

**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:** TNP HC – 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.

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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 IVPM 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>
<b>2.</b>	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>
<b>3.</b>	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	1400.00	<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	1400.00	<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.**

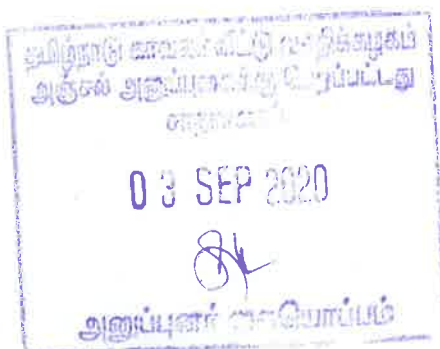
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**Copy to:**

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 **Veerachazhapuram** in Kallakurichi District

#### Area Statement

Stilt Floor parking area =		837.190	X	m <sup>2</sup>	As per PWD Plinth Area Rates 2020-2021		
Stilt Floor Building area =		254.850	X	m <sup>2</sup>			
First Floor =		998.320	X	m <sup>2</sup>			
Second Floor =		955.150	X	m <sup>2</sup>			
Third Floor =		955.150	X	m <sup>2</sup>			
Portico=		120.970	X	m <sup>2</sup>			
( Head room) =		117.260	X	m <sup>2</sup>			
Lift room		15.320	X	m <sup>2</sup>			
Total Area		4254.210	X	m <sup>2</sup>			
Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.		
1	Foundation (Framed )	1092.04	X	4590.00	X	m <sup>2</sup>	5012463.60
2	For Additional basement height 1.50m height	1092.04	X	2250.00	X	m <sup>2</sup>	2457090.00
3	For Additional foundation depth 0.90m height	1092.04	X	855.00	X	m <sup>2</sup>	933694.20
4	Cost of Super Structure						0.00
	a) Stilt floor ( Parking area )	837.19	X	5872.75	X	m <sup>2</sup>	4916607.57
	b) Stilt floor ( building area )	254.85	X	9035.00	X	m <sup>2</sup>	2302569.75
	c) First Floor	998.32	X	9069.00	X	m <sup>2</sup>	9053764.08
	d) Second floor	955.15	X	9103.00	X	m <sup>2</sup>	8694730.45
	e) Third floor	955.15	X	9137.00	X	m <sup>2</sup>	8727205.55
	f) Head room (65% of plinth area of non -residential cost)	117.26	X	5961.15	X	m <sup>2</sup>	699004.45
	g) Portico (65% of plinth area of non -residential cost)	120.97	X	5872.75	X	m <sup>2</sup>	710426.57
	h) Provision for Lift pit ( 2.85*2.96)	8.44	X	15500.00	X	m <sup>2</sup>	130820.00
5	Roof Finishing	1092.04	X	1530.00	X	m <sup>2</sup>	1670821.20
6	Antitermite treatment	1092.04	X	115.00	X	m <sup>2</sup>	125584.60
7	Vitrified tile flooring (80% of Plinth Area)	2530.78	X	1520.00	X	m <sup>2</sup>	3846785.60
8	Provision for UPVC arrangements	3294.34	X	1815.00	X	m <sup>2</sup>	5979227.10
9	Provision for Dummy column arrangements	955.15	X	359.00	X	m <sup>2</sup>	342898.85
10	Provision for false ceiling with plain gypsum board	226.58	X	1265.00	X	m <sup>2</sup>	286623.70
11	Provision for non Ductable AC arrangements	226.58	X	5000.00	X	m <sup>2</sup>	1132900.00
12	Provision for Wall panelling with plain gypsum board arrangements	478.69	X	1,450.00	X	m <sup>2</sup>	694100.50
13	Cement painting (Inner and outer)	2119.45	X	540.00	X	m <sup>2</sup>	1144503.00
14	Plastic Emulsion paint (50% of Plinth Area outer)	2119.45	X	825.00	X	m <sup>2</sup>	1748546.25
15	a] Internal Water Supply arrangements	3163.47	X	485.00	X	m <sup>2</sup>	1534282.95
	b] Internal Sanitary arrangements	3163.47	X	370.00	X	m <sup>2</sup>	1170483.90



