

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/ 3876/2018

Dated: 09.04.2020

To

The Director General of Police,
Tamil Nadu,
Chennai - 04.

Sir,

Sub: TNPHC – Construction of 2SI and 27PC/HC quarters at Mazhaiyur in Pudukottai District – Feasibility report along with plan and rough cost estimate proposal – Approval requested – Regarding.

Ref: Telephonic message received from the Chief Office on 08.04.2020.

...

With reference to the above cited, the estimate proposal for the construction of 2SI and 27PC/HC quarters at Mazhaiyur in Pudukottai District is enclosed.

2. The estimate is prepared based on the PWD plinth ^{area} rate for the year 2019-2020 including all over head charges. The estimate, plan and tentative layout are enclosed herewith.

Sl. No	Name of Work	Amount in lakhs	Remarks
1.	Construction of 2SI and 27PC/HC quarters at Mazhaiyur in Pudukottai District	577.00 lakhs	1. The land is identified in S.F No.250/1, to an extent of 0.355.0 ^{area} ares in Mazhaiyur Village, Karambakudi Taluk of Pudukottai District. 2. The land belongs to Police Department. 3. The land is feasible for construction of new quarters.

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.

Copy to:

The Superintendent of Police / Pudukottai District
The Superintending Engineer / South Circle
The Executive Engineer / Trichy Division

\\CHN-323-PC\Quarters\Qtrs Note & letter

N. S. 9/4/2020
Chief Engineer
By

TAMIL NADU POLICE HOUSING CORPORATION LIMITED					
Name of work : Construction of 2 Nos of SI and 27 Nos of PC/HC quarters at ^{Malaiyur} in Pudukottai District					
GENERAL ABSTRACT					
	PWD Plinth area rates 2019-2020				
Sl. No.	Description	No. of Block	Rate	Per	Rough cost Estimate Value in Rs.
1	Construction of 2 Nos of SI Quarters (1 block of 2 in 1, G+1)	1	3370013.56	Block	3370013.56
2	Construction of 24 Nos of PC/ HC Quarters (4 blocks of 6 in 1, G+2)	4	7683418.93	Block	30733675.73
3	Construction of 3 Nos of PC/ HC Quarters (1 block of 3 in 1, G+2)	1	3890796.84	Block	3890796.84
Sub-Total - I					37994486.13
4	Approach road	600.00	729.00	SQM	437400.00
5	Rainwater harvesting	12.00	14205.00	Each	170460.00
6	Provision for security perimeter	250.00	6500.00	Rmt	1625000.00
7	Provision for sump and pump room	1.00	900000.00	Each	900000.00
8	Provision for two wheeler shed	1.00	700000.00	Each	700000.00
9	Provision for borewell and pumpset	2.00	700000.00	Each	1400000.00
10	Provision for Numbering and lettering the blocks	L.S			73370.00
11	Provision for Drinking Water supply connection	L.S			85000.00
12	Provision for UG cable arrangements for three phase EB serve connection	L.S			319000.00
13	Soil Investigation Charges.	As per PWD Norms			33440.00
Sub-Total - II					43738156.13
14	GST at 12%				5248578.74
Sub-Total - III					48986734.87
15	Labour welfare fund at 1%	As per PWD Norms			489867.35
16	Unforeseen, Contingencies & supervision charges at 2.5%	"			1224668.37
17	Supervision Charges @ 7.5 %	-			3674005.11
18	Provision towards Price adjustment clause at 5%	As per PWD Norms			2449336.74
Sub-Total - IV					56824612.44
19	Foundation stone laying and Inaugral function	As per PWD Norms			13000.00
20	Provision for EB Deposit	L.S			500000.00
21	Provision for local body payment for property tax & Planning permission	L.S			160000.00
22	Advertisement charges	L.S			100000.00
23	Structural Design / Consultancy charges	As per G.O.Ms.No.181 Dt:16.05.2003			100000.00
GRAND TOTAL RS.					57697612.44
		Say Rs.	576.98	Lakhs	
For the year 2020-2021 (Including 12.5% Escalation)		Say Rs.	649.10	Lakhs	

Rs. 2939.76
Sgd.

24/1/2020
JDO

24/1/2020
JE

24/1/2020
HDO

Name of work : Construction of 2 No. of SI quarters (G+1)

Area Details

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

Ground Floor = 73.20 Sqm


First Floor = 73.20 Sqm


Total Area = 146.40 Sqm

Sl. No.	Qty	Description	Rate	Per	Amount
1	73.20	Foundation	4330.00	m ²	316956.00
2	73.20	Additional basement 0.9 m height	1278.00	m ²	93549.60
	73.20	For Additional depth in foundation 0.6m (270x2)	540.00	m ²	39528.00
		<u>Super structure</u>			0.00
3	73.20	Ground Floor	11085.00	m ²	811422.00
4	73.20	First Floor	11116.00	m ²	813691.20
5	16.76	Head room @ 65% on Non-Residential cost of Superstructure (2.86x5.86)	5454.80	m ²	91422.45
6	73.20	Roof finishing	1385.00	m ²	101382.00
7	73.20	Antitermite treatment	109.00	m ²	7978.80
8	117.12	Verified tile flooring @ 80% on P.A.	1435.00	m ²	168067.20
9	73.20	Cement painting / OBD painting (inner 50% of Plinth Area)	520.00	m ²	38064.00
10	73.20	a)Plastic Emulsion paint (50% of Plinth Area outer)	750.00	m ²	54900.00
11	146.40	Internal water supply arrangements	585.00	m ²	85644.00
12	146.40	Internal sanitary arrangements	460.00	m ²	67344.00
13	146.40	Internal electrical arrangements	895.00	m ²	131028.00
14	146.40	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	1230.00	m ²	180072.00
15	146.40	Provision for LED light arrangements	168.00	m ²	24595.20
		Sub Total - I			3025644.45
16	146.40	External water supply arrangements (GF + FF)	700.00	m ²	102480.00

