

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Urban Police station building at Mannargudi in Thiruvavur District

Rough Cost Estimate

Ground Floor	=	177.90	m2	Rate adopted for the Year 2019-2020.			
First Floor	=	177.90	m ²				
Portico	=	11.80	m2 (half area)				
Total	=	367.60	m2				
Sl.No.	Description			Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed structure)			177.90	4330.00	m ²	770307.00
2	a) For Additional basement height 0.90m			177.90	1278.00	m ²	227356.20
3	Super Structure						0.00
	a) Ground floor			177.90	8330.00	m ²	1481907.00
	b) First floor			177.90	8361.90	m2	1487421.90
	c) Portico (65% of plinth area of non -residential cost)			23.60	5414.50	m ²	127782.20
	d)Head room (65% of plinth area of non -residential cost) (5.26x 2.86)			15.04	5454.80	m ²	82040.19
4	Roof Finishing			177.90	1385.00	m ²	246391.50
5	Antitermite treatment			177.90	109.00	m ²	19391.10
6	Double charged Vitrified tile flooring (80% of Plinth Area)			284.64	1435.00	m ²	408458.40
7	Cement painting / OBD painting (inner 50% of Plinth Area)			177.90	520.00	m ²	92508.00
8	Plastic Emulsion paint (50% of Plinth Area outer)			177.90	750.00	m ²	133425.00
9	a) Internal Water Supply arrangements			355.80	460.00	m ²	163668.00
	b) Internal Sanitary arrangements			355.80	350.00	m ²	124530.00
	c) Internal Electrical arrangements			355.80	785.80	m ²	279303.00
10	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements			355.80	1426.90	m ²	507370.80
11	Add Extra provision for LED Lightings /Power plugs			355.80	168.00	m ²	59774.40
	Sub - Total - I						6211634.69
12	a) External Water Supply arrangements (GF+FF)			355.80	700.00	m2	249060.00
	b) External Sanitary arrangements (GF+FF)			355.80	220.00	m2	78276.00
	c) External Electrical arrangements (GF+FF)			355.80	600.00	m2	213480.00
13	Approach road			240.00	729.00	m ²	174960.00
14	Pavement platform all-round the building (1.20m width)			58.60	1050.00	Rmt	61530.00
15	Rainwater harvesting			2.00	14205.00	Each	28410.00
16	Provision for security perimeter				L.S		200000.00
17	Provision for Filling low lying area				L.S		400000.00
18	Provision for Gymnasium arrangements				L.S		200000.00
19	Provision for Solar Plant arrangements				L.S		500000.00
20	Provision for Two Wheeler parking Shed (12m x6m) as per TDR 118/2014-15				L.S		300000.00
21	Provision for ramp arrangements				L.S		150000.00
22	Provision for UG cable arrangements for three phase EB service connection				L.S		150000.00
23	Soil Investigation Charges.			As per PWD Plinth Area Rates 2019-2020			33440.00

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Rs.
					6211
24	Finishing Elevation charges at 1% of building cost				186349
25	Provision for Lawn at 3% of building cost				9199256.08
	Sub-Total - II				1103910.73
26	GST@12%				10303166.81
	Sub-Total - III				103031.67
27	Labour welfare fund @ 1.0%				257579.17
28	Unforeseen items, Contingencies & Petty Supervision at 2.50%				772737.51
29	Supervision charges 7.50%				515158.34
30	Price adjustment clause@5%				11951673.50
	Sub-Total - IV				13000.00
31	Cost of foundation Stone laying & Inagural function		As per PWD Plinth Area Rates 2019-2020.		50000.00
32	Advertisement charges		L.S		50000.00
33	Provision for EB deposits		L.S		50000.00
34	Provision for Provision for planning permission & plan approval		L.S		100000.00
35	Structural design and consultancy charges		As per GO MS no 181 Dt.16.05.2003.		
	Grand Total Rs.				12214673.50
	For the year 2019-2020	Say Rs.	122.00	Lakhs	
	For the year 2020-2021@12.5% escalation	Say Rs.	137.42	Lakhs	

24/04/2020
J.D.O.

24/1/2020
J.D.

24/1/2020
J.D.O.

N.O. 13/4/2020
CE/TNPHC

Signature
13/4/2020