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Project-Quarterly Progress Report

Promoter's Name	:	Indian Railway Welfare Organisation, Railway Complex, Shivaji Bridge, Behind Shankar Market, NEW DELHI-110 001.
Project Name	:	Construction 140 Dwelling Units Phase-IIA at Ambattur, Chennai-600053 in Survey No.583/1/A and 583/3
Project Registration No	:	TN/02/Building/0160/2018 dated 15/05/2018
Quarter Ending	:	Project Work Completed on 15.11.2018 and intimated to TNRERA vide this office Lr.No.IRWO/155/Ch.Ph.IIA /RERA, dt.23.11.2018 stating that all the works completed except some minor left over works.

A. Sales

Sl.No.	Description	Cumulative No. of Units up to the Quarter	Total Area
1	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	140 dwelling units	1. Type-A 20 individual dwelling units comprising carpet area of each dwelling unit 46.19 Sq. Meters. 2. Type-B 68 individual dwelling units comprising carpet area of each dwelling unit 53.21 Sq. Meters. 3. Type-C 30 individual dwelling units comprising carpet area of each dwelling unit 107.36 Sq. Meters. 4. Type-D 22 individual dwelling units comprising carpet area of each dwelling unit 131.71 Sq. Meters.
2	Parking Lots	Total Covered Parking Lots 52 Nos (partially covered car parking) for Type-C & Type-D	52 number of partially covered car parking for Type-C & Type-D and two wheeler parking for Type-A & Type-B.
3	UDS in SQM	-	Since these are an individual dwelling units and there is no UDS. The land with defined boundaries and physical demarcation of space has been provided for individual dwelling units.

B. Construction:

Sl.No.	Description	Block/TowerNo	Status of work
1	Stage of construction of each Block/Tower, Floor Wise	Individual dwelling Units: Type-A -20 Units Type-B -68 Units Type-C- 30 Units Type-D- 22 Units	All the works completed on 15.11.2018
2	Status of common amenities for each Block/Tower, Item Wise	--	1. Common Ground level reservoir for drinking water completed, common sewerage pump commissioned and made operational. 2. Two number of shops completed. 3. Building Permission Approval for Community Centre is under process with CMDA, which is meant for Phase-IIA & Phase-IIB.

:2:

Sl.No.	Description	Percentage
1	Percentage of Completion	
	i).Physical	100%
	ii).Financial (Enter Anticipated Project Cost In Lakhs)	100%

C. Details of Clearance:

1. Copy of Completion Certificate Enclosed.
 2. Compliance Report, if any ----**NIL**---
 3. Annual Audit Report of Special Account in Form-7 ----- (in PDF Format)
- D. Latest Photo with Date (At least from 2 angles): Enclosed (5 copies)



CHIEF PROJECT MANAGER,
IRWO/SOUTH ZONE

From	To
Assistant Executive Engineer, Unit-19, Zone-7, Greater Chennai Corporation, No. 553, CTH Road, Ambattur, Chennai-53.	Chief Project Manager, Indian Railway Welfare Organisation, Southern Railway, Poonamallee High Road, Egmore, Chennai-8.

Z.O.VII.C.NO.F1/6828/18

Date:08.10.2018

Sir,

Sub: Greater Chennai Corporation – Zone-7, Div-85, Unit-19 – Gandhi Nagar, Ambattur - Indian Railway Welfare Organisation – Chennai – Phase-II-A Project – Requestion of completion certificate – Reply submitted – Regarding.

Ref: Letter from Chief Project Manager, Dt:26.09.2018.

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With reference to the above, you are requested, completion certificate for 140 Individual Residential Units constructed at Taluk Office Road, Gandhi Nagar, Ambattur village vide building approval No.PPA/315/2011/F2, PPA/241/2011/F2, PPA/195/2011/F2 etc. in favour of Indian Railway Welfare Organisation.

