

**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/Qtrs/4997/2021**

**Dated:24.09.2021**

**To**

The Director General of Police, ,  
Head of Police Force,  
Tamil Nadu,  
Chennai - 600 004.

**Sir,**

**Sub:** TNPHC – Construction of 20 Nos of AC Quarters, 40 nos of Ins & 80 Nos of SI quarters at Ganapathy East, Gandhipuram in Coimbatore City - Feasibility report and rough cost Estimate – Sent- Regarding.

**Ref:** 1. Budget Announcement for the year 2021-2022 on 13.09.2021.  
2. The DGP/ HoPF, Lr.Rc.No.7935/ Bldg I (1)/2021, Dated:15.09.2021

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With reference to the letter cited, the feasibility report and rough cost estimate proposal for the construction of 20 Nos of AC Quarters, 40 nos of Ins & 80 Nos of SI quarters at Ganapathy East, Gandhipuram in Coimbatore City is enclosed.

2. The estimate is prepared based on the PWD Plinth area rate for the year 2021-2022 and including all over head charges.

Sl. No	Name of Work	Amount ₹ in lakhs	Remarks
1.	Construction of 20 Nos of AC Quarters, 40 nos of Ins & 80 Nos of SI quarters at Ganapathy East, Gandhipuram in Coimbatore City	5400.00 (or) 54.00 Crores	1. The land is identified in T.S.No.1289/100, Block - 37, Ward No- K11 ( North Zone) at Ganapathy East, Gandhipuram in Coimbatore City having an extent of 6287.48 Sqm. 2. The land belongs Police Department. 3. LT/HT lines running across the site. 5. It is feasible to construct the 20 Nos of AC Quarters, 40 nos of Ins & 80 Nos of SI quarters at Ganapathy East, Gandhipuram in Coimbatore City, only after dismantling the existing dilapidated Inspector quarters 2 Blocks of ( 6 in 1) of RCC building.

3) It is therefore requested that necessary administrative approval and financial sanction may be obtained and communicated to us to proceed further in this regard.

**Encl:** As stated.

**Yours faithfully,**

*[Signature]* 24/9/21  
**for Chief Engineer.**

Copy to: The SE | North Circle. ✓  
The EE | Coimbatore Division.

**TAMIL NADU POLICE HOUSING CORPORATION LIMITED  
GENERAL ABSTRACT**

**Name of work : Construction of 20 Nos. Of AC, 40 Nos. Of Ins & 80 Nos. Of SI quarters at Ganapathy East at Gandhipuram in Coimbatore City**

GENERAL ABSTRACT				Rate adopted for the year 2021-2022	
Sl.No	Description of work	No. of Blocks	Rate	Per	Amount in Rs.
1	Construction of 20 Nos. of AC 1 Block (20 in 1) (Stilt+10)	1	79479737.43	1 Block	79479737.43
2	Construction of 40 Nos. of Ins 1 Block (40 in 1) (Stilt+10)	1	118388391.35	1 Block	118388391.35
3	Construction of 80 Nos. of SI 1 Block (80 in 1) (Stilt+10)	1	183597471.54	1 Block	183597471.54
<b>Sub Total - I</b>					<b>381465600.32</b>
4	Provision for C.C Road	250.00	8417.00	Rmt	2104250.00
5	Provision for Sullage drain	160.00	2395.00	Rmt	383200.00
6	Provision for Storm water drain	200.00	3379.00	Rmt	675800.00
7	Soil Investigatin charges	3.00	35790.00	Each	107370.00
8	Provision for 125 KVA Genset with AMF panel	3.00	1232000.00	Each	3696000.00
9	Lightning Arrester arrangements (Large)	1.00	208400.00	Each	208400.00
10	Provision for consultancy charges for civil aviation arrangements	1.00	172000.00	Each	172000.00
11	Provision for Civil aviation arrangements and certification	LS			1000000.00
12	Provision for EB Department for pillar box, armoured cable etc	LS			1000000.00
13	Provision for EB post shifting	LS			300000.00
14	Provision for Transformer	LS			1500000.00
15	Provision for EB panel shifting	LS			2500000.00
16	Provision for Compound wall	LS			1500000.00
17	Provision for Fire fighting arrangements	LS			2000000.00

18	Provision for Sump and pumproom for fire fighting	LS	1000000.00
19	Provision for Sewage treatment plant	LS	2500000.00
20	Provision for Borewell and external water supply and sump	LS	2500000.00
21	Provision for Numbering and lettering	LS	419440.00
22	Provision for Tree cutting	LS	30000.00
23	Provision for CEIG lift certification	LS	300000.00
24	Provision for children play area	LS	2000000.00
25	Provision for incenerator	LS	500000.00
26	Provision for three phase UG cable arrangements	LS	1797600.00
	<b>Sub Total - II</b>		<b>409659660.32</b>
27	GST @ 12%		49159159.24
	<b>Sub Total - III</b>		<b>458818819.56</b>
28	Labour welfare fund @ 1%	As per PWD norms	4588188.20
29	Unforeseen items ,contigencies & petty Supervision Charges@2.50 %	As per PWD norms	11470470.49
30	Supervision charges @ 7.5%	-	34411411.47
31	Provision towards Price Adjustment clause @ 5%	As per PWD norms	22940940.98
	<b>Sub Total - IV</b>		<b>532229830.69</b>
32	Providing Foundation stone laying and inaugural function	As per PWD norms	13000.00
33	Provision for local body for planning permission and total station survey etc.,	LS	2000000.00
34	Advertisement charges	LS	157000.00
35	Provision for UGD deposit and pipe laying arrangements	LS	1500000.00

36	Provision for drinking water connection deposit and pipe laying arrangements	LS	2000000.00
37	Payment to EB deposits	LS	2000000.00
38	Structural design and consultancy charges	As per GO MS no 181, Dt: 16.05.2003.	100000.00
		<b>GRAND TOTAL RS.</b>	<b>539999830.69</b>
	<b>For the year 2021-2022</b>	<b>Say Rs.</b>	<b>5400.00</b> <i>(or) 54.00 crores</i>
			<b>Lakhs</b>

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**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**  
**Name of Work: Construction of 20 AC Quarters (1 Block 20 in 1- G+10)**

**Rough Cost Estimate**

Stilt Floor (Parking)	=	145.33	m <sup>2</sup>
Stilt Floor (Building)	=	128.82	m <sup>2</sup>
<b>Total Stilt floor</b>	=	<b>274.15</b>	<b>m<sup>2</sup></b>
First Floor	=	274.15	m <sup>2</sup>
Second Floor	=	274.15	m <sup>2</sup>
Third Floor	=	274.15	m <sup>2</sup>
Fourth Floor	=	274.15	m <sup>2</sup>
Fifth Floor	=	274.15	m <sup>2</sup>
Sixth Floor	=	274.15	m <sup>2</sup>
Seventh Floor	=	274.15	m <sup>2</sup>
Eighth Floor	=	274.15	m <sup>2</sup>
Nineth Floor	=	274.15	m <sup>2</sup>
Tenth Floor	=	274.15	m <sup>2</sup>
<b>Total (without parking)</b>	=	<b>2870.32</b>	<b>m<sup>2</sup></b>

**Rate adopted as Per PA for the  
Year 2021-2022**

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed)	274.15	5295.00	m <sup>2</sup>	1451624.25
2	Extra provision for Raft	274.15	4910.00	m <sup>2</sup>	1346076.50
3	For Additional basement height 0.30m	274.15	480.00	m <sup>2</sup>	131592.00
4	<b>Super Structure</b>				0.00
	a) Stilt floor (Parking area)	145.33	9226.75	m <sup>2</sup>	1340923.58
	b) Stilt floor (building area)	128.82	14195.00	m <sup>2</sup>	1828599.90
	c) First floor	274.15	14232.00	m <sup>2</sup>	3901702.80
	d) Second floor	274.15	14269.00	m <sup>2</sup>	3911846.35
	e) Third floor	274.15	14306.00	m <sup>2</sup>	3921989.90
	f) Fourth floor	274.15	14343.00	m <sup>2</sup>	3932133.45
	g) Fifth floor	274.15	14380.00	m <sup>2</sup>	3942277.00
	h) sixth floor	274.15	14417.00	m <sup>2</sup>	3952420.55
	i) Seventh floor	274.15	14454.00	m <sup>2</sup>	3962564.10
	j) Eighth floor	274.15	14491.00	m <sup>2</sup>	3972707.65
	k) Nineth floor	274.15	14528.00	m <sup>2</sup>	3982851.20
	l) Tenth floor	274.15	14565.00	m <sup>2</sup>	3992994.75
	m) Head room (65% of plinth area of non-residential cost)	39.98	7190.30	m <sup>2</sup>	287468.19



Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
5	Lift pit	11.52	16950.00	m <sup>2</sup>	19526.00
6	Roof Finishing	274.15	1765.00	m <sup>2</sup>	483874.75
7	Antitermite treatment	274.15	120.00	m <sup>2</sup>	32898.00
8	Double charged Vitrified tiles flooring (80% of Plinth Area) (600x600x8mm)	2296.26	1660.00	m <sup>2</sup>	3811791.60
9	Cement painting / OBD painting (inner 50% of Plinth Area )	1435.16	555.00	m <sup>2</sup>	796513.80
10	Plastic Emulsion paint (50% of Plinth Area outer)	1435.16	883.00	m <sup>2</sup>	1267246.28
11	a] Internal Water Supply arrangements	2870.32	660.00	m <sup>2</sup>	1894411.20
12	b] Internal Sanitary arrangements	2870.32	515.00	m <sup>2</sup>	1478214.80
13	c] Internal Electrical arrangements	2870.32	1055.00	m <sup>2</sup>	3028187.60
14	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	2296.26	3783.00	m <sup>2</sup>	8686751.58
15	Add Extra provision for LED Lightings /Power plugs	2296.26	197.00	m <sup>2</sup>	452363.22
	<b>Sub - Total - I</b>				<b>67987289.00</b>
16	a] External Water Supply arrangements (Stilts+FF)	402.97	795.00	m <sup>2</sup>	320361.15
	b] External Water Supply arrangements (Second Floor to Tenth Floor)	1233.68	795.00	m <sup>2</sup>	980775.60
	c] External Sanitary arrangements (Stilts+FF)	402.97	245.00	m <sup>2</sup>	98727.65
	d] External Sanitary arrangements (Second Floor to Tenth Floor)	1233.68	245.00	m <sup>2</sup>	302251.60
	e] External Electrical arrangements (Stilts+FF)	402.97	705.00	m <sup>2</sup>	284093.85
	f] External Electrical arrangements (Second Floor to Tenth Floor)	493.47	705.00	m <sup>2</sup>	347896.35
17	Rainwater Harvesting	8.00	15200.00	Each	121600.00
18	Passenger Lift 13 persons capacity (G + 3) without machine room	2.00	2677000.00	Each	5354000.00
19	Passenger Lift 13 persons capacity (4th to 10 floors) (1,32,200 x 7=925400)	2.00	925400.00	Each	1850800.00
20	Lift for Earthing, shaft, machine power main as CEIG norms.	2.00	66130.00	Each	132260.00
21	Elevation @ 1% of building cost	As per PWD Norms			679872.89
22	Lawn @ 1.50% of building cost	"			1019809.34
	<b>Sub Total-II</b>				<b>79479737.43</b>

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**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**  
**Name of Work: Construction of 40 Ins Quarters (1 Block 40 in 1- G+10)**

**Rough Cost Estimate**

Stilt Floor (Parking)	=	263.47	m <sup>2</sup>
Stilt Floor (Building)	=	190.65	m <sup>2</sup>
<b>Total Stilt floor</b>	=	<b>454.12</b>	<b>m<sup>2</sup></b>
First Floor	=	454.12	m <sup>2</sup>
Second Floor	=	454.12	m <sup>2</sup>
Third Floor	=	454.12	m <sup>2</sup>
Fourth Floor	=	454.12	m <sup>2</sup>
Fifth Floor	=	454.12	m <sup>2</sup>
Sixth Floor	=	454.12	m <sup>2</sup>
Seventh Floor	=	454.12	m <sup>2</sup>
Eighth Floor	=	454.12	m <sup>2</sup>
Nineth Floor	=	454.12	m <sup>2</sup>
Tenth Floor	=	454.12	m <sup>2</sup>
<b>Total (without parking)</b>	=	<b>4731.85</b>	<b>m<sup>2</sup></b>

Rate adopted as Per PA for the  
Year 2021-2022

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed)	454.12	5295.00	m <sup>2</sup>	2404565.40
2	Extra provision for Raft	454.12	4910.00	m <sup>2</sup>	2229729.20
3	For Additional basement height 0.30m	454.12	480.00	m <sup>2</sup>	217977.60
4	<b>Super Structure</b>				0.00
	a) Stilt floor (Parking area)	263.47	9226.75	m <sup>2</sup>	2430971.82
	b) Stilt floor (building area)	190.65	14195.00	m <sup>2</sup>	2706276.75
	c) First floor	454.12	14232.00	m <sup>2</sup>	6463035.84
	d) Second floor	454.12	14269.00	m <sup>2</sup>	6479838.28
	e) Third floor	454.12	14306.00	m <sup>2</sup>	6496640.72
	f) Fourth floor	454.12	14343.00	m <sup>2</sup>	6513443.16
	g) Fifth floor	454.12	14380.00	m <sup>2</sup>	6530245.60
	h) sixth floor	454.12	14417.00	m <sup>2</sup>	6547048.04
	i) Seventh floor	454.12	14454.00	m <sup>2</sup>	6563850.48
	j) Eighth floor	454.12	14491.00	m <sup>2</sup>	6580652.92
	k) Nineth floor	454.12	14528.00	m <sup>2</sup>	6597455.36
	l) Tenth floor	454.12	14565.00	m <sup>2</sup>	6614257.80
	m) Head room (65% of plinth area of non-residential cost)	83.64	7190.30	m <sup>2</sup>	601396.69

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount
5	Lift pit	11.52	16950.00	m <sup>2</sup>	195264.00
6	Roof Finishing	454.12	1765.00	m <sup>2</sup>	801521.80
7	Antitermite treatment	454.12	120.00	m <sup>2</sup>	54494.40
8	Double charged Vitrified tiles flooring (80% of Plinth Area) (600x600x8mm)	3785.48	1660.00	m <sup>2</sup>	6283896.80
9	Cement painting / OBD painting (inner 50% of Plinth Area )	2365.93	555.00	m <sup>2</sup>	1313091.15
10	Plastic Emulsion paint (50% of Plinth Area outer)	2365.93	883.00	m <sup>2</sup>	2089116.19
11	a] Internal Water Supply arrangements	4731.85	660.00	m <sup>2</sup>	3123021.00
12	b] Internal Sanitary arrangements	4731.85	515.00	m <sup>2</sup>	2436902.75
13	c] Internal Electrical arrangements	4731.85	1055.00	m <sup>2</sup>	4992101.75
14	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	3785.48	1680.00	m <sup>2</sup>	6359606.40
15	Add Extra provision for LED Lightings /Power plugs	3785.48	197.00	m <sup>2</sup>	745739.56
	<b>Sub - Total - I</b>				<b>104372141.46</b>
16	a] External Water Supply arrangements (Stilts+FF)	644.77	795.00	m <sup>2</sup>	512592.15
	b] External Water Supply arrangements (Second Floor to Tenth Floor)	2043.54	795.00	m <sup>2</sup>	1624614.30
	c] External Sanitary arrangements (Stilts+FF)	644.77	245.00	m <sup>2</sup>	157968.65
	d] External Sanitary arrangements (Second Floor to Tenth Floor)	2043.54	245.00	m <sup>2</sup>	500667.30
	e] External Electrical arrangements (Stilts+FF)	644.77	705.00	m <sup>2</sup>	454562.85
	f] External Electrical arrangements (Second Floor to Tenth Floor)	817.42	705.00	m <sup>2</sup>	576281.10
17	Rainwater Harvesting	16.00	15200.00	Each	243200.00
18	Passenger Lift 13 persons capacity (G + 3) without machine room	2.00	2677000.00	Each	5354000.00
19	Passenger Lift 13 persons capacity (4th to 10 floors) (1,32,200 x 7=925400)	2.00	925400.00	Each	1850800.00
20	Lift for Earthing, shaft, machine power main as CEIG norms.	2.00	66130.00	Each	132260.00
21	Elevation @ 1% of building cost	As per PWD Norms			1043721.41
22	Lawn @ 1.50% of building cost	"			1565582.12
	<b>Sub Total-II</b>				<b>118388391.35</b>

