



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/4561/2019

Dated: 7.02.2020

To

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

Sir,

Sub: TNPHC–Construction of 896 Nos of PC/HC quarters (Stilt + 14 floors-8 blocks of 112 in 1) at Mansion site (Thousand Light) in Chennai City – Feasibility and Rough cost estimate proposal – Furnished – Regarding.

Ref: 1.T.O. Lr. No: CE/Plg/4561/2019 dt: 25.11.2019.

2 Discussion had with the COP/Chennai on 06.02.2020

It is informed that vide ref.1st cited, the rough cost estimate proposal for the construction of 1280 Nos of PC/HC quarters at Mansion site (Thousand Light) in Chennai City for a value of Rs. 41042.26 lakhs has been sent for getting administrative approval and financial sanction from Government.

During discussion had with the Commissioner of Police/Chennai on 06.02.2020, the Commissioner of Police has suggested that adequate space should be reserved for Unit officer's office buildings since the site is located in the heart of Chennai City and also scarcity of land for future requirements in Chennai city.

Accordingly, the proposal is revised as suggested by the Commissioner of Police/Chennai and as per the availability of land. As such, the rough cost estimate is prepared for the construction of 896 Nos of PC/HC quarters (Stilt + 14 floors- 8 blocks of 112 in 1) at Mansion site (Thousand Light) in Chennai City.

The estimate is prepared based on the PWD Plinth area rates for the current year 2019-2020 including all over head charges. The estimate, type design and tentative layout are enclosed herewith.

Sl. No.	Name of Work	Amount in lakhs	Remarks
1.	Construction of 896 Nos of PC/HC quarters (Stilt + 14 floors- 8 blocks of 112 in 1) at Mansion site (Thousand Light) in Chennai City.	27576.12	<p>➤ The land is identified in S. F. No: 73/1, 73/2 of Block No. 14, Nungambakkam Taluk, Egmore, Chennai City.</p> <p>➤ The land bearing S. F. No. 73/1 is in the name of private person Tmt. Seetha Rani Bhai. Hence land to be transferred to the</p>

			<p>Police Department.</p> <p>➤ The land bearing S. F. No: 73/2 belongs to Police department. The unauthorized huts are there in S.F No. 73/2 which is to be evicted</p> <p>➤ PWD Canal is available in the site.</p> <p>➤ There are 366 old quarters are available. Out of 366 Quarters, 240 PC/HC and 36 SI quarters were constructed during the year 1962 and 90 PC/HC quarters were constructed during the year 1982. Since the floor level of the old quarters are lower than the road level and due to age of the buildings, the buildings are to be demolished.</p> <p>➤ The land comes under primary residential zone.</p> <p>➤ The land is low lying area 0.90.M. Hence filling low lying is essential.</p> <p>➤ The land is feasible for construction of new quarters</p> <ul style="list-style-type: none"> • After demolishing the existing 366 old quarters. • After the land bearing S. F. No. 73/1 is transferred to the Police Department.
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3. It is therefore requested that the estimate, type design and layout may be countersigned and sent to Chief Office and get the necessary administrative approval and financial sanction may be obtained and communicated to us to proceed further in this regard.

Encl: As stated.

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Chief Engineer

Copy to:

1. The Superintending Engineer / Chennai Circle
2. The Executive Engineer / Chennai Division II



TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of 896 Nos. Of PC/HC Quarters (14 Storied) Multistoried building at Mansion site Thousand light in Chennai City