Plot no: 1 to 132,133A,133B,134 to 139, total 140 plots. All these plots building construction period was as follows:

SI.No	Plot No	PPA No	Building Permit Valid Upto Date
1	1	315/2011/F2	14/02/2014
2	2	241/2011/F2	14/02/2014
3	3	1298/2011	13/10/2014
4	4	412/2011/F2	14/02/2014
5	5	405/2011/F2	14/02/2015
6	6	411/2011/F2	14/02/2014
7	7	409/2011/F2	14/02/2015
8	8	263/2011/F2	14/02/2014
9	9	415/2011/F2	14/02/2014
10	10	413/2011/F2	14/02/2014
11	11	404/2011/F2	14/02/2014
12	12	416/2011/F2	14/02/2014
13	13	403/2011/F2	14/02/2015
14	14	264/2011/F2	14/02/2015
15	15	402/2011/F2	14/02/2015
16	16	417/2011/F2	14/02/2015
17	17	406/2011/F2	14/02/2014
18	18	408/2011/F2	14/02/2014
19	19	401/2011/F2	14/02/2014
20	20	410/2011/F2	14/02/2014

21	21	407/2011/F2	14/02/2015
22	22	414/2011/F2	14/02/2015
23	23	379/2011/F2	14/02/2014
24	24	328/2011/F2	14/02/2015
25	25	374/2011/F2	14/02/2014
26	26	340/2011/F2	17/02/2014
27	27	376/2011/F2	14/02/2014
28	28	266/2011/F2	14/02/2014
29	29	383/2011/F2	14/02/2014
30	30	344/2011/F2	13/02/2014
31	31	346/2011/F2	13/02/2014
32	32	265/2011/F2	14/02/2014
33	33	297/2011/F2	14/02/2014
34	34	382/2011/F2	14/02/2014
35	35	385/2011/F2	14/02/2014
36	36	299/2011/F2	14/02/2014
37	37	295/2011/F2	14/02/2014
38	38	259/2011/F2	14/02/2014
39	39	377/2011/F2	13/02/2014
40	40	330/2011/F2	13/02/2014
41	41	375/2011/F2	14/02/2014
42	42	284/2011/F2	14/02/2014
43	43	258/2011/F2	14/02/2015
44	44	1301/2011	13/10/2014
45	45	257/2011/F2	14/02/2014
46	46	246/2011/F2	14/02/2014
47	47	298/2011/F2	17/02/2014
48	48	247/2011/F2	14/03/2014
49	49	1299/2011	13/10/2014
50	50	234/2011/F2	14/02/2014
51	51	230/2011/F2	13/02/2014
52	52	233/2011/F2	17/02/2015
53	53	227/2011/F2	17/02/2015
54	54	254/2011/F2	13/02/2014
55	55	244/2011/F2	17/02/2014
56	56	235/2011/F2	14/02/2014
57	57	296/2011/F2	14/02/2014
58	58	308/2011/F2	17/02/2015
59	59	229/2011/F2	16/02/2014
60	60	250/2011/F2	17/02/2014
61	61	256/2011/F2	17/02/2015
62	62	255/2011/F2	17/02/2015
63	63	242/2011/F2	13/02/2015
64	64	231/2011/F2	13/02/2014
65	65	228/2011/F2	13/02/2014
66	66	00659/2012	17/02/2014
67	67	399/2011/F2	17/02/2015

