



**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/Co-Op State Agri-Villupuram/2023**

**Dt:10.08.2023**

To

The Additional Registrar / Managing Director,  
Tamil Nadu Co-operative SA & RD bank Ltd,  
181, Lux Church Road, Mylapore,  
Chennai – 600004.

Sir,

**Sub:** TNP HC Ltd – HO – Plg - Construction of Tamil Nadu Cooperative State Agriculture and Rural Development bank at Villupuram in Villupuram District – Rough cost Estimate proposal and willingness – Furnished – Regarding.

**Ref:** 1. The Addl Registrar/MD, TNSA&RDB, Lr.No.Development/Co.2165/B9/2022-2023, Dt:09.02.2023, 22.05.2023.  
2. SE/NC, Lr.No.SE/NC/Plg/OB/18/2023, Dtd: 10.07.2023.

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While acknowledging the receipt of your letter, we convey our gratitude for having approached TNP HC for Construction of Tamil Nadu Cooperative State Agriculture and Rural Development bank at Villupuram in Villupuram District.

2. The existing bank was constructed during the year 1974 by the PWD department and the Tamil Nadu Co-operative State/Agriculture and Rural Development bank is functioning in the building. The existing building plinth area is 271.30 Sqm.

3. During the inspection of TNP HC officials and discussed with the user department officials and stated that the existing building is in dilapidated condition and beyond repairable condition, Hence, it has to be demolished and new building has to be constructed in the same place.

4. The rough cost estimate is prepared based on the PWD plinth area rates for the year 2023-24. The Estimate works out to ₹ **264.36 Lakhs** including GST at 18%, Labour Welfare Fund at 1%, Price adjustment clause at 5% and overhead charges with price Escalation at 12.5% for the year 2024-2025.

5. It is informed that the Tamil Nadu Police Housing Corporation is willing to execute the work with the supervision charges @ 7.5%.

6. The total estimate value shall be deposited to the TNPHC before commencement of the work.

7. The payment shall be released in the form of crossed Cheque or Demand Draft in favour of "Tamil Nadu Police Housing Corporation Limited".

8. Hence, it is requested that your acceptance may be communicated to us for taking further necessary action.

**Encl:** As above.

  
**Chief Engineer**

**TAMILNADU POLICE HOUSING CORPORATION LIMITED**

**Name of work:** Construction of Tamilnadu Co-operative State Agriculture and Rural development Bank at Villupuram in Villupuram District

**Rough Cost Estimate for Non - Residential framed structure**

Area statement					
	Ground Floor	=	177.89	Sqm	
	Ent..verandahs	=	15.75	Sqm	Half area
	Stair case area	=	9.17	Sqm	Half area
	<b>Ground Floor Total</b>	=	<b>202.81</b>	Sqm	
	First Floor	=	159.29	Sqm	
	Stair case area	=	9.55	Sqm	Half area
	<b>First Floor Total</b>	=	<b>168.84</b>	Sqm	
	<b>GF +FF = Total</b>	=	<b>371.65</b>	Sqm	
	Portico	=	17.11	Sqm	Half area
	Head Room	=	9.55	Sqm	Half area
Rate adopted for the year 2023-2024					
Sl.No	Description	Plinth Area (m <sup>2</sup> )	Rate	Per	Amount
1	a)Foundation (Framed structure)	261.95	5350.00	Sqm	1401432.50
	b)Additional Foundation depth 0.9m height (3x326)	261.95	978.00	Sqm	256187.10
2	For Additional basement height 0.90 m height (3*523)	261.95	1569.00	Sqm	410999.55
3	Super Structure (Framed structure)				0.00
	a] In Ground floor	227.73	11155.00	Sqm	2540328.15
	b) In First floor	178.83	11196.00	Sqm	2002180.68
	c] Portico (65% of plinth area of non residential cost)	34.22	7250.75	Sqm	248120.67
	d] Head room (65% of plinth area of non residential cost)	19.10	7304.05	Sqm	139507.36
4	Roof Finishing	261.95	1820.00	Sqm	476749.00
5	Anti termite treatment	261.95	130.00	Sqm	34053.50
6	Vitrified tiles flooring (800X800X10MM)(80% of Plinth area)	325.25	2065.00	Sqm	671641.25

