

TAMILNADU POLICE HOUSING CORPORATION LIMITED

TIRUNELVELI DIVISION

Name of work: Construction of District Police Office Building at Tenkasi in Tenkasi District.

Rough Cost Estimate for Non - Residential Building - Framed Structure

Area Statement

Name of Building	Stilt Floor	GF	FF	SF	TF	Total	Head Room	Portico
DPO Building	837.19	254.85	998.32	955.15	955.15	4000.66	117.26	120.97
Total	837.19	254.85	998.32	955.15	955.15	4000.66	117.26	120.97

AS PER PWD PLINTH AREA RATES 2020-2021

Sl.No	Description	Plinth Area	Rate	Per	Amount
1	Foundation (Stilt Floor+Ground Floor = 837.19+254.85=1092.04)	1092.04	4590.00	m ²	5012463.60
2	Additional basement height 0.90m height (3x455)	1092.04	1365.00	m ²	1490634.60
3	Super Structure (Framed Structure)				
	Super Structure in Stilt Floor	837.19	5872.75	m ²	4916607.57
	Super Structure in Ground Floor	254.85	9035.00	m ²	2302569.75
	Super Structure in First Floor (FF + Entrance Verandah Half Area = 988.63+9.69)	998.32	9069.00	m ²	9053764.08
	Super Structure in Second Floor	955.15	9103.00	m ²	8694730.45
	Super Structure in Third Floor	955.15	9137.00	m ²	8727205.55
4	Portico (65% of plinth area of residential cost) (Front and two Entrance sides)	120.97	5872.75	m ²	710426.57
5	Head room (65% of plinth area of residential cost) (Terrace Floor staircase Head Room + Lift Machine Room) = 101.94+15.32)	117.26	5939.05	m ²	696413.00
6	Roof Finishing	1076.12	1530.00	m ²	1646463.60
7	Cooling tiles	1076.12	459.00	m ²	493939.08
8	Anti termite treatment	1092.04	115.00	m ²	125584.60
9	Double charged Vitrified tiles (600x600x8mm) floor finishing (Total PA 80%)	3200.53	1520.00	m ²	4864802.56
10	Cement painting /OBD for Inner & Outer 50% of(Total Area + Head room)	2058.96	540.00	m ²	1111838.40
12	Provision for Joineries (80% of Total area + Head Room)	3294.34	555.00	m ²	1828356.48
13	False Ceiling with plain Gypsum board. (SP chamber =5x8= 40 Sqmt & Conference hall =11.385x8= 91.08 Sqmt = 131.08 Sqm)	131.08	1265.00	m ²	165816.20
14	Wall panelling with Plain GYP board with glass wool(SP chamber = (5+8)x2 x 3.60 = 93.60 , Conference Hall = (11.385+8)x2 x 3.6 = 139.57 , Total = 233.17 Sqm)	233.17	1450.00	m ²	338096.50
15	Provision non ductable A.C Units (SP chamber =5x8= 40 Sqmt & Conference hall =11.385x8= 91.08 Sqmt = 131.08 Sqm)	131.08	5000.00	m ²	655400.00
16	Internal Water supply arrangements	4000.66	485.00	m ²	1940320.10