68	68	283/2011/F2	13/02/2014
69	69	236/2011/F2	13/02/2015
70	70	249/2011/F2	13/02/2015
71	71	248/2011/F2	17/02/2015
72	72	285/2011/F2	13/02/2015
73	73	305/2011/F2	13/02/2015
74	74	239/2011/F2	17/02/2014
75	75	251/2011/F2	13/02/2014
76	76	237/2011/F2	13/02/2015
77	77	232/2011/F2	17/02/2014
78	78	252/2011/F2	17/02/2015
79	79	245/2011/F2	17/02/2014
80	80	300/2011/F2	17/02/2014
81	81	307/2011/F2	14/02/2014
82	82	294/2011/F2	17/02/2014
83	83	312/2011/F2	13/02/2014
84	84	316/2011/F2	13/02/2014
85	85	306/2011/F2	17/02/2014
86	86	304/2011/F2	17/02/2014
87	87	293/2011/F2	17/02/2015
88	88	343/2011/F2	14/02/2014
89	89	280/2011/F2	17/02/2014
90	90	286/2011/F2	13/02/2014
91	91	282/2011/F2	13/02/2014
92	92	288/2011/F2	14/03/2014
93	93	287/2011/F2	17/02/2014
94	94	284/2011/F2	14/03/2014
95	95	289/2011/F2	14/03/2014
96	96	395/2011/F2	14/02/2014
97	97	00668/2012	17/04/2014
98	98	397/2011/F2	17/02/2015
99	99	331/2011/F2	13/02/2014
100	100	281/2011/F2	14/03/2014
101	101	339/2011/F2	14/03/2015
102	102	332/2011/F2	13/02/2014
103	103	333/2011/F2	14/03/2015
104	104	345/2011/F2	14/02/2015
105	105	829/2011/F2	14/03/2015
106	106	313/2011/F2	14/03/2015
107	107	260/2011/F2	13/02/2015
108	108	266/2011/F2	13/02/2014
109	109	1300/2011	13/10/2014
110	110	262/2011/F2	14/03/2014
111	111	253/2011/F2	13/02/2014
112	112	261/2011/F2	14/03/2014
113	113	240/2011/F2	13/02/2014

115	115	389/2011/F2	13/02/2014
116	116	387/2011/F2	13/02/2014
117	117	391/2011/F2	13/02/2014
118	118	392/2011/F2	14/03/2014
119	119	390/2011/F2	13/02/2014
120	120	388/2011/F2	13/02/2014
121	121	320/2011/F2	13/02/2014
122	122	318/2011/F2	13/02/2014
123	123	324/2011/F2	13/02/2014
124	124	322/2011/F2	13/02/2014
125	125	321/2011/F2	28/02/2015
126	126	323/2011/F2	13/02/2015
127	127	396/2011/F2	14/02/2015
128	128	363/2011/F2	14/02/2014
129	129	400/2011/F2	14/03/2014
130	130	398/2011/F2	14/03/2015
131	131	393/2011/F2	17/02/2014
132	132	394/2011/F2	17/02/2014
133	133 A	00670/2012	17/04/2014
134	133 B	00673/2012	17/04/2014
135	134	378/2011/F2	14/02/2014
136	135	372/2011/F2	14/02/2014
137	136	373/2011/F2	14/02/2014
138	137	380/2011/F2	13/02/2015
139	138	381/2011/F2	14/02/2014
140	139	386/2011/F2	14/02/2014

