

**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 / 503 / 2019

Dtd: .02.2019

To

The Commissioner of Police,  
Greater Chennai Police,  
Vepery,  
Chennai – 07.

Sir,

**Sub:** TNPHC – Construction of new Police Station building at S8 Adambakkam Police Station in Chennai City - Feasibility report along with plan and rough cost estimate - Sent for approval - Reg.

**Ref:** The COP / CH, Lr. Rc. No. 270 / 97658 / HBT.I (1)/2012, Dated: 17.09.2018.

\*\*\*\*\*

With reference to the letter cited, the feasibility report along with the plan and rough cost estimate proposal for the construction of new Police Station building at S8 Adambakkam in Chennai City is enclosed.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2018-19. The estimate works out to **Rs. 150.24 lakhs** including escalation for the year 2019 – 20. Necessary over head charges are included.

3) The land identified in T.S. No. 6, Block – 11, Ward – A, Pazhavanthangal village, Alandur Taluk, Kancheepuram District having an extent of 3552 Sq.ft is feasible for construction. The land comes under Primary Residential Zone as per CMDA norms. However as per G.O. Ms. No. 88 H & U Development ( UD1) Dept, Dated: 02.07.2018, it is permitted construct the Police Station building exceeding 300 Sq.m of floor area in Primary Residential Zone in Chennai Metropolitan area.

3) It is requested to countersign the proposal and forward it to the Chief office for getting necessary administrative approval and financial sanction from the competent authority and communicate to us to take up the work.

**Encl: As stated.**

AE  
21/2/19

EE  
21/2/19

CE  
21/2

Copy submitted to: The Director General of Police, Tamil Nadu, Chennai – 04.

Copy to:

The Superintending Engineer / Chennai Circle.

The Executive Engineer / Chennai Division II.

