



Lr. No. CE / Plg /1762 / 2018

Dtd:11.10.2023

To

The Additional Director General of Police,
Commissioner of Police,
Avadi Police Commissionerate,
Avadi, Chennai – 53.

Sir,

Sub: TNPHC Ltd – Construction of new building for Law & Order, Crime and Traffic Police Station and DC office for Avadi at T6 Avadi PS in Chennai City - Feasibility report along with plan and revised rough cost estimate – Sent for approval - Reg.

Ref: The ADGP/COP,Avadi, Lr.Rc.No.Bldg.I(1)/125/26326/2023, Dated:17.02.2023

With reference to the letter cited, the feasibility report along with plan and rough cost estimate proposal for the Construction of new Heavy building for Law & Order, Crime and Traffic Police Station and DC office for Avadi at T6 Avadi PS in Chennai City is prepared and enclosed herewith.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2023 -2024. Necessary all over head charges are included.

Sl.No	Name of Work	Amount in Lakhs	Remarks
1.	Construction of new Heavy building for Law & Order, Crime,Traffic and Deputy Commissioner of Police office for Avadi at T6 Avadi PS in Chennai City	719.09	<ul style="list-style-type: none"> ❖ The land identified in T.S.No.25, Old S.No.51/2B Part, Block No.28, Paruthipattu Village, Avadi ❖ The land belongs to Police Department. ❖ As per the CMDA norms, the land comes under Commercial zone. ❖ The existing approach road width

			is 11.5 wide. Propo access way 6.00m wide.
			❖ It is feasible to construct Heavy building for Law & Order, Crime, Traffic and Deputy Commissioner of Police office for Avadi at T6 Avadi PS in Chennai City.

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.

Yours faithfully,



Chief Engineer

11/10

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New building for T-6 Avadi Police Station(Law & Order, Crime) Traffic Police Station and office of the Deputy Commissioner of Police at Avadi in Chennai City

Rough Cost Estimate

Stlit Floor (Parking area)	=	301.47	m ²
Stlit Floor (Building area)	=	78.12	m ²
First Floor	=	362.19	m ²
Second Floor	=	362.19	m ²
Third Floor	=	362.19	m ²
Fourth Floor	=	191.69	m ²
Total	=	1657.85	m²

