



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/Kollihills PS/ 2021

Dated: 06.10.2023

To

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

Sir,

Sub: TNPHC – Construction of new Light Police Station building at Sengarai, Kollihills in Namakkal District - Feasibility report along with plan and rough cost estimate –
Furnished - Reg.

With reference to the letter cited, the feasibility report along with plan and revised rough cost estimate proposal for the Construction of new Light Police Station building at Sengarai, Kollihills in Namakkal District 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 Light Police Station building at Sengarai, Kollihills in Namakkal District	229.39	<ul style="list-style-type: none">❖ The land identified in S.No. 194/3 at Edapulli Nadu Village, Sengarai, Kollihills in Namakkal District having an extent of 0.10.0 Hectare❖ The land belongs to Police Department.❖ It is feasible to construct Light Police Station building at Sengarai Village, Kollihills in Namakkal District .

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

Encl: As Stated.

Yours faithfully,


Chief Engineer

TAMIL NADU POLICE HOUSING CORPORATION LIMITED**NAME OF WORK: - CONSTRUCTION OF LIGHT POLICE STATION AT SENGARAI, KOLLI HILLS IN NAMAKKAL DISTRICT.****GENERAL ABSTRACT**

		Rate adopted for the year 2023-2024			
S.No	Description	No. of Block	Rate Rs	Per	Amount Rs.
1	Construction of Rural PS (G+2)	1	12322046.51		12322046.51
	Sub Total - I				12322046.51
2	Provision for Approach road with Kerb stone both sides	100.00	1500.00	m ²	150000.00
3	Provision for vehicle shed	1.00	600000.00	No	600000.00
4	Provision for Compound wall	127.00	11500.00		1460500.00
5	Soil investigation charges	2.00	35790.00	No	71580.00
	Sub Total - II				14604126.51
6	Provision for Numbering and Lettering	LS			70000.00
7	Provision for Borewell, Pump room and External water supply	LS			300000.00
8	Provision for UG cable arrangements for 3 Phase service connection	LS			100000.00
9	Provision for Jungle cleanrance	LS			100000.00
10	Provision for Cutting & levelling the area	LS			400000.00
11	Provision for Retaining wall	LS			700000.00
12	Provision for cutting, wedghing & chiseling rockout crops & Foundation Drilling holes	LS			1000000.00
	Sub Total - III				17274126.51
13	Provision for GST @ 18%				3109342.77
	Sub Total - IV				20383469.28
14	Labour welfare fund 1%	LS			172741.27
15	Unforeseen items & Contingencies @ 1%	LS			172741.27
16	Price adjustment clause @ 5%	LS			863706.33

S.No	Description	No. of Block	Rate Rs	Per	Amount Rs.
17	Supervision Charges @ 5%	LS			863706.33
	Sub Total - V				22456364.46
18	Provision towards EB deposits	LS			70000.00
19	Structural design & consultancy charges	LS			50000.00
20	Provision for Property tax & planning permission payment to local body	LS			200000.00
21	Advertisement charges	LS			50000.00
22	Provision for LT Line shifting charges	LS			100000.00
23	Provision for foundation stone laying & inagural function	As per PWD Norms			13000.00
	Grand total				22939364.46
					Say Rs.229.39 Lakhs

Signature
01/10/2023

Chief Engineer

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

NAME OF WORK: - CONSTRUCTION OF LIGHT POLICE STATION AT SENGARAI, KOLLI HILLS IN NAMAKKAL DISTRICT.

Rough Cost Estimate for Non - Residential Framed Structure

Plinth Area Statement: in M²

Floor Detail		Unit
Ground floor	127.620	m ²
First Floor	113.560	m ²
Second Floor	53.010	m ²
Total	294.19	m²
Portico (Half area)	17.520	m ²
Total	311.71	m2

Non - Residential Building

The rate adopted for 32.5% for hill station

Labour 40%, Material - 25% (65/2 = 32.5%)