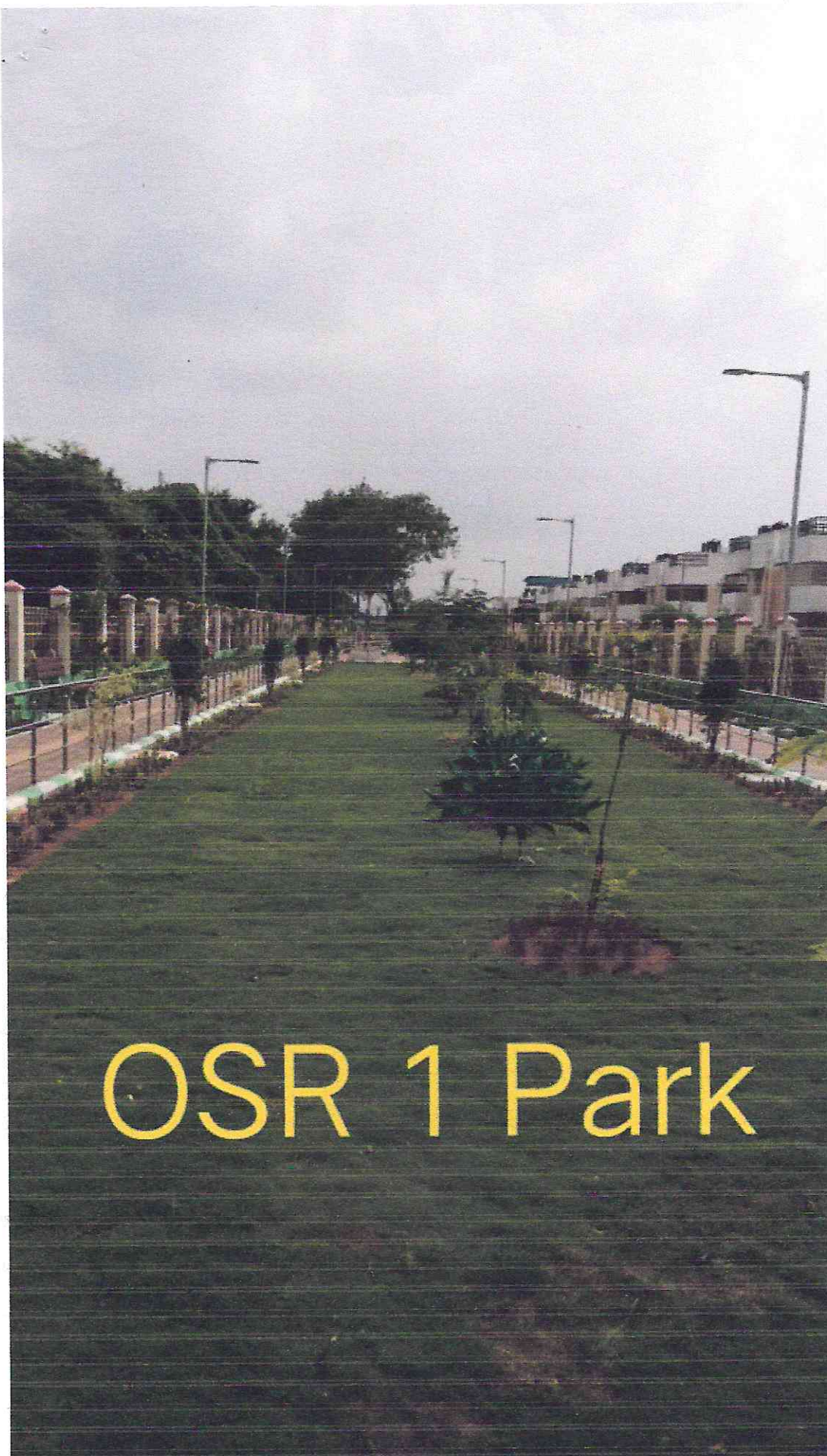
As per 1919 MCMC Act, Section 238, Greater Chennai Corporation will issue completion certificate for the buildings, Which were constructed with in the building permit period.