Sl.No	Description	Plinth Area (m <sup>2</sup> )	Rate	Per	Amount
7	Plastic Emulsion painting outer	406.56	962.00	Sqm	391110.72
8	Provision non ductable AC units	175.35	6110.00	Sqm	1071388.50
9	a] Internal water supply arrangements.	406.56	558.00	Sqm	226860.48
	b] Internal sanitary arrangements	406.56	430.00	Sqm	174820.80
	c] Internal Electrical arrangements	406.56	1030.00	Sqm	418756.80
10	Provision for dummy column	178.83	442.00	Sqm	79042.86
11	False Ceiling with plain Gypsum board.	175.35	1303.00	Sqm	228481.05
12	Add Extra provision for LED Lightings / Power plugs (170+20.45+27.60=218.05)	406.56	218.05	Sqm	88650.41
13	UPVC Window & ventilater (80% of Total area)	325.25	2115	Sqm	687903.75
<b>Sub - Total - I</b>					<b>11548215.12</b>
14	a] External water supply arrangements (GF+FF)	406.56	860.00	Sqm	349641.60
	b] External sanitary arrangements (GF+FF)	406.56	266.00	Sqm	108144.96
	c] External Electrical arrangements (GF+FF)	406.56	787.00	Sqm	319962.72
15	Pavement around the building for a width of 1.20m	78.67	1210.00	Rmt	95190.70
16	Rain water Harvesting	4.00	16440.00	Each	65760.00
17	Provision for approach road	205.00	841.00	Sqm	172405.00
18	Soil Investigation charges	1.00	38705.00	Each	38705.00
19	63 KVA Capacity Generator Set with AMF Panel (Including erection, Testing & Commissioning	1.00	700000.00	Each	700000.00
20	Extra provision for TW door shutters, cupboard shutters, bath room fittings & electrical fittings (50%)	185.83	1980.00	Sqm	367943.40
21	Provision for Compound wall	105.00	7574.00	Rmt	795270.00
22	Provision for Deep Borewell Motor and Sump cum Pump Room arrangements	LS			500000.00
23	Provision for site levelling and filling Low lying area	LS			60000.00

Sl.No	Description	Plinth Area (m <sup>2</sup> )	Rate	Per	Amount
24	Fire fighting system		LS		20000.00
25	Provision for Strom water drain and sullage drain		LS		100000.00
26	Provision for Culvert Deckslab		LS		30000.00
27	Provision for local body water supply connection.		LS		100000.00
28	Provision for Lettering and numbering arrangements		LS		30000.00
29	Provision for avenue trees		LS		10000.00
30	Provision for Cabin and Cahs counter arrangements		LS		300000.00
31	Provision for Wall Panelling arrangements		LS		70000.00
32	Provision for Wan and Lane (Network Connection) arrangements (14 Nos)		LS		200000.00
33	Provision for Vertical Blinds arrangements		LS		30000.00
34	Provision for Digital notice board and micset arrangements		LS		30000.00
35	Provision for CCTV Camera arrangements (10 Nos)		LS		100000.00
36	Provision for solar power arrangements		LS		300000.00
37	Provision for RO drinking conectivity		LS		50000.00
38	Dismantling the Existing building		LS		40000.00
39	provision for UG cable arrangement		LS		100000.00
40	Finishing Elevation @ 1% of building cost		"		115482.15
41	Provision for Lawn @ 3% of building cost		"		346446.45
<b>Sub Total - II</b>					<b>17093167.10</b>
42	Goods and Service Tax @ 18.00%				3076770.08
<b>Sub Total - III</b>					<b>20169937.18</b>
43	Labour welfare fund @ 1.00%	As per PWD Norms			170931.67
44	Unforeseen items, Contigencies & Petty Supervision charges@ 2.50 %				427329.18
45	Supervision charges @ 7.50 %				1281987.53
46	Good & Service Tax 18% for Supervision charges				230757.76

Sl.No	Description	Plinth Area (m <sup>2</sup> )	Rate	Per	Amount
47	Price adjustment clause at 5%				854658.36
<b>Sub Total - IV</b>					<b>23135601.67</b>
48	Cost of Foundation Stone laying & Inaugural function	As per PWD PA rates 2023-24			13000.00
49	Advertisement Charges		LS		50000.00
50	Provision for EB deposit & Other charges		LS		100000.00
51	Provision for planning permission		LS		100000.00
52	Structural design and consultancy charges		LS		100000.00
<b>Grand Total Rs.</b>					<b>23498601.67</b>
	For the year 2023-2024		<b>Say Rs.</b>	<b>234.99</b>	<b>Lakhs</b>
	<b>For the year 2024-2025 (escalation @12.5%)</b>		<b>Say Rs.</b>	<b>264.36</b>	<b>Lakhs</b>

  
**Chief Engineer**