



Tamil Nadu Police Housing Corporation Limited
(A Government of Tamil Nadu Undertaking)
(An ISO 9001: 2015 Certified Company)
No. 132, E. V. R. Salai, Kilpauk, Chennai – 600 010



Lr. No. CE / Plg / TNIHPL/ 2023

Dated: 13.06.2023

To

The Managing Director,
Tamil Nadu Industrial Housing Private Limited,
No.19-A, Rukmani Lakshmipathy Road,
Egmore, Chennai - 08.

Sir,

Sub: TNPHC Ltd – HO – Plg - Construction of working women's Hostel at SIPCOT

Industrial Park, Siruseri, Thiruporur Taluk in Chengalpattu district - Preparation of
detailed estimate prepared & submitted – additional fund - approval – requested –
reg.

Ref:- 1. TNIHPL/WWH Siruseri 2023 Dt.04.05.2023.

2. Meeting Held on Dt.30.05.2023 in TNIHPL at Egmore

3. Meeting Held with CMD/TNPHC on 08.06.2023 at TNPHC Head Office.

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With ref to the above, rough cost estimate proposal was received from TNIHPL for
Construction working Women's Hostel at SIPCOT Industrial Park Siruseri at Thiruporur Taluk in
Chengalpattu district for an Amount of Rs.46.76 Crores for technical sanction & also to proceed
tender process.

Based on the discussion vide reference 2nd and 3rd cited, the above estimate was
carefully scrutinized and revised detailed estimate was prepared. During preparation, it was
observed that as per structural design some of the items are essentially required for the execution.

For easy maintenance of the building, necessary provision has been given in the estimate
such as granite slab for staircase steps, Emulsion painting for all areas in building and Stainless
Steel hand rail for staircase area . Regarding safety point of view, additional provision were given
for CCTV camera arrangements and External Electrical Arrangements.

In addition to this, specific reasons for the excess is stated in detail as follows for consideration.

- The Rough cost estimate prepared by TNIHPL is based on PWD Plinth area 2021-22 with 5% Escalation charges for 2022-23 the value of works out to Rs. 4676.00 Lakhs.
- The project cost worked out by TNPHC for Rs. 55.15 Crores based on the current PWD schedule of rate for the year 2023-24 including all LS provisions made as per the rough cost estimate.

Reasons for variation

I. Provision were given in the rough cost estimate for the following items where the amount for **the same exceeds in the detailed estimate**. Hence additional amount is required.

- a. Pile Foundation - Rs.2,92,29,103.60
- b. Laying of Tiles - Rs.1,43,06,456.76
- c. Roof finishing - Rs.4,23,241.46
- d. Painting Works -Rs.63,54,980.45
- e. Electrical - Rs.2,30,15,207.40

II. In the rough cost estimate, the **following items are left out which are essentially required** and hence included in the detailed estimate.

- Provision for CCTV arrangements - Rs.25,23,000.00 and SS hand rail - Rs.19,14,672.00 and also LS provision given for Kitchen arrangements, Televisions for common room, Washing Machine for laundry room and other amenities, LAN & WAN connection, Advertisement charges and Payment to other departments for an amount of Rs.73,00,000.00.

III. As per DTCP Norms, for G+12 Storied building, for a height of 40.50m excluding parapet minimum set back required in 9m.

- Sunshade for a width of 60 cm given in both side of the building.

- Hence, set back required is $9\text{m} + 0.60\text{m}$ on both side i.e. 9.60m . For 9.60m set back additional land required is $= 2 \times 0.6 \times 87.48 = 104.98\text{m}^2$ (or) 1129.54 Sq.ft.

IV. Tender will be floated for the following items which are available in the estimate.

- a. Main works (Civil work) including RO purifier and Internal, External Electrical work (Excluding Transformer and RMG (Ring Main Gear), CCTV Camera Arrangements and Lighting Arrester
- b. Sump cum Motor Arrangements.
- c. Paver Block for Road Arrangements.
- d. Compound wall.
- e. 2 Nos of 13 person Lift arrangements and 1 No of Goods Lift
- f. Fire Fighting Arrangements
- g. Borewell 2 Nos.
- h. 500 KVA Genset Arrangements

Necessay comparative statement & General Abstract for detailed estimate are enclosed herewith for ready reference.

