

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/ 3891/2019

Dated: .07.2019

To

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

Sir,

Sub: TNPHC Ltd – Construction of new office building for Assistant Commissioner of Police, Puzhal Range in Chennai City – Feasibility report along with plan and rough cost estimate - Requested - Regarding

Ref: The COP/Ch, Lr. Rc.No.05/2963/ HBT.I (1)/2019, Dated:26.02.2019.

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With reference to the above cited, the feasibility report along with plan and rough cost estimate proposal for Construction of new office building for Assistant Commissioner of Police, Puzhal Range in Chennai City 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 **₹ 323.81 lakhs** including escalation for the year 2019 - 20. Necessary over head charges are included. It is feasible to construct the office building in S.No.459/6 Puzhal Village, Ambattur Taluk in Chennai City.

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

Encl: As stated.

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Copy Submitted to: The Director General of Police, Tamil Nadu, Chennai – 04. 2
Copy to: The Assistant Commissioner of Police, Puzhal Range in Chennai City.

The Superintending Engineer / Chennai Circle.
The Executive Engineer / Chennai Division I.

S. RAMESH
HC-32556

TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Building for Office of the Asst.Commissioner of Police, Puzhal range at Chennai City

Rough Cost Estimate

Stilt Floor (Parking area)	=	145.60	m ²	Rate adopted for the Year 2018-2019
Stilt Floor (Building area)	=	64.02	m ²	
First Floor	=	209.62	m ²	
Second Floor	=	209.62	m ²	
Third Floor	=	209.62	m ²	
Total	=	838.48		
Head room	=	36.28	m ²	
			m ²	

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed structure)	209.62	4135.00	m ²	866778.70
2	For Additional basement height 0.90m height	209.62	1131.00	m ²	237080.22
3	For Additional depth of foundation 1.5m	209.62	1200.00	m ²	251544.00
4	Super Structure				0.00
	a) Stilt floor (Parking area)	145.60	5281.25	m ²	768950.00
	b) Stilt floor (Building area)	64.02	8125.00	m ²	520162.50
	c) First floor	209.62	8154.00	m ²	1709241.48
	d) Second floor	209.62	8183.00	m ²	1715320.46
	e) Third floor	209.62	8212.00	m ²	1721399.44
	f) Head room (65% of plinth area of non -residential cost)	36.28	5356.65	m ²	194339.26
5	Roof Finishing	209.62	1330.00	m ²	278794.60
6	Antitermite treatment	209.62	97.00	m ²	20333.14
7	Rajasthan kotta stone flooring with marble chips (80% of Plinth Area) (692.88 sqm x 0.80)	554.30	1,145.00	m ²	634673.50
8	Cement painting / OBD painting (inner 50% of Plinth Area)	346.44	474.00	m ²	164212.56
9	Plastic Emulsion paint (50% of Plinth Area outer)	346.44	681.00	m ²	235925.64
10	Aluminium Joineries @80%	554.30	528.00	m ²	292670.40

