

Lr. No. CE / Plg /175/Harbour PS/2018

Date: 18.01.2023

To

The Director General of Police,
Commissioner of Police,
Greater Chennai Police,
Vepery,
Chennai - 07.

Sir,

Sub: TNPHC Ltd -Budget announcement made by the Hon'ble Chief Minister of Tamil Nadu during the Police Demand held on 09.05.2022 & 10.05.2022 - Construction of new building for B-5 Harbour Police Station in Chennai city - Revised feasibility report and detailed estimate- Submitted - Concurrence for the alternate type design & layout - Requested - Regarding.

Ref: 1. Budget Announcement for the year 2022-2023 on 09.05.2022 & 10.05.2022.

2. This office Lr. No. CE / Plg /Harbour PS/2018, Date: 14.11.2022

In continuation of the letter cited, a meeting was conducted by the Home Secretary to Government on 06.12.2022 regarding the construction of B5 Harbour Police Station.

2) On the out set of the meeting it is proposed for the following estimate proposals ^{which} are prepared and enclosed herewith.

i) Construction of new building for B5 Harbour Police Station (Stilt +2)

floors

- ❖ A new Police Station is proposed after dismantling the existing quarters. There is only dilapidated walls. Necessary permission may be given for dismantling.

ii) Renovation of existing Heritage Building

- ❖ There is an existing Police building which comes under Heritage building. Stability clearance and NOC for Renovation from the Heritage conservation Committee has to be obtained before Renovation

Dispatched
on 19.01.2023
by ST. M. S. S. S.

3) The above two estimates are prepared based on PWD schedule of rates for the year 2022-2023, electrical and TWAD schedule of rates for the year 2022-2023. The estimate cost works out to **Rs.306.30 lakhs** for the construction of and Renovation of B5 Harbour Police Station to **Rs.187.70 lakhs** including all overhead charges.


3) The site is feasible subject to the following conditions.

- ❖ The site comes under COASTAL REGULARIZATION ZONE – II and necessary NOC has to be obtained from COASTAL REGULARIZATION ZONE .
- ❖ Railway track is abutting the proposed site within a distance of 3.50 Meters. Hence the distance from Railway Track to the proposed building is 5.00 Meters. Necessary NOC has to be obtained from Southern Railway Department. The minimum setback of building from boundary should be 6 Meters on all sides as per CMDA norms. Relaxation has to be obtained from CMDA.

4) It is therefore requested that necessary administrative and financial sanction may be got approved and concurrence may be given for the aforesaid proposals for the construction of B5 Harbour Police Station.


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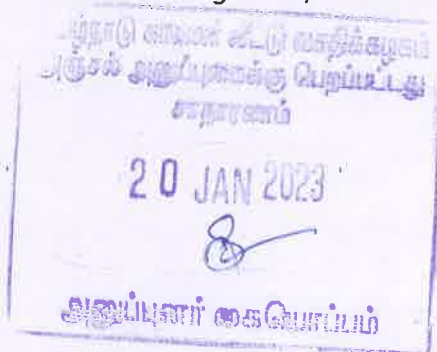

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Copy to:

The Superintending Engineer / Chennai Circle.

The Executive Engineer / Chennai Division II.



Tamil Nadu Police Housing Corporation Limited

GENERAL ABSTRACT

Name of work: Construction of New Building for B5 Harbour Police Station in Chennai City

Sl.No.	Qty	Description	Rate	Unit	Amount
		BUILDING WORKS	AS PER PWD SR 2022-23		
1	1	Main building <i>8+2, 5358 sqm excluding silt</i>	19525216.03 ✓	1 Unit	19525216.03 ✓
		SUB - TOTAL - I Rs.			19525216.03 ✓
2	1	Provision for Borewell & External water supply	357989.25 ✓		357989.25 ✓
3	1	Provision for sump	310046.59 ✓		310046.59 ✓
4	1	Provision for Genset	951285.50 ✓		951285.50 ✓
5	1	Provision for Compound wall	1026506.26 ✓		1026506.26 ✓
		SUB - TOTAL - II Rs.			22171043.63 ✓
6		GST at 18.0%			3990787.85
		SUB - TOTAL - III Rs.			26161831.48 ✓
7		Provision for Soil investigation	LS		45000.00 ✓
		SUB - TOTAL - IV Rs.			26206831.48
8		Labour Welfare fund @ 1%			221710.44

(P.T.O)

