

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 / 8395 / 2018

Dtd:22.01.2019

To

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

Sir,

Sub: TNPHC – Construction of new building for V3 J.J. Nagar Police Station in Chennai City -
Feasibility report along with plan and rough cost estimate - Called for - Reg.

Ref: The COP / Ch, Proc. Rc. No.04/3304/HBT I (2)/2012, Dated: 15.10.2018.

With reference to the letter cited, the feasibility report along with plan and rough cost estimate proposal for the construction of new building for V3 J.J. Nagar Police Station 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. 192.71 lakhs** including escalation for the year 2019 - 20. Necessary over head charges are included.

3) It is reported that the land is identified in S.No.303 part, Block 2, J.J. Nagar East, Mogappair village, Ambattur Taluk, Chennai District having an extent of land 2350 Sq.ft. The land comes under Primary Residential Zone. The land belongs to TNHB. Transfer of land to Police Department is in progress. **It is feasible for construction of the Police Station after the land is reclassified as Institutional Zone by the user department and transfer of land to Police Department.**

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 may be communicated to us to take up the work.

Encl: As stated.

Yours faithfully,
Sd/xxx
Chief Engineer.

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

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of Urban Police station building (stilt +2) for V-3 J.J.Nagar in Chennai City

Rough Cost Estimate

Stilt Floor (parking area)	=	159.24	m ² /	Rate adopted for the Year 2018-2019		
Stilt Floor (Building area)	=	18.66	m ²			
First Floor	=	177.90	m ²			
Second Floor	=	177.90	m ²			
Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.	
1	Foundation (Framed structure)	177.90	4135.00	m ²	735616.50	
	a.Extra for pile foundation upto 15m height	177.90	7520.00	m ²	1337808.00	
2	For Additional basement height 1.20m height	177.90	1508.00	m ²	268273.20	
3	Super Structure					
	a) Stilt floor (Parking area)	159.24	5281.25	m ²	840986.25	
	b) Stilt floor (Building area)	18.66	8125.00	m ²	151612.50	
	c) First floor	177.90	8154.00	m ²	1450596.60	
	d) Second floor	177.90	8183.00	m ²	1455755.70	
	e) Head room (65% of plinth area of non -residential cost)	20.42	5337.80	m ²	108997.88	
4	Roof Finishing	177.90	1330.00	m ²	236607.00	
5	Antitermite treatment	177.90	97.00	m ²	17256.30	
6	Rajasthan kotta stone flooring (80% of Plinth Area)	299.57	1,000.00	m ²	299570.00	
7	Aluminium joineries (80% of Plinth Area)	299.57	528.00	m ²	158172.96	
8	Cement painting / OBD painting (inner 50% of Plinth Area)	187.23	474.00	m ²	88747.02	
9	Plastic Emulsion paint (50% of Plinth Area outer)	187.23	681.00	m ²	127503.63	
10	Provision for higher grade concrete	374.46	204.00	m ²	76389.84	
11	a) Internal Water Supply arrangements	374.46	425.00	m ²	159145.50	
	b) Internal Sanitary arrangements	374.46	325.00	m ²	121699.50	
	c) Internal Electrical arrangements	374.46	715.00	m ²	267738.90	
12	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements & electrical fittings	374.46	1296.00	m ²	485300.16	
13	Provision for LED light arrangments	374.46	155.00	m ²	58041.30	
	Sub - Total - I					8445818.74
14	a) External Water Supply arrangements (Stilt+FF)	196.56	645.00	m ²	126781.20	
	b) External Water Supply arrangements (Second Floor)	88.95	645.00	m ²	57372.75	
	c) External Sanitary arrangements (Stilt+FF)	196.56	205.00	m ²	40294.80	
	d) External Sanitary arrangements (Second Floor)	88.95	205.00	m ²	18234.75	
	e) External Electrical arrangements (Stilt+FF)	196.56	545.00	m ²	107125.20	
	f) External Electrical arrangements (Second Floor)	35.58	545.00	m ²	19391.10	