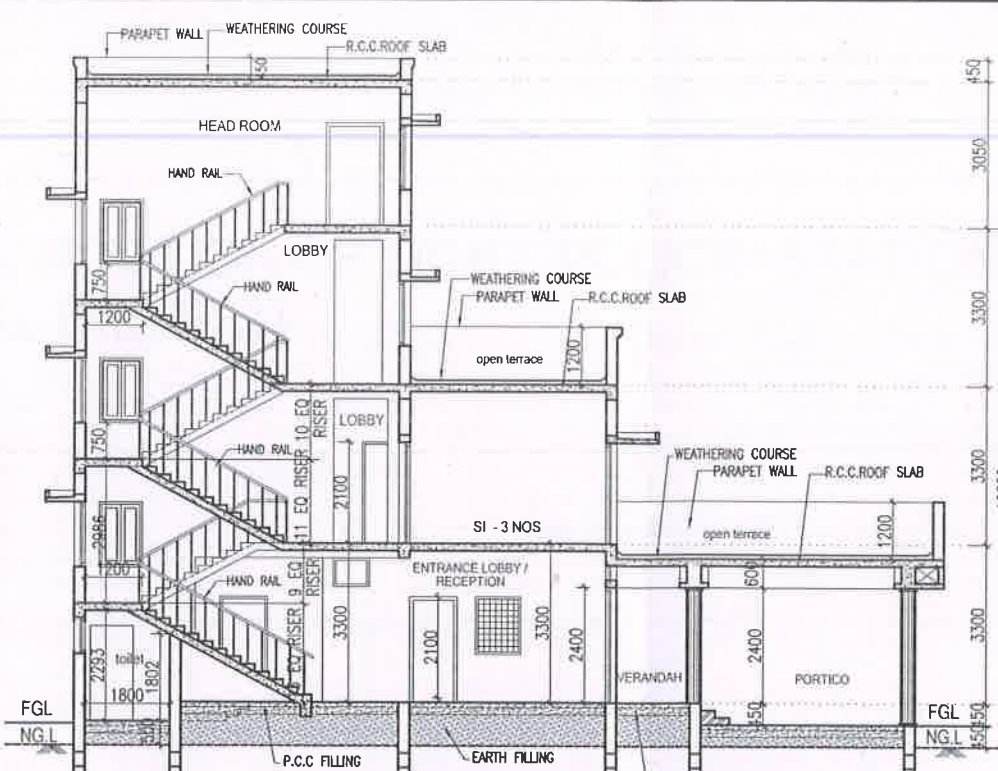
Rate adopted for the year 2023 - 2024

Sl. No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Cost of Foundation	145.140	7088.75	m ²	1028861.18
2	For Additional Basement height more than 0.90m(As per annexure - I, (3 x 523.00)	145.140	2078.93	m ²	301735.17
3	For Additional Basement height more than 0.90m(As per annexure - I, (3 x 326.00)	145.140	1295.85	m ²	188079.67
3	Cost of Super Structure (As per annexure -I)				0.00
	a) Ground floor	145.140	14780.38	m ²	2145223.63
	b) In First Floor	113.560	14834.70	m ²	1684628.53
	c) In Second Floor	53.010	14889.03	m ²	789267.22
	d) Head Room (65% of super structure cost)	17.860	9677.87	m ²	172846.69
4	Roof Finishing	145.140	2411.50	m ²	350005.11
5	Cool Tiles (30% of roof finishing rate)	145.140	723.45	m ²	105001.53
6	Antitermite treatment	145.140	172.25	m ²	25000.37
7	For joinery items (Floor Area)	294.190	813.55	m ²	239338.27
8	Rajasthan Kotta stone (laid in combination marble strips) (80% of Plinth area)	249.368	2027.25	m ²	505531.28
9	Cement painitng / OBD inner (50% plinth area)	155.855	735.38	m ²	114611.87
10	Plastic emulsion paint (outer) (50% plinth area)	155.855	1126.25	m ²	175531.69
11	a) Internal Water Supply (For GF, FF & SF)	294.190	739.35	m ²	217509.38
	b) Internal Sanitary arrangements (For GF, FF & SF)	294.190	569.75	m ²	167614.75