(P.T.O)

17	146.40	External sanitary arrangements (GF+FF)	220.00 m ²	322
18	146.40	External electrical arrangements (GF+FF)	600.00 m ²	8784
19	44.00	Plinth protection 1.20M width	1050.00 Rmt.	46200
20		Elevation @ 1% of building cost	As per PWD Norms	30256.4
21		Lawn @ 1.50% of building cost	"	45384.67
Sub Total-II				3370013.56


 24/01/2020
 JDO


 24/01/2020
 JE

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of 6 nos of PC/HC quarters (6 in 1, G+2)

Rough Cost Estimate

Ground Floor	=	124.22	m ²
First Floor	=	124.22	m ²
Second Floor	=	124.22	m ²
Total	=	372.66	m²

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

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed)	124.22	4330.00	m ²	537872.60
2	For Additional basement height 0.90m	124.22	1278.00	m ²	158753.16
	For Additional depth in foundation 0.6m (270x2)	124.220	540.00	m ²	67078.80
3	Super Structure				0.00
	a) Ground floor	124.22	11085.00	m ²	1376978.70
	b) First floor	124.22	11116.00	m ²	1380829.52
	c) Second floor	124.22	11147.00	m ²	1384680.34
	e) Head room (65% of plinth area of non-residential cost)	13.15	5474.95	m ²	71995.59
4	Roof Finishing	124.22	1385.00	m ²	172044.70
5	Antitermite treatment	124.22	109.00	m ²	13539.98
6	Double chargeg Vitrified tile flooring (80% of Plinth Area)	298.13	1435.00	m ²	427816.55
7	Cement painting / OBD painting (inner 50% of Plinth Area)	186.33	520.00	m ²	96891.60
10	Plastic Emulsion paint (50% of Plinth Area outer)	186.33	750.00	m ²	139747.50
11	a) Internal Water Supply arrangements	372.66	585.00	m ²	218006.10
	b) Internal Sanitary arrangements	372.66	460.00	m ²	171423.60
	c) Internal Electrical arrangements	372.66	895.00	m ²	333530.70
13	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	372.66	1034.00	m ²	385330.44
14	Add Extra provision for LED Lightings /Power plugs	372.66	168.00	m ²	62606.88
	Sub - Total - I				6999126.76
15	a) External Water Supply arrangements (GF+FF)	248.44	700.00	m ²	173908.00
	b) External Water Supply arrangements (SF)	62.11	700.00	m ²	43477.00
	c) External Sanitary arrangements (GF+FF)	248.44	220.00	m ²	54656.80
	d) External Sanitary arrangements (SF)	62.11	220.00	m ²	13664.20
	e) External Electrical arrangements (GF+FF)	248.44	600.00	m ²	149064.00
	f) External Electrical arrangements (SF)	24.84	600.00	m ²	14904.00
16	Plinth protection 1.20M width	56.80	1050.00	Rmt	59640.00
17	Elevation @ 1% of building cost		As per PWD Norms		69991.27
18	Lawn @ 1.50% of building cost		"		104986.90
	Sub Total-II				7683418.93