The Addl Commissioner of Police, (South), Greater Chennai



## TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New building for S-8 Adambakkam Police Station in Chennai City

## Rough Cost Estimate

Stilt (Building area)	=	33.29	m <sup>2</sup> ✓	AS per PWD PA Rates - 2018-2019.	
Stilt (Parking area)	=	111.29	m <sup>2</sup> ✓		
First Floor	=	144.58	m <sup>2</sup> ✓		
Second Floor	=	144.58	m <sup>2</sup> ✓		
<b>Total</b>	=	<b>433.74</b>	<b>m<sup>2</sup> ✓</b>		
Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation ( <b>Framed</b> )	144.58 ✓	4135.00 ✓	m <sup>2</sup>	597838.30 ✓
	a) For Additional basement height 0.90m	144.58 ✓	1131.00 ✓	m <sup>2</sup>	163519.98 ✓
2	<b>Super Structure</b>				0.00
	a) Stilt Floor (Building area)	33.29 ✓	8125.00 ✓	m <sup>2</sup>	270481.25
	b) Ground Floor (Parking area)	111.29 ✓	5281.25 ✓	m <sup>2</sup>	587750.31
	c) First floor	144.58 ✓	8154.00 ✓	m <sup>2</sup>	1178905.32
	d) Second floor	144.58 ✓	8183.00 ✓	m <sup>2</sup>	1183098.14
	e) Head room (65% of plinth area of non -residential cost)	22.35 ✓	5337.80 ✓	m <sup>2</sup>	119299.83
3	Roof Finishing	144.58 ✓	1330.00 ✓	m <sup>2</sup>	192291.40
4	Antitermite treatment	144.58 ✓	97.00 ✓	m <sup>2</sup>	14024.26
5	Rajasthan kotta stone flooring (80% of Plinth Area) (377.40 x 0.8) Plain	257.96 ✓	1000.00 ✓	m <sup>2</sup>	257960.00
6	Cement painting / OBD painting (inner 50% of Plinth Area )	161.23 ✓	474.00 ✓	m <sup>2</sup>	76423.02
7	Plastic Emulsion paint (50% of Plinth Area outer)	161.23 ✓	681.00 ✓	m <sup>2</sup>	109797.63
8	a) Internal Water Supply arrangements	433.74 ✓	425.00 ✓	m <sup>2</sup>	184339.50
	b) Internal Sanitary arrangements	433.74 ✓	325.00 ✓	m <sup>2</sup>	140965.50
	c) Internal Electrical arrangements	433.74 ✓	715.00 ✓	m <sup>2</sup>	310124.10
9	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements & electrical fittings	433.74 ✓	1296.00 ✓	m <sup>2</sup>	562127.04
10	Add Extra provision for LED Lightings /Power plugs	433.74 ✓	155.00 ✓	m <sup>2</sup>	67229.70
	<b>Sub - Total - I</b>				<b>6016175.28</b>
11	a) External Water Supply arrangements (Stilt+FF)	177.87 ✓	645.00 ✓	m <sup>2</sup>	114726.15
	b) External Water Supply arrangements (Second Floor )	72.29 ✓	645.00 ✓	m <sup>2</sup>	46627.05
	c) External Sanitary arrangements (Stilt+FF)	177.87 ✓	205.00 ✓	m <sup>2</sup>	36463.35
	d) External Sanitary arrangements (Second Floor )	72.29 ✓	205.00 ✓	m <sup>2</sup>	14819.45
	e) External Electrical arrangements (Stilt+FF)	177.87 ✓	545.00 ✓	m <sup>2</sup>	96939.15
	f) External Electrical arrangements (Second Floor )	28.92 ✓	545.00 ✓	m <sup>2</sup>	15761.40
12	Pavement platform all-round the building (1.20m width)	55.50 ✓	984.00 ✓	Rmt	54612.00
13	Rainwater harvesting	4.00 ✓	13280.00 ✓	Each	53120.00
14	Provision for Approach road	131.00 ✓	684.00 ✓	sqm	89604.00
15	Provision for Two wheeler shed	54.00 ✓	6000.00 ✓	sqm	324000.00
16	Provision for Filling lowlying area	700.00 ✓	450.00 ✓	cum	315000.00
17	Provision for sump & Pumpset	1.00 ✓	300000.00 ✓	Each	300000.00
18	Provision for Borewell	1.00 ✓	200000.00 ✓	Each	200000.00

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
19	Provision for Security wall	150.00	6000.00	Rmt	900000.00
20	Provision for physically handy capped Ramp with Handrail		L.S		100000.00
21	Provision for UG cable arrangements for three phase EB service connection		L.S		150000.00
22	Provision for Fire fighting extinguishers		L.S		150000.00
23	Provision for Numbering and lettering		L.S		50000.00
24	Provision for Solar plant arrangements		L.S		500000.00
25	Provision for Gymnasium arrangements		L.S		200000.00
26	Soil Investigation Charges.	As per PWD PA rates 2018-19			31260.00
27	Finishing Elevation charges at 1% of building cost		"		60161.75
28	Provision for Lawn at 3% of building cost		"		180485.26
<b>Sub - Total - II</b>					<b>9999754.84</b>
29	GST at 12.0% ( GST at 6% + CGST 6% )				1199970.58
<b>Sub-Total - III</b>					<b>11199725.43</b>
30	Labour welfare fund @ 1.0%		As per PWD Norms		111997.25
31	Unforeseen items, Contingencies & Petty Supervision at 2.50 %		"		279993.14
32	Supervision charges 7.50%				839979.41
33	Price adjustment clause at 5%		As per PWD Norms		559986.27
<b>Sub-Total - IV</b>					<b>12991681.49</b>
34	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
35	Provision for EB deposit		L.S		100000.00
36	Advertisement charges		L.S		50000.00
37	Provision for planning permission		L.S		100000.00
38	Structural design and consultancy charges		As per GO MS no 181, Dt:16.05.2003.		100000.00
<b>Grand Total Rs.</b>					<b>13354681.49</b>
		Say Rs.	133.55	Lakhs	
<b>For the year 2019-2020 ( Including 12.5% Escalation )</b>		Say Rs.	150.24	Lakhs	

