



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/5753/2022

Dtd:16.03.2023

To

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

Sir,

Sub: TNPHC Ltd – Budget announcement made by the Hon'ble Chief Minister of Tamil Nadu during the Police Demand held on 09.05.2022 & 10.05.2022 - Construction of new office building for Deputy Commissioner of Police, Kilpauk at Vepery in Chennai City– Feasibility report along with plan and detailed estimate proposal – Sent for approval - Regarding.

- Ref:**
1. Budget Announcement 2022 – 2023 on 09.05.2022 & 10.05.2022
 2. The DGP/HoPF Meeting held on 12.05.2022, Lr.Rc. No.236447 /Implementation Cell/2022, Dt: 12.05.2022.
 3. The DGP / COP/ GCP, vide Lr.Rc.No.191/65403/HBT I(1)/2019, Dated:16.05.2022 & 09.06.2022.
 4. This office Letter even no, Dated:27.07.2022
 5. The ACOP / HQ, GCP Inspection, Dated:07.12.2022
 6. This office Letter even no, Dated:23.02.2023

The Hon'ble Chief Minister of Tamil Nadu during the Police Demand held on 09.05.2022 & 10.05.2022 has announced in Sl.No.43 for the Construction of new office building for Deputy Commissioner of Police, Kilpauk at Vepery in Chennai City to a value of **Rs 3.16 Crore** vide reference 1st cited.

2) Based on, the feasibility report along with detailed estimate proposal is prepared and sent to the DGP / COP, GCP, Vepery, Chennai – 07 vide reference 4th cited to a value of **Rs.3.91 Crores.**

3) In the reference 5th cited, the Additional Commissioner of Police Head quarters/Greater Chennai Police has inspected the site on 07.12.2022 and instructed to revise the building Plan for Construction of new office building for the Deputy Commissioner of Police, Kilpauk at Vepery in Chennai City.

4) Based on the request of Additional Commissioner of Police Head quarters/Greater Chennai the estimate to a value of Rs. 5.73 Crores has been sent vide reference 6th cited.

5) The detailed estimate based on the actual strength for DC office, has been prepared and by adopting PWD schedule of rates for the year 2022-2023 with all over head charges.

Name of work	Amount in Lakhs	Remarks
Construction of new office building for Deputy Commissioner of Police, Kilpauk at Vepery in Chennai City	330.66	<ul style="list-style-type: none"> ❖ The land is identified in S.No.713, Block No.18 at Vepery in Chennai City, to an extent of 4637.26 Sq.m. ❖ The building is designed for Stilt +7 floors ❖ The land belongs to Police Department ❖ The width of the road 20.50 m (17+3.50m road widening) ❖ Approach road width is 3.5m wide ❖ Low lying area. Hence filling is

		<p>required.</p> <ul style="list-style-type: none"> ❖ As per the CMDA norms, the land comes under Mixed Residential Zone ❖ It is feasible to construct the new office building for Deputy Commissioner of Police, Kilpauk at Vepery in Chennai City, only after dismantling the existing dilapidated Police quarters.
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5) It is therefore requested that necessary Administrative and Financial Sanction may be obtained and communicated to us to proceed further in this regard

Encl: As stated.

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

Copy submitted to:

The Special Secretary to Govt, Home Department, Secretariat, Chennai -09
The Director General of Police, Head of Police Force, Tamil Nadu, Chennai – 04.