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**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**

**Name of Work: Construction of 80 SI Quarters (1 Block 40 in 1- G+10)**

**Rough Cost Estimate**

Stilt Floor (Parking)	=	526.65	m <sup>2</sup>
Stilt Floor (Building)	=	206.27	m <sup>2</sup>
<b>Total Stilt floor</b>	=	<b>732.92</b>	m <sup>2</sup>
First Floor	=	732.92	m <sup>2</sup>
Second Floor	=	732.92	m <sup>2</sup>
Third Floor	=	732.92	m <sup>2</sup>
Fourth Floor	=	732.92	m <sup>2</sup>
Fifth Floor	=	732.92	m <sup>2</sup>
Sixth Floor	=	732.92	m <sup>2</sup>
Seventh Floor	=	732.92	m <sup>2</sup>
Eighth Floor	=	732.92	m <sup>2</sup>
Nineth Floor	=	732.92	m <sup>2</sup>
Tenth Floor	=	732.92	m <sup>2</sup>
<b>Total (without parking)</b>	=	<b>7535.47</b>	m <sup>2</sup>

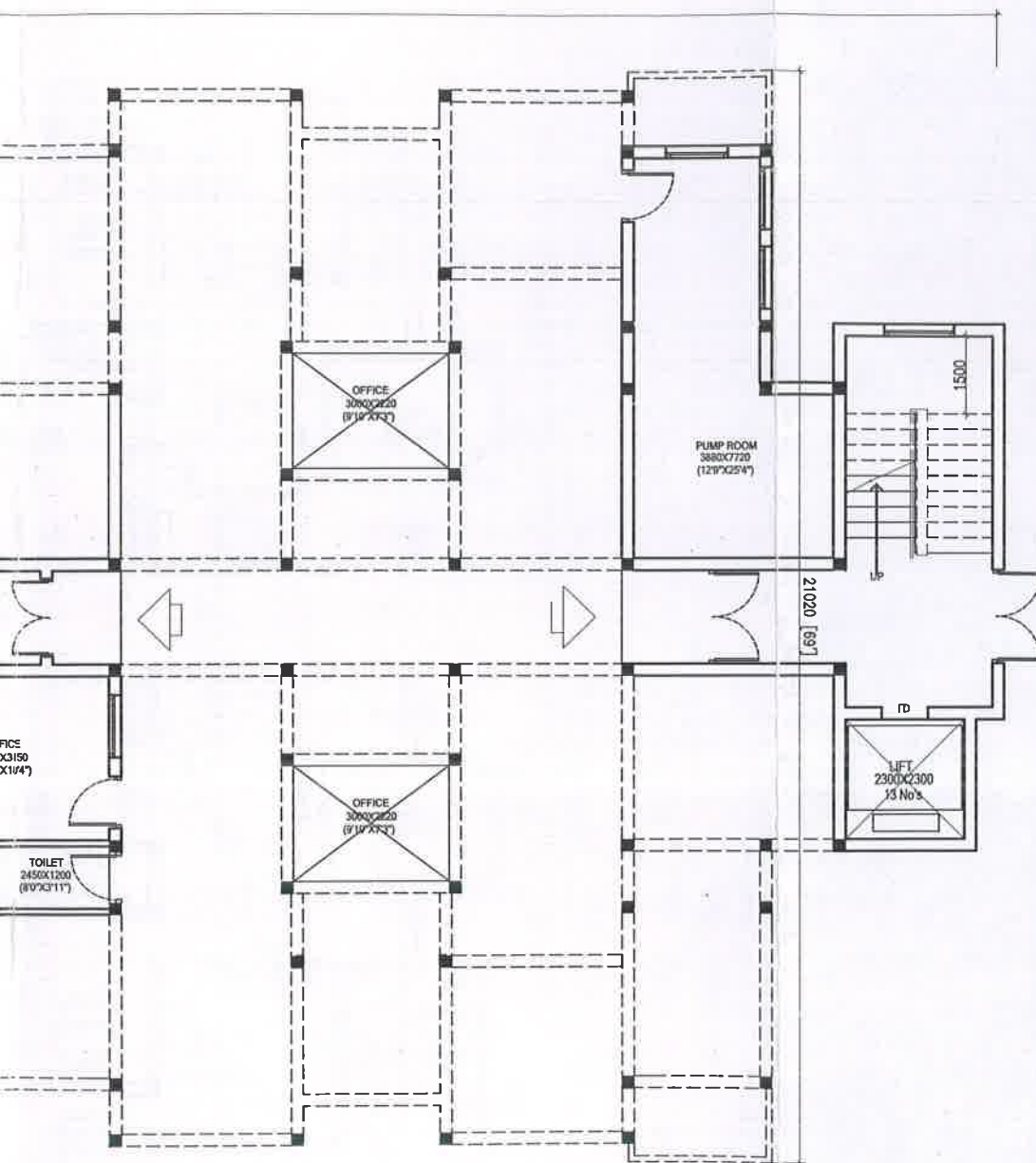
**Rate adopted as Per PA for the  
Year 2021-2022**

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed)	732.92	5295.00	m <sup>2</sup>	3880811.40
2	Extra provision for Raft	732.92	4910.00	m <sup>2</sup>	3598637.20
3	For Additional basement height 0.30m	732.92	480.00	m <sup>2</sup>	351801.60
4	<b>Super Structure</b>				0.00
	a) Stilt floor (Parking area)	526.65	9226.75	m <sup>2</sup>	4859267.89
	b) Stilt floor (building area)	206.27	14195.00	m <sup>2</sup>	2928002.65
	c) First floor	732.92	14232.00	m <sup>2</sup>	10430917.44
	d) Second floor	732.92	14269.00	m <sup>2</sup>	10458035.48
	e) Third floor	732.92	14306.00	m <sup>2</sup>	10485153.52
	f) Fourth floor	732.92	14343.00	m <sup>2</sup>	10512271.56
	g) Fifth floor	732.92	14380.00	m <sup>2</sup>	10539389.60
	h) sixth floor	732.92	14417.00	m <sup>2</sup>	10566507.64
	i) Seventh floor	732.92	14454.00	m <sup>2</sup>	10593625.68
	j) Eighth floor	732.92	14491.00	m <sup>2</sup>	10620743.72
	k) Nineth floor	732.92	14528.00	m <sup>2</sup>	10647861.76
	l) Tenth floor	732.92	14565.00	m <sup>2</sup>	10674979.80
	m) Head room (65% of plinth area of non-residential cost)	96.74	7190.30	m <sup>2</sup>	695589.62

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount
5	Lift pit	20.03	16950.00	m <sup>2</sup>	33950
6	Roof Finishing	732.92	1765.00	m <sup>2</sup>	1293603
7	Antitermite treatment	732.92	120.00	m <sup>2</sup>	87950.40
8	Double charged Vitrified tiles flooring (80% of Plinth Area) (600x600x8mm)	6028.38	1660.00	m <sup>2</sup>	10007110.80
9	Cement painting / OBD painting (inner 50% of Plinth Area )	3767.74	555.00	m <sup>2</sup>	2091095.70
10	Plastic Emulsion paint (50% of Plinth Area outer)	3767.74	883.00	m <sup>2</sup>	3326914.42
11	a] Internal Water Supply arrangements	7535.47	660.00	m <sup>2</sup>	4973410.20
12	b] Internal Sanitary arrangements	7535.47	515.00	m <sup>2</sup>	3880767.05
13	c] Internal Electrical arrangements	7535.47	1055.00	m <sup>2</sup>	7949920.85
14	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	6028.38	1455.00	m <sup>2</sup>	8771292.90
15	Add Extra provision for LED Lightings /Power plugs	6028.38	197.00	m <sup>2</sup>	1187590.86
	<b>Sub - Total - I</b>				<b>165752762.04</b>
16	a] External Water Supply arrangements (Stilts+FF)	939.19	795.00	m <sup>2</sup>	746656.05
	b] External Water Supply arrangements (Second Floor to Tenth Floor)	3298.14	795.00	m <sup>2</sup>	2622021.30
	c] External Sanitary arrangements (Stilts+FF)	939.19	245.00	m <sup>2</sup>	230101.55
	d] External Sanitary arrangements (Second Floor to Tenth Floor)	3298.14	245.00	m <sup>2</sup>	808044.30
	e] External Electrical arrangements (Stilts+FF)	939.19	705.00	m <sup>2</sup>	662128.95
	f] External Electrical arrangements (Second Floor to Tenth Floor)	1319.26	705.00	m <sup>2</sup>	930078.30
17	Rainwater Harvesting	24.00	15200.00	Each	364800.00
18	Passenger Lift 13 persons capacity (G + 3) without machine room	2.00	2677000.00	Each	5354000.00
19	Passenger Lift 13 persons capacity (4th to 10 floors) (1,32,200 x 7=925400)	2.00	925400.00	Each	1850800.00
20	Lift for Earthing, shaft, machine power main as CEIG norms.	2.00	66130.00	Each	132260.00
21	Elevation @ 1% of building cost		As per PWD Norms		1657527.62
22	Lawn @ 1.50% of building cost		"		2486291.43
	<b>Sub Total-II</b>				<b>183597471.54</b>

