



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 / 8393/ 2018

Dtd:03.01.2019

To

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

Sir,

Sub: TNPHC – Construction of new Police Station building at T5 Thiruverkadu in Thiruvallur District - Feasibility report along with plan and rough cost estimate - Called for - Reg.

Ref: 1. G.O. Ms. No. 312 Revenue and Disaster Management Department, Land Disposal Wing, (LD4(2)) Section, Dated:29.08.2018.
2. G.O. Ms. No. 372 Home (Pol. X) Dept, Dtd: 29.04.2015.

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The feasibility report along with plan and rough cost estimate proposal for the construction of new Police Station building at T5 Thiruverkadu in Thiruvallur District is enclosed.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2018-19. The estimate works out to **Rs. 173.97 lakhs** including escalation for the year 2019 - 20. Necessary over head charges are included.

3) It is reported that the land is identified in S..No.41/2, Koladi village, Maduravoyal Taluk, Thiruvallur District having an extent of 800 Sq.m. The land comes under Agricultural zone. **It is feasible for construction subject to condition that the land should be reclassified to institutional zone by the user department.**

3) 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**

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Police station building at T-5 Thiruverkadu in Thiruvallur District (Stlit+2)

Rough Cost Estimate

Stlit Floor (parking area)		=	131.12	m ²	Rate adopted for the Year 2018-2019		
Stlit Floor (Building area)		=	46.79	m ²			
First Floor		=	177.90	m ²			
Second Floor		=	177.90	m ²			
SI.No.	Description		Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.	
1	Foundation (Framed structure)		177.90	4135.00	m ²	735616.50	
2	For Additional basement height 0.90m height		177.90	1131.00	m ²	201204.90	
3	Super Structure						
	a) Stlit floor (Parking area)		131.12	5281.25	m ²	692477.50	
	Stilt floor (Building area)		46.79	8125.00	m ²	380168.75	
	b) First floor		177.90	8154.00	m ²	1450596.60	
	c) Second floor		177.90	8183.00	m ²	1455755.70	
	d) Head room (65% of plinth area of non -residential cost)		20.42	5337.80	m ²	108997.88	
4	Roof Finishing		177.90	1330.00	m ²	236607.00	
5	Antitermite treatment		177.90	97.00	m ²	17256.30	
6	Rajasthan kotta stone flooring (80% of Plinth Area)		322.07	1,000.00	m ²	322070.00	
7	Cement painting / OBD painting (inner 50% of Plinth Area)		201.30	474.00	m ²	95416.20	
8	Plastic Emulsion paint (50% of Plinth Area outer)		201.30	681.00	m ²	137085.30	
9	a) Internal Water Supply arrangements		402.59	425.00	m ²	171100.75	
	b) Internal Sanitary arrangements		402.59	325.00	m ²	130841.75	
	c) Internal Electrical arrangements		402.59	715.00	m ²	287851.85	
10	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements & electrical fittings		402.59	1296.00	m ²	521756.64	
11	Provision for LED light arrangments		402.59	155.00	m ²	62401.45	
	Sub - Total - I					7007205.07	
12	a) External Water Supply arrangements (Stlit+FF)		224.69	645.00	m ²	144925.05	
	b) External Water Supply arrangements (Second Floor)		88.95	645.00	m ²	57372.75	
	c) External Sanitary arrangements (Stlit+FF)		224.69	205.00	m ²	46061.45	
	d) External Sanitary arrangements (Second Floor)		88.95	205.00	m ²	18234.75	
	e) External Electrical arrangements (Stlit+FF)		224.69	545.00	m ²	122456.05	
	f) External Electrical arrangements (Second Floor)		35.58	545.00	m ²	19391.10	
13	Approach road		131.00	684.00	m ²	89604.00	

(CPTD)