GENERAL ABSTRACT

1

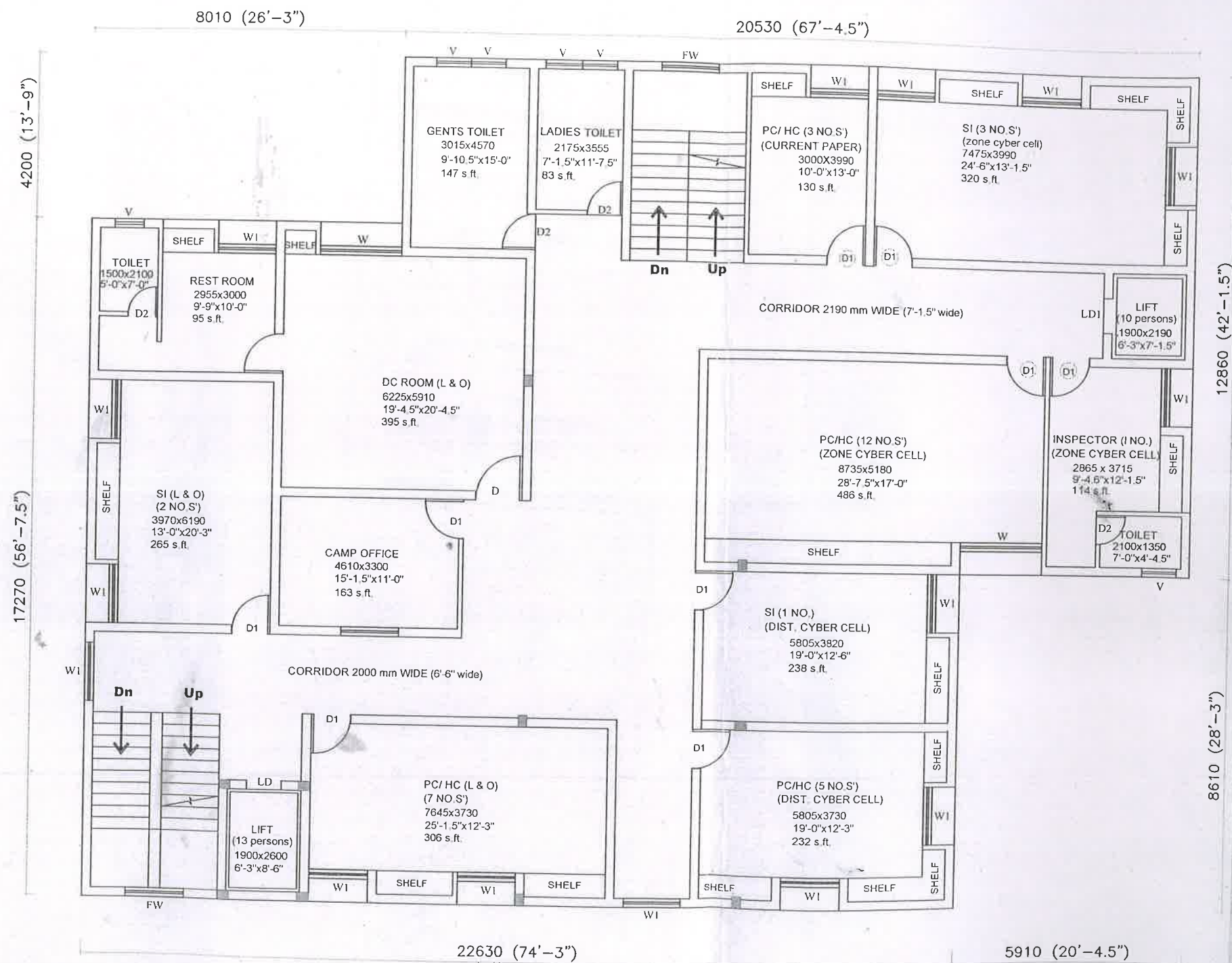
Construction of New Office Building for The Deputy Commissioner of Police Kilpauk District at Vepery in Chennai City

