

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 / 2745/ 2021
To

Dated: .09.2021

The Director General of Police,
Head of Police Force,
Tamil Nadu,
Chennai – 04.

Sir,

Sub: TNP HC Ltd – Construction new building for 450 persons capacity Barracks at Kilpauk Police quarters, Kilpauk in Chennai City Feasibility report along with plan and rough cost estimate – Sent for approval – Regarding

Ref: 1. Budget Announcement for the year 2021–2022 on 13.09.2021.
2. The COP/ GCP, Lr.Rc.No.HBT III (2)/47199/2021, Dated:21.06.2021

With reference to the letter cited, the feasibility report along with plan and rough cost estimate proposal for the Construction of new building for 450 capacity Barracks at Kilpauk Police quarters, Kilpauk in Chennai City is prepared and enclosed.

Name of Work	Amount in lakhs	Remarks
Construction of new building for 450 persons capacity Barracks at Kilpauk Police quarters, Kilpauk in Chennai City.	1620.00	<ul style="list-style-type: none">❖ The land is identified in S.No. 453/4, at Kilpauk Police quarters campus, Egmore village, Nungambakkam (T.K) in Chennai City, having an extent of 2736.26 Sq.m. ✓❖ Low lying area, filling is required. ✓❖ The land belongs to Police Department ✓❖ It is feasible to construct the 450 persons capacity Barracks at Kilpauk Police quarters, Kilpauk in Chennai City ✓

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2) The rates adopted in the estimate are as per the PWD plinth area rates for the year 2021-22 necessary all over head charges are included.

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

Encl: As stated.


26/09/2021
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24/9/21
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Copy Submitted to: The Commissioner of Police, Greater Chennai Police, Vepery, Chennai - 07.

The Superintending Engineer / Chennai Circle.
The Executive Engineer / Chennai Division II.

Sir Received

G. Jany

(G. SASIKUMAR)

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Received
On 17/11/21
feasibility report
AEE

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Building for 450 Persons capacity Barracks at Kilpauk Police Quarters campus in Chennai City.

Rough Cost Estimate

Ground Floor	=	856.00	Rate adopted for the Year 2021-2022.			
First Floor	=	856.00				
Second Floor	=	856.00				
Third Floor	=	856.00				
Fourth Floor	=	856.00				
Head room	=	59.00				
Total	=	4339.00	m ²			
SI.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.	
1	Pile Foundation				0.00	
	a) Up to 15mt depth	856.00	9545.00	m ²	8170520.00	
	b)Additional depth of Pile 5 m	856.00	2675.00	m ²	2289800.00	
	c)For Additional basement height 0.90m	856.00	1440.00	m ²	1232640.00	
2	Super Structure				0.00	
	a) Super Structure for Ground floor	856.00	10655.00	m ²	9120680.00	
	b) Super Structure for First Floor	856.00	10692.00	m ²	9152352.00	
	c) Super Structure for Second floor	856.00	10729.00	m ²	9184024.00	
	d) Super Structure for Third Floor	856.00	10766.00	m ²	9215696.00	
	e) Super Structure for Fourth Floor	856.00	10803.00	m ²	9247368.00	
	f) Head room (65% of plinth area of non -residential cost)	59.00	7046.00	m ²	415714.00	
3	Roof Finishing	856.00	1765.00	m ²	1510840.00	
4	Antitermite treatment	856.00	120.00	m ²	102720.00	
5	Dummy Column	856.00	394.00	m ²	337264.00	
6	Provision for Lift Pit	16.93	16950.00	Sqm	286963.50	
7	Provision for Vitrified tile flooring (Medium) @ 80% of Plinth Area	3424.00	1660.00	m ²	5683840.00	
8	Provision for aluminium Joineries @ 80% of Plinth Area	3424.00	575.00	m ²	1968800.00	
9	OBD painting (inner 50% of Plinth Area)	2,140.00	555.00	m ²	1187700.00	
10	Plastic Emulsion paint (50% of Plinth Area outer)	2,140.00	883.00	m ²	1889620.00	
11	Provision for Higher grade concrete	4339.00	267.00	m ²	1158513.00	
12	a) Internal Water Supply arrangements	4280.00	515.00	m ²	2204200.00	
	b) Internal Sanitary arrangements	4280.00	395.00	m ²	1690600.00	
	c) Internal Electrical arrangements	4280.00	920.00	m ²	3937600.00	
13	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements & electrical fittings	4280.00	1680.00	m ²	7190400.00	
14	Add Extra provision for LED Lightings /Power plugs	4339.00	197.00	m ²	854783.00	
Sub - Total - I					88032637.50	

