



# भारतीय मानक ब्यूरो BUREAU OF INDIAN STANDARDS

MANAK BHAVAN, 9 BAHADUR SHAH ZAFAR MARG, NEW DELHI 110002

Phone: + 91 11 23230131, 23233375, 23239402 Extn 8593

## कार्यसूची

हमारा संदर्भ: सीईडी 46:P22/ए-2.3

04 नवंबर 2023

विषय: परिसंपत्ति एवं सुविधा प्रबंधन के लिए पैनल, सीईडी 46:P22 की तीसरी बैठक की कार्यसूची

### सीईडी 46:P22 के सभी सदस्य

प्रिय महोदय/महोदया,

हमारे सम संख्यक पत्र दिनांक 06 अक्टूबर 2023 के संदर्भ में भू परिसंपत्ति एवं सुविधा प्रबंधन के लिए पैनल, सीईडी 46:P22 की तीसरी बैठक की कार्यसूची की एक प्रति आपको भेज रहे हैं। बैठक निम्नानुसार आयोजित होगी :

समिति	दिन	तिथि	समय	स्थान
परिसंपत्ति एवं सुविधा प्रबंधन के लिए पैनल, सीईडी 46:P22	मंगलवार	07 नवंबर 2023	1030 बजे	विमर्श (नीला कमरा) भारतीय मानक ब्यूरो मानक भवन 9 बहादुर शाह जफ़र मार्ग नई दिल्ली 110 002
मीटिंग लिंक: <a href="https://bismanak.webex.com/bismanak/j.php?MTID=md6f92124c64807d48c89fff91ba0914c">https://bismanak.webex.com/bismanak/j.php?MTID=md6f92124c64807d48c89fff91ba0914c</a>				
मीटिंग संख्या: 2518 677 4628			पासवर्ड: Nbc@2025	

सामान्यतः अधिकृत मुख्य व वैकल्पिक सदस्य ही बैठक में आते हैं। यदि उनका अन्य कोई प्रतिनिधि बैठक में आ रहा है तो कृपया इसकी पूर्व सूचना भेज दें।

हम आशा करते हैं कि आप इस बैठक में भाग लेंगे। इस बैठक में भाग लेने की पुष्टि कृपया ई मेल से भेज दें।

सधन्यवाद।

भवदीय,

ह०

(अभिषेक शर्मा)

वैज्ञानिक 'बी' (सिविल इंजीनियरिंग)

ई मेल: [ced46@bis.gov.in](mailto:ced46@bis.gov.in)

जैसा कि आपको विदित है कि आपको सभी प्रलेख/पत्राचार ईमेल द्वारा भेजे जा रहे हैं। यह आवश्यक है कि हमारे पास आपका सही ई मेल ID हो ताकि उपरोक्त आपके पास पहुंच सके। इसलिये जब भी आपके ई मेल ID में कोई परिवर्तन हो ता हमें सूचित करें।



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MANAK BHAVAN, 9 BAHADUR SHAH ZAFAR MARG, NEW DELHI 110002  
Phone: + 91 11 23230131, 23233375, 23239402 Extn 8593

## AGENDA

Our Ref: CED 46:P22/A-2.3

04 November 2023

**Subject: Agenda of the Third Meeting of the Panel for  
Asset and Facility Management, CED 46:P22**

### **ALL MEMBERS OF CED 46:P22**

Dear Sir/Madam,

In continuation to our letter of even number dated 06 October 2023 announcing the Third Meeting of the Panel for Asset and Facility Management, CED 46:P22, we are glad to enclose herewith a copy of the Agenda of the Meeting. The meeting will be held as per the following schedule:

Technical Committee	Day	Date	Time	Venue
Panel for Asset and Facility Management, CED 46:P22	Tuesday	07 November 2023	1030 h	Vimarsha (Blue Room) Bureau of Indian Standards Manak Bhavan 9 Bahadur Shah Zafar Marg New Delhi 110 002
Meeting link: <a href="https://bismanak.webex.com/bismanak/j.php?MTID=md6f92124c64807d48c89fff91ba0914c">https://bismanak.webex.com/bismanak/j.php?MTID=md6f92124c64807d48c89fff91ba0914c</a>				
Meeting number: 2518 677 4628			Password: Nbc@2025	

Normally, only the nominated Principal/Alternate members attend the meeting. In case their representative(s) are being deputed in their absence, it would be highly appreciated if you can give us prior intimation.

We hope that, in view of the importance of the meeting, you would kindly make it convenient to attend this meeting and a line in confirmation, if not already done so, by e-mail would be highly appreciated.

