

TAMIL NADU POLICE HOUSING CORPORATION LTD.,

(An ISO 9001 : 2015 Certified Company)

No. 132, E.V.R. Salai, Kilpauk, Chennai – 10



Lr. No. CE / Plg/ 7768 / 2018

Dtd:13.04.2020

To

The Director General of Police,

Tamil Nadu,

Chennai – 04.

Sir,

Sub: TNPHC Ltd – Construction of new Rural Police Station building at Perambur in Nagapattinam District - Feasibility report along with plan and rough cost estimate – Sent for approval - Reg.

Ref: Budget announcement for the year 2020 – 21.

As per the reference cited, the feasibility report along with plan and revised rough cost estimate for the construction of Rural Police Station building at Perambur in Nagapattinam District is enclosed.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2019-20. The estimate works out to **Rs. 95.00 lakhs** including all over head charges. It is feasible to construct the Rural Police Station in S.No. 36/9 at Perambur in Nagapattinam District having an extent of 0.62 cents , the vacant space at the adjacent side of the existing damaged Police Station.

3) It is requested that necessary administrative and financial sanction may be obtained from the competent authority and communicated to us to take up the work early.

Encl: As stated.

AE
13/4/2020



13/4/2020
CE
Sd/-
13/4/2020

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of Rural Police Station Building at Perambur in Nagapattinam District

Rough Cost Estimate

Ground Floor	=	118.46	m ²
First Floor	=	108.36	m ²
Second Floor	=	47.58	m ²
Portico	=	12.94	m ² (half area)
Total	=	287.34	m²

Rate adopted as Per PA for the Year 2019-2020.

