



अन्नं बहु कुर्वीत तद् व्रतम्

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Government of Maharashtra
Mahatma Phule Krishi Vidyapeeth, Rahuri
Office : University Engineer, MPKV, Rahuri

Address: Central Campus, Administrative
Building, Mahatma Phule Krishi Vidyapeeth,
Rahuri, Tal- Rahuri, Dist- Ahmednagar,
Pin- 413722

No. MPKV/HAC/3857/2021

Dated : 18/01/2021

To,

Co-Ordinator,
Agriculture Knowledge Management Unit,
MPKV, Rahuri

Subject: Publication of norms for maintenance & repairs of Civil & Electrical
Works and Sankul Pratinidhi on Our official Website.....

Please find enclosed herewith the norms for maintenance & repairs of Civil & Electrical
Works and Sankul Pratinidhi of each res. Quarter for publishing on our official Website from dt.
21.01.2021 to 01.02.2021.

Thanking you,

University Engineer
MPKV, Rahuri.

Encl : As above

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Date-19/08/2020

MINUTES OF MEETING

The meeting regarding review & finalization of norms for maintenance & repairs of residential quarters at Central Campus, Rahuri was held on 19/08/2020 at 10.30 am Under the Chairmanship of Hon. Director of Research & Chairman, House Allotment Committee, MPKV, Rahuri in conference hall of Extension Education, MPKV, Rahuri. Following members were present for meeting.

Sr.No.	Name of Members	Designation
1	Dr. Sharad Gadakh	Director of Extension, Education and Chairman House allotment committee
2	Shri. V. E. Kote.	Comptroller & Member HAC
3	Dr. Y.G.Fulpagare	Associate Dean, PGI & Member HAC
4	Dr. D.B.Yadav	Head, Eco. Dept.& Member HAC
5	Dr. A.V.Solanke	Chief Seed & Member HAC
6	Smt. A.B.Padvi	Assistant Registrar (Admin), Member HAC
7	Er. M. P. Dhoke	University Engineer, Member Secretary HAC
8	Er. A. J. Bhagat	Asstt. Engineer
9	Er. V.R.Nalkar	Sectional Engineer (Civil)
10	Er. M.D.Sonawane	Sectional Engineer (Ele)
11	Er. V. S. Bhutkar	Junior Engineer (Civil)
12	Dr. B.K.Mali	Deputy Director of Research
13	Dr. S.D.Kale	Research editor
14	Shri. R.H. Nikrad	Office Superintendent
15	Shri. A.B. Harishchandre	Senior Clerk
16	Shri. D.R.Autade	Agril. Assistant
17	Shri. Umesh Supkear	Clerk

At Central Campus, Rahuri there are various types of officer and staff quarters such as A & B type quarters (Indraprasth colony), C type quarters (Mithila colony), D type quarters (Arvind colony), E type quarters (Ravindra, Gulmohor and Pujara colony), F type quarters (Swapnapurthy colony) , G type quarters (Pujara colony), SC shopping Centre quarters, SQ type quarter farm quarters, Datta vasahat- A/B/C type quarters etc for residential purpose. There are Total 565 Nos (Shown in Table no. 1) of quarters in premises of Central Campus, Rahuri. Most of these quarters were constructed more than 30 years back in load bearing structure with stone

masonry. Thus these quarters needs maintenance & repairs at every year. To utilize maintenance & repairs grants properly, we need to finalize specific norms for repairs of quarters (Shown in Table no.2).

In presence of above committee members and quarter representative, review of norms for maintenance and repairs of quarters finalized and following decision were taken with the reference of Government of Maharashtra. Public Works Department Circular No. BLDG 1088/CR-140/Bldg-2Mantralaya, Bombay 400032 Dated 19th march 1991. Details of works to be execute shown in following Table no.2

Details of quarters at Central Campus, MPKV, Rahuri

Table no.1:-

S/R	Type of Quarter	Quarter name	Nos of quarters
1	A Type	Indraprastha	10
2	B Type	Indraprastha	14
3	C Type	Mithila	30
4	D Type	Arvind	23
		Gulmohor	13
5	E Type	Pujara	12
		Ravindra	30
		Gulmohor	18
6	F Type	Pujara	14
		Vivekanand	30
		Gulmohor	18
		Swapnapurti	30
		Shample Quarter	4
7	G Type	Pujara	24
		Trimurti	9
		Dynaneshwar	40
		Sharad	60
8	SQ Type	Bhupali	12