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
11	Higher grade concrete	838.48	204.00	m ²	171049.92
12	Lift pit ^{machine room} (2.96m x 2.36M)	6.99	5,356.65	m ²	37442.98
13	For lift pit (2.96m x 2.36M)	6.99	13,100.00	m ²	91569.00
14	a) Internal Water Supply arrangements	692.88	425.00	m ²	294474.00
	b) Internal Sanitary arrangements	692.88	325.00	m ²	225186.00
	c) Internal Electrical arrangements	692.88	715.00	m ²	495409.20
15	Extra provision for TW door shutter, cupboard shutter, bathroom fittings, kitchen arrangements & electrical fittings	692.88	1296.00	m ²	897972.48
16	Provision for LED light arrangements	692.88	155.00	m ²	107396.40
Sub - Total - I					11931925.89
17	a) External Water Supply arrangements (Stlit+FF)	273.64	645.00	m ²	176497.80
	b) External Water Supply arrangements (Second Floor+ TF)	209.62	645.00	m ²	135204.90
	c) External Sanitary arrangements (Stlit+FF)	273.64	205.00	m ²	56096.20
	d) External Sanitary arrangements (Second Floor+ TF)	209.62	205.00	m ²	42972.10
	e) External Electrical arrangements (Stlit+FF)	273.64	545.00	m ²	149133.80
	f) External Electrical arrangements (Second Floor+ TF)	83.85	545.00	m ²	45698.25
18	Approach road	200.00	684.00	m ²	136800.00
19	Pavement platform all-round the building (1.20m width)	93.96	984.00	Rmt	92456.64
20	Provision for security perimeter wall	120.00	6000.00	Rmt	720000.00
21	Rainwater harvesting	4.00	13280.00	Each	53120.00
22	Lift arrangements 8 persons capacity (without machine room)	1.00	1692000.00	Each	1692000.00
23	provision for earthing, shaft, machine power mains as per CEIG Norms	1.00	51000.00	Each	51000.00
24	Provision for Genset 125 KVA with AMF panel	1.00	949000.00	Each	949000.00
25	provision for Erection, testing, commissioning power mains and charges for CEIG approval	1.00	163200.00	Each	163200.00
26	Providing AC arrangements (Ductable)	400.00	5615.00	Sqm	2246000.00
27	False ceiling with perforated gypsum board without glass wool.	408.76	1350.00	Sqm	551826.00
28	Provision for borewell, Pumpset and sump	L.S			500000.00
29	Provision for Gymnasium arrangements	L.S			200000.00

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount
30	Provision for Solar power arrangements		L.S		500000.00
31	Provision for fire fighting extinguishers		L.S		200000.00
32	Provision for ramp arrangements		L.S		200000.00
33	Provision for UG cable arrangements for three phase EB service connection		L.S		150000.00
34	Soil Investigation Charges.		As per PWD Norms		31260.00
35	Finishing Elevation charges at 1% of building cost		"		119319.26
36	Provision for Lawn at 3% of building cost		"		357957.78
					21451468.61
37	GST at 12.0% (GST at 6% + CGST 6%) ✓				2574176.23
	Sub - Total - II				24025644.84
38	Labour welfare fund @ 1.0%		As per PWD Norms		240256.45
39	Unforeseen items, Contingencies & Petty Supervision at 2.50 %		As per PWD Norms		600641.12
40	Supervision charges 7.50%				1801923.36
41	Price adjustment clause at 5%		As per PWD Norms		1201282.24
	Sub-Total - III				27869748.02
42	Cost of foundation Stone laying & Inagural function		As per PWD Norms		13000.00
43	Advertisement charges		L.S		100000.00
44	Payment for the EB department		L.S		200000.00
45	Provision for planning permission		L.S		500000.00
46	Structural design and consultancy charges		As per GO MS no 181, Dt:16.05.2003.		100000.00
	Grand Total Rs.				28782748.02
		Say Rs.	287.83	Lakhs	
	For the year 2019-2020 (Including 12.5% Escalation)	Say Rs.	323.81	Lakhs	