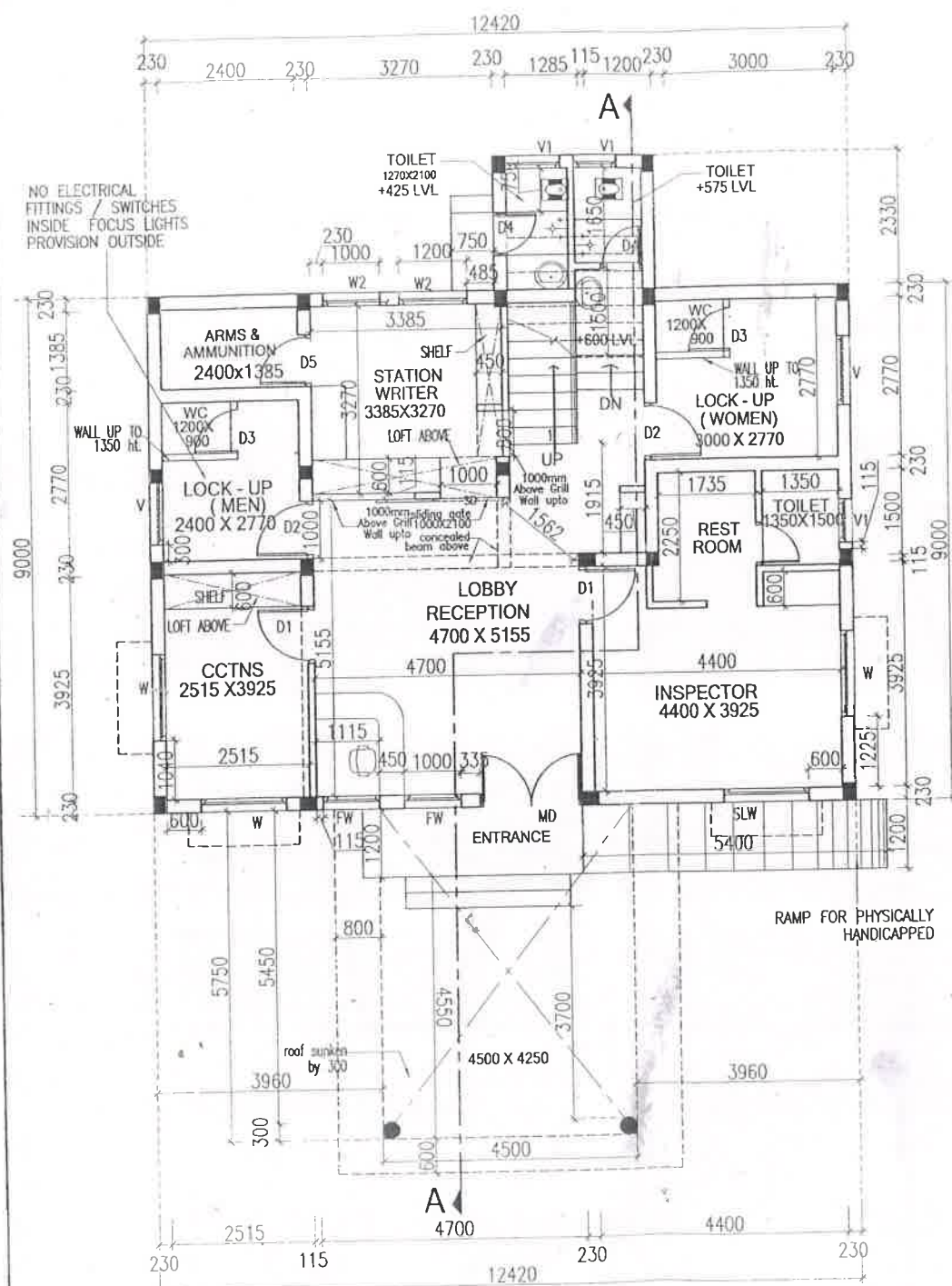
Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed)	118.46	4330.00	m ²	512931.80
2	For Additional basement height 0.9m	118.46	1278.00	m ²	151391.88
	For Additional depth height 0.6m	118.46	540.00	m ²	63968.40
3	Super Structure				0.00
	a) Ground floor	118.46	8330.00	m ²	986771.80
	b) First floor	108.36	8361.00	m ²	905997.96
	c) Second floor:	47.58	8392.00	m ²	399291.36
	c) Portico (65% of plinth area of non -residential cost)	25.88	5414.50	m ²	140127.26
	d) Head room (65% of plinth area of non -residential cost)	20.52	5474.95	m ²	112345.97
4	Roof Finishing	118.46	1385.00	m ²	164067.10
5	Antitermite treatment	118.46	109.00	m ²	12912.14
6	Vitified tiles flooring (80% of Plinth Area)	219.52	1435.00	m ²	315011.20
7	Aluminium Joineries @80%	219.52	546.00	m ²	119857.92
8	Cement painting / OBD painting (inner 50% of Plinth Area)	137.20	520.00	m ²	71344.00
9	Plastic Emulsion paint (50% of Plinth Area outer)	137.20	750.00	m ²	102900.00
10	a) Internal Water Supply arrangements	274.40	460.00	m ²	126224.00
11	b) Internal Sanitary arrangements	274.40	350.00	m ²	96040.00
12	c) Internal Electrical arrangements	274.40	785.00	m ²	215404.00
13	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	274.40	1426.00	m ²	391294.40
14	Add Extra provision for LED Lightings /Power plugs	274.40	168.00	m ²	46099.20
Sub - Total - I					4933980.39
15	a) External Water Supply arrangements (GF+FF)	226.82	700.00	m ²	158774.00
	b) External Water Supply arrangements (SF)	23.79	700.00	m ²	16653.00
	c) External Sanitary arrangements (GF+FF)	226.82	220.00	m ²	49900.40
	d) External Sanitary arrangements (SF)	23.79	220.00	m ²	5233.80
	e) External Electrical arrangements (GF+FF)	226.82	600.00	m ²	136092.00
	f) External Electrical arrangements (SF)	9.52	600.00	m ²	5712.00
16	Pavement platform all-round the building (1.20m width)	52.30	1050.00	Rmt	54915.00

