

**TAMIL NADU POLICE HOUSING CORPORATION LTD.,**

**(An ISO 9001 : 2015 Certified Company)**

**No. 132, E.V.R. Salai, Kilpauk, Chennai – 10**



Lr. No. CE/ Plg/ 5 DPO' s/ 2020

Date .08.2020

To

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

Sir,

**Sub:** TNPHC – Construction of new District Police Office building for newly formed Districts at Ranipet, Thiruppathur, kallakurichi, Chengalpet and Tenkasi Districts - Feasibility report along with plan and rough cost estimate proposals – Sent for approval - Reg.

**Ref:** Budget Announcement for the year 2020 – 21.

\* \* \* \* \*

As per the Budget announcement for the year 2020 – 21, the feasibility report along with plan and rough cost estimate proposals for the Construction of new District Police Office building for newly formed Districts at Ranipet, Thiruppathur, Kallakurichi, Chengalpet and Tenkasi Districts are furnished as follows,

Sl.No	Name of work	₹ in lakhs	Remarks
1.	Construction of new District Police Office building for the newly formed Ranipet District	1400.00	<ul style="list-style-type: none"><li>❖ The land is allotted in the newly formed Master Plan Complex in T.S.No. 1, ward – A, Block 1, Ranipet Town in Walaja Taluk in IVPK campus to an extent of 4.88 acres for construction of proposed District Police Office building.</li><li>❖ The identified land is adjacent to Ranipet – Chittoor main road.</li><li>❖ The land belongs to Revenue Department.</li></ul>

			<ul style="list-style-type: none"> <li>❖ LT line is crossing the site.</li> <li>❖ The land is not yet transferred to Police Department, after transfer land from Revenue Department to Police Department, it is feasible for construction of District Police Office building at Ranipet in Ranipet District.</li> </ul>
2.	Construction of new District Police Office building for the newly formed Thiruppathur District	<b>1400.00</b>	<ul style="list-style-type: none"> <li>❖ The land is allotted in the newly formed Master Plan Complex in T.S.No. 338/1A2, ward - 4, Block 7, having an extent of 5.50 Acre for construction of proposed District Police Office building.</li> <li>❖ The identified land is adjacent to Thiruppathur - Thiruvannamalai main road.</li> <li>❖ The land belongs to Forest Department.</li> <li>❖ LT line crossing the site.</li> <li>❖ The land is not yet transferred to Police Department. After transfer land from Forest Department to Police Department, it is feasible for construction of District Police Office building in Thiruppathur District.</li> </ul>
3.	Construction of new District Police Office building for the newly formed Kallakurichi District	<b>1400.00</b>	<ul style="list-style-type: none"> <li>❖ The land is allotted in the newly formed Master Plan Complex in S. No. 394, Veerachozhapuram in Kallakuruchi District to an extent of 3.9 acre for construction of proposed District Police Office building.</li> <li>❖ The land belongs to HR &amp; CE Department.</li> <li>❖ HT &amp; LT line are crossing the site.</li> </ul>

			<ul style="list-style-type: none"> <li>❖ The land is not yet transferred to Police Department. After transfer of land from HR &amp; CE department to Police Department, it is feasible for construction of District Police Office building in Kallakurici District.</li> </ul>
4.	Construction of new District Police Office for the newly formed Chengalpet District	<b>1400.00</b>	<ul style="list-style-type: none"> <li>❖ The land is allotted in the newly formed Master Plan Complex in S. No. 81/8A, 81/9, 81/10, 82 (part), 83 (Part) and 84 (Part) at Venpakkam Village, Chengalpattu in Chengalpattu District, having an extent of 4.50 Acres for construction of proposed District Police Office building.</li> <li>❖ Enter upon permission is issued by the District Collector.</li> <li>❖ The land belongs to Government ITI.</li> <li>❖ The site is feasible for construction of District Police Office building at Chengalpattu in Chengalpattu District.</li> </ul>
5.	Construction of new District Police Office for the newly formed Tenkasi District	<b>1400.00</b>	<ul style="list-style-type: none"> <li>❖ The land is allotted in the newly formed Master Plan Complex at Ayeraperi Village, Tenkasi Taluk in Tenkasi District having an extent of 05.04 Acres for construction of proposed District Police Office building.</li> <li>❖ It is feasible for construction of District Police Office building at Tenkasi in Tenkasi District.</li> </ul>

2) Accordingly the estimates are prepared to a standard type design evolved to a plinth area of 4254.21 Sq.m with stilt + 3 floors.

