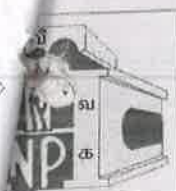


Amount  
Rs.  
200000.00  
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**TAMIL NADU POLICE HOUSING CORPORATION LTD.,**

**(An ISO 9001 : 2008 Certified Company)**

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



Lr. No.CE/ Plg / 5994 (CH PS) / 2016

Dtd: .11.2016

To

The Commissioner of Police,  
Chennai Police,  
Chennai – 07.

Sir,

Sub: TNPHC Ltd – Construction of buildings for Police Stations which are functioning in rented buildings - Feasibility report along with plan and rough cost estimate –  
Furnished - Reg.

Ref: The IG / Modern, Ch, D.O. Lr. No. 76413 / Bldgs 2(1)/2015, Dtd: 24.10.2016.

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The feasibility report along with plan and rough cost estimate for the construction of new Police Station building at T7 Avadi Tank Factory, T14 Mangadu and V4 Rajamangalam in Chennai City are enclosed.

Sl. No.	Name of Work	Amount in lakhs	Remarks
1.	Construction of new Police Station building at T7 Avadi Tank Factory in Chennai.	₹ 131.72	The land is identified in S.No. 445/1, Vellanoor Village, Avadi Taluk, Thiruvallur District having an extent of 0.06.0 area. The land is 1.8m low lying area from the existing <sup>Road</sup> located level and located near lake. The land comes under mixed – Residential zone. It is feasible after reclassification of land to Institutional zone from CMDA by the user department. The land belongs to Police Department.

2.	Construction of new Police Station building at T14 Mangadu in Chennai City.	₹ 152.42	The land is identified in T.S. No. 511/2, Mangadu Village in Chennai City having an extent of 1.8m low from the existing road level. The land comes under Primary residential zone. The land is feasible after reclassification of Institutional zone from CMDA by the user department. The land belongs to Police Department.
3.	Construction of new Police Station building at V4 Rajamangalam in Chennai City.	₹ 272.91	The land is identified in T.S. No. 71, S. No. 122/1 Pt of Korrattur village, Ambattur taluk, having an extent of 4.01.0 Ares. The land is located in Pond at 3.00m on from the existing road level. The boundary stone has not been identified by the user department. The land comes under primary residential zone. It is feasible after reclassification of land to Institutional zone from CMDA by the user department. The land belongs to Police Department.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2016-17. Necessary over head charges are included.

3) It is therefore requested to countersign the proposal and forward to Chief Office for getting financial sanction from the competent authority and may be communicated to us to take up the work early.

**Encl: As stated.**

*[Signature]*  
AE / MPF

**Copy to: The Inspector General of Police / Modern, Chennai - 04.**  
The Superintending Engineer / Chennai Circle.  
The Executive Engineer / Chennai Division II.

