

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 / D7 Anna Square/ 2019
To

Dtd:08.01.2020

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

Sir,

Sub: TNPHC Ltd – Construction of new building for D7 Anna Square (Perarignar Anna and Bharat Ratna Dr. MGR Memorials) Police Station in Chennai City – Feasibility report along with plan and rough cost estimate - Sent for approval - Reg.

Ref: The COP / Ch, Lr. Rc. No. 109/30592/ HBT.I(2)/2018, Dated:30.12.2019.

With reference to the letter cited, the feasibility report along with plan and rough cost estimate proposal for the construction new building for D7 Anna Square (Perarignar Anna and Bharat Ratna Dr. MGR Memorials) Police Station in Chennai City is enclosed.

2) The rates adopted in the estimate are as per the PWD plinth area rates for the year 2019-20. The estimate works out to ₹ 75.00. Necessary over head charges are included. The land is identified in Block No.60, R.S.No. 3175 to an extent of 1512 Sq.ft and 756 Sq.ft of Revenue land in R.S.No.3376 Part in Triplicane Town, Mylapore Taluk in Chennai City. The total extent of land is 2268 Sq.ft. It is feasible to construct the Police Station, subject to the following condition.

- i)) As per the CMDA norms, the land comes under Coastal Regulation zone (CRZ), hence relaxation should be obtained from the concerned authorities.
- ii) The set back relaxation has to be obtained from the CMDA by the user department
- iii) Relaxation of land extent below 500 Sqm should be obtained from the Government.
- iv) Height relaxation in CRZ should be obtained since the proposed building is storied one (G+1).
- v) The owner ship of land from PWD and Revenue Department has to be transferred to Police Department.
- vi) The new Police Station can be taken up after dismantling the existing old dilapidated building.

4) It is requested to countersign the proposal and forward it to the Chief office for getting necessary administrative approval and financial sanction from the competent authority and communicate to us to take up the work.

Encl: As stated.

**Yours faithfully,
Sd/xxx...
Chief Engineer.**

Copy Submitted to: The Director General of Police, Tamil Nadu, Chennai – 04.

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Police station building For D-7 Peraringnar Anna and Bharat Rathna Dr.MGR Memorials Police station In Chennai City (G+1)

Rough Cost Estimate

| Ground Floor | = | 120.43 | m ² | | | | |
|--------------|---|-------------------------------|----------------|----------------------------------|-------------------|--|--|
| First Floor | = | 61.08 | m ² | | | | |
| Total | = | 181.51 | m ² | AS per PWD PA Rates - 2019-2020. | | | |
| Sl.No. | Description | Plinth Area (m ²) | Rate Rs. | Per | Amount Rs. | | |
| 1 | Foundation (Framed structure) | 120.43 | 4670.00 | m ² | 562408.10 | | |
| 2 | Strip Raft foundation | 120.43 | 2885.00 | m ² | 347440.55 | | |
| | For Additional depth of foundation for 1.50m | 120.43 | 1350.00 | m ² | 162580.50 | | |
| | For Additional basement height 0.90m height | 120.43 | 1278.00 | m ² | 153909.54 | | |
| 3 | Super Structure | | | | | | |
| | a) Ground Floor | 120.43 | 8935.00 | m ² | 1076042.05 | | |
| | b) First floor | 61.08 | 8966.00 | m ² | 547643.28 | | |
| | c) Open stairsae (65% of plinth area of non -residential cost) 1.2x 7.8) | 9.360 | 5868.20 | m ² | 54926.35 | | |
| 4 | Roof Finishing | 120.43 | 1490.00 | m ² | 179440.70 | | |
| 5 | Antitermite treatment | 120.43 | 109.00 | m ² | 13126.87 | | |
| 6 | Double charged Vitrified tile flooring (80% of Plinth Area) | 145.21 | 1435.00 | m ² | 208376.35 | | |
| 7 | Aluminium Joinerjes @80% | 145.21 | 546.00 | m ² | 79284.66 | | |
| 8 | Cement painting / OBD painting (inner 50% of Plinth Area) | 90.76 | 520.00 | m ² | 47195.20 | | |
| 9 | Plastic Emulsion paint (50% of Plinth Area outer) | 90.76 | 750.00 | m ² | 68070.00 | | |
| 10 | Higher grade concrete | 181.51 | 224.00 | m ² | 40658.24 | | |
| 11 | a) Internal Water Supply arrangements | 181.51 | 460.00 | m ² | 83494.60 | | |
| | b) Internal Sanitary arrangements | 181.51 | 350.00 | m ² | 63528.50 | | |
| | c) Internal Electrical arrangements | 181.51 | 785.00 | m ² | 142485.35 | | |
| 12 | Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements | 181.51 | 1426.00 | m ² | 258833.26 | | |
| 13 | Provision for LED light arrangments | 181.51 | 168.00 | m ² | 30493.68 | | |
| | Sub - Total - I | | | | 4119937.78 | | |
| 14 | a) External Water Supply arrangements (GF+FF) | 181.51 | 700.00 | m ² | 127057.00 | | |
| | a) External Water Supply arrangements (GF+FF) | 181.51 | 220.00 | m ² | 39932.20 | | |
| | a) External Water Supply arrangements (GF+FF) | 181.51 | 600.00 | m ² | 108906.00 | | |
| 15 | Approach road | 200.00 | 729.00 | m ² | 145800.00 | | |
| 16 | Pavement platform all-round the building (1.20m width) | 52.80 | 1050.00 | Rmt | 55440.00 | | |
| 17 | Rainwater harvesting | 2.00 | 14205.00 | Each | 28410.00 | | |
| 18 | Provision for Pumpset | 1.00 | 50000.00 | Each | 50000.00 | | |
| 19 | Provision for borewell, Sedimentation | 1.00 | 200000.00 | Each | 200000.00 | | |
| 20 | Provision for sump | 1.00 | 150000.00 | Each | 150000.00 | | |
| 21 | Provision for Storm water drain and sewage drain | | L.S | | 200000.00 | | |
| 22 | Provision for fire fighting extinguishers | | L.S | | 50000.00 | | |

