

TAMIL NADU POLICE HOUSING CORPORATION LTD.,

(An ISO 9001 : 2015 Certified Company)

No. 132, E.V.R. Salai, Kilpauk, Chennai – 10



Lr. No. CE / Plg/ 7237/ 2017

Dtd: 04.2020

To

The Director General of Police,
Tamil Nadu,
Chennai – 04.

Sir,

Sub: TNPHC Ltd – Construction of new Urban Police Station building for Thanjavur West in Thanjavur District - Feasibility report along with plan and rough cost estimate – Sent for approval - Reg.

Ref: 1. Budget Announcement for the year 2020 – 21.

2. The DGP's Lr. C. No. 130940/ Bldgs I (1)/2015, Dtd:28.10.2017.

As per the reference cited, the feasibility report along with plan and rough cost estimate for the construction of new Urban Police Station building for Thanjavur West in Thanjavur District is enclosed.

2) The rates adopted in the estimate are as per the PWD Plinth area rates for the year 2019-20. The estimate works out to **Rs. 154.00 lakhs**. Necessary over head charges are included. It is feasible to construct the Urban Police Station in T.S.No.11/5, Ward No. 5, Block No. 2 of Thanjavur having an extent of 1.68.0 Hectares. The land belongs to Police Department.

3) It is requested that necessary administrative and financial sanction may be obtained from the competent authority and communicated to us to take up the work early.

Encl: As stated.

9/4/2020
AE

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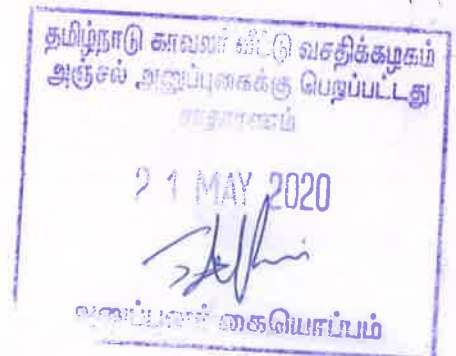
9/4/2020

CE

Sd. date

9/4/2020

Copy to: The Superintendent of Police, Thanjavur District, Thanjavur.
The Superintending Engineer / South Circle.
The Executive Engineer / Trichy Division.



TAMIL NADU POLICE HOUSING CORPORATION LIMITED

Name of Work: Construction of New Urban Police station building at Thanjavur West in Thanjavur District (G+2)

Rough Cost Estimate

Ground Floor	=	177.90	m ²			
First Floor	=	177.90	m ²			
Portico	=	11.80	m ² (half area)			
Total	=	367.60	m²	Rate adopted for the Year 2019-2020.		
Sl.No.	Description			Plinth Area (m ²)	Rate Rs.	Per Amount Rs.
1	Foundation (Framed)			177.90	4330.00	m ² 770307.00
2	For Additional basement height 0.9m			177.90	1278.00	m ² 227356.20
	For Additional depth in foundation 0.6m (270x2)			177.90	540.00	m ² 96066.00
3	Super Structure					0.00
	a) Ground floor			177.90	8330.00	m ² 1481907.00
	b) First floor			177.90	8361.00	m ² 1487421.90
	c) Portico (65% of plinth area of non -residential cost)			23.60	5414.50	m ² 127782.20
	d) Head room (65% of plinth area of non -residential cost) (5.26x 2.86)			15.04	5454.80	m ² 82040.19
4	Roof Finishing			177.90	1385.00	m ² 246391.50
5	Antitermite treatment			177.90	109.00	m ² 19391.10
6	Verified tile flooring (80% of Plinth Area)			284.64	1435.00	m ² 408458.40
7	Cement painting / OBD painting (inner 50% of Plinth Area)			177.90	520.00	m ² 92508.00
8	Plastic Emulsion paint (50% of Plinth Area outer)			177.90	750.00	m ² 133425.00
9	a) Internal Water Supply arrangements			355.80	460.00	m ² 163668.00
	b) Internal Sanitary arrangements			355.80	350.00	m ² 124530.00
	c) Internal Electrical arrangements			355.80	785.00	m ² 279303.00
10	Extra provision for TW door shutter,cupboard shutter,bathroom fittings,kitchen arrangements			355.80	1426.00	m ² 507370.80
11	Add Extra provision for LED Lightings /Power plugs			355.80	168.00	m ² 59774.40
	Sub - Total - I					6307700.69
12	a) External Water Supply arrangements (GF+FF)			355.80	700.00	m ² 249060.00
13	b) External Sanitary arrangements (GF+FF)			355.80	220.00	m ² 78276.00
14	c) External Electrical arrangements (GF+FF)			355.80	600.00	m ² 213480.00
15	Pavement platform all-round the building (1.20m width)			58.60	1050.00	Rmt 61530.00
16	Approach road			297.00	729.00	m ² 216513.00
17	Rainwater harvesting			4.00	14205.00	Each 56820.00