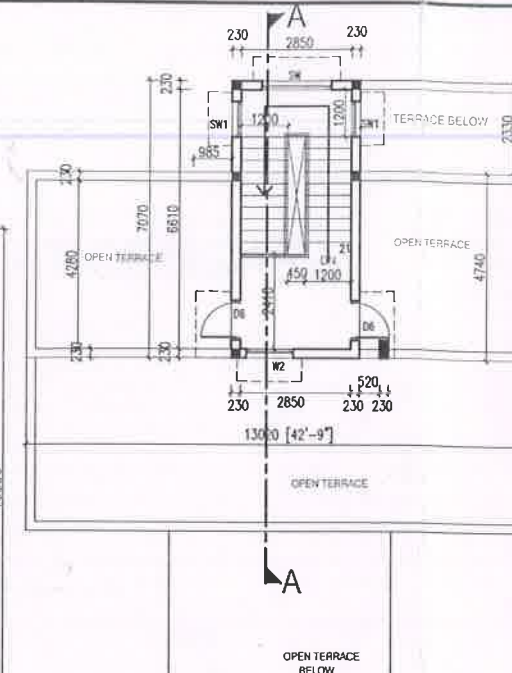
Sl. No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	c) Internal Electrical arrangements (For GF, FF & SF)	294.190	1364.75	m ²	401495.80
12	Extra provision for TW door shutter, cupboard, bath room (80% of G.F)	249.368	2424.75	m ²	604655.06
13	Provision for LED lightings (170 + 20.45 + 27.60)	311.710	288.92	m ²	90058.08
	Sub - Total - I				9306995.28
14	a) External Water Supply (For G.F & F.F)	241.180	1139.50	m ²	274824.61
	b) External Water Supply (For S.F)	26.505	1139.50	m ²	30202.45
	c) External Sanitary (For G.F & F.F)	294.190	352.45	m ²	103687.27
	d) External Sanitary (For S.F)	26.505	352.45	m ²	9341.69
	e) External Electrical (For G.F & F.F)	241.180	1042.78	m ²	251496.47
	f) External Electrical (For S.F)	10.602	1042.78	m ²	11055.50
	g) Filling low lying area	2491.720	500.00	m ³	1245860.00
	h) Visitor toilet and Shed		L.S		400000.00
	i) Sump		L.S		450000.00
15	Pavement platform all-round the building (1.20m width)	50.000	1603.25	Rmt	80162.50
16	Rainwater harvesting	3.000	21783.00	Each	65349.00
17	Elevation @ 1% of building cost		As per PWD Norms		93069.95
	Sub - Total - II				12322046.51