| Sl.No. | Description | Plinth Area (m ²) | Rate Rs. | Per | Amount Rs. |
|--------|---|-------------------------------|------------------------------------|--------------|-------------------|
| 23 | Provision for ramp arrangements for physically handicapped | | L.S | | 50000.00 |
| 24 | Provision for UG cable arrangements for three phase EB service connection | | L.S | | 150000.00 |
| 25 | Soil Investigation Charges. | | As per PWD Norms | | 33440.00 |
| 26 | Finishing Elevation charges at 1% of building cost | | " | | 41199.38 |
| 27 | Provision for Lawn at 3% of building cost | | " | | 123598.13 |
| | Sub - Total - II | | | | 5673720.49 |
| 28 | GST at 12.0% (GST at 6% + CGST 6%) | | | | 680846.46 |
| | Sub - Total - III | | | | 6354566.95 |
| 29 | Labour welfare fund @ 1.0% | | As per PWD Norms | | 63545.67 |
| 30 | Unforeseen items, Contingencies & Petty Supervision at 2.50 % | | | | 158864.17 |
| 31 | Supervision charges 7.50% | | | | 476592.52 |
| | Sub-Total - IV | | | | 7053569.32 |
| 32 | Cost of foundation Stone laying & Inagural function | | As per PWD Norms | | 13000.00 |
| 33 | Provision for metro water service connection | 6.00 | 7500.00 | Unit | 45000.00 |
| 34 | Provision for metro water ,& sewer advance tax charges | 1.00 | 3350.00 | Each | 3350.00 |
| 35 | Payment to Metro water connection and development charges | 120.43 | 50.00 | Sqm | 6021.50 |
| 36 | Payment to Sewer connection and development charges | 120.43 | 50.00 | Sqm | 6021.50 |
| 37 | Provision for sewer connection | 6.00 | 7500.00 | unit | 45000.00 |
| 38 | Payment to EB service connection | 1.00 | 7500.00 | Each | 7500.00 |
| 39 | Payment for the EB department for transformer, pillar box, armoured cable etc., | | L.S | | 100000.00 |
| 40 | Advertisement charges | | L.S | | 88000.00 |
| 41 | Provision for planning permission | | L.S | | 50000.00 |
| 42 | Structural design and consultancy charges | | As per GO MS no 181,Dt:16.05.2003. | | 82398.76 |
| | Grand Total Rs. | | | | 7499861.07 |
| | | Say Rs. | 75.00 | Lakhs | |