24/09/2021  
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#### AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	206.27	
PARKING AREA	526.65	
TOTAL STILT FLOOR AREA	732.92	
PER FLOOR AREA		
FLOOR AREA	565.80	
BALCONY-(31.00 SQ.M) HALF AREA	15.55	
STAIRCASE LOBBY, LIFT & CORRIDOR	69.30	
138.57SQM(HALF AREA)		
TOTAL AREA	650.65	
STILT FLOOR AREA	732.92	
FIRST FLOOR AREA	650.65	
SECOND FLOOR AREA	650.65	
THIRD FLOOR AREA	650.65	
FOURTH FLOOR AREA	650.65	
FIFTH FLOOR AREA	650.65	
SIXTH FLOOR AREA	650.65	
SEVENTH FLOOR AREA	650.65	
EIGHTH FLOOR AREA	650.65	
NINETH FLOOR AREA	650.65	
TENTH FLOOR AREA	650.65	
TOTAL FLOOR AREA	7239.42	

#### AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY & LIFT HALF AREA)	81.73
COMMON AREA FOR PER UNIT	9.16
(STILT FLOOR-732.92 /80)	
TOTAL AREA PER UNIT	90.89

AREA PER UNIT 90.89 SQ.M (978 SQFT.)	
(INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA(HALF AREA)	48.37
COMMON AREA FOR PER UNIT	9.16
(STILT FLOOR-732.92 /80)	

PROPOSED CONSTRUCTION  
OF SI QTRS ( 80 IN ONE - STILT+10)  
GANAPATHY EAST AT GANDHIPURAM  
IN COIMBATORE CITY

#### SCHEMATIC DRAWING

DATE: 23.09.2021

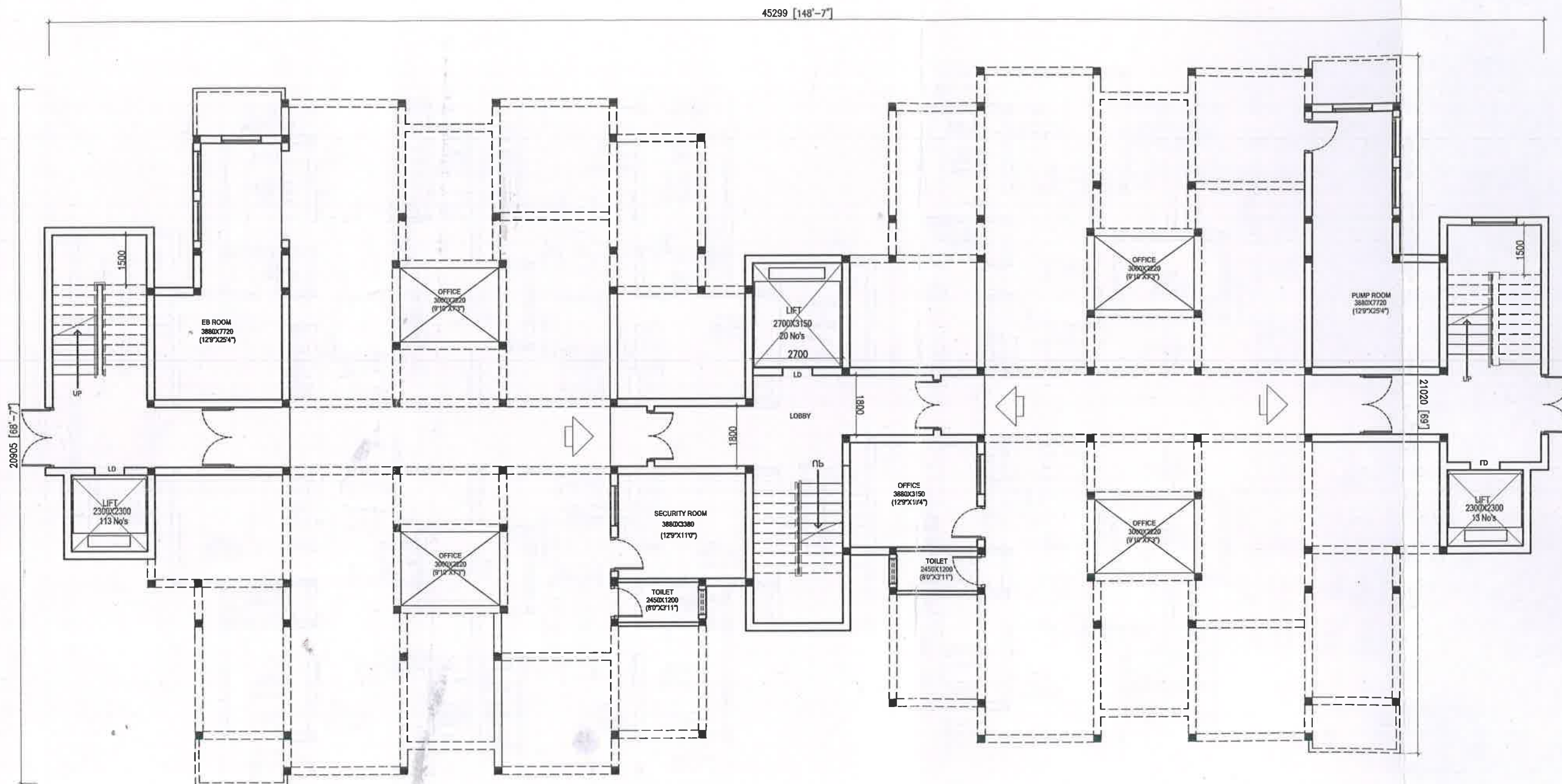
SHEET NO 02/02



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

*Handwritten signature and initials:*  
Bulwint  
R. Srinivasan  
CE





#### AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	206.27	
PARKING AREA	526.65	
TOTAL STILT FLOOR AREA	732.92	
PER FLOOR AREA		
FLOOR AREA	565.80	
BALCONY-(31.00 SQ.M) HALF AREA	15.55	
STAIRCASE LOBBY, LIFT & CORRIDOR	69.30	
138.575SQM(HALF AREA)		
TOTAL AREA	650.65	
STILT FLOOR AREA	732.92	
FIRST FLOOR AREA	650.65	
SECOND FLOOR AREA	650.65	
THIRD FLOOR AREA	650.65	
FOURTH FLOOR AREA	650.65	
FIFTH FLOOR AREA	650.65	
SIXTH FLOOR AREA	650.65	
SEVENTH FLOOR AREA	650.65	
EIGHTH FLOOR AREA	650.65	
NINTH FLOOR AREA	650.65	
TENTH FLOOR AREA	650.65	
TOTAL FLOOR AREA	7239.42	

#### AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY & LIFT HALF AREA)	81.73
COMMON AREA FOR PER UNIT (STILT FLOOR-732.92 /80)	9.16
TOTAL AREA PER UNIT	90.89
AREA PER UNIT 90.89 SQ.M (978 SQFT.) (INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA(HALF AREA)	48.37
COMMON AREA FOR PER UNIT (STILT FLOOR-732.92 /80)	9.16