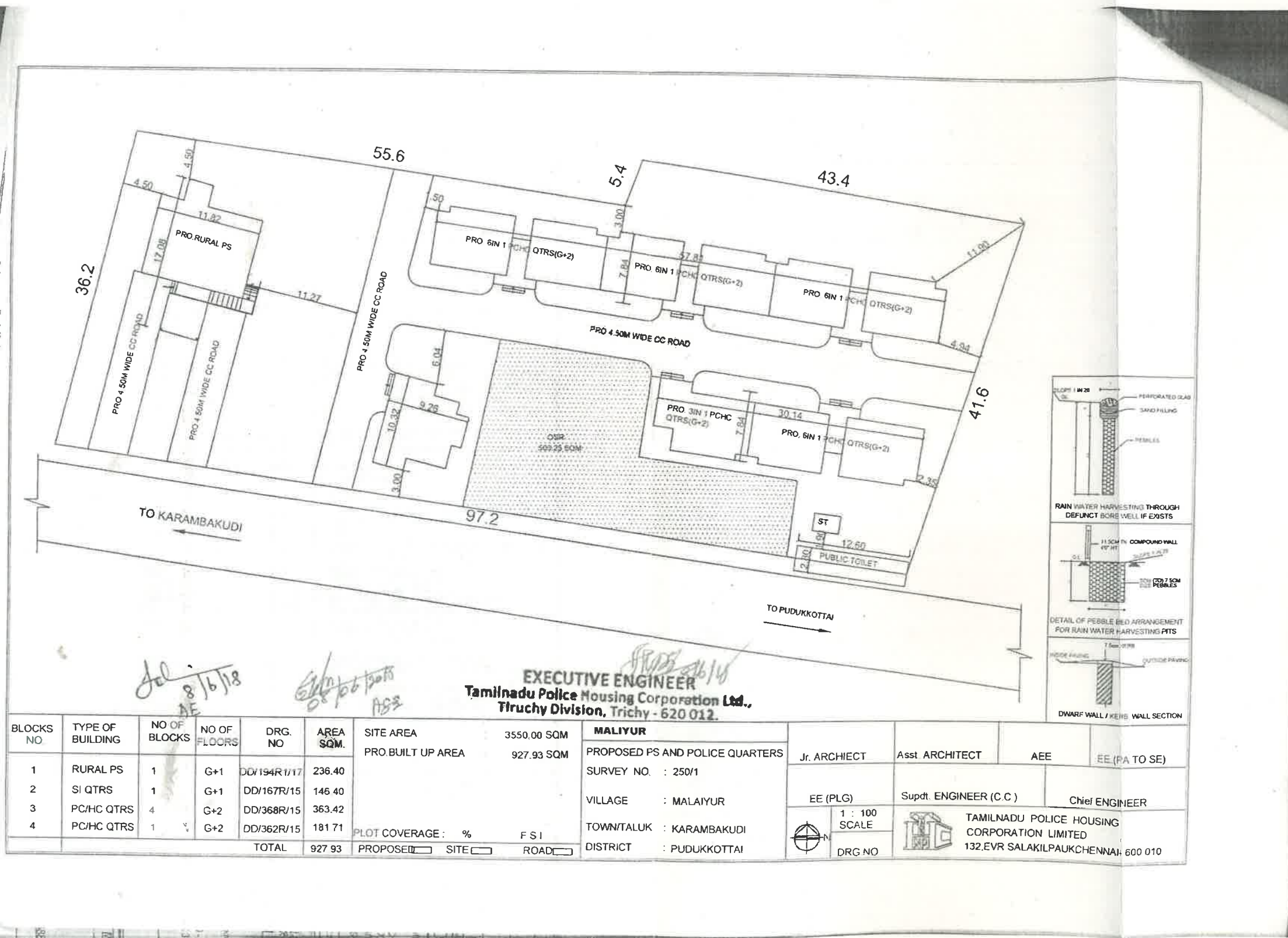
Name of work : Name of Work: Construction of 3 in 1 PC/HC quarters (G+2)

Area Details					
PWD Plinth area rates 2019-20	Ground Floor =		62.11	Sqm	
	First Floor =		62.11	Sqm	
	Second Floor =		62.11	Sqm	
	Total Area =		186.33	Sqm	
Sl. No.	Qty	Description	Rate	Per	Amount
1	62.11	Foundation	4330.00	m ²	268936.30
2	62.11	Additional basement 0.9 m height	1278.00	m ²	79376.58
	62.11	For Additional depth in foundation 0.6m (270x2)	540.00	m ²	33539.40
		<u>Super structure</u>			0.00
3	62.11	Ground Floor	11085.00	m ²	688489.35
4	62.11	First Floor	11116.00	m ²	690414.76
5	62.11	Second Floor	11147.00	m ²	692340.17
6	13.15	Head room @ 65% on Non-Residential cost of Superstructure (2.46 x 5.435)	5474.95	m ²	71995.59
7	62.11	Roof finishing	1385.00	m ²	86022.35
8	62.11	Antitermite treatment	109.00	m ²	6769.99
9	149.064	Double chargeg Vittrified tile flooring (80% of Plinth Area)	1435.00	m ²	213906.84
10	93.17	Cement painting / OBD painting (inner 50% of Plinth Area)	520.00	m ²	48448.40
11	93.17	a)Plastic Emulsion paint (50% of Plinth Area outer)	750.00	m ²	69877.50
12	186.33	Internal water supply arrangements	585.00	m ²	109003.05
13	186.33	Internal sanitary arrangements	460.00	m ²	85711.80
14	186.33	Internal electrical arrangements	895.00	m ²	166765.35
15	186.33	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements	1034.00	m ²	192665.22
16	186.33	Provision for LED light arrangements	168.00	m ²	31303.44
		Sub Total - I			3535566.09
17	124.22	External water supply arrangements (GF + FF)	700.00	m ²	86954.00
18	31.06	External water supply arrangements (SF)	700.00	m ²	21742.00

19	124.22	External sanitary arrangements (GF + FF)	220.00	m ²	27328.40
20	31.06	External sanitary arrangements (SF)	220.00	m ²	6833.20
21	124.22	External electrical arrangements (GF + FF)	600.00	m ²	74532.00
22	12.42	External electrical arrangements (SF)	600.00	m ²	7452.00
23	40.00	Plinth protection 1.20M width	1050.00	Rmt.	42000.00
24		Elevation @ 1% of building cost	As per PWD Norms		35355.66
25		Lawn @ 1.50% of building cost	"		53033.49
Sub Total-II					3890796.84

