

Lr. No. CE / Plg/7560/ 2021

Dated:06.10.2023

To

The Director General of Police,  
Head of Police Force,  
Tamil Nadu,  
Chennai - 04.

Sir,

**Sub:** TNPHC - Construction of new Light Police Station building at Uthiramerur in Kancheepuram District - Feasibility report along with plan and revised rough cost estimate - Furnished - Reg.

**Ref:** The SP / Kancheepuram, Lr.No.B2/10706/2021, Dated: 29.06.2021

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With reference to the letter cited, the feasibility report along with plan and revised rough cost estimate proposal for the construction of new Light Police Station building at Uthiramerur in Kancheepuram District is prepared and enclosed herewith.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2023 -2024. Necessary all over head charges are included.

Sl.No	Name of Work	Amount in Lakhs	Remarks
1.	Construction of new Light Police Station building at Uthiramerur in Kancheepuram District	<b>123.56</b>	<ul style="list-style-type: none"> <li>❖ The land is identified in S.No. 1499/2 at Uthiramerur, Uthiramerur Taluk in Kancheepuram District having an extent of 500.00 Sq.m.</li> <li>❖ The land belongs to Police Department.</li> <li>❖ It is feasible to construct Light Police Station building at Uthiramerur in Kancheepuram District only after dismantling</li> </ul>

			the existing old Police S building.
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3) It is requested that necessary administrative and financial sanction may be obtained from the competent authority and communicated to us to take up the work early.

**Encl: As Stated.**

**Yours faithfully,**

  
**Chief Engineer**

**TAMIL NADU POLICE HOUSING CORPORATION LIMITED**

**Name of Work: Construction of New Rural Police Station building at Uthiramerur in Kancheepuram District**

**Rough Cost Estimate**

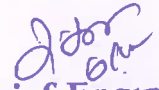

Ground Floor	=	117.18	<del>m<sup>2</sup></del>
First Floor	=	113.11	<del>m<sup>2</sup></del>
Second Floor	=	55.70	<del>m<sup>2</sup></del>
Portico (Half area)	=	12.94	<del>m<sup>2</sup></del>
<b>Total</b>	=	<b>298.93</b>	<del>m<sup>2</sup></del>

Rate adopted for the Year 2023-2024.

Sl. No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per <del>m<sup>2</sup></del>	Amount Rs.
1	Foundation	117.18	5350.00	<del>m<sup>2</sup></del>	626913.00
2	For Additional basement height 0.9m	117.18	1569.00	<del>m<sup>2</sup></del>	183855.42
3	<b>Super Structure</b>				
	a) Ground floor	117.18	11155.00	<del>m<sup>2</sup></del>	1307142.90
	b) First floor	113.11	11196.00	<del>m<sup>2</sup></del>	1266379.56
	c) Second floor	55.70	11237.00	<del>m<sup>2</sup></del>	625900.90
	e) Portico (65% of plinth area of non -residential cost)	25.88	7250.75	<del>m<sup>2</sup></del>	187649.41
4	Dummy column	117.18	442.00	<del>m<sup>2</sup></del>	51793.56
5	Roof Finishing	117.18	1820.00	<del>m<sup>2</sup></del>	213267.60
6	Antitermite treatment	117.18	130.00	<del>m<sup>2</sup></del>	15233.40
7	Vitrified tile flooring (80% of Plinth Area)	228.79	1790.00	<del>m<sup>2</sup></del>	409534.10
8	Plastic Emulsion paint (50% of Plinth Area outer)	286.00	962.00	<del>m<sup>2</sup></del>	275132.00
9	a) Internal Water Supply arrangements	286.00	558.00	<del>m<sup>2</sup></del>	159588.00
	b) Internal Sanitary arrangements	286.00	430.00	<del>m<sup>2</sup></del>	122980.00
	c) Internal Electrical arrangements	286.00	1030.00	<del>m<sup>2</sup></del>	294580.00
10	d)Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements & electrical	286.00	1830.00	<del>m<sup>2</sup></del>	523380.00
11	Add extra provision for LED lightening /power plugs	286.00	218.05	<del>m<sup>2</sup></del>	62362.30
<b>Sub - Total - I</b>					<b>6325692.15</b>
12	a) External Water Supply arrangements (GF+FF)	230.29	860.00	<del>m<sup>2</sup></del>	198049.40
	b) External Water Supply arrangements (SF)	27.85	860.00	<del>m<sup>2</sup></del>	23951.00