Rate adopted for the Year 2023-2024

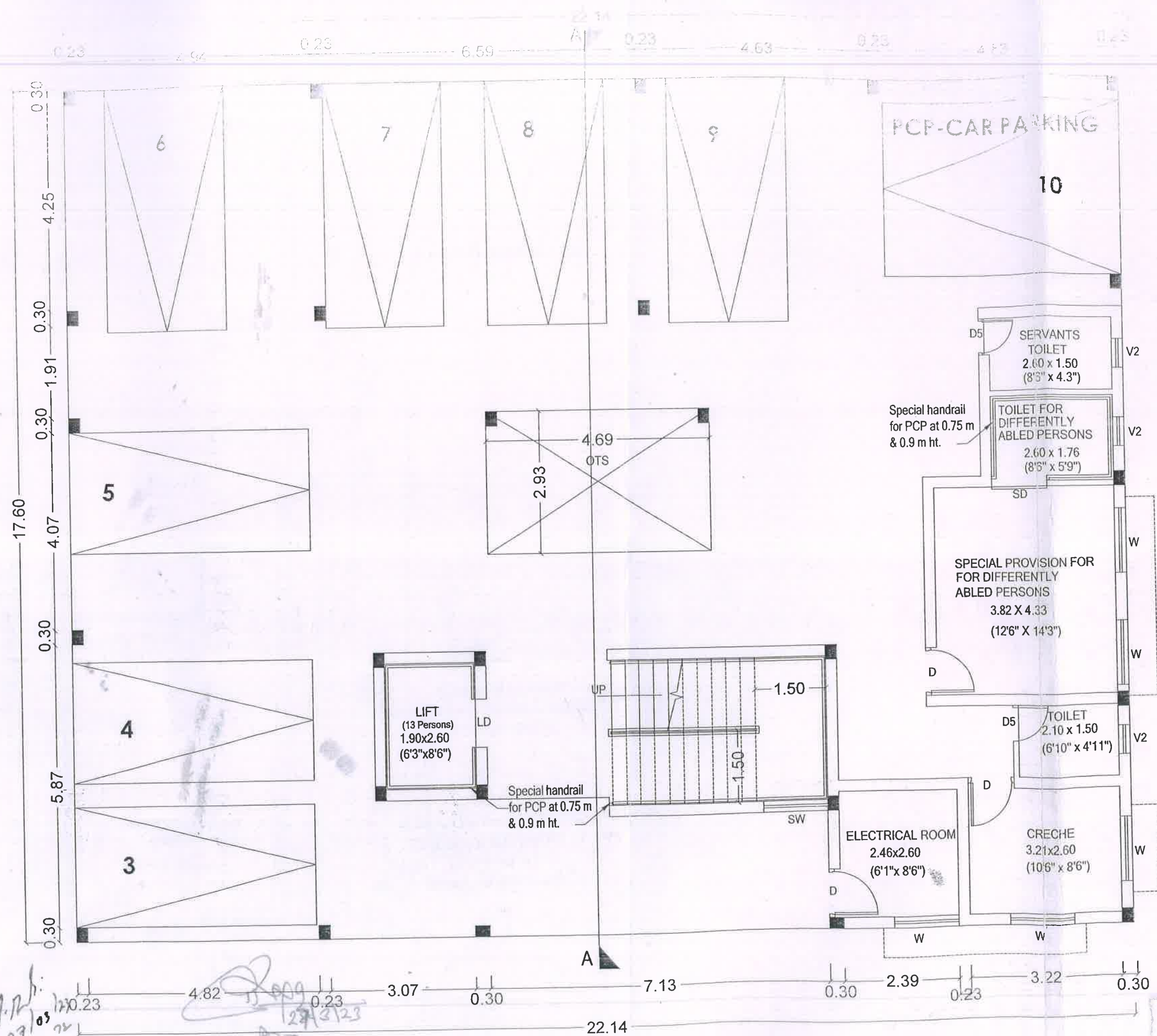
Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Pile foundation)	389.66	10415.00	m²	4058308.90
2	Add Extra Exceed 15m (pile depth 20m)	389.66	2920.00	m²	1137807.20
2	For Additional basement height 0.60m height	389.66	1046.00	m²	407584.36
3	Super Structure				0.00
	a) Stlit floor (Parking area)	301.47	7611.50	m²	2294638.91
	b) Stilt floor (Building area)	78.12	11710.00	m²	914785.20
	c) First floor	362.19	11751.00	m²	4256094.69
	d) Second floor	362.19	11792.00	m²	4270944.48
	e) Third floor	362.19	11833.00	m²	4285794.27
	f) Fourth floor	191.69	11874.00	m²	2276127.06
	g) Head room (65% of plinth area of non -residential cost) (7.59 x 3.46)	26.26	7744.75	m²	203377.14
4	Additional floor over G+3 Floor	217.95	724.00	m²	157795.80
5	Roof Finishing	389.66	1920.00	m²	748147.20
6	Antitermite treatment	389.66	130.00	m²	50655.80
7	Double charged Verified tile flooring @ 80% on P.A.	1085.10	1790.00	m²	1942329.00
8	Plastic Emulsion paint	1,356.38	962.00	m²	1304837.56