Sl.N o.	Qty	Description	Rate	Unit	Amount
		BUILDING WORKS	AS PER PWD SR 2022-2023		
1	1.00	Main Building	25220040.17	1 unit	25220040.17
		SUB - TOTAL - I Rs.			25220040.17
		Development works			
2	1.00	Borewell & External water Supply	322994.10	1 unit	322994.10
3	1.00	Sump	240274.72	1 unit	240274.72
		SUB - TOTAL - II Rs.			25783308.99
		GST at 18.0% (GST at 9% + CGST 9%)			4640995.62
		SUB - TOTAL - III Rs.			30424304.61
4		Provision for Soil investigation			150000.00
		SUB - TOTAL - III Rs.			30574304.61
5		Labour Welfare fund @ 1.0%	As pr PWD Norms		257833.09
6		Petty Supervision & Contingencies charges at 1.0 %	As pr PWD Norms		305743.05
7		Supervision Charges @ 5%	As pr PWD Norms		1528715.23
		SUB - TOTAL - V Rs.			32666595.98
8		Advertisement charges	LS		50000.00
9		Provision for EB Deposits	LS		50000.00
10		Provision for planning permission & payment to other department	LS		100000.00
11		Provision for CMWSSB	LS		100000.00
12		Structural Design / Consultancy charges	LS		100000.00
		GRAND TOTAL Rs.			33066595.98
					Say Rs. 330.66 Lakhs

16/03/2023

16/03

16/03/2023
EE/MPHC



FIRST FLOOR PLAN
(518.26 sq.m_ 5579 sq.ft.)

JOINERY DETAIL			
D	DOOR	1200 X 2100	T.W. FRAMED DOOR WITH T.W. PANELLED SHUTTERS
D1	DOOR	1000 X 2100	R.C.C. FRAMED DOOR WITH BWR SHUTTERS
D2	DOOR	900 X 2100	R.C.C. FRAMED DOOR WITH BWR SHUTTERS
D3	DOOR	750 X 2100	T.W. FRAMED DOOR WITH P.V.C. FRAME
SD	DOOR	1000 X 2100	ALUMINIUM SLIDING DOOR
LD	DOOR	900 X 2100	LIFT DOOR
LD1	DOOR	800 X 2100	LIFT DOOR
W	WINDOW	2100 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1500 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
FW	WINDOW	1500 X 1350	FIXED STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V	VENTILATOR	900 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V1	VENTILATOR	750 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS

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 * ANTIKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M
CUPBOARD SLAB	: IN R.C.C
PARTING	: * INNERWALL - TWO COAT OBD OVER ONE COAT OF PRIMER * OUTERWALL - EMULSION PAINT OVER ONE COAT OF PRIMER * CEILING - 3 COATS WHITE WASH * P.V.C / HALF TURN C.P TAP

AREA STATEMENT (IN sq. m)

FIRST FLOOR	- 518.26 (5579 sq.ft.)
TOTAL	- 518.26 (5579 sq.ft.)

STILT FLOOR (BUILDING)	- 75.64 (813.89 sq.ft.)
STILT FLOOR (PARKING)	- 442.62 (4763 sq.ft.)