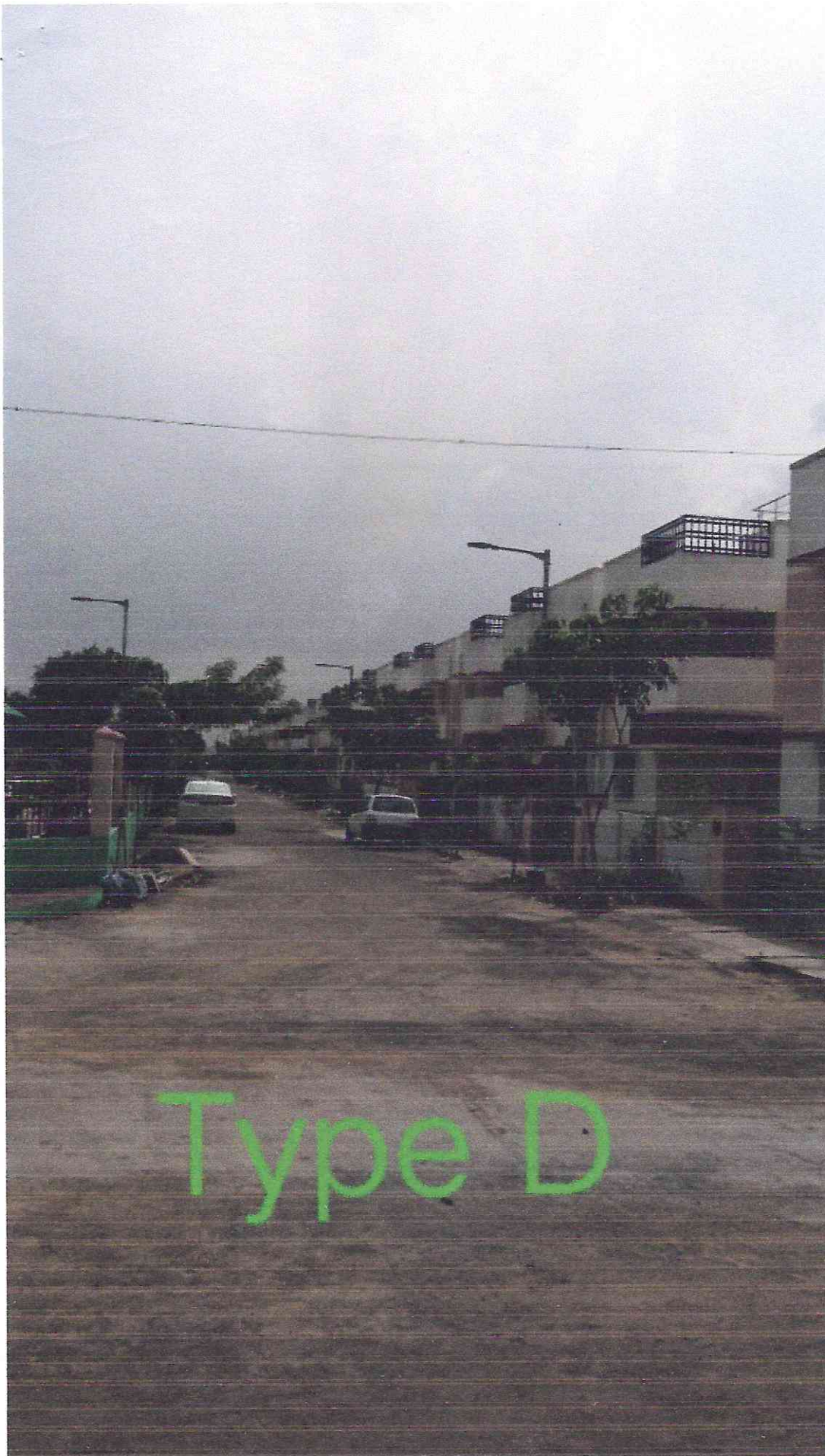
For Plots 1 to 132,133A,133B,134 to 139, building permit validity period is already over in the years 2014 & 2015 as per the statement above.