including Escalation at 12.5% for the year 2020-2021 Say Rs .84.38 lakhs

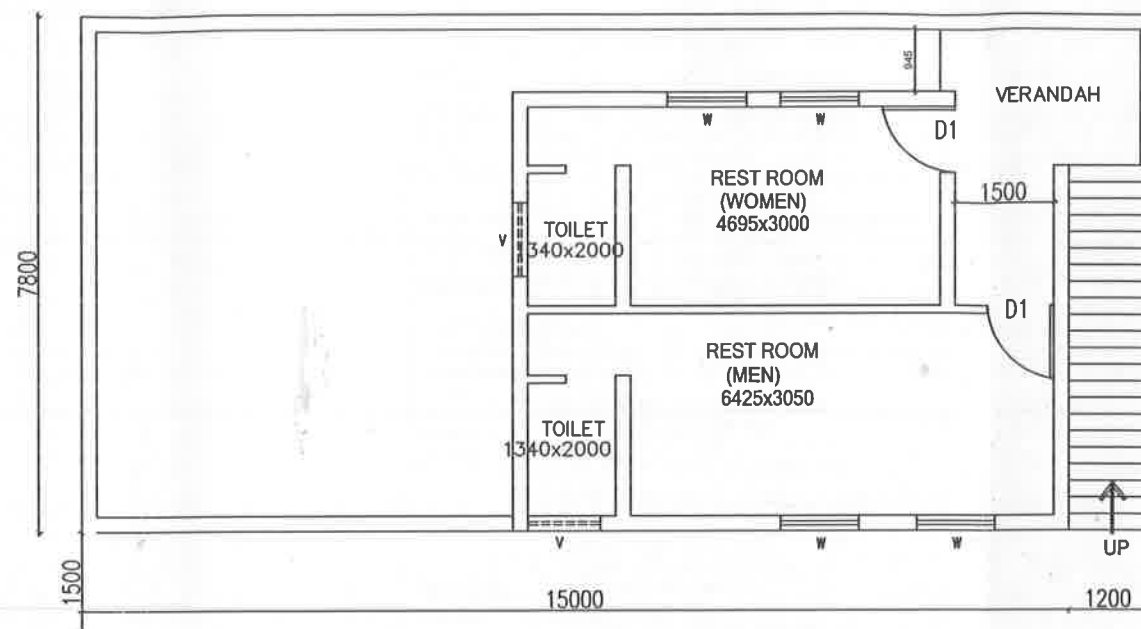
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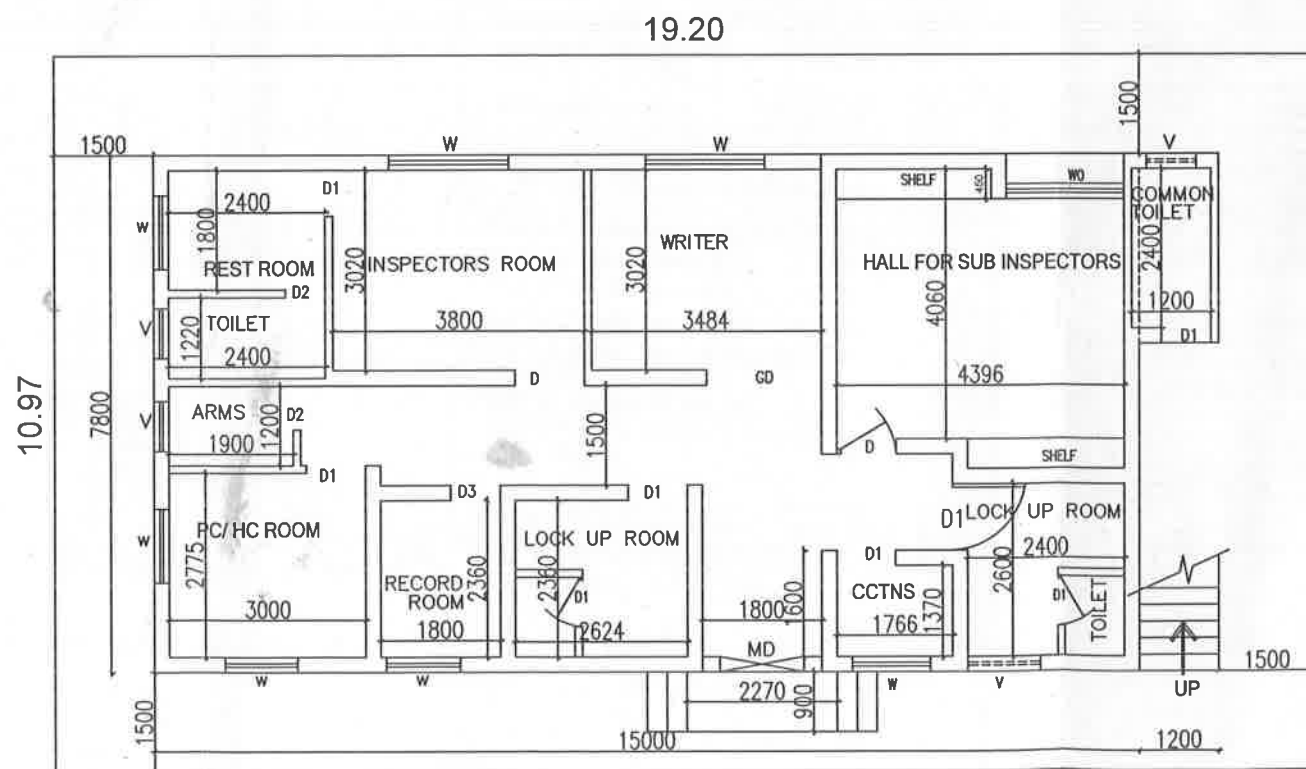
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FIRST FLOOR PLAN PART TERRACE FLOOR