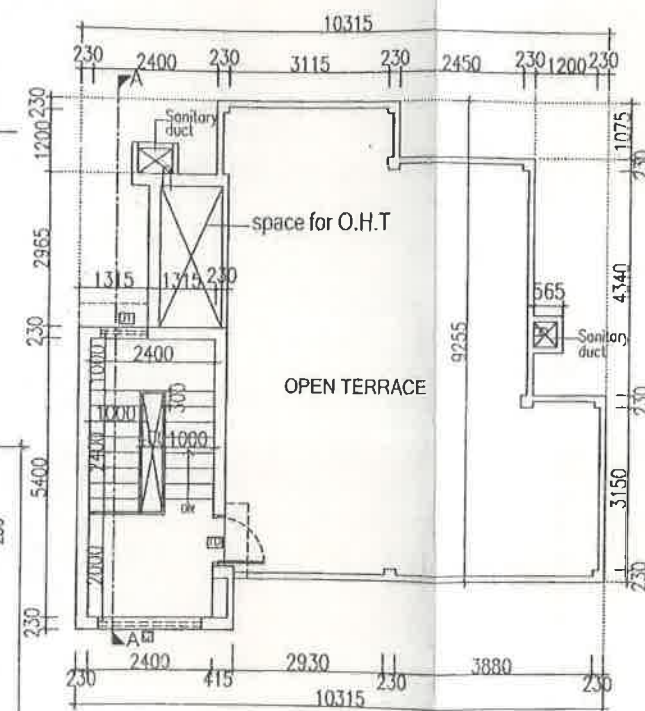
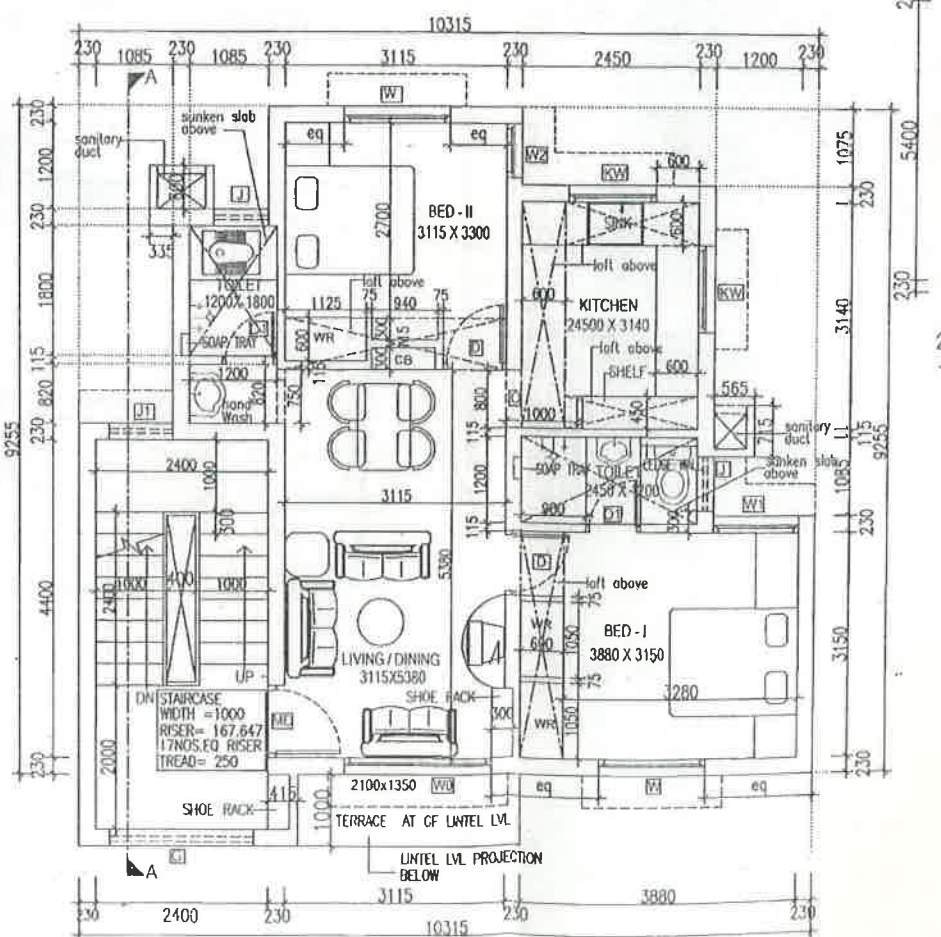