18	Provision for front side periphery wall	153.00	6500.00	Rmt	9945
19	Provision for two wheeler shed	72.00	4000.00	Sqm	288000.00
20	Provision for Filling low lying area with retaining wall	L.S			500000.00
21	Provision for sullage & Strom water drain	L.S			300000.00
22	Provision for Borewell ,Sump, pump room and erection of pumpset arrangements	L.S			790000.00
23	Provision for ramp arrangements for physically challenged person	L.S			150000.00
24	Provision for drinking water supply connection	L.S			100000.00
25	Provision for lettering and numbering arrangements	L.S.			26000.00
26	Provision for Gymnasium arrangements	L.S.			200000.00
27	Provision for Solar Plant arrangements	L.S.			500000.00
28	Provision for UG cable arrangements for three phase EB serve connection	L.S			150000.00
29	Soil Investigation Charges.				33440.00
30	Finishing Elevation charges at 1% of building cost	"			63077.01
31	Provision for Lawn at 3% of building cost	"			189231.02
	Sub - Total - II				11467627.72
32	GST at 12.0% (GST at 6% + CGST 6%)				1376115.33
	Sub - Total - III				12843743.05
33	Labour welfare fund at 1.0%				128437.43
34	Unforeseen items ,Contingencies & petty Supervision charges at 2.50%				321093.58
34	Provision for Supervision charges at 7.50%				963280.73
35	Price adjustment clause at 5%				642187.15
	Sub-Total - IV				14898741.93
36	Cost of foundation Stone laying & Inagural function	As per PWD PA rates 2019-2020			13000.00
37	Advertisement charges	L.S			100000.00
38	Provision for EB deposits	L.S			200000.00
39	Provision for local body water supply & plan approval	L.S			100000.00
40	Structural design and consultancy charges	As per GO MS no 181,Dt:16.05.2003.			100000.00
	Grand Total Rs.				15411741.93
		Say Rs.	154.00	Lakhs	
	For the year 2020-21 (including 12.5% escalation)	Say Rs.	173.38	Lakhs	

24/01/2020
JDO

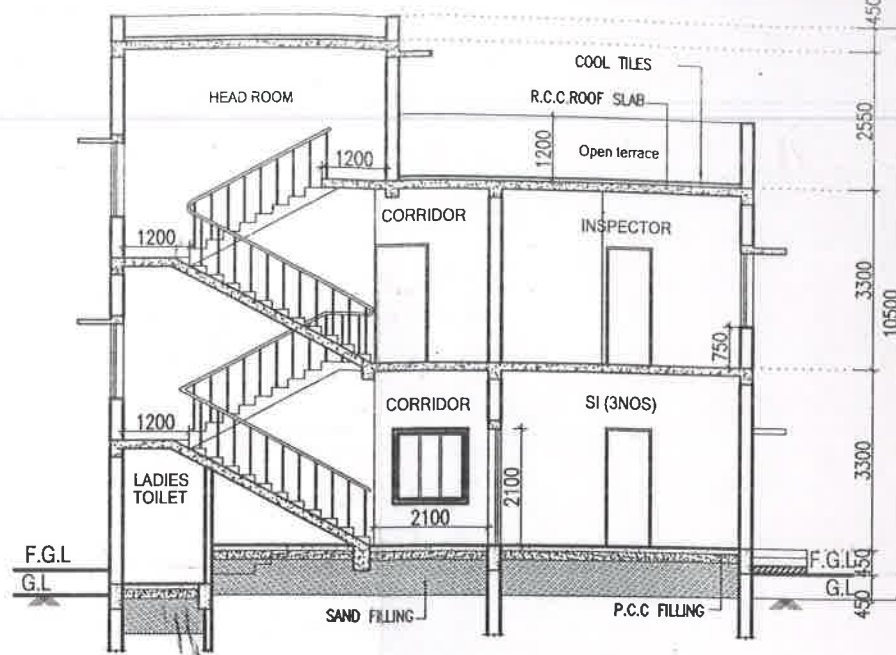
24/1/2020
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9/4/2020
S. N. G. / JNPHC
9/4/2020