AL  
18/2/19  
TA

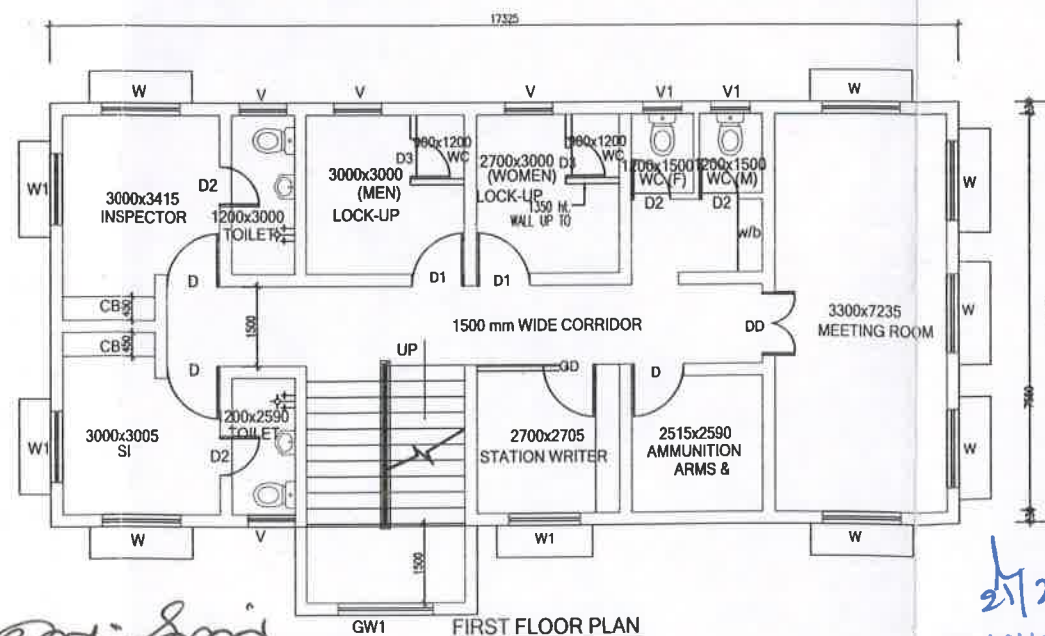
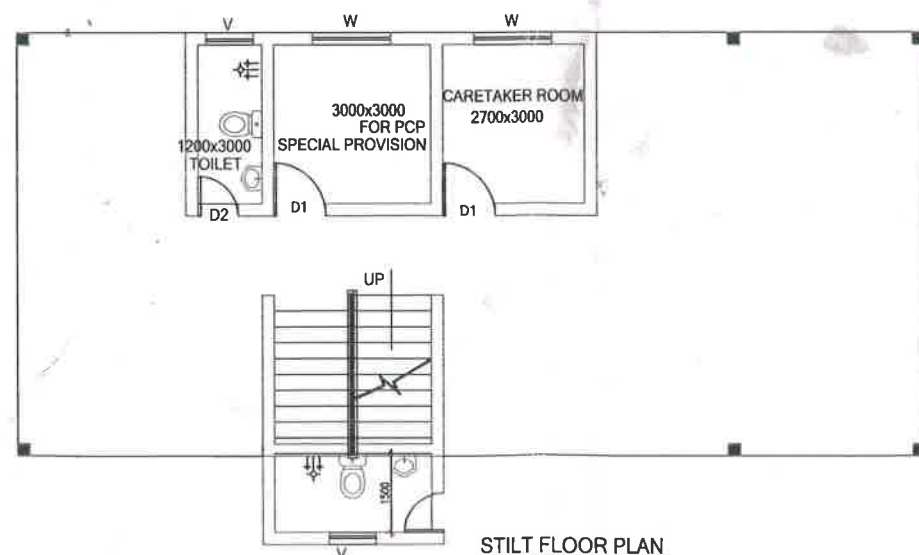