Sl.No.	Qty	Description	Rate	Unit	Amount
9		Unforeseen items,Contingencies and PS Supervision charges at 1%			262774.5
10		Supervision Charges @ .5%			1310341.57
11		Price Ajustment clause @ 5%			1310341.57
		SUB - TOTAL - V Rs.			29312000.00
12		Advertisement charges	LS		100000.00
13		Provision for EB depoist	LS		200000.00
14		Provision for planning permission & payment to other department	LS		200000.00
15		Provision for CMWSSB	LS		118000.00
16		Structural design / Consultancy charges			100000.00
		Grand Total			30030000.00

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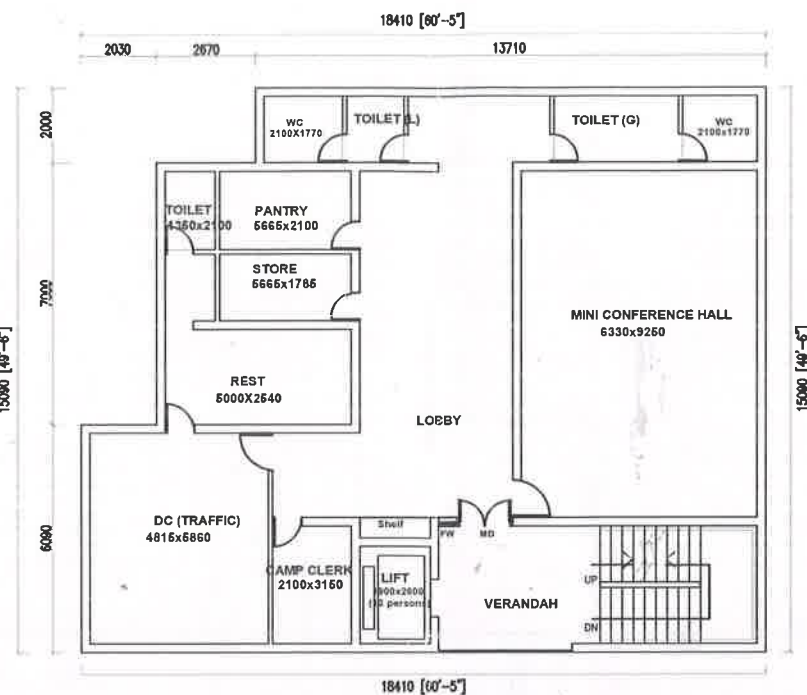
Amount changed,

TAMIL NADU POLICE HOUSING CORPORATION LIMITED**GENERAL ABSTRACT****Construction of New building for B5 Harbour Police Station Campus in Chennai City**

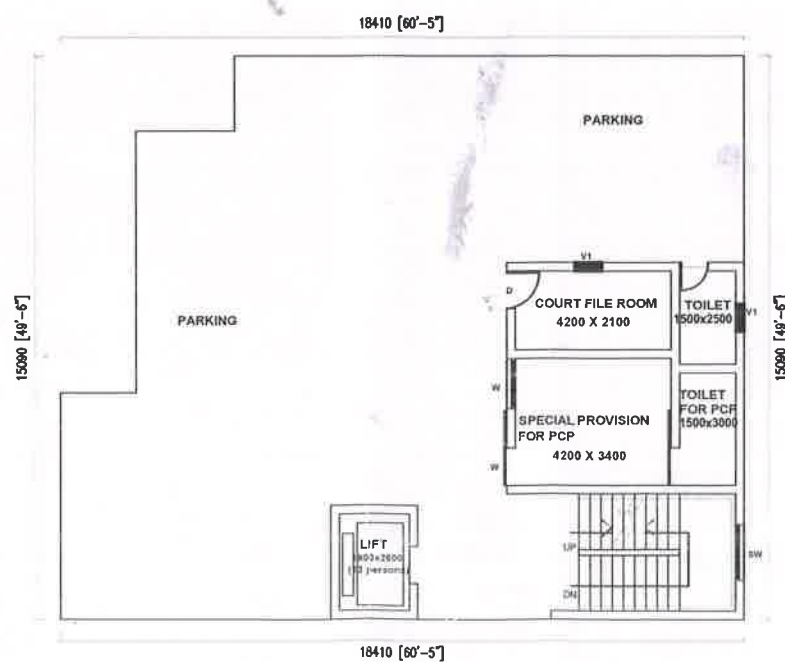
SI.No.	Qty	Description	Rate	Unit	Amount
		BUILDING WORKS	AS PER PWD SR 2020-2021		
1	1.00	Main building (Stilt +2)	19525216.03	1 unit	19525216.03
		SUB - TOTAL - I Rs.			19525216.03
		Development works			
2	1.00	Provision for Borewell & External water Supply	357989.25	1 unit	357989.25
3	1.00	Provision for sump	310046.59	1 unit	310046.59
4	1.00	Provision Genset	951285.50	1 unit	951285.50
5	1.00	Provision Compound wall	1026506.26	1 unit	1026506.26
		SUB - TOTAL - II Rs.			22171043.63
		GST at 18.0% (GST at 9% + CGST 9%)			3990787.85
		SUB - TOTAL - III Rs.			26161831.48
6		Provision for Soil investigation			45000.00
		SUB - TOTAL - III Rs.			26206831.48
7		Labour Welfare fund @ 1.0%	As pr PWD Norms		221710.44
8		Petty Supervision & Contingencies charges at 1 %	As pr PWD Norms		262774.93
9		Supervision Charges @ 5%	As pr PWD Norms		1310341.57
10		Price Adjustment clause @ 5%	As pr PWD Norms		1310341.57
		SUB - TOTAL - V Rs.			29312000.00
11		Advertisement charges	LS		100000.00
12		Provision for EB Deposits	LS		200000.00
13		Provision for planning permission, Railway NOC & payment to other department	LS		200000.00