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
15	a] External Water Supply arrangements (GF+First Floor)	1712.00	795.00	m ²	1361040.00
	a] External Water Supply arrangements (SF to Fourth Floor)	1284.00	795.00	m ²	1020780.00
	b] External Sanitary arrangements (GF+First Floor)	1712.00	245.00	m ²	419440.00
	b] External Sanitary arrangements (SF to Fourth Floor)	1284.00	245.00	m ²	314580.00
	c] External Electrical arrangements (GF+First Floor)	1712.00	705.00	m ²	1206960.00
	c] External Electrical arrangements (SF to Fourth Floor)	513.60	705.00	m ²	362088.00
16	Approach road	941.00	779.00	m ²	733039.00
17	Pavement platform all-round the building (1.20m width)	247.00	1120.00	Rmt	276640.00
18	Rainwater harvesting	18.00	15200.00	Each	273600.00
19	Provision for 125KVA DG set with AMF panel including erection, testing, Commissioning, power mains and charges [12.32+2.114 lakhs]	1.00	1443400.00	Each	1443400.00
20	Provision for Lift Arrangements 20 persons capacity (without machine room) (G+ Four) (33.79+1.322 Lakhs)	2.00	3511200.00	Each	7022400.00
21	Provision for Lift Shaft, Earthing, Machin power and etc.,	2.00	66130.00	Each	132260.00
22	Aqua Provision for Drinking Water		L.S		800000.00
23	Special RCC over head tank in open terrance since it is barracks		L.S		600000.00
24	Providing for Kitchen vessels, Fridge, Grinder and RO treatment system		L.S		1500000.00
25	Provision for 250 Amps panel Board		L.S		600000.00
26	Provision for Dinning table arrangements		L.S		1130000.00
27	Plat form bath tub with compound wall in open space for emergency bathing		L.S		1000000.00
28	Provision for filling low lying area		L.S		900000.00
29	Provision for UG cable arrangements for three phase EB serve connection		L.S		1000000.00
30	Provision for Fire Fightinging Extinguishers		L.S		300000.00
31	Provision for Storm Water Drain and Sewage Drain		L.S		500000.00
32	Provision for Gymnasium Arrangements		L.S		400000.00
33	Provision for Solar Plant Arrangements		L.S		500000.00
34	Provision for Locker		L.S		1000000.00
35	Provision for Cot and mattress		L.S		4000000.00
36	Provision for lettering and numbering arrangements		L.S.		300000.00
37	Provision for Borewell, Pump room and Pumpset arrangements		L.S.		1200000.00
38	Provision for Sump		L.S.		800000.00
39	Soil Investigation Charges (2 nos)		As per PWD Norms		71580.00
40	Finishing Elevation charges at 1% of building cost		"		880326.38
41	Provision for Lawn at 3% of building cost		As per PWD Norms		2640979.13

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	Sub - Total - II				
42	GST at 12.0% (GST at 6% + CGST 6%)				122721750.00
	Sub-Total - III				14726610.00
43	Labour welfare fund at 1.0%				137448360.00
44	Unforeseen items ,Contigencies & petty Supervision charges at 2.50%		As per PWD Norms		1374483.60
45	Provision for Supervision charges at 7.50%		As per PWD Norms		3436209.00
46	Price adjustment clause at 5%				10308627.00
			As per PWD Norms		6872418.00
	Sub-Total - IV				159440097.60
47	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
48	Provision for Metrowater & sewer line connection		L.S.		1500000.00
49	Advertisement charges		L.S		100000.00
50	Payment to the EB deposit		L.S		347000.00
51	Payment to Planning Permission & payment of property tax		L.S		500000.00
52	Structural design and consultancy charges		As per GO MS no 181,Dt:16.05.2003.		100000.00
	Grand Total Rs.				162000097.60
	For the year 2021-2022	1620.00	Lakhs		