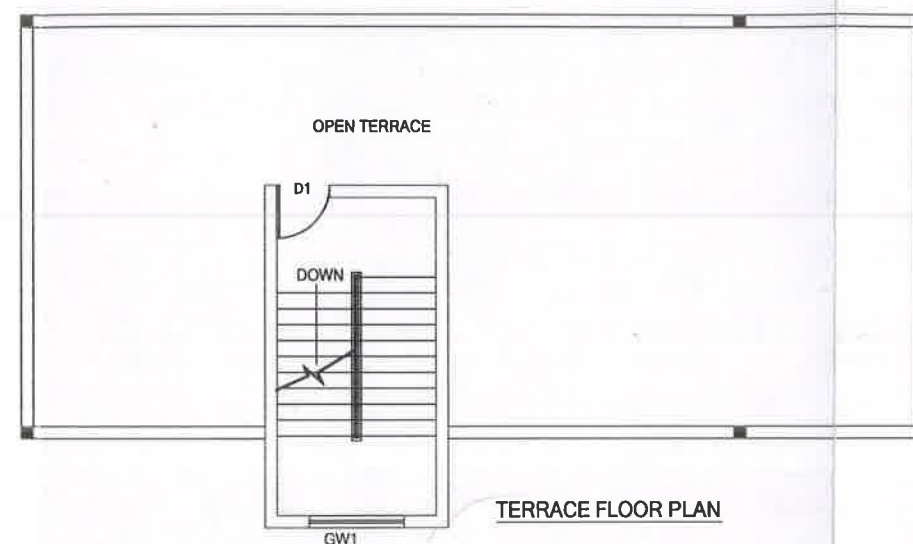
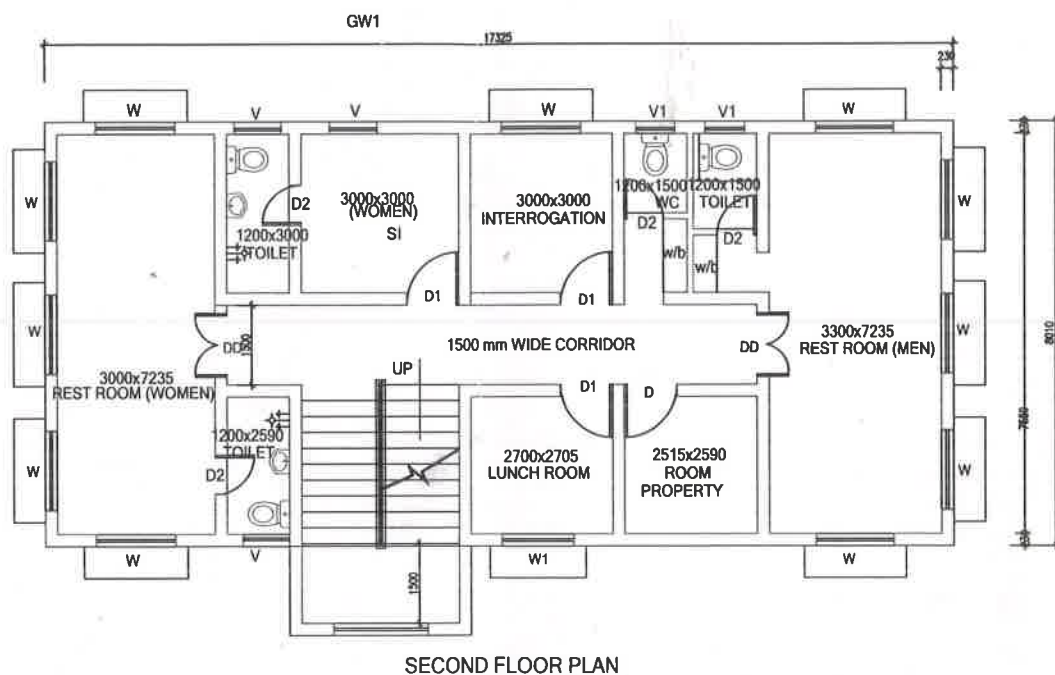
18/02/19  
JE