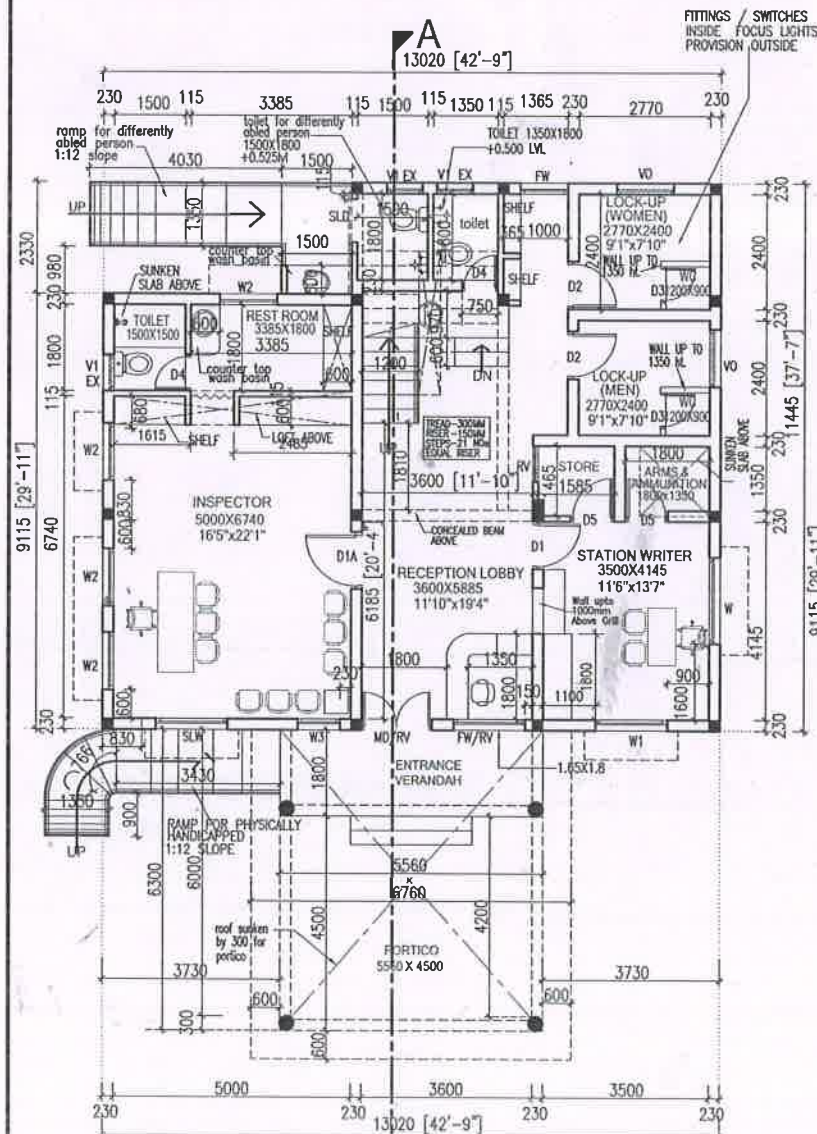
FRONT ELEVATION



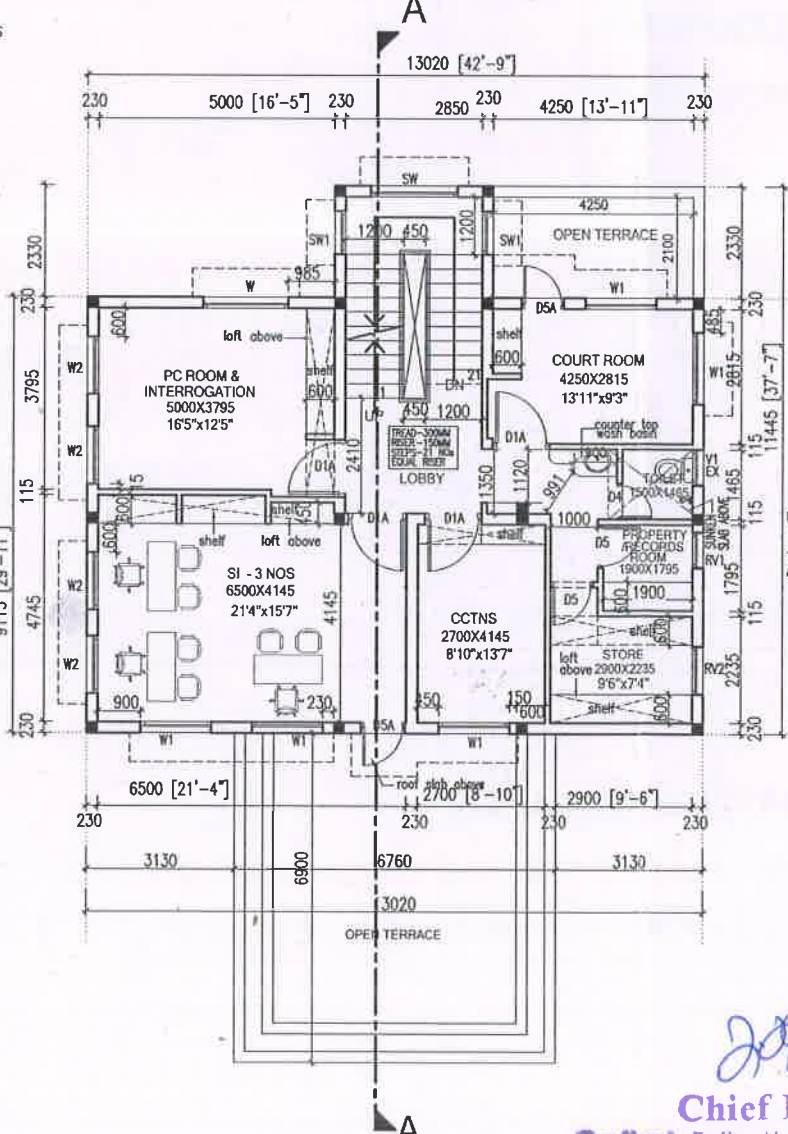
SECTION - AA'