PROPOSED CONSTRUCTION OF NEW BUILDING FOR DC OFFICE

SURVEY No.	: 713, Block No. 18
VILLAGE	: VEPERY
TOWN/TALUK	: FORT - TONDIAIPET
DISTRICT	: CHENNAI

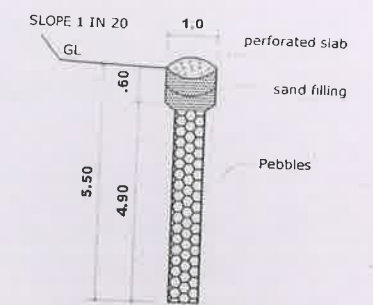
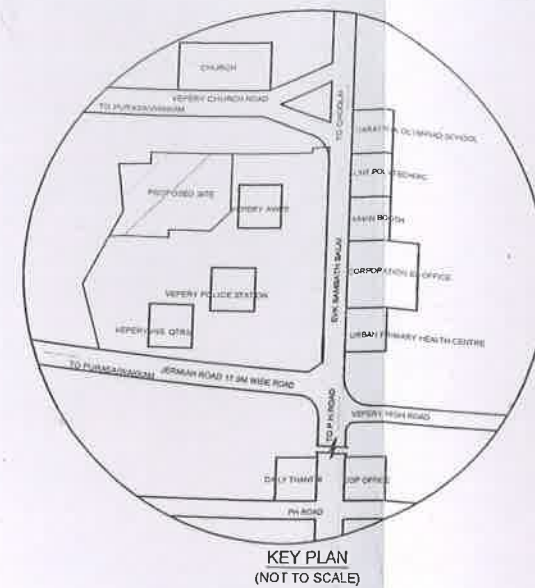
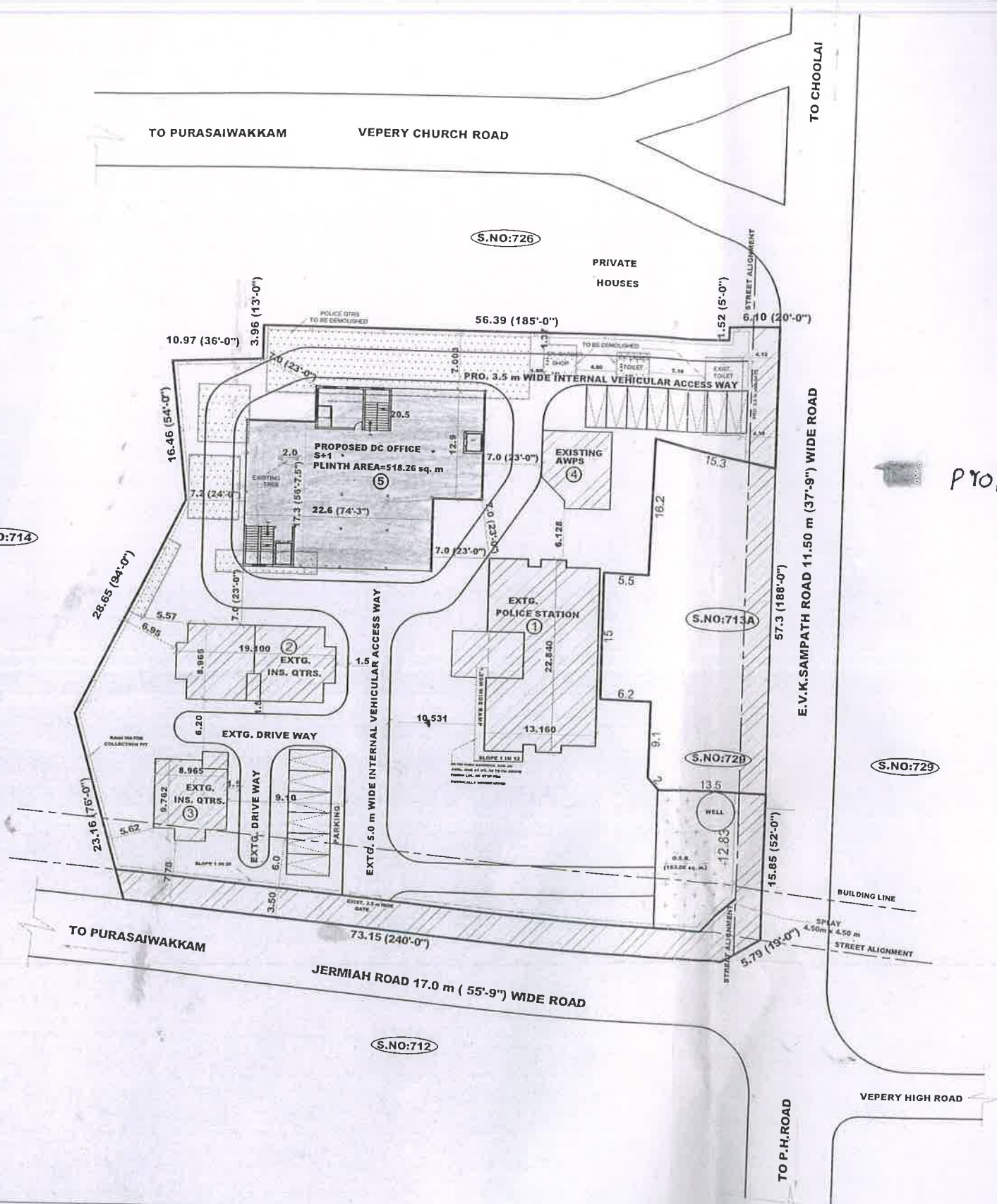
NOTE

