

TAMIL NADU POLICE HOUSING CORPORATION LIMITED					
Name of Work: Construction of 3 Nos. Of SFO and 50 Nos. of Fireman quarters at Redhills in Chennai city					
Detailed Estimate Based on PWD Plinth Area Rates					
PA RATES 2021-2022					
Sl.No.	Description	No.of Block	Rate Rs.	Per	Amount Rs.
1	Construction of 3 Nos. Of SFO quarters (G+2) single block	1.00	8125876.26	Block	8125876.26
2	Construction of 50 Nos. Of Fireman quarters (Stilt+5) (5 blocks)	5.00	19731451.47	Block	98657257.34
	Sub - Total - I				106783133.60
3	Provision for Rainwater harvesting	12.00	15200.00	Each	182400.00
4	Provision for Compound wall	350.00	6955.00	m	2434250.00
5	Approach road	300.00	779.00	m ²	233700.00
6	Provision for 125 KVA Capacity Generator set with AMF Panel (Incl. Erection testing, Commissioning, power mains and charges for CEIG approval)	1.00	1443400.00	No	1443400.00
7	Provision for Solar power plant arrangements		LS		100000.00
8	Provision for Vehicle shed		LS		600000.00
9	Provision for Drinking water supply & borewell ,pumpset arrangements		LS		200000.00
10	Provision for Sump arrangements		LS		300000.00
11	Provision for Numbering, Lettering the blocks		LS		158788.00
12	Provision for three phase EB service connection and UG cable arrangements		LS		500000.00
13	Soil Investigation Charges. (2 Nos)		As per PWD Plinth Area Rates 2021-2022		71580.00
	Sub - Total - II				113007251.60
14	GST at 12%				13560870.19
	Sub - Total - III				126568121.79
15	Labour welfare fund @ 1.0%		As per PWD Norms		1130072.52
16	Unforeseen items,Contingencies & petty Supervision charges at 1 %				1130072.52
17	Supervision charges @ 5%		-		5650362.58
18	Provision towards Price adjustment clause @ 5%		As per PWD Norms		0.00
	Sub - Total - IV				134478629.41
19	Advertisement charges		L.S		100000.00
20	Planning Permission, payment to local body/ metro water/ TNEB etc.,		L.S		300000.00
21	Provision for EB deposits		L.S		500000.00
24	Cost of Foundation Stone laying & Inagural function		As per PWD Plinth Area Rates 2021-2022.		13000.00
25	Structural design & consultancy charges		As per G.O.M.S.No. 181 Dt 16.05.03		100000.00
	Grand Total Rs.				135491629.41
	For the year 2021-2022	Say Rs.	1,354.92	Lakhs	

<u>Name of work : Construction of 3 No of SFO quarters (G + 2)</u>					
<u>Area Details</u>					
PWD Plinth area rates 2021-22	Ground Floor =		73.20	Sqm	
	First Floor =		73.20	Sqm	
	Second Floor =		73.20	Sqm	
	Total Area =		219.60	Sqm	
Sl. No.	Qty	Description	Rate	Per	Amount
1	73.20	Foundation	5295.00	m ²	387594.00
2	73.20	Additional basement 0.90 m height	1440.00	m ²	105408.00
		Super structure			0.00
3	73.20	Ground Floor	14195.00	m ²	1039074.00
4	73.20	First Floor	14232.00	m ²	1041782.40
5	73.20	Second Floor	14269.00	m ²	1044490.80
6	16.76	Head room @ 65% on Non-Residential cost of Superstructure	6997.90	m ²	117284.80
7	73.20	Roof finishing	1765.00	m ²	129198.00
8	73.20	Antitermite treatment	120.00	m ²	8784.00
9	5.56	Lift pit (2.26*2.46m)	16,950.00	m ²	94242.00
10	175.68	Virtrified tile flooring @ 80% on P.A. (Basic model)	1,660.00	m ²	291628.80
11	109.80	Cement painting / OBD painting (inner 50% of Plinth Area)	555.00	m ²	60939.00
12	109.80	a)Plastic Emulsion paint (50% of Plinth Area outer)	883.00	m ²	96953.40
13	219.60	Internal water supply arrangements	660.00	m ²	144936.00
14	219.60	Internal sanitary arrangements	515.00	m ²	113094.00
15	219.60	Internal electrical arrangements	1,055.00	m ²	231678.00
16	219.60	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	1,455.00	m ²	319518.00
17	219.60	Add Extra provision for LED Lightings /Power plugs and computer plugs	197.00	m ²	43261.20
		Sub Total - I			5269866.40
18	146.40	External water supply arrangements (GF+FF)	795.00	m ²	116388.00
19	36.60	External water supply arrangements (SF)	795.00	m ²	29097.00
20	146.40	External sanitary arrangements (GF+ FF)	245.00	m ²	35868.00
21	36.60	External sanitary arrangements (SF)	245.00	m ²	8967.00