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
15	Approach road	270.00	684.00	m ²	184680.00
16	Pavement platform all-round the building (1.20m width)	58.60	984.00	Rmt	57662.40
17	Provision for security perimeter	200.00	6000.00	Rmt	1200000.00
18	Provision for Filling low lying area	500.00	450.00	Cum	225000.00
19	Rainwater harvesting	4.00	13280.00	Each	53120.00
20	Provision for sump and pumpset	1.00	300000.00	Each	300000.00
21	Provision for borewell	1.00	200000.00	Each	200000.00
22	Provision for Gymnasium arrangements	1.00	200000.00	Each	200000.00
23	Provision for Solar Plant arrangements	1.00	500000.00	Each	500000.00
24	Provision for Two Wheeler parking Shed	L.S			324000.00
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			150000.00
28	Soil Investigation Charges.	As per PWD Norms			31260.00
29	Finishing Elevation charges at 1% of building cost	"			84458.19
30	Provision for Lawn at 3% of building cost	"			253374.56
					12828573.69
31	GST at 12.0% (GST at 6% + CGST 6%)				1539428.84
		Sub - Total - II			14368002.53
32	Labour welfare fund @ 1.0%	As per PWD Norms			143680.03
33	Unforeseen items, Contingencies & Petty Supervision at 2.50 %	As per PWD Norms			359200.06
34	Supervision charges 7.50%				1077600.19
35	Price adjustment clause at 5%	As per PWD Norms			718400.13
		Sub-Total - III			16666882.93
36	Cost of foundation Stone laying & Inagural function	As per PWD Norms			13000.00
37	Advertisement charges	L.S			50000.00
38	Provision for EB deposits	L.S			100000.00
39	Provision for planning permission	L.S			100000.00
40	Payment to local body for water supply	L.S			100000.00
41	Structural design and consultancy charges	As per GO MS no 181,Dt:16.05.2003.			100000.00
		Grand Total Rs.			17129882.93
		Say Rs.	171.30	Lakhs	
	For the year 2019-2020 (Including 12.5% Escalation)	Say Rs.	192.71	Lakhs	

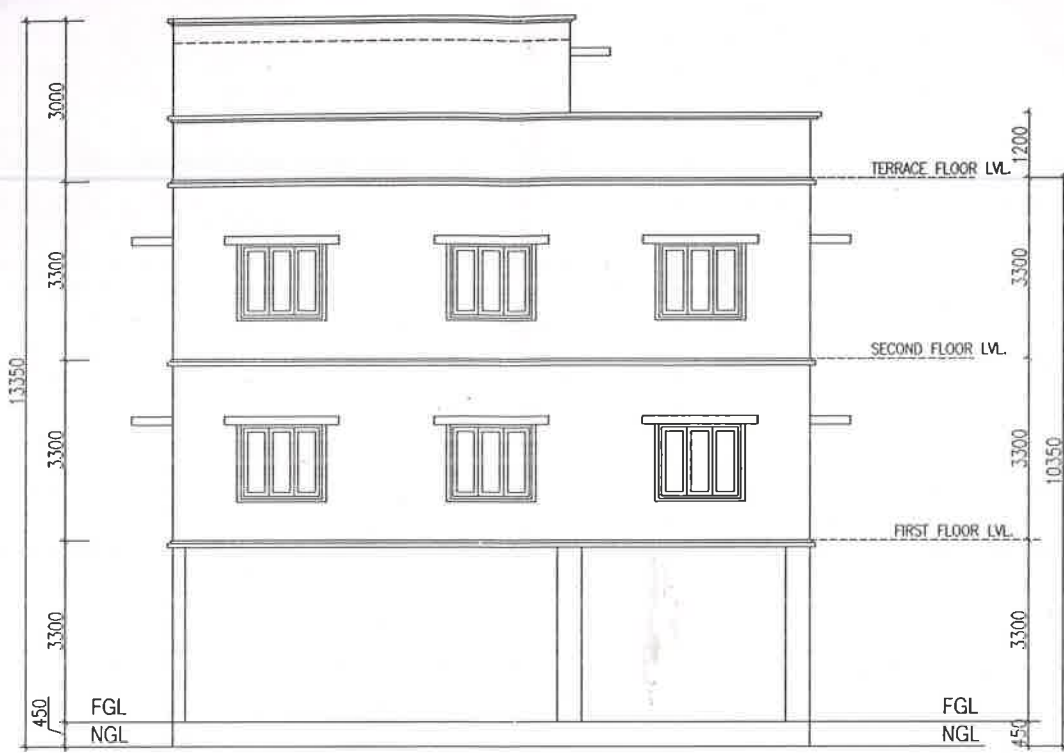
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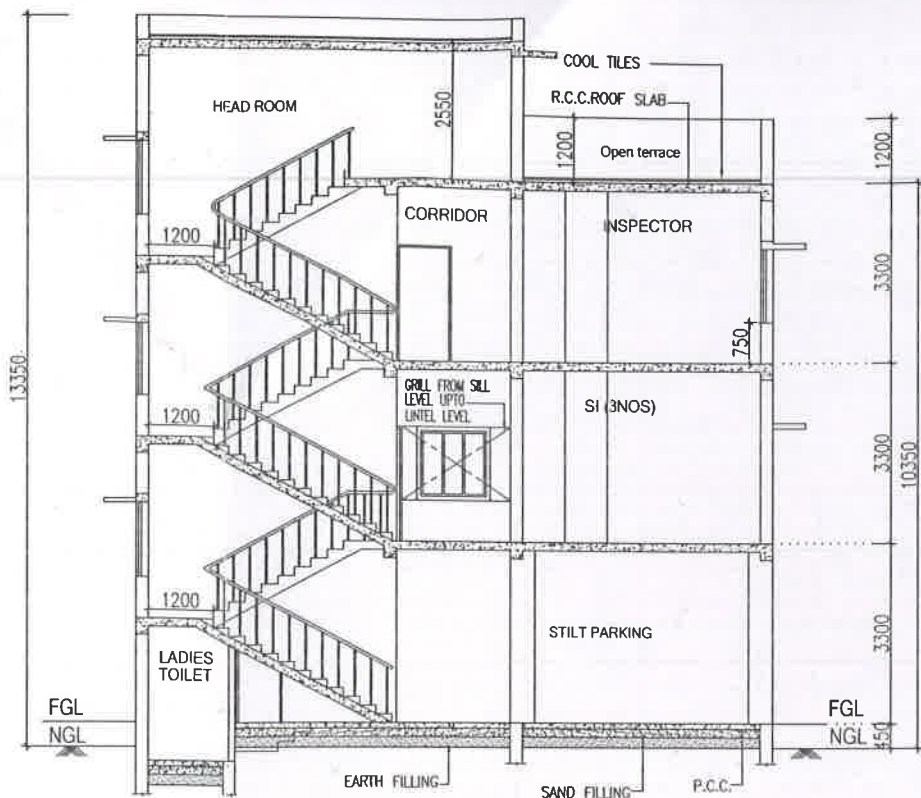
10/1/2019
HDO