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
9	Provision for lift pit	7.22	18925.00	m ²	136638.50
10	Provision for UPVC windows / Ventilator @80%	1,085.10	2115.00	m ²	2294986.50
11	Higher grade concrete	1,657.85	300.00	m ²	497355.00
12	Dummy column	362.19	442.00	m ²	160087.98
13	Provision for False ceiling with Glass wool 25mm thick below RCC roofing	150.00	1651.00	m ²	247650.00
14	Provision for Wall paneling in Conference hall (without Glass wool)	250.00	1495.00	m ²	373750.00
15	Provision for AC arrangements (Non-ductable)	150.00	6110.00	m ²	916500.00
16	a) Internal Water Supply arrangements	1356.38	558.00	m ²	756860.04
	b) Internal Sanitary arrangements	1356.38	430.00	m ²	583243.40
	c) Internal Electrical arrangements	1356.38	1030.00	m ²	1397071.40
17	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	1356.38	1830.00	m ²	2482175.40
18	Provision for Power plug, computer plug etc.,	1657.85	218.05	m ²	361494.19
	Sub - Total - I				38517039.97
19	a) External Water Supply arrangements (Stlit to First Floor)	440.31	860.00	m ²	378666.60
	b) External Water Supply arrangements (Second Floor to Fourth Floor)	458.04	860.00	m ²	393914.40
	c) External Sanitary arrangements (Stlit to First Floor)	440.31	266.00	m ²	117122.46
	d) External Sanitary arrangements (Second Floor to Fourth Floor)	458.04	266.00	m ²	121838.64
	e) External Electrical arrangements (Stlit to First Floor)	440.31	787.00	m ²	346523.97
	f) External Electrical arrangements (Second Floor to Fourth Floor)	183.210	787.00	m ²	144186.27
20	Approach road	660.00	841.00	m ²	555060.00
21	Pavement platform all-round the building (1.20m width)	84.30	1,210.00	Rmt	102003.00
22	Provision for security wall	150.00	7574.00	Rmt	1136100.00
23	Rainwater harvesting	4.00	16440.00	Each	65760.00
24	Provision for Sump	1.00	200000.00	Each	200000.00
25	Provision for Pumpset	2.00	50000.00	Each	100000.00

	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
26	Provision for borewell	1.00	200000.00	Each	200000.00
27	Passenger Lift 13 persons capacity (Stilt+2 floors) without machine room	1.00	2992000.00	Each	2992000.00
28	For every addl. floor over the G+3 floors and extra Rs.1,47,700/- shall be allowed for each floor	1.00	147700.00	Each	147700.00
29	Add extra charges for lift earthing staff, machine power mains as per CEIG norms	1.00	73860.00	Each	73860.00
30	Provision for Genset 125 KVA capacity with AMF panel	1.00	1377000.00	Each	1377000.00
31	Erection, testing, Commissioning, power main and charges for CEIG approval	1.00	236200.00	Each	236200.00
32	Provision for Public addresss system for meeting hall	1.00	384000.00	Each	384000.00
33	Provision for Gymnasium arrangements		L.S		200000.00
34	Provision for Aluminium partition arangement		L.S		800000.00
35	Provision for furniture arrangements		L.S		800000.00
36	Provision for Storm water drain & sewage drain		L.S		200000.00
37	Provision for Fire fighting extinguisher		L.S		150000.00
38	Provision for Numbering and lettering		L.S		50000.00
39	Provision for RO system		L.S		200000.00
40	Provision for intercom & LAN wiring		L.S		200000.00
41	Provision for filling lowlying area		L.S		1500000.00
42	Provision for septic tank		L.S		450000.00
43	Provision for Solar power arrangements		L.S		500000.00
44	Provision for ramp for physically handy capped person		L.S		150000.00
45	Provision for UG cable arrangements for three phase EB servive connection		L.S		250000.00
46	Soil Investigation Charges.		As per PWD Norms		38705.00
47	Finishing Elevation charges at 1% of building cost		"		385170.40
48	Provision for Lawn at 3% of building cost		"		1155511.20

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	Sub - Total - II				54618361.91
49	GST at 18.0% (GST at 9% + CGST 9%)				9831305.14
	Sub - Total - III				64449667.06
50	Labour welfare fund @ 1.0%		As per PWD Norms		546183.62
51	Unforeseen items, Contingencies & Petty Supervision at 1 %		As per PWD Norms		546183.62
52	Supervision charges 5%				2730918.10
53	Price adjustment clause at 5%		As per PWD Norms		2730918.10
	Sub-Total - IV				71003870.48
54	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
55	Advertisement charges		L.S		100000.00
56	Provision for EB deposits		L.S		500000.00
57	Provision for planning permission		L.S		92000.00
58	Provision for local body water supply		L.S		100000.00
59	Structural design and consultancy charges		As per GO MS no 181,Dt:16.05.2003.		100000.00
	Grand Total Rs.				71908870.48
	For the year 2023-2024	Say Rs.	719.09	Lakhs	