Sl. No.	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
	c] External Sanitary arrangements (GF+FF)	230.29	266.00	m <sup>2</sup>	61257.14
	d] External Sanitary arrangements (SF)	27.85	266.00	m <sup>2</sup>	7408.10
	e] External Electrical arrangements (GF+FF)	230.29	787.00	m <sup>2</sup>	181238.23
	f] External Electrical arrangements (SF)	11.14	787.00	m <sup>2</sup>	8767.18
	Pavement platform all-round the building (1.20m width)	53.67	1210.00	Rmt	64940.70
13	Rainwater harvesting	6.00	16440.00	Each	98640.00
14	Provision for Approach road	89.00	841.00	Sqm	74849.00
15	Provision for Compound wall	35.00	7574.00	Rmt	265090.00
16	Provision for Filling lowlying		L.S		300000.00
17	Provision for Septic tank, storm water drain and sewage drain		L.S		100000.00
18	Provision for Sump		L.S		130000.00
19	Provision for Pumpset		L.S		75000.00
20	Provision for Borewell Sedimentation		L.S		130000.00
21	Provision for ramp arrangements for physically challenged person		L.S		100000.00
22	Provision for Fire fighting extinguishers		L.S		100000.00
23	Provision for UG cable arrangements for three phase EB servive connection		L.S		300000.00
24	Provision for Solar Plant arrangements		L.S		200000.00
25	Provision for Gymnasium arrangements		L.S		50000.00
26	Provision of Numbering and lettering		L.S		38705.00
27	Soil Investigation Charges.		As per PWD Plinth Area		
28	Finishing Elevation charges at 1% of building cost		"		63256.92
29	Provision for Lawn at 3% of building cost		"		189770.76
	<b>Sub - Total - II</b>				<b>9186615.59</b>
30	<b>GST@18%</b>				<b>1653590.81</b>
	<b>Sub - Total - II</b>				<b>10840206.39</b>
31	Labour welfare fund at 1.0%		As per PWD Norms		91866.16
32	Unforeseen items ,Contingencies & petty Supervision charges at 1%		"		91866.16

	Description	Plinth Area (m <sup>2</sup> )	Rate Rs.	Per	Amount Rs.
33	Provision for Supervision charges at 5%				459330.78 ✓
34	Provision for price adjustment clause @ 5 %	As per PWD Norms			459330.78 ✓
	<b>Sub-Total - III</b>				<b>11942600.26 ✓</b>
35	Cost of foundation Stone laying & Inagural function	As per PWD Plinth Area			13000.00 ✓
36	Advertisement charges	L.S			50000.00 ✓
37	Payment for the EB department for service connection, transformer, pillar box, armoued cable etc.,	L.S			200000.00 ✓
38	Provision for planning permission & plan approval	L.S			50000.00 ✓
39	Structural design and consultancy charges	As per GO MS no 181,Dt:16.05.2003			100000.00 ✓
	<b>Grand Total Rs.</b>				<b>12355600.26 ✓</b>
	<b>For the year 2023-2024</b>	<b>123.56</b>	<b>Lakhs</b>		