CE / TAPHC

Amount
Rs.
184680.00
2.40



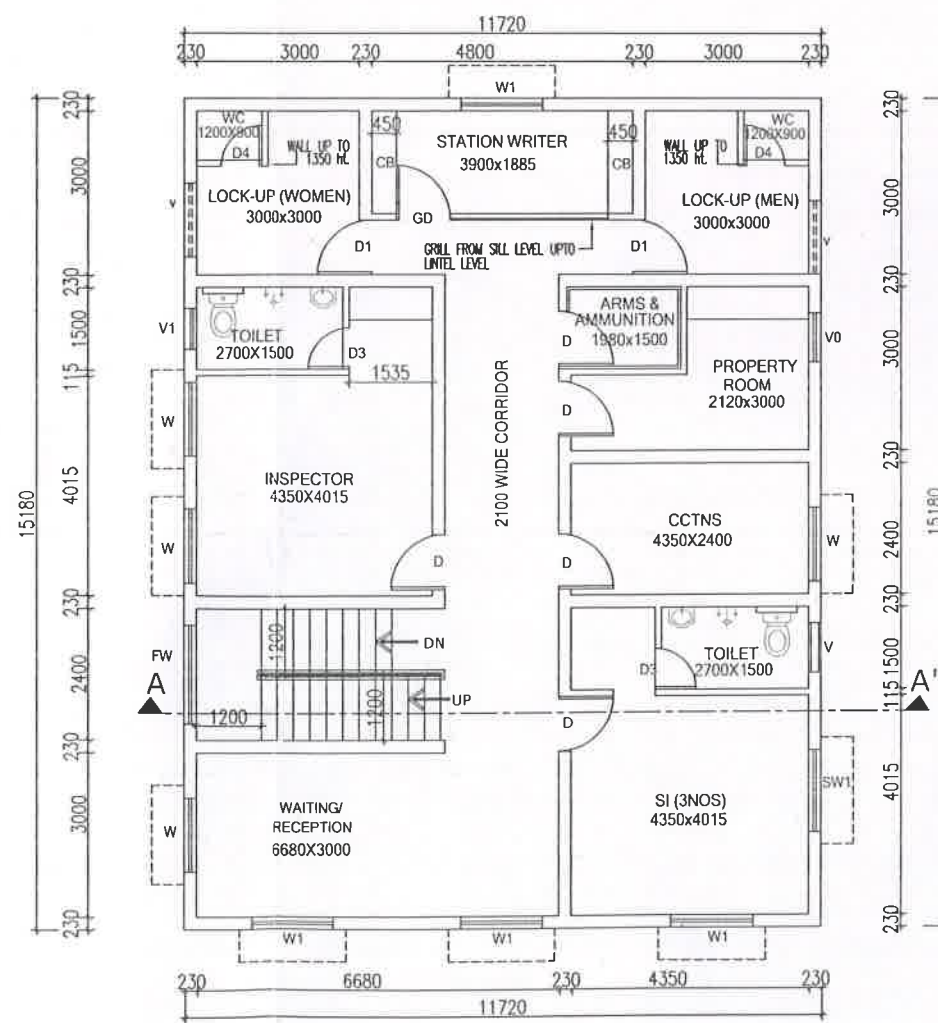
FRONT ELEVATION



SECTION AA'



STILT FLOOR PLAN



FIRST FLOOR PLAN

JOINERY DETAIL

MD	DOOR	1200X2100	T.W.FRAMED DOOR WITH T.W. DOUBLE LEAF PANELLED DOOR SHUTTERS WITH BRASS FITTINGS
D	DOOR	1000X2100	R.C.C.FRAMED DOOR WITH BWR SHUTTERS
D1	DOOR	1000X2100	DOORS WITH IRON BARS & MS FLATS
D2	DOOR	900X2100	R.C.C.FRAMED DOOR WITH BWR SHUTTERS
D3	DOOR	750X2100	P.V.C.DOOR WITH PVC FRAME
D4	DOOR	750X1350	P.V.C.DOOR WITH PVC FRAME
GD	DOOR	900X2100	GRILL DOOR
W	WINDOW	1350X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W2	WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
SW1	SLIDING WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V	VENTILATOR	1350X600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
V1	VENTILATOR	750X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
FW	FIXED WINDOW	1800X1350	GLAZED WINDOW WITH MS GRILL
V0	VENTILATOR	1350X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS

SPECIFICATION

FOUNDATION : R.C.C.COLUMN
 SUPERSTRUCTURE: BRICK WORK IN C.M 1:6
 ROOF : R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES
 JOINERY : ALUMINIUM/RCC/T.W/STEEL
 FLOORING :
 • IVORY COLOUR VITRIFIED TILE FLOORING FOR ALL ROOMS
 • GRANITE TILE FLOORING - VERANDAH & LOBBY
 • EUROCON TILE - RAMP, PORTICO & STAIRCASE STEPS
 • ANTISKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M
 CUPBOARD SLAB : IN R.C.C
 PAINTING :
 • INNERWALL - TWO COAT OBD OVER ONE COAT OF PRIMER
 • OUTERWALL - EMULSION PAINT OVER ONE COAT OF PRIMER
 • CEILING - 3 COATS WHITE WASH
 P.PES/TAPS : P.V.C / HALF TURN C.P TAP

AREA STATEMENT IN sq.m

FIRST FLOOR	-	177.90
SECOND FLOOR	-	177.90
TOTAL	-	355.80
STILT FLOOR	-	177.90
HEAD ROOM	-	20.42

NOTE

1. STAIRCASE :- TREAD-300 MM, RISER-157.143MM.
2. SILL LEVEL 750 MM FROM FL.
3. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
4. ROOF HEIGHT 3300 MM (INCLUDE SLAB THK.)
5. HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 1200 MM.
6. WIDTH OF SUNSHADE IS 600 MM.
7. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

PROPOSED POLICE STATION

S.NO : J.J. Nagar.
 VILLAGE :
 BLOCK : Chennai city.
 TOWN / TALUK :
 DISTRICT :
at

Signed/***27-9-17 Asst. Ar.	Signed/***27-9-17 AEE/Arch. Sec.	Signed/***27-9-17 EE (PA TO SE)
Signed/***27-9-17 Executive Engineer (Plg)	Signed/***27-9-17 Supdt. Engineer (CC)	Signed/***28-9-17 Chief Engineer.

SCALE : To Fit (All dimensions in mm)

DRAWING NO.: DD/153R4/15

This dwg. supercedes previous approved dwg. DD/153R3/15

REVISION:
 Portico removed.
 Station Writer Room revised.



TAMILNADU POLICE HOUSING CORPORATION LTD.
 NO:132, E.V.R.SALAI, KILPAUK,
 KILPAUK, CHENNAI-600 010.

EXECUTIVE ENGINEER
 CHENNAI DIVISION II

T.N.P.H.C. Ltd.
 Avadi, Chennai 54

Signature
 7/12/2018

Signature
 7/12/2018

Signature
 11/12

Signature
 CE
 22/11/19
 TNPHC