Thanking you and with regards,

Yours faithfully,

Sd  
**(Abhishek Sharma)**  
**Scientist 'B' (Civil Engg.)**  
e-mail: [ced46@bis.gov.in](mailto:ced46@bis.gov.in)

As you are aware, a number of important documents/communications are sent to the members of BIS Technical Committees through e-mail. In order to ensure that these reach you, it is necessary that we have your latest e-mail ID. You may, therefore, keep us informed whenever there is any change in your e-mail ID.

# **BUREAU OF INDIAN STANDARDS**

## **AGENDA**

**Panel for Asset and Facility Management,  
CED 46:P22**

**: Third Meeting**

**Tuesday, 07 November 2023**

**: 1030 h**

**In HYBRID Mode from**

**Vimarsha (Blue Room), Manak Bhavan, Bureau of Indian Standards, 9 Bahadur  
Shah Zafar Marg, New Delhi 110 002**

**&**

**Online using:**

**1) URL:** <https://bismanak.webex.com/bismanak/j.php?MTID=md6f92124c64807d48c89fff91ba0914c>

**2) Meeting ID:** 2518 677 4628

**3) Password:** Nbc@2025

**Convener:** Dr C. Velan

**Member Secretaries:** Shri Arunkumar S.  
Smt Madhurima Madhav

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### **Item 0 OPENING REMARKS**

### **Item 1 CONFIRMATION OF MINUTES OF THE LAST MEETING**

**1.1** The Minutes of the second meeting of the Panel held on 02 November 2015 in New Delhi were circulated vide BIS DG letter No. CED 46:P22/A-2.2 dated 12 February 2016. No comments were received on the Minutes.

The Panel may **CONSIDER** and **CONFIRM** the Minutes.

### **Item 2 COMPOSITION**

**2.1** The present composition of the Panel for Asset and Facility Management, CED 46:P22, as reconstituted by the National Building Code Sectional Committee, CED 46 is given at **Annex 1 (P-5)**.

The Panel may **NOTE**.

### Item 3 PROJECT OF REVISION OF NBC

**3.1** Under the project of Revision of NBC, various Parts/Sections of NBC 2016 [a list of which given in **Annex 2 (P-7)**] are being comprehensively revised, with a view to bring out a most modern and state-of-the-art revision of the Code.

The Panel may **NOTE** and **CONSIDER** revising the chapter taking into cognizance the latest development in the field. In the revision exercise due consideration may be given for ensuring coherence among various chapters of the Code. Where required, suggestions for improvements in the other chapters of the code may also be provided.

**3.2** In this regard, it may be noted that in the formulation of the concerned chapter of NBC 2016, namely Part 12 'Asset and Facility Management', assistance was derived from the following standards:

<a href="#">ISO 55000:2014</a>	Asset/Facility Management — Overview, principles and terminology
<a href="#">ISO 55001:2014</a>	Asset/Facility Management — Management systems — Requirements
<a href="#">ISO 55002:2014</a>	Asset/Facility Management — Management systems — Guidelines for the application of ISO 55001
BS 8210:2012	Guide to Facilities Maintenance Management
BS 8536:2010	Asset/Facility Management Briefing code of practice
BS 8572:2011	Guide to Procurement of Facility-Related Services
BS 8587:2012	Guide to Facility Information Management
BSI PAS 55:2008	Publicly Available Specification for the optimal management of physical assets

The Panel may **NOTE**

**3.2.1** The above mentioned ISO standards were formulated by the ISO/TC 251 'Asset Management' which has recently formulated the following:

<a href="#">ISO 55002:2018</a>	Asset management — Management systems — Guidelines for the application of ISO 55001
<a href="#">ISO/TS 55010:2019</a>	Asset management — Guidance on the alignment of financial and non-financial functions in asset management

Also, the following standards are under development under ISO/TC 251:

<a href="#">ISO/DIS 55000</a>	Asset management — Overview, principles and terminology
<a href="#">ISO/DIS 55001</a>	Asset management — Management systems — Requirements
<a href="#">ISO/CD TS 55010</a>	

Asset management — Guidance on the alignment of financial and non-financial functions in asset management
<a href="#">ISO/DIS 55011</a>
Asset management – Guidance for development of public policy to enable asset management
<a href="#">ISO/DIS 55012</a>
Asset management — Guidelines on people involvement and competence
<a href="#">ISO/DIS 55013</a>
Asset management - Guidance on the management of data assets

Some of the ISO standards were adopted by the Resource Management Sectional Committee, MSD 12 of BIS which is engaged in the formulation of Indian Standards “*in the field of Management including, Asset, Human Resource and facilities (excluding natural resource)*”.