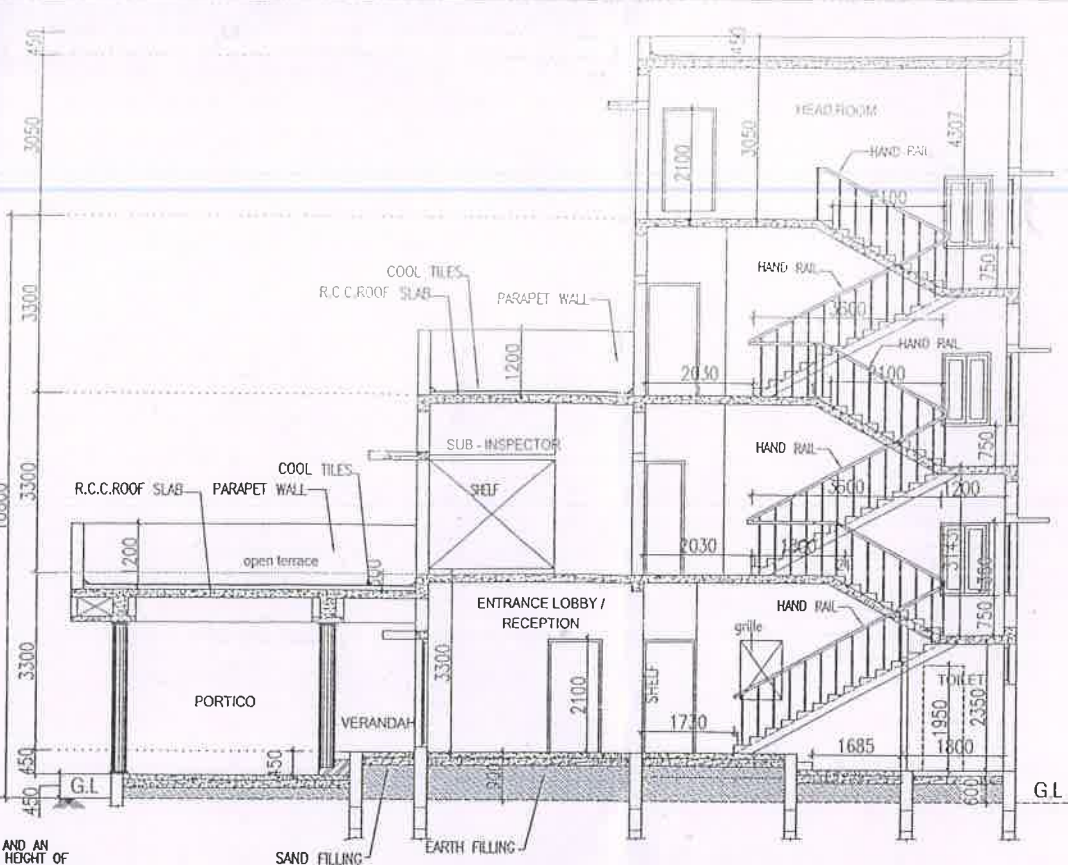
  
**Chief Engineer**  
**Tamilnadu Police Housing Corporation Ltd.**  
**Chennai - 600 010.**  
  
6/10



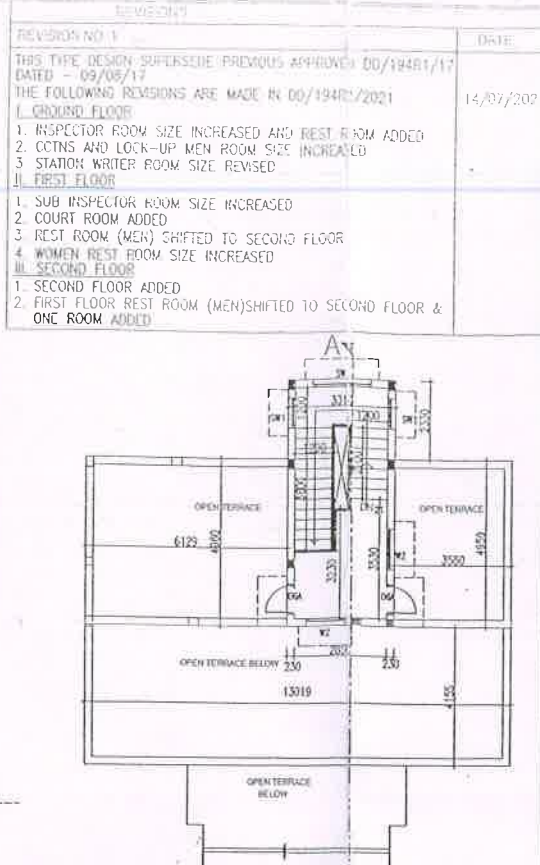


FRONT ELEVATION (TENTATIVE)