PROPOSED CONSTRUCTION  
OF SI QTRS ( 80 IN ONE - STILT+10)  
GANAPATHY EAST AT GANDHIPURAM  
IN COIMBATORE CITY

#### SCHEMATIC DRAWING

DATE: 23.09.2021

SHEET NO 02/02

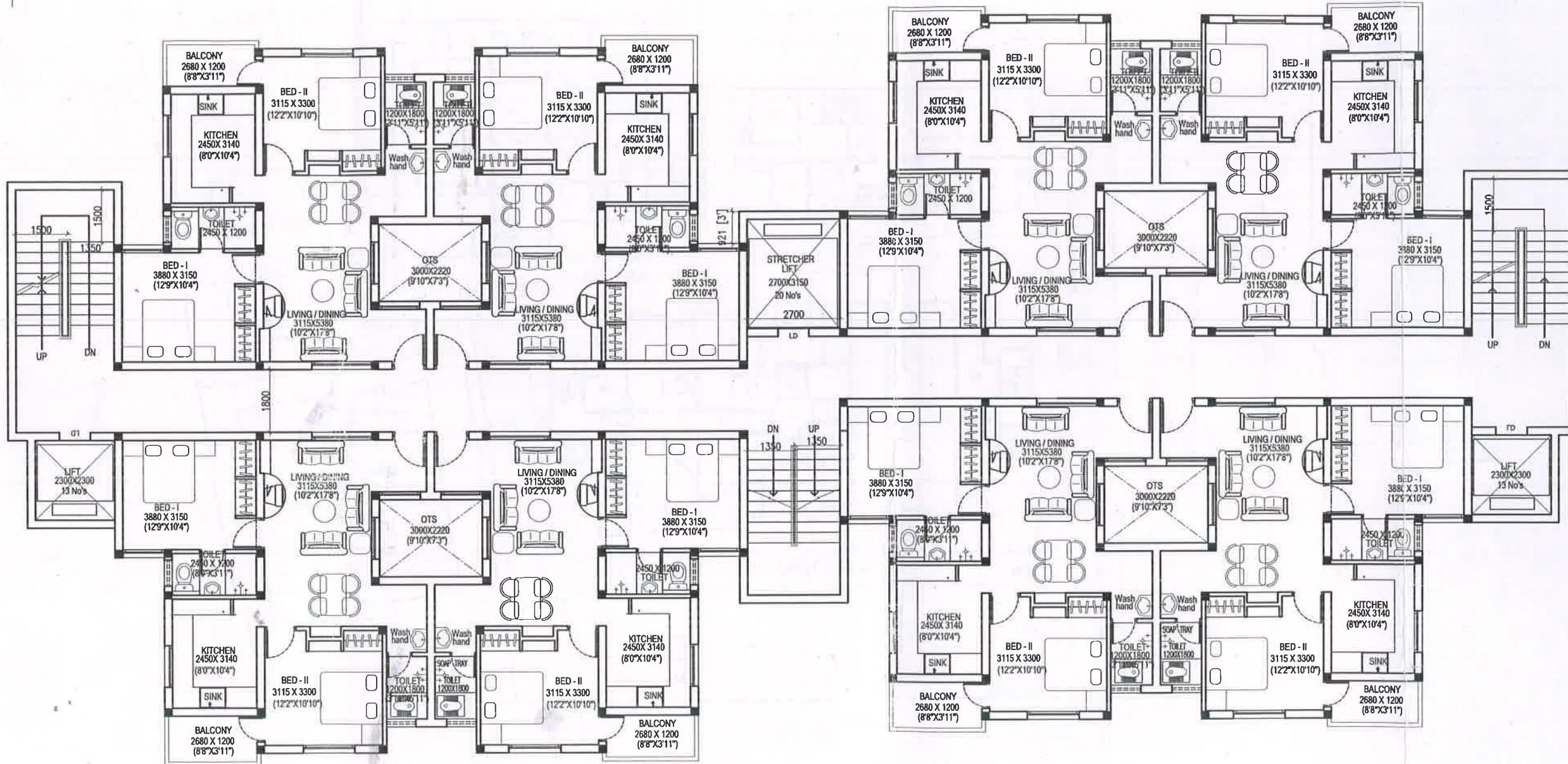


TAMILNADU POLICE HOUSING  
CORPORATION LTD.  
NO.132, E.V.R.SALAI,  
KILPAUK, CHENNAI-600 010.



45299 [148'-7"]

20905 [68'-7"]



#### AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	206.27	
PARKING AREA	526.65	
TOTAL STILT FLOOR AREA	732.92	
PER FLOOR AREA		
FLOOR AREA	565.80	
BALCONY-(31.00 SQ.M) HALF AREA	15.55	
STAIRCASE LOBBY, LIFT & CORRIDOR	69.30	
138.575SQM(HALF AREA)		
TOTAL AREA	650.65	
STILT FLOOR AREA	732.92	
FIRST FLOOR AREA	650.65	
SECOND FLOOR AREA	650.65	
THIRD FLOOR AREA	650.65	
FOURTH FLOOR AREA	650.65	
FIFTH FLOOR AREA	650.65	
SIXTH FLOOR AREA	650.65	
SEVENTH FLOOR AREA	650.65	
EIGHTH FLOOR AREA	650.65	
NINTH FLOOR AREA	650.65	
TENTH FLOOR AREA	650.65	
TOTAL FLOOR AREA	7239.42	

#### AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY & LIFT HALF AREA)	81.73
COMMON AREA FOR PER UNIT	9.16
(STILT FLOOR-732.92 /80)	
TOTAL AREA PER UNIT	90.89
AREA PER UNIT 90.89 SQ.M (978 SQ.FT.)	
(INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA(HALF AREA)	48.37
COMMON AREA FOR PER UNIT	9.16
(STILT FLOOR-732.92 /80)	