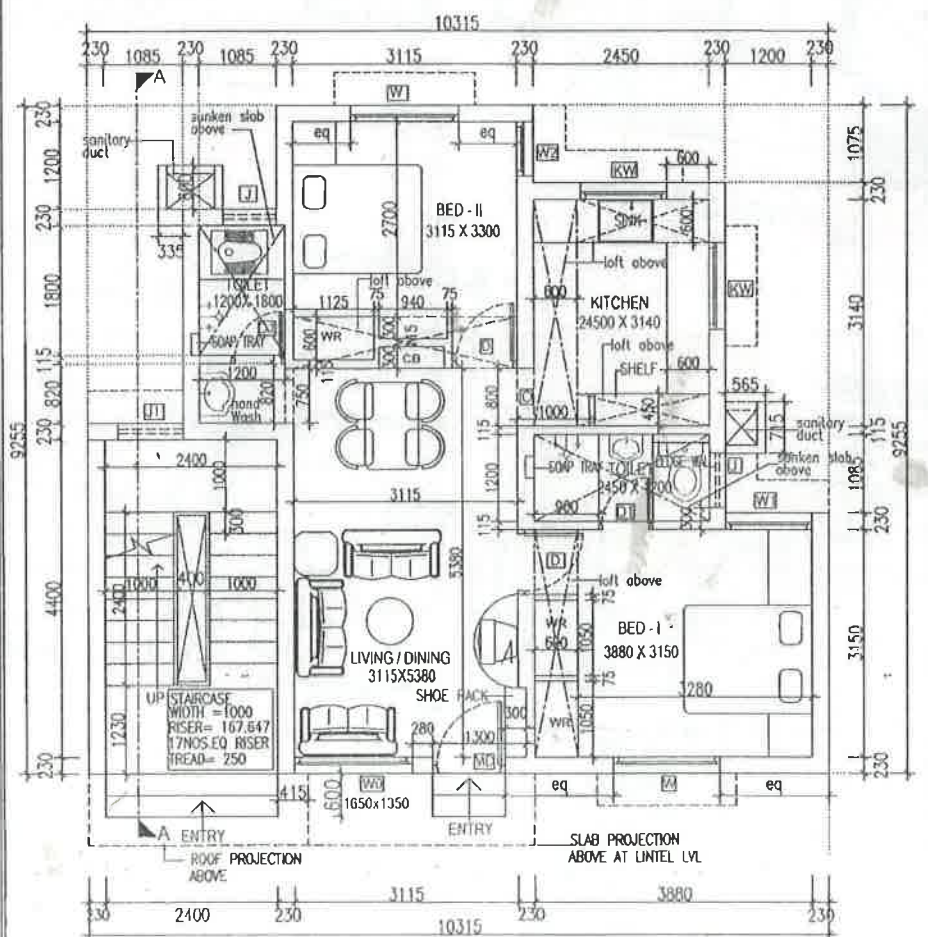
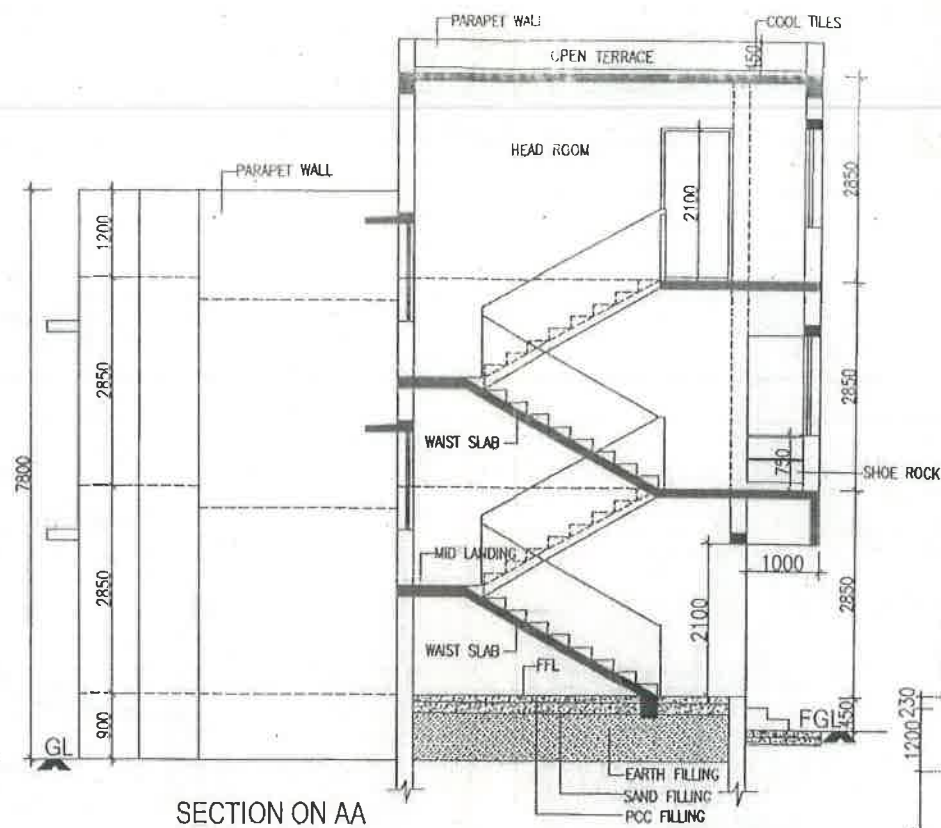
uh
24/01/2020
JDO