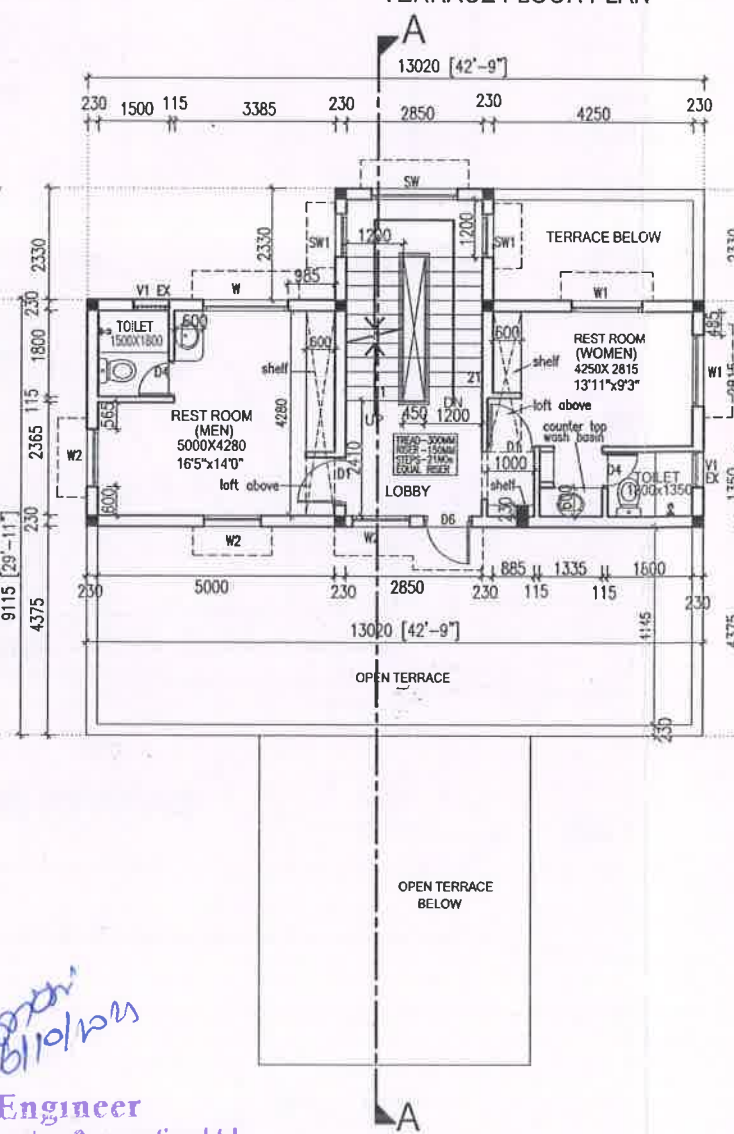
TERRACE FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