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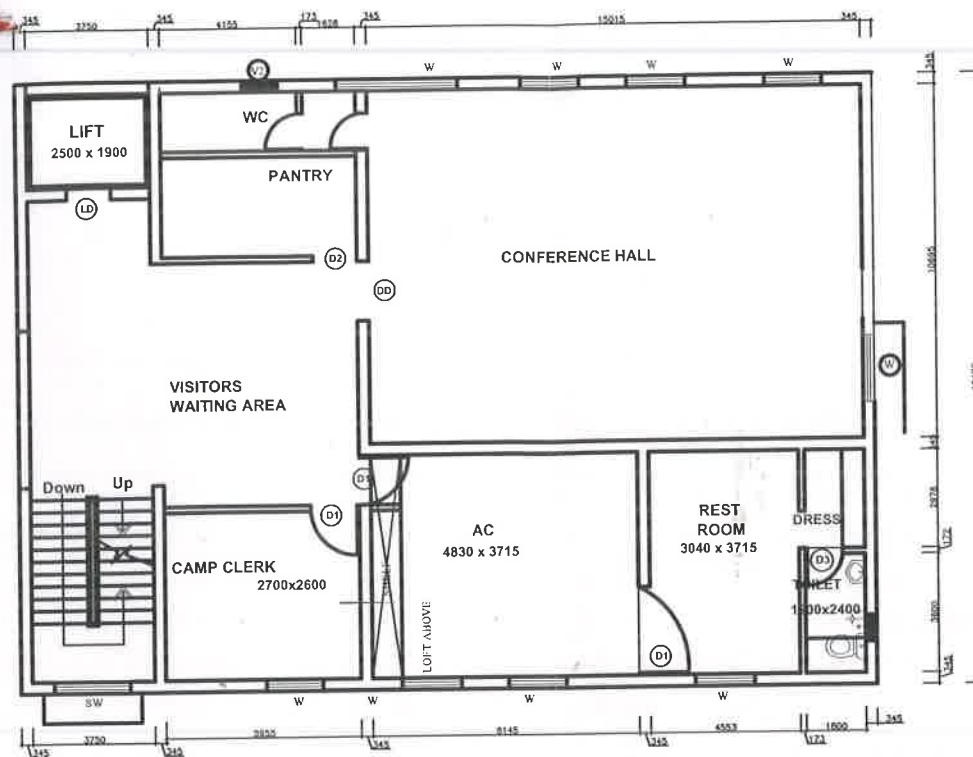
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(vacant)
H.D.O