17	Rainwater harvesting	2.00	14205.00	Each	28410.00
18	Approach road	50.00	729.00	Sqm	36450.00
19	Provision for Vehicle shed and compound wall		L.S		475000.00
20	Provision for Borewell, sump and Pumpset arrangements		L.S		230000.00
21	Provision for septic tank				100000.00
22	Provision for Ramp arrangements for physically challenged person		L.S		150000.00
23	Provision for UG cable arrangements to the three phase EB service connection		L.S		100000.00
24	Provision for Numbering and lettering arrangements		L.S		30000.00
25	Provision for Gym arrangements		L.S		200000.00
26	Provision for solar arrangements		L.S		500000.00
27	Soil Investigation Charges.		As per PWD Norms		33440.00
28	Finishing Elevation charges at 1% of building cost		"		49339.80
29	Provision for Lawn at 3% of building cost		"		148019.41
	Sub - Total - II				7441919.81
30	GST at 12.0% (SGST at 6% + CGST 6%)				893030.38
	Sub - Total - III				8334950.19
31	Labour welfare fund at 1.0%				83349.50
32	Unforeseen items ,Contingencies & petty Supervision charges at 2.50%				208373.75
33	Provision for Supervision charges at 7.50%				625121.26
	Sub-Total - IV				9251794.71
34	Cost of foundation Stone laying & Inagural function		As per PWD Plinth Area Rates 2019-2020		13000.00
35	Advertisement charges		L.S		50000.00
36	Provision for EB deposits		L.S		100000.00
37	Provision for Provision for planning permission & Payment to Property tax		L.S		50000.00
38	Structural design and consultancy charges		As per GO MS no 181, Dt:16.05.2003.		50000.00
	Grand Total Rs.				9514794.71
	For the year 2019-2020	Say Rs.	95.00	Lakhs	
	Escalation for the year 2020-2021 @ 12.5%	Say Rs.	107.04	Lakhs	

