



TAMIL NADU POLICE HOUSING CORPORATION LTD.,

(An ISO 9001 : 2008 Certified Company)

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



Lr. No.CE / Plg/ 1115 / 2019

Dtd: .03.2019

To

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

Sir,

Sub: TNPHC Ltd – Construction of new Police Station building at B3 St. George Fort in Chennai City - Feasibility report along with ~~revised~~ plan and rough cost estimate - Sent for approval - Reg.

Ref: 1. The COP / Ch, Lr. Rc. No.167/ 61344/ HBT.I (1)/2012, Dtd:17.12.2018.
2. G.O. Ms. No. 372 Home (Pol. X) Dept, Dtd: 29.04.2015.

The feasibility report along with ~~revised~~ plan and rough cost estimate for the construction of new Police Station building at B3 St. George Fort 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. 301.86 lakhs** including escalation for the year 2019 – 20. Necessary over head charges are included.

3) The land identified in R. S. No.1799/1, Block No.2, Ward No- A, Vepery, Purasiwalkam Taluk in Chennai City having an extent of 9600 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 to 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.

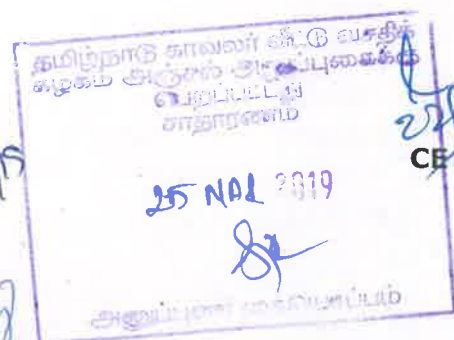
Encl: As stated.

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TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Police Station building for B-3 Police Station at St.George Fort in Chennai City

Rough Cost Estimate

Stilt Floor (Parking area)	=	227.25	m ²	Rate adopted for the Year 2018-2019
Stilt Floor (Building area)	=	54.68	m ²	
First Floor	=	281.93	m ²	
Second Floor	=	281.93	m ²	
Third Floor	=	281.93	m ²	
Total	=	1127.72	m²	

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed structure)	281.93	4135.00	m ²	1165780.55
2	For Additional basement height 0.90m height	281.93	1131.00	m ²	318862.83
3	Super Structure				0.00
	a) Stilt floor (Parking area)	227.25	5281.25	m ²	1200164.06
	b) Stilt floor (Building area)	54.68	8125.00	m ²	444275.00
	c) First floor	281.93	8154.00	m ²	2298857.22
	d) Second floor	281.93	8183.00	m ²	2307033.19
	e) Third floor	281.93	8212.00	m ²	2315209.16
	f) Head room (65% of plinth area of non -residential cost)	22.35	5356.65	m ²	119721.13
4	Roof Finishing	281.93	1330.00	m ²	374966.90
5	Antitermite treatment	281.93	97.00	m ²	27347.21
6	Rajasthan kotta stone flooring (80% of Plinth Area) (900.47x0.80)	720.38	1,000.00	m ²	720380.00
7	Cement painting / OBD painting (inner 50% of Plinth Area)	450.24	474.00	m ²	213413.76
8	Plastic Emulsion paint (50% of Plinth Area outer)	450.24	681.00	m ²	306613.44
9	Aluminium Joineries @80%	720.38	528.00	m ²	380360.64
10	Higher grade concrete	1,127.72	204.00	m ²	230054.88
11	a) Internal Water Supply arrangements	900.47	425.00	m ²	382699.75
	b) Internal Sanitary arrangements	900.47	325.00	m ²	292652.75
	c) Internal Electrical arrangements	900.47	715.00	m ²	643836.05

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
12	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements & electrical fittings	900.47	1296.00	m ²	1167009.12
13	Provision for LED light arrangements	900.47	155.00	m ²	139572.85
Sub - Total - I					15048810.49
14	a) External Water Supply arrangements (Stlit+FF)	336.61	645.00	m ²	217113.45
	b) External Water Supply arrangements (Second Floor+ TF)	281.93	645.00	m ²	181844.85
	c) External Sanitary arrangements (Stlit+FF)	336.61	205.00	m ²	69005.05
	d) External Sanitary arrangements (Second Floor+ TF)	281.93	205.00	m ²	57795.65
	e) External Electrical arrangements (Stlit+FF)	336.61	545.00	m ²	183452.45
	f) External Electrical arrangements (Second Floor+ TF)	112.78	545.00	m ²	61465.10
15	Approach road	135.00	684.00	m ²	92340.00
16	Pavement platform all-round the building (1.20m width)	74.69	984.00	Rmt	73494.96
17	Provision for security wall	150.00	6000.00	Rmt	900000.00
18	Rainwater harvesting	4.00	13280.00	Each	53120.00
19	Provision for filling lowlying area	300.00	450.00	cum	135000.00
20	Provision for Sump & Pumpset	1.00	300000.00	Each	300000.00
21	Provision for borewell	1.00	200000.00	Each	200000.00
22	Provision for two wheeler shed	90.00	6000.00	Sqm	540000.00
23	Provision for Solar power arrangements		L.S		500000.00
24	Provision for Paver block		L.S		500000.00
25	Provision for fire fighting extinguishers		L.S		150000.00
26	Provision for physically handy capped ramp with handrail		L.S		100000.00
27	Provision for UG cable arrangements for three phase EB serve connection		L.S		300000.00
28	Soil Investigation Charges.		As per PWD Norms		31260.00
29	Finishing Elevation charges at 1% of building cost		"		150488.10
30	Provision for Lawn at 3% of building cost		"		451464.31
					20296654.42
31	GST at 12.0% (GST at 6% + CGST 6%)				2435598.53

