

**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/SP & COP Resi/2023

Dated: 21.06.2023

To

The Director General of Police,  
Head of Police Force,  
Tamil Nadu,  
Chennai – 600 004.

Sir,

**Sub:** TNPHC – Construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City – Rough cost estimates sent –Concurrence – Requested – Regarding.

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The rough cost estimate proposals for the construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City are enclosed herewith.

2) The estimate are prepared based on the PWD plinth area of rates for the year 2023-2024 including all over head charges and the total estimate value arrives to **₹ 1300.00 lakhs** as detailed below.

| Sl. No. | Name of Work  | Amount<br>₹in lakhs | Remarks  |
|---------|---|---------------------|--|
| 1.      | Construction of Superintendent of Police Camp office cum residence at Chengalpet in Chengalpet District | 200.00              | <ul style="list-style-type: none"><li>➤ The land is identified in Block No. 27, Ward No. 5, T.S. No.1/1,Sub (division) survey No. 1/6, Chengalpet Taluk in Chengalpet District.</li><li>➤ Necessary enterupon permission was issued by the District Collector/ Chengalpet District. Name transfer to Police Department is under process vide Proc.No.11014/2020/23, Dt: 07.12.2020.</li><li>➤ The Land is sufficient for construction of</li></ul> |

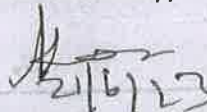

|   |  |               |  |
|---|--|---------------|--|
|   |  |               | <p>Superintendent of Police Camp office Cum Residence building. <b>The location of the land is at the bottom of the Hill and the soil is moorum. Also the land is slopped.</b> Hence provision for Retaining wall has been made so as to avoid soil erosion from the slopping area.</p> <p>➤ <b>The land is feasible for construction</b> of SP camp office cum Residence at Chengalpet in Chengalpet District.</p>  |
| 2 | Construction of Superintendent of Police Camp office cum residence at Vellakal Poththai in Tenkasi District. | <b>200.00</b> | <p>➤ The land is identified in S.No. 84 to an extent of 3 Acres at Ayikudi, Vellakkal Poththai, Kadayannallur Taluk in Tenkasi District.</p> <p>➤ The identified land along with proper way to be transferred in the Name of Police Department and the same is under process by the SP/Tenkasi vide Lr.No.K5/22961/2021, Dt: 01.06.2023.</p> <p>➤ The site is <b>feasible to construct SP camp office cum residence</b> on obtaining approach road to Police Department.</p> |
| 3 | Construction of Superintendent of Police Camp office cum residence at Adhiyur in Thirupathur District.       | <b>200.00</b> | <p>➤ The land is identified in S.No. 486/3 to an extent of 1.98.5 Hectare (or) 4.99 Acres at Adhiyur Village in Thirupathur District and land is classified as Punjai land.</p> <p>➤ Enter-upon permission obtained from the District Collector/ Thirupathur vide Proc.No. 2-5692/2022, Dt: 31.05.2022.</p> <p>➤ The site is <b>feasible to construct SP camp office cum residence.</b></p>  |
| 4 | Construction of Superintendent of Police Camp office cum residence at Ranipet in Ranipet District.           | <b>200.00</b> | <p>➤ The land is identified in S.No.639/1, Ward A, Block - 24, at Ranipet in Karai Village allotted to AR Police land with total extent of 8.06 Acre in which 1.50 Acres have to be sub divided for the SP Camp office cum residence building.</p> <p>➤ The site is located adjacent to Ranipet-Chittur main road at Karai Village.</p>  |

|              |  |                |   |
|--------------|--|----------------|---|
|              |  |                | <ul style="list-style-type: none"> <li>➤ The site is in low lying area of about 1.2mt depth from the existing Cement Concrete road. Hence it is necessary to provide gravel filling around the scheme area.</li> <li>➤ The site is <b>feasible to construct SP camp office cum residence.</b></li> </ul>  |
| 5            | Construction of Superintendent of Police Camp office cum residence at Melvizhi in Kallakurichi District. | 200.00         | <ul style="list-style-type: none"> <li>➤ The land suggested by the user department in S.No.179, Melvizhi is belongs to sarkar poromboke and (forest in remark column) with an extent of 15.85 acres.</li> <li>➤ <b>The land belongs to Revenue Department. However now the land is in the control of Forest Department. Enterupon permission to be obtained from Revenue Department.</b></li> <li>➤ The land is <b>feasible to construct SP camp office cum residence</b> on Name transfer of land to Police Department.</li> </ul> |
| 6            | Construction of Commissioner of Police Camp office cum Residence in Tiruppur City.                       | 300.00         | <ul style="list-style-type: none"> <li>➤ The land is identified in T.S.No. 3/4 located in Tiruppur Avinashi State High way opposite to Collector Bungalow to an extent of 2.25 Acres.</li> <li>➤ The land belongs to <b>Police Department.</b></li> <li>➤ The <b>land is feasible</b> for construction of new COP camp office cum residence.</li> </ul>   |
| <b>Total</b> |  | <b>1300.00</b> |   |

3) Therefore it is requested that necessary concurrence may be issued for the construction of SP camp office cum residence in Chengalpet, Tenkasi, Thirupathur, Ranipet and Kallakurichi District and construction of COP camp office cum residence in Tiruppur City by utilizing the overall savings available in TNPHC.