GENERAL ABSTRACT

PWD Plinth area rates 2019-20

Sl. No.	Description	No. of Block	Rate	Per	Rough cost Estimate Value in Rs.
1	Construction of 896 Nos. Of PC/HC Quarters (8 blocks of 112 PC/HC quarters ,Stilt +14 floors)	8	239535757.50	Block	1916286059.98
Sub-Total - I					1916286059.98
2	Approach road	15000.00	729.00	Sqm	10935000.00
3	Plinth protection 2.00 width	1526.14	1700.00	RMT	2594438.00
4	Soil Investigation Charges. (16 Nos)	8.00	33440.00	Each	267520.00
5	Lighting arrester	8.00	176800.00	Each	1414400.00
6	Lighting arrester for additional down conductor at Rs.154 per RMT	14.25	154.00	RMT	2194.50
7	Provision for civil aviation arrangements	8.00	147000.00	Each	1176000.00
8	Compound wall	775.10	6500.00	RMT	5038150.00
9	Provision for Filling lowlying area		L.S		4500000.00
10	Provision for sewage treatment plant		L.S		25000000.00
11	Provision for water supply & sewer connection		L.S		42000000.00
12	Provision for Culvert		L.S		800000.00
13	Provision for lettering and numbering the flats		L.S		2500000.00
14	Provision for environmental clearance approval		L.S		5000000.00
15	Entrance Gate and pillar arrangements		L.S		1500000.00
16	Provision for panel board arrangements DB for EB three phase connection		L.S		60000000.00
17	Provision for Total station survey(Geological)		L.S		1500000.00
18	Provision for children play equipments		L.S		5000000.00
Sub-Total - II					2085513762.48
19	GST @ 12%				250261651.50

	Sub-Total - III		2335775413.98
20	Labour welfare fund at 1.00%	As per PWD Norms	23357754.14
21	Unforeseen items, Contingencies and P. Supervision at 2.50 %		58394385.35
22	Supervision Charges @ 7.50 %		175183156.05
23	Price adjustment clause at 5%	As per PWD Norms	116788770.70
	Sub-Total - IV		2709499480.21
24	Foundation stone laying and Inaugural function	As per PWD Norms	13000.00
25	Provision for local body for planning permission etc.,	L.S	1500000.00
26	Advertisement charges	L.S	400000.00
27	Provision for EB deposit	L.S	45000000.00
28	Provision for consultancy charges for environmental clearance	L.S	700000.00
29	Provision for consultancy charges for Fire Fighting arrangements	L.S	100000.00
30	Provision for Consultancy charges for electrical arrangements	L.S	150000.00
31	Provision for Consultancy charges for plumbing arrangements	L.S	150000.00
32	Structural Design / Consultancy charges	As per G.O.Ms.No.181 Dt:16.05.2003	100000.00
	GRAND TOTAL RS.		2757612480.21
	The value for the year 2019-20	Say Rs.	27576.12 Lakhs
	Total value after allowing escalation @12.5% for the year 2020-2021	Say Rs.	31023.14 Lakhs

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TAMIL NADU POLICE HOUSING CORPORATION LIMITED

**Name of Work: Construction of 112 Nos. Of PC/HC Quarters (14 Storied) Multistoried building at Mansion site
Thousand light in Chennai City**

Rough Cost Estimate

Stilt Floor (Building area)	=	184.82	m ² ✓
Stilt Floor (Parking area)	=	441.35	m ² ✓
First Floor	=	626.17	m ² ✓
Second Floor	=	626.17	m ² ✓
Third Floor	=	626.17	m ² ✓
Fourth Floor	=	626.17	m ² ✓
Fifth Floor	=	626.17	m ² ✓
Sixth Floor	=	626.17	m ² ✓
Seventh Floor	=	626.17	m ² ✓
Eighth Floor	=	626.17	m ² ✓
Ninth Floor	=	626.17	m ² ✓
Tenth Floor	=	626.17	m ² ✓
Eleventh floor	=	626.17	m ² ✓
Twelveth floor	=	626.17	m ² ✓
Thirteenth Floor	=	626.17	m ² ✓
Fourteenth Floor	=	626.17	m ² ✓
Fifteenth floor Head room	=	47.52	m ² ✓
Total	=	9440.07	m² ✓

Rate adopted for the Year 2019-2020

Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
1	Foundation (Framed structure)	626.17	4670.00	m ²	2924213.90
2	Pile foundation more than 8 floors (Bored cast insitu pile)	626.17	14735.00	m ²	9226614.95
3	Pile foundation Extra depth for 10m (Bored pile extra 10%)	626.17	4750.00	m ²	2974307.50
4	Super Structure				0.00
	a) Stilt floor (Parking area)	441.35	8500.00	m ²	3751475.00
	Stilt floor (Building area)	184.82	12180.00	m ²	2251107.60
	b) First floor	626.17	12180.00	m ²	7626750.60
	c) Second floor	626.17	12180.00	m ²	7626750.60
	d) Third floor	626.17	12180.00	m ²	7626750.60
	e) Fourth Floor	626.17	12180.00	m ²	7626750.60
	f) Fifth Floor	626.17	13390.00	m ²	8384416.30
	g) Sixth Floor	626.17	13390.00	m ²	8384416.30
	h) Seventh Floor	626.17	13390.00	m ²	8384416.30