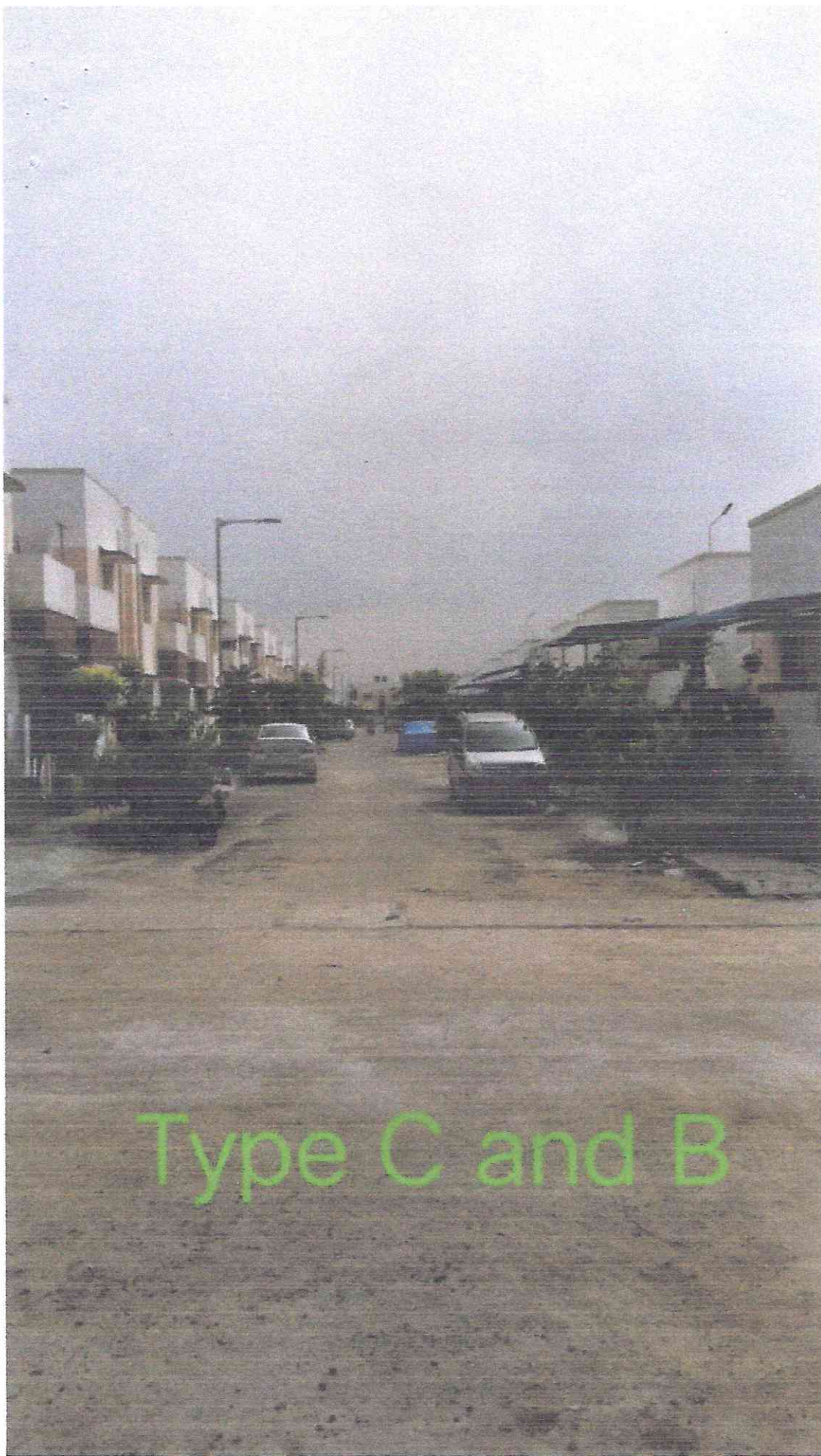
Hence, Greater Chennai Corporation can not issue completion certificates for the Plots 1 to 132,133A,133B,134 to 139 (140 Plots), constructed by Indian Railway Welfare Organisation.