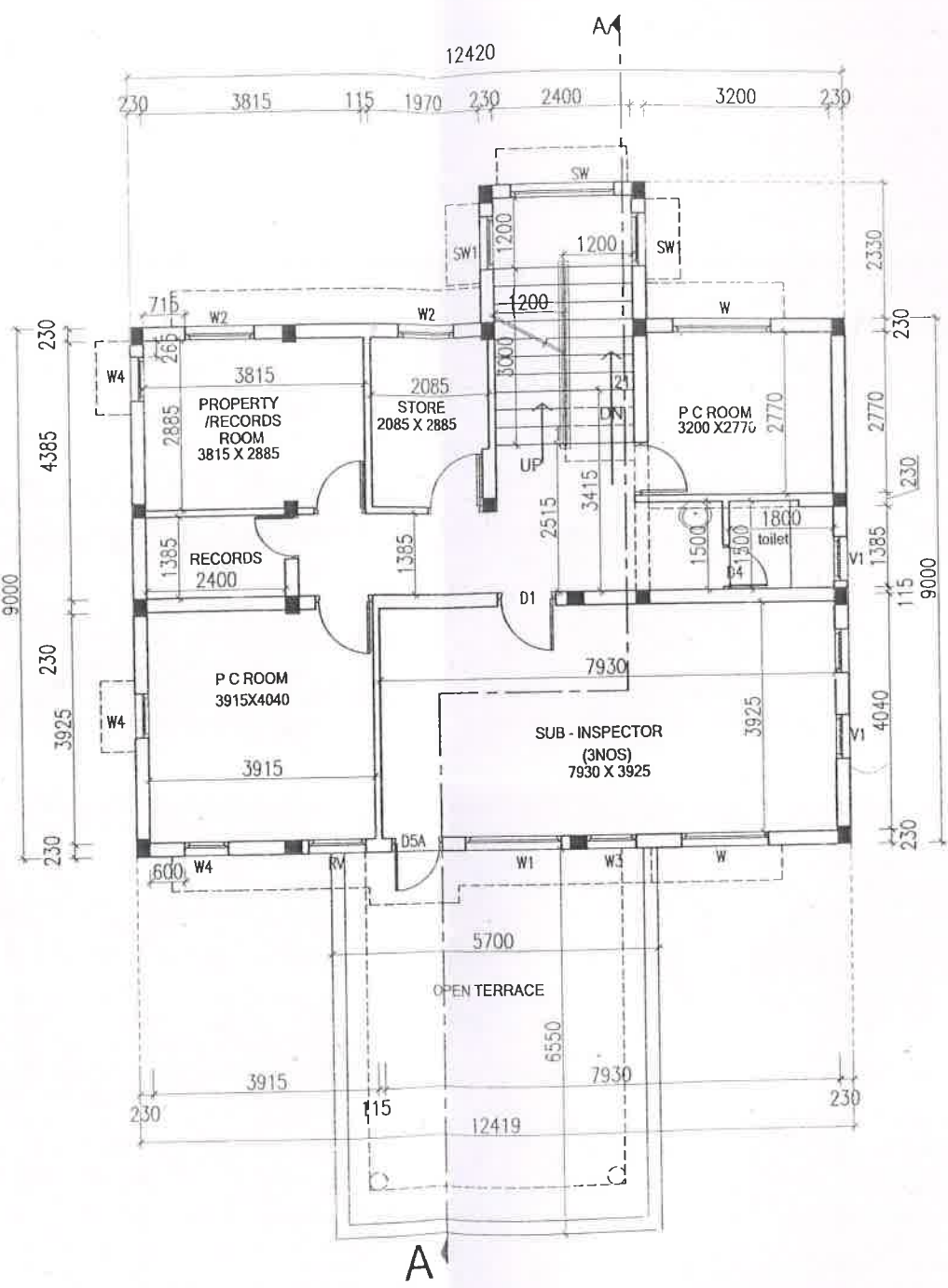
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