PROPOSED CONSTRUCTION  
OF SI QTRS ( 80 IN ONE - STILT+10)  
GANAPATHY EAST AT GANDHIPURAM  
IN COIMBATORE CITY

#### SCHEMATIC DRAWING

DATE: 23.09.2021

SHEET NO 01/02

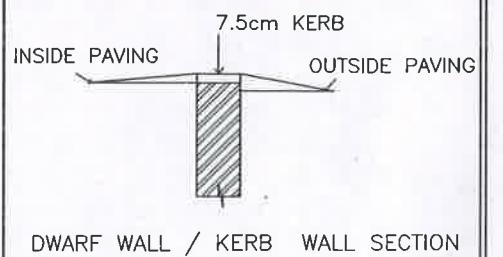
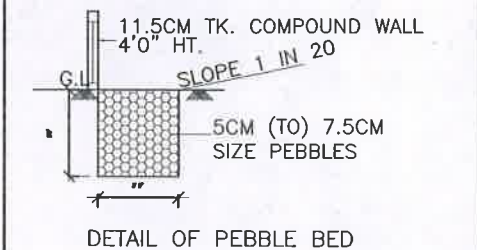
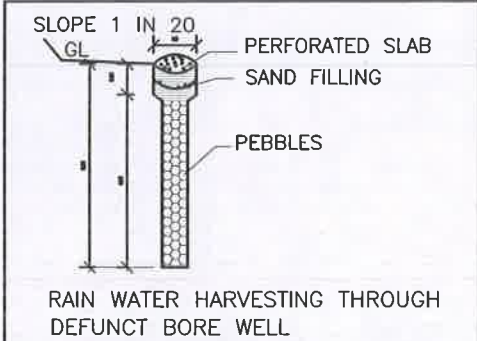
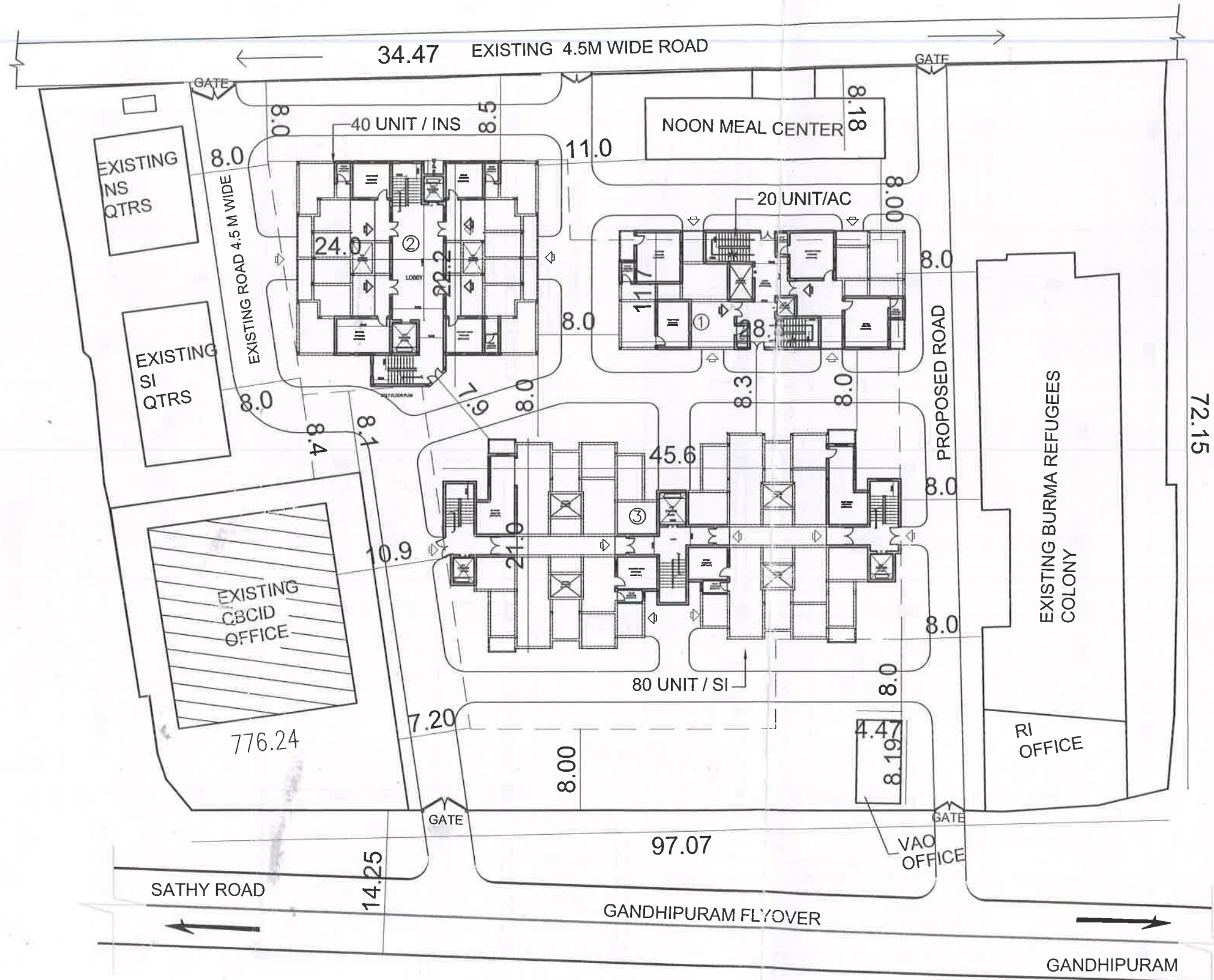


TAMILNADU POLICE HOUSING  
CORPORATION LTD.  
NO.132, E.V.R.SALA,  
KILPAUK, CHENNAI-600 010.

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CE



VACANT LAND  
TAMIL NADU HOUSING BOARD LAND



BLOCKS NO.	BUILDING TYPE	NO OF. BLOCKS	NO OF. FLOORS	DRG. NO	AREA SQM.	AREA SQ.FT	SITE AREA : 7703.80SQM(46285 SQFT)	COIMBATORE ( AC,INS,SI QTRS )	Asst. ARCHITECT	AEE (ARCH.SEC.)	EE (PLG)
①	AC QTRS	1	STILT+10		3064.20	32983	PRO.BUILT UP AREA : 14669.24SQM(157900 SQFT)	PROPOSED CONSTRUCTION OF AC,INS AND SI QTRS IN COIMBATORE			
②	INS QTRS	1	STILT+10		4365.62	46992		TS NO. :			
③	SI QTRS	1	STILT+10		7239.42	77925		VILLAGE : GANAPATHY EAST			
								TOWN/TALUK : GANDHIPURAM			
								DISTRICT : COIMBATORE			
TOTAL		3			14669.24	157900	PROPOSED <input type="checkbox"/> EXTG <input checked="" type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>				

Signature  
Date



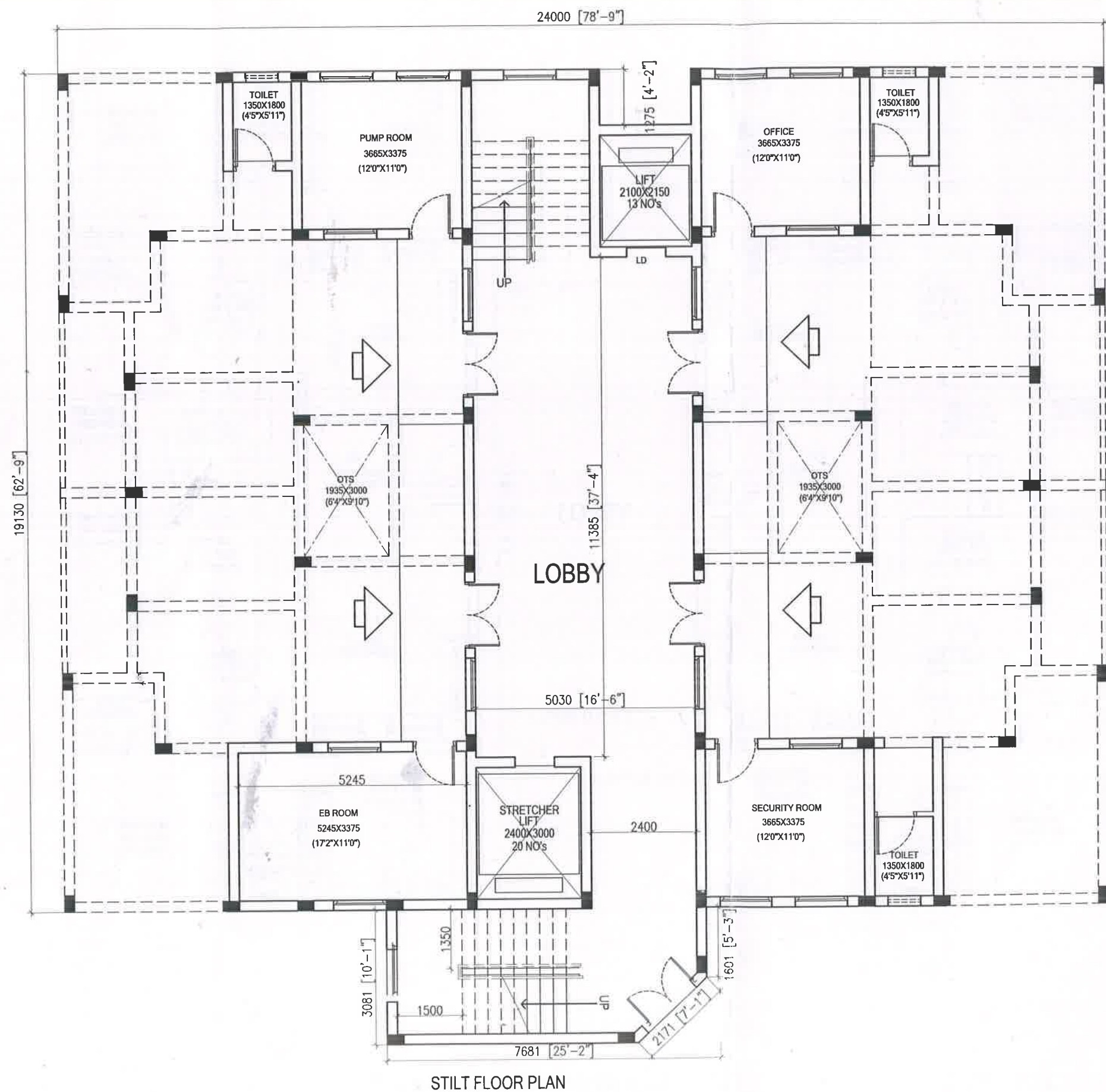
1 : 450  
SCALE

DRG. NO



TAMILNADU POLICE HOUSING CORPORATION LIMITED  
132,EVR SALAI, KILPAUK, CHENNAI - 10





STILT FLOOR PLAN

#### AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	190.65	
PARKING AREA	263.47	
TOTAL STILT FLOOR AREA	454.12	
PER FLOOR AREA		
FLOOR AREA	326.60	
BALCONY-(24.69 SQ.M) HALF AREA	12.35	
STAIRCASE LOBBY&LIFT 104.40SQM(HALF AREA)	52.20	
TOTAL AREA	391.15	

