

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of Rural Police Station building at Malaiyur in Pudukottai District

Rough Cost Estimate

Ground Floor	=	110.41	m ²	Rate adopted for the Year 2019-2020.			
First Floor	=	113.04	m ²				
Portico	=	12.95	m ² (half area)				
Total	=	236.40	m ²				
Sl.No.	Description			Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation			110.41	4330.00	m ²	478075.30
2	For Additional basement height 0.60m			110.41	852.00	m ²	94069.32
	For Additional depth in foundation 0.60m (270x2)			110.41	540.00	m ²	59621.40
3	Super Structure						0.00
	a) Ground floor			110.41	8330.00	m ²	919715.30
	b) First floor			113.04	8361.00	m ²	945127.44
	c) Portico (65% of plinth area of non -residential cost)			25.90	5414.50	m ²	140235.55
	d) Head room (65% of plinth area of non -residential cost) (7.175x 2.86)			20.52	5454.80	m ²	111932.50
4	Roof Finishing			113.04	1385.00	m ²	156560.40
5	Antitermite treatment			110.41	109.00	m ²	12034.69
6	Vitrified tiles flooring (80% of Plinth Area)			178.76	1435.00	m ²	256520.60
7	Cement painting / OBD painting (inner 50% of Plinth Area)			111.73	520.00	m ²	58099.60
	a)Plastic Emulsion paint (50% of Plinth Area outer)			111.73	750.00	m ²	83797.50
8	a) Internal Water Supply arrangements			223.45	460.00	m ²	102787.00
	b) Internal Sanitary arrangements			223.45	350.00	m ²	78207.50
	c) Internal Electrical arrangements			223.45	785.00	m ²	175408.25
9	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements			223.45	1426.00	m ²	318639.70
10	Add Extra provision for LED Lightings /Power plugs			223.45	168.00	m ²	37539.60
	Sub - Total - I						4028371.65
11	a) External Water Supply arrangements (GF+FF)			223.45	700.00	m ²	156415.00
12	b) External Sanitary arrangements (GF+FF)			223.45	220.00	m ²	49159.00
13	c) External Electrical arrangements (GF+FF)			223.45	600.00	m ²	134070.00
14	Pavement platform all-round the building (1.20m width)			46.44	1050.00	Rmt	48762.00
15	Rainwater harvesting			4.00	14205.00	Each	56820.00
16	Approach road			270.00	729.00	m ²	196830.00
17	Provisions for Filling low lying area			332.20	531.00	m ³	176398.20
18	Provision for vehicle shed			1.00	290000.00	Each	290000.00
19	Provision for Compound wall				L.S		400000.00

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20	Provision for Drinking water supply and Borewell , sump and Pumpset arrangements	L.S	55000.00
21	Provision for Numbering and lettering the building	L.S	20000.00
22	Provision for ramp arrangements for physically challenged person	L.S	150000.00
23	Provision for UG cable arrangements for three phase EB service connection and shifting of EB lines	L.S	150000.00
24	Provision for Solar Plant arrangements	L.S	500000.00
25	Provision for Gymnasium arrangements	L.S	200000.00
26	Soil Investigation Charges.	As per PWD Plinth Area Rates 2019-2020.	33440.00
27	Finishing Elevation charges at 1% of building cost	"	40283.72
28	Provision for Lawn at 3% of building cost	"	120851.15
	Sub - Total - II		7301400.71
29	GST at 12.0% (GST at 6% + CGST 6%)		876168.09
	Sub - Total - III		8177568.80
30	Labour welfare fund at 1.0%	As per PWD Norms	81775.69
31	Unforeseen items ,Contingencies & petty Supervision charges at 2.50%	"	204439.22
32	Provision for Supervision charges at 7.50%.	—	613317.66
	Sub-Total - IV		9077101.36
33	Cost of foundation Stone laying & Inagural function	As per PWD Plinth Area Rates 2019-2020.	13000.00
34	Advertisement charges	L.S	50000.00
35	Provision for EB deposits & Provision for planning permission & plan approval	L.S	200000.00
36	Structural design and consultancy charges	As per GO MS no 181, Dt:16.05.2003.	80567.43
	Grand Total Rs.		9420668.80
	Say Rs.	94.00	Lakhs
	For the year 2019-2020 (Including 12.5% Escalation)	Say Rs.	105.98 Lakhs

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2nd date
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