Sl.No	Description	Plinth Area	Rate	Per	Amount
17	Internal Sanitary arrangements	4000.66	370.00	m ²	1480244.20
18	Internal Electrical arrangements	4000.66	845.00	m ²	3380557.70
19	Internal Electrical arrangements add Extra for Provision of LED lighting, Computer Plugs and Power Plugs =130+16+22=168)	4000.66	180.00	m ²	720118.80
20	UPVC Window (80% of Total area + Head Room)	3294.34	1500.00	m ²	4941504.00
BUILDING COST - SUB TOTAL - I					65297857.39
21	Newly developed external Water supply arrangements (GF+FF)	2090.36	745.00	m ²	1557318.20
22	Newly developed external Water supply arrangements (50% of SF area)	477.58	745.00	m ²	355793.38
23	Newly developed external Water supply arrangements (50% of TF area)	477.58	745.00	m ²	355793.38
24	Newly developed external Sanitary arrangements (GF+FF)	2090.36	230.00	m ²	480782.80
25	Newly developed external Sanitary arrangements (50% of SF area)	477.58	230.00	m ²	109842.25
26	Newly developed external Sanitary arrangements (50% of TF area)	477.58	230.00	m ²	109842.25
27	Newly developed external Electrical arrangements (GF+FF)	2090.36	645.00	m ²	1348282.20
28	Newly developed external Electrical arrangements (20% of SF area)	191.03	645.00	m ²	123214.35
29	Newly developed external Electrical arrangements (20% of TF area)	191.03	645.00	m ²	123214.35
30	Extra provision for TW door shutters, cupboard shutters, bath room fittings & electrical fittings (80%)	3294.34	1500.00	m ²	4941504.00
31	Rain water Harvesting	26.00	14345.00	m ²	372970.00
32	Pavement platform alround 1.20 m width	165.16	1060.00	Rmt	175069.60
33	Soil Investigation charges	2.00	33770.00	Nos	67540.00
34	160 KVA Capacity Generator Set (Including erection, Testing & Commissioning =15.15+1.93=17.08Lakhs)	1.00	1708000.00	As per PWD Rate	1708000.00
35	High tension supply with Transformer upto 250 KVA	1.00	1776000.00	As per PWD Rate	1776000.00
36	Public Address system in conference	1.00	315000.00	As per PWD Rate	315000.00
37	Provision for Lift Arrangements	1.00	2102000.00	As per PWD Rate	2102000.00
38	Provision for Intercom with EPABX Arrangements	1.00	1890000.00	As per PWD Rate	1890000.00
39	Provision for Compound wall			LS	3800000.00
40	Provision for Approach road			LS	2500000.00
41	Fire fighting system			LS	2000000.00
42	Provision for Ramp with SS Hand rail			LS	1500000.00
43	Provision for Garage			LS	1500000.00
44	Provision for Deep Borewell and pumpset arrangements			LS	1600000.00

Sl.No	Description	Plinth Area	Rate	Per	Amount
45	Provision for filling Low lying area with Retaining Wall			LS	4000000.00
46	Provision for Storm water drain and sullage drain			LS	1500000.00
47	Provision for Culvert			LS	800000.00
48	Provision for Sump and Pump room			LS	1000000.00
49	Provision for vehicle shed			LS	2500000.00
50	Provision for local body water supply connection.			LS	400000.00
51	Provision for Lettering and numbering arrangements			LS	500000.00
52	Provision for avenue trees			LS	30000.00
53	Elevation at 1% of Building Cost			As per PWD Norms	652978.57
54	Provision for Lawn arrangements at 3 % of Building Cost			As per PWD Norms	1958935.72
SUB - TOTAL - II					109451938.44
55	GST @ 12%			LS	13134232.61
SUB - TOTAL - III					122586171.05
56	Labour Welfare fund @ 1.00%			LS	1225861.71
57	Unforeseen items & Petty Supervision charges, contingencies @ 2.50%			LS	3064654.28
58	Supervision Charges @ 7.50%			LS	9193962.83
59	Price adjustment clause			LS	
SUB - TOTAL - IV					136070649.87
60	Foundation stone laying and Inagural function.			LS	13000.00
61	Advertisement charges			LS	400000.00
62	Provision for EB Deposit & Development Charges			LS	2700000.00
63	Payment to Local Body and Planning clearance			LS	500000.00
64	Provision for Structural Design & Consultancy charges			LS	100000.00
65	Provision for shifting EB LT line.			LS	200000.00
GRAND TOTAL					139983649.87

Say Rs.

1400.00

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28-08-2020
AE

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31/08/20
EXECUTIVE ENGINEER
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31/08/20