STILT FLOOR AREA	454.12
FIRST FLOOR AREA	391.15
SECOND FLOOR AREA	391.15
THIRD FLOOR AREA	391.15
FOURTH FLOOR AREA	391.15
FIFTH FLOOR AREA	391.15
SIXTH FLOOR AREA	391.15
SEVENTH FLOOR AREA	391.15
EIGHTH FLOOR AREA	391.15
NINTH FLOOR AREA	391.15
TENTH FLOOR AREA	391.15
TOTAL FLOOR AREA	4365.62

#### AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY&LIFT HALF AREA)	97.78
COMMON AREA FOR PER UNIT (STILT FLOOR-454.12/40)	11.35
TOTAL AREA PER UNIT	109.13

AREA PER UNIT 109.13 SQ.M (1175 SQFT.) (INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA(HALF AREA)	41.82
COMMON AREA FOR PER UNIT (STILT FLOOR-454.12 /40)	11.35

PROPOSED CONSTRUCTION  
OF INS QTRS (40 IN ONE - STILT+10)  
GANAPATHY EAST AT GANDHIPURAM  
IN COIMBATORE CITY

#### SCHEMATIC DRAWING

DATE: 24.09.2021

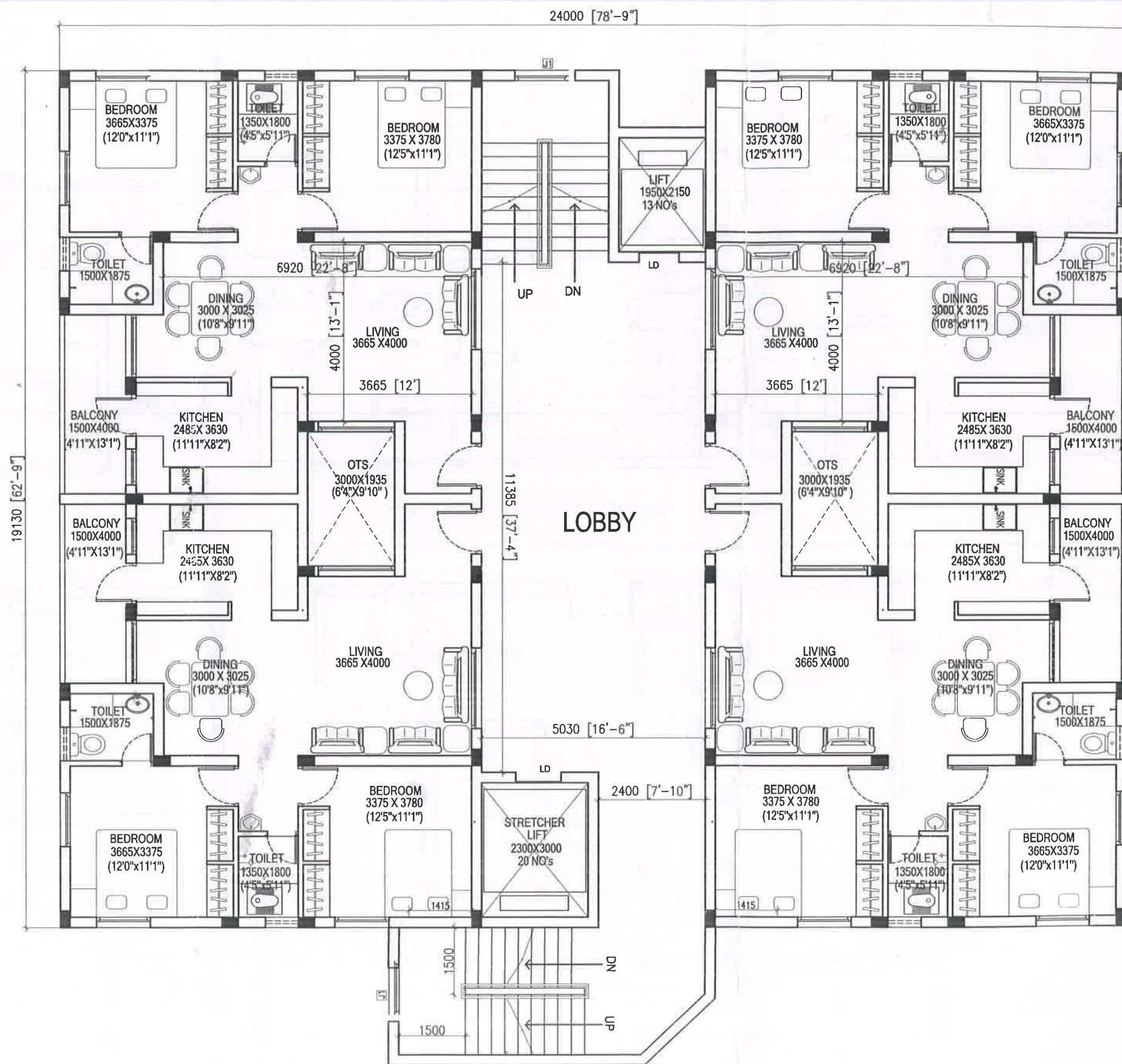
SHEET NO 01/02



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

*Pravin*  
*24/9/21*  
*CE*





TYPICAL FIRST TO TENTH FLOOR PLAN

AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	190.65	
PARKING AREA	263.47	
TOTAL STILT FLOOR AREA	454.12	
PER FLOOR AREA		
FLOOR AREA	326.60	
BALCONY-(24.69 SQ.M) HALF AREA	12.35	
STAIRCASE LOBBY&LIFT 104.40 SQ.M (HALF AREA)	52.20	
TOTAL AREA	391.15	
STILT FLOOR AREA	454.12	
FIRST FLOOR AREA	391.15	
SECOND FLOOR AREA	391.15	
THIRD FLOOR AREA	391.15	
FOURTH FLOOR AREA	391.15	
FIFTH FLOOR AREA	391.15	
SIXTH FLOOR AREA	391.15	
SEVENTH FLOOR AREA	391.15	
EIGHTH FLOOR AREA	391.15	
NINTH FLOOR AREA	391.15	
TENTH FLOOR AREA	391.15	
TOTAL FLOOR AREA	4365.62	

AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY&LIFT HALF AREA)	97.78
COMMON AREA FOR PER UNIT (STILT FLOOR-454.12/40)	11.35
TOTAL AREA PER UNIT	109.13
AREA PER UNIT 109.13 SQ.M (1175 SQFT.)	
(INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA (HALF AREA)	41.82
COMMON AREA FOR PER UNIT (STILT FLOOR-454.12 /40)	11.35

