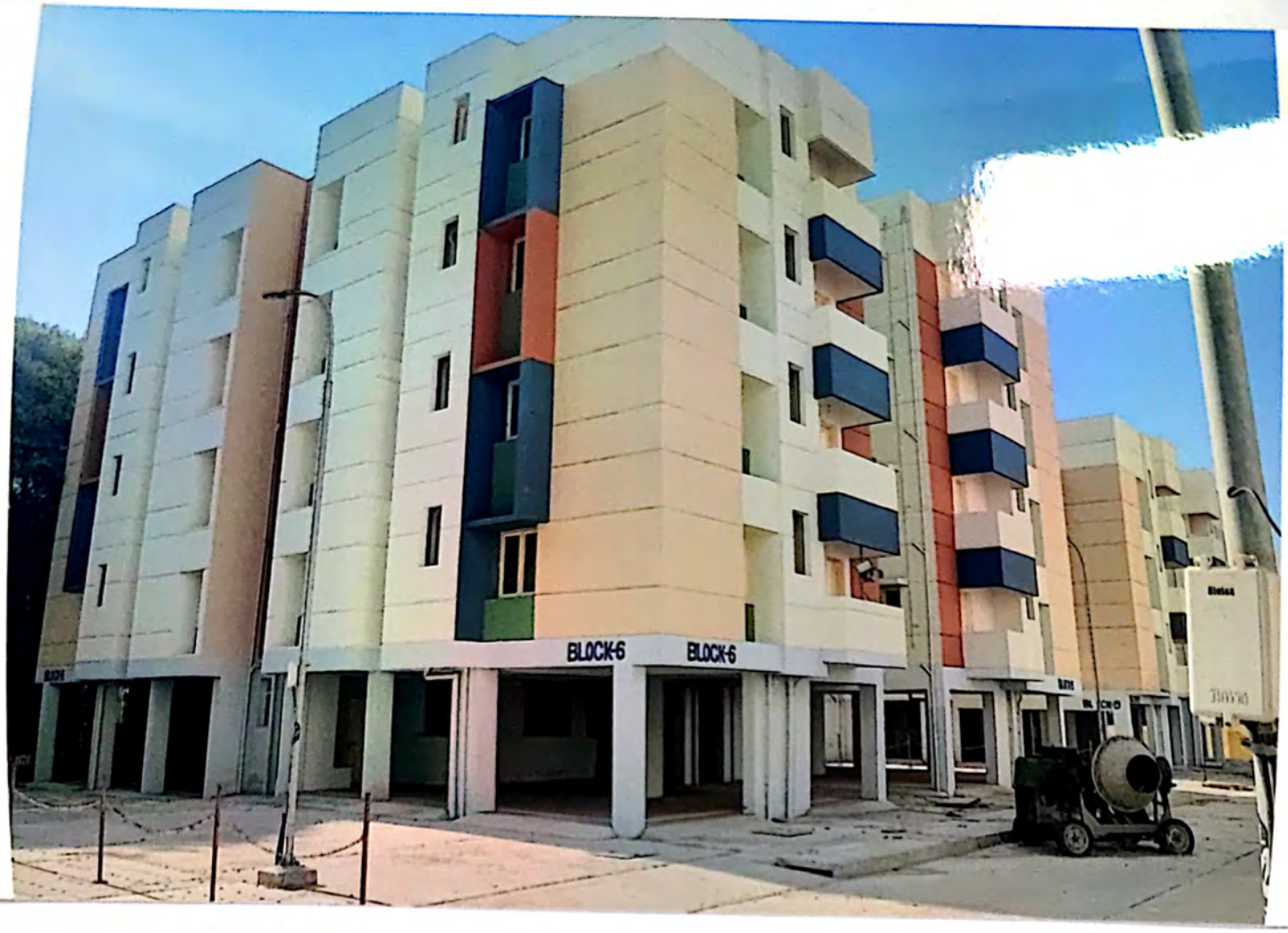

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Smarter Tools, Stronger Decisions

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Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification
Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis
Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools
Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools
Home Vastu Shastra, Plot Vastu Shastra, Property Management

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