①
24/01/2020
JE



BLOCKS NO.	TYPE OF BUILDING	NO OF BLOCKS	NO OF FLOORS	DRG. NO.	AREA SQM.	SITE AREA 3550.00 SQM	PRO. BUILT UP AREA 927.93 SQM	MALAIYUR	Jr. ARCHIECT	Asst. ARCHITECT	AEE	EE (PA TO SE)
1	RURAL PS	1	G+1	DD/194R/17	236.40			PROPOSED PS AND POLICE QUARTERS				
2	SI QTRS	1	G+1	DD/167R/15	146.40			SURVEY NO. : 250/1	EE (PLG)	Supdt. ENGINEER (C.C.)		Chief ENGINEER
3	PC/HC QTRS	4	G+2	DD/368R/15	363.42			VILLAGE : MALAIYUR	1 : 100 SCALE			
4	PC/HC QTRS	1	G+2	DD/362R/15	181.71			TOWN/TALUK : KARAMBAKUDI	DRG NO			
TOTAL					927.93	PLOT COVERAGE : %	F S I	DISTRICT : PUDUKKOTTAI				
						PROPOSED	SITE	ROAD				

21/9/2020
CE/ANP/AC



SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	JAN DOOR TEAK WOOD FRAME WITH TEAK WOOD SHUTTER	100X2100
D	RCC DOOR FRAME WITH BWR SHUTTER	900X2100
DI	PVC SOLID DOOR	750X2100
TD	MS GRILL DOOR	1000X2100
FW	MS WINDOW	1800X1650
W	MS WINDOW	1500X1350
WL	MS WINDOW	1200X1350
KW	MS WINDOW	1200X1050
J	RCC JALLI	750X 600
O	OPENING	900X2100
J1	RCC JALLI 750 SILL FROM LANDING	1350X2100
G	MS GRILL	2000X1350

ALL DIMENSIONS ARE IN MM


SPECIFICATION

FOUNDATION	: COLUMN/BRICK
ROOF	: BRICK WORK IN C.M 1:6
SUPERSTRUCTURE	: R.C.C SLAB WITH SUITABLE
	: REINFORCEMENT AND PROTECTED
	WITH COOL TILES.
	MILD SLOPE OF (1:60) TO BE PROVIDED.
JOINERY	: WOODEN FRAME/ R.C.C/STEEL/PVC.
FLOORING	: GRANITE TILE FLOORING FOR ALL ROOMS
	ANTISKID CERAMIC TILE FLOORING
	FOR BATH & WC WITH GLAZED TILES
	TO THE HEIGHT OF 1.5M
KITCHEN	: GRANITE TILE
HERTH SLAB	
SINK	: CUDAPPAH SINK
CUPBOARD SLAB	: IN R.C.C / CUDAPPAH
PAINTING	: INNER-OBD WITH ONE COAT OF PRIMER
	OUTER-PLASTIC EMULSION PAINT
	WITH ONE COAT OF PRIMER
O.H.T	: BRICK WORK WITH R.C.C COVER SLAB.

AREA STATEMENT

	SQ.M
GROUND FLOOR AREA	73.20
FIRST FLOOR AREA	73.20
TOTAL AREA	<u>146.40</u>
AREA PER UNIT 73.20 SQ.M (INCLUDING THE STAIRCASE)	

NOTE

1.  INDICATES THE LOFT POSITION AT LINTEL LEVEL.
2. STAIRCASE :- TREAD-300 MM, RISER-167.647 MM.
3. PLINTH HEIGHT 900 MM FROM NGL
(DEPENDS ON SITE CONDITION)
4. SILL LEVEL 750 MM FROM FL.
5. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
6. ROOF HEIGHT 2850 MM (W/CCLUDE SLAB THK.)
7. HEIGHT OF PARAPET WALL IN BALCONY,
TERRACE ETC. IS 1200 MM.
8. SUNKEN SLAB FOR W.C 450 MM.
FOR BATH 100 MM & BALCONY 50 MM.
9. ALUMINIUM WINDOWS FOR COASTAL AREA.
10. RCC SLAB SUNSHADE WITH ANTICORROSIVE TREATMENT IN
COASTAL AREA.
11. WIDTH OF SUNSHADE IS 450 MM.
12. WIDTH OF KITCHEN SLAB 600 MM, LOFT 600MM.
13. WIDTH OF WARD ROBE / LOFT 600 MM.
14. KITCHEN SLAB TOP FINISHING SHOULD BE 800MM FROM
FLOOR FINISHED LEVEL

PROPOSED SI QTRS (2 IN ONE - G + 1)

S.NO.	NAME OF THE STUDENT	MARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

VILLAGE

TOWN/TALUK :

DISTRICT

SCALE:1:50

DATE:

DRAWING NO.

DD/167R/15

REVISION NO.

Sd/...	Sd/...	Sd/...	Sd/...
dt.03.08.15	dt.03.08.15	dt.6.08.15	dt.03.08.15
Jr. Architect	Asst. Architect	HDO (DB)	Exe. Engr.(PLG)


Sd/ dt 03.08.2015

Supdt. Engineer.	Chief Engineer.
------------------	-----------------

FOLLOWING REVISIONS MADE IN DD/167/10

1. Specifications for certain items are revised
2. Weathering course is replaced by cool tiles
3. Roof with mild slope (1:60) is provided

