



CRPF



सत्यमेव जयते

NOVEMBER 2021

CENTRAL RESERVE POLICE FORCE

CONTENT:

1. Masuda House
2. Important events
 - a. Visit of SDG (HQ) to CRPF H Q Site
 - b. Visit of IG(Wks) to Jammu Sector
3. Special Article

WORKS MAGAZINE

WORKS DIRECTORATE
GENERAL

SPECIAL ARTICLE ON
MAINTENANCE & REPAIR OF BUILDINGS

Edition # 2

Brief History of Masuda House:

Masuda is the name of a village named after Masud Ghazi daughter of Salazar Ghazi, Commander and Chief of Shahabuddin Ghazi.

The building Masuda House was built by the king of Alwar as residential hostel for his son in the year 1885. It was designed on architectural style of Jodhpur and Ajmer House.

It is built in an identical manner like stone house (Hostels) in Mayo College.

Thereafter it was sold to the Nawab of Junagadh in the year 1920. Rao Vijey singh of Masuda bought it from the Nawab of Junagadh.

Masuda House and its adjoining land was first taken on rent by CRPF Ajmer in 1963.

There after the building and the land measuring about 70 Bighas and 14 Biswa was requisitioned under the Defence of India Act. for the purpose of CRPF Ajmer and acquired in April 1967.

A lump sum of Rs. 532,594/- was paid to the owner Rao Narain Singh as compensation for requisition of his property.



Important Events

Visit of SDG (HQ) to CRPF Head Quarters Construction Site.

- Sh. U. C. Sarangi IPS SDG (HQ) has visited the CRPF Head quarters site on 8th November 2021 at 16.30 Hrs. to review the construction work.
- Sh.B.P.Singh DIG(Wks)welcome SDG (HQ) and all the delegates for the meeting.



- Sh. Gaje Singh Chief Engineer CPWD gave a detailed presentation on progress of work.
- The directions was issued by honorable SDG (Wks) to the KPCL to increase the number of labor and speed up the work to meet the target of completion.



Visit of IG(Wks) to Jammu Sector:

Smt. Anupam Kulshreshtha IPS IG(W) visited Jammu Sector and offices located under jurisdiction of Jammu Sector on 25.10.2021. A works review meeting was also chaired on construction site of GC Hiranagar and Jammu Sector H.Q. to review ongoing construction works.

During the visit following campuses were visited.

- 06 BN Hqr, at BCS Dheerthi Dharore



Transfer news:

Mr.Anoop Kumar Singh 2-IC of this branch has been transferred and posted to Srinagar, he got relieved on 9th of November 2021. His contributions to this branch have been immense and tremendous. All the luck and good wishes for his future posting



- G.C. Hiranagar
 - 33 BN Hqr. at Gangyal
 - TC Jammu
 - GC jammu
 - Jammu Sector HQ.
- number of issues were discussed.



What is maintenance ?

It is the work undertaken to restore or improve every facility in every part of a building , its services and surroundings to currently accepted standards and to sustain utility values of the facility.

Objectives Of Maintenance :

- To preserve in good condition buildings and services.
- When deterioration occurs due to any reason it is inevitable to restore it to its original standard.
- To make improvements whenever required.
- To sustain utility value. A good maintenance team has to ensure

1. Safety
2. Efficiency
3. Reliability

Maintenance operations have many facets such as :

1. Condition based maintenance -It is the work initiated after inspection
2. Fixed time maintenance Activities repeated at predetermined intervals
3. Preventative maintenance - This is intended to preserve by preventing failure and detecting incipient faults.
4. Opportunity maintenance - Work done as and when possible within the limits of operational demand.
5. Day to day maintenance - Its involves maintenance that has to be performed daily
6. Shutdown maintenance - Through overhaul and maintenance after closing.

Maintenance operations have many aspects such as : Emergency maintenance : Necessitated by unforeseen breakdown damage or a damage caused by natural calamity like earthquakes, floods ,etc.



Examples of some common maintenance works in a building are as follows :

Maintenance Survey for water supply and sanitary system : In case of water supply and sanitary system , periodic surveys are necessary to observe how the system is functioning. Normally inspection should start from the top and proceeded downwards. Drawings which indicate various services as laid should be obtained to facilitate survey.