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
14	Pavement platform all-round the building (1.20m width)	58.60	984.00	Rmt	57662.40
15	Provision for security perimeter	200.00	6000.00	Rmt	1200000.00
16	Provision for Filling low lying area	1100.00	450.00	Cum	495000.00
17	Rainwater harvesting	4.00	13280.00	Each	53120.00
18	Provision for sump and pumpset	1.00	300000.00	Each	300000.00
19	Provision for borewell	1.00	200000.00	Each	200000.00
20	Provision for Gymnasium arrangements	1.00	200000.00	Each	200000.00
21	Provision for Solar Plant arrangements	1.00	500000.00	Each	500000.00
22	Provision for fire fighting extinguishers		L.S		150000.00
23	Provision for Two Wheeler parking Shed		L.S		324000.00
24	Provision for physically handy capped ramp with handrail		L.S		100000.00
25	Provision for UG cable arrangements for three phase EB serve connection		L.S		150000.00
26	Soil Investigation Charges.		As per PWD Norms		31260.00
27	Finishing Elevation charges at 1% of building cost		"		70072.05
28	Provision for Lawn at 3% of building cost		"		210216.15
					11546580.82
29	GST at 12.0% (GST at 6% + CGST 6%)				1385589.70
					12932170.52
					12932170.52
30	Labour welfare fund @ 1.0%		As per PWD Norms		129321.71
31	Unforeseen items, Contingencies & Petty Supervision at 2.50 %		As per PWD Norms		323304.26
32	Supervision charges 7.50%				969912.79
33	Price adjustment clause at 5%		As per PWD Norms		646608.53
					15001317.80
					15001317.80
34	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
35	Advertisement charges		L.S		50000.00
36	Provision for EB deposits		L.S		100000.00
37	Provision for planning permission		L.S		100000.00
38	Payment to local body for water supply		L.S		100000.00
39	Structural design and consultancy charges		As per GO MS no 181, Dt:16.05.2003.		100000.00
					15464317.80
					15464317.80
		Say Rs.	154.64	Lakhs	
	For the year 2019-2020 (Including 12.5% Escalation)	Say Rs.	173.97	Lakhs	