3) The rates adopted in the estimate are as per the PWD plinth area rates for the year 2020- 21. Necessary all over head charges are included.

4) Hence, it is requested that necessary administrative approval and financial sanction may be obtained from the competent authority and communicated to us to take up the work early.

**Encl: As stated.**

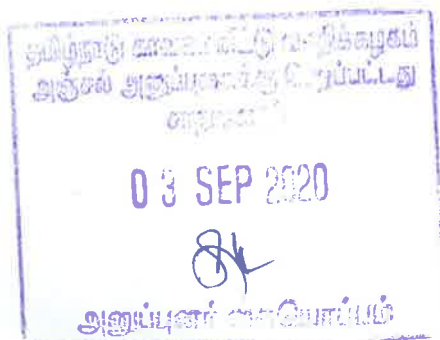
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**Copy to:**

The Superintendent of Police / Ranipet District.  
The Superintendent of Police / Thiruppathur District.  
The Superintendent of Police / Kallakurichi District.  
The Superintendent of Police / Chengalpet District.  
The Superintendent of Police / Tenkasi District.  
The Superintending Engineer / North Circle.  
The Superintending Engineer / Chennai Circle.  
The Superintending Engineer / South Circle.  
The Executive Engineer / Salem Division.  
The Executive Engineer / Chennai Division II.  
The Executive Engineer / Tirunelveli Division



**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**

Name of Work: Construction of **District Police Office Building at Tenkasi** in Tenkasi District

**Area Statement**

	Stilt Floor parking area =	837.190	m <sup>2</sup>	<b>As per PWD Plinth Area Rates 2020-2021</b>	
	Stilt Floor Building area =	254.850	m <sup>2</sup>		
	First Floor =	998.320	m <sup>2</sup>		
	Second Floor =	955.150	m <sup>2</sup>		
	Third Floor =	955.150	m <sup>2</sup>		
	Portico=	120.970	m <sup>2</sup>		
	( Head room) =	117.260	m <sup>2</sup>		
	Lift room	15.320	m <sup>2</sup>		
	<b>Total Area</b>	<b>4254.210</b>	<b>m<sup>2</sup></b>		
Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed )	1092.04	4590.00	m <sup>2</sup>	5012463.60
2	For Additional basement height 0.90m height	1092.04	1350.00	m <sup>2</sup>	1474254.00
3	Cost of Super Structure				0.00
	a) Stilt floor ( Parking area )	837.19	5872.75	m <sup>2</sup>	4916607.57
	b) Stilt floor ( building area )	254.85	9035.00	m <sup>2</sup>	2302569.75
	c) First Floor	998.32	9069.00	m <sup>2</sup>	9053764.08
	d) Second floor	955.15	9103.00	m <sup>2</sup>	8694730.45
	e) Third floor	955.15	9137.00	m <sup>2</sup>	8727205.55
	f)Head room (65% of plinth area of non -residential cost)	117.26	5961.15	m <sup>2</sup>	699004.45
	g) Portico (65% of plinth area of non -residential cost)	120.97	5872.75	m <sup>2</sup>	710426.57
	h)Provision for Lift pit ( 2.85*2.96)	8.44	15500.00	m <sup>2</sup>	130820.00
4	Roof Finishing	1092.04	1530.00	m <sup>2</sup>	1670821.20
5	Antitermite treatment	1092.04	115.00	m <sup>2</sup>	125584.60
6	Vitrified tile flooring (80% of Plinth Area)	2530.78	1520.00	m <sup>2</sup>	3846785.60
7	Provision for UPVC arrangements	3294.34	1815.00	m <sup>2</sup>	5979227.10
8	Provision for Dummy column arrangements	955.15	359.00	m <sup>2</sup>	342898.85
9	Provision for false ceiling with plain gypsum board	226.58	1265.00	m <sup>2</sup>	286623.70
10	Provision for non Ductable AC arrangements	226.58	5000.00	m <sup>2</sup>	1132900.00
11	Provision for Wall panelling with plain gypsum board arrangements	478.69	1,450.00	m <sup>2</sup>	694100.50
12	Cement painting (Inner and outer)	2119.45	540.00	m <sup>2</sup>	1144503.00
13	Plastic Emulsion paint (50% of Plinth Area outer)	2119.45	825.00	m <sup>2</sup>	1748546.25
14	a] Internal Water Supply arrangements	3163.47	485.00	m <sup>2</sup>	1534282.95
	b] Internal Sanitary arrangements	3163.47	370.00	m <sup>2</sup>	1170483.90
	c] Internal Electrical arrangements	3163.47	845.00	m <sup>2</sup>	2673132.15



Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per		
15	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements	1581.74	3535.00	m <sup>2</sup>	5	Provision
16	Add extra provision for LED Lightings/ Power Plugs	3163.47	180.00	m <sup>2</sup>	56	Provision
<b>Sub - Total - I</b>					<b>7023</b>	Provision
17	a] External water supply arrangements (Stilt Floor + First Floor)	1253.17	745.00	m <sup>2</sup>	933	Provision connection
	a] External water supply arrangements (SF and third floor )	955.15	745.00	m <sup>2</sup>	7115	Soil Inves
18	b] External Sanitary arrangements for (Stilt Floor + First Floor)	1253.17	230.00	m <sup>2</sup>	28822	Finishing
	b] External Sanitary arrangements for (SF and Third floor )	955.15	230.00	m <sup>2</sup>	219684	Provision
19	c] External electrical arrangements (Stilt Floor + First Floor)	1253.17	645.00	m <sup>2</sup>	808294	
	c] External electrical arrangements (SF and Third Floor)	382.06	645.00	m <sup>2</sup>	246428.7	at
20	Pavement platform all-round the building (1.20m width)	165.20	1060.00	Rmt	175112.00	
21	Rainwater harvesting	26.00	14345.00	Each	372970.00	ir v
22	Provision for Genset 160KVA	2.00	1515000.00	Each	3030000.00	s
23	Erection, Testing, Commissioning, Power Mains and charges for CEIG approval.	2.00	193300.00	Each	386600.00	
24	Provision for Intercom with EPABX upto 300 lines	1.00	1890000.00	Each	1890000.00	
25	Provision for public address system for Conference hall	1.00	315000.00	Each	315000.00	
26	High tension supply with transformer upto 250KVA	1.00	1776000.00	Each	1776000.00	
27	Lift arrangements 10 persons capacity ( <b>Without machine room</b> )	1.00	2203000.00	Each	2203000.00	
28	Lift for Earthing, shaft, Machine power mains as per CEIG Norms	1.00	60450.00	Each	60450.00	
29	Provision for lightening arrestor arrangements	3.00	190800.00	Each	572400.00	
30	Provision for Compound wall		LS		3500000.00	
31	Approach Road		LS		2500000.00	
32	Provision for Deep borewell and pumpset arrangements		LS		1000000.00	
33	Provision for Vehicle shed		LS		2000000.00	
34	Provision for fire fighting extinguishers		LS		800000.00	
35	Provision for Garage		LS		1500000.00	
36	Provision for Filling low lying area with Retaining wall		LS		2500000.00	
37	Provision for ramp with SS Hand rail		LS		800000.00	
38	Provision for culvert		LS		1000000.00	
39	Provision for Sump with pump room		LS		900000.00	
40	Provision for storm water drain and sullage drain		LS		700000.00	

	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
41	Provision for Drinking water supply connection		LS		300000.00
42	Provision for numbering and lettering arrangements		LS		200000.00
43	Provision for solar plant arrangements		LS		500000.00
44	Provision for UG cable arrangements for three phase EB serveive connection		LS		600000.00
45	Soil Investigation Charges. (2 Nos)	As per PWD Plinth Area Rates 2020-2021			67540.00
46	Finishing Elevation charges at 1% of building cost	As per PWD Norms			702326.11
47	Provision for lawn at 3%	As per PWD Norms			2106978.34
Sub - Total - II					105898823.12
48	GST at 12.0% ( GST at 6% + CGST 6% )				12707858.77
Sub - Total - III					118606681.90
49	Labour welfare fund at 1.0%	As per PWD Norms			1186066.82
50	Unforeseen items, Contingencies and P.S. Charges at 2.50 %				2965167.05
51	Supervision Charges at 7.50 %				8895501.14
52	Price adjustment clause charges @ 5%				5930334.09
Sub - Total - IV					137583751.00
53	Cost of Foundation stone laying & Inagural function	As per PWD Norms			13000.00
54	Advertisement Charges	LS			303000.00
55	Provision for EB deposits and EB service connection	LS			1500000.00
56	Provision for local body planning clearence	LS			300000.00
57	Provision for shifting of EB line	LS			200000.00
58	Structural design and consultancy charges	As per G.O Ms. No.181 Dt:16.05.2003			100000.00
Grand Total Rs.					139999751.00
	Amount For the year 2020-2021	Say Rs.	1400.00	lakhs	

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