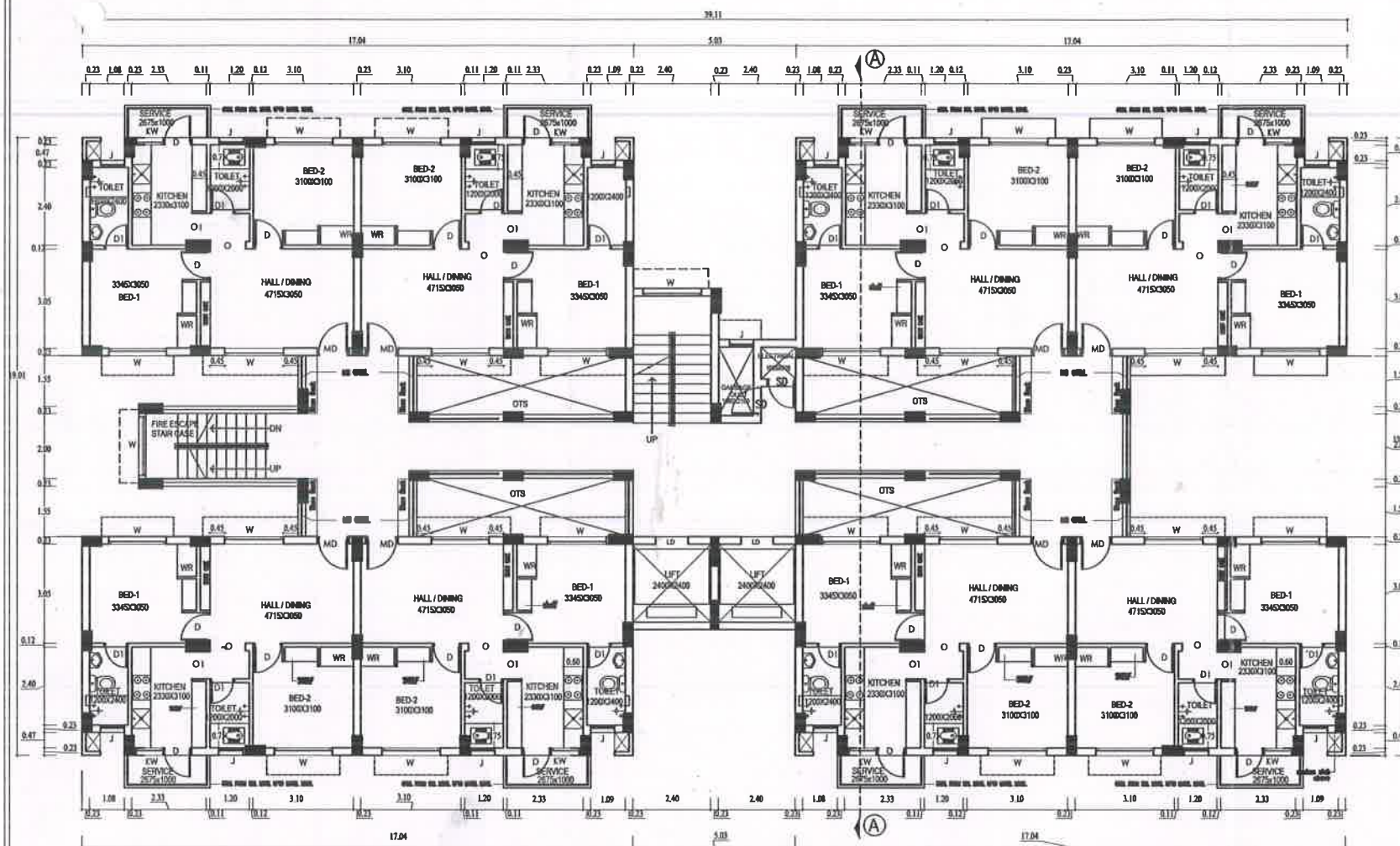
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Sl.No.	Description	Plinth Area (m ²)	Rate Rs.	Per	Amount Rs.
19	Rainwater Harvesting	10.000	14205.00	Each	142050.00
20	Genset 250 KVA capacity & Erection charges	2.000	2108000.00	Each	4216000.00
21	Passenger Lift 13 persons capacity (G +3)	2.000	2166000.00	Each	4332000.00
22	Passenger Lift 13 persons capacity (4th to 14 floors) (1,12,000 x 11=1232000)	2.000	1232000.00	Each	2464000.00
23	Lift for Earthing,shaft, machinepower main as CEIG norms.	2.000	56000.00	Each	112000.00
24	Provision for Lift wall gladding	261.940	1970.00	Sqm	516021.80
25	Provision for Cement Conc.Tiles for steps & corridor	2116.800	1100.00	Sqm	2328480.00
26	Provision for Paver block for Ramp	160.000	900.00	Sqm	144000.00
27	Solar Panel arrangements	1.000	3000000.00	Each	3000000.00
28	Fire Fighting Sump	1.000	3000000.00	Each	3000000.00
29	Fire Fighting Over Head Tank	1.000	2500000.00	Each	2500000.00
30	Provision for borewell,sump and pumpset		L.S		3500000.00
31	Provision for Fire Fighting arrangements		L.S		1500000.00
32	Provision for Two / Four wheeler shed		L.S		1500000.00
33	Provision for FRB sheet for open space		L.S		2100000.00
34	Provision for EB pillar & cable		L.S		2000000.00
35	Provision for emergency exist staircase		L.S		3500000.00
36	Finishing Elevation charges at 1% of building cost		"		1919289.52
37	Provision for Lawn at 1.5% of building cost		"		2878934.28
	Sub - Total - II				239535757.50