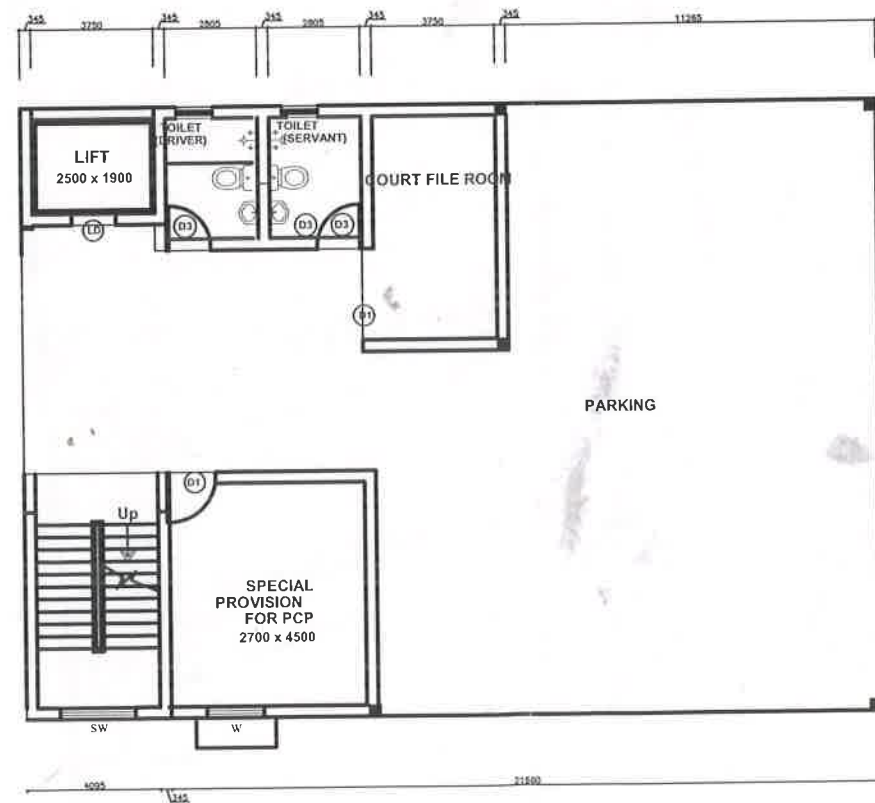
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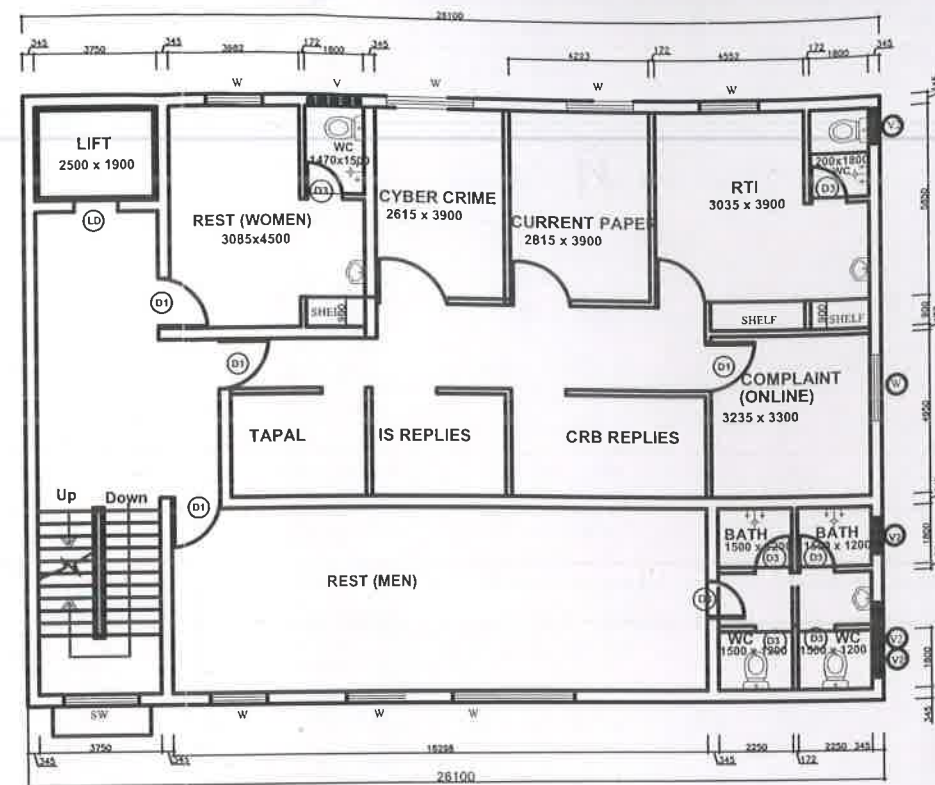
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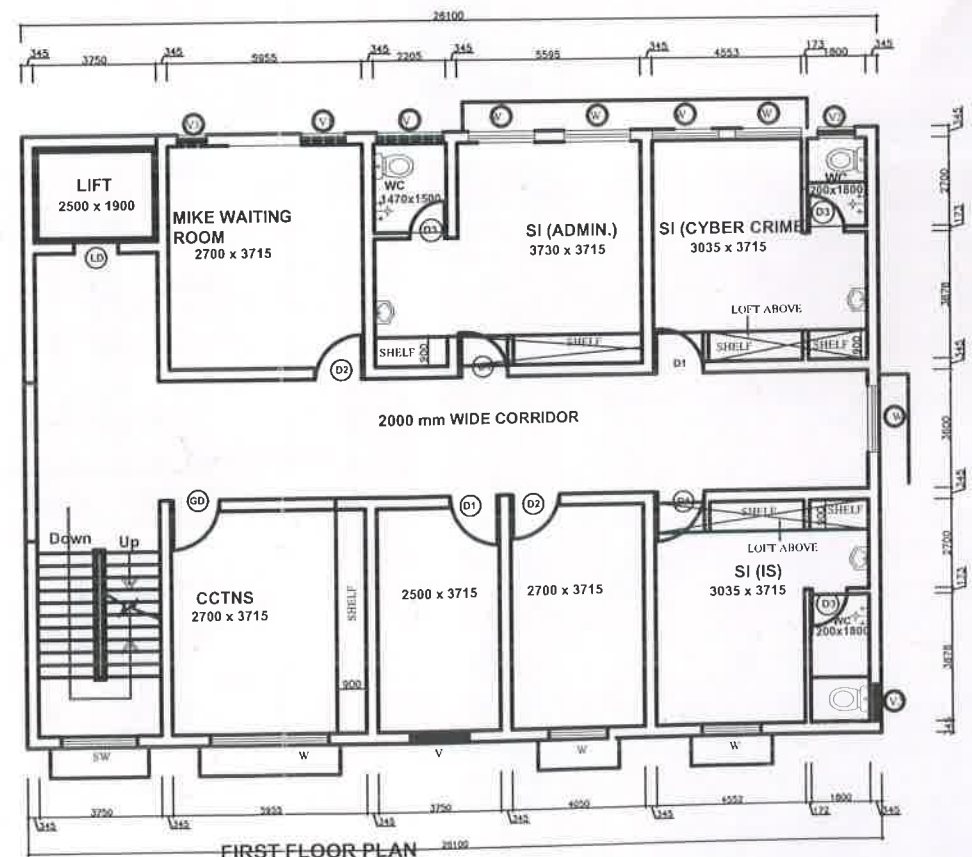
SECOND FLOOR PLAN