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		Trimurti	15
		Dynaneshwar	40
9	SC Type	New	5
		Old	7
10	Backside to VC Bungalow	Old	2
11	Datta Vasahat	A Type	6
		B Type	19
		C Type	18
12	Farm Quarter	Anjani	28
13	Vet. Quarter	-	2
14	Farm Lab Quarter	-	2
15	Dairy Quarter	Dairy	30
	Total Nos of Quarters		565

(Table no.2)

Details of works to be done for residential quarters at Central Campus, MPKV, Rahuri

S/R	Description of Works	Periodicity	Proposed Norms
A	<u>Civil work</u>		
A	<u>Dismantling work</u>		
1	Dismantling of Internal wall near kitchen (To increase kitchen Space)	Nil	Changes by dismantling of internal wall (To increase kitchen Space) in the existing quarters/structures are not allowed except Poojara Colony if slab is not rested on wall near kitchen platform. Precautions of the structure should be seen.
2	Dismantling of External Compound wall (To make arrangements for Four wheeler Entry)	Nil	Changes by dismantling of external compound wall (To make arrangements for Four wheeler Entry). In the existing quarters/structures are not allowed. If any kind of dismantling notices without permissions of concern authorities, then fine amounting Rs.10,000/- (Ten Thousand Only) in addition to cost of reconstruction of wall shall be taken from resp. resident.

B Painting Work			
1	Internal Painting	3 Years	Oil Bound Distemper for all quarter's categories mentioned in above Table no.1 with approved color scheme only.
2	External Painting	5 Years	Cement Paint for all quarter's categories mentioned in above Table no.1 with approved color scheme only.
3	Repainting of Compound wall	5 Years	Cement Paint for brick masonry compound wall structures, all quarter's categories mentioned in above Table no.1 For Stone Masonry, no coloring should be done.
4	White washing, Color Washing to WC, Bath and kitchen	3 Years	Oil Bound Distemper for all quarter's categories mentioned in above Table no.1
C Flooring work			
1	Internal flooring	20 Years and periodical repairs for breakages.	<ul style="list-style-type: none"> Repairs to existing floor shall be done as per the existing type (if less than 25% of total quantity of existing flooring is damaged). Total Replacement by Ceramic antiskid flooring as per availability of funds shall be done (if more than 25% of total quantity of existing flooring is damaged). <p>Note:- Ceramic antiskid flooring can be used for all quarter's categories mentioned in above Table no.1</p>
2	WC and Bath Flooring	15 year and periodical repairs for breakages.	<p>For Ground floor Ceramic antiskid flooring and for 1st, 2nd floor waterproofing shall be done as per site conditions for all quarters categories mentioned in above Table no.1.</p> <p>Undertaking of Defect liability period for 2 years from Contractor for WC and Bath Flooring work shall be taken.</p>

3	WC and Bath Dado	15 year and periodical repairs for breakages.	<p>Ceramic dado tiles for WC and Bath. Dado height of 0.90m for WC and 1.20m for Bath should be for all quarter's categories mentioned in above Table no.1 hence fourth.</p> <p>Undertaking of Defect liability period for 2 years from Contractor for WC and Bath Dado work shall be taken .</p>
4	Kitchen dado	15 year and periodical repairs for breakages.	<p>Ceramic dado tiles of 1.50 m height above kitchen otta & remaining portion oil painting should be done up to slab level & No kitchen ottah should break, for height purpose. for all quarters categories mentioned in above Table no.1.</p> <p>Undertaking of Defect liability period for 2 years from Contractor for Kitchen Dado work shall be taken.</p>
5	Passage dado in front of bath & WC	15 year and periodical repairs for breakages.	<p>Passage dado in front of bath & WC work shall not be undertaken or executed.</p>
6	Basin dado	15 year and periodical repairs for breakages.	<p>Ceramic dado for 0.30 m height above Basin should be done for all quarters categories mentioned in above Table no.1</p> <p>Undertaking of Defect liability period for 2 years from Contractor for Basin Dado work shall be taken.</p>
7	External Shahabad Flooring in front of quarter	15 year and periodical repairs for breakages.	<ul style="list-style-type: none"> Shahabad tiles for 1.20m to 1.50m wide pathways only except Quarter Periphery should be done for all quarters categories mentioned in above Table no.1. (Applicable to GF quarters only), But avoiding the drainage line under. In Swapnapurty Colony, external Shahabad flooring in-front of quarters shall be done as per same previously laid.