2/1/2019
TA

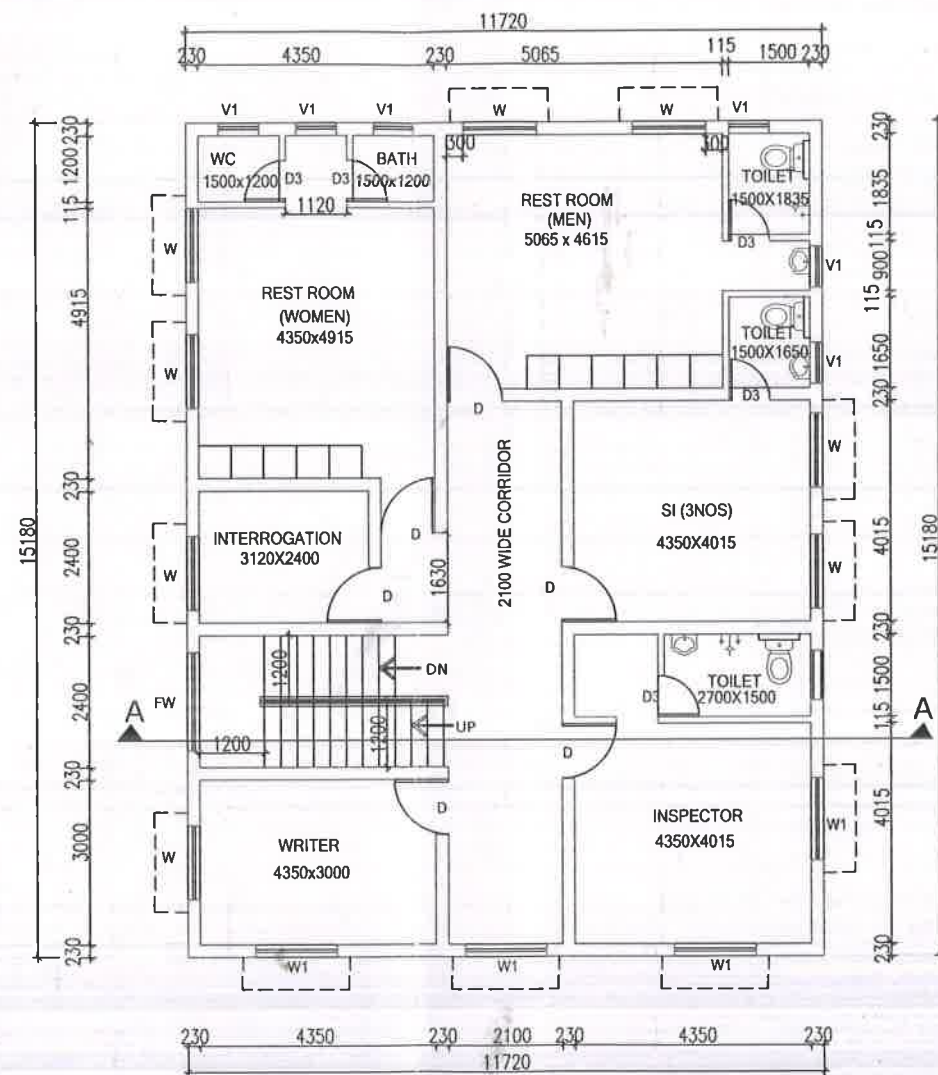
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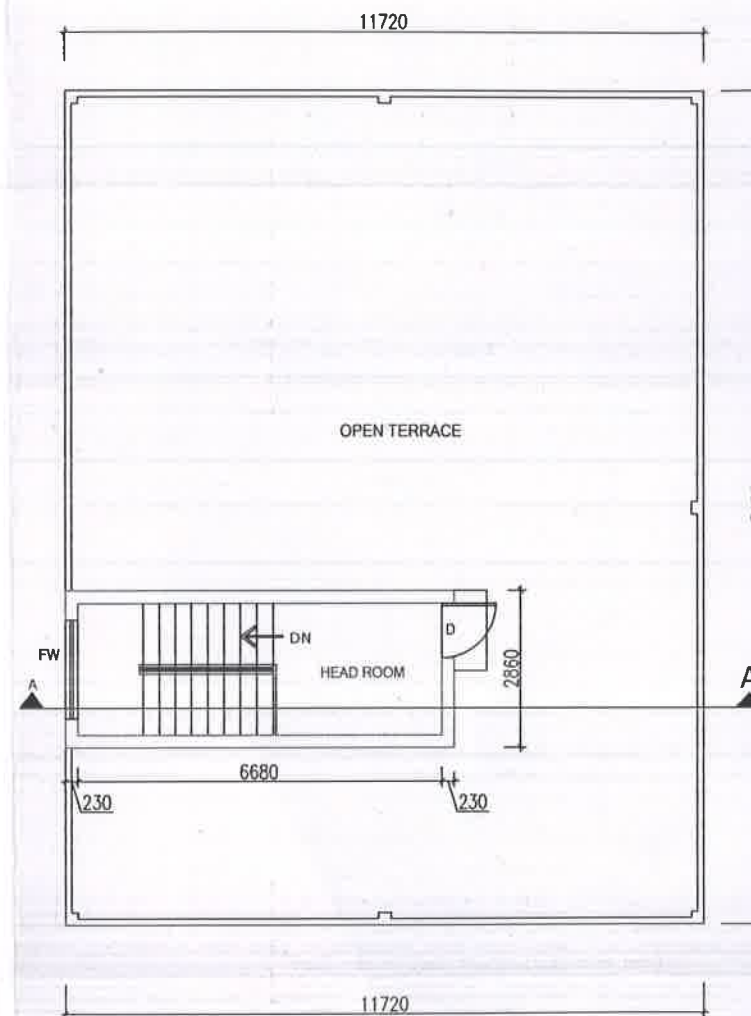
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Amount
Rs. 57662.40

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SECOND FLOOR PLAN



TERRACE FLOOR PLAN

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	900X2100	R.C.C.FRAMED DOOR WITH BWR SHUTTERS
D3	DOOR	750X2100	P.V.C.DOOR WITH PVC FRAME
D4	DOOR	750X1350	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
W2	WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
SW1	SLIDING WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V	VENTILATOR	1350X600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
V1	VENTILATOR	750X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
FW	FIXED WINDOW	1800X1350	GLAZED WINDOW WITH MS GRILL
V0	VENTILATOR	1350X600	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
 • 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

FIRST FLOOR	-	177.90
SECOND FLOOR	-	177.90
TOTAL	-	355.80
STILT FLOOR (BUILDING AREA)	-	46.79
STILT FLOOR (PARKING AREA)	-	131.12
HEAD ROOM	-	20.42

NOTE

1. STAIRCASE :- TREAD-300 MM, RISER-157.143MM.
2. SILL LEVEL 750 MM FROM FL.
3. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
4. ROOF HEIGHT 3300 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 POLICE STATION

S.NO : *3119*
 VILLAGE : *Thiruvarkadu is*
 BLOCK : *Thiruvallur (Dt)*
 TOWN / TALUK :
 DISTRICT :

Asst. Ar.	AEE/Arch. Sec.	EE (PA TO SE)
Executive Engineer (Pig)	Supdt. Engineer (CC)	Chief Engineer.