18/2/2019  
HDO

2/2  
CE/TNPHC

2/2





JOINERY DETAIL			
MD	DOOR	1500X2100	T.W.FRAMED DOOR WITH T.W. PANELLED SHUTTERS
D	DOOR	1000X2100	R.C.C.FRAMED DOOR WITH CEMENT PARTICLE BOARD SHUTTERS
D1	DOOR	1000X2100	DOORS WITH IRON BARS & MS FLATS
D2	DOOR	750X2100	P.V.C.DOOR WITH PVC FRAME
D3	DOOR	750X1350	DOORS WITH IRON BARS & MS FLATS
W	WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1350X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V0	VENTILATOR	1200X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V	VENTILATOR	900X600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
GW1	GLAZED WINDOW	1800X2200	GLAZED WINDOW WITH MS GRILL

SPECIFICATION	
FOUNDATION	: B.W.FOOTING / R.C.C.COLUMN
SUPERSTRUCTURE	: BRICK WORK IN C.M 1:5
ROOF	: R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH WEATHERING COURSE
JOINERY	: ALUMINIUM
FLOORING	: MOSAIC FLOORING WITH CERAMIC TILE SKIRTING & RED OXIDE CERAMIC FLOORING FOR W.C WITH GLAZED TILES TO THE HEIGHT OF 450 MM.
CUPBOARD SLAB	: IN R.C.C
PAINTING	: CEMENT PAINT/LIME WASH FOR CEILING/ENAMEL PAINT
PIPES/TAPS	: P.V.C

AREA STATEMENT IN sq.m		
FIRST FLOOR	-	144.58
SECOND FLOOR	-	144.58
TOTAL	-	289.16
HEAD ROOM	-	22.35
STILT FLOOR (BUILDING)-	-	33.29
STILT FLOOR (PARKING)-	-	111.29

