

Revision of norms for Maintenance and
Repairs grants for Government Buildings.

GOVERNMENT OF MAHARASHTRA
Public Works and Housing Department
Government Circular Memo No. BDG 1180/378/D-2
Mantralaya, Bombay 400 032.

29 th July 1980

Reference :- Govt. Memo No. P.69 (7)

Desk No. 21 A, dated 3/12/1975

C I R C U L A R

Government had fixed certain norms to be adopted for working out the requirement for repairs to Government Residential Non-Residential Bldgs. vide Govt. Memorandum referred to above. These norms were based on the Capital Cost, as well as the age of the bldge.

These norms were fixed in the year 1975 and the Maintenance and repairs grants worked out on these basis were found to be quite inadequate to maintain the buildings properly, in view of ever increasing rates of materials, Labour and non-repair items like Service charges, Electricity charges, Water charges etc.

3. The matter was under consideration of Government for some time past and it has been now decided that the norms of maintenance grants should be related to the total built up area as well as functioning of the buildings.

Government is therefore, pleased to fix the following revised norms to be adopted in working out the requirement for repairs to Government residential/Non-Residential buildings.

Type of building	Rate for M & R Civil Portion	Rate for M & R Electrical Portion	Total
Rs. Per Sq. meter of built up area			
1. Adm. & Residential Bldge.	10	1.5	11.5
2. Hospitals and residential bldgs. of special nature such as M.L. As Hostels, V.I.Ps. Bunglows, V.I.P. Guest house etc.	12	2	14
3. Monumental bldgs, such as Council Hall, Museums (Revindra Natya Mandir etc.)	15	2.5	17.5

4. The above rates are recommended for 8 items as under.
1. Repairs to fixture and fastening of doors and windows.
2. Repairs to frames and shutters of doors and windows.
3. Repairs to sanitary and water supply fittings.
4. Colour washing distemparing and painting of walls and doors and windows.
5. Repairs of floors.
6. Repairs to plaster, pointing.
7. Repairs to roof such as turining gttles replacement of files water proofing course etc.
8. Monsoon protectin such as Bamboo matting etc.
9. Maintenance of electrical fittings and fixtures.
5. In addition to the provisin on above items and at rates prescribed above, additional provision may be made on the following items.
 1. Municipal Taxes (2) Services charges (3) Water charges.
 - 4) Telephone charges (5) Electricity charges (6) Rent for Maharashtra Housing Board Tenements (7) Running of Assc Sessions (8) Air conditioning. (9) Bulk Electric distr-bution etc. (10) Running charges of Rest House/inspac Bunglows such as provision of lines, furniture etc.
6. In case of buildings more than 25 years old, further addition at 25 % of the above norms may also be made to take of more repairs required in case of such old buildings.

These norms should be adopted while demanding grants for current repairs and special repairs to buildings in future.

This circular memorandum issue with the concurrence of Internal Financial Advisor and Joint Secretary to Government, Public Works and Housing Department

By order and in the name of the Governor of Maharashtra.

Sd/-
Deputy Secretary to Govt.

प्रशासकीय व निवासस्थानीय इमारतींचे
परिरक्षण व दुरुस्ती करिता लागणाऱ्या
सर्वसाधारण बाबी व त्यांच्या कालावधी

अ. क्र.	सर्वसाधारण बाबी	"	"	कालावधी	"	शेरा
१.	२.	"	"	३	"	४
१.	इमारतीच्या भिंतींना आंतील बाजूने चुन्याच्या सफेदीचे दोन हात देणो.	"	"	दरवर्षी ऑक्टोबर/नोव्हेंबर महिन्यात	"	"
२.	भिंतींना बाहेरच्या बाजूने रंग सफेदी अगर पिवळ्या मातीचे दोन हात देणो.	"	"	दर दोन वर्षांनी एकदा	"	"
३.	भिंतींचा आंतील बाजूने ड्राय डिस्टेंपरचे दोन हात देणो.	"	"	दर दोन वर्षांनी एकदा	"	"
४.	भिंतींना आंतील बाजूने ऑईल-बॉर्ड डिस्टेंपरचे दोन हात देणो.	"	"	दर तीन वर्षांतून एकदा.	"	"
५.	दरवाजे खाडक्या, जाळ्या इत्यादींना ऑईल पेंटचे दोन हात देणो.	"	"	दर पाच वर्षांतून एकदा	"	"
६.	लागडी सामान-सुमानास फेंच पॉलीश करणो.	"	"	दर तीन वर्षांतून एकदा	"	"
७.	लाकडी दरवाजांना, प्रब्यांना वार्निश करणो.	"	"	दर तीन वर्षांतून एकदा	"	"
८.	विश्राम गृहातील/तपासणी कुटीतील पडदे, काथ्याच्या मटस, खुर्च्यावरील गाद्याची आवरणे बदलणो.	"	"	दर पाच वर्षांतून एकदा	"	"
९.	खुर्च्यांचे वेतकाम करणो	"	"	जरुरी प्रमाणे.	"	"
१०.	फुटलेली मंगलोरी कवले बदलणो/नवीची कवले घाळणो.	"	"	जरुरी प्रमाणे.	"	"
११.	गिलाब्याची/दरवाजाची डागडुजी करणो	"	"	जरुरी प्रमाणे.	"	"
१२.	दरवाजे-खाडक्याचे टॉवर बोल्ट हॉडल्स, काचेची तावदाने वगैरे बदलणो.	"	"	जरुरी प्रमाणे.	"	"
१३.	फरशांची डागडुजी करणो	"	"	जरुरी प्रमाणे.	"	"
१४.	विद्युत सामान सुमान बदलणो/दुरुस्त करणो.	"	"	जरुरी प्रमाणे.	"	"
१५.	पाण्याची पुरवठ्याच्या साधनांची दुरुस्ती/ बदलविणो.	"	"	गरज भासिल त्याप्रमाणे.	"	"
१६.	शौच -कुपाच्या सेप्टिक टँकची तक्राई करणो.	"	"	दर चार वर्षांनी अगर गरज भासिल त्याप्रमाणे	"	"
१७.	इमारतीचे आयुष्यमान सुरक्षित राखण्यासाठी करावी लागणारी आकस्मिक त्रिकोस किंवा विशेष दुरुस्ती.	"	"	जरुरी भासिल त्याप्रमाणे.	"	"