

**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/SP & COP Resi/2023**

**Dated: 21.06.2023**

**To**

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

**Sir,**

**Sub:** TNPHC – Construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City – Rough cost estimates sent –Concurrence – Requested – Regarding.

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The rough cost estimate proposals for the construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City are enclosed herewith.

2) The estimate are prepared based on the PWD plinth area of rates for the year 2023-2024 including all over head charges and the total estimate value arrives to **₹ 1300.00 lakhs** as detailed below.

Sl. No.	Name of Work	Amount ₹ in lakhs	Remarks
1.	Construction of Superintendent of Police Camp office cum residence at Chengalpet in Chengalpet District	<b>200.00</b>	<ul style="list-style-type: none"><li>➤ The land is identified in Block No. 27, Ward No. 5, T.S. No.1/1, Sub (division) survey No. 1/6, Chengalpet Taluk in Chengalpet District.</li><li>➤ Necessary enterupon permission was issued by the District Collector/ Chengalpet District. Name transfer to Police Department is under process vide Proc.No.11014/2020/3, Dt: 07.12.2020.</li><li>➤ The Land is sufficient for construction of</li></ul>

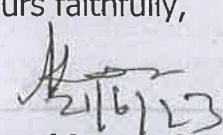
			<p>Superintendent of Police Camp office Cum Residence building. <b>The location of the land is at the bottom of the Hill and the soil is moorum. Also the land is slopped.</b> Hence provision for Retaining wall has been made so as to avoid soil erosion from the slopping area.</p> <p>➤ <b>The land is feasible for construction</b> of SP camp office cum Residence at Chengalpet in Chengalpet District.</p>
2	Construction of Superintendent of Police Camp office cum residence at Vellakaal Poththai in Tenkasi District.	<b>200.00</b>	<p>➤ The land is identified in S.No. 84 to an extent of 3 Acres at Ayikudi, Vellakkal Poththai, Kadayanallur Taluk in Tenkasi District.</p> <p>➤ The identified land along with proper way to be transferred in the Name of Police Department and the same is under process by the SP/Tenkasi vide Lr.No.K5/22961/2021, Dt: 01.06.2023.</p> <p>➤ The site is <b>feasible to construct SP camp office cum residence</b> on obtaining approach road to Police Department.</p>
3	Construction of Superintendent of Police Camp office cum residence at Adhiyur in Thirupathur District.	<b>200.00</b>	<p>➤ The land is identified in S.No. 486/3 to an extent of 1.98.5 Hectare (or) 4.99 Acres at Adhiyur Village in Thirupathur District and land is classified as Punjai land.</p> <p>➤ Enter-upon permission obtained from the District Collector/ Thirupathur vide Proc.No. 2-5692/2022, Dt: 31.05.2022.</p> <p>➤ The site is <b>feasible to construct SP camp office cum residence.</b></p>
4	Construction of Superintendent of Police Camp office cum residence at Ranipet in Ranipet District.	<b>200.00</b>	<p>➤ The land is identified in S.No.639/1, Ward A, Block - 24, at Ranipet in Karai Village allotted to AR Police land with total extent of 8.06 Acre in which 1.50 Acres have to be sub divided for the SP Camp office cum residence building.</p> <p>➤ The site is located adjacent to Ranipet-Chittur main road at Karai Village.</p>

			<ul style="list-style-type: none"> <li>➤ The site is in low lying area of about 1.2mt depth from the existing Cement Concrete road. Hence it is necessary to provide gravel filling around the scheme area.</li> <li>➤ The site is <b>feasible to construct SP camp office cum residence.</b></li> </ul>
5	Construction of Superintendent of Police Camp office cum residence at Melvizhi in Kallakurichi District.	200.00	<ul style="list-style-type: none"> <li>➤ The land suggested by the user department in S.No.179, Melvizhi is belongs to sarkar poromboke and (forest in remark column) with an extent of 15.85 acres.</li> <li>➤ <b>The land belongs to Revenue Department. However now the land is in the control of Forest Department. Enterupon permission to be obtained from Revenue Department.</b></li> <li>➤ The land is <b>feasible to construct SP camp office cum residence</b> on Name transfer of land to Police Department.</li> </ul>
6	Construction of Commissioner of Police Camp office cum Residence in Tiruppur City.	300.00	<ul style="list-style-type: none"> <li>➤ The land is identified in T.S.No. 3/4 located in Tiruppur Avinashi State High way opposite to Collector Bungalow to an extent of 2.25 Acres.</li> <li>➤ The land belongs to <b>Police Department.</b></li> <li>➤ The <b>land is feasible</b> for construction of new COP camp office cum residence.</li> </ul>
<b>Total</b>		<b>1300.00</b>	

3) Therefore it is requested that necessary concurrence may be issued for the construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City by utilizing the overall savings available in TNPHC.