Hence it is requested that necessary approval may be accoded for a value of Rs. 55.15 Crores and communicated to this office for taking necessary further action.

Enclosure:- As Stated

[Signature]
13/6/2023
Chief Engineer

[Signature]
13/6

GENERAL ABSTRACT

NAME OF WORK : Construction of Working womens Hostel (G+12 floors) at Siruseri SIPCOT complex at chengalpattu district

SL. No	QTY	DESCRIPTION	RATE	Amount
			AS PER PWD SR 2023-2024	
1	1.00	MAIN WORKS (Civil Work) including RO Purifier and Internal, External Electrical Work, CCTV camera Arrangements and Lightening Arrester.	326288790.53	326288790.53
2	1.00	Sump cum Motor arrangements	3535595.65	3535595.65
3	1.00	Paver Block for Road Arrangements	1255799.53	1255799.53
4	1.00	Compound wall	7699180.12	7699180.12
5	1.00	2 Nos of 13 person Lift arrangements and 1 No of Goods Lift	11102614.79	11102614.79
6	1.00	Fire fighting arrangements	1751924.36	1751924.36
7	1.00	Borewell 2nos	875272.80	875272.80
8	1.00	500 KVA Genset Arrangements	5131306.16	5131306.16
		SUB - TOTAL - I Rs.		357640483.94
9		GST at 18.0% (GST at 9% + CGST 9%)		64375287.11
		SUB - TOTAL - II Rs.		422015771.05
10		HT Package and Internal/Outer electrical arrangements	LS	12500000.00
11		Provisions for Solar Plant Arrangements	LS	4235000.00
12		Provisions for Dispenser 14 Nos	LS	470000.00
13		Provisions for STP including maintenance and waste water management system	LS	5000000.00
14		Provision for Storm water drain & Culvert	LS	1000000.00

SL. No	QTY	DESCRIPTION	RATE	Amount
			AS PER PWD SR 2023-2024	
15		Furniture arrangements 1) Inside the room Cot - 1 No. Mattress - 1 No. Pillow - 1 No. Wardrobe - 1 No. Table - 1 No Chair - 1 No 2) Outside the room Table and chairs - Dinning area Sofa set - 1. Common rooms on each floors 2. Office room in the ground floor 3. Visitors Lounge.	LS	25000000.00
16		Provisions for Soil Investigation	LS	100000.00
17		Provisions for Numbering and lettering	LS	250000.00
18		Provision for Elevation	LS	1000000.00
19		Provision for Lawn Arrangements	LS	1000000.00
20		Provision for I & A Charges	(12851.45x750)	9638587.50
		SUB - TOTAL - III Rs.		482209358.55
21		Labour Welfare fund @ 1%	L.S	3576404.84
22		Provision for Unforeseen tems,Contingencies and petty supervision charges at 2.5 %	L.S	10550394.28
23		Provision for carrying out the Bid Processs Management @ 1%	L.S	4220157.71
24		Provision for carrying out the PMC Services @ 5%	L.S	21100788.55
25		GST @ 18% for Supervision charges	L.S	4557770.33
		For the year 2023-2024	SUB - TOTAL - IV Rs.	526214874.26
26		Structural design and consultancy charges	L.S	1600000.00
27		Provision for Stone laying, Inaugral function and Advertisement Charges	L.S	113000.00
28		Provision for Price adjustments clause at 5%	LS	16289892.84
29		Kithchen arrangements, TVs for common room, Washing Machine for laundry room and other amenties.	LS	6000000.00

SL. No	QTY	DESCRIPTION	RATE	Amount
			AS PER PWD SR 2023-2024	
30		LAN & WAN arrangements	LS	300000.00
31		Advertisement charges	LS	500000.00
32		Payment to the Other department works	LS	500000.00
		GRAND TOTAL Rs.		551517767.10
		SAY	55.15	Crores


 13/6/24
Chief Engineer
 Tamilnadu Police Housing Corporation Ltd.
 Chennai - 600 010.

