

MINNAGAM – A STATUS REPORT

We feel proud that we are in possession of an immovable property to an extent of around 9,334.592 sq ft (3.89 Grounds) at the prime location in the fast developing Chennai City. It is again a matter of pride that we are the FIRST among all trade unions in TNEB and also among all Graduate Engineers' Associations of the Government Departments & Government Undertakings. We are duty bound to salute our former office bearers in general and in particular Ers. R.Sengottain & M.Haridass for having secured this valuable asset to our Association.

2. It appears that Minnagan, now available with 3 rooms & 2 dormitory type rooms altogether with 23 beds a plinth area of about 1900 sq ft, was acquired by outright purchase by our Association in the year 1976. It is further said that it was around 30 years old even at the time of purchase in 1976. It has effectively served for us for around 40 years after purchase and altogether 70 years. This old building was named after Er.R.Sengottaiyan Illam, after his demise. It is now in dilapidated condition. Unless it is renovated with major repairs at huge cost, it cannot be utilized for stay by our members.

3. It is seen that our Association has constructed a new building viz. Er.APR Illam on a plinth area of about 1200 sq ft. It has a provision for 2 A/C Rooms & 4 Non-A/C Rooms. It was declared open in the year 1992. This building also warrants repair works to be carried out.

4. Initially our previous CEC planned to construct a multi-purpose complex with Stilt + 4 Floors. The CMDA, which is competent to accord approval for construction of Stilt + 4 Floors, is insisting for an entrance width of 22 feet to our complex. Incidentally, the available width at the entrance to our premises is only 14'. Unless, we arrange for an entrance width of 22', it would be difficult to secure approval from CMDA for construction of Stilt + 4 Floors as we dream.

5. With the present entrance width of 14', it is possible to construct Stilt + 2 Floors building. We can secure necessary approval from the Chennai Corporation itself. We may proceed to construct Stilt + 2 Floors building at present, with option to go in for further 2 Floors in the future with the approval of CMDA, in the event of wider entrance to 22' at later point of time due to proposed road widening along Royapettah High Road.

6. For execution as above, it is mandatory to provide necessary setback area for construction of Stilt + 4 Floors Complex now itself, even though we intend to construct Stilt + 2 Floors at present. The CEC, which met on 01.05.2015 at Natham, directed me to study this issue and submit a report. "D&A Studio (Architects & Interiors), Ashok Nagar, Chennai" was engaged for a study. They are now ready with necessary drawings & planning for construction of Stilt + 2 Floors building. The architects desire to peruse the copy of the Sale Deed of our property to study the possibility of construction of Stilt+4 Floors at future. I am unable to produce the same to the architects, since it is not available at the Association Hall.

7. It is now indented to secure approval for demolition of the existing buildings & construction of new Stilt + 2 Floors building.

The tentative salient details of the proposed building. (Stilt + 2 floors)

Stilt floor (6000 sq ft) – Car parking with provision for facilities room etc.,

First floor (6000 sq ft) – Commercial purpose (for rent purpose)

Second floor (6000 sq ft) – 16 Nos. double rooms with attached toilets for all.

Terrace floor - open (designed for one floor load for future provision)

Tentative cost construction : 6000 x Rs. 1150 + 12000 x Rs. 2300
= **Rs. 3.45 Crores** (by thumb rule)

This cost does not include the cost towards building plan approval, Soil testing, Consultants fees, Interior works, any other future area expansion, site bore well / temporary connections etc., Estimate proposed by the architect is also enclosed.

Further course of action proposed:

Soil test report for designing (2 Nos. bore holes) = Rs. 25,000/= (Stilt + 2 floors)
Rs. 70,000/= (Stilt + 4 floors)

To carry out the minor repair works to the existing building = Rs.2,00,000/- (Tentative)
(Detailed estimation will be done on approval)

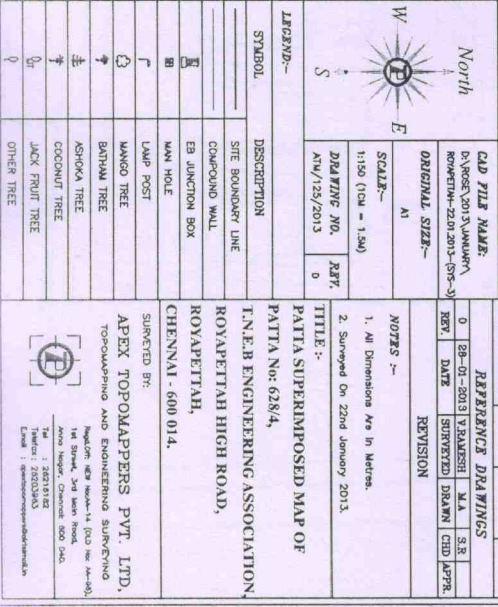
As the existing bore hole is, reported to be not yielding water from the year 2004 onwards, (only corporation water is connected to the sump and now water is not sufficiently available for the inmates), it is proposed to drill a new bore hole for water after checking with a water diviner. The tentative cost is Rs. 70,000/- (appx. 200 feet deep)

