



TRIPPLICANE URBAN CO-OPERATIVE SOCIETY LIMITED
156, Big Street, Triplicane, Chennai – 600 005.
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Thiru. S. BABU. B.Sc., (Horticulture), HDCM.,
Joint Registrar/Managing Director

R.C.NO.670/21/B1

Date.01.10.2022

To
The Chief Engineer,
Tamil Nadu Police Housing Corporation Ltd.,
Chennai – 600 010.

Sir / Madam,

Sub: - T.U.C.S. Ltd., - Acceptance of rough cost
estimate proposal for the construction of bank
branch building and mini hall at Chittraikulam
South street, Mylapore – regarding.

Ref: Your letter no.CE / plg / Co – op society /
Triplicane, dated.30.09.2022

With respect to the subject matter contained in the reference cited, it is hereby
informed that your rough cost estimate proposal has been accepted and I request you
to proceed with the tender protocols in this regard.

With regards,

(Sd.).....
Joint Registrar / Managing Director

[Signature]
for Managing Director

1/x/ra

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction State Head Office to Co-Operative Bank & Mini Hall Building at Chittrakulam
South Street, Mylapore in Chennai City.

Rough Cost Estimate

Ground Floor Building Area	=	194.72	m ²
First Floor Building Area	=	99.53	m ²
Total	=	294.25	m²

Rate adopted for the Year 2021-2022.

S.N. No.	Description	Plinth Area (m ²)	Rate Rs.	Per m ²	Amount Rs.
1	Foundation (Framed structure)	194.72	5295.00	m ²	1031042.40
2	Foundation (Strip raft)	194.72	3265.00	m ²	635760.80
3	For Additional basement height 0.90m	194.72	1440.00	m ²	280396.80
4	Super Structure				
	a) Super Structure for in Ground floor	194.72	10655.00	m ²	2074741.60
	c) Super Structure for First floor	99.53	10692.00	m ²	1064174.76
	d) Head room (65% of plinth area of non-residential cost)	14.50	6973.85	m ²	101120.83
5	Roof Finishing	194.72	1765.00	m ²	343680.20
6	Antitermite treatment	194.72	120.00	m ²	23366.40
7	Provision for Vitrified tile flooring (Medium) @ 80% of Plinth Area	235.40	1660.00	m ²	390764.00
8	Provision for UPVC	235.40	1,942.00	m ²	457146.80
9	Cement painting / OBD painting (inner 50% of Plinth Area)	147.13	555.00	m ²	81657.15
10	Plastic Emulsion paint (50% of Plinth Area outer)	147.13	883.00	m ²	129915.79
11	Provision for Higher grade concrete	308.75	267.00	m ²	82436.25
12	a) Internal Water Supply arrangements	294.25	515.00	m ²	151536.75
	b) Internal Sanitary arrangements	294.25	395.00	m ²	116228.75
	c) Internal Electrical arrangements	294.25	920.00	m ²	270710.00
13	Extra provision for TW door shutter, cupboard shutter, bathroom fittings	294.25	1220.00	m ²	358985.00
14	Add Extra provision for LED Lightings /Power plugs and computer plugs	294.25	197.00	m ²	57967.25
	Sub - Total - I				7651634.13
15	a) External Water Supply arrangements (GF+FF)	294.25	795.00	m ²	233928.75
	b) External Sanitary arrangements (GF+FF)	294.25	245.00	m ²	72091.25

Sl. No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	c) External Electrical arrangements (GF+FF)	294.25	705.00	m ²	207445.25
16	Approach road	62.09	779.00	m ²	48358.11
17	Pavement platform all-round the building (1.20m width)	70.95	1120.00	Rmt	79454.00
18	Rainwater harvesting	2.00	15200.00	Each	30400.00
19	Provision for Air Conditioner arrangements (GF & FF)		LS		250000.00
20	Provision for False ceiling arrangements (GF & FF)				200000.00
21	Provision for UG cable arrangements for three phase EB service connection		LS		200000.00
22	Provision for Work Station & Counter arrangements		LS		400000.00
23	Provision for Safe Room Concrete wall		LS		300000.00
24	Provision for Aluminium Partition work		LS		300000.00
25	Provision for Vertical blinds arrangements		LS		50000.00
26	Provision for digital notice board and mascot arrangements		LS		50000.00
27	Provision for lettering and numbering arrangements		LS		75000.00
28	Provision for Borewell and Pump room arrangements		LS		450000.00
29	Provision for Sump		LS		200000.00
30	Provision for sullage and Storm water drain arrangements		LS		100000.00
31	Provision for CCTV Camara arrangements		"		150000.00
32	Provision for Parking Shed arrangements		"		200000.00
33	Provision for Rolling Shutter 3 Nos & Glass Doors for Entrance and ATM		"		400000.00
34	Provision for R.O Drinking water arrangements		"		75000.00
35	Provision for Fire fighting extinguishers		"		100000.00
36	Provision for Tree Cutting and Jungle clearance		"		50000.00
37	Provision for Entrance Gate & Safe Room Grill Doors		"		175000.00
38	Provision for Solar Panel arrangements		"		200000.00
39	Provision for WAN and LAN Network connection arrangements		"		100000.00
40	Soil Investigation Charges		As per PWD Norms		35790.00
	Stationing Elevation charges at 1% of building cost		"		76518.34

S.N.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
	Sub - Total - II				12460638.83
42	GST at 18.0% (GST at 9% + CGST 9%)				2242914.99
	Sub-Total - III				14703553.82
43	Labour welfare fund at 1.0%		As per PWD Norms		124606.39
44	Unforeseen items ,Contigencies & petty Supervision charges at 2.50%		As per PWD Norms		367588.85
45	Provision for Supervision charges at 7.50%				1102766.54
47	Provision for GST at 18% on Supervision charges				198497.98
47	Provision for Price adjustment clause @ 5%				735177.69
	Sub-Total - IV				17232191.26
48	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
49	Provision for Metrowater & Sewage Connection		L.S.		350000.00
50	Advertisement charges		L.S.		100000.00
51	Payment to the EB deposit		L.S.		150000.00
52	Structural design and consultancy charges		As per GO MS no 181,Dt:16.05.2003.		50000.00
	Grand Total Rs.				17895191.26
For the year 2021-2022		Say Rs.	178.95	Lakhs	
For the year 2022-2023 (Including 12.5% Escalation)		Say Rs.	201.32	Lakhs	

Plinth area - 3323 sqft

Rate/sqft - ₹ 6058/-
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