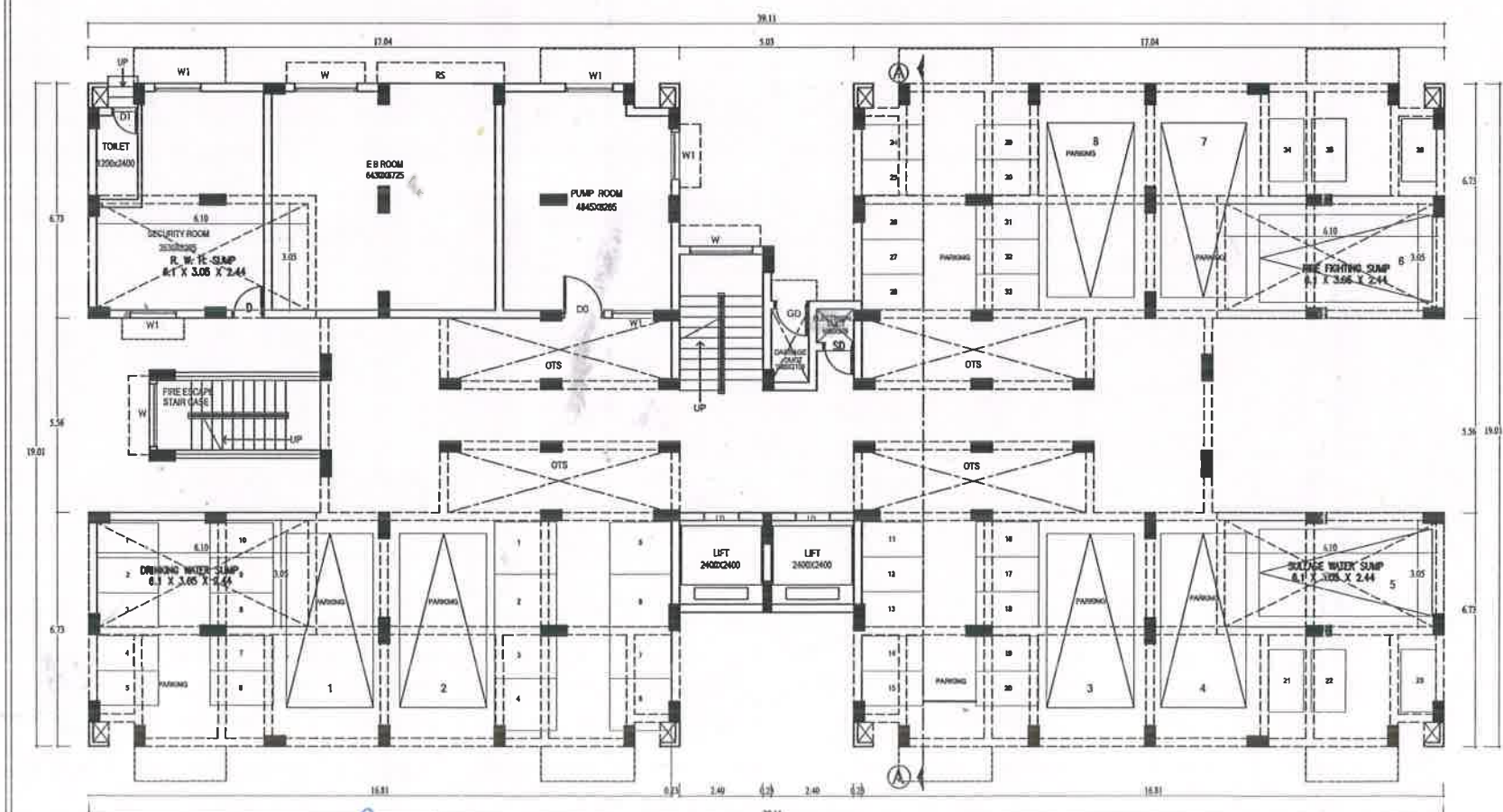
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FLOOR01, FLOOR02, FLOOR03, FLOOR04, FLOOR05, FLOOR06, FLOOR07, FLOOR08, FLOOR09, FLOOR10, FLOOR11, FLOOR12, FLOOR13, FLOOR14 - TYPICAL