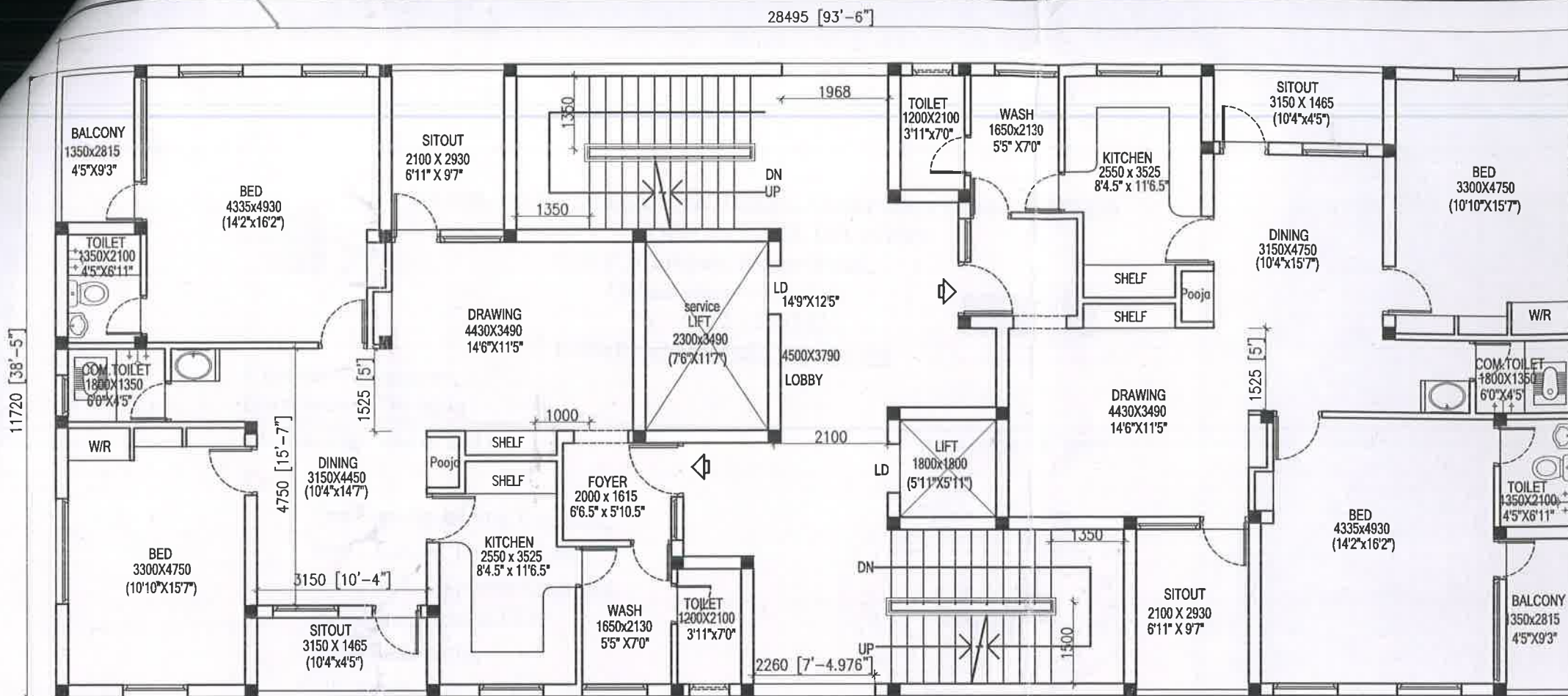
PROPOSED CONSTRUCTION OF INS QTRS ( 40 IN ONE - STILT+10) GANAPATHY EAST AT GANDHIPURAM IN COIMBATORE CITY

SCHEMATIC DRAWING

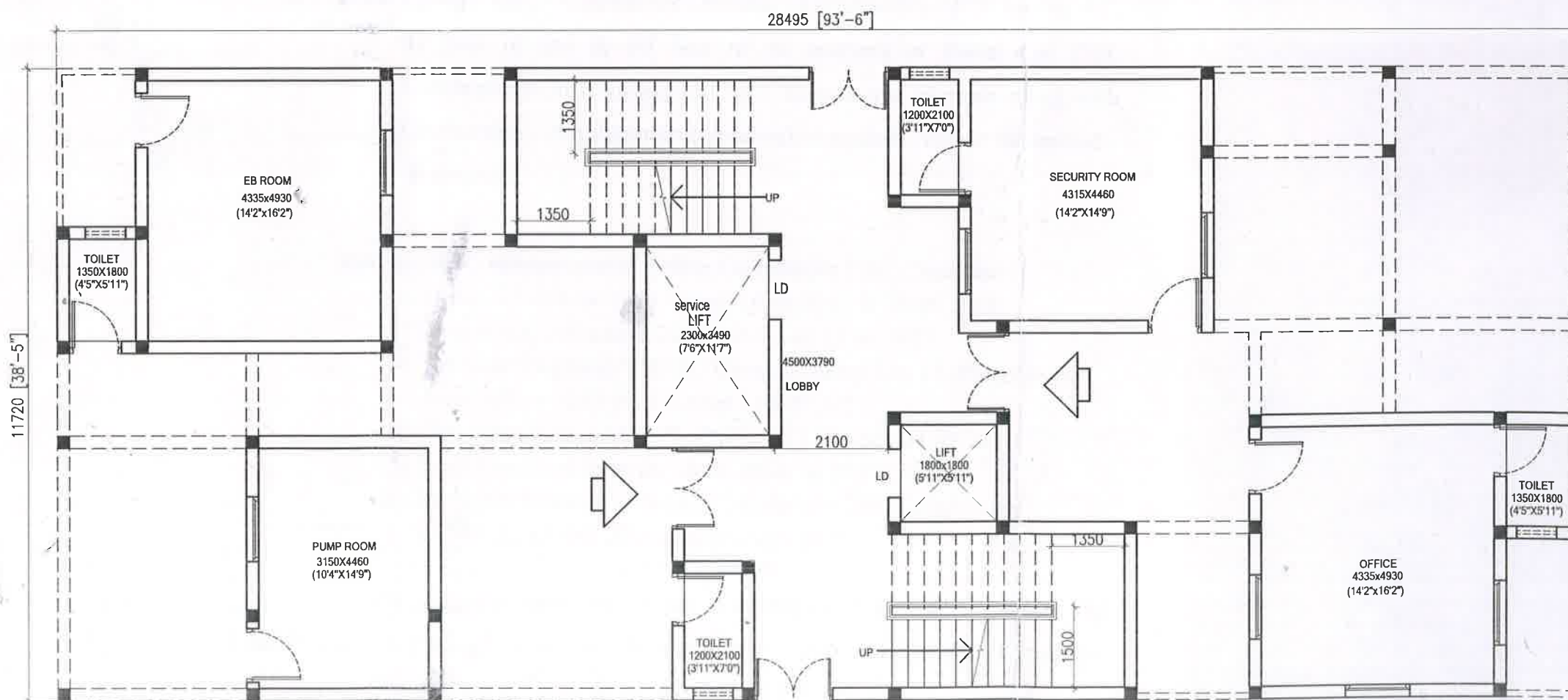
DATE: 24.09.2021 SHEET NO 02/02

*Dalini*  
*24/9/2021*  
*CE*





TYPICAL FIRST TO TENTH FLOOR PLAN



STILT FLOOR PLAN

AREA STATEMENT

	SQ.M	SQ.M
STILT FLOOR AREA		
BUILDING AREA	177.37	
PARKING AREA	145.33	
TOTAL STILT FLOOR AREA	322.70	
PER FLOOR AREA		
FLOOR AREA	225.60	
BALCONY-(30.76 SQ.M) HALF AREA	15.38	
STAIRCASE LOBBY & LIFT (HALF AREA)	33.17	
TOTAL AREA	274.15	

STILT FLOOR AREA	322.70
FIRST FLOOR AREA	274.15
SECOND FLOOR AREA	274.15
THIRD FLOOR AREA	274.15
FOURTH FLOOR AREA	274.15
FIFTH FLOOR AREA	274.15
SIXTH FLOOR AREA	274.15
SEVENTH FLOOR AREA	274.15
EIGHTH FLOOR AREA	274.15
NINTH FLOOR AREA	274.15
TENTH FLOOR AREA	274.15
TOTAL FLOOR AREA	3064.20

AREA STATEMENT (PER UNIT)

FLOOR AREA PER UNIT	
(INCLUDING BALCONY HALF AREA & STAIRCASE LOBBY & LIFT HALF AREA)	137.08
COMMON AREA FOR PER UNIT	16.14
(STILT FLOOR-322.70/20)	
TOTAL AREA PER UNIT	153.22
AREA PER UNIT 153.22 SQ.M (1649 SQFT.)	
(INCLUDING HALF STAIRCASE)	
STAIRCASE HEAD ROOM AREA (HALF AREA)	39.98
COMMON AREA FOR PER UNIT	16.14
(STILT FLOOR-322.70/20)	

PROPOSED CONSTRUCTION

OF AC QTRS (20 IN ONE - STILT+10)  
GANAPATHY EAST AT GANDHIPURAM  
IN COIMBATORE CITY

SCHEMATIC DRAWING

DATE: 24.09.2021



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

*Salini*  
*24/9/2021*  
*CE*