



**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**



**Letter. No.CE/Plg/TNSC Bank - Chennai/2022**

**Dt:06.06.2023**

To

The Managing Director,  
Tamil Nadu State Apex Cooperative Bank Ltd.,  
# 4, NSC Bose Road,  
Chennai – 600 001.

Sir,

**Sub:** TNPHC Ltd – HO – Plg – Renovation and Rehabilitation of Tamil Nadu State Apex Co-operation Bank Limited., Head office at NSC Bose Road, Parrys Corner in Chennai city – Estimate proposal and willingness – Furnished – Regarding.

- Ref:** 1. The Managing Director/ TNSACBL, Lr.C.No: 3225/ Estate/ 2021-22,  
Dt: 24.12.2021 & 02.02.2022.  
2. The Managing Director/ TNSACBL, Lr.C.No: 10980/ Estate/ 2021-22,  
Dt: 11.10.2022  
3. This office letter even dtd: 25.03.2022, 21.04.2023

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The Managing Director / Tamil Nadu State Apex Cooperative Bank Ltd., has requested to Depute an Engineer to inspect TNSC Head office and TNSC Jawahar Nagar branch towards renovation/ Modernization.

Based on that the above building was inspected and send a report to the MD/TNSC.

The Managing Director/ TNSCB has again requested to inspect Anna Nagar, Ashok Nagar branches and SCSTI building towards Renovation / Modernization and submit the quotation Vide your reference dated 02.02.2022.

Accordingly, the Anna Nagar, Ashok Nagar branches and ACSIT building were inspected and discussed with respective bank officials and arrived preliminary rough cost estimate for year 2021-22 for Renovation of TNSC /HO at Parrys Corner, ASCTI Campus at Madhavarm, TNSC Apex Co-operative Bank at Anna Nagar and new construction proposal of Bank at Madhavaram, Ashok Nagar, Jawahar Nagar for total Rs. 3791.07 Lakhs has been sent to user department on 25.03.2022.

Several meetings and discussion were held with TNSC Bank Higher Officials regarding TNSC / HO Renovation space Management Elevation, Materials to be used etc., Finally the Managing Director TNSC Bank Ltd has given concurrence and confirmation for the preparation of 3D views and

Animation for the proposed interior and exterior to TNSC Bank Head Office Building in Parys Chennai and also requested to submit the estimate proposal vide reference 2<sup>nd</sup> cited.

Based on the above, an estimate proposal with **18% GST instead previous 12%** and for the current PWD SR 2022-23 has been prepared and submitted with the following provisions.

1. Dismantling existing mosaic flooring, toilet flooring, wall tiles near staircase, existing false ceiling, existing windows, existing wooden wall panel etc.,
2. Supplying and fixing of stain free Nano-Polishing Vitrified Tiles of size 600x600x8mm
3. ACOUSTICS CARPET - Providing and fixing Carpet flooring of 6 mm thick PVC flexible, homogeneous antistatic calendared compacted floor covering, minimum weight 4200 gsm<sup>2</sup>
4. Roof treatment using polymer modified material applying one coat of polymer liquid and two coats of clear seal coat after cleaning the entire surface.
5. Supply and laying of Stone Plastic Composite flooring of 1286mm length, 192mm width and 6mm thickness
6. Dismantling damaged pressed tiles and replace with new pressed tiles.
7. Painting the inner old walls with two coat with 1st class ready mixed plastic emulsion paint of best approved quality colour and shade including scrapping the surface, clean removal of dirt and dust etc.,
8. Painting the exterior old walls with two coat with 1st class ready mixed exterior emulsion paint of best approved quality colour and shade including scrapping the surface, clean removal of dirt and dust
9. Supplying and fixing UPVC (Un-Plasticized Polyvinyl Chloride) Windows
10. Pointing the Pressed Tile over the roof with cement mortar 1:3 (One of cement and three of sand)
11. Supplying, fabricating, erecting and fixing Hilux (or) Equivalent Board False Ceiling upto a ceiling height of 4.5m from floor level.
12. Providing and fixing of Acoustic Wall Paneling (equivalent to Armstrong) in channeled wood works perforated panels of width 192mm, thickness of 15mm
13. Supplying and fixing of termite proof / water proof ply wood 19mm thick fixing the channel work etc.,
14. COUSTICS - DOORS - Providing and fixing of Noise Reduction doors (make ENVIROTECH or Equivalent ) consisting of Door frame made out of good quality hard wood , section size – 100 mm x 110 mm fitted with 'D' type rubber gasket to block noise leakage from gap