S	Renovation to Kitchen Otta	10 years	Kadappa otta should be provided for all quarters categories mentioned in above Table no.1. No granite should be provided in any case.
D	Shed in front of quarters	NA	Iron shed in front of quarters not allowed from university funds. If requires then arrangements shall be done at own by taking necessary permissions from concern authorities to the outside portion of quarters.
E	Powder, coated sheets with false ceiling	20 Years	Old AC sheets more than 20 years should be replaces if damages observed & provide Powder coated sheet roofing with false ceiling as demand received from resident. Applicable to only Quarters with Old Asbestos cement sheets roofing.
F	Doors & Windows		
1	Entrance & Internal doors	15 Years and periodical repairs for breakages like glasses and shutters.	Solid core flush door shutter of 35mm thick or PVC solid door shutters shall be provided for all quarters categories mentioned in above Table no.1.
2	Aluminum Jali door front and back	15 Years and periodical repairs for breakages like glasses and shutters.	Aluminum Jali door front and back work shall not be undertaken or execute in any case.
3	Safety door	15 years	Safety door work shall not be undertaken or execute.
4	Sliding windows/ louvers	15 Years and periodical repairs for breakages like glasses and shutters.	<ul style="list-style-type: none"> For Openings more than 3.0 feet then two track sliding windows shall be provided for all quarters categories mentioned in above Table no.1.
5	Z section windows or wooden two shuttered windows with glasses	15 Years and periodical repairs for breakages like glasses and shutters.	Not Applicable

6	Changing of louvered windows WC & Bath	20 years	Aluminum louvered windows shall be provided for all quarters categories mentioned in above Table no.1.
7	Repairs to weather shed	3 years	By plastering or as directed by Engineer I/C for all quarters categories mentioned in above Table no.1.
8	Changing of door shutter with frame of WC & Bath	20 years	Once quarter is handed over to occupants then his responsibility otherwise Estate office responsibility to replace damaged door shutters for all quarters categories mentioned in above Table no.1.
G	Waterproofing		
1	Waterproofing to roof slab	10 years	Brick bat coba waterproofing shall be done if any major leakages observed and parapet wall, tar felt should be used for waterproofing for all quarters categories mentioned in above Table no.1. Undertaking of Defect liability period for 10 years from Contractor for Waterproofing to roof slab work shall be taken from Contractor.
2	Waterproofing to RCC tank on terraces	10 years	Brick bats waterproofing shall be done if any major leakages observed for all quarters categories mentioned in above Table no.1. Undertaking of Defect liability period for 10 years from Contractor for Waterproofing to RCC tank on terraces work shall be taken from Contractor.
3	Waterproofing to WC and Bath	10 years	Waterproofing shall be done if any major leakages observed for all quarters categories mentioned in above Table no.1. Undertaking of Defect liability period for 10 years from Contractor for Waterproofing to WC and Bath work shall be taken from Contractor.

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A	Cleaning of the terraces before monsoon	Once in year	Terraces cleaning shall be done before every monsoon by Estate office for all quarters categories mentioned in above Table no.1.
H	Water supply and drainage line system		Water supply and drainage line system repair works should be executed on priority basis.
I	Cleaning of septic tank	Twice a year or as directed	By manually if capacity is less than 5 cubic meters or mechanically by suction vehicle twice in a year for all quarter's categories mentioned in above Table no.1. Annual maintenance (AMC) should be done for smooth functioning by Estate office.
J	Cleaning of water storage tanks on terraces	Twice a year	Water storage tanks on terraces should be cleaned by calling quotations/tenders or Annual cleaning bid (AMC) or by departmental labors on monthly basis by the University Engineer office twice in a year.
K	Miscellaneous materials		
1	Taps/pillar taps (Within quarters)	NA	Once quarter handover to residents then responsibility of his/her own expenses.
2	Sintex water tank	NA	Only one of three layer syntax water tank of 500 lit capacities should be given to each quarter.
3	Wash hand basins	10 years	Provided for quarters category in A, B, C & D type mentioned in above Table no.1.
L	Roofing work		As per the norms <u>maintenance and repairs of buildings. Government of Maharashtra. Public Works Department.</u>
M	Common facilities		
1	Sitting benches	10 years	Cement Concrete benches at Common places in colony premises such as A & B type ,Swapnapurty, Vivekanand, Sharad ,Gulmohor colony and along roads as per requirements of residents shall be provided by Estate office.