8. This CEC is looking forward to hear your well-considered opinion on this important issue.

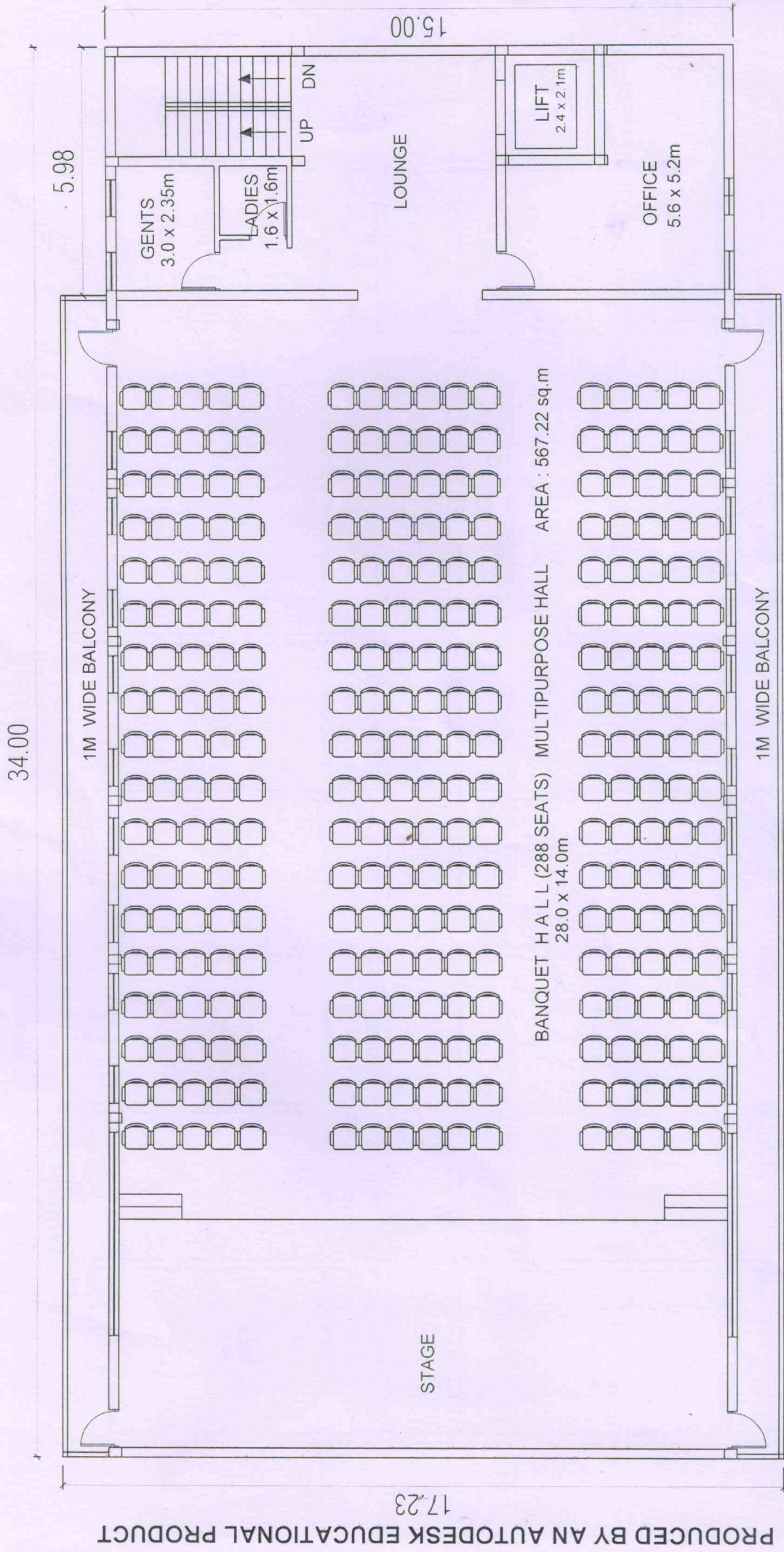
Yours fraternally,

(J.Tamilselvan)
Secretary/Minnagam

AS PER SITE BOUNDARY LINE
47
PATIA LINE WITH DIST
PATIA NUMBER
62864







FIRST FLOOR PLAN





**Proposed Commercial building for M/s. TNEB ENGINEERS
ASSOCIATION AT ROYEPETAH, CHENNAI**

ROUGH ESTIMATE

10.08.15	Plinth Area	16,300	sft
S. No	DESCRIPTION	Rate / Sft	Amount
1	FOUNDATION	95	1,548,500.00
2	REINFORCED CEMENT CONCRETE	80	1,304,000.00
3	SUPER STRUCTURE	195	3,178,500.00
4	REINFORCEMENT STEEL & FORM WORK	305	4,971,500.00
5	BRICK WORK	265	4,319,500.00
6	PLASTERING	190	3,097,000.00
7	WATERPROOFING	25	407,500.00
8	FLOORING	260	4,238,000.00
9	JOINERY	215	3,504,500.00
10	MS GRILLS	20	326,000.00
11	PAINTING WORK	160	2,608,000.00
12	MISCELLENEOUS ITEMS / SITE DEVELOPMENT	180	2,934,000.00
13	ELECTRICAL WORKS	200	3,260,000.00
14	PLUMBING WORKS	185	3,015,500.00
	TOTAL AMOUNT	2,375.00	38,712,500.00

Note: **Excuded items from the estimate**

- 1 Cost for Approval & Liasoning
- 2 Site survey and Soil testing
- 3 Consultants fees
- 4 Interior works
- 5 Any other future area expansion
- 6 Site Bore well / Temporary connections

The above costing is based on thumbrule and for reference only