STILT FLOOR PLAN

AREA STATEMENT

FIRST FLOOR AREA :	565.10 SQ.M
SECOND FLOOR AREA :	565.10 SQ.M
THIRD FLOOR AREA :	565.10 SQ.M
FOURTH FLOOR AREA :	565.10 SQ.M
FIFTH FLOOR AREA :	565.10 SQ.M
SIXTH FLOOR AREA :	565.10 SQ.M
SEVENTH FLOOR AREA :	565.10 SQ.M
EIGHTH FLOOR AREA :	565.10 SQ.M
NINTH FLOOR AREA :	565.10 SQ.M
TENTH FLOOR AREA :	565.10 SQ.M
ELEVENTH FLOOR AREA :	565.10 SQ.M
TWELVETH FLOOR AREA :	565.10 SQ.M
THIRTEENTH FLOOR AREA :	565.10 SQ.M
FOURTEENTH FLOOR AREA :	565.10 SQ.M
TOTAL AREA :	7911.40 SQ.M
(BALCONY AND STAIRCASE HALF AREA)	
STILT FLOOR AREA :	
BUILDING AREA :	112.75 SQM
STAIRCASE AREA :	11.5 SQM
PARKING AREA :	440.85 SQM
HEAD ROOM AREA :	11.5 SQM (HALF AREA)
TOTAL FLOOR AREA :	5651.00 SQ.M

SCHEDULE OF JOINERY

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR TW FRAME WITH TW SHUTTER	1000X2100
D	RCC DOOR FRAME WITH BWR SHUTTER	900X2100
DO	RCC DOOR FRAME WITH BWR SHUTTER	1200X2100
D1	PVC SOLID DOOR	750X2100
GD	GRILL DOOR	1000X2100
W	UPVC WINDOW	1800X1350
W1	UPVC WINDOW	1350X1350
KW	UPVC KITCHEN WINDOW	850X1050
J	RCC JALLI	750X600
J1	RCC JALLI 750MM SILL FROM LANDING	1200X1350
O	OPENING	1085X2100
O1	OPENING	835X2100
SD	OPENING WITH SHUTTER	900X1350
RS	ROLLING SHUTTER	3000X2100
LD	LIFT DOOR	1000X2000

SPECIFICATION

FOUNDATION :	BORED PILE
SUPERSTRUCTURE :	BRICK WORK IN C.M 1:6
ROOF :	R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES.
JOINERY :	WOODEN FRAME/ R.C.C/STEEL/PVC.
FLOORING :	GRANITE TILE (SATIN/SHINY GREY/STEEL GREY) WITH SKIRTING FOR HALL, BED & KITCHEN
KITCHEN :	ANTISKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M
SINK :	GRANITE TILE HERTH SLAB
CUPBOARD :	CUDAPPAN SINK
SLAB :	IN R.C.C / CUDAPPAN
PAINTING :	INNER-06D WITH ONE COAT OF PRIMER OUTER-PLASTIC EMULSION PAINT WITH ONE COAT OF PRIMER
O.H.T :	CONCRETE OUTER WALL; BRICK WORK IN THE INSIDE PORTIONS; R.C.C COVER SLAB.