2	Garden in colony premises	NA	Common gardening may be proposed or done as per spaces available in the colonies or premises in future.
3	Main drainage line and water supply line	As per "G"	As per the norms <u>maintenance and repairs of buildings. Government of Maharashtra. Public Works Department.</u>
4	Pointing to UCR Masonry	10 years	Pointing to external faces of UCR masonry quarters be done after 10 years as directed I/C. (for all UCR masonry quarters categories)
N	Structural Audit		
1	All categories of quarters in premises of C.C. Rahuri.	Age >30 years	Mandatory as per provision.
O	Electrical work		
1	Point wiring	15 Years	Copper wiring
2	Replacement of switch, socket, mcb, etc	NA	As per requirement/ - breakage/ damage
3	Tube Fitting	NA	Tube fittings shall not be provided.
5	Ceiling Fan	NA	Ceiling fan for Bed room & Hall to be provided for all quarter's categories mentioned in above Table no.1
6	Earthing	10 years	One earthing for each quarter
7	16A power point	NA	Bathroom-1 Nos Kitchen- 2Nos Bedroom- 1Nos
8	Water heater	NA	Water heater may be provided for Vice Chancellor Bungalow only)
9	External street light fitting	NA	As per requirement
10	Modular switches	NA	Modular switches shall be provided for A, B, C and D type quarters only
11	Bell	NA	Only bell Point shall be provided. Bell should be owned by the resident.
13	Inverter Wiring	NA	Inverter wiring (if cost below Rs.2500/-) should be provided by Estate office as per demand received from all quarter's categories mentioned in above Table no.1

NOTE:-

1. At least 1 women & 1 men representative for representing quarter common repairs and issues.
2. If the costs of expected quarter in one financial year exceed Rs. 50,000/- then it should get approved from HAC Committee.
3. Made arrangements for meeting with Residents representative once a ^{six months} month for representing quarter common repairs and issues.
4. All the necessary repairs & renovations carried out should be report to HAC member.
5. Signature of civil mistry on completion letter is necessary.
6. Committees should be formed to supervise the work ^{is} of quarter premises & completion certificate of Committee representative/member is necessary to sanction the bill.

Junior Engineer

Sect-Engineer

University Engineer, Mahatma Phule Krishi Vidyapeeth, Rahuri (please)

minutes Submitted for approval

ghee

Hon. Comptroller (Please)

Draft for approval pl.

The Registrars (PI)25/11
25/11Submitted for Approval of Chairman, house Allotment Committee/Hon. Director of Reseach, MPKV, Rahuri (Please)

गृह वाटप समितीच्या मान्यतेने मध्यवर्ती निवासस्थान देखभाल दुरुस्तीवरील नियंत्रण व अडचणी निवारण करण्याकरीताचे कॉलनी निहाय प्रतिनिधी

अ.क्र.	अधिकारी / कर्मचाऱ्यांचे नाव	पदनाम	रुम संख्या	कॉलनीचे नाव
१	डॉ. दादा भाऊ यादव	विभाग प्रमुख	२४	इंद्रप्रस्थ कॉलनी
२	डॉ. श्रीमंत आण्णा रणपिसे	विभाग प्रमुख		
१	डॉ. उत्तम ज्ञानु चव्हाण	प्राध्यापक	२४	मिथीला कॉलनी
२	डॉ. भगवान बळीराम ढाकरे	प्राध्यापक		
३	डॉ. वैशाली राजेंद्र हिले	वैद्यकीय अधिकारी		
१	डॉ. दत्तात्रय पंढरीनाथ पाचारणे	सहाय्यक प्राध्यापक	३०	अरविंद कॉलनी
२	डॉ. संग्राम धर्माजी काळे	सहाय्यक प्राध्यापक		
३	डॉ. सचिन सोपानराव सदाफळ	सहाय्यक प्राध्यापक		
१	डॉ. अशोक रामभाऊ वाळुंज	सहाय्यक प्राध्यापक	३०	रविंद्र कॉलनी
२	डॉ. भगवान अनंदसब देशमुख	सहाय्यक प्राध्यापक		
३	श्रीमती रशमी शिवाजी भोगे	सहाय्यक प्राध्यापक		
१	डॉ. दिलीपकुमार पांडुरंग कचरे	सहयोगी प्राध्यापक	४२	गुलमोहर कॉलनी
२	डॉ. भाईदास विठ्ठल देवरे	सहाय्यक प्राध्यापक		
३	श्री. राजु धनसिंग पाटील	सहाय्यक कुलसचिव		
४	श्रीमती पल्लवी रभाजी पांळदे	सहयोगी प्राध्यापक		
१	डॉ. धनश्री हंबीरराव सरनोबत	वरिष्ठ संशोधन सहाय्यक	३०	विवेकानंद कॉलनी
२	श्री. अनिल चांगदेव बारसे	लघुलेखक निम्नश्रेणी		
३	श्री. किरण पांडुरंग भागवत	कनिष्ठ संशोधन सहाय्यक		
१	डॉ. युवराज सोपानराव बालगुडे	वरिष्ठ संशोधन सहाय्यक	३१	स्वप्नपुर्ती कॉलनी
२	श्री. राजेंद्र हरिश्चंद्र निरंज	सहाय्यक अधीक्षक		
३	श्री. देवेंद्र छबुराव वंजारे	कनिष्ठ संशोधन सहाय्यक		
१	डॉ. महेंद्र गोरख मोटे	सहाय्यक प्राध्यापक	५४	पुजारा कॉलनी
२	श्री. अजित बापसाहेब हरिश्चंद्रे	वरिष्ठ लिपीक		
३	श्री. समिर मोहम्मद हनिफ शेख	वरिष्ठ लिपीक		
४	श्रीमती शितल अमोल जगदाळे	कृषि सहाय्यक		
५	श्रीमती सुवर्णा सदाशिव कचरे	वरिष्ठ लिपीक		