STILT FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN

JOINERY DETAIL

D1	DOOR	1000 X 2100	R.C.C FRAMED DOOR WITH BWR SHUTTERS
D2	DOOR	1000 X 2100	DOORS WITH IRON BARS & MS FLATS
D3	DOOR	900 X 2100	R.C.C FRAMED DOOR WITH BWR SHUTTERS
D4	DOOR	750 X 1350	DOORS WITH IRON BARS & MS FLATS
D5	DOOR	750 X 2100	P.V.C. DOOR WITH PVC FRAME
W	WINDOW	1500 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1800 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W2	WINDOW	1350 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W3	WINDOW	1200 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
SW	WINDOW	1500 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V1	VENTILATOR	1350 X 600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
V2	VENTILATOR	600 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V3	VENTILATOR	600 X 600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
GD	GRILL DOOR	900 X 2100	GRILL DOOR

SPECIFICATION

FOUNDATION	: R.C.C COLUMN
SUPERSTRUCTURE	: BRICK WORK IN C.M 1:8
ROOF	: R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES
JOINERY	: ALUMINIUM/RCC/T.W/STEEL
FLOORING	: MORY 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 ODD OVER ONE COAT OF PRIMER OUTERWALL - EMULSION PAINT OVER ONE COAT OF PRIMER CEILING - 3 COATS WHITE WASH PIPES/DPS : P.V.C / HALF TURN C.P TAP

AREA STATEMENT (IN sq. m)

FIRST FLOOR	= 209.62
SECOND FLOOR	= 209.62
THIRD FLOOR	= 209.62
TOTAL	= 628.86 (6766.53 sq. ft.)
STILT FLOOR (BUILDING)	= 64.02
STILT FLOOR (PARKING)	= 145.60
HEAD ROOM	= 36.28

PROPOSED CONSTRUCTION OF NEW BUILDING FOR AC OFFICE.

SURVEY No.	:
VILLAGE	:
TOWN/TALUK	:
DISTRICT	:

NOTE

1. STAIRCASE :- TREAD-250 mm, RISER-157.143 mm
2. PLINTH HEIGHT 900 mm FROM NGL.
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