Chief Engineer
Tamilnadu Police Housing Corporation Ltd.
Chennai - 600 010

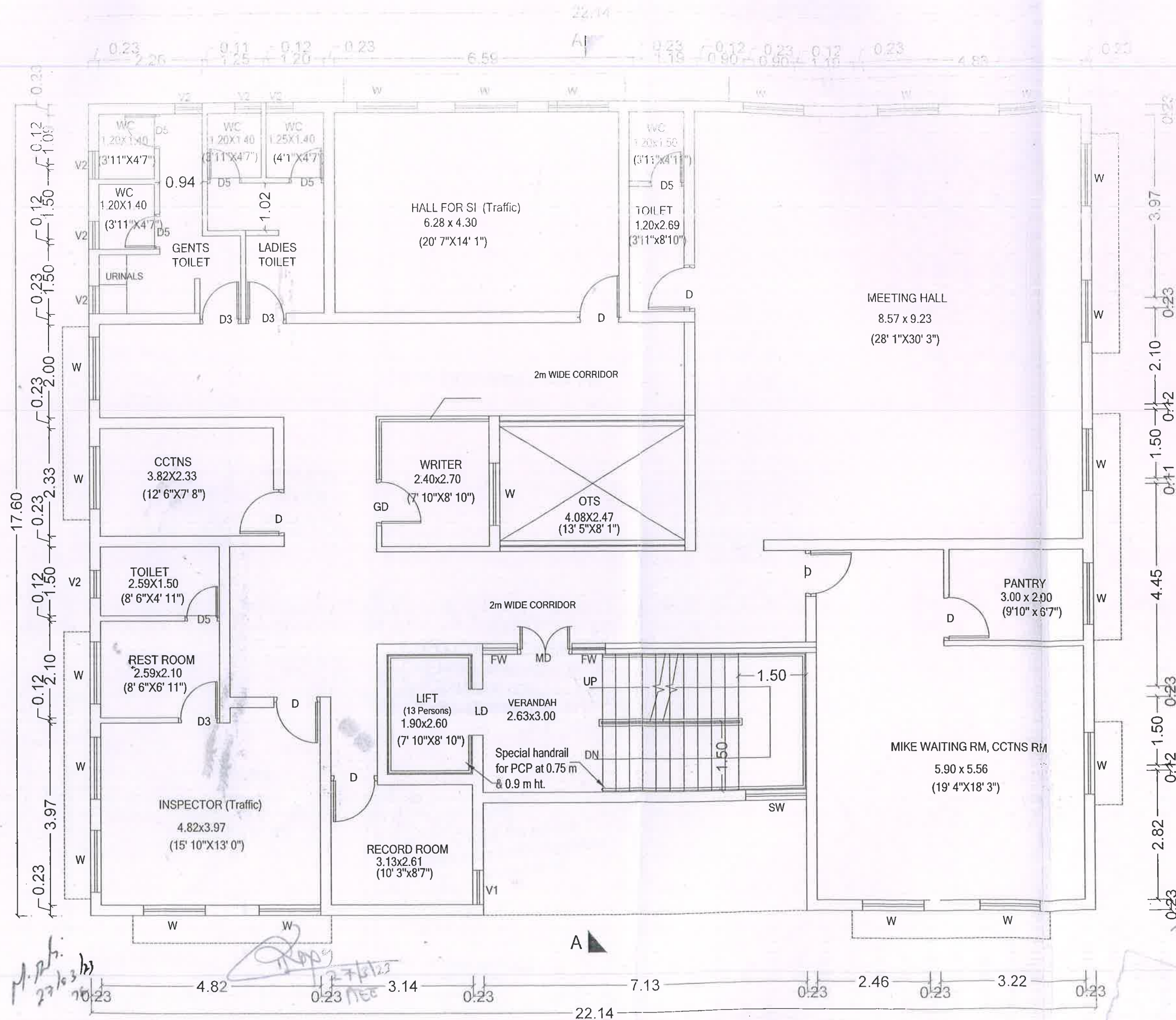
STILT floor Area = 301.471
 STILT floor Building area = 78.121