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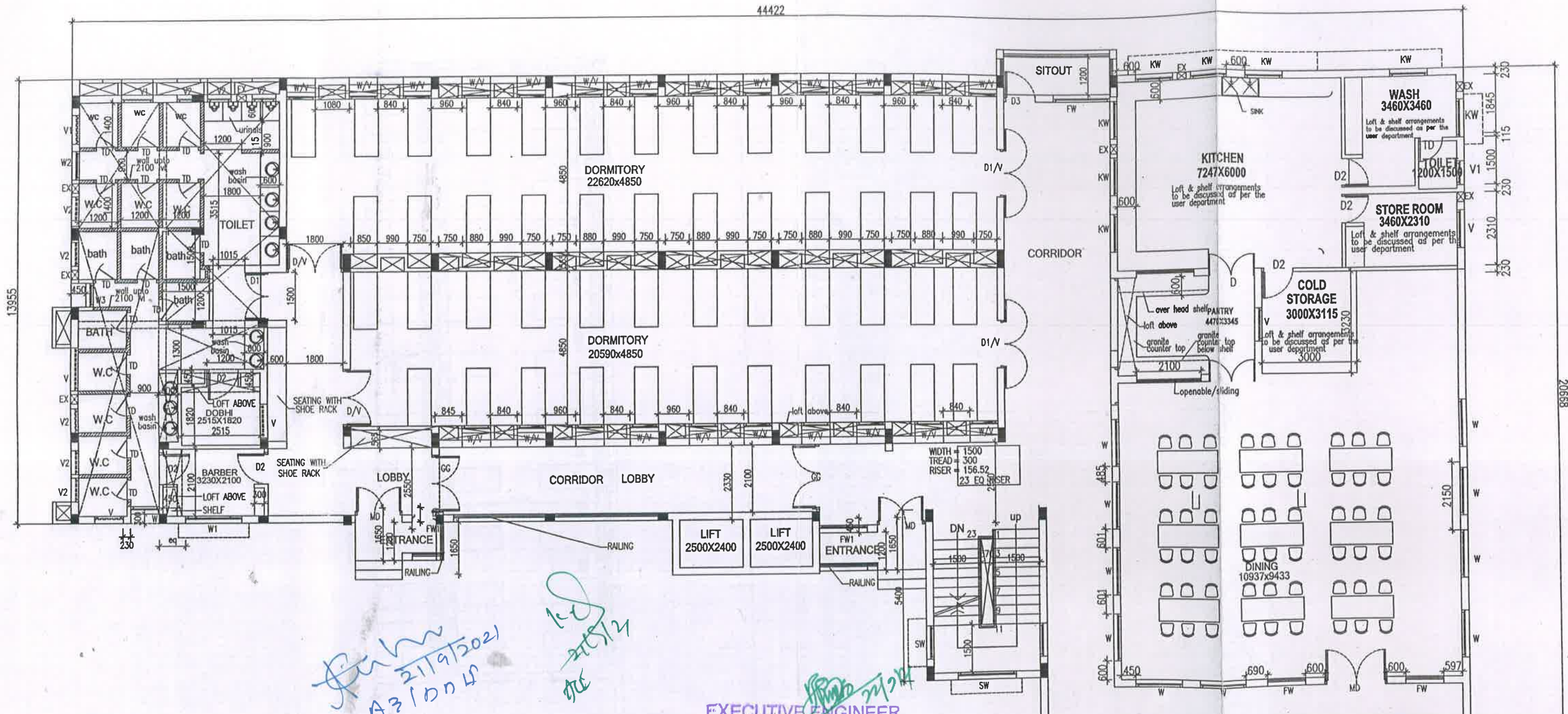
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23/09/2021
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②
23/9/21
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24/9/2021
CE / MPK

GROUND FLOOR TYPICAL

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Handwritten notes:
 21/9/2021
 A3/004
 10/5/21
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EXECUTIVE ENGINEER
CHENNAI DIVISION II
 T.N.P.H.C. Ltd.,
 Avadi, Chennai 54