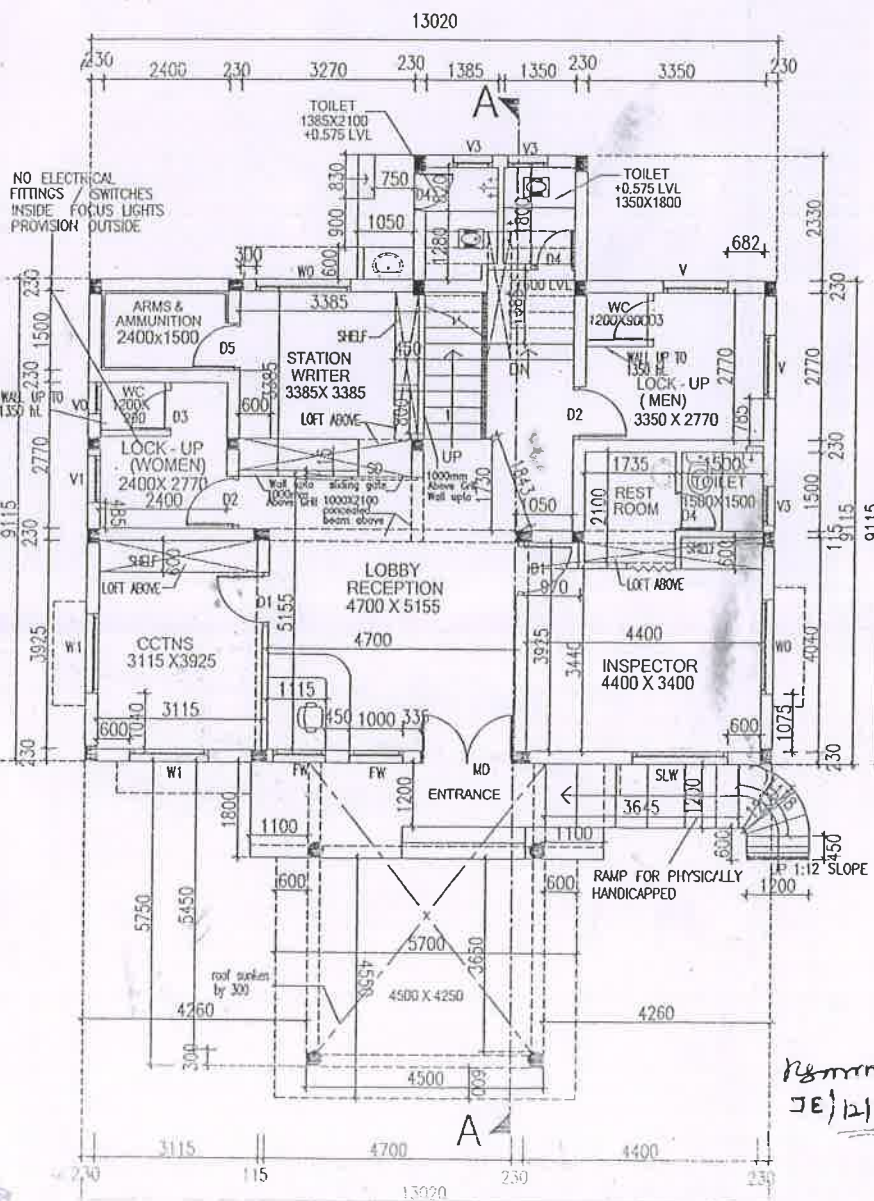
900 mm HIGH HANDRAIL AND AN ADDITIONAL ONE AT A HEIGHT OF 750 mm ABOVE FINISH LEVEL OF STEP FOR PHYSICALLY HANDICAPPED