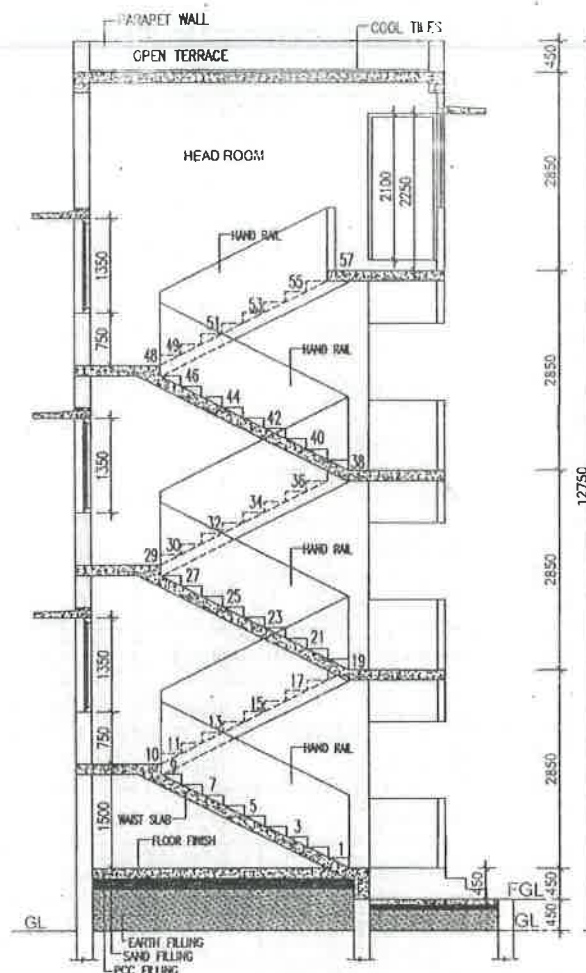
ALL DIMENSIONS ARE IN MM



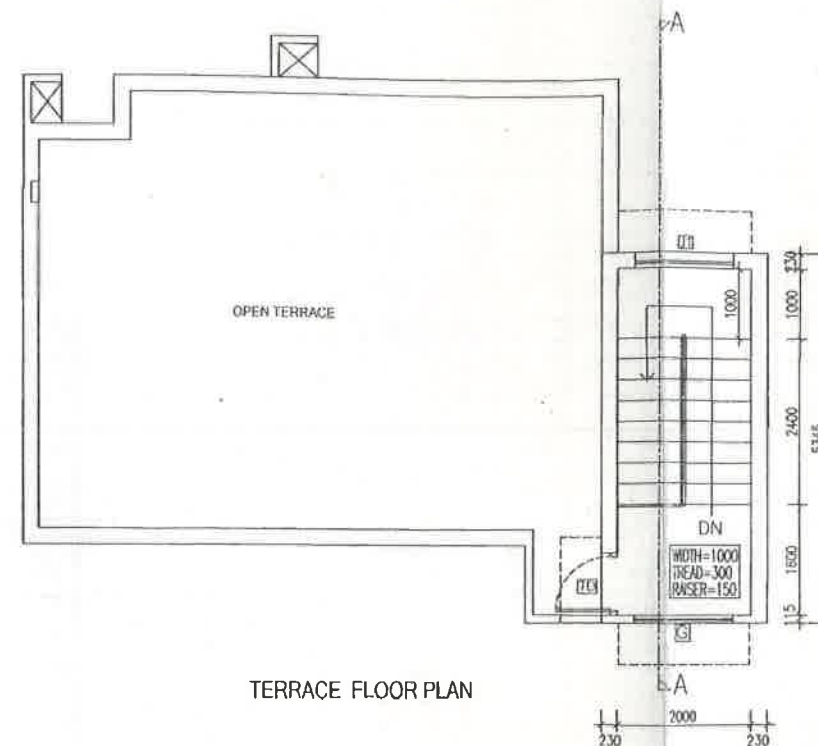
TAMILNADU POLICE HOUSING
CORPORATION LTD.
NO 132, E.V.R. SALAI,
KILPAUK, CHENNAI-600 010.



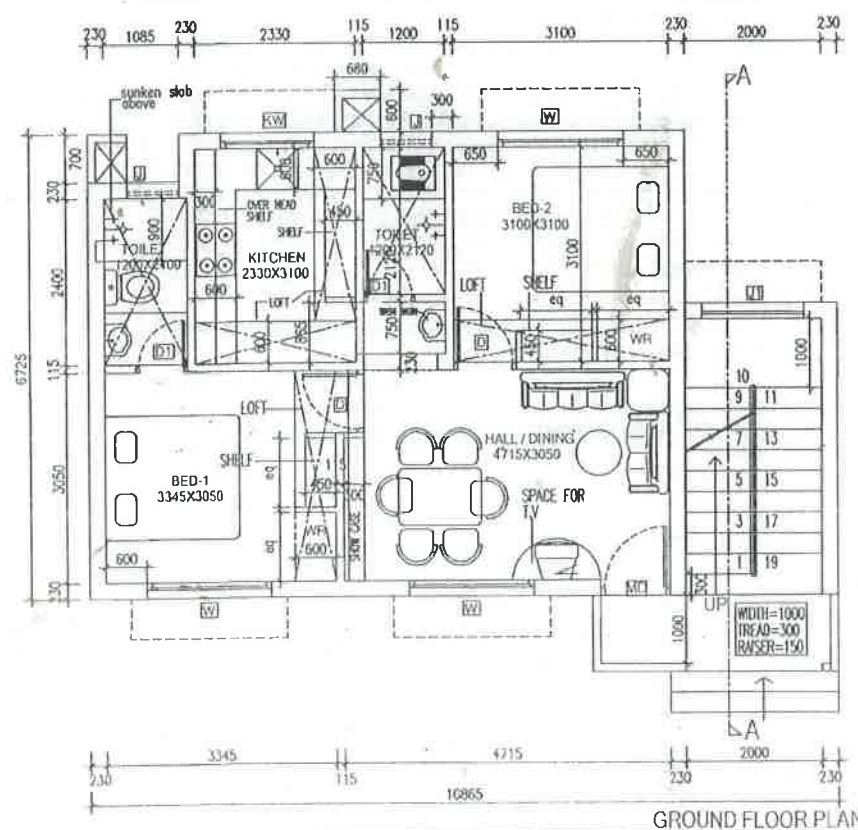
FRONT ELEVATION (TENTATIVE)