JOINERY DETAIL			
WU DOOR	1500X2400	T.W. FRAMED DOOR WITH T.W. DOUBLE LEAF	
W FRENCH WINDOW	1500X2100	T.W. FRAMED GLAZED FRENCH WINDOW WITH MS GRILL	
D1 DOOR	1000X2100	R.C.C. FRAMED DOOR WITH BMR SHUTTER	
D1A DOOR	1200X2100	T.W. FRAMED DOOR WITH BMR SHUTTER	
D2 DOOR (LOCK UP)	1000X2100	DOORS WITH IRON BARS & MS FLATS	
D3 DOOR (LOCK UP)	750X1350	P.V.C. DOOR WITH PVC FRAME	
D4 DOOR (TOILET)	750X2100	P.V.C. DOOR WITH PVC FRAME	
D5 DOOR	900X2100	R.C.C. FRAMED DOOR WITH BMR SHUTTER	
D5A DOOR	900X2100	T.W. FRAMED DOOR WITH T.W. SHUTTER	
SLD SLIDING DOOR	900X2100	R.C.C. FRAMED DOOR WITH BMR SHUTTER	
D6 DOOR	1000X2100	T.W. FRAMED DOOR WITH T.W. SHUTTER	
W WINDOW	1800X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS	
W1 WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS	
W2 WINDOW	1200X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS	
W3 WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS	
FW FRENCH WINDOW	1000X1800	T.W. FRAMED GLAZED FRENCH WINDOW WITH MS GRILL	
SLW SLIDING WINDOW	1500X1350	UPVC WINDOW WITH SLIDING SHUTTERS	
SW STAIRCASE WINDOW	1800X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS 750 SILL FROM LANDING (STAIRCASE LANDING)	
SW1 STAIRCASE WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS 750 SILL FROM LANDING (STAIRCASE LANDING)	
RV1 VENTILATOR (PRO. & RECORD)	750X 750	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT	
VO VENTILATOR (LOCK)	1200X 600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT	
RV2 VENTILATOR (STORE LINTEL)	1000X 900	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT	
RV VENTILATOR (STORE ROOF LVL)	750X 600	GLAZED VENTILATOR	
EX EXHAUST FAN	750X 750	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILL	

SPECIFICATION

FOUNDATION & BASEMENT	R.C.C. COLUMN/BRICK WORK IN C.M 1:5
SUPERSTRUCTURE	BRICK WORK IN C.M 1:6
ROOF	RCC SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED HP TILES OVER WEATHERING COURSE MILD
FLOORING	MORY VITRIFIED TILES FOR ALL ROOMS GRANITE TILES FOR VERANDAH, CORRIDOR, LOBBY & PASSAGE
CUPBOARD SLAB PAINTING	IN RCC/CIDAPPACH LIME WHITE WASH 3 COATS FOR CEILING INNER WALL-ORO 2 COATS OVER 1 COAT PRIMER WHITE CEMENT. OUTER WALL-PLASTIC EMULSION PAINT TWO COATS OVER 1 COAT PRIMER
JOINERIES	ENTRANCE MAIN DOOR-TEAK WOOD FRAME WITH TEAK WOOD SHUTTER AND MELAMINE POLISH. INNER DOORS-RCC FRAME WITH BMR SHUTTERS. SOLID PVC DOOR FRAME AND SHUTTER FOR TOILETS. WINDOW-STEEL/ALUMINIUM/
PIPES / TAPS	PVC / HALF TURN C.P. TAP
EX -	EXHAUST FAN

NOTE

1. STAIRCASE :- TREAD-300 MM, RISER-150MM. (21NOS)
2. PLINTH HEIGHT 900 MM FROM NGL
3. SILL LEVEL 750 MM FROM FFL
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 1200 MM.
7. WIDTH OF SUNSHADE IS 600 MM.
8. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE SPECIFICALLY STATED

AREA STATEMENT

	SQ.M
GROUND FLOOR AREA	= 127.62
FIRST FLOOR AREA	= 113.56
SECOND FLOOR AREA	= 53.01
TOTAL	= 294.19
PORTICO HALF AREA	= 17.52
TOTAL AREA	311.71 (OR) 3355 SQFT

PROPOSED LIGHT POLICE STATION IN

S.NO :
VILLAGE :
TOWN / TALUK :
DISTRICT :