NAME OF WORK : Construction of Working womens Hostel (G+12 floors) at Siruseri SIPCOT complex at chengalpattu district

Comparitive Statement

As per Rough cost Estimate by TNIHPL		As per Detailed Estimate by TNPHCL				
Description	Amount	Description	Amount	Excess	Savings	Remarks
Main work						
Pile Foundation, Additional depth of pile	21746230.00	Pile Foundation	50975333.60	29229103.60		In sufficient provision given in the rough cost estimate
Vitrified Tiles	13484536.00	Tiles(Vitrified, Antiskid, Glazed tile , Wall cladding and Kitchen slab	27790992.76	14306456.76		In sufficient provision given in the estimate
Roof finishing	1740290.00	Roof finishing(Pressed tile and Weathering course)	2163531.46	423241.46		In sufficient provision given in the estimate
Painting (Cement paint, Emulsion)	8867500.00	Painting (Interior and Exterior Emulsion, one coat Patty, Wood paint and Iron Paint)	15222480.45	6354980.45		In sufficient provision given in the estimate
Electrical (SI.No.30,36,37)	4813528.00	Electrical	27828735.40	23015207.40		In sufficient provision given in the estimate
CCTV Camera arrangements	-	CCTV Camera arrangements	2523000.00	2523000.00		Additional provision given in the detailed estimate
SS Hand Rail	-	SS Hand Rail	1914672.00	1914672.00		Additional provision given in the detailed estimate
Additional basement height, superstructure GF to 12th Floor, Headrooms, dummy columns, antitermite treatment, aluminium joineries, Higher Grade concrete, internal water supply, sanitary arrangements, internal electrical arrangements, extra provision for T.W door shutter and cupboard shutter, LED light, computer plug, power plug, plinth protection (RWH pit and Incenerator), RO Plant, Lightning arrester, pile load testing, UG cable arrangements	201315780.00	Additional basement height, superstructure GF to 12th Floor, Headrooms, dummy columns, antitermite treatment, aluminium joineries, Higher Grade concrete, internal water supply, sanitary arrangements, internal electrical arrangements, extra provision for T.W door shutter and cupboard shutter, LED light, computer plug, power plug, plinth protection (RWH pit and Incenerator), RO Plant, Lightning arrester, pile load testing, UG cable arrangements	197870044.86		3445735.14	
Sub Total-I	251967864.00	Total	326288790.53	77766661.67	3445735.14	
Sump cum Motor arrangements (SI.No.48)	2542380.00	Sump cum Motor arrangements	3535595.65	993215.65		
Paver Block for Road Arrangements (SI.No.49)	1694920.00	Paver Block for Road Arrangements	1255799.53		439120.47	

As per Rough cost Estimate by TNIHPL		As per Detailed Estimate by TNPHCL				
Description	Amount	Description	Amount	Excess	Savings	Remarks
Compound wall (SI.No. 50)	3135602.00	Compound wall	7699180.12	4563578.12		The value of construction of Compound wall in the rough cost is less compared to detailed estimate
Lift Arrangements (SI.No.40)	16223879.00	2 Nos of 13 person Lift arrangements and 1 no of Goods lift	11102614.79		5121264.21	
Fire fighting arrangements (SI.No.44)	7203410.00	Fire fighting arrangements	1751924.36		5451485.64	Minimum provision given in the rough cost estimate
External water supply (SI.No.32 , 33)	5879025.00	Borewell 2 nos	875272.80		5003752.20	Included in main estimate
Genset 500 KVA and CEIG charges a and b (SI.no.38)	4541400.00	500 KVA Genset Arrangements	5131306.16	589906.16		
Sub-Total-II	293188480.00	Total	357640483.94	83913361.60	19461357.66	
GST @18%	52773926.40	GST @18%	64375287.11	11601360.71		
Sub Total-III	345962406.40	Total	422015771.05	95514722.31	19461357.66	
HT Package and Internal/Outer electrical arrangements and Transformer (SI.No.39 and 43)	12631000.00	HT Package and Internal/Outer electrical arrangements	12500000.00		131000.00	Estimate prepared as per the actual requirement hence savings
Provisions for Solar Plant Arrangements (SI.No. 45)	4235000.00	Provisions for Solar Plant Arrangements	4235000.00			
Dispenser 14 Nos (SI.No.46)	470000.00	Provisions for Dispenser 14 Nos	470000.00			
Provision for Emergency Exit Staircase (SI.No.47)	500000.00				500000.00	Included in Main work
Provisions for STP including maintenartce abd wast water management system (SI.No.51)	5000000.00	Provisions for STP including maintenance abd wast water management system	5000000.00			
Provision for Storm water drain & Culvert (SI.No.52)	1000000.00	Provision for Storm water drain & Culvert	1000000.00			