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	- Sub - Total - II				22732252.95
32	Labour welfare fund @ 1.0%	As per PWD Norms			227322.53
33	Unforeseen items, Contingencies & Petty Supervision at 2.50 %	As per PWD Norms			568306.32
34	Supervision charges 7.50%				1704918.97
35	Price adjustment clause at 5%	As per PWD Norms			1136612.65
	Sub-Total - III				26369413.42
36	Cost of foundation Stone laying & Inagural function	As per PWD Norms			13000.00
37	Advertiserment charges	L.S			50000.00
38	Provision for EB deposits	L.S			200000.00
39	Provision for planning permission, local body, water supply arrangements (CMWSSB)	L.S			100000.00
40	Structural design and consultancy charges	As per GO MS no 181,Dt:16.05.2003.			100000.00
	Grand Total Rs.				26832413.42
		Say Rs.	268.32	Lakhs	
	For the year 2019-2020 (Including 12.5% Escalation)	Say Rs.	301.86	Lakhs	

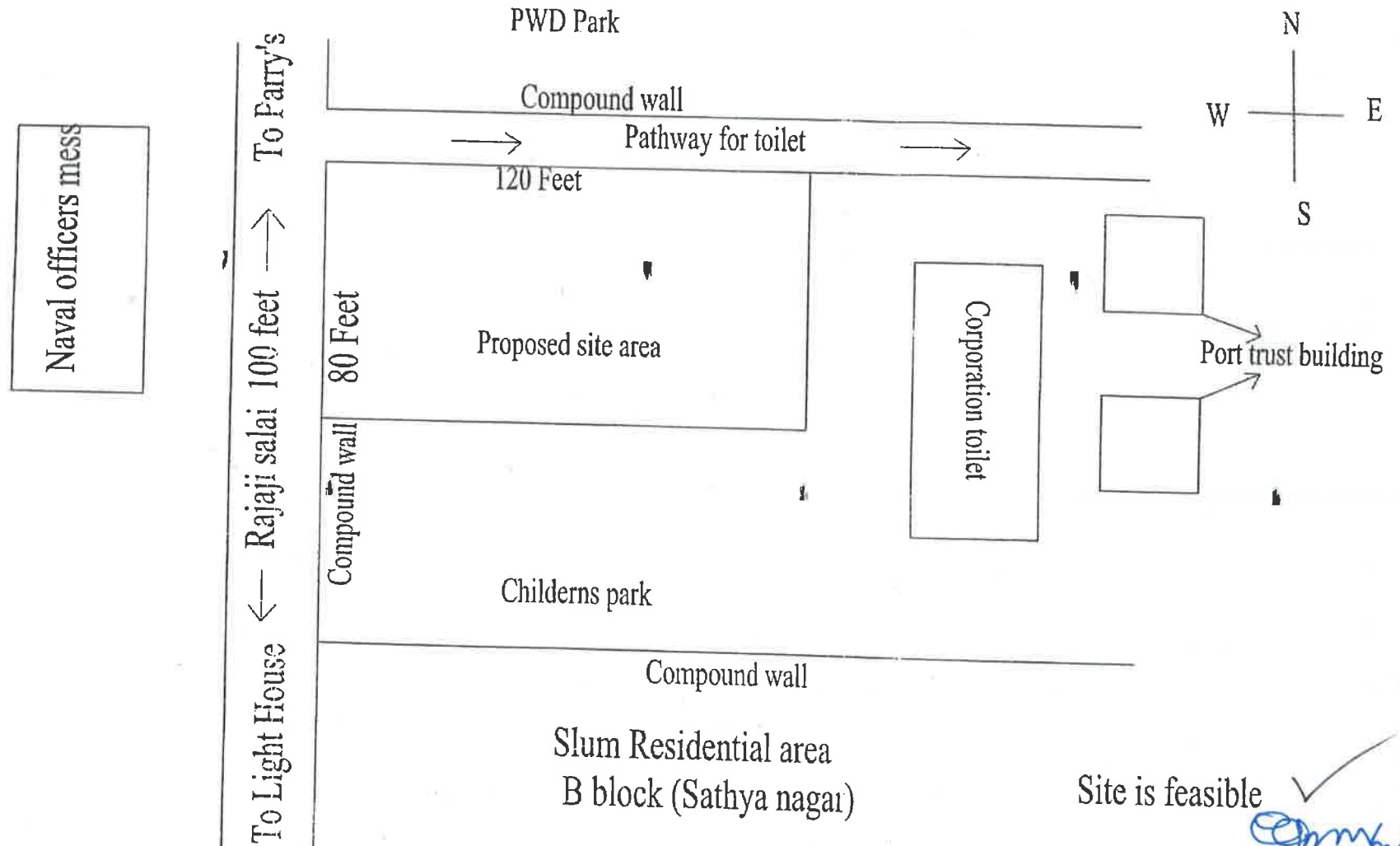
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Key Plan Showing the details of R.S No ; 1799/1 of Block No ; 2 of vepery in purasaiwakkam Taluk .
For B3 Fort police station



Site is feasible ✓

[Signature]
CE / TNPHC

[Signature] 8/2/18
EXECUTIVE ENGINEER
CHENNAI DIVISION II
T.N.P.H.C. Ltd.
Avadi, Chennai 54