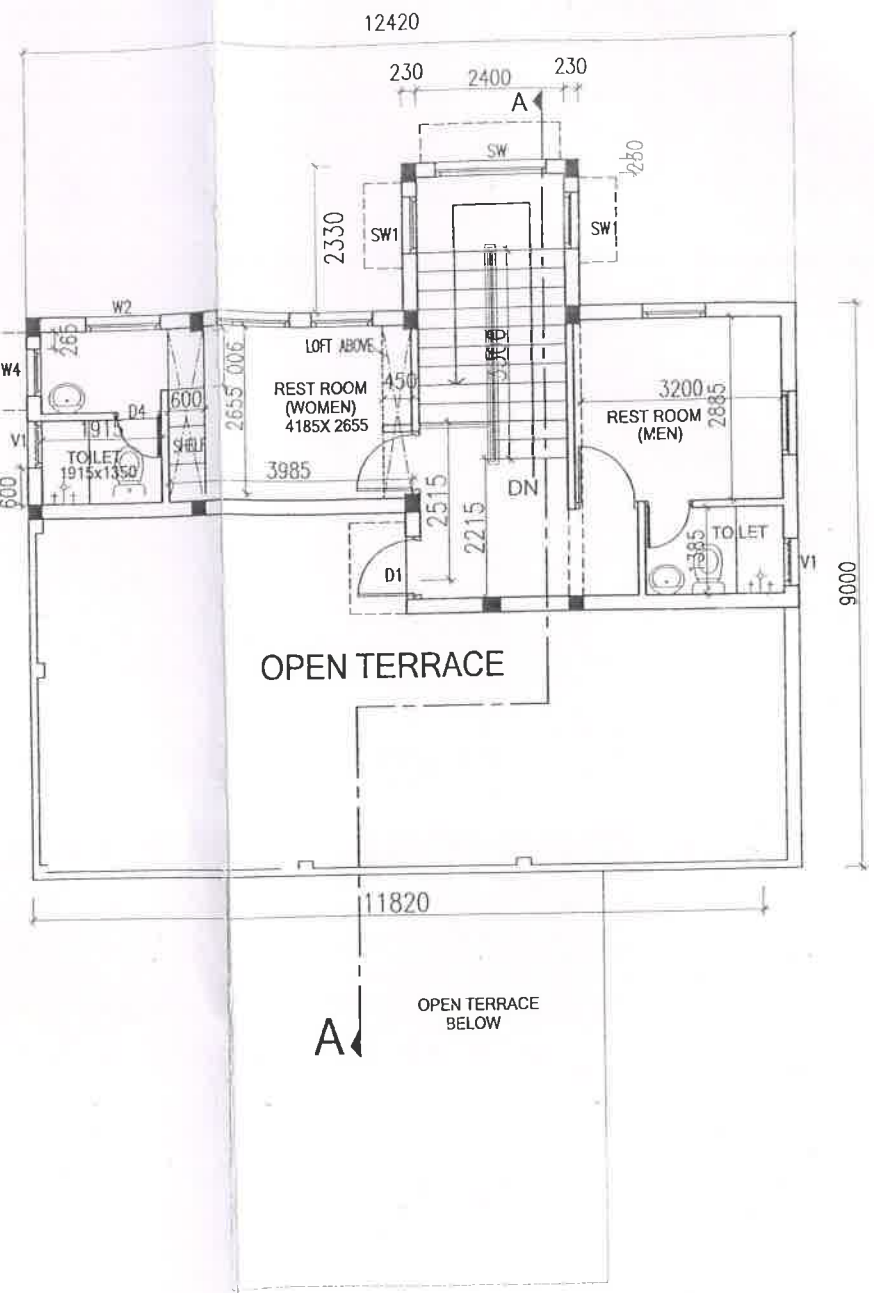
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CE / TNPAC
In date
13/4/2020