The following standards have also been formulated under MSD 12 of BIS:

<a href="#">IS/ISO 41001 : 2018</a>	Facility Management – Management Systems “Requirements with Guidance for Use
<a href="#">IS/ISO 41011 : 2017</a>	Facility Management – Vocabulary
<a href="#">IS/ISO 41012 : 2017</a>	Facility Management – Guidelines on Strategic Sourcing and the Development of Agreements
<a href="#">IS/ISO/TR 41013 : 2017</a>	Facility Management Scope Key concepts and benefits
<a href="#">IS/ISO 41014 : 2020</a>	Facility management – Development of a facility management strategy
<a href="#">IS/ISO 41015 : 2022</a>	Facility management Influencing organizational behaviours for improved facility outcomes
<a href="#">IS/ISO 41018 : 2022</a>	Facility management Development of a facility management policy

Also, a new technical committee namely Post Construction Services Sectional Committee, SSD 22 established recently in BIS under the Services Division Council, SSDC is engaged in the formulation of Indian Standards “*in the field of post construction services which covers all the engineering services required in a construction project after completion of construction work that includes but not limited to the services associated with structural auditing, repair and retrofitting, rehabilitation, energy and fire audit, health monitoring, asset, facility management, conservation of heritage structures and related engineering services, demolition of buildings and structures, etc.*”

The Panel may **NOTE**

**3.2.2** The following are the current status of the British Standards listed in **3.2.1**:

<a href="#">BS 8210:2020</a>	Facilities maintenance management - Code of practice
<a href="#">BS 8210:2020</a>	Facilities maintenance management. Code of practice
<a href="#">BS 8536:2022</a>	Design, manufacture and construction for operability. Code of practice
<a href="#">BS 8572:2018</a>	Procurement of facility-related services. Code of practice

The Panel may **NOTE**; and also **CONSIDER** all the above (in item **3.2**) for suitable utilization in the revision, apart from other necessary modifications of the Part 12 'Asset and Facility Management' chapter of NBC 2016, whose contents are given in **Annex 3 (P-9)**.

**Item 4 COMMENTS RECEIVED ON PART 12 'ASSET AND FACILITY MANAGEMENT, OF DOC: SP7 : 2016**

**4.1** No Comments were received on the above Chapter of NBC 2016.

The Panel may **NOTE**.

**Item 5 DATE & PLACE OF THE NEXT MEETING**

**Item 6 ANY OTHER BUSINESS**

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**ANNEX 1**  
(Item 2.1)

**COMPOSITION OF THE PANEL FOR ASSET  
AND FACILITY MANAGEMENT, CED 46:P22**

<b>SI No.</b>	<b>NAME OF THE ORGANIZATION</b>	<b>REPRESENTED BY</b>
1)	In Personal Capacity, New Delhi	Dr C. Velan ( <b>Convener</b> )
2)	Airports Authority of India, New Delhi	Shri D. K. Kamra Shri Vivek Chourey (Alternate)
3)	C. B. Richard Ellis, Gurgaon	Shri Aneesh Kadyan
4)	Central Industrial Security Force, New Delhi	<b>Dr K. C Wadhwa</b> Smt Harpreet Kaur (Alternate)
5)	Central Public Works Department, New Delhi	Shri Vikas Rana Shri R. P. Gupta (Alternate)
6)	Climaveneta Climate Technologies (P) Ltd, Bangalore	Shri Anil Dev Shri Nitin Joshi (Alternate)
7)	Cushman and Wakefield India Pvt Ltd, Gurgaon	Shri Dinesh Wadehra <b>Shri Sajit Sankar</b> (Alternate)
8)	DLF Home Developers Ltd, Gurgaon	Shri Gautam Dey
9)	Forum of Critical Utility and Services, Bengaluru	<b>Nomination Awaited</b>
10)	Honeywell International India Pvt Ltd, Gurgaon	Shri Varun Jain
11)	IEEMA (Elevator Division), Mumbai	<b>Nomination Awaited</b>
12)	In Personal Capacity, New Delhi	Shri Krishna Kant
13)	In Personal Capacity, New Delhi	Shri V. K. Sharma
14)	In Personal Capacity, New Delhi	Shri Chandra Pal
15)	In Personal Capacity, New Delhi	Shri S. K. Dheri
16)	In Personal Capacity, New Delhi	Shri Anil Kumar Arora
17)	In Personal Capacity, New Delhi	Shri Y. Taneja
18)	Indian Buildings Congress, New Delhi	Shri Deepak Narayan
19)	Jones Lang Lasalle Meghraj Building Operations Pvt Ltd, Gurgaon	Shri Sumit Rakshit
20)	Medanta Medicity, Gurgaon	Shri Sanjay Batra
21)	Military Engineer Services, Enginner-in-Chief's Branch, Army HQ, New Delhi	Shri Rajiv Khare