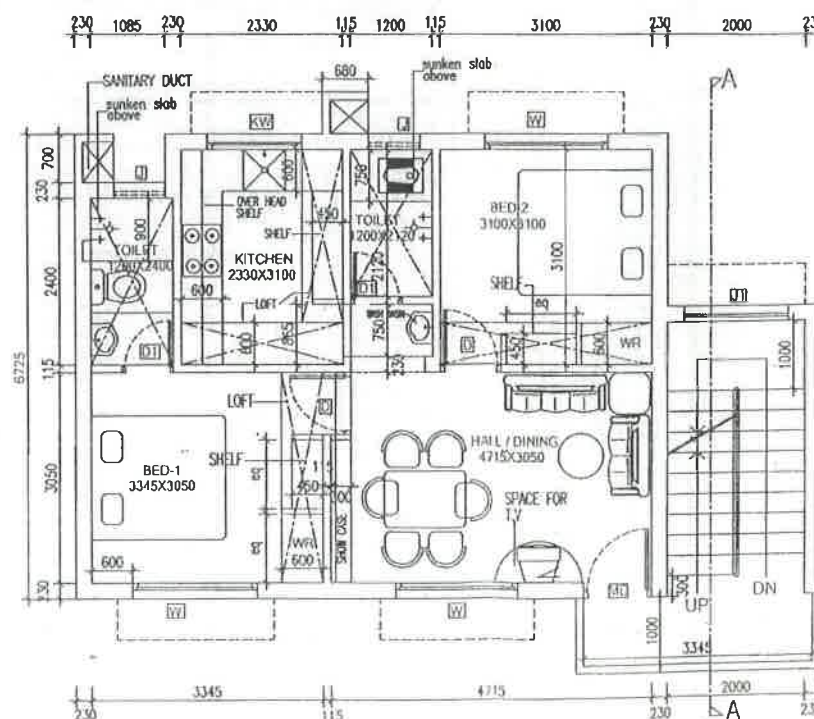
SECTION-AA



TERRACE FLOOR PLAN



GROUND FLOOR PLAN



TYPICAL FIRST & SECOND FLOOR PLAN

SCHEDULE OF JOINERY		
TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR T.V. FRAME WITH TEAK WOOD SHUTTER	1600X2100
D	RCC DOOR FRAME WITH BWR SHUTTER	900X2100
D1	PVC SOLID DOOR	750X2100
TD	MS GRILL DOOR	900X2100
W	MS WINDOW	1800X1350
W1	DO-----	1350X1350
KW	DO-----	1350X1050
J	RCC JALLI	750X 600
J1	RCC JALLI 750 SILL FROM LANDING	1500X1150
G	MS GRILL	1500X1350

SPECIFICATION

FOUNDATION	: COLUMN/BRICK
SUPERSTRUCTURE	: BRICK WORK IN C.M 1:6
ROOF	: R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES. MILD SLOPE OF (1:60) TO BE PROVIDED.
JOINERY	: WOODEN FRAME/ R.C.C/STEEL/PVC.
FLOORING	: GRANITE TILE FLOORING FOR ALL ROOMS. ANTISKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M
KITCHEN	: GRANITE TILE
HERTH SLAB	
SINK	: CUDAPPAH SINK
CUPBOARD SLAB	: IN R.C.C / CUDAPPAH
PAINING	: INNER-DOB WITH ONE COAT OF PRIMER
	: OUTER-PLASTIC EMULSION PAINT WITH ONE COAT OF PRIMER
O.H.T	: BRICK WORK WITH R.C.C COVER SLAB

AREA STATEMENT

	SQ.M
GROUND FLOOR AREA	60.57
FIRST FLOOR AREA	60.57
SECOND FLOOR AREA	60.57
TOTAL AREA	181.71

AREA PER UNIT 60.57 SQ.M (652 SFT)
(INCLUDING THE STAIRCASE)

NOTE

1. INDICATES THE LOFT POSITION AT LINTEL LEVEL.
2. STAIRCASE :- TREAD-300 MM, RISER-150 MM.
3. PLINTH HEIGHT 900 MM FROM NGL (DEPENDS ON SITE CONDITION)
4. SILL LEVEL 750 MM FROM FFL.
5. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
6. ROOF HEIGHT 2850 MM (INCLUDING SLAB THK.)
7. HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 1200 MM.
8. SUNKEN SLAB FOR W.C 450 MM.
9. ALUMINUM WINDOWS FOR COASTAL AREA.
10. RCC SLAB SUNSHADE WITH ANTICORROSIVE TREATMENT IN COASTAL AREA.
11. WIDTH OF SUNSHADE IS 450 MM.
12. WIDTH OF KITCHEN SLAB 600 MM, LOFT 600MM.
13. WIDTH OF WARD ROBE / LOFT 600 MM.
14. KITCHEN SLAB TOP FINISHING SHOULD BE 800MM FROM FLOOR FINISHED LEVEL.

PROPOSED PC/HC QTRS (3 IN 1 - G+2)

S.NO. :
VILLAGE :
TOWN/TALUK :
DISTRICT :

SCALE:1:75

DATE: DRAWING NO. DD/362R/15

Sd/... dt.04.08.15 Jr. Architect	Sd/... dt.04.08.15 Asst. Architect	Sd/... dt.06.08.15 HDO (DB)	Sd/... dt.04.08.15 Exe. Engr.(PLG)
Sd/...dt.04.08.2015 Supdt. Engineer.	Sd/...dt.06.08.2015 Chief Engineer.		



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

THIS TYPE DESIGN SUPERCEDES DD/362/11

The following revisions are made :

- 1.Specifications for certain items revised
- 2.Weathering course is replaced by cool tiles
- 3.Roof with mild slope (1:60) is provided
- 4.The main door position is changed.
- 5.Entrance verandha for each unit is provided.
- 6.Staircase position is changed
- 7.Parapet wall height revised from 1m to 1.2m.