

## APPENDIX XXII-A.

## NORMS FOR CARRYING OUT REPAIRS FOR GOVERNMENT BUILDINGS.

(Vide Paragraph 144, 144-A of Tamil Nadu Public Works Department Code.)

1. The Government direct that the norms based on the plinth area of the buildings as detailed under paragraph 2 below be adopted in respect of ordinary repairs and ceiling rates as detailed under paragraph 3 below be adopted for special repair works.

2. Plinth area rates for maintenance (Ordinary Repair Works).

Serial number. (1)	Category. (2)	Plinth area rate per square metre	
		Civil. (3) Rs. P.	Electrical. (4) Rs. P.
<i>I. Residential</i>			
(a)	Residential buildings in lines .. ..	2 00	1 00
(b)	Residential buildings scattered and independent ..	3 00	1 00
(c)	Residences of Ministers and High Court Judges	5 50	2 00
<i>II. Non-Residential.</i>			
(a)	Office buildings, hostels except Legislators' Hostels, Educational Buildings, Non-Hospital portion of medical buildings .. ..	2 25	1 25
(b)	Hospital buildings, Primary Health Centers ..	5 40	3 00
(c)	Secretariat-Fort St. George buildings including Legislative Assembly and Council—Secretariat New Multistoreyed buildings .. ..	Actuals.	1 75
(d)	Court Buildings .. ..	3 75	1 75
(e)	Jail Buildings .. ..	2 75	1 25
(f)	Places of Public Assembly like Kalaivanar Arangam and Museum .. ..	5 00	3 00
(g)	Inspection Bungalows and Circuit Houses ..	Actuals.	2 25
(h)	Legislators' Hostels .. ..	Actuals.	1 75
(i)	Monuments .. ..	Actuals.	Actuals.

NOTE 1.—These rates do not include erstwhile work charged establishment charges which has been brought under regular establishment category and also property tax for the building.

NOTE.—2. The rates specified for the above Ordinary Repair Works for a year contain only proportionate amounts towards white-wash/ colour-wash painting with reference to the periodicities fixed for such main tenance works. In case of group of buildings and multistoreyed buildings, the ordinary repairs work can be judiciously divided into compartments and completed according to the periodicities and within the Ordinary Repairs rate permissible but in case of separate and small buildings this cannot be done effectively and the work like painting has to be done once in 6 years for the entire building and in such cases the rate allowed for a year may not be sufficient. In such cases it will be permissible for the Executive Engineer to carry over and accumulate the saving effected in the preceeding years and carryout the painting works. However, the total amount spent on ordinary Repairs during the specified period of 3/6 years shall be limited to 3 times the ordinary repairs rate or 6 times the ordinary repairs rate as the case may be.

NOTE 3.—Plinth area for a multistoreyed buildings will be the total of the plinth areas at all floor levels.

2. (1) The above plinth area rates do not cover the expenditure on the following items which will be allowed based on actual requirement

(i) *Civil works.*—

(a) Maintenance of roads, lawns and garden within the compound.

(b) Conservancy charges wherever payable.

(ii) *Electrical*—

(c) Maintenance of all Air—conditioning plants cold storage plants, etc.,

(d) Maintenance of lifts.

(e) Rewinding of pumpsets, fans, motors, etc.,

(f) Maintenance of High Tension Installation.

The items (c) to (f) will be carried out under Special Repairs estimates (Electrical).

(g) Current consumption charges will be paid as per actuals.

(2) Extra rates may be permitted for the following.—

(i) An extra of Rs. 1/m<sup>2</sup> for buildings with Madras terraced roof sloping roof over wooden rafters beams, etc., for buildings with ceiling in excess of 3.3 meters from floor level.

(ii) Extras for hilly regions as permissible in the schedule of rates for different regions may be allowed over the plinth area maintenance rates.