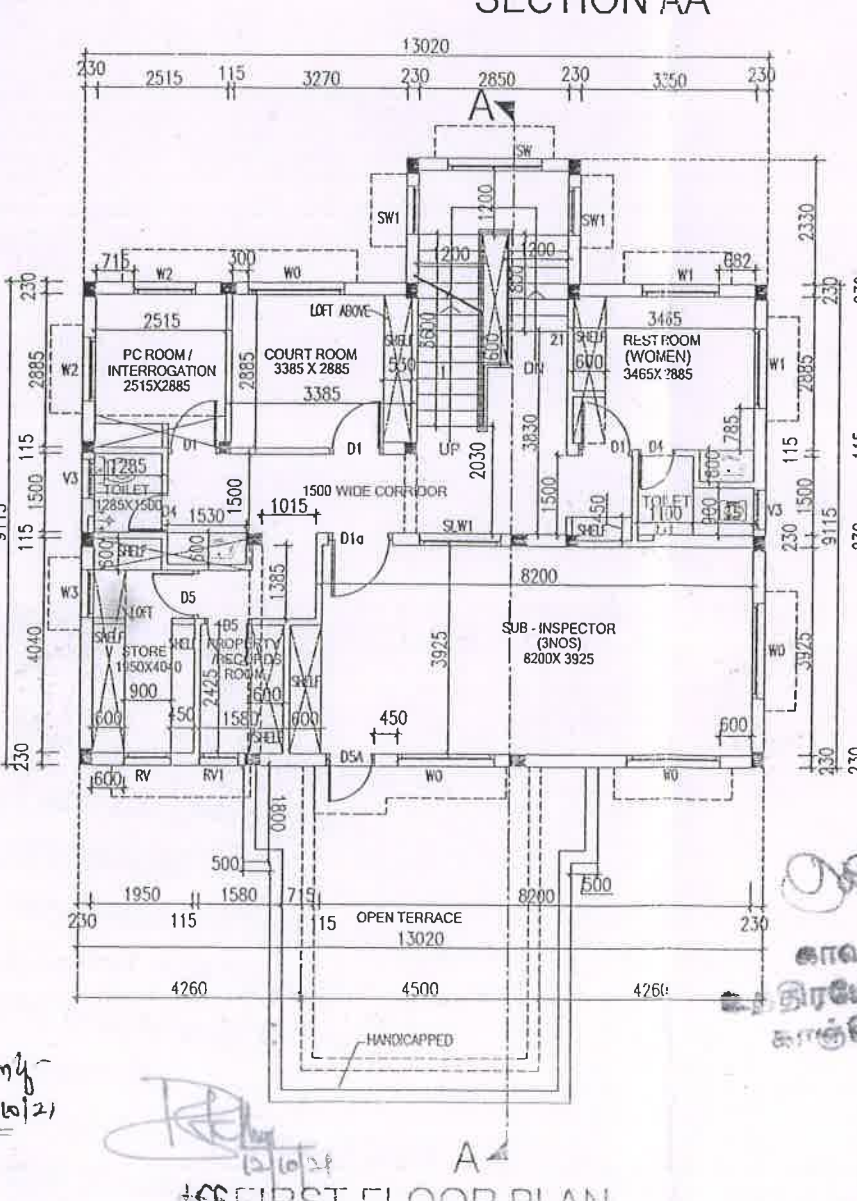
SECTION AA



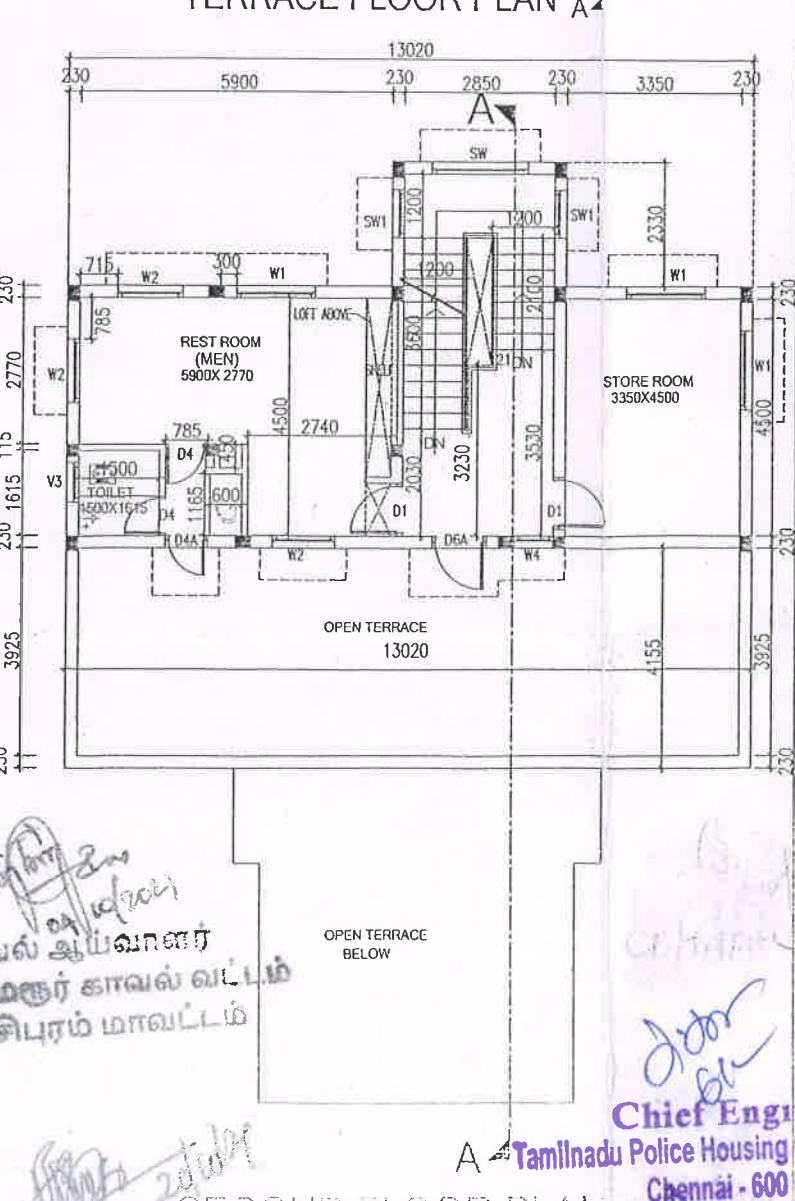
TERRACE FLOOR PLAN A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