Sl. No.	Qty	Description	Rate	Per	Amount
22	146.40	External electrical arrangements (GF+ FF)	705.00	m ²	103212.00
23	14.64	External electrical arrangements (SF)	705.00	m ²	10321.20
24	44.00	Plinth protection 1.20M width	1120.00	Rmt.	49280.00
25	1.00	Passenger Lift 8 persons capacity (Ground +2 floors) without machine room	2305000.00	No	2305000.00
26	1.00	Lift add extra for Earthing, swaft, machine power mains as per CEIG Norms shall be allowed.	66130.00	No	66130.00
27		Elevation @ 1% of building cost	As per PWD Norms		52698.66
28		Lawn @ 1.50% of building cost	"		79048.00
	Sub Total-II				8125876.26

<u>Name of work : Construction of 10 No of Fireman quarters (Stilt+5)</u>					
<u>Area Details</u>					
PWD Plinth area rates 2020-21	Stilt Floor (Parking area) =		135.22	Sqm	
	First Floor =		135.22	Sqm	
	Second Floor =		135.22	Sqm	
	Third Floor =		135.22	Sqm	
	Fourth Floor =		135.22	Sqm	
	Fifth Floor =		135.22	Sqm	
	Total Area =		811.32	Sqm	
	Head Room =		10.53	Sqm	
Sl. No.	Qty	Description	Rate	Per	Amount
1	135.22	Foundation	5295.00	m ²	715989.90
2	135.22	Additional basement 0.90 m height	1440.00	m ²	194716.80
		Super structure			0.00
3	135.22	Stilt Floor (Parking area)	6925.75	m ²	936499.92
4	135.22	First Floor	14232.00	m ²	1924451.04
5	135.22	Second Floor	14269.00	m ²	1929454.18
6	135.22	Third Floor	14306.00	m ²	1934457.32
7	135.22	Fourth Floor	14343.00	m ²	1939460.46
8	135.22	Fifth Floor	14380.00	m ²	1944463.60
9	10.53	Head room @ 65% on Non-Residential cost of Superstructure	7070.05	m ²	74447.63
10	135.22	Roof finishing	1765.00	m ²	238663.30
11	135.22	Antitermite treatment	120.00	m ²	16226.40
12	5.56	Lift pit (2.26*2.46m)	16,950.00	m ²	94242.00
13	540.88	Virtrified tile flooring @ 80% on P.A. (Basic model)	1,660.00	m ²	897860.80
14	338.05	Cement painting / OBD painting (inner 50% of Plinth Area)	555.00	m ²	187617.75
15	338.05	a)Plastic Emulsion paint (50% of Plinth Area outer)	883.00	m ²	298498.15
16	676.10	Internal water supply arrangements	660.00	m ²	446226.00
17	676.10	Internal sanitary arrangements	515.00	m ²	348191.50
18	811.32	Internal electrical arrangements	1,055.00	m ²	855942.60

Sl. No.	Qty	Description	Rate	Per	Amount
19	676.10	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	1,220.00	m ²	824842.00
20	676.10	Add Extra provision for LED Lightings, Power plugs and computer plugs	197.00	m ²	133191.70
		Sub Total - I			15935443.04
21	135.22	External water supply arrangements (GF+FF)	795.00	m ²	107499.90
22	270.44	External water supply arrangements (SF to Fifth Floor)	795.00	m ²	214999.80
23	135.22	External sanitary arrangements (GF+ FF)	245.00	m ²	33128.90
24	270.44	External sanitary arrangements (SF to Fifth Floor)	245.00	m ²	66257.80
25	135.22	External electrical arrangements (GF+ FF)	705.00	m ²	95330.10
26	108.17	External electrical arrangements (SF to Fifth Floor)	705.00	m ²	76259.85
27	56.80	Plinth protection 1.20M width	1120.00	Rmt.	63616.00
28	1.00	Passenger Lift 10 persons capacity (Ground +3 floors) without machine room	2410000.00	No	2410000.00
29	1.00	Passenger lift persons capacity (4th and 5th floors) (132200*2)	264400.00	No	264400.00
30	1.00	Lift add extra for Earthing, swaft, machine power mains as per CEIG Norms shall be allowed.	66130.00	No	66130.00
31		Elevation @ 1% of building cost	As per PWD Norms		159354.43
32		Lawn @ 1.50% of building cost	"		239031.65
		Sub Total-II			19731451.47