अ.क्र.	अधिकारी / कर्मचाऱ्यांचे नाव	पदनाम	रुम संख्या	कॉलनीचे नाव
१	श्री. जनार्दन महादेव आळाड	सहाय्यक अधीक्षक	४०	ज्ञानेश्वर कॉलनी तीन रुम
२	श्री. पदमाकर लक्ष्मण देशमुख	लोहार		
३	श्री. दत्तात्रय राजधर औताडे	कृषि सहाय्यक		
१	श्री. संतोष नारायण बुंदेले	लघुटंकलेखक	४०	ज्ञानेश्वर कॉलनी दोन रुम
२	श्री. महेश तुळशिदास चव्हाण	लिपीक-नि-टंकलेखक		
३	श्रीमती सुषमा संदीप इंगळे	लिपीक-नि-टंकलेखक		
१	श्रीमती. किशोरी राजाराम गायकवाड	कृषि सहाय्यक	६०	शरद कॉलनी
२	श्री. गणेश सारिचंद राठोड	लिपीक-नि-टंकलेखक		
३	श्रीमती सुनिता शिवाजी घोरे	लिपीक-नि-टंकलेखक		
४	श्री. डी. डी. वाकोडे	प्रयोगशाळा परिचर		
१	श्री. महेश दुर्गादास घाडगे	सहाय्यक अधीक्षक	४३	दत्त वसाहत, राहुरी खुर्द
२	श्री. शामसुंदर सर्जेराव फलके	लिपीक-नि-टंकलेखक		
३	श्री. मच्छिंद्र गोपीनाथ निकम	शिपाई		
१	श्री. सचिन आण्णासाहेब पवार	वरिष्ठ लिपीक		दुकान लाईन निवास
२	श्री. आर. एस. जमदाडे	शिपाई		
१	कंठेश्वर गोपीनाथ तमनर	वरिष्ठ लिपीक	२४	त्रिमुक्ती कॉलनी
२	श्री. धुमाळ व्ही. जी.	शिपाई		
३	श्री. सोनवणे एस. व्ही	शिपाई		
१	श्री. बी. बी. भालेकर	शिपाई	१२	भुपाळी कॉलनी
२	श्री. एच. एन. वाघमारे	शिपाई		

वरील सर्व सदस्यांना सुचीत करण्यात येते की, गृह वाटप समितीच्या मान्यतेने निवासस्थानातील देखभाल दुरुस्तीबाबत करण्यात आलेल्या नियमावलीनुसारच आपल्या कॉलनीमधील निवासस्थानाच्या होणाऱ्या देखभाल दुरुस्तीबाबत योग्य ती खातर जमा होणे आवश्यक आहे. सदर नियमावली व्यतिरिक्त इतर दुरुस्त्या बाबत गृह वाटप समिती किंवा विद्यापीठ अभियंता कार्यालयांच्या विना परवानगी होणार नाही त्याबाबतची दक्षता घेणे व येणाऱ्या निवासस्थानातील अडचणी गृहवाटप समितीस लेखी स्वरूपात निर्देशनास आणून देण्याची जबाबदारी राहिल.

University Engineer
M. P. K. V., Rahuri