14		Payment to Anna University for topographical survey for CRZ- II			500000.00
15		Heritage Committee Clearance charges			60000.00
16		Environmental Clearance Consultancy charges			40000.00
17		Provision for CMWSSB	LS		118000.00
18		Structural Design / Consultancy charges	LS		100000.00
		GRAND TOTAL Rs.			30630000.00

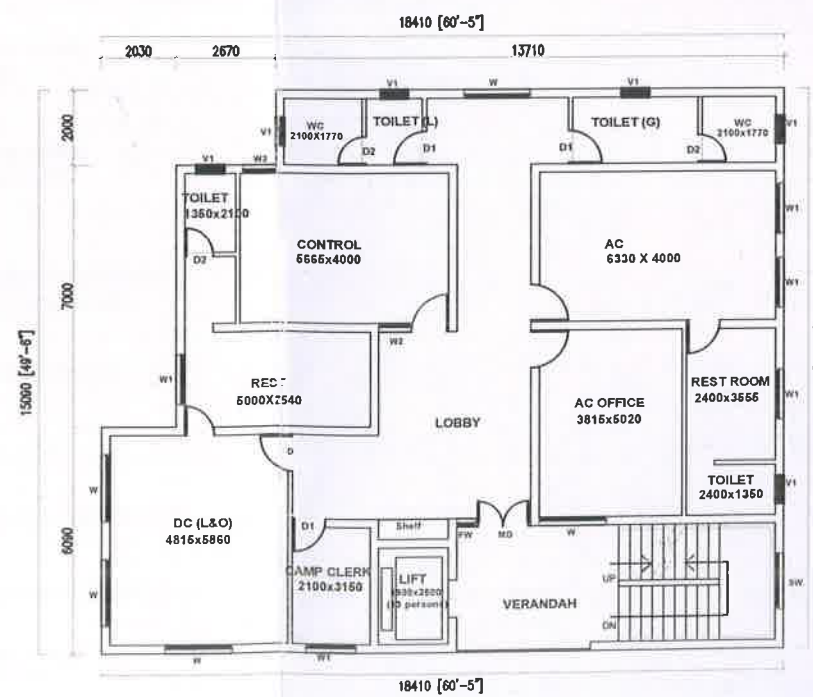
Say Rs. 306.30 Lakhs



SECOND FLOOR PLAN



STILT FLOOR PLAN



FIRST FLOOR PLAN

JOINERY DETAIL

MD	MAIN DOOR	1500 X 2100	T.W. FRAMED DOOR WITH T.W. DOUBLE LEAF PANELLED DOOR WITH BRASS FITTINGS
D	DOOR	1000 X 2100	R.C.C. FRAMED DOOR WITH PLY WOOD SHUTTERS
D1	DOOR	1000 X 2100	DOORS WITH IRON BARS & MS FLATS
D2	DOOR	900 X 2100	R.C.C. FRAMED DOOR WITH PLY WOOD SHUTTERS
D3	DOOR	750 X 2100	P.V.C. DOOR WITH PVC FRAME
D4	DOOR	750 X 1350	DOORS WITH IRON BARS & MS FLATS
GD	DOOR	1000 X 2100	GRILL DOOR
W	WINDOW	1800 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1350 X 1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V	VENTILATOR	900 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V1	VENTILATOR	750 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
V2	VENTILATOR	600 X 600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
SW	STAIRCASE WINDOW	500 X 1350	GLAZED FIXED WINDOW WITH STEEL FRAME
LD	DOOR	900 X 2100	LIFT DOOR
SD	DOOR	1000 X 2100	SLIDING DOOR