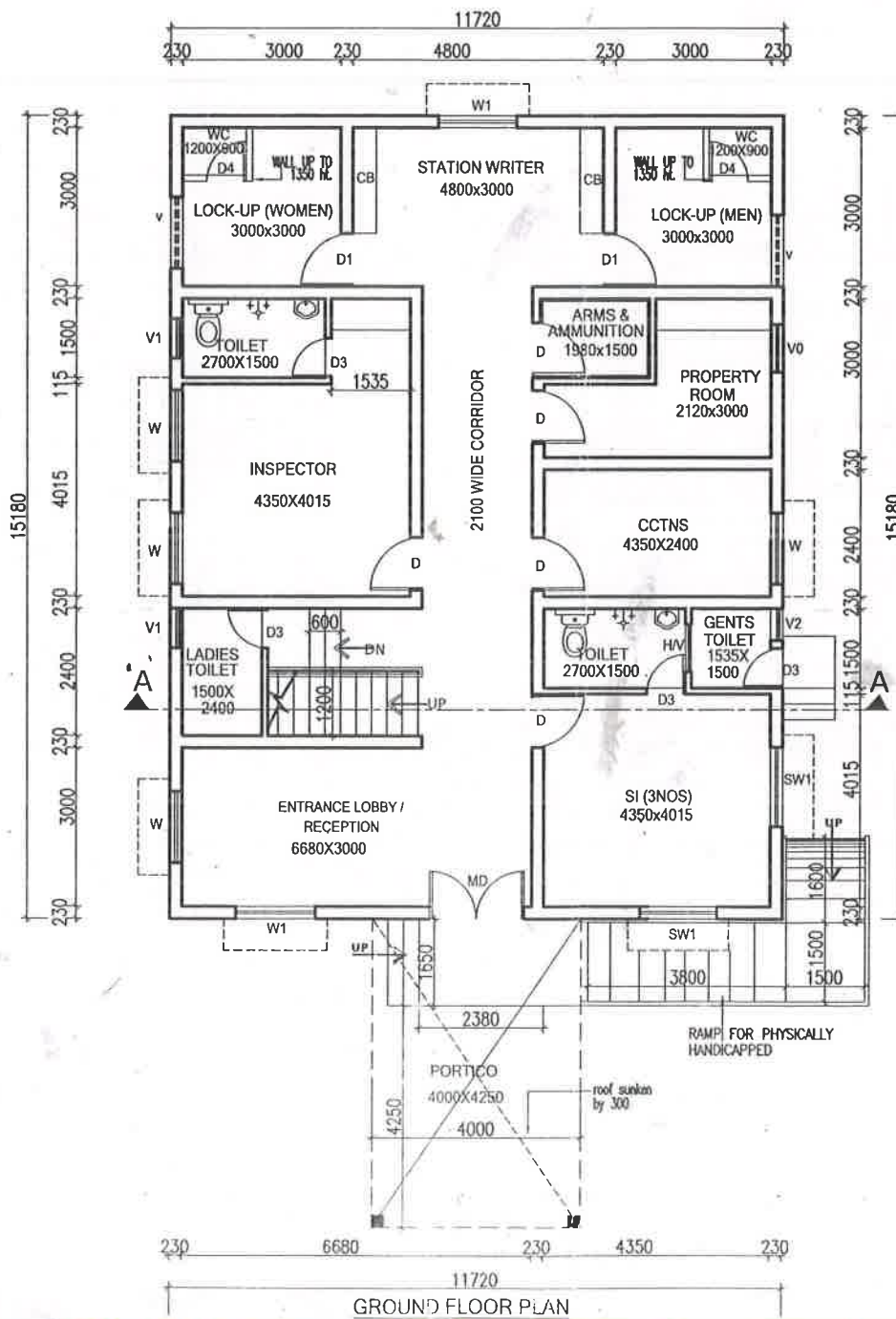
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