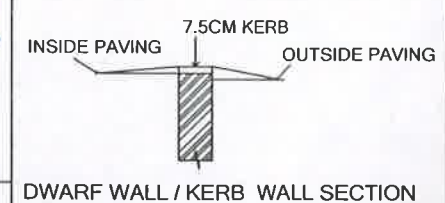
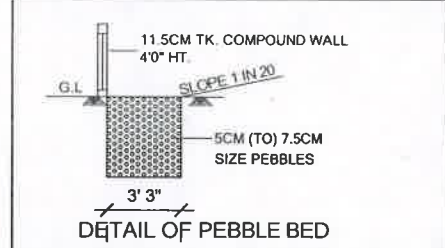
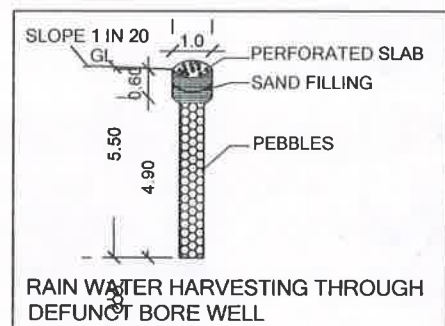
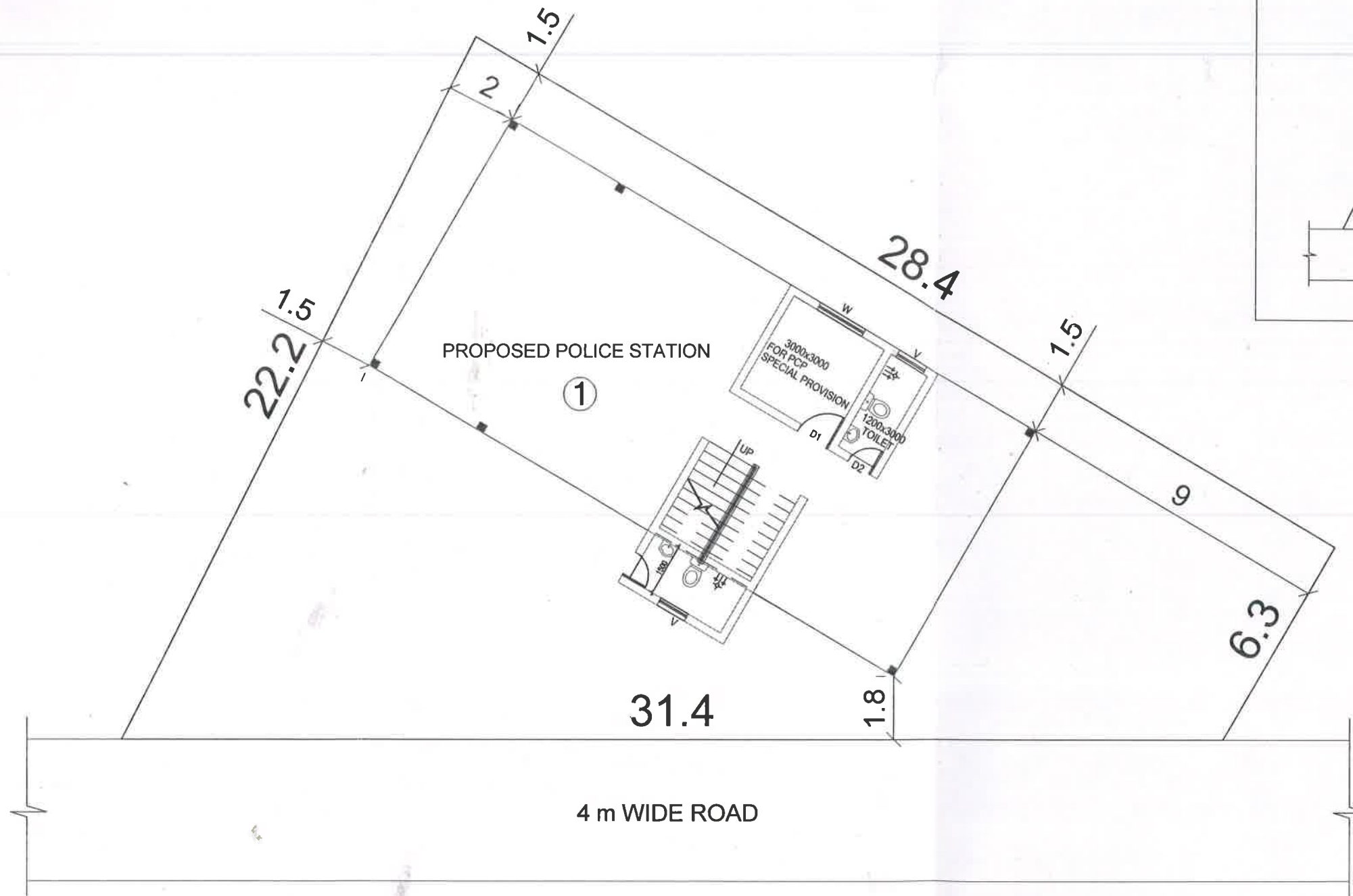
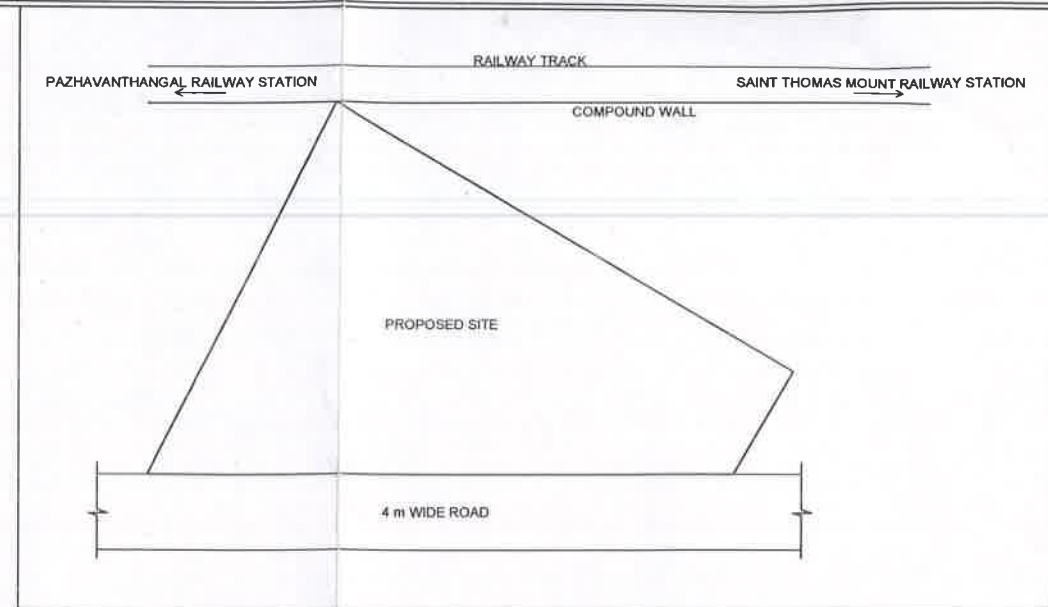
NOTE	
1.	STAIRCASE :- TREAD-300 MM, RISER-157.143MM.
2.	PLINTH HEIGHT 600 MM FROM NGL.
3.	SILL LEVEL 750 MM FROM FL.
4.	LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
5.	ROOF HEIGHT 3300 MM (INCLUDE SLAB THK.)
6.	HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 600 MM.
7.	WIDTH OF SUNSHADE IS 600 MM.
8.	20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