SCALE :

DRAWING NO.:

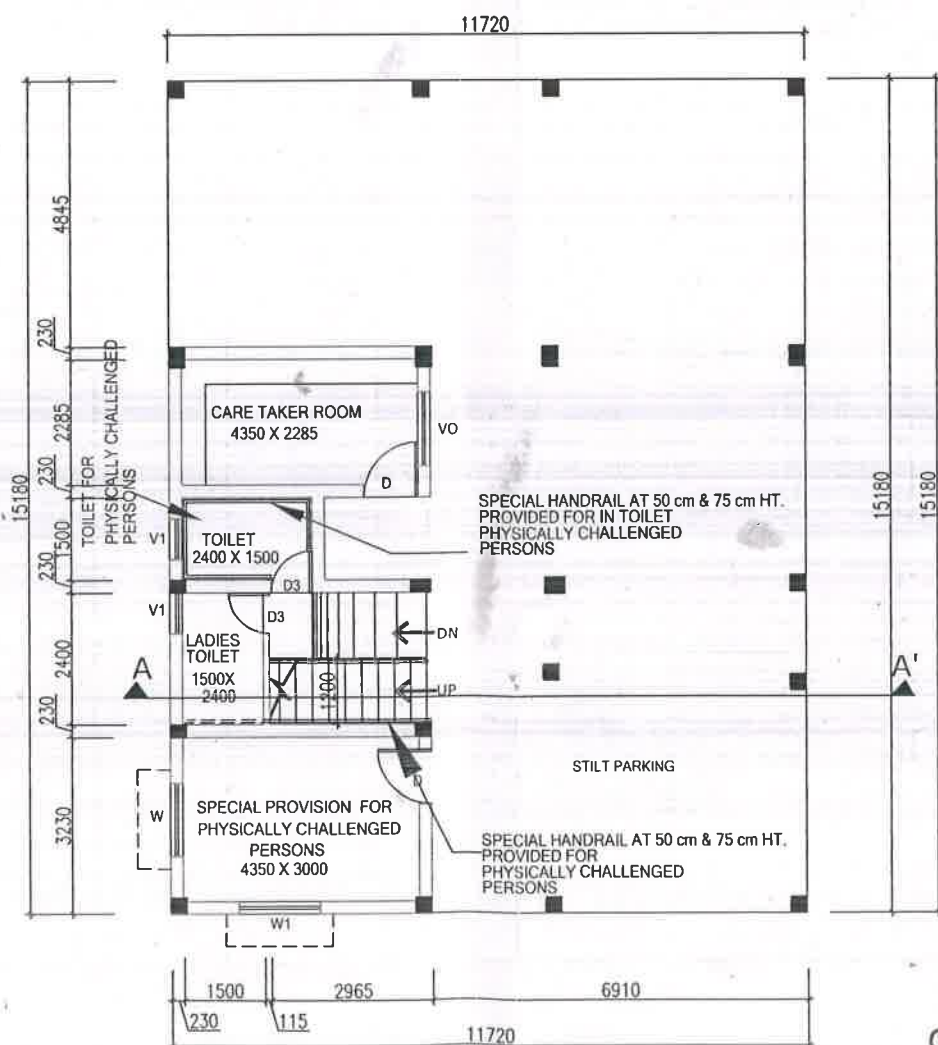


TAMILNADU POLICE HOUSING CORPORATION LTD.
 NO:132, E.V.R.SALAI, KILPAUK,
 KILPAUK, CHENNAI-600 010.