## 3. Ceiling rates for special repair works.—

<i>Serial number.</i>	<i>Age of the building.</i>	<i>Special Repairs ceiling rate in terms of ordinary repairs rates.</i>
(1)	(2)	(3)
<b>A. Civil.</b>		
1	Less than 5 years	2 times ordinary repairs rate.
2	5 to 30 years	5 times ordinary repairs rate.
3	More than 30 years	10 times ordinary repairs rate.
<b>B. Electrical.</b>		
1	Less than 5 years	2 times ordinary repairs rate.
2	5 to 15 years	5 times ordinary repairs rate.
3	Above 15 years.	10 times ordinary repairs rate.

NOTE 1.—Only ceiling limit of total expenditure for a period of 5 years is fixed for Special Repairs expenditure on individual building based on plinth area. The work may be carried out once in 5 years or at intermediate periods according to the necessity but the total amount spent in a period of 5 years should not exceed the amount as fixed.

NOTE 2.—Whenever the ceiling limit is exceeded applying the approved plinth area rates, the specific approval for carrying out such works will be obtained from Chief Engineer (Buildings).

NOTE 3.—(a) Within the ceiling limits prescribed, the Executive Engineer may carryout special repairs works on all individual building not exceeding Rs. 50,000.

(b) For special repair works costing more than Rs. 50,000 and up to Rs. 1 lakh the work can be carried out after obtaining specific approval of the Superintending Engineer of concerned circle.

(c) For special repair works costing more than Rs. 1.00 lakh the Chief Engineer's (Buildings) approval may be obtained before carrying out the work.

NOTE 4.—Special Repairs to electrical equipments like pump, lifts, refrigerator, air-conditioners, High Tension Installations, Transformers, etc., will be as per actual requirements.

NOTE 5.—The Chief Engineer (Buildings) will review the rates for ordinary repairs and special repair works as and when found necessary and determine the rates with the approval of the Government.

4. In order to rationalise the maintenance efforts suitable maintenance materials and maintenance cycles have been given in the annexure. This contains the special treatment required for Hospitals and also Court Buildings etc, The field Officers are to follow the maintenance materials and periodicities as in the Annexure. The adoption of different periodicities suggested i.e. 3 years, 6 years etc., for white washing

colour washing, painting etc., may be done by judiciously dividing the buildings into separate compartments so that painting or white washing can be confined to the limited areas of compartments i. e. exterior doors and windows to be painted once in three years one third area comprising a wing will be covered each year etc.

5. A lumpsum provision is being made every year in the budget for carrying out the maintenance of the Public Buildings of the State Government other than residential buildings under the Head "259-A. Public Works Department and Maintenance and Repairs—I. Non Plan A.C. buildings—Other Office buildings and Court buildings (Other than Technical Education Department). The grant to be made available to the various beneficiary departments shall conform to the proportions indicated below.—

<i>Department.</i> (1)	<i>Distribution</i> <i>pressed as</i>	<i>Co-efficient (Ex-</i> <i>pressed as percentage).</i> (2)
General Administration	.. .. .	7.328
Justice	.. .. .	3.248
Registration	.. .. .	1.379
Education	.. .. .	16.458
Medical Public Health	.. .. .	41.834
Police	.. .. .	5.944
Animal Husbandry	.. .. .	0.948
Fisheries	.. .. .	0.145
Agriculture	.. .. .	1.415
Public Works	.. .. .	6.043
Other Departments (Forest, Fire Services, Treasuries and Accounts, Stationery and Printing, Social Welfare and Co-operation).	.. .. .	15.258

NOTE.—The Heads of the Departments are directed to consult the Chief Engineer (Buildings) for the execution of the maintenance works of the buildings, No reappropriation of the grant made available to the various departments is permissible In special circumstances the Chief Engineer (Buildings) may reappropriate the funds in consultation with the Heads of Departments concerned.

#### ANNEXURE.

Maintenance Materials and Maintenance periodicities for ordinary repairs.

I. A. *Non residential Buildings.*—(Office buildings, Educational buildings etc., including non hospital portion of buildings in Hospitals).

##### A. A.—*Interior.*—

A. a. 1. Colour washing/white washing shall be done up to 2.25 M once in a year for wall areas.

A.a. 2. White washing shall be done for wall area above 2.25 M. and ceiling once in three years.