JR/ASST. ARCHITECT	AEE (ARCH. SECTION)	EE (CC)
EE (PLANNING)	SE (HO)	CHIEF ENGINEER
Scale :- To Fit	Org. No. :-	



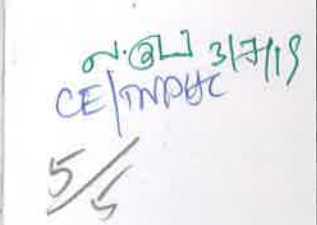
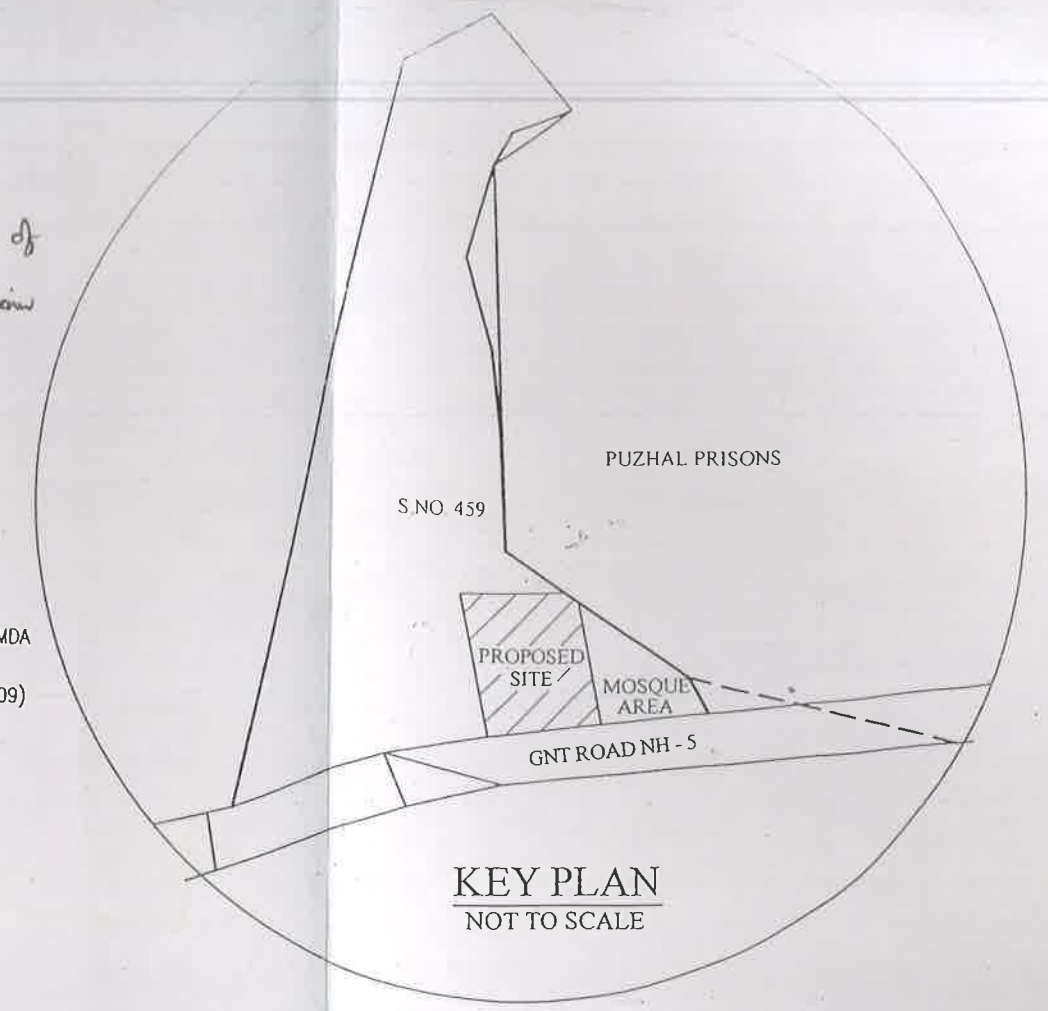
TAMILNADU POLICE HOUSING CORPORATION LTD.
NO. 132, E.V.R. SALAI, KILPAUK, CHENNAI 600 010


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TYPE OF BUILDING	NO OF BLOCKS	NO OF QTRS	NO OF FLOORS	DRG. NO	AREA SQM	SITE AREA	PUZHAL
IRIS	1	1	G + 2	DD/S5R/05	83.234	9700.00 SQM	 PROPOSED POLICE QUARTERS SURVEY No. : 459 /6 VILLAGE / NO : NO. 52, PUZHAL TOWN/TALUK : AMBATTUR DISTRICT : THIRUVALLUR
PCMC	1	8	G + 3	DD/92R/05	408.00	EXTG.BUILT UP AREA : 673.04 SQM	
PCMC	1	7	G + 3	DD/135R/05	363.36	PRO.BUILT UP AREA : 854.594 SQM	
						TOTAL : 1527.634 SQM	
						PLOT COVERAGE : 2.961% F.S.I: 0.157	SCALE - 1:600
					854.594	PROPOSED <input type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>	APPLICANT