



Tamil Nadu Police Housing Corporation Limited
(A Government of Tamil Nadu Undertaking)
(An ISO 9001: 2015 certified company)
No. 132, E. V. R. Salai, Kilpauk, Chennai – 600 010



Lr. No. CE/Plg/Qtrs/2449/2023

Dated: .04.2023

To

The Director General of Police/Commissioner of Police,
Greater Chennai Police,
Vepery,
Chennai -07.

Sir,

Sub: TNPHC – Construction of 120 Nos of PC/HC Quarters (80 in 1) 1 Block and (40 in 1) 1 Block (10 Storied) Multistoried building Kondithope in Chennai City – Feasibility and Rough cost estimate proposal – Furnished - Regarding.

Ref: 1. The DGP/COP, GCP, Vepery, Ch-07, Rc.No.HBT-III(2)/12/8705/2023, Dt:03.04.2023.

2. As discussed by the CE/TNPHCL with COP/Officials on 03.04.2023.

With reference to the above cited, the feasibility report and rough cost estimate proposal for the Construction of 120 Nos of PC/HC Quarters (80 in 1) 1 Block and (40 in 1) 1 Block (10 Storied) Multistoried building at Kondithope in Chennai is enclosed.

The estimate is prepared based on the PWD Plinth area rates for the current year 2021-2022 including all over head charges and escalation charges for the year 2022 – 2023 & 2023-2024. The estimate, type design and tentative layout are enclosed herewith.

Name of Work	Amount ₹ in lakhs	Remarks
Construction of 120 Nos of PC/HC Quarters (80 in 1) 1 Block and (40 in 1) 1 Block (10 storied) Multistoried building at Kondithope in Chennai City	5500.03	<ul style="list-style-type: none">➤ The land is identified in S.No.3/1, Block –I, VOC Nagar Village, Fort Tondiarpet in Chennai City.➤ The land belongs to Police Department.➤ The land is feasible for construction after dismantling the existing old dilapidated Police quarters.

The total value of the proposal works out to **Rs.5500.03 Lakhs** including Provision for Labour welfare fund @ 1%, unforeseen and petty supervision charges @ 1 %, Supervision

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Charges @ 5%, Goods & service tax @ 18%, etc and price escalation for the year 2022-23 & 2023-24.

It is therefore requested that necessary administrative approval and financial sanction may be obtained from the competent authority and communicated to us to proceed further in this regard.

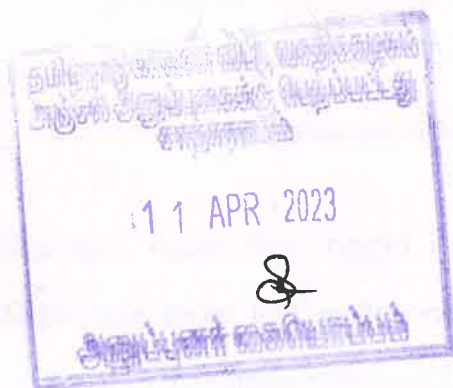
Encl: As stated.


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TA


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Chief Engineer



TAMIL NADU POLICE HOUSING CORPORATION LIMITED

GENERAL ABSTRACT

Name of Work: Construction of 120 Nos of PC/HC Quarters (80 in 1) 1 Blocks and (40 in 1) 1 Blocks (10 storied) Multi Storied building at Kondithope in Chennai city.

GENERAL ABSTRACT

**Rate adopted for the year
2021 - 2022**

Sl. No	Description of work	No of Blocks	Rate	Per Block	Amount in Rs.
1	Construction of 80 Nos of PC/HC Quarters (10 storied) Multistoried building at Kondithope in Chennai city.	1.00	192752707.56	1	192752707.56
2	Construction of 40 Nos of PC/HC Quarters (10 storied) Multistoried building at Kondithope in Chennai city.	1.00	121919928.11	1	121919928.11
	Sub Total I				314672635.67
3	Approach Road	500.00	779.00	Sqm	389500.00
4	Soil Investigation charges	5.00	35790.00	Each	178950.00
5	Lighting Arrester (small)	6.00	195400.00	Each	1172400.00
6	Provision for consultancy charges for civil aviation arrangements	4.00	172000.00	Each	688000.00
7	Compound wall	500.00	6955.00	Rmt	3477500.00
8	Provision for water supply and sewer connection		LS		1500000.00
9	Provision for Lettering and numbering the flats		LS		400000.00
10	Provision for environment clearance approval		LS		1000000.00
11	Entrance gate and pillar arrangements		LS		1000000.00
12	Provision for consultancy charges for environment clearance		LS		200000.00
13	Provision for consultancy charges for fire fighting arrangements		LS		100000.00
14	Provision for consultancy charges for electrical arrangements		LS		100000.00
15	Provision for consultancy charges for plumbing arrangements		LS		100000.00
16	Provision for panel board arrangements DB for EB three phase connection		LS		1000000.00
17	Provision for children play equipments		LS		500000.00
	Sub-Total-II				326478985.67
18	GST @ 18%				58766217.42
	Sub - Total -III				385245203.09
19	Labour welfare fund @ 1%	As per PWD plinth area rates 2021-21			3264789.86
20	Petty Supervision Charges @ 1%	As per PWD plinth area rates 2021-22			3852452.03

Sl. No	Description of work	No of Blocks	Rate	Per Block	Amount in Rs.
21	Supervision charges @ 5%	As per PWD plinth area rates 2021-22			19262260.15
22	Price Adjustment charges @ 5%	As per PWD plinth area rates 2021-22			19262260.15
				Sub - Total-IV	430886965.29
23	Foundation stone laying & inaugural function	As per PWD plinth area rates 2020-21			13000.00
24	Structural design consultant charges	As per GO Ms no.181, Dt: 16.05.2003			500000.00
25	Advertisement charges		LS		100000.00
26	Provision for payment to TNEB		LS		3027000.00
				Sub - Total -V	434526965.29
				Say Rs.	434570000.00

For the year 2021-2022 = 4345.70 Lakhs
For the year 2022-2023(Include. 12.5% Escalation)= 4888.91 Lakhs
For the year 2023-2024(Include. 12.5% Escalation)= 5500.03 Lakhs

Junior Engineer


10/4/23
TA

Asst. Executive Engineer


10/4
AEE

Executive Engineer/Ch.Dn-I


10/4
EE


CE