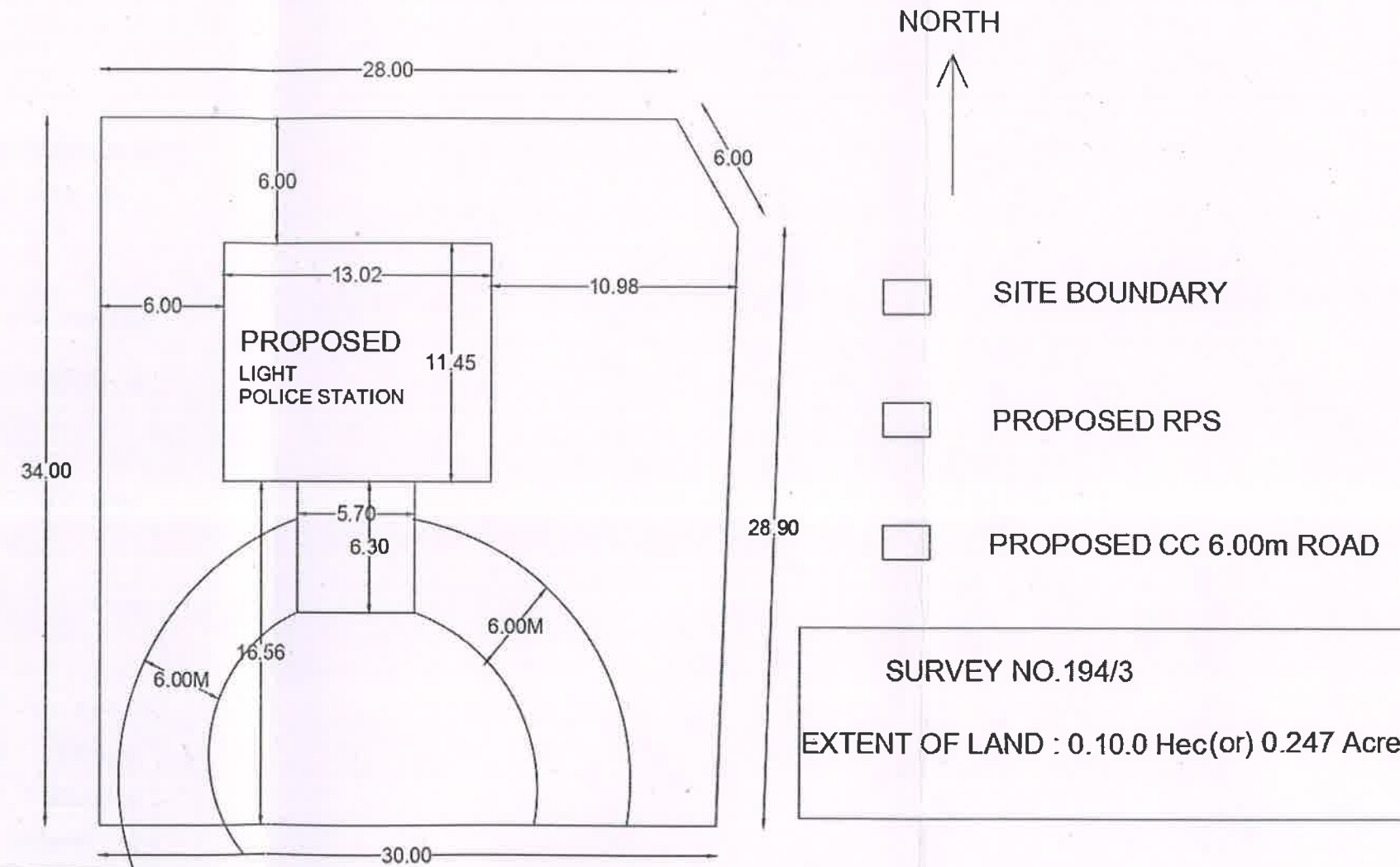
GROUND FLOOR, FIRST FLOOR, SECOND FLOOR
TERRACE FLOOR PLAN, FRONT ELEVATION &
SECTION - 'AA'

SCALE: 1:100	DRAWING NO. DD/ 435 /2022	SHEET NO. 01/01
DATE:		
Sd., ... dt. 14/07/22 Asst. Architect	Sd., ... dt. 14/07/22 AEE/ ARCH. SEC.	Sd., ... dt. 14/07/22 EE/ PLANNING
Sd., ... dt. 14/07/22 Supdt. Engineer (C.C)	Sd., ... dt. 14/07/22 CHIEF ENGINEER	Sd., ... dt. 15/07/22 CHAIRMAN MD

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

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

NAME OF WORK : - CONSTRUCTION OF LIGHT POLICE STATION AT SENGARAI KOLLI HILLS IN NAMAKKAL DISTRICT



WAY TO SENGARAI BUS STAND

7.20M WIDE EXISTING BT ROAD

WAY TO SOLAKADU

Chief Engineer
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