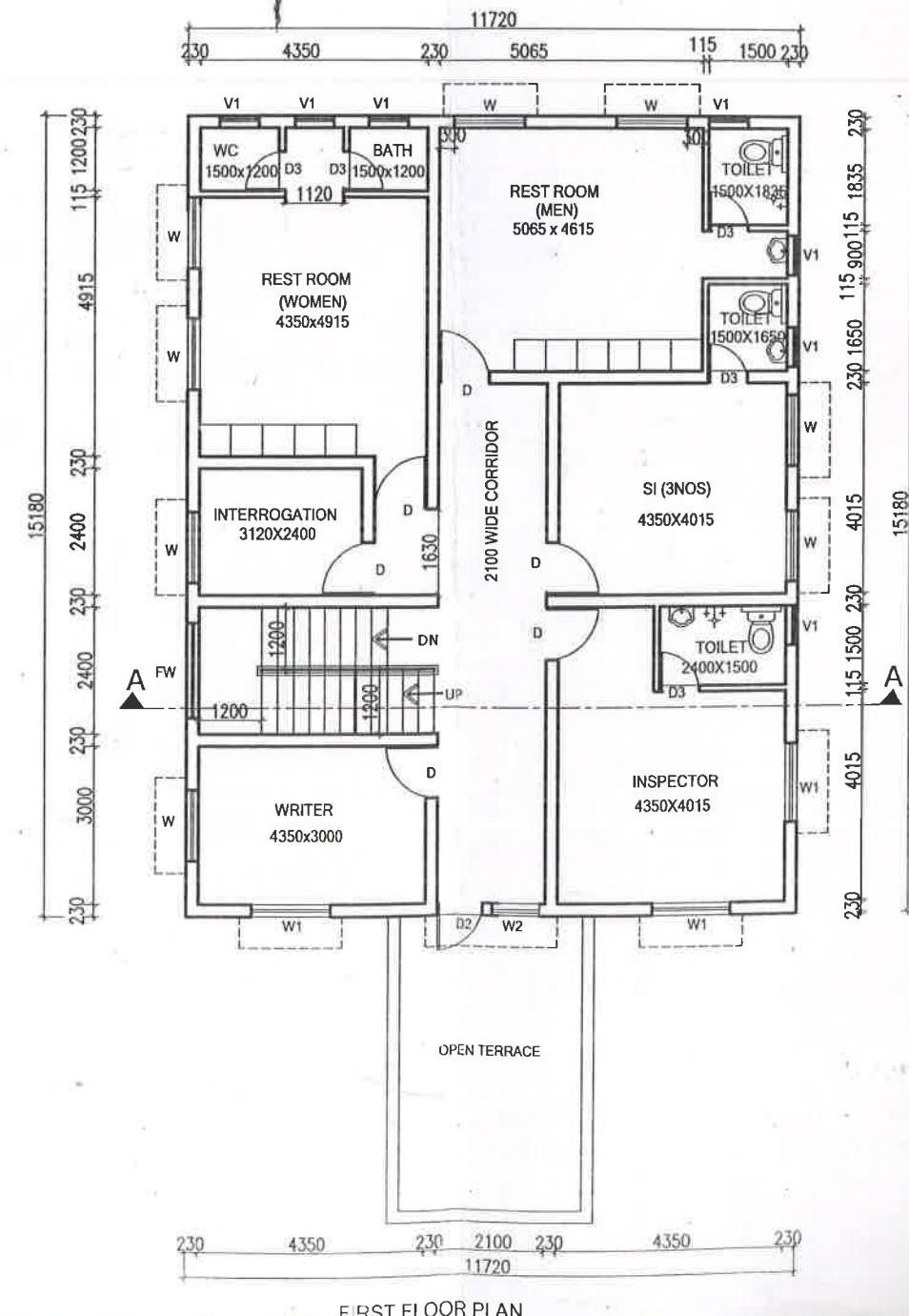
FRONT ELEVATION