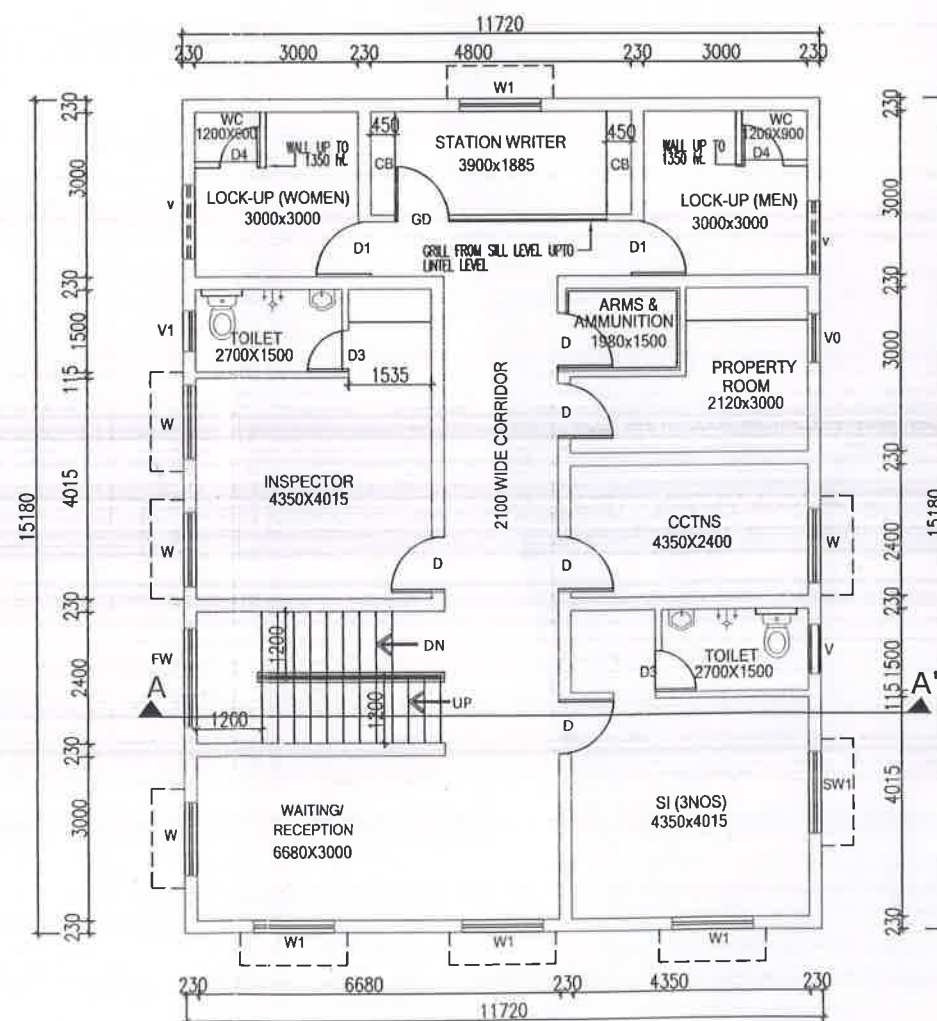
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18/5

10/12/18
 EXECUTIVE ENGINEER
 CHENNAI DIVISION II
 T.N.P.H.C. Ltd.,
 Avadi, Chennai 54

3119
CE/TNPHC



STILT FLOOR PLAN



FIRST FLOOR PLAN

JOINERY DETAIL

MD	DOOR	1200X2100	T.W.FRAMED DOOR WITH T.W. DOUBLE LEAF PANELLED DOOR SHUTTERS WITH BRASS FITTINGS
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6. WIDTH OF SUNSHADE IS 600 MM.
7. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

PROPOSED POLICE STATION

S.NO : 15 Thiruvorkadu
 VILLAGE : in Thiruvallur
 BLOCK : cat
 TOWN / TALUK : cat
 DISTRICT :

Asst. Ar.	AEE/Arch. Sec.	EE (PA TO SE)
Executive Engineer (Plg)	Supdt. Engineer (CC)	Chief Engineer.

SCALE :

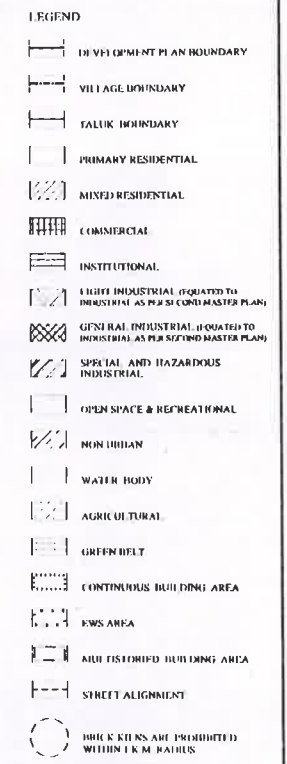
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 NO.132, E.V.R.SALAI, KILPAUK,
 KILPAUK, CHENNAI-600 010.

EXECUTIVE ENGINEER 12/12/16

CHENNAI DIVISION II
 T.N.P.H.C. Ltd.