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 -SLOPE 1:60
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.
PAINING	: • INNERWALL - TWO COAT OBO OVER ONE COAT OF PRIMER • OUTERWALL - EMULSION PAINT OVER ONE COAT OF PRIMER • CEILING - 3 COATS WHITE WASH P.V.C / HALF TURN C.P. TAP
PIRES/TAPS	

AREA STATEMENT:

	Sq.m
FIRST FLOOR	- 248.85 (2679 sq.ft.)
SECOND FLOOR	- 248.85 (2679 sq.ft.)
TOTAL	- 497.70 (5358 sq.ft.)
	568.48 Sq.m
STILT FLOOR (BUILDING)	- 70.78 (762 sq.ft.)
STILT FLOOR (PARKING)	- 178.07 (1873 sq.ft.)

NOTE

1. STAIRCASE :- TREAD-300 mm, RISER-150 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. 20 cm DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

HARBOUR POLICE STATION

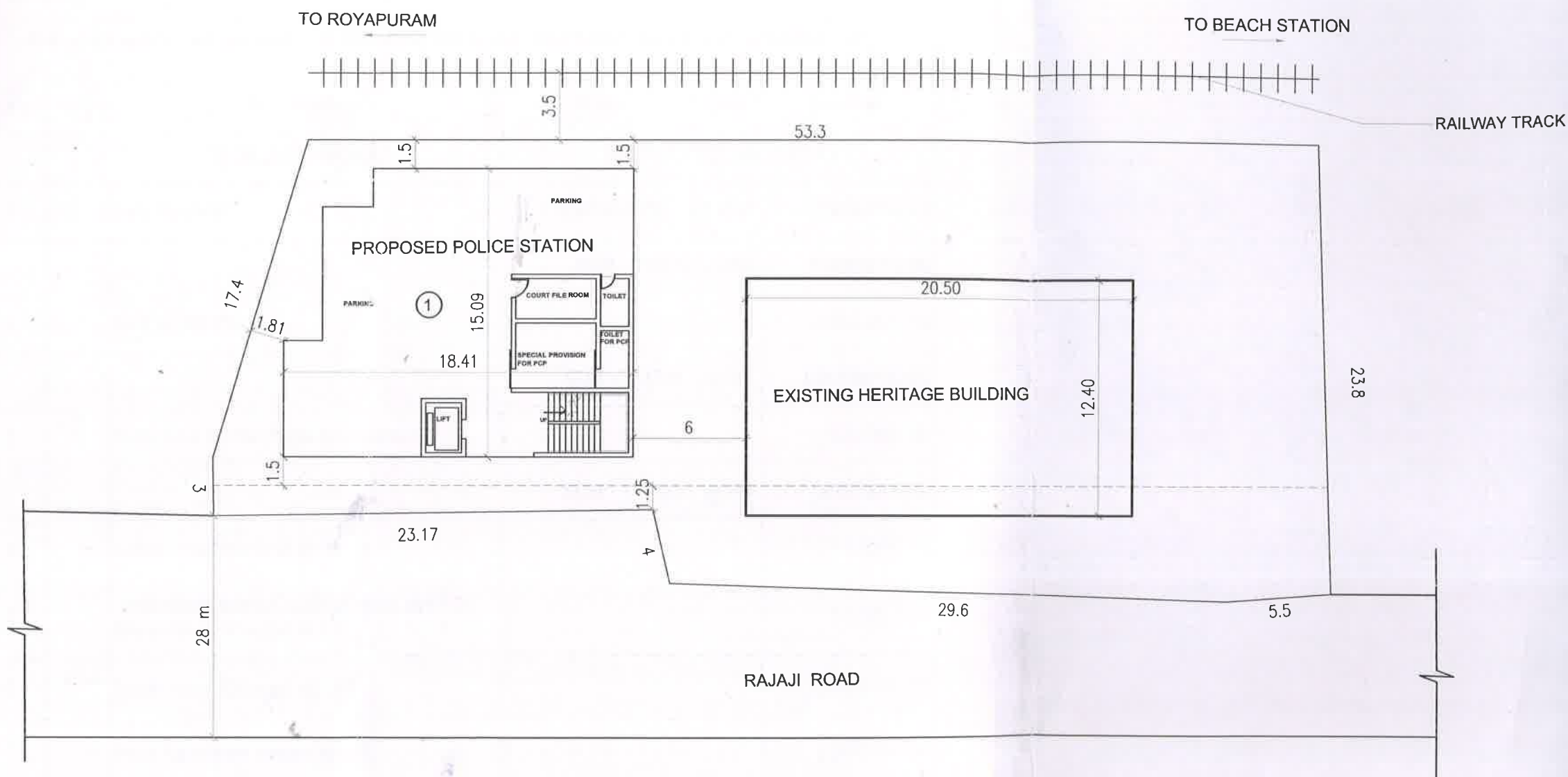
PROPOSED POLICE STATION

SURVEY NO.	: 3827/1
BLOCK NO.	: 33
VILLAGE	: V.O.C.
TOWN/TALUK	: PURASAIWALKAM
DISTRICT	: CHENNAI

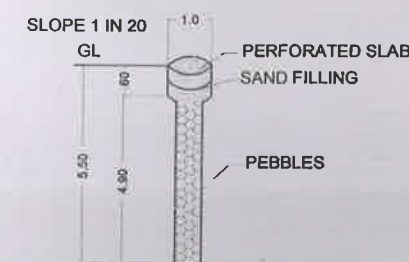
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Asst. ARCHITECT	AEE (ARCH. SEC.)	Exe. Engr.(PLG)
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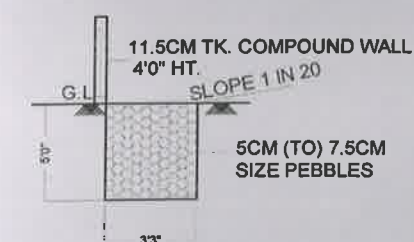
Supdt. Engineer	CC/Chief Engineer	Chairman and Managing Director
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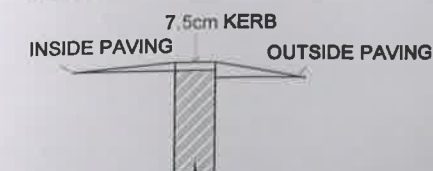
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RAIN WATER HARVESTING THROUGH DEFUNCT BORE WELL IF EXISTS



DETAIL OF PEBBLE BED ARRANGEMENT FOR RAIN WATER HARVESTING PITS



/TENTATIVE LAYOUT/ DWARF WALL / KERB WALL SECTION

BLOCKS NO.	TYPE OF BUILDING	NO OF. BLOCKS	NO OF. FLOORS	DRG. NO	AREA SQM.	SITE AREA (AS PER DOCUMENT)	VACCANT LAND	PROPOSED BUILD UP AREA