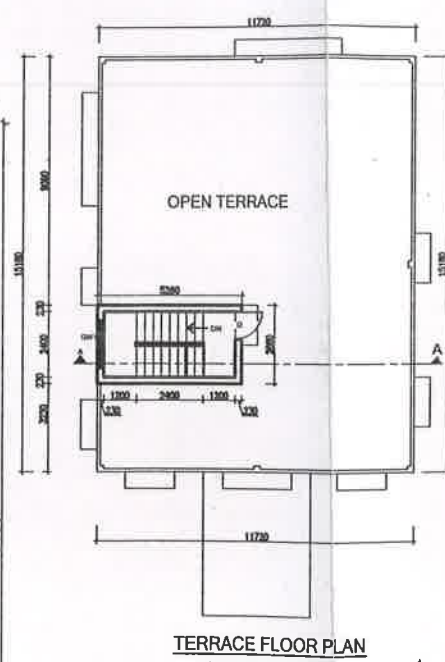
SECTION AA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN (NOT TO SCALE)

JOINERY DETAIL			
MD	DOOR	SIZE	DETAILS
D	DOOR	1800X2100	T.W. FRAMED DOOR WITH T.W. DOUBLE LEAF PANELLED DOOR SHUTTERS WITH BRASS FITTINGS
D1	DOOR	1000X2100	R.C.C. FRAMED DOOR WITH BWR SHUTTERS
D2	DOOR	1000X2100	DOORS WITH IRON BARS & MS FLATS
D3	DOOR	900X2100	R.C.C. FRAMED DOOR WITH BWR SHUTTERS
D4	DOOR	750X2100	P.V.C. DOOR WITH PVC FRAME
D5	DOOR	750X1350	P.V.C. DOOR WITH PVC FRAME
W	WINDOW	1350X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W1	WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
W2	WINDOW	900X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
SW1	SLIDING WINDOW	1500X1350	STEEL FRAMED GLAZED WINDOW WITH MS GRILLS
V	VENTILATOR	1350X600	VENTILATOR WITH IRON BARS AND MS FLAT WITH EXPANDED METAL WELDED ON TO IT
V1	VENTILATOR	750X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS
FW	FIXED WINDOW	1800X1350	GLAZED WINDOW WITH MS GRILL
VO	VENTILATOR	1350X600	STEEL FRAMED GLAZED VENTILATOR WITH MS GRILLS

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 OBD 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
PIPES/TAPS	: P.V.C / HALF TURN C.P. TAP