Handwritten notes:
 24/9/2021
 CE/NYPB

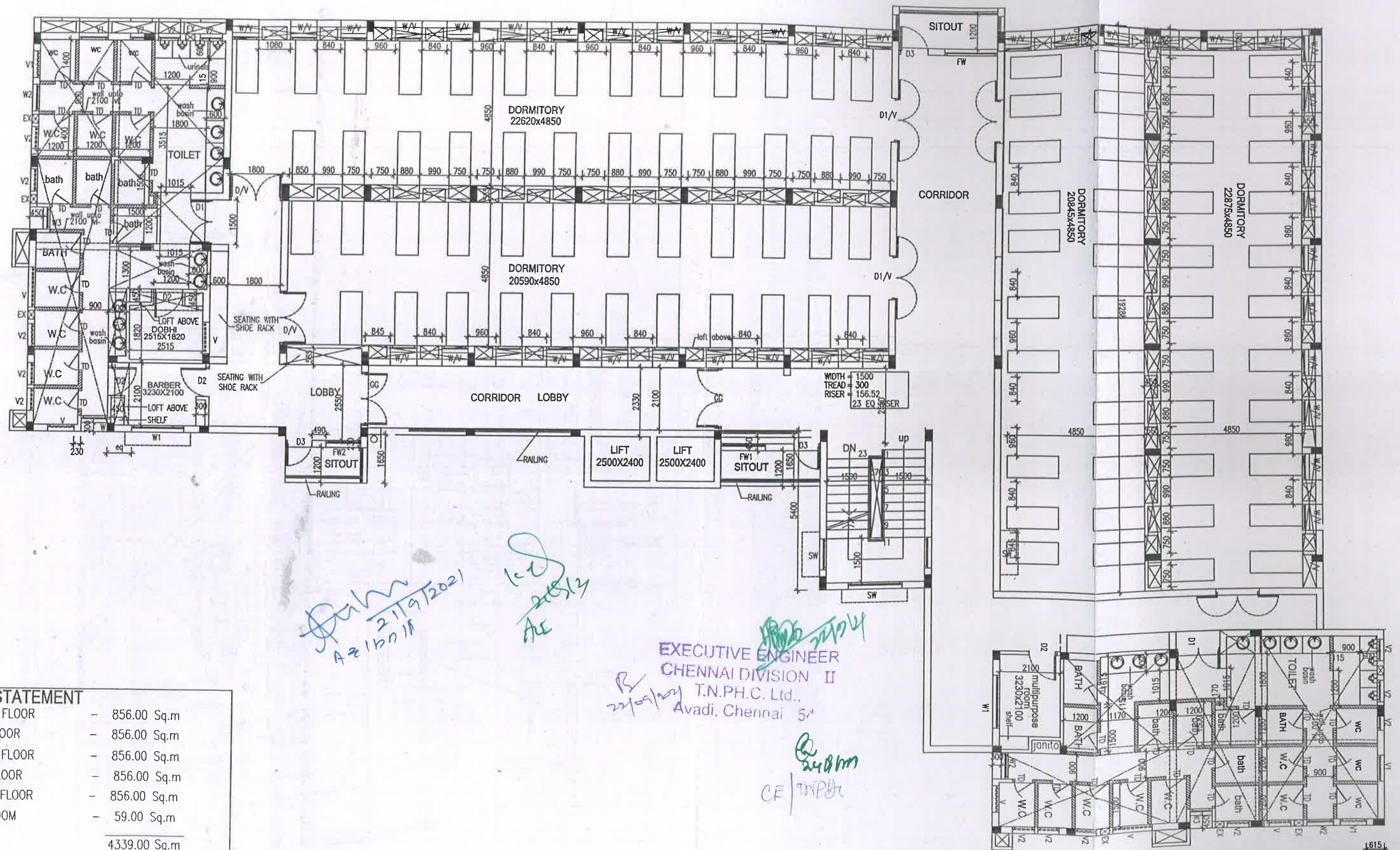
AREA STATEMENT

GROUND FLOOR	- 856.00 Sq.m
FIRST FLOOR	- 856.00 Sq.m
SECOND FLOOR	- 856.00 Sq.m
THIRD FLOOR	- 856.00 Sq.m
FOURTH FLOOR	- 856.00 Sq.m
HEAD ROOM	- 59.00 Sq.m
TOTAL	4339.00 Sq.m

BARRACKS FOR 450 PERSONS AT

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FIRST, SECOND, THIRD & FOURTH FLOOR TYPICAL