*[Signature]*  
CE

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EE

10 NOV 2016  
*[Signature]*

**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**

**Name of Work: Construction of Police station building at V4 Rajamangalam Police Station in Chennai City (Stilt+2)**

**Rough Cost Estimate**

Stilt Floor (parking area)		=	162.80	m <sup>2</sup>	Rate adopted for the Year 2016-2017.			
Stilt Floor ( Building area)		=	15.10	m <sup>2</sup>				
First Floor		=	177.90	m <sup>2</sup>				
Second Floor		=	177.90	m <sup>2</sup>				
SI.No.	Description				Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
1	Foundation (Pile foundation)				177.90 ✓	7060.00 ✓	m <sup>2</sup>	1255974.00
2	Foundation upto basement				177.90 ✓	3855.00 ✓	m <sup>2</sup>	685804.50
3	a) For Additional basement height 0.30m Rs.352 pre sqm 1.80(10x352)				177.90 ✓	3520.00 ✓	m <sup>2</sup>	626208.00
4	Super Structure ( <del>Earthquake resistant rate</del> )							
	a) Stilt floor (Parking area)				162.80 ✓	4894.50 ✓	m <sup>2</sup>	796824.60
	Stilt floor ( Building area)				15.10 ✓	7530.00 ✓	m <sup>2</sup>	113703.00
	b) First floor				177.90 ✓	7557.00 ✓	m <sup>2</sup>	1344390.30
	c) Second floor				177.90 ✓	7584.00 ✓	m <sup>2</sup>	1349193.60
	d )Head room (65% of plinth area of non -residential cost)				15.04 ✓	4914.00 ✓	m <sup>2</sup>	73906.56
	e ) Portico				27.35 ✓	4894.50 ✓	m <sup>2</sup>	133864.58
5	Roof Finishing				177.90 ✓	1235.00 ✓	m <sup>2</sup>	219706.50
6	Antitermite treatment				177.90 ✓	90.00 ✓	m <sup>2</sup>	16011.00
7	Rajasthan kotta stone flooring (80% of Plinth Area)				296.72 ✓	980.00 ✓	m <sup>2</sup>	290785.60
8	Provision for aluminium Joineries				296.72 ✓	508.00 ✓	m <sup>2</sup>	150733.76
9	Cement painting / OBD painting (inner 50% of Plinth Area )				185.45 ✓	435.00 ✓	m <sup>2</sup>	80670.75
10	Plastic Emulsion paint (50% of Plinth Area outer)				185.45 ✓	600.00 ✓	m <sup>2</sup>	111270.00
11	Provision for Higher grade concrete				370.90 ✓	96.00 ✓	m <sup>2</sup>	35606.40
12	a) Internal Water Supply arrangements				370.90 ✓	400.00 ✓	m <sup>2</sup>	148360.00
	b) Internal Sanitary arrangements				370.90 ✓	310.00 ✓	m <sup>2</sup>	114979.00
	c) Internal Electrical arrangements				370.90 ✓	670.00 ✓	m <sup>2</sup>	248503.00
13	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements & electrical fittings				370.90 ✓	1142.00 ✓	m <sup>2</sup>	423567.80
	Sub - Total - I							8220062.95
14	a) External Water Supply arrangements (Stilt+FF)				193.00 ✓	615.00 ✓	m <sup>2</sup>	118695.00
	b) External Water Supply arrangements (Second Floor )				88.95 ✓	615.00 ✓	m <sup>2</sup>	54704.25
	c) External Sanitary arrangements (Stilt+FF)				193.00 ✓	195.00 ✓	m <sup>2</sup>	37635.00
	d) External Sanitary arrangements (Second Floor )				88.95 ✓	195.00 ✓	m <sup>2</sup>	17345.25
	e) External Electrical arrangements (Stilt+FF)				193.00 ✓	510.00 ✓	m <sup>2</sup>	98430.00
	f) External Electrical arrangements (Second Floor )				35.58 ✓	510.00 ✓	m <sup>2</sup>	18145.80
15	Approach road				131.00 ✓	646.00 ✓	m <sup>2</sup>	84626.00
16	Pavement platform all-round the building (1.20m width)				58.60 ✓	930.00 ✓	Rmt	54498.00
17	Provision for Two Wheeler parking Shed				54.00 ✓	6000.00 ✓	Sqm	324000.00
18	Provision for security perimeter wall				893.00 ✓	6000.00 ✓	Rmt	5358000.00
19	Provision for Filling low lying area (Height 3.00m gravel soil)				13830.00 ✓	400.00 ✓	Cum	5532000.00
20	Rainwater harvesting				4.00 ✓	12520.00 ✓	Each	50080.00
21	Provision for pumpset				3.00 ✓	50000.00 ✓	Each	150000.00
22	Provision for borewell				1.00 ✓	100000.00 ✓	Each	100000.00

95000/529

Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
23	Provision for sump	1.00	200000.00	Each	200000.00
24	Provision for Gymnasium arrangements	1.00	200000.00	Each	200000.00
25	Provision for Solar Plant arrangements	1.00	400000.00	Each	400000.00
26	Provision for fire fighting extinguishers		L.S		200000.00
27	Provision for ramp arrangements		L.S		100000.00
28	Provision for UG cable arrangements for three phase EB service connection		L.S		150000.00
29	Soil Investigation Charges.		As per PWD Norms		29475.00
30	Finishing Elevation charges at 1% of building cost		"		82200.63
31	Provision for Lawn at 3% of building cost		"		246601.89
			<b>Sub - Total - II</b>		<b>21826499.76</b>
32	Labour welfare fund @ 1.0%				218265.00
33	Unforeseen items, Contingencies & Petty Supervision at 2.50 %				545662.49
34	Supervision charges 7.50%				1636987.48
35	Service tax @ 6.0%				1309589.99
36	Price adjustment clause at 5%		As per PWD Norms		1091324.99
			<b>Sub-Total - III</b>		<b>26628329.71</b>
37	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
38	Advertisement charges		L.S		100000.00
39	Provision for EB deposits		L.S		200000.00
40	Payment to local body for plan approval		L.S		100000.00
41	Payment to local body for water supply		L.S		150000.00
42	Structural design and consultancy charges		As per GO MS no 181, Dt:16.05.2003.		100000.00
			<b>Grand Total Rs.</b>		<b>27291329.71</b>
		<b>Say Rs.</b>	<b>272.91</b>	<b>Lakhs</b>	

*[Signature]*  
JDO

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