

TAMILNADU POLICE HOUSING CORPORATION LIMITED

SALEM DIVISION

VELLORE SUB DIVISION

Name of work: Construction of Administrative Building for TSP XV Battalion at Sevr in Vellore district.

Rough Cost Estimate for Non - Residential building - Framed Structure

Area statement

Name of Building	GF	FF	Total	Head Room	Portico
Administrative Building	673.20	667.03	1340.23	31.50	20.85
Total	673.20	667.03	1340.23	31.50	20.85

AS PER PWD PLINTH AREA RATES 2021-2022

Sl.No	Description	Plinth Area	Rate	Per	Amount
1	Foundation (Framed structure)	694.05	4910.00	m ²	3407785.50
2	Additional basement height 0.90m height (3x480)	694.05	1440.00	m ²	999432.00
3	Super Structure (Framed Structure)				
	a] Super Structure in Ground Floor	673.20	9935.00	m ²	6688242.00
	b] Super Structure in First Floor	667.03	9972.00	m ²	6651623.16
	d] Portico (65% of plinth area of Non - residential cost)	41.70	6457.75	m ²	269288.18
	e] Head room (65% of plinth area of Non - residential cost)	31.50	6481.80	m ²	204176.70
	f] Provision for Lift pit (2.26*2.26)	5.11	16950.00	m ²	86573.82
4	For Additional roof height over 0.30m over initial height (GF+FF) (Rs. 615/- additional 1m =0.30x615=184.50)	1381.93	184.50	m ²	254966.09
5	Roof Finishing	694.05	1645.00	m ²	1141712.25
6	Anti termite treatment	694.05	120.00	m ²	83286.00
7	Double charged Vitrified tiles (600x600x8mm) floor finishing (Total PA 80%)	1072.18	1660.00	m ²	1779825.44
8	Cement painting /OBD painting(inner 50% of Plinth area)	670.12	555.00	m ²	371913.83
9	exterior Emulsion painting (50% of Plinth area outer)	670.12	883.00	m ²	591711.55
10	Provision for dummy column arrangements	667.03	394.00	m ²	262809.82
11	False Ceiling with plain Gypsum board. (Commandant room, rest room, Conference hall & Computer room)	163.00	1275.00	m ²	207825.00

Sl.No	Description	Plinth Area	Rate	Per	Amount
12	Wall panelling with Perforated Gypsum board with glass wool of 25mm thick (Commandant room, rest room & Conference hall)	305.00	1465.00	m ²	446825.00
13	Provision non ductable A.C Units	163.00	5470.00	m ²	891610.00
14	Internal Water supply arrangements	1340.23	515.00	m ²	690218.45
15	Internal Sanitary arrangements	1340.23	395.00	m ²	529390.85
16	Internal Electrical arrangements	1340.23	920.00	m ²	1233011.60
17	Internal Electrical arrangements add Extra for Provision of LED lighting, Computer Plugs and Power Plugs =153+18.50+25=196.50)	1340.23	196.50	m ²	263355.20
18	Extra provision for TW door shutters, cupboard shutters, bath room fittings & electrical fittings.	1340.23	1570.00	m ²	2104161.10
19	UPVC Window (80% of Total area + Head Room)	1072.18	1815.00	m ²	1946013.96
BUILDING COST - Sub Total - I					31105757.48
20	a] External water supply arrangements (GF+FF)	1340.23	795.00	m ²	1065482.85
21	a] External Sanitary arrangements (GF+FF)	1340.23	245.00	m ²	328356.35
22	a] External Electrical arrangements (GF+FF)	1340.23	705.00	m ²	944862.15
23	Rain water Harvesting	16.00	15200.00	m ²	243200.00
24	Pavement platform alround 1.20 m width	139.99	1120.00	Rmt	156788.80
25	Approach road	1083.00	779.00	m ²	843657.00
26	125 KVA Capacity Generator set with AMF panel	1.00	1232000.00	No	1232000.00
27	Erection, Testing, Commissioning, Power mains and charges for CEIG approval	1.00	211400.00	No	211400.00
28	High tension supply with Transformer upto 250 KVA	1.00	1942000.00	No	1942000.00
29	Public Address system in conference	1.00	344000.00	No	344000.00
30	Provision for Intercom with EPABX upto 300 lines	1.00	2067000.00	No	2067000.00
31	Provision for Wan Lan arrangements		LS		1000000.00
32	Provision for Fire fighting system		LS		500000.00
33	Provision for Deep Borewell and pumpset arrangements		LS		800000.00
34	Provision for filling Low lying area with Retaining wall		LS		600000.00
35	Provision for Strom water drain and sullage drain		LS		500000.00
36	Provision for Culvert		LS		400000.00
37	Provision for Sump with Pump room		LS		600000.00
38	Provision for vehicle shed		LS		900000.00
39	Provision for Drinking water supply arrangements		LS		150000.00

Sl.No	Description	Plinth Area	Rate	Per	Amount
40	Provision for Lettering and numbering arrangements		LS		100000.00
41	Provision for UG cable arrangements for three phase EB service connection		LS		300000.00
42	Provision for avenue trees		LS		27000.00
43	Soil Investigation charges		As per PWD PA rates 2021-22		35790.00
44	Elevation at 1% of Building Cost .		"		311057.57
45	Provision for Lawn arrangements at 3 % of Building Cost .		"		933172.72
SUB - TOTAL - II					47641524.92
46	GST @ 18%				8575474.49
SUB - TOTAL - III					56216999.41
47	Labour Welfare fund @ 1.00%		As per PWD Norms		562169.99
48	Unforeseen items & Petty Supervision charges, contingencies @ 2.50%		As per PWD Norms		1405424.99
49	Supervision Charges @ 7.50%				4216274.96
50	Price adjustment clause @ 5%		As per PWD Norms		2810849.97
SUB - TOTAL - IV					65211719.32
51	Cost of foundation stone laying and Inagural function.		As per PWD PA rates 2021-22		13000.00
52	Advertisement charges		LS		200000.00
53	Provision for EB Deposit & shifting EB LT line.		LS		275000.00
54	Payment to local body water supply & plan approval		LS		200000.00
55	Provision for Structural Design & Consultancy charges		LS		100000.00
Grand Total Rs.					65999719.32
SAY Rs.					66000000.00

Junior Engineer

Asst. Executive Engineer

Executive Engineer
TNPHC/ Salem-2.

COMMANDANT
TSP XV BN.,
VELLORE