John
 Chief Engineer
 Tamilnadu Police Housing Corporation
 Chennai - 600 010

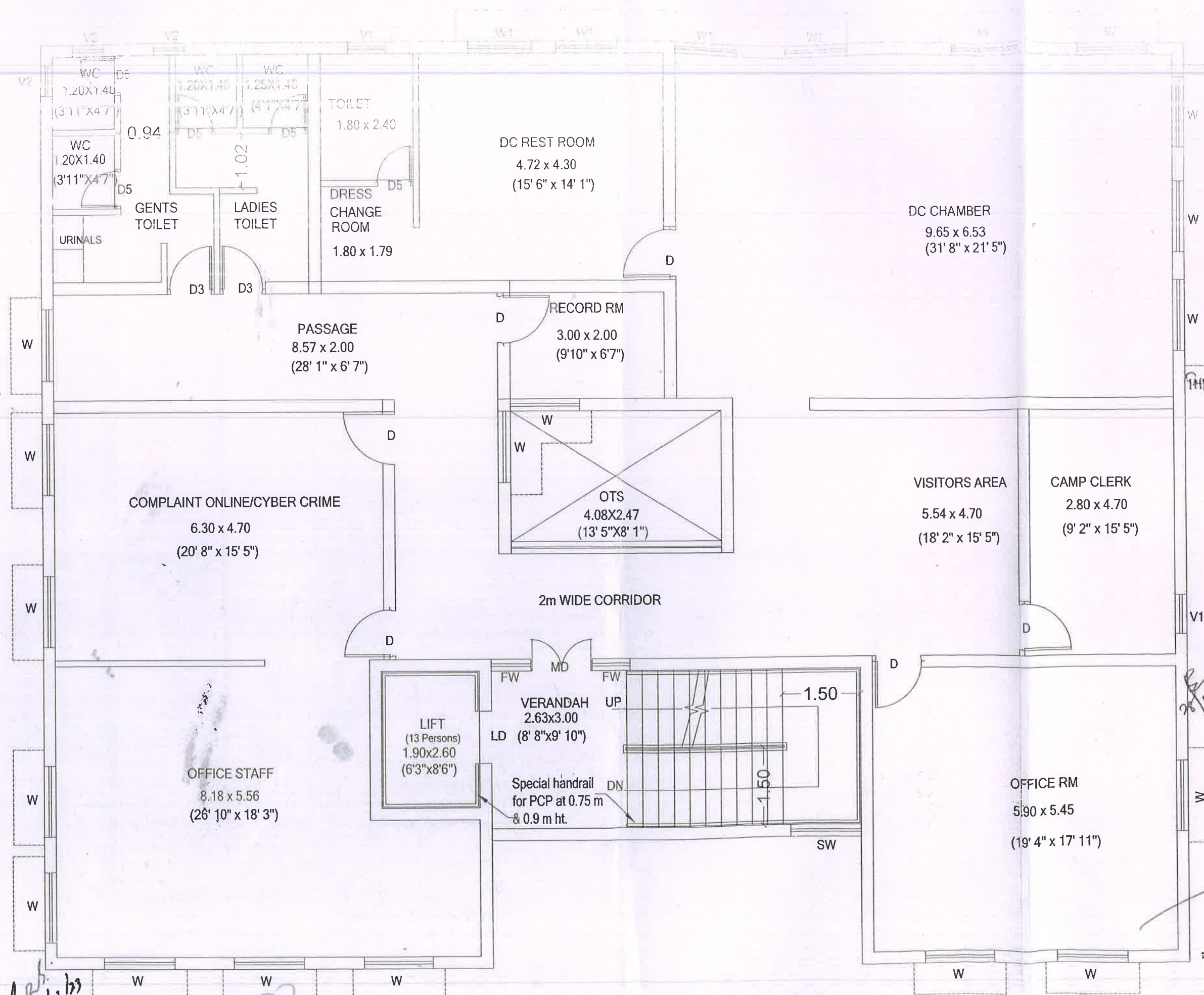
11/10
 EXECUTIVE ENGINEER
 CHENNAI DIVISION II
 T.N.P.H.C. Ltd.,
 Avadi, Chennai 51

27/3/20
 Dy. Commr. of Police
 Avadi District

STILT PART / GROUND FLOOR PART PLAN



SECOND FLOOR PLAN (TRAFFIC & DC OFFICE)



