



**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/CC Bank-Thanjavur/2023**

**Dt:10.08.2023**

To

The Principal(i/c),  
Samiappa Institute of Co-operative Management,  
Medical College Road,  
Thanjavur – 613 007.

Sir,

**Sub:** TNPHC Ltd – HO – Plg - Construction of New building Cum Meeting hall for Samiappa Institute at Thanjavur Samiappa Institute campus in Thanjavur District – Feasibility report along with plan and Rough cost Estimate proposal and willingness – Furnished – Regarding.

**Ref:** 1. The Principal (i/c)/ Samiappa Institute of Co-operative Management, Thanjavur, Lr.No.2/2008, Dated: 28.04.2023.  
2. SE/SC, Lr.No.SE/SC/Plg/Samiappa Institute/0444/2023, Dtd: 01.07.2023.

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While acknowledging the receipt of your letter, we convey our gratitude for having approached TNPHC for Construction of New building Cum Meeting hall for Samiappa Institute at Thanjavur Samiappa Institute campus in Thanjavur District.

2. The TNPHC officials have inspected the land identified in Town Survey No.98, Ward No.8, Block No.10 of Thanjavur Town in Thanjavur District with a total extent of 4.66 Hectare and found that the vacant land available at adjacent side of existing Samiappa Institute of Co-operative Management building is **FEASIBLE** for the construction of new building cum meeting hall.

3. The rough cost estimate is prepared based on the PWD plinth area rates for the year 2023-24. The Estimate works out to ₹ **369.90 Lakhs** including GST at 18%, Labour Welfare Fund at 1%, Price adjustment clause at 5% and overhead charges.

4. It is informed that the Tamil Nadu Police Housing Corporation is willing to execute the work with the supervision charges @ 7.5%.

5. The total estimate value shall be deposited to the TNPHC before commencement of the work.

6. The payment shall be released in the form of crossed Cheque or Demand Draft in favour of "Tamil Nadu Police Housing Corporation Limited".

7. Hence, it is requested that your acceptance may be communicated to us for taking further necessary action.

**Encl:** As above.

  
Chief Engineer

TAMIL NADU POLICE HOUSING CORPORATION LIMITED							
Name of Work: Construction of New building Cum Meeting hall for Samiappa Institute at Thanjavur Samiappa Institute campus in Thanjavur District							
Rough Cost Estimate							
Ground Floor		=	278.71	m2			
First Floor		=	278.71	m <sup>2</sup>			
Head Room		=	24.90	m2			
Total		=	582.32	m2	Rate adopted for the Year 2023-2024.		
Sl.No.	Description			Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation			278.71	5620.00	m <sup>2</sup>	1566350.20
2	For Additional basement height 0.60 m			278.71	1046.00	m <sup>2</sup>	291530.66
	a) For Additional depth in foundation 0.60m			278.71	652.00	m <sup>2</sup>	181718.92
3	Super Structure						
	a) Ground floor			278.71	11710.00	m <sup>2</sup>	3263694.10
	b) First floor			278.71	11751.00	m2	3275121.21
	c )Head room (65% of plinth area of non -residential cost)			24.90	7664.80	m2	190853.52
	d)Provision for UPVC window/Ventilator			445.94	2115.00	m2	943163.10
4	Roof Finishing			278.71	1920.00	m <sup>2</sup>	535123.20
5	Antitermite treatment			278.71	130.00	m <sup>2</sup>	36232.30
6	Vitrified tile flooring (80% of Plinth Area)			445.94	1790.00	m <sup>2</sup>	798232.60
7	Plastic Emulsion paint (50% of Plinth Area outer)			557.42	962.00	m <sup>2</sup>	536238.04
8	Provision for False ceiling with glass wol 25mm thick below Ree roofing			397.00	1651.00	m <sup>2</sup>	655447.00
9	Provision for Non ductable AC units			397.00	6110.00	m <sup>2</sup>	2425670.00
10	a) Internal Water Supply arrangements			557.42	558.00	m <sup>2</sup>	311040.36
	b) Internal Sanitary arrangements			557.42	430.00	m <sup>2</sup>	239690.60
	c) Internal Electrical arrangements			557.42	1030.00	m <sup>2</sup>	574142.60
11	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements			557.42	1830.00	m <sup>2</sup>	1020078.60
12	Add Extra provision for LED Lightings /Power plugs and computer plugs			557.42	218.05	m <sup>2</sup>	121545.43
	Sub - Total - I						16965872.44
13	a) External Water Supply arrangements (GF+FF)			557.42	860.00	m2	479381.20
14	b) External Sanitary arrangements (GF+FF)			557.42	266.00	m2	148273.72
15	c) External Electrical arrangements (GF+FF)			557.42	787.00	m2	438689.54
16	Pavement platform all-round the building (1.20m width)			71.90	1210.00	Rmt	86999.00
17	Rainwater harvesting			2.00	16440.00	Each	32880.00
18	Provision for security periphery wall			122.00	7574.00	Rmt	924028.00
19	Provision for Approach road			150.00	841.00	m2	126150.00
20	125 KVA Capacity Generator set with AMF panel (incl. erection, testing, commissioning, power mains and charges for CEIG approval) (13.77+2.362 Lakhs)			1.00	1613200.00	Each	1613200.00
21	Provision for strong room arrangements			L.S			500000.00

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
22	Provision for strong room Defender door arrangements		L.S		550000.00
23	Provision for Two wheeler shed		L.S		1000000.00
24	Provision for Numbering and lettering the building		L.S		50000.00
25	Provision for ramp arrangements for physically challenged person		L.S		150000.00
26	Provision for Borewell , Sump & pump room arrangements		L.S		800000.00
27	Provision for Fire Fighting arrangements		L.S		200000.00
28	Provision for Aluminium composite panel arrangements		L.S		300000.00
29	Provision for cabin arrangements		L.S		1000000.00
30	Provision for UG cable arrangements for three phase EB serve connection		L.S		500000.00
31	Provision for portable drinking water supply connection		L.S		100000.00
32	Soil Investigation Charges.	As per PWD Plinth Area Rates 2023-2024			38705.00
33	Finishing Elevation charges at 1% of building cost		"		169658.72
34	Provision for Lawn at 3% of building cost		"		508976.17
	<b>Sub - Total - II</b>				<b>26682813.80</b>
35	GST at 18.0% ( GST at 9% + CGST 9% )				4802906.48
	<b>Sub - Total - III</b>				<b>31485720.28</b>
36	Labour welfare fund at 1.0%		As per PWD Norms		266828.14
37	Unforeseen items ,Contingencies & petty Supervision charges at 2.50%				787143.01
38	Provision for Supervision charges at 7.5%				2001211.03
39	GST 18% for supervision charges 7.5%				360217.99
40	Price adjustment clause charges at 5%		As per PWD Norms		1574286.01
	<b>Sub-Total - IV</b>				<b>36475406.46</b>
41	Cost of foundation Stone laying & Inagural function		As per PWD Plinth Area Rates 2023-2024		13000.00
42	Advertisement charges		L.S		50000.00
43	Provision for EB deposits		L.S		52000.00
44	Provision for local body plan approval		L.S		300000.00
45	Structural design and consultancy charges		As per GO MS no 181,Dt:16.05.2003.		100000.00
	<b>Grand Total Rs.</b>				<b>36990406.46</b>
<b>For the year 2023-2024</b>		<b>Say Rs.</b>	<b>369.90</b>	<b>Lakhs</b>	

  
 Chief Engineer