As per Rough cost Estimate by TNIHPL		As per Detailed Estimate by TNPHCL				
Description	Amount	Description	Amount	Excess	Savings	Remarks
Provisions for Furniture arrangements like Table, chairs, Cot.(SI.No.55)	9684000.00	Furniture arrangements 1) Inside the room Cot - 1 No. Mattress - 1 No. Pillow - 1 No. Wardrobe - 1 No. Table - 1 No Chair - 1 No 2) Outside the room Dinning area - table and chairs Sofa set - 1. Common rooms on each floors 2. Office room in the ground floor 3. Visitors Lounge.	25000000.00	15316000.00		
Provisions for Soil Investigation (SI.No.57)	100000.00	Provisions for Soil Investigation	100000.00			
Provisions for Numbering and lettering (SI.No.61)	103508.00	Provisions for Numbering and lettering	250000.00	146492.00		For all rooms number plate to be fixed
Finishing the Elevation @1% of Building cost (SI.No. 62)	3257978.57	Elevation	1000000.00		2257978.57	Minimum L.S provision given in the estimate
Lawn Arrangements (SI.No. 63)	9773935.70	Lawn Arrangements	1000000.00		8773935.70	Minimum L.S provision given in the estimate
Provision for I & A Charges (SI.No.65)	9638587.50	Provision for I & A Charges	9638587.50			As per norms provision given in the estimate
Sub Total-IV	402356416.17	Total	482209358.55	110977214.31	31124271.93	
Labour Welfare fund @ 1%	3257978.57	Labour Welfare fund @ 1%	3576404.84	318426.27		
Provision for Unforeseen tems,Contingencies and petty supervision charges at 2.5 %	8144946.42	Provision for Unforeseen tems,Contingencies and petty supervision charges at 2.5 %	10550394.28	2405447.86		
Provision for carrying out the PMC Services @ 6%	19547871.40	Provision for carrying out the Bid Processs Management @ 1%	4220157.71		15327713.69	Excess due to actual estimate cost
		Provision for carrying out the PMC Services @ 5%	21100788.55	21100788.55		
		GST 18% for supervision charges	4557770.33	4557770.33		
Sub Total-V	433307212.56	Sub Total-V	526214874.26	139359647.31	46451985.62	
Structural design consultancy charges (SI.no.58.)	1600000.00	Structural design and consultancy charges	1600000.00			

As per Rough cost Estimate by TNIHPL		As per Detailed Estimate by TNPHCL				
Description	Amount	Description	Amount	Excess	Savings	Remarks
Provision for Stone laying, Inaugral function and Advertisement Charges (SI.no.60.)	113000.00	Provision for Stone laying, Inaugral function and Advertisement Charges	113000.00			
Provision for Price adjustments clause 5% (SI.no.68)	16289892.84	Provision for Price adjustments clause 5%	16289892.84			
Escalation cost for 2022 -23 (SI.no.69.)	16289892.84				16289892.84	Detailed estimate prepared for 2023-24 & included in the main work. Hence savings
		Kithchen arrangements, TVs for common room, Washing Machine for laundry room and other amenities.	6000000.00	6000000.00		Additional provision given in this estimate
		LAN & WAN arrangements	300000.00	300000.00		Additional provision given in this estimate
		Advertisement charges	500000.00	500000.00		For calling Tender Advertisement charges is required
		Payment to other department works	500000.00	500000.00		Mandatory provision given in this estimate
Grand Total	467599998.24	Grand Total	551517767.10	146659647.31	62741878.46	
say	46.76	say	55.15			


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