NOTE

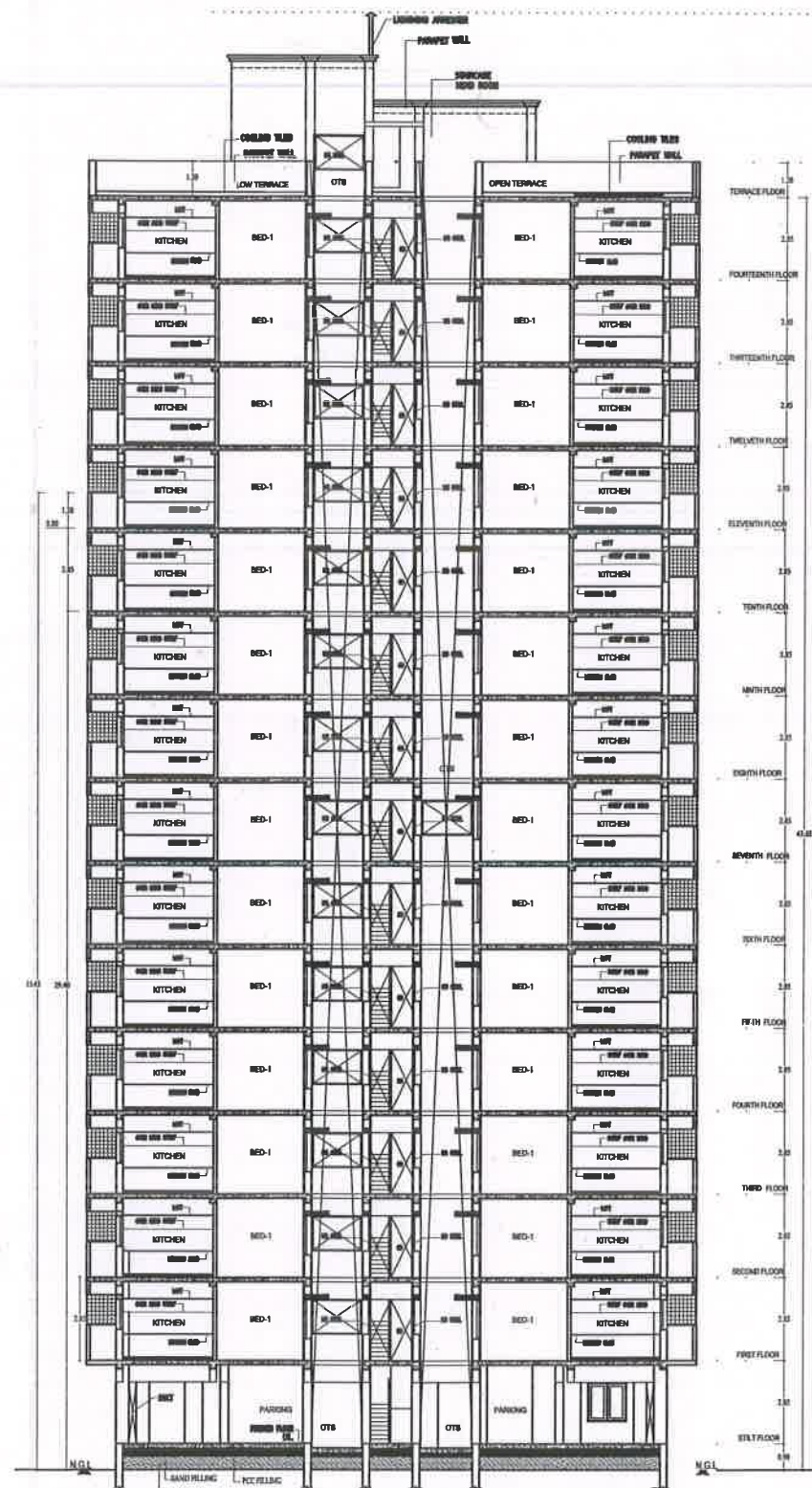
1. [Symbol] INDICATES THE LOFT POSITION AT UNTEL LEVEL.
2. STAIRCASE :- TREAD-300 MM, RISER-150 MM.
3. PLINTH HEIGHT 900 MM FROM NGL (DEPENDS ON SITE CONDITION)
4. SILL LEVEL 750 MM FROM FL.
5. UNTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
6. ROOF HEIGHT 2850 MM (INCLUDE SLAB THK.)
7. HEIGHT OF PARAPET WALL IN SERVICE, TERRACE ETC. IS 1200 MM.
8. SUNKEN SLAB FOR W.C 450 MM.
9. WIDTH OF SUNSHADE IS 450 MM.
10. WIDTH OF KITCHEN SLAB 600 MM, LOFT 600MM.
11. WIDTH OF WARD ROBE / LOFT 600 MM.
12. KITCHEN SLAB TOP FINISHING SHOULD BE 800MM FROM FLOOR FINISHED LEVEL.