Sl.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
	c] Internal Electrical arrangements	3163.47	845.00	m <sup>2</sup>	2673132.15
16	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements & electrical fittings	1581.74	3535.00	m <sup>2</sup>	5591450.90
17	Add extra provision for LED Lightings/ Power Plugs	3163.47	180.00	m <sup>2</sup>	569424.60
<b>Sub - Total - I</b>					<b>72149141.52</b>
18	a] External water supply arrangements (Stlit Floor + First Floor)	1253.17	745.00	m <sup>2</sup>	933611.65
	a] External water supply arrangements (SF and third floor )	955.15	745.00	m <sup>2</sup>	711586.75
19	b] External Sanitary arrangements for (Stlit Floor + First Floor)	1253.17	230.00	m <sup>2</sup>	288229.10
	b] External Sanitary arrangements for(SF and Third floor )	955.15	230.00	m <sup>2</sup>	219684.50
20	c] External electrical arrangements (Stlit Floor + First Floor)	1253.17	645.00	m <sup>2</sup>	808294.65
	c] External electrical arrangements (SF and Third Floor)	382.06	645.00	m <sup>2</sup>	246428.70
21	Pavement platform all-round the building (1.20m width)	165.20	1060.00	Rmt	175112.00
22	Rainwater harvesting	26.00	14345.00	Each	372970.00
23	Provision for Compound wall	504.50	7150.00	Rmt	3607175.00
24	Approach Road	3300.00	735.00	m <sup>2</sup>	2425500.00
25	Provision for Genset 160KVA	2.00	1708300.00	Each	3416600.00
26	Erection, Testing, Commissioning, Power Mains and charges for CEIG approval.	2.00	193300.00	Each	386600.00
27	Provision for Intercom with EPABX upto 300 lines	1.00	1890000.00	Each	1890000.00
28	Provision for public address system for Conference hall	1.00	315000.00	Each	315000.00
29	High tension supply with transformer upto 250KVA	1.00	1776000.00	Each	1776000.00
30	Lift arrangements 10 persons capacity ( <b>Without machine room</b> )	1.00	2203000.00	Each	2203000.00
31	Lift for Earthing, shaft, Machine power mains as per CEIG Norms	1.00	60450.00	Each	60450.00
32	Provision for lightening arrestor arrangements	2.00	190800.00	Each	381600.00
33	Drilling of 50mm dia holes in hard rock Granite anchoring the rods for footing etc complete & Grouting of holes by lockfix	24.00	13759.10	Nos	330218.40
34	Provision for Deep borewell and pumpset arrangements (1300 feet terrain area)	3.00	500000.00	Nos	1500000.00
35	Provision for Vehicle shed		LS		1500000.00
36	Provision for basement filling		LS		300000.00
37	Provision for fire fighting extinguishers		LS		800000.00
38	Provision for Filling low lying area with Retaining wall		LS		1350000.00
39	Provision for ramp with SS Hand rail		LS		700000.00
40	Provision for Garage		LS		515150.00

S.No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
41	Provision for culvert		LS		300000.00
42	Provision for Sump with pump room		LS		900000.00
43	Provision for storm water drain and sullage drain		LS		700000.00
44	Provision for Main door arrangements		LS		300000.00
45	Provision for Wan and Lan arrangements		LS		350000.00
46	Security room at front entrance elevation		LS		40000.00
47	Provision for local body and water supply connection		LS		200000.00
48	Provision for numbering and lettering arrangements		LS		200000.00
49	Clearing heavy jungle, preliminary work and survey, boundary stone fixing		LS		170000.00
50	Provision for solar plant arrangements		LS		500000.00
51	Provision for UG cable arrangements for three phase EB service connection		LS		600000.00
52	Soil Investigation Charges.(2 Nos)	As per PWD Plinth Area Rates 2020-2021			67540.00
53	Finishing Elevation charges at 1% of building cost	As per PWD Norms			721491.42
54	Provision for lawn at 3%	As per PWD Norms			2164474.25
Sub - Total - II					106575857.93
55	GST at 12.0% ( GST at 6% + CGST 6% )				12789102.95
Sub - Total - III					119364960.88
56	Labour welfare fund at 1.0%	As per PWD Norms			1193649.61
57	Unforeseen items, Contingencies and P.S. Charges at 2.50 %	11			2984124.02
58	Supervision Charges at 7.50 %	—			8952372.07
59	Price adjustment clause charges @ 5%	As per pwd Norms			5968248.04
Sub - Total - IV					138463354.62
60	Cost of Foundation stone laying & Inaugural function	As per PWD Norms			13000.00
61	Advertisement Charges	LS			400000.00
62	Provision for EB deposits and EB service connection	LS			624000.00
63	Provision for local body and planning clearance	LS			300000.00
64	Provision for shifting of EB line	LS			100000.00
65	Structural design and consultancy charges	As per G.O Ms. No.181 Dt:16.05.2003			100000.00
Grand Total Rs.					140000354.62
Amount For the year 2020-2021		Say Rs.	1400.00	lakhs	

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