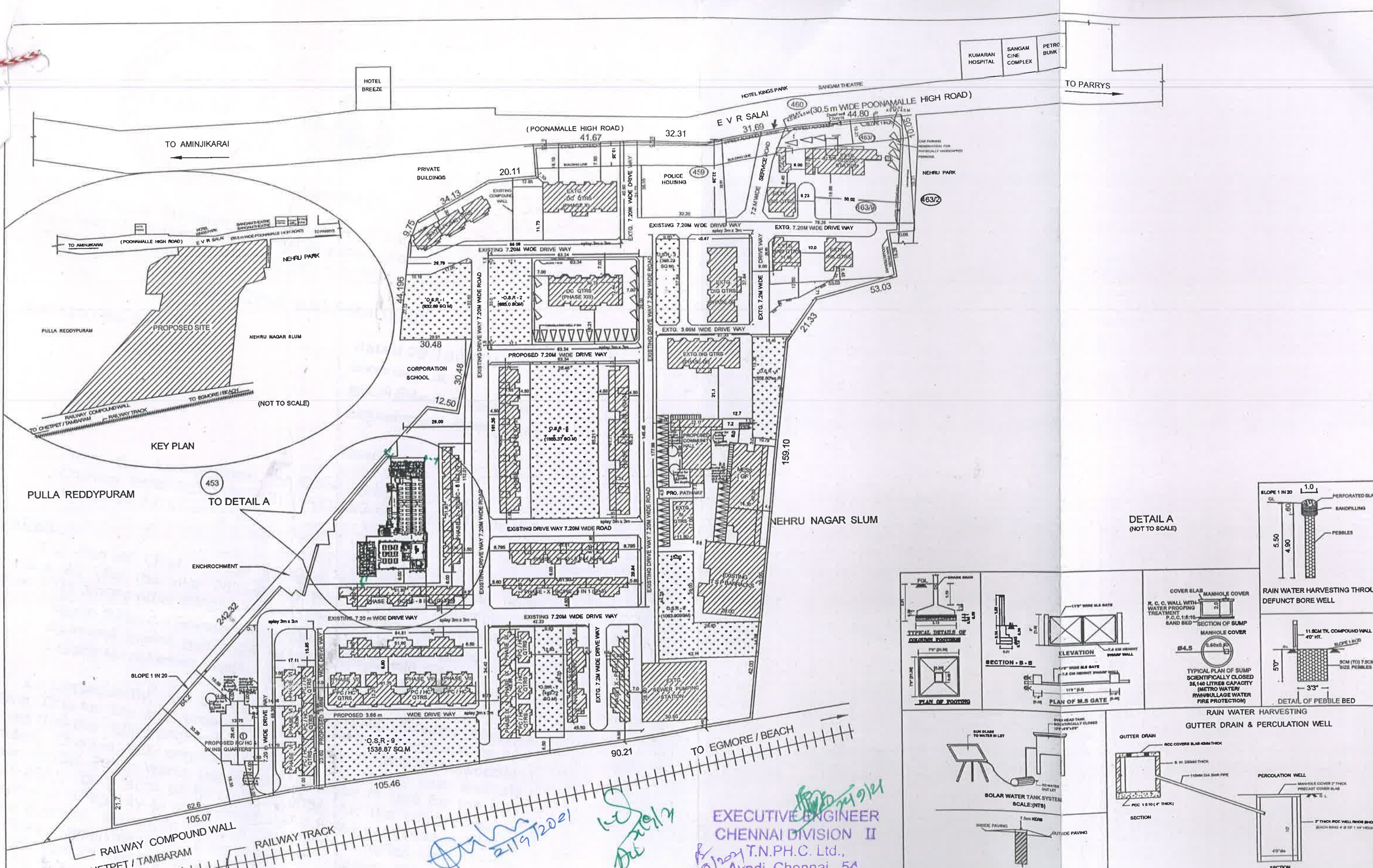
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BARRACKS FOR 450 PERSONS AT

KILBAUK

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



O.S.R. AREA REQUIRED (10% of the site area)	4990.00 Sq.m.
O.S.R. AREA PROVIDED	
O.S.R. - 1	832.69 Sq.m.
O.S.R. - 2	665.00 Sq.m.
O.S.R. - 3	366.23 Sq.m.
O.S.R. - 4	552.80 Sq.m.
O.S.R. - 5	1855.37 Sq.m.
O.S.R. - 6	1083.00 Sq.m.
O.S.R. - 7	449.72 Sq.m.
O.S.R. - 8	1538.87 Sq.m.
O.S.R. - 9	2736.26 Sq.m.
TOTAL	10079.94 sq.m

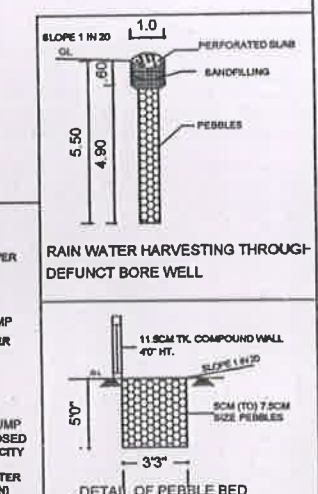
EXECUTIVE ENGINEER
CHENNAI DIVISION II
T.N.P.H.C. Ltd.,
Avadi, Chennai 5A

BARRACKS FOR 450 PERSONS AT
KILPAUK
SURVEY No. : 453/2, 4, 459, 463/1, 3, 8 & 9
VILLAGE : EGMORE
TOWN/TALUK : EGMORE - NUNGAMBAKKAM
DISTRICT : CHENNAI

1 : 500
(All dim. in m)
Scale:



DETAIL A
(NOT TO SCALE)



RAIN WATER HARVESTING
GUTTER DRAIN & PERCUSSION WELL