MAP NO. 4



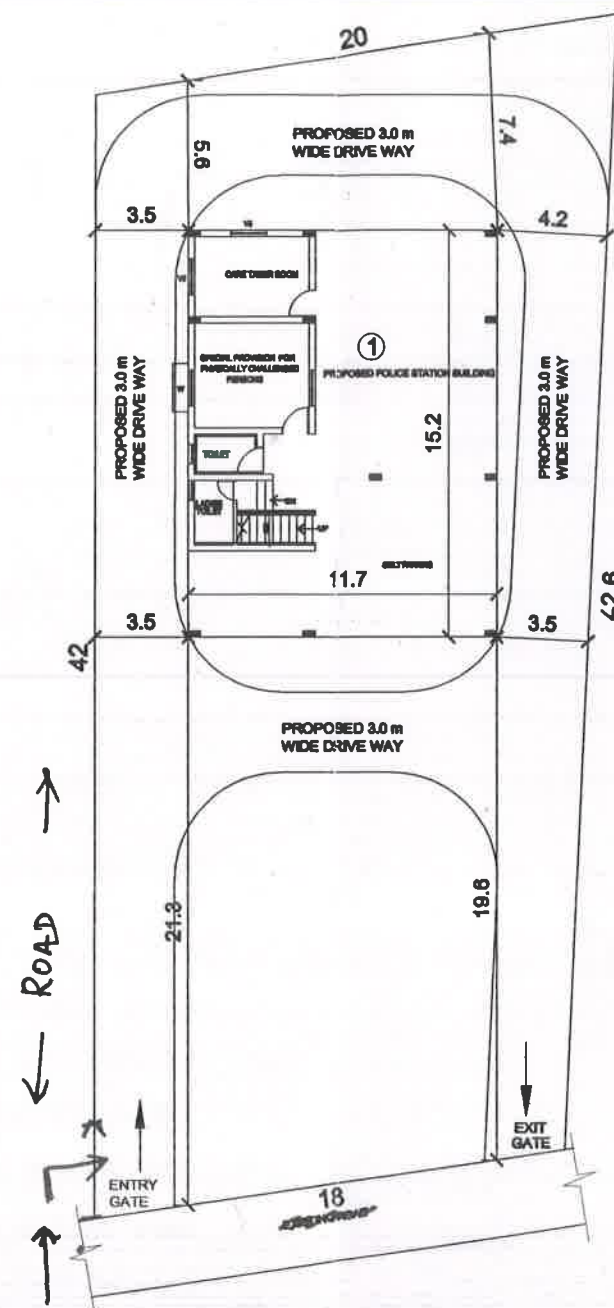
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F.L.R. No. 36, 1859, H.K. 1/10, dated 11.8.1986.

GE/TNP/HC/

NOTE
This data file was prepared by the author for the purpose of illustrating the use of the program. It is not intended for use as a data file for the program.

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M.U.A. - DETAILED DEVELOPMENT PLAN - PROPOSED LAND USE



GE / TNPHC

12/12/18
 EXECUTIVE ENGINEER
 CHENNAI DIVISION II
 T.N.P.H.C. Ltd.,
 Avadi, Chennai 54

10/12/18
 AEE

/TENTATIVE LAYOUT/

BLOCKS NO.	NO OF. BLOCKS	NO OF. FLOORS	DRG. NO	AREA SQM.	SITE AREA : 800.00 sq.m	T5 THIRUVERKADU POLICE STATION	ASST. ARCHITECT	AEE (ARCH. SEC.)	EE (PA TO SE)
①	1	STILT+2		355.80	PRO. BUILT UP AREA : 355.80 sq.m	PROPOSED POLICE STATION BUILDING IN SURVEY NO. : 41/2	EXE. ENGINEER (PLG)	SUPDT. ENGINEER (CC)	CHIEF ENGINEER
					F.S.I : $\frac{355.80}{800.00} = 0.44$	VILLAGE : KOLADI	1 : 200 (All dim. in m)	TAMILNADU POLICE HOUSING CORPORATION LIMITED	132, EVR SALAI, KILPAUK, CHENNAI - 600 010.
					PLOT COVERAGE : $\frac{177.90}{800.00} \times 100 = 22.24\%$	TOWN / TALUK : MADURAVOYAL	SCALE		
TOTAL	1			355.80	PROPOSED <input type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>	DISTRICT : TIRUVALLUR	N	Dwg. No:	