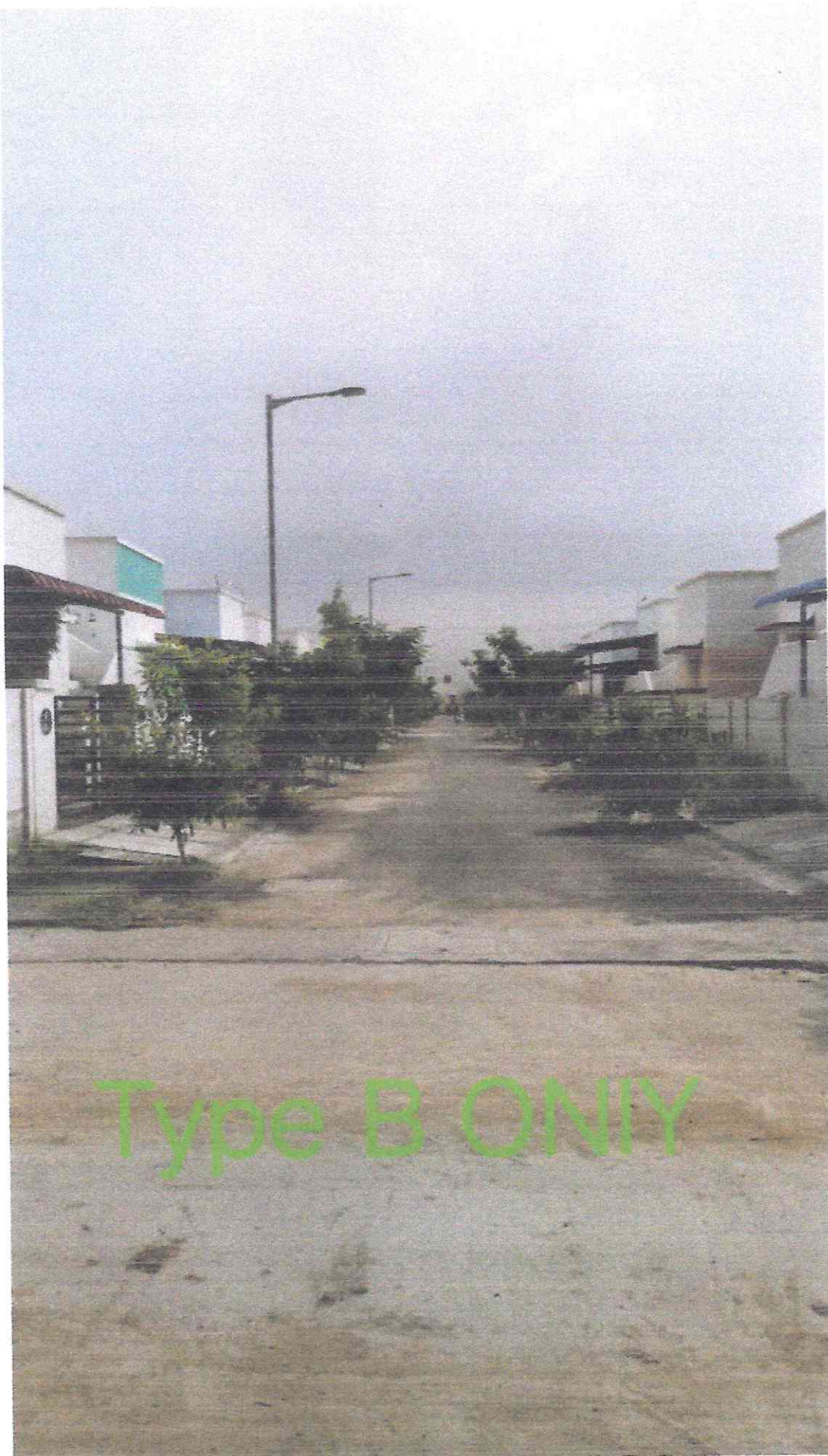
Moreover as per the latest Circular , W.D.C No. 2073/2016 issued by the Greater Chennai Corporation Works Department these buildings does not require completion/occupancy certificate as they are individual houses only in each plot.