**Encl:** As Stated.

Yours faithfully,

  
**Chairman and Managing Director**  




**NAME OF WORK : ROUGH COST ESTIMATE FOR THE CONSTRUCTION OF SP QUARTERS CUM CAMP OFFICE AT VELLAKAAL POTHAHAI IN TENKASI DISTRICT**

**Rough Cost Estimate**

| SL NO | DESCRIPTION OF ITEMS   | QUANITY | RATE             | PER | AMOUNT             |
|-------|--|---------|------------------|-----|--------------------|
| 1     | Main Building  | 1.00    | 9874170.12       | Sqm | 9874170.12         |
|       | <b>SUB TOTAL - I</b>   |         |                  |     | <b>9874170.12</b>  |
| 2     | Provision for Compound wall  | 184.00  | 7000.00          | Rmt | 1288000.00         |
| 3     | Approach Road (WBM+BT)<br>(60.00 x 10.00m)   | 600.00  | 841.00           | Sqm | 504600.00          |
| 6     | Provision for Septic Tank  | 1.00    | LS               |     | 150000.00          |
| 7     | Provision for Sump   | 1.00    | LS               |     | 475000.00          |
| 9     | Provision for Storm Water Drain  | 1.00    | LS               |     | 350000.00          |
| 10    | Drinking water supply arrangements   | 1.00    | LS               |     | 100000.00          |
| 11    | Bore well & Water supply arrangements  | 1.00    | LS               |     | 150000.00          |
| 12    | Provision for lettering and Numbering  | 1.00    | LS               |     | 55700.00           |
| 13    | Provision for Avenue Trees   | 1.00    | LS               |     | 60000.00           |
| 15    | Provision for solar arrangement  | 1.00    | LS               |     | 100000.00          |
| 16    | Soil Cutting & Filling   | 1.00    | LS               |     | 300000.00          |
| 17    | Provision for False ceiling, wall panneling, Air conditioner and Furniture arrangements. | 1.00    | LS               |     | 650000.00          |
| 18    | Soil Investigation   | 1.00    | As Per PWD Norms |     | 38705.00           |
| 19    | Provision for lawn @ 1.5%  | 1.00    | As Per PWD Norms |     | 148112.55          |
|       | <b>SUB TOTAL - II</b>  |         |                  |     | <b>14244287.67</b> |
| 20    | STGST - 9%   |         |                  |     | 1281985.89         |
| 21    | CGST - 9%  |         |                  |     | 1281985.89         |
|       | <b>SUB TOTAL - III</b>   |         |                  |     | <b>16808259.46</b> |
| 22    | Labour welfare fund at 1 %   |         | LS               |     | 142442.88          |
| 23    | Unforeseen items at 2.50 %   |         | LS               |     | 420206.49          |

|    |  |  |                                       |                    |
|----|--|--|---------------------------------------|--------------------|
| 24 | Supervision charges at 7.5%                          |  | LS                                    | 1260619.46         |
| 25 | Price adjustment clause at 5%                        |  | LS                                    | 840412.97          |
|    | <b>SUB TOTAL - IV</b>                                |  |                                       | <b>19471941.25</b> |
| 26 | Cost of Foundation stone laying & inaugural function |  | As per PWD Norms                      | 26000.00           |
| 27 | Advertisement charges                                |  | LS                                    | 52020.00           |
| 28 | Structural design and consultancy charges            |  | As per G.O.Ms.no<br>181,dt:16.05.2003 | 100000.00          |
| 29 | Provision for Planning Permission                    |  | LS                                    | 150000.00          |
| 30 | Provision for EB deposits                            |  | LS                                    | 200000.00          |
|    | <b>Total</b>   |  |                                       | <b>19999961.25</b> |

Say Rs 2,00,00,000/-

JE/PL  
07/06/23

AE/PL/SC  
7/6/23

7/6/23  
SUPERINTENDING ENGINEER  
TNPSC Ltd  
SOUTH CIRCLE,  
MADURAI-14.