1. STAIRCASE :- TREAD-300 mm, RISER-150 mm.
2. PLINTH HEIGHT 900 mm FROM NGL.
3. SILL LEVEL 750 mm FROM FL.
4. LINTEL HEIGHT 2100 mm FROM FLOOR LEVEL. (INCLUDE SLAB THK.)
5. ROOF HEIGHT 3000 mm & 3600 mm
6. HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 1200 mm.
7. WIDTH OF SUNSHADE IS 600 mm.
8. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

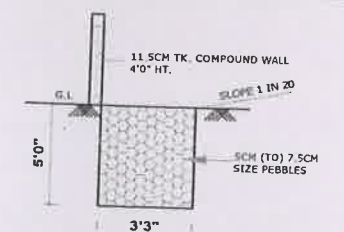
Chief Engineer
Tamil Nadu Police Housing Corporation Ltd.
Chennai - 600 010

SE (HO) CHIEF ENGINEER CHAIRMAN CUM MANAGING DIRECTOR

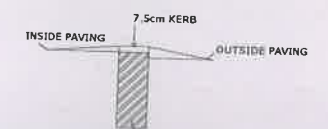
Scale : - To Fit Drg. No. :



RAIN WATER HARVESTING THROUGH DEFUNCT BORE WELL



DETAIL OF PEBBLE BED



DWARF WALL / KERB WALL SECTION

Proposed DC office

Chief Engineer
Tamilnadu Police Housing Corporation Ltd.
Chennai - 600 010

EXISTING BUILDINGS												SITE AREA (AS PER DOCUMENT): 4637.26 sq. m (49897 sq. ft.)	
BLOCK NO.	QTRS. TYPE	NO OF. BLOCKS	NO OF. QTRS.	NO OF. FLOORS	DRG. NO	AREA sq. m	BLOCK NO.	TYPE OF BUILDING	NO OF. FLOORS	DRG. NO	AREA sq. m		
①	POLICE STATION	1	—	G+2 PART	DD / 125R / 05	569.33	⑤	DC OFFICE	STILT+1		518.26 (5579 s.f.)	PRO. BUILT UP AREA : 518.26 sq. m	
②	INSPECTOR QUARTERS	1	8	G+3	DD/71A/99	609.40						EXTG. BUILT UP AREA : 1522.60 sq. m	
③	INSPECTOR QUARTERS	1	4	G+3	DD/71E/99	304.70						TOTAL : 2040.86 sq. m	
④	AWPS	1	—	GF	—	69.17						OSR REQUIRED= (4637.26-3000)X10/100 = 164 sq. m	
TOTAL						1522.60	TOTAL					OSR PROVIDED= 165.06 sq. m	
												F.S.I : 0.44	
												SITE [] ROAD []	

SITE AREA (AS PER DOCUMENT): 4637.26 sq. m (49897 sq. ft.)
PRO. BUILD UP AREA : 518.26 sq. m
EXTG. BUILT UP AREA : 1522.60 sq. m
TOTAL : 2040.86 sq. m
OSR REQUIRED= $(4637.26-3000) \times 10/100$
= 164 sq. m
OSR PROVIDED= 165.06 sq. m
F.S.I : 0.44
SITE ROAD

VEPERY

PROPOSED DC OFFICE

SURVEY No. : 713, Block No. 18

VILLAGE : VEPERY

TOWN/TALUK : FORT - TONDIARPET

DISTRICT : CHENNAI

ASST. ARCHITECT

AEE (ARCH. SECTION)

EE (PLANNING)

SE (HO)

CHIEF ENGINEER

CHAIRMAN CUM
MANAGING-DIRECTOR

1 : 300
Scale



TAMILNADU POLICE HOUSING CORPORATION LIMITED
132, EVR SALAI, CHENNAI - 600 010