AREA STATEMENT	
	SQM
GROUND FLOOR	- 177.90
PORTICO (HALF AREA)	- 11.80
FIRST FLOOR	- 177.90
TOTAL	- 367.60
	3957 SQFT

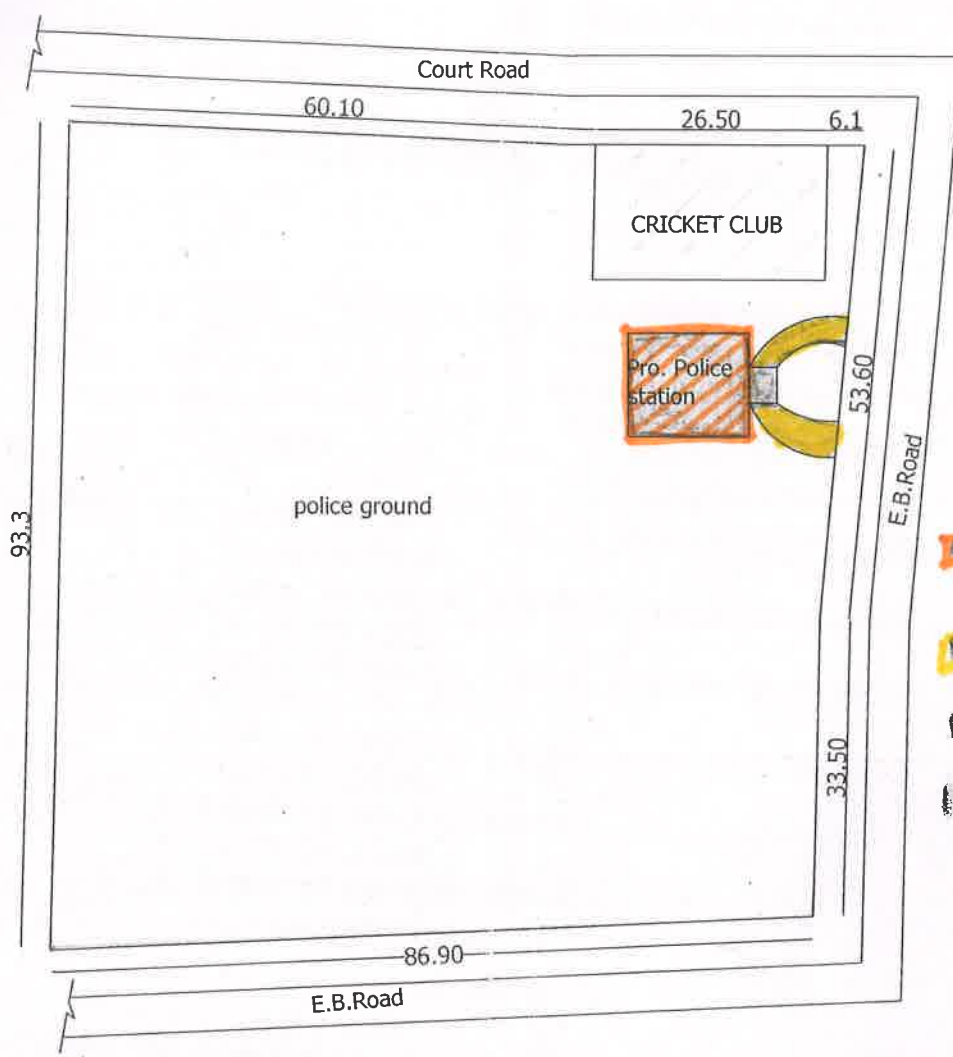
- NOTE**
1. STAIRCASE :- TREAD-300 MM, RISER-157.143MM.
 2. PLINTH HEIGHT 900 MM FROM NGL.
 3. SILL LEVEL 750 MM FROM FL.
 4. LINTEL HEIGHT 2100 MM FROM FLOOR LEVEL.
 5. ROOF HEIGHT 3300 MM (INCLUDE SLAB THK.)
 6. HEIGHT OF PARAPET WALL IN BALCONY, TERRACE ETC. IS 1200 MM.
 7. WIDTH OF SUNSHADE IS 600 MM.
 8. 20CM DEPRESSION SHOULD BE GIVEN FOR BATH & TOILET PORTION

PROPOSED URBAN POLICE STATION
S.NO
VILLAGE
BLOCK
TOWN / TALUK
DISTRICT

Sd / dt. 12.10.15 Jr.Arch	Sd / dt. 15.10.15 Asst.Arch	Sd / dt. 15.10.15 AEE/Arch	Sd / dt. 11.11.15 HDO/DB
Sd / dt. 19.10.15 Executive.Engineer (Plg)		Sd / dt. 04.11.15 Supdt. Engineer. (CC)	
SCALE : 1:100		Sd / dt. 11.11.15 Chief Engineer.	
DRG NO: DP/153R2/15			

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

9/4/2020
on @ 19/10/20
CE/TAPK



- Proposed Police Station.
- Proposed C.C. Road.
- Boundary line.
- EXISTING BUILDINGS.

CE/TNPHC 9/4/2015

CONSTRUCTION OF URBAN POLICE STATION BUILDING WITH DEVELOPMENT WORKS AT THANJAVUR WEAST IN THANJAVUR DISTRICT.

TAMIL NADU POLICE HOUSING CORP. LTD		MASTER LAYOUT (TENDATIVE)
THANJAVUR SUBDIVISION		ALL DIMENSIONS ARE IN METER
TRICHY DIVISION		<p>NO : 11/5</p> <p>LAND AREA : 1 Acre 40173 sq.ft.</p>

C. Jay 13/06/2015
38/005

Mr. M. M. M. 29/06/2015
12122

30.6.15

Superintendent of Police
THANJAVUR.

30.6.15