

कार्यालय, रक्षा लेखा महानियंत्रक
Office of the Controller General of Defence Accounts
उलान बटार मार्ग, पालम, दिल्ली छावनी -110010
Ulan Batar Road, Palam, Delhi Cantt -110010

No:- 18020/AT-X/XXXIII(PC)

Dated :- 10-6-2015

To

All Regional PCsDA/CsDA

Sub :- Norms of expenditure for maintenance of Govt. buildings by MES.

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A copy of GOI MOD letter No. A/87966/14-15/E2W(PPC)/DO-II/D(W-I)/1559 dated 26th December 2014 on the above subject has been uploaded on the website of HQrs office. Please download the same for information, guidance and necessary action.


Sr.AO(AT)

Copy to :-

✓ EDP Centre (Local)

With the request to upload the same on HQrs office website.


Sr.AO(AT)

To

The Chief of the Army Staff
The Chief of the Naval Staff
The Chief of the Air Staff**NORMS OF EXPENDITURE FOR
MAINTENANCE OF GOVT BUILDINGS BY MES**

Sir,

1. I am directed to convey the sanction of the President for the adoption of the following revised norms of maintenance for buildings by the MES: -

(a) **PART – I : Plinth Area Rates for Civil Engineering Maintenance.**

Ser No	Category	Service Charges	Annual Repairs	(Rate in ₹ / Sqm)		
				Special Repairs (Age in Years)	0-20	21-40
(i)	<u>Residential Buildings</u>					
(aa)	Single / Married JCOs / OR Quarters and Ancillaries	40.92	34.22	21.77	36.14	48.95
(ab)	Single Married Officers quarters other than the residences of General Officers Commanding	40.92	34.22	21.77	36.14	48.95
(ac)	JCOs / OR Messes	53.17	44.31	21.66	35.97	48.71
(ad)	Officers Messes, Inspection Bungalows Institutes & residences of General Officers Commanding (Division, Area, Corps and Command) & equivalent Officers of other Services.	63.64	62.51	26.19	43.64	59.42
(ii)	<u>Non-Residential Buildings</u>					
(aa)	Office Buildings (any type except in Sub Para (ab) below) storage can (any type) workshops / garages and technical accommodation except in Sub Para (ab) below etc.	46.63	39.22	37.65	62.38	87.38

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Ser No	Category	Service Charges	Annual Repairs	Special Repairs (Age)		
				0-20	21-40	Above
(ab)	Office accommodation (admin block only of formation HQs down to sub area and equivalent in other Services, training accommodation of category 'A' Establishments of Army and Corresponding institutions of Navy / AF / R&D and technical accommodation of R&D Laboratories.	63.64	45.26	19.96	31.59	44.54
(iii)	MI Room and Hospitals	116.56	97.95	57.67	96.05	134.30

Notes: -

(a) The above plinth area rates do not cover expenditure on conservancy charges.

(b) In respect of accommodation of Andaman & Nicobar Group of islands and for hilly areas the plinth area rates prescribed above will be increased by 50% for Residential and 25% for Non-Residential buildings.

(c) These modified plinth area rates for normal and special repairs will be in supersession of this office letter No A/876966/14-15/Pol/E2W(PPC) dated 04 Jan 13 approved by Ministry of Defence. Scales prescribed for items other than normal repairs to internal electrical installations in buildings in Government letter No 13(37)/72/D (Works-I) dated 10 Apr 1975 will continue to be operative.

(d) The plinth area rates of Annual Repairs of Civil Engineering maintenance for high rise buildings located in coastal areas in respect of following categories of buildings will be enhanced as under: -

(Rate in ₹ / Sqm)			
Ser No	Residential Buildings	From	To
(i)	Single / Married JCOs / OR quarters and ancillaries	59.18	72.16
(ii)	Single / Married Officers quarters other than residences of General Officer Commanding	59.18	72.16

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(b) **PART – II : Plinth Area Rates for Electrical Engineering Maintenance.**

Ser No	Category of Building	Rates in ₹ / Sqm for Day to Day Services, Repairs and Maintenance	
		Concentrated Group	Scattered Group
(i)	<u>Residential Building</u>		
(aa)	Single / Married JCOs / OR Quarters and ancillaries.	27.78	34.22
(ab)	Single / Married Officers Quarters other than the residence of General Officer Commanding.	34.22	39.50
(ac)	JCOs / OR Messes	45.01	---
(ad)	Officers Messes, Inspection Bungalows, Institutes and residence of General Officer Commanding (Division, Area, Corps and Command) and equivalent Officers of other Services.	52.36	---
(ii)	<u>Non-Residential Building</u>		
(aa)	Office buildings (any type except in Sub Para (ab) below) storage accommodation (any type), workshops, garages and technical accommodation except in Sub Para (ii) below etc.	39.46	45.18
(ab)	Office accommodation (admin block only of Formation HQs, down to sub area, and equivalent in other services, training accommodation of Category 'A' Establishment of Army and corresponding institutions of the Navy / AF / R&D and technical accommodation of R&D Laboratories.	37.91	---
(iii)	<u>MI Room and Hospitals</u>	90.08	---

Notes: -

(a) These plinth area rates do not cover expenditure on maintenance and running of air conditioning installations, lifts, pumps and sub-stations etc. Funds will be provided for these services on actual requirements.

(b) In respect of accommodation situated at altitudes more than 5,000 ft and accommodation at Andaman & Nicobar Group of Islands, the plinth area rates prescribed above will be increased by 10%.

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(c) These modified plinth area rates for maintenance and repairs will be supersession of this office letter No A/876966/14-15/Pol/E2W (PPC) dated 0 Jan 13 approved by Ministry of Defence. Scales prescribed for items other than normal repairs to internal electrical installation in buildings, in Government letter No 13 (39)/72/D (Works-I) dated 10 Apr 1975 will continue to be operative. Maintenance grant for perimeter and external lighting shall be demanded as on required basis as included in M&O estimates.

(d) The above norms do not include the replacement cost of CFLs and tubes, funds for which will be demanded separately at two replacements per annum.

(e) The plinth area rates of Electrical Engineering maintenance for high-rise buildings located in coastal areas in respect of following categories of buildings will be enhanced as under: -

(Rate in ₹ / Sqm)			
Ser No	Residential Buildings	From	To
(i)	Single / Married JCOs / OR quarters and ancillaries	25.91	31.59
(ii)	Single / Married Officers quarters other than residences of General Officer Commanding	31.99	39.01


2. No norms have been prescribed for special repairs (electrical) and hence estimates shall be prepared for each set of buildings individually and sanctions obtained from Competent Financial Authority (CFA) after a survey has been conducted on annual basis.

3. The actual maintenance expenditure will be restricted to allotment made by the Government and no buildings / accommodations will be given undue preference over others.

4. These norms will be applicable from the Financial Year 2015-16.

5. The norms of expenditure above are issued with the concurrence of the MoD (Finance) vide their U.O. No.755/Fin (Wks-II)/2014 dated 26th Dec 2014.

Yours faithfully,


 (Kamal Kishore)

Dy Secretary to the Government of India

Copy to: -

Director General of Audit Defence Services, New Delhi.

Controller General of Defence Account, New Delhi.

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The DADS Central Command
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MoD (Fin / Works-II)**The E-in-C's Branch / E2W (PPC)****PCDA (Navy), Mumbai****PCDA (AF), Dehradun****GS Branch / Dte Gen of Fin Plg****QMG's Branch / Dte Gen of LWE****Naval HQ / Dte of Wks****Air HQ / Dte of Air Force Wks****HQ IDS / Dte of Wks****Copies signed in ink to: -**

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