THIRD FLOOR AREA = 362.19 m²

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

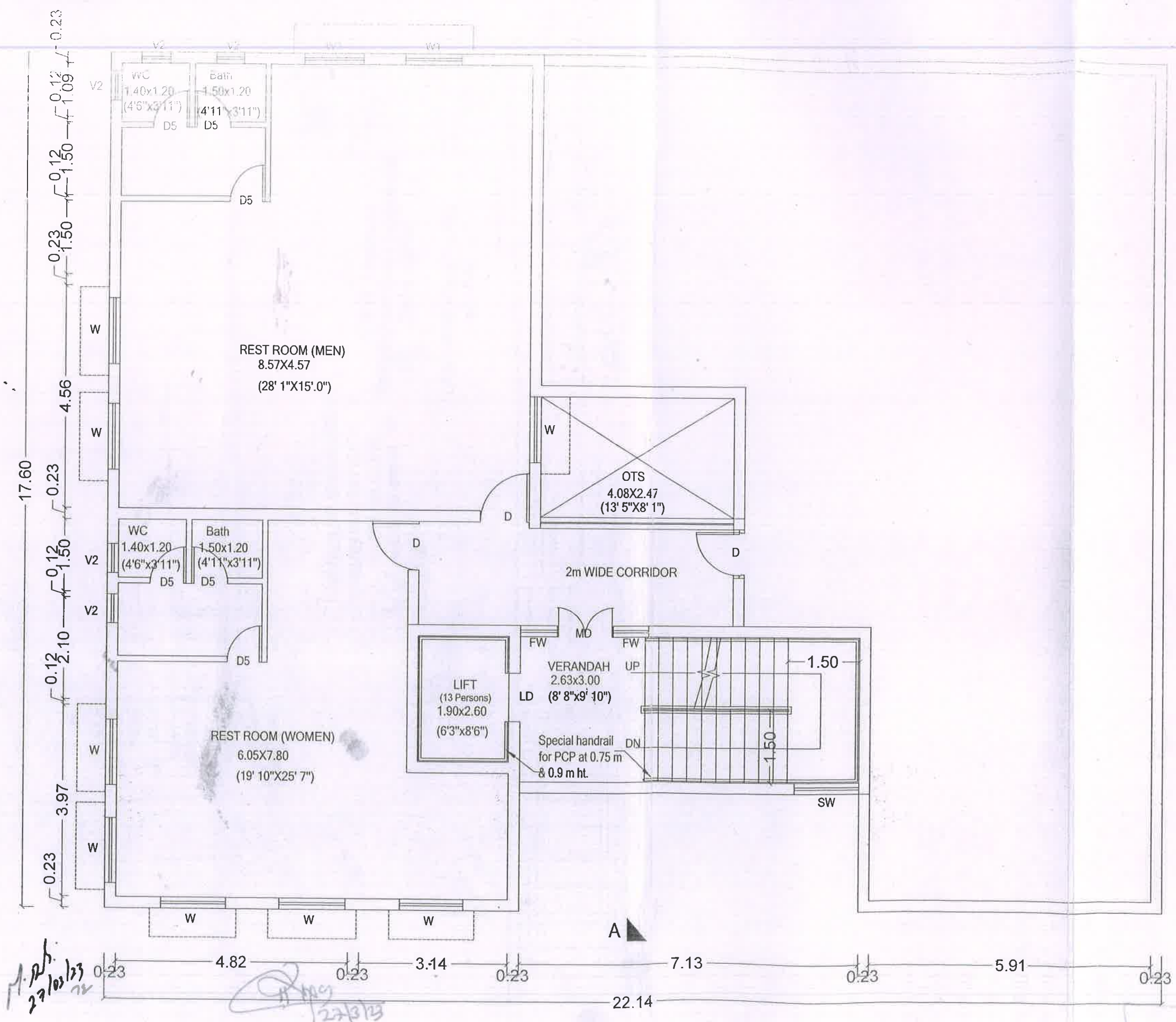
Chief Engineer
Tamilnadu Police Housing Corporation
Chennai - 600 010.

Dy. Commr. of Police
Avadi District

M. P. 27/03/22

27/3/22

THIRD FLOOR PLAN (DC OFFICE)



FOURTH FLOOR AREA = 191.6

Chief Engineer
Tamilnadu Police Housing Corporation Ltd.
Chennai - 600 010

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

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FOURTH FLOOR PLAN (REST RM)