**Encl:** As Stated.

Yours faithfully,

  
Chairman and Managing Director



# TAMILNADU POLICE HOUSING CORPORATION LIMITED

**Name of work: Construction of Superintendent of Police Camp office cum Residence Building at Melvazhi in Kallakurichi District.**

## Rough Cost Estimate for Residential building - Framed Structure

### Area statement

Name of Building	GF	FF	Total	Head Room	Portico
SP qtrs	168.74	130.34	299.08	13.89	16.09
<b>Total</b>	<b>168.74</b>	<b>130.34</b>	<b>299.08</b>	<b>13.89</b>	<b>16.09</b>

### AS PER PWD PLINTH AREA RATES 2023-2024

Sl.No	Description	Plinth Area	Rate	Per	Amount
1	Foundation	168.74	5350.00	m <sup>2</sup>	902759.00
2	Additional basement height 1.50m height (5x523)	168.74	2615.00	m <sup>2</sup>	441255.10
3	Super Structure (Framed Structure)				
	Super Structure in Ground Floor	168.74	14850.00	m <sup>2</sup>	2505789.00
	Super Structure in First Floor ( FF + Sit out half area = 63.35+11.90)	130.34	14891.00	m <sup>2</sup>	1940892.94
4	Portico (65% of plinth area of residential cost) (Excluding verandah & Wash)	32.18	9652.50	m <sup>2</sup>	310617.45
5	Head room (65% of plinth area of residential cost)	13.89	9679.15	m <sup>2</sup>	134443.39
6	Roof Finishing	168.74	1820.00	m <sup>2</sup>	307106.80
7	Anti termite treatment	168.74	130.00	m <sup>2</sup>	21936.20
8	Double charged Vitrified tiles (800x800x10mm) floor finishing ( Total PA 80%)	239.26	2065.00	m <sup>2</sup>	494080.16
9	Cement painting /OBD for Inner 50% of( Total Area + Head room)	156.49	587.00	m <sup>2</sup>	91856.70
10	exterior Emulsion painting for Outer 50% of( Total Area + Head room)	156.49	867.00	m <sup>2</sup>	135672.50
11	Provision for Joineries ( 80% of Total area + Head Room )	250.38	614.00	m <sup>2</sup>	153730.86
12	Provision for dummy column arrangements	130.34	561.00	m <sup>2</sup>	73120.74
13	False Ceiling with plain Gypsum board. (camp office = 4.905*3.635=17.83, Office = 4.905*4.26= 20.90)	38.73	1303.00	m <sup>2</sup>	50465.19
14	Provision non ductable A.C Units (Office = 4.905*4.26=20.90,	20.90	6110.00	m <sup>2</sup>	127699.00
15	Internal Water supply arrangements	299.08	717.00	m <sup>2</sup>	214440.36
16	Internal Sanitary arrangements	299.08	558.00	m <sup>2</sup>	166886.64
17	Internal Electrical arrangements	299.08	1175.00	m <sup>2</sup>	351419.00

Sl.No	Description	Plinth Area	Rate	Per	Amount
18	Internal Electrical arrangements add Extra for Provision of LED lighting, Computer Plugs and Power Plugs =170+20.45+27.6=218.05)	299.08	218.05	m <sup>2</sup>	65214.35
19	UPVC Window ( 80% of Total area + Head Room)	250.38	1942.00	m <sup>2</sup>	486230.19
20	Extra provision for TW door shutters, cupboard shutters, bath room fittings & electrical fittings (80%)	250.38	1980.00	m <sup>2</sup>	495744.48
	<b>BUILDING COST - Sub Total -I</b>			<b>Rs.</b>	<b>9471360.09</b>
21	Newly developed external Water supply arrangements (GF+FF)	299.08	860.00	m <sup>2</sup>	257208.80
22	Newly developed external Sanitary arrangements (GF+FF)	299.08	266.00	m <sup>2</sup>	79555.28
23	Newly developed external Electrical arrangements (GF +FF)	299.08	787.00	m <sup>2</sup>	235375.96
24	Rain water Harvesting	4.00	16440.00	m <sup>2</sup>	65760.00
25	Pavement platform alround 1.20 m width	65.75	1210.00	Rmt	79557.50
26	Approach road (143.13+309.38)	452.51	841.00	m <sup>2</sup>	380560.91
27	Provision for Compound wall (Approximate 1Acres)	250.00	7500.00	m <sup>2</sup>	1875000.00
27	Soil Investigation charges	1.00	38705.00	Nos	38705.00
28	Provision for filling Low lying area			LS	292000.00
29	Provision for Deep Borewell and pumpset arrangements			LS	450000.00
30	Provision for Strom water drain and sullage drain			LS	150000.00
31	Provision for Culvert			LS	100000.00
32	Provision for Sump and Pump room			LS	150000.00
33	Provision for local body water supply connection.			LS	50000.00
34	Provision for Lettering and numbering arrangements			LS	50000.00
35	Provision for avenue trees			LS	10000.00
36	Provision for Two wheeler and Four wheelr shed arrangements			LS	692900.00
37	Provision for Centry room and Rest room arrangements			LS	300000.00
38	Elevation at 1% of Building Cost .			As per PWD Norms	94713.60
39	Provision for Lawn arrangements at 3 % of Building Cost .			As per PWD Norms	284140.80
	<b>SUB - TOTAL - II</b>				<b>15106837.95</b>
40	GST @ 18%			LS	2719230.83

Sl.No	Description	Plinth Area	Rate	Per	Amount
SUB - TOTAL - III					17826068.78
41	Labour Welfare fund @ 1.00%			LS	178260.69
42	Unforeseen items & Petty Supervision charges, contingencies @ 2.50%			LS	445651.72
43	Supervision Charges @ 7.50%			LS	1336955.16
44	Price adjustment clause @ 5%				891303.44
SUB - TOTAL - IV					19786936.34
45	Foundation stone laying and Inagural function.			LS	13000.00
46	Advertisement charges			LS	50000.00
47	Provision for EB Deposit & Development Charges			LS	50000.00
48	Payment to Local Body and Planning clearence			LS	50000.00
49	Provision for Structural Design & Consultancy charges			LS	50000.00
Grand Total Rs					19999936.34
Say Rs.					19999937.00
In Lakhs					200.00

21/6/23

Chief Engineer