STILT & TYPICAL FLOOR PLAN (FIRST TO FOURTEENTH FLOOR)	PROPOSED PC/HC QTRS (112 IN 1) STILT +14 IN MANSION SITE
SCALE: 1:100 (All dimensions in metres)	SURVEY NO :
DWG. NO.:	BLOCK NO :
	VILLAGE :
	TOWN/TALUK :
	DISTRICT :

Assistant Architect	AEE (Arch. Sec.)	EE (Planning)
SE (CC)		Chief Engineer
TAMILNADU POLICE HOUSING CORPORATION LTD. NO:132, E.V.R.SALAI, KILPAUK, CHENNAI - 600 010.		



FRONT ELEVATION



SECTION ON AA

AREA STATEMENT

FIRST FLOOR AREA	: 565.10 SQ.M
SECOND FLOOR AREA	: 565.10 SQ.M
THIRD FLOOR AREA	: 565.10 SQ.M
FOURTH FLOOR AREA	: 565.10 SQ.M
FIFTH FLOOR AREA	: 565.10 SQ.M
SIXTH FLOOR AREA	: 565.10 SQ.M
SEVENTH FLOOR AREA	: 565.10 SQ.M
EIGHTH FLOOR AREA	: 565.10 SQ.M
NINTH FLOOR AREA	: 565.10 SQ.M
TENTH FLOOR AREA	: 565.10 SQ.M
ELEVENTH FLOOR AREA	: 565.10 SQ.M
TWELVETH FLOOR AREA	: 565.10 SQ.M
THIRTEENTH FLOOR AREA	: 565.10 SQ.M
FOURTEENTH FLOOR AREA	: 565.10 SQ.M
TOTAL AREA	: 7911.40 SQ.M
(BALCONY AND STAIRCASE HALF AREA)	
STILT FLOOR AREA	
BUILDING AREA	: 112.75 SQ.M
STAIRCASE AREA	: 11.5 SQ.M
PARKING AREA	: 440.85 SQ.M
HEAD ROOM AREA	: 11.5 SQ.M (HALF AREA)
TOTAL FLOOR AREA	: 5651.00 SQ.M

TYPE	DESCRIPTION	SIZE
MD	MAIN DOOR TW FRAME WITH TW SHUTTER	1000X2100
D	RCC DOOR FRAME WITH BWR SHUTTER	900X2100
DO	RCC DOOR FRAME WITH BWR SHUTTER	1200X2100
D1	PVC SOLID DOOR	750X2100
GD	GRILL DOOR	1000X2100
W	UPVC WINDOW	1800X1350
W1	DO	1350X1350
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J	RCC JALLI	750X 600
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O	OPENING	1085X2100
O1	OPENING	835X2100
SD	OPENING WITH SHUTTER	900X1350
RS	ROLLING SHUTTER	3000X2100
LD	LIFT DOOR	1000X2000