<b>SI No.</b>	<b>NAME OF THE ORGANIZATION</b>	<b>REPRESENTED BY</b>
22)	National Council for Cement and Building Materials, Ballabgarh	Shri P. N. Ojha Shri Brijesh Singh (Alternate)
23)	Vighnaharta Technologies Private Limited, Pune	Shri Nitin Joshi
24)	SIS Ltd, New Delhi	Shri Ritu Raj Sinha Brig U. K. Dhar (Retd.) (Alternate) Shri Shamsher Puri (Alt -2)



**ANNEX 2**  
(Item 3.1)

***Details of Chapters of NBC 2016***

<i>Part/Section</i>	<i>Title</i>
1 <b>PART 0</b>	<b>INTEGRATED APPROACH – A PRE-REQUISITE FOR APPLYING THE PROVISIONS OF THE CODE</b>
2..... <b>PART 1</b>	<b>DEFINITIONS</b>
3..... <b>PART 2</b>	<b>ADMINISTRATION</b>
4..... <b>PART 3</b>	<b>DEVELOPMENT CONTROL RULES AND GENERAL BUILDING REQUIREMENTS</b>
5..... <b>PART 4</b>	<b>FIRE AND LIFE SAFETY</b>
6..... <b>PART 5</b>	<b>BUILDING MATERIALS</b>
<b>PART 6</b>	<b>STRUCTURAL DESIGN</b>
7.....	Section 1 Loads, Forces and Effects
8.....	Section 2 Soils and Foundations
	Section 3 Timber and Bamboo
9.....	3A Timber
10.....	3B Bamboo
11.....	Section 4 Masonry
	Section 5 Concrete
12.....	5A Plain and Reinforced Concrete
13.....	5B Prestressed Concrete
14.....	Section 6 Steel
	Section 7 Prefabrication and Systems Building and Mixed/Composite Construction
15.....	7A Prefabricated Concrete
16.....	7B Systems Building and Mixed/Composite Construction
17.....	Section 8 Glass and Glazing
18..... <b>PART 7</b>	<b>CONSTRUCTIONAL PRACTICES AND SAFETY</b>
<b>PART 8</b>	<b>BUILDING SERVICES</b>
19.....	Section 1 Lighting and Ventilation
20.....	Section 2 Electrical and Allied Installations
21.....	Section 3 Air-conditioning, Heating and Mechanical Ventilation
22.....	Section 4 Acoustics, Sound Insulation and Noise Control
	Section 5 Installation of Lifts and Escalators and Moving Walks
23.....	5A Lifts
24.....	5B Escalators and Moving Walks
25.....	Section 6 Information and Communication Enabled Installations

	<b>PART 9</b>	<b>PLUMBING SERVICES</b>
26.....		Section 1 Water Supply
27.....		Section 2 Drainage and Sanitation
28.....		Section 3 Solid Waste Management
29.....		Section 4 Gas Supply
	<b>PART 10</b>	<b>LANDSCAPING, SIGNS AND OUTDOOR DISPLAY STRUCTURES</b>
30.....		Section 1 Landscape Planning and Design
31.....		Section 2 Signs and Outdoor Display Structures
32.....	<b>PART 11</b>	<b>APPROACH TO SUSTAINABILITY</b>
33.....	<b>PART 12</b>	<b>ASSET AND FACILITY MANAGEMENT</b>

**ANNEX 3**  
(Item 3.2.2)

**CONTENTS OF PART 12 'ASSET AND FACILITY MANAGEMENT' OF NBC 2016**

<b>Clause</b>	<b>Item</b>
	Foreword
1.	Scope
2.	Terminology
3.	General aspects of asset/facility management
4.	Organizational structure of an asset and facility management system
5.	Methodology
6.	Resources requirement for asset/facility management
7.	Procurement of asset/facility related services
8.	Classification of asset/facility management
9.	Building maintenance, Methods and management
10.	Building fabric maintenance
11.	Maintenance of plumbing and drainage systems
12.	Maintenance of heating, ventilation and air conditioning (HVAC) systems
13.	Maintenance of electrical installations
14.	Operations and maintenance of lifts and escalators
15.	Maintenance of fire fighting systems
16.	Roads and pathways maintenance and upkeep
17.	Health and safety requirements
18.	Maintenance of landscaping and horticulture works
19.	House keeping
20.	Pest and rodents control
21.	Security services for building occupants and assets/facilities
22.	Solid waste management
23.	Building management systems (BMS)
24.	Information management
25.	Check lists
Annex A	Common causes for maintenance problems
Annex B	Format for inspection report
Annex C	Typical norms for employment of workmen for day-to-day maintenance of buildings
Annex D	Methods of operational checks for STP
Annex E	Guidelines for maintenance of electrical equipment
Annex F	Format for preventive maintenance profile of lifts
Annex G	Typical checklists for maintenance of lifts and escalators
Annex G	Typical check list for landscape areas
Annex J	Typical template for housekeeping of hotels
	List of standards

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