REVISION

THIS TYPE DESIGN SUPERSEDES PREVIOUS APPROVAL DD/1948/17 DATED - 09/08/17 THE FOLLOWING REVISIONS ARE MADE IN DD/1948/2021

NO	DESCRIPTION	DATE
1	GROUND FLOOR	
1	INSPECTOR ROOM SIZE INCREASED AND REST ROOM ADDED	
2	CTNS AND LOCK-UP MEN ROOM SIZE INCREASED	
3	STATION WRITER ROOM SIZE REVISED	
II	FIRST FLOOR	
1	SUB INSPECTOR ROOM SIZE INCREASED	
2	COURT ROOM ADDED	
3	REST ROOM (MEN) SHIFTED TO SECOND FLOOR	
4	WOMEN REST ROOM SIZE INCREASED	
III	SECOND FLOOR	
1	SECOND FLOOR ADDED	
2	FIRST FLOOR REST ROOM (MEN) SHIFTED TO SECOND FLOOR & ONE ROOM ADDED	

JOINERY DETAIL

NO	DOOR	1800X2100	T.W. FRAMED DOOR WITH T.W. DOUBLE LEAF PANELS & BAR SHUTTERS WITH BRASS FINISHES
FW	FRENCH WINDOW	1000X2000	T.W. FRAMED GLAZED FRENCH WINDOW WITH MS GRILLS
D1	DOOR	1800X2100	R.C.C. FRAMED DOOR WITH BAR SHUTTER
D1a	DOOR	2000X2100	T.W. FRAMED DOOR WITH BAR SHUTTER
D2	DOOR (LOCK UP)	1000X2100	DOORS WITH IRON BARS & MS FLATS
D3	DOOR (LOCK UP)	750X1350	P.V.C. DOOR WITH PVC FRAME
D4	DOOR (TOILET)	750X2100	P.V.C. DOOR WITH PVC FRAME
D5	DOOR	2500X2100	T.W. FRAMED DOOR WITH T.W. SHUTTER
D5A	DOOR	800X2100	R.C.C. FRAMED DOOR WITH BAR SHUTTER
D5A	DOOR	800X2100	T.W. FRAMED DOOR WITH T.W. SHUTTER
D5A	DOOR	1000X2100	T.W. FRAMED DOOR WITH T.W. SHUTTER
SD	SLIDING DOOR	1000X2100	GRILL SLIDING DOOR WITH MS GRILLE
W0	WINDOW	1800X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W2	WINDOW	1200X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W3	WINDOW	900X1350	-DO-
W4	WINDOW	750X1350	-DO-
SLW	SLIDING WINDOW	1800X1350	UPVC WINDOW WITH SLIDING SHUTTERS
SLW	SLIDING WINDOW	1500X1350	UPVC WINDOW WITH SLIDING SHUTTERS
SW	STAIRCASE WINDOW	1800X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS 750 SILL FROM LANDING (STAIRCASE LANDING)
SW	STAIRCASE WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS 750 SILL FROM LANDING (STAIRCASE LANDING)
RV	VENTILATOR (STORE)	900X 750	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
RV1	VENTILATOR (PRO & RECORD)	750X 750	-DO-
V	VENTILATOR (LOCK ROOF LVL)	1200X 600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
V0	VENTILATOR (LOCK)	600X 600	ROOF LVL -DO-
V1	VENTILATOR (LOCK)	900X 750	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V3	VENTILATOR (TOI)	750X 750	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS

