

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Rural Police Station Building at Perungavalathan in Thiruvavur District

Rough Cost Estimate

Ground Floor	=	118.46	m ²
First Floor	=	108.36	m ²
Second Floor	=	47.58	m ²
Portico	=	12.94	m ² (half area)
Total	=	287.34	m ²

Rate adopted as Per PA for the Year 2019-2020.

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Pile foundation) upto 15m depth	118.46	8420.00	m ²	997433.20
	Foundation upto basement	118.46	4330.00	m ²	512931.80
2	For Additional basement height 0.9m	118.46	1278.00	m ²	151391.88
3	Super Structure				0.00
	a) Ground floor	118.46	8330.00	m ²	986771.80
	b) First floor	108.36	8361.00	m ²	905997.96
	c) Second floor	47.58	8392.00	m ²	399291.36
	c] Portico (65% of plinth area of non -residential cost)	25.88	5414.50	m ²	140127.26
	d] Head room (65% of plinth area of non -residential cost) (2.86 X 7.175m)	20.52	5474.95	m ²	112345.97
4	Roof Finishing	118.46	1385.00	m ²	164067.10
5	Antitermite treatment	118.46	109.00	m ²	12912.14
6	Vitrified tiles flooring (80% of Plinth Area)	219.52	1435.00	m ²	315011.20
7	Cement painting / OBD painting (inner 50% of Plinth Area)	137.20	520.00	m ²	71344.00
8	Plastic Emulsion paint (50% of Plinth Area outer)	137.20	750.00	m ²	102900.00
9	a] Internal Water Supply arrangements	274.40	460.00	m ²	126224.00
10	b] Internal Sanitary arrangements	274.40	350.00	m ²	96040.00
11	c] Internal Electrical arrangements	274.40	785.00	m ²	215404.00
12	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	274.40	1426.00	m ²	391294.40
13	Add Extra provision for LED Lightings /Power plugs	274.40	168.00	m ²	46099.20
	Sub - Total - I				5747587.27
14	a] External Water Supply arrangements (GF+FF)	226.82	700.00	m ²	158774.00
	b] External Water Supply arrangements (SF)	23.79	700.00	m ²	16653.00
	c] External Sanitary arrangements (GF+FF)	226.82	220.00	m ²	49900.40
	d] External Sanitary arrangements (SF)	23.79	220.00	m ²	5233.80
	e] External Electrical arrangements (GF+FF)	226.82	600.00	m ²	136092.00
	f] External Electrical arrangements (SF)	9.52	600.00	m ²	5712.00
15	Pavement platform all-round the building (1.20m width)	47.64	1050.00	Rmt	50022.00
16	Rainwater harvesting	2.00	14205.00	Each	28410.00
17	Approach road	270.00	729.00	Rmt	196830.00

500000.00

150000.00

150000.00

30000.00

200000.00

500000.00

33440.00

57475.87

172427.62

8188557.96

982626.96

9171184.92

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229279.62

687838.87

10180015.26

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As per PWD Norms

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As per PWD Norms

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As per PWD Plinth Area Rates 2019-2020.

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As per GO MS no 181, Dt:16.05.2003.

Grand Total Rs.

Say Rs.

10493015.26

Lakhs

Say Rs.

118.05

Lakhs

Provision for Panchayat drinking water supply connection & borewell, sump arrangement

19 Provision for Ramp arrangements for physically challenged person

20 Provision for UG cable arrangements to the three phase EB service connection

21 Provision for Numbering and lettering arrangements

22 Provision for Gym arrangements

23 Provision for solar arrangements

24 Soil Investigation Charges.

25 Finishing Elevation charges at 1% of building cost

26 Provision for Lawn at 3% of building cost

Sub - Total - II

27 GST at 12.0% (GST at 6% + CGST 6%)

Sub - Total - III

28 Labour welfare fund at 1.0%

29 Unforeseen items ,Contingencies & petty Supervision charges at 2.50%

30 Provision for Supervision charges at 7.50%

Sub-Total - IV

31 Cost of foundation Stone laying & Inagural function

32 Advertisement charges

33 Provision for EB deposits

34 Provision for Provision for planning permission & Payment to Property tax

35 Structural design and consultancy charges

For the year 2019-2020

Escalation for the year 2020-2021 @ 12.5%

24/01/2020
J.D.O

24/01/2020
J.E

24/01/2020
H.D.O

9/4/2020
CE/JPHC
Sundhu
9/4/2020

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