GROUND FLOOR PLAN

PWD ROAD (9 m WIDE)

JOINERY DETAIL

| | | | |
|----|------------|-----------|--|
| MD | DOOR | 1200X2100 | T.W.FRAMED DOOR WITH T.W. DOUBLE LEAF PANELLED DOOR SHUTTERS WITH BRASS FITTINGS |
| D | DOOR | 1000X2100 | R.C.C.FRAMED DOOR WITH BWR SHUTTERS |
| D1 | DOOR | 1000X2100 | DOORS WITH IRON BARS & MS FLATS |
| D2 | DOOR | 750X2100 | P.V.C.DOOR WITH PVC FRAME |
| GD | DOOR | 900X2100 | GRILL DOOR |
| W | WINDOW | 1350X1350 | STEEL FRAMED GLAZED WINDOW WITH MS GRILLS |
| W1 | WINDOW | 1500X1350 | STEEL FRAMED GLAZED WINDOW WITH MS GRILLS |
| V | VENTILATOR | 750X600 | STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS |
| D3 | DOOR | 900X2100 | R.C.C.FRAMED DOOR WITH BWR SHUTTERS |

SPECIFICATION

| | |
|----------------|--|
| FOUNDATION | : R.C.C.COLUMN |
| SUPERSTRUCTURE | : BRICK WORK IN C.M 1:6 |
| ROOF | : R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES |
| JOINERY | : ALUMINIUM/RCC/T.W/STEEL |
| FLOORING | : IVORY COLOUR VITRIFIED TILE FLOORING FOR ALL ROOMS • GRANITE TILE FLOORING - VERANDAH & LOBBY • EUROCON TILE - RAMP, PORTICO & STAIRCASE STEPS • ANTISKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M |
| CUPBOARD SLAB | : IN R.C.C |
| PAINTING | : • INNERWALL - TWO COAT OBD OVER ONE COAT OF PRIMER • OUTERWALL - EMULSION PAINT OVER ONE COAT OF PRIMER • CEILING - 3 COATS WHITE WASH |
| PIPES/TAPS | : P.V.C / HALF TURN C.P TAP |

AREA STATEMENT IN sq.m

| | | |
|------------------------------------|---|--------------|
| SITE AREA | - | 210.78 sq.m. |
| GROUND FLOOR AREA | - | 120.43 sq.m. |
| FIRST FLOOR PART TERRACE FLOORAREA | - | 61.08 sq.m. |
| TOTAL BUILT UP AREA | - | 181.51 sq.m. |
| FSI | - | 0.86 |
| PLOT COVERAGE | - | 57.14 % |

NOTE

1. STAIRCASE :- TREAD-300 mm, RISER-150 mm.
2. SILL LEVEL 750 mm FROM FL.
3. LINTEL HEIGHT 2100 mm FROM FLOOR LEVEL.
4. ROOF HEIGHT 3000 mm (INCLUDE SLAB THK.)
5. HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 1200 mm.
6. WIDTH OF SUNSHADE IS 600 mm.
7. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

PROPOSED CONSTRUCTION OF D7 PERARIGNAR ANNA AND BHARATHA RATHNA Dr.M.G.R. MEMORIAL POLICE STATION.

| | | |
|--------------------------|----------------------|-----------------|
| Asst. Ar. | AEE/Arch. Sec. | EE (PA TO SE) |
| Executive Engineer (Plg) | Supdt. Engineer (CC) | Chief Engineer. |
| SCALE : | | |
| DRAWING NO.: | | |

TAMILNADU POLICE HOUSING CORPORATION
NO:132, E.V.R.S. KILPAUK,
KILPAUK, CHENNAI-600 010.