Maintenance of Electrical Installations: The electrical installation is made safe by getting it installed and maintained through licensed persons. Its necessary that the installation is checked periodically and a proper record of such work is maintained.

Recommended routine checking is as follows :

1. Earthing test - Once a year
2. Insulation - Twice a year
3. Polarity - Once in five years.



Maintenance of Elevators In multi - storied buildings vertical transportation is an essential service. The vertical transportation is effected by lifts which could be of various types such as passenger lifts, goods lifts special lifts in hospitals, etc. Without adequate vertical transportation the entire activity in the multi-storeyed building would come to a standstill.



Lift maintenance should cover :

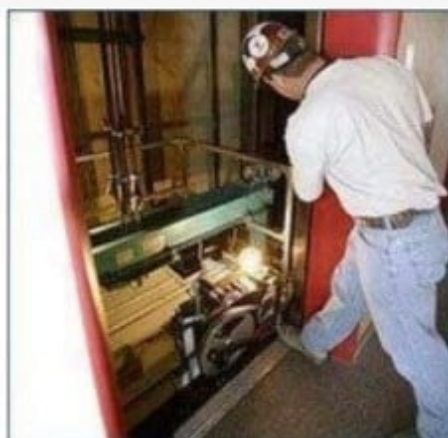
1. All mechanical equipment such as sheaves, buffers door closer, floor selectors, limit switches, door hangers, etc.
2. Interlocks –mechanical fastenings to the base and latching head is locked securely when door is closed.

The electrical contact should not get made unless the door is fully closed and locked.

3. Hoist and governor ropes for wear and rust

4. Traveling cables – Make sure that they are properly hung and outer wrapping is not worn out to avoid short circuit.

5. Rails – Alignment , tightness of all plates brackets.



Maintenance of walls to avoid sprouting (Efflorescence), Sprouting is caused due to entry of moisture into the brickwork and soaking it to saturation. Once the moisture has entered it moves upward due to capillary action; reasons for entry of moisture are-

- Porous nature of structure
- Cracks in the wall
- Existing voids left due to bad workmanship
- Small trees and plants in the wall
- Nonexistence of damp proof course or failure of DPC

Effects of Sprouting (Efflorescence):

- Dry rot of woodwork
- Disintegration of masonry
- Damage to furniture
- Crumbling of plaster

Steps to avoid sprouting

(Efflorescence):

Elimination of sprouting is quite difficult and it is often termed as cancer of buildings .The first step to check sprouting is to check the ingress of moisture in buildings if there is no failure of DPC sprouting can be checked easily .

- **Step one-** ingress of water is checked
- **Step two-** plaster is removed both inside and outside and is left to dry
- **Step three-** voids in the wall are filled
- **Step four-** walls are washed with tamarind water to remove stains
- **Step five-** walls are re-plastered with cement mortar not leaner than 1:4 and a water proofing admixtures.



What is repair ?

Repair is the process of improving an existing structure for new conditions of use.

Types of Building Repair and Maintenance Services:

The types of building repair and maintenance service works are: 1. Day to day repairs service facilities 2. Annual repairs 3. Special repairs 4. Preventive Maintenance



1. Day to Day Repairs

Day to day repairs include service repairs which arises from time to time in the services of the buildings such as in plumbing works, water supply, etc. Examples for such repairs are removing chokage of drainage pipes, manholes, restoration of water supply, replacement of blown fuses, repairs to faulty switches etc. The purpose of this maintenance service is to ensure satisfactory continuous functioning of various services in the buildings.

2. Annual Repairs

This maintenance service is carried out to maintain the aesthetics of buildings and services as well as to preserve their life, some works like white washing, distemper, painting, cleaning of lines, tanks etc. are carried out periodically. These works are planned on year to year basis.

3. Special Repairs

Special repairs of building are undertaken to replace the existing parts of buildings and services which get deteriorated on ageing of buildings. It is necessary to prevent the structure & services from deterioration and restore it back to its original conditions to the extent possible.

4. Preventive Maintenance

Preventive maintenance is carried out to avoid breakdown of machinery and occurrence of maintenance problems in buildings and services.

will be continued in the next issue.....