GROUND FLOOR PLAN



FIRST FLOOR PLAN



AREA STATEMENT	
GROUND FLOOR AREA	118.46
FIRST FLOOR AREA	108.36
SECOND FLOOR AREA	47.58
PORTICO HALF AREA	12.04
TOTAL AREA	287.24 (OR) 3092 SQFT

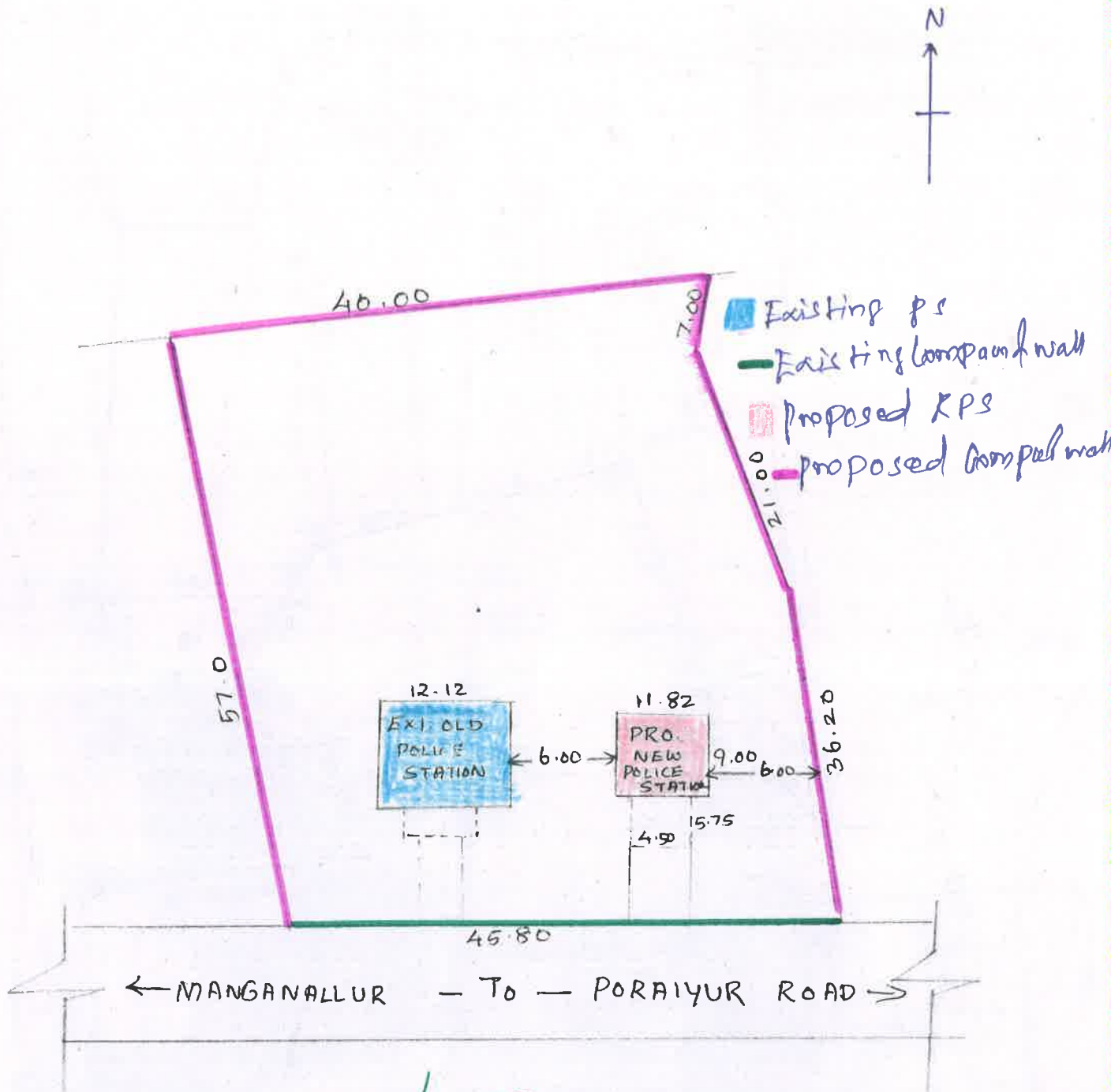
PROPOSED RURAL POLICE STATION
(LIGHT POLICE STATION)
S.NO :
VILLAGE :
TOWN / TALUK :
DISTRICT :

CE/TNPHC
date 13/4/2020

SCALE: 1:100 DATE: 22.01.2020	REVISION OF DD/194R1 /17	SHEET NO. 01/01
Asst. Architect	Asst. ARCH. SEC.	Exe. Engineer (PA TO S.P.)
FE/ PLANNING	Supdt. Engineer	Chief Engineer
TAMILNADU POLICE HOUSING CORPORATION LTD. NO. 32, ENR. SALAI, CHENNAI - 600 006		

SCHEMATIC DRAWING

N/W: PROPOSED CONSTRUCTION OF RURAL POLICE STATION
AT PERAMBUR IN NAGAPATTINAM - DT.



Y. G. S.
20/12/18
JE

20/12/2018
A.S.S.

EXECUTIVE ENGINEER
Tamilnadu Police Housing Corporation Ltd.,
Trichy Division, Trichy - 620 012.

6/1/2019
CE/TNPHC

Superintendent of Police
Nagapattinam Dist.

22/11/18
JE(PLG)

22/11/2018
AEE(PLG)

22/11/18
SUPERINTENDING ENGINEER
SOUTH CIRCLE
TAMILNADU POLICE HOUSING CORPORATION LTD.,
MADURAI-14.