15. Providing UPVC (Un-Plasticized Polyvinyl Chloride) Door: Providing and fixing casement doors fabricated from un-plasticized polyvinyl chloride (uPVC) sections. Profiles: The profiles should be three
16. Supplying and erection of bill counter and ticket counter for wood plastic composite board 0.60 density etc.,
17. Supplying and applying of Polyurethane (PU) Injection Grouting in lift pit leakage area, drilling the leakage area, insert the nozzle and injecting the Polyurethane (PU) foam chemical
18. Supply, installation, testing and commissioning of 11 KV, 800A, 500 MVA indoor Ring Main Gear ( RMG ) 5 Panel refer single line diagram 3 PANEL HT VCB - INDOOR TYPE - ( TRANSFORMER CONTROL )
19. Supply and laying of 3 Core X 185 Sqmm, 3 Core X 300 Sq.mm 11 KV ( E ) XLPE armored aluminum underground cable in the existing cable trenches / Cable Tray
20. Supply of Blue Star make All Inverter VRF system model VRF V Plus outdoor units with inverter compressor with condensing unit blue fin coated condenser coils multi speed fan motor. The capacities mentioned below will be in combination of outdoor units (max up to 3 outdoor units allowed per combination to meet each of the capacity of 66HP, 64HP, 62HP, 50HP, 44HP, 30HP, 26HP.
21. Supply and fixing of modular work station, modular meeting table, VIP dining table with chairs, single seat chair, single , double and three seat sofa.,
22. LS Provision for Providing elevation, Internal electrical & Plumbing arrangements, firefighting and lighting arrestor, Landscaping, Hydraulic lift, additional furniture arrangement, flag post arrangement, preparing animation walk through presentation in digital motion picture for 90 second, Biometric arrangement and CCTV arrangement.
23. LS provision for structural, electrical, air conditioner, firefighting and lighting and Architectural Consultant charges.
24. LS provision for preparing animation walk through presentation in digital motion picture for 90 second.

The estimate proposal has been prepared based on the current PWD schedule of rates for the year 2022 -23 & local market rates and including 12.5% escalation for the year 2023-24 for the value of ₹ 2831.93 Lakhs and same has been sent to user department on 21.04.2023.

In continuation to the above, a meeting was convened at TNSC Head Office with TNPHCL higher officials regarding the estimate proposal. **As discussed in the meeting the estimate proposal is revised without escalation charges and the restricting value of LS provisions has been prepared for the value of ₹2105.00 Lakhs.**

The experts in Fire Fighting, Architect for Elevation is Consulted regarding LS provisions made in the estimate and obtained assurance that the provisions are sufficient for executing the works.

The above estimate proposal has been enclosed herewith and the following advantages of entrusting the work to TNPHCL over the other agencies as below.

- 1) The high quality with time schedule will be maintained.
- 2) The supervision centage charges of TNPHC is 7.5% where as other agencies charge 12.5% to the estimate value.
- 3) The expected less tender premium is high in TNPHC by which, the savings amount might be utilized in the project in addition to the proposed provisions.

Necessary L.S provisions are made in the estimates for GST @ 18%, Labour Welfare Fund @ 1%, Unforeseen items, contingencies & petty supervision charges @ 2.5% and Supervision charges @ 7.5%.

The Estimate has been prepared based on the PWD SR for the year 2023-24 and local rates are adopted for Non-Scheduled items.

The total value of the estimate is worksout to **₹21,05,00,000/-** including overhead charges.

Hence, it is requested that the above estimate proposal may be approved and communicated to us for taking further action.

**Encl:** As above. .

  
**Chief Engineer**  
6/6/23

**Tamil Nadu Police Housing Corporation Limited**

**GENERAL ABSTRACT**

**Name of work: Renovation and Rehabilitation of Tamil Nadu State Apex Co-operative bank limited Head office at NSC Bose road, Parrys corner, Chennai**

Sl.No.	Qty	Description	Rate	Unit	Amount
		<b>BUILDING WORKS</b>	<b>AS PER PWD SR 2023-24</b>		
1	1.00	Renovation work of TNSC bank Head office	62879370.10	1 Unit	6,28,79,370.10
2	1.00	External electrical arrangement	23401866.00	1 Unit	2,34,01,866.00
3	1.00	Air conditioner arrangement	34217940.00	1 Unit	3,42,17,940.00
4	1.00	Furniturt arrangement	8086000.00	1 Unit	80,86,000.00
		<b>SUB - TOTAL - II Rs.</b>			<b>12,85,85,176.10</b>
5		<b>GST at 18%</b>			2,31,45,331.70
		<b>SUB - TOTAL - III Rs.</b>			<b>15,17,30,507.79</b>
6		Provision for Elevation	LS		1,47,20,000.00
7		Provision for Internal eletrical & Plumping arrangemnts, fire fighting and lightening arrestor	LS		95,00,000.00
8		Provision for Hydraulic lift Stilt + 2 Floor	LS		15,00,000.00
9		Provision for name board erection	LS		10,00,000.00
10		Provision for CCTV arrangement	LS		25,94,000.00
11		Provision for 500 KVA Diesel Generator	LS		40,00,000.00
		<b>SUB - TOTAL - IV Rs.</b>			<b>18,50,44,507.79</b>
12	LS	Labour Welfare fund @ 1%	LS		12,85,851.76
13	LS	Unforeseen items,Contingencies and PS Supervision charges at 2.5%	LS		46,26,201.50
14	LS	Supervision Charges @ 7.5%	LS		1,38,78,338.08
15	LS	GST @ 18% for Supervision Charges	LS		24,98,100.86
		<b>SUB - TOTAL - V Rs.</b>			<b>20,73,33,000.00</b>

Sl.No.	Qty	Description	Rate	Unit	Amount
16		Provision for structural, electrical, air conditioner, fire fighting and lighting arrester and Architectural consultant charges	LS		14,67,000.00
17		Provision for preparing animation, walk through presentation in digital motion picture for 90 second	LS		17,00,000.00
			<b>Grand Total</b>		<b>21,05,00,000.00</b>

*[Signature]*  
**Chief Engineer**

28/06/06