SPECIFICATION

FOUNDATION & BASEMENT: R.C.C. COLUMN/BRICK WORK IN C.M 1:5

SUPERSTRUCTURE: BRICK WORK IN C.M 1:6

ROOF: RCC SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES-SLOPE 1:60

FLOORING: IVORY VITRIFIED TILES FOR ALL ROOMS GRANITE TILES FOR VERANDAH, CORRIDOR, LOBBY & PASSAGE EUROCON TILES FOR RAMP, STEPS, PORTICO & STAIRCASE ANTISKID CERAMIC WITH GLAZED TILES TO A HEIGHT OF 1500MM FOR TOILETS

CUPBOARD SLAB PAINTING: IN RCC/CU/DAPPAH

JOINERIES: ENTRANCE MAIN DOOR-TEAK WOOD FRAME WITH TEAK WOOD SHUTTER AND MELAMINE POLISH. INNER DOORS-RCC FRAME WITH BWR SHUTTERS. SOLID PVC DOOR FRAME AND SHUTTER FOR TOILETS. WINDOW-STEEL/ALUMINIUM/ P.V.C / HALF TURN C.P TAP

PIPES / TAPS

NOTE

1. STAIRCASE - TREAD-300 MM, RISER-150MM. (21NOS)
2. PLINTH HEIGHT 900 MM FROM FGL
3. SILL LEVEL 750 MM FROM FL
4. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL
5. ROOF HEIGHT 3300 MM (INCLUDE SLAB THK.)
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
9. ALL DIMENSIONS ARE IN mm.

AREA STATEMENT

	SQ.M
GROUND FLOOR AREA	117.18
FIRST FLOOR AREA	113.11
SECOND FLOOR AREA	55.70
TOTAL	285.99
PORTICO HALF AREA	12.94
TOTAL AREA	298.93 (OR) 3218 SQFT

PROPOSED RURAL POLICE STATION

S.NO : at **Uthiramerur**

VILLAGE :

TOWN / TALUK : **Kancheepuram**

DISTRICT :

GROUND FLOOR PLAN, FIRST & SECOND FLOOR PLANS, FRONT ELEVATION, SECTION AA & TERRACE FLOOR PLAN

SCALE:1:100

DATE: 14/07/2021

DRAWING NO. DD/1948/2021

SHEET NO. 01/01

Sd. 14/07/2021 Architect

Sd. 14/07/2021 AEE/ ARCH. SEC.

Sd. 14/07/2021 EE/ PLANNING

Sd. 14/07/2021 Chief Engineer

Sd. 14/07/2021 Chief Engineer (C)

TAMILNADU POLICE HOUSING CORPORATION LTD

CHENNAI - 600 010

காவல் ஆய்வாளர்  
திரைமேதூர் காவல் வட்டம்  
காஞ்சிபுரம் மாவட்டம்

Chief Engineer  
Tamilnadu Police Housing Corporation Ltd  
Chennai - 600 010



சமீபத்தில் கட்டப்பட்டது  
 கட்டிடம் : 8548 (1386)

LATRINE

Location 878 in UG

POUND

LOCAL FUND  
 HOUSE

POLICE STATION  
 268/B

VILLAGE MUNICIPAL  
 COURT

RAIN  
 GAUGE

KULAH

SHATEL

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

Police Station: 35255 & 214

Police Quarters: 8548 & 214

6/10

SKCE/MPHC