①	POLICE STATION	1	S+2		497.70	1191.50 sq.m	390.56 sq.m	497.70 sq.m
TOTAL					497.70	PLOT COVERAGE: PROPOSED <input type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>		

B5 HARBOUR POLICE STATION
PROPOSED MULTIPLEX POLICE STATION IN
SURVEY NO. : 3827/1
BLOCK NO. : 33
VILLAGE : V.O.C.
TOWN/TALUK : PURASAIWALKAM
DISTRICT : CHENNAI

Asst. ARCHITECT

Supdt. ENGINEER / (H.O)

1 : 150
Scale

Drg. No:



AEE. Architect Section

Chief ENGINEER

Exe. ENGINEER (PLG)

Chairman cum
Managing Director

TAMILNADU POLICE HOUSING
CORPORATION LIMITED
132,EVR SALAI, KILPAUK, CHENNAI - 600 010

Tamil Nadu Police Housing Corporation Limited

GENERAL ABSTRACT

Name of work: Renovation of Existing B5 Harbour Police Station in Chennai City

Sl.No.	Qty	Description	Rate	Unit	Amount
		BUILDING WORKS	AS PER PWD SR 2022-23		
1	1	Main building	13296454.20	1 Unit	13296454.20
		SUB - TOTAL - I Rs.			13296454.20
2		GST at 18.0%			2393361.76
		SUB - TOTAL - III Rs.			15689815.96
3		Provision for Heritage Elevation	LS		500000.00
		SUB - TOTAL - IV Rs.			16189815.96
4		Labour Welfare fund @ 1%			132964.54
5		Unforeseen items,Contingencies and PS Supervision charges at 1%			162237.91
6		Supervision Charges @ .5%			809490.80
7		Price Ajustment clause @ 5%			809490.80
		SUB - TOTAL - V Rs.			18104000.00
8		Advertisement charges	LS		100000.00
9		Provision for EB depoist	LS		200000.00
10		Provision for payment to other department	LS		266000.00
11		Structural design / Consultancy charges			100000.00
		Grand Total			18770000.00

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