PROPOSED POLICE STATION at	
S.NO	88 Adambakkam
BLOCK	in chennai city
VILLAGE	
TOWN / TALUK	
DISTRICT	CHENNAI

Asst.Architect	AEE/Arch	EE (PA TO SE )
EE (PLG )	Supdt. Engineer. (C.C)	Chief Engineer.
<b>TAMILNADU POLICE HOUSING CORPORATION LTD.</b> NO:132, E.V.R.SALAI, KILPAUK, CHENNAI-600 010.		

**EXECUTIVE ENGINEER**  
**CHENNAI DIVISION II**  
**T.N.P.H.C. Ltd.**  
**Avadi, Chennai**

2/12  
 CE/TNPHC

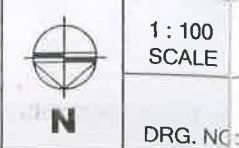


21/2/19  
CE/TNPHC

TENTATIVE LAYOUT DWARF WALL / KERB WALL SECTION

EXECUTIVE ENGINEER 7.1.19.  
CHENNAI DIVISION II  
T.N.P.H.C. Ltd.,  
Avadi, Chennai 54

BLOCKS NO.	BUILDING TYPE	NO OF. BLOCKS	NO OF. QTRS.	NO OF. FLOORS	DRG. NO	AREA SQM.	SITE AREA : 400.00 sq.m	PRO.BUILT UP AREA : 289.16 SQM	ADAMBAKKAM POLICE STATION	JR. ARCHITECT	ASST. ARCHITECT	EXE. ENGINEER (PLG)
①	POLICE STATION	1	-	S+2		289.16			PROPOSED POLICE STATION IN	SUPDT. ENGINEER (CC)	CHIEF ENGINEER	CHAIRMAN CUM MD
							PLOT COVERAGE : FSI :		SURVEY NO. : 6.			
									BLOCK NO. : II, WARD-A.			
									VILLAGE :			
									TOWN/TALUK :			
									DISTRICT :			
TOTAL		1	-			289.16	PROPOSED <input type="checkbox"/> DEMOLISH <input type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>					



TAMILNADU POLICE HOUSING CORPORATION LIMITED  
132,EVR SALAI, KILPAUK, CHENNAI - 10