A. a. 3. Where superior finish like Plastic Emulsion paint/Synthetic Enamel paint already in existence these items shall be done once in three years where they are marred by public use and in all other cases the superior finish shall be done once in six years.

A. a. 4. If the treatment is oil bound Distemper, the treatment shall be done once in three years.

A. b. *Exterior.*—

A. b. 1. (\*\*). Top areas of buildings above cornice, chajja or sunshade etc., shall be colour washed once in a year.

A. b. 2. The entire exterior shall be colour washed once in three years.

A. b. 3. (\*\*). In case superior cement paint is already in use the treatment shall be done once in three years for top areas of buildings above cornice, chajja etc.,

A. b. 4. In case of Superior cement paint is already in use, the treatment shall be done for the entire exterior area once in six years.

(\*\*) 10 per cent extra shall be provided for areas where patch works may occur.

A.C. *Toilets.*—White washing shall be done once in a year.

A. D. *Staircase, Handrails, Half Doors etc.*,—Varnishing with clear varnish shall be done once in a year and for other areas if varnishing required it shall be done once in three years.

(\*\*\*) B. *Hospitals.*—(Only Hospital portions used for patients and treatment).

B. A. *Interior.*—

B. a. 1. For walls up to 2.25 M. Synthetic Enamel Paint/Plastic Emulsion paint shall be done once in three years including operation theatres. In case tetanus occurs painting shall be done for the entire operation theatre including Doors and Windows.

B. a. 2. For walls above 2.25 M. and ceiling white washing shall be done once in three years.

B. b. *Exterior.*—As applicable to other non residential buildings.

B. c. *Kitchen in Hospitals.*—Colour washing shall be done once in six months for the full portion of the interior.

B. d. *Toilet in Hospitals.*—For walls up to 2.25M. white washing shall be done once in six months.

For wall area above 2.25 M. and ceiling white washing shall be done once in three years.

(\*\*) The above provision shall not be applicable for the non Hospital portions i. e. Office, Officers room, Store, etc., and these portions have to be treated as that of other non residential buildings.

C. *Court Buildings.*—

C. a. High Court.

C. a. 1. *Interior.*—Synthetic Enamel Paint/Plastic Emulsion Paint shall be done once in three years for Judges Chambers, Court Hall and Corridors.

C. a. 2. *Exterior.*—As applicable to other non residential buildings.



C. b. *Court Halls of District Court.*—Oil bound distemper shall be done once in three years for walls up to 2.25 M. and above 2.25 M. white washing shall be done once in three years.

C. c. *Varandahs, corridors and stair-cases etc.,*—Colour washing shall be done once in a year for walls up to 2.25 M. and white washing once in three years for walls above 2.25 M.

## II. A. Residential Buildings.—

A. a. *Interior including Toilet Stores, etc.,*—White washing shall be done once in a year including ceiling.

A. b. *Kitchen*—Colour washing shall be done once in a year.

B. *Exterior.*—Colour washing shall be done once in three years.

C. Superior items like cement painting etc., shall not be done except in the case of residences of Ministers and Circuit Houses/Inspection Bungalows. In such cases the treatment shall be done once in three years or every time there is a change in incumbency in Very Important Persons or when Circuit Houses are to be occupied by the President/Prime Ministers and Head of other Countries.

## III. A. Doors and windows:—

A. a. *Interior Doors and Windows:*—Painting shall be done once in six years.

A. b. *Exterior Doors and Windows*—Painting shall be done once in three years in the case of Hospitals and other important buildings according to the decision of Superintending Engineer concerned.

A. c. *Doors in important locations exposed to Sun*—The treatment with lac varnishing shall be done once in a year wherever such doors are having varnish.

IV. *Iron Gates and Steel Windows*—The Iron Gates and steel Windows in all buildings situated within 2 kms. of the Sea Coast shall be treated with economical type of Anti Corrosive Black painting once in a year.

For other buildings the painting shall be done once in six years.

V. *Over Head tanks*—White washing shall be done once in three months for interior portion.