FOUNDATION	SPECIFICATION
BORED PILE	
SUPERSTRUCTURE	BRICK WORK IN C.M 1:6
ROOF	: R.C.C SLAB WITH SUITABLE REINFORCEMENT AND PROTECTED WITH COOL TILES.
	MILD SLOPE OF (1:60) TO BE PROVIDED.
JOINERY	: WOODEN FRAME/ R.C.C/STEEL/PVC.
FLOORING	: GRANITE TILE (SATHARLY GREY/STEEL GREY) WITH SKIRTING FOR HALL, BED & KITCHEN
	ANTISKID CERAMIC TILE FLOORING FOR BATH & WC WITH GLAZED TILES TO THE HEIGHT OF 1.5M
KITCHEN	: GRANITE TILE HERTH SLAB
SINK	: CUDAPPAH SINK
CUPBOARD SLAB	: IN R.C.C / CUDAPPAH
PAINING	: INNER-ODD WITH ONE COAT OF PRIMER
	OUTER-PLASTIC EMULSION PAINT WITH ONE COAT OF PRIMER
O.H.T	: CONCRETE OUTER WALL; BRICK WORK IN THE INSIDE PORTIONS; R.C.C COVER SLAB.

NOTE

1. [Symbol] INDICATES THE LOFT POSITION AT LINTEL LEVEL.
2. STAIRCASE :- TREAD-300 MM, RISER-150 MM.
3. PLINTH HEIGHT 900 MM FROM NGL (DEPENDS ON SITE CONDITION)
4. SILL LEVEL 750 MM FROM FL.
5. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL
6. ROOF HEIGHT 2850 MM (INCLUDE SLAB THK.)
7. HEIGHT OF PARAPET WALL IN SERVICE, TERRACE ETC. IS 1200 MM.
8. SUNKEN SLAB FOR W.C 450 MM.
9. WIDTH OF SUNSHADE IS 450 MM.
10. WIDTH OF KITCHEN SLAB 600 MM, LOFT 600MM.
11. WIDTH OF WARD ROBE / LOFT 600 MM.
12. KITCHEN SLAB TOP FINISHING SHOULD BE 800MM FROM FLOOR FINISHED LEVEL.

ELEVATION & SECTION

SCALE: 1:100 (All dimensions in metres)

DWG. NO.:

Assistant Architect

AEE (Arch. Sec.)

EE (Planning)

SE (CC)

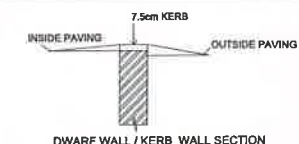
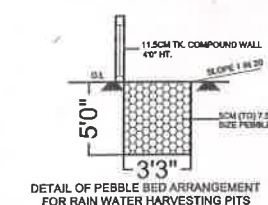
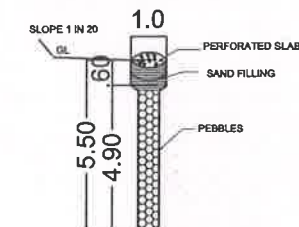
Chief Engineer



TAMILNADU POLICE HOUSING CORPORATION LTD.
NO:132, E.V.R.SALAI, KILPAUK, CHENNAI - 600 010.



- Proposed PC/HC Qtrs
- App Road.



TENTATIVE LAYOUT

BLOCKS NO.	BUILDING NAME	NO OF BLOCKS	NO. OF QTRS.	NO OF FLOORS	AREA SQ.M.	SITE EXTENT (AS PER FMB) : 35305.84 SQ.M	OSR DETAILS (SQ.M.)	MANSION SITE	ALL DIMENSIONS ARE IN 'MM'	N
1	PROPOSED PC/HC QTRS. (112 IN 1)	8	896	STILT+14	63291.2	PRO. BUILT UP AREA : 63291.2 SQ.M	REQUIRED = 10% of 35305.84 PROVIDED = 3530.53 PROVIDED = 3454.00	PROPOSED 896 NOS PCHC QTRS (112 IN 1 - STILT +14)		
							GREEN BELT (SQ.M.)			
							REQUIRED = 15% of 35305.84 PROVIDED = 5295.80 PROVIDED = 5151.00			
TOTAL		8			63291.2	PROPOSED <input type="checkbox"/> EXTG <input type="checkbox"/> SITE <input type="checkbox"/> ROAD <input type="checkbox"/>			Supdt. Engineer(CC)	Chief Engineer