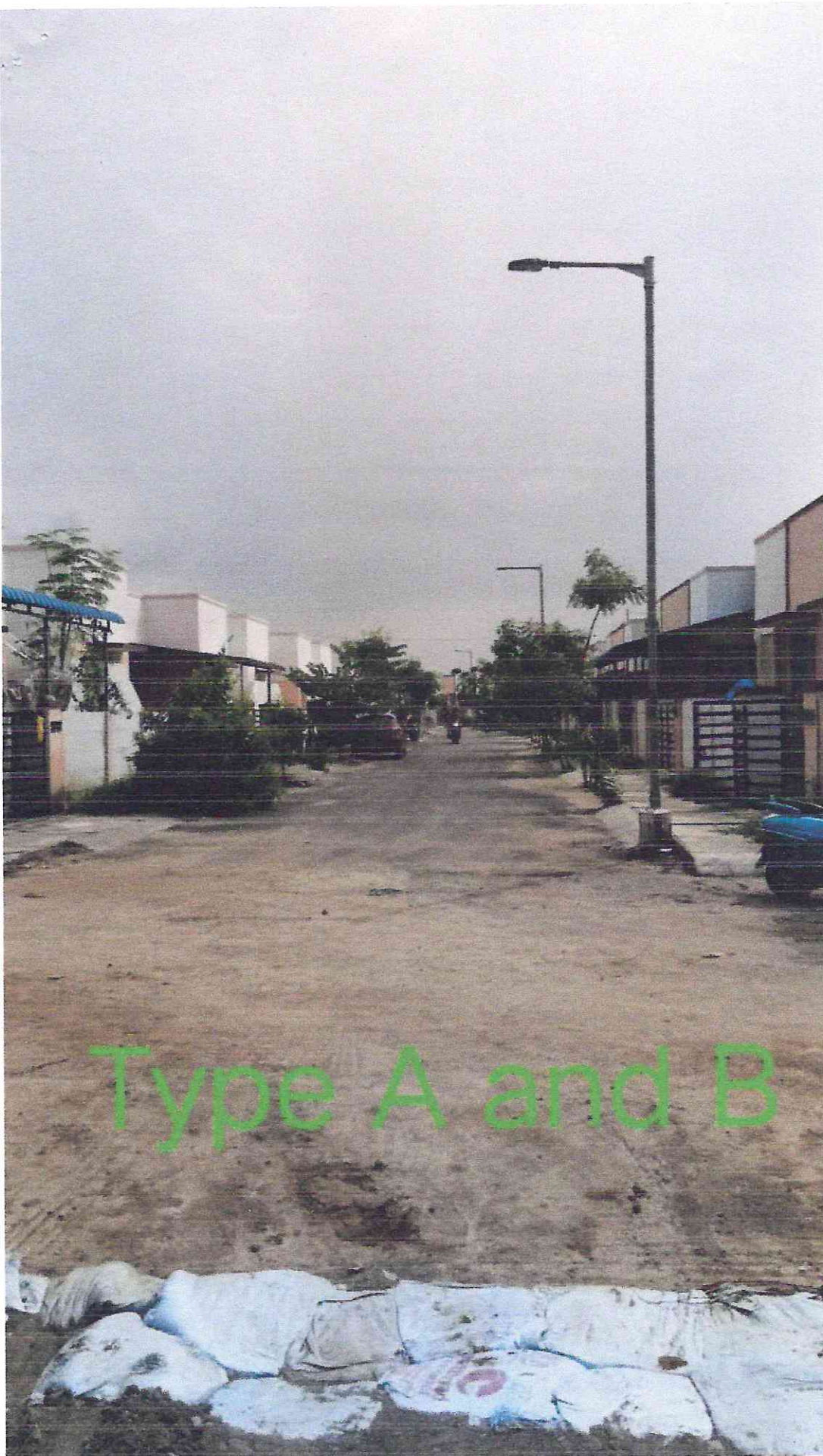

 Assistant Executive Engineer 10-19

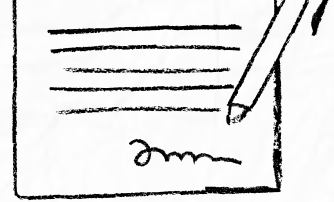












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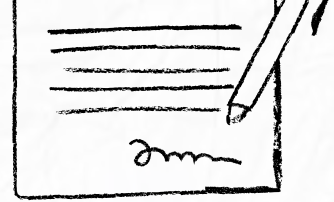
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