Miscellaneous.

LOCAL AND MUNICIPAL DEPT.

G.O., DATED 6-11-95

No. 2111 L

INDEXED.

When given for copying.

[Despatch Abstract.]

Residences for Government Offic

Recording G.O. P.W.D. directi

~~Order~~ that the abstract of opinio

of officers of the Public Works

and other departments on the

working of the existing rules

regarding the purchase or con-

-struction of ——— be forwarded

to the Govt of India.

Back Paper, No. of 189

Further Paper, No. of 189

Read again Order of Government, dated
189 , No , Miscellaneous.

Enclosures.

Current No

Statement with ditto.

Order of Government

Statement with ditto.

Papers not filed up, being meant for despatch in original (not paged).

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Examined by

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Local & Municipal Dept.
CURRENT No. 3482

Dated October, 3rd

Read. *Encl.* 6 & C

G.O. No. 2431 W., 3rd Oct. 1895.

UNDER SECRETARY
OCTOBER.
23 OCT 95
PUBLIC ET. DEPT.

Residences for Government officials

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.

N
Issue.

Order No. 2111 Lus. 6-11-95
Recorded
V.R
2/11/95

READ AGAIN ORDER OF GOVERNMENT, DATED
189 , No , MISCELLANEOUS.

ENCLOSURES.

CURRENT No

STATEMENT WITH DITTO.

ORDER OF GOVERNMENT

STATEMENT WITH DITTO.

PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH IN ORIGINAL (not paged).

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BACK PAPER, No. OF 189

FURTHER PAPER, No. OF 189

Copied by

Examined by

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineers, I and II Circles. Executive Engineer, South Arcot Division.	(*q*) I fully concur in this.

Order—No. 2431 W., dated 3rd October 1895.

Ordered that the abstract of opinions of officers of the Public Works and other departments of Government on the working of the existing rules regarding the purchase or construction of residences for Government officials be printed and forwarded to the Government of India. His Excellency the Governor in Council concurs in the views of the Chief Engineer, which will be urged on the Government of India.

2. It is remarked that replies from the officers of the Revenue Department have not yet been submitted.

[Here enter No. 2432 W., dated 3rd October 1895.]

(True Extract.)

Under Secy. to Govt., P.W.D.

To Superintending Engineers.
" the Consulting Architect to Government.
" the Superintendent of Works, Periyár Project.
" the Chief Engineer for Irrigation.
" the Consulting Engineer for Railways.
" the Examiner, Public Works Accounts.
" the Revenue Department.
" Public, &c., Departments. Local & municipal Dept.

Exd. Shaik Karim.

6 Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Local & Municipal Dept.
CURRENT No. 2182

Dated October, 3rd

Read. *Encl.* 6 & C

G.O. No. 2431 W., 3rd Oct. 1895.

UNDER SECRETARY
OCTOBER.
23 OCT 95
PUBLIC ETABLISH

Residences for Government officials

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.

N
Issue.

Order No. 2111 Lus. 6-11-95
Recorded.
V.R
4/11/95

A 1/11
22/10

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Purchase of buildings	Considers that the purchase of buildings is nearly always a mistake, a large amount is invariably spent sooner or later on repairs, and neither the Government nor the occupant is satisfied. (*q*).

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Local & Municipal Dept.
CURRENT No. 2482

Dated October, 3rd

Read. *Encl.* 6 & 7

G.O. No. 2431 W., 3rd Oct. 1895.

UNDER SECRETARY
OCTOBER.
23 OCT 95
PUBLIC ETC DEPT

Residences for Government officials

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.

n
Issue.

Order No 2111 Lus. 6-11-95
Recorded
V.R
1/11/95

A 1/11
resp.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, VI Circle.	
Examiner, Public Works Accounts.	(k) The Examiner's suggestions (ii) and (iii) are pretty much what I have suggested already; with regard to (i) the question of providing or not providing accommodation must be decided by the Local Government according to the circumstances of each individual case; it is impossible to lay down any such general rule as that proposed.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks—*cont.*	Whatever loss or gain might accrue would be shown in the Capital and Revenue account of buildings, and the Government of India would have an opportunity, year by year, of seeing the financial results of the policy of providing residences for certain classes of officials. Any loss would, it is submitted, be more than justified by releasing officers from the "undesirable position towards native and other house proprietors" in which they are now said to be frequently placed; and compared with this no other argument carries any weight.
	It should be clearly understood that if, owing to quarters suitable to his rank not being available (say, for instance, a Collector) is provided with quarters inferior to those authorized for his grade (say, by way of example, with quarters intended for a Sub-Collector) he will only be charged rent according to the scale of quarters he actually occupies. In fact he would make the whole of paragraph 148, chapter X, volume II of the Public Works Code, applicable to Civil officers. (*l*).
	Where barrack accommodation or the cottage type of staff quarters is provided, the State Railway rules as contained in Public Works Department Code, volume IV, chapter III, paragraph 218, appear to him easy of application, equitable and suitable.
	Considers that a residence should be provided for the Chaplain at Bangalore. (*m*).
	Considers it advisable to provide residences for Chaplains at certain stations where it is difficult to hire houses. (*n*).
	Suggests that any modifications in the rules should apply to existing residences.
	Considers that there is no necessity for any modification of existing rules.
	Does not consider that existing rules are at all severe and thinks they need no modification.
	Considers the rent rules so complicated and elaborate that the calculation of rent and the constant revision of rent under them give an infinity of trouble which is not commensurate with the results. (*o*).
	Considers that the rent rules can best be relaxed by conferring greater discretionary power on the Local Government. Under present rules the amount to be spent on a house depends on the rent which the occupant would have to pay. It is thus a fixed amount, independently of the rates for labour and materials and the value of land, which vary considerably in different localities. It is therefore often impossible to build suitable houses for officers on low salaries. In such cases the Local Government should have power to relax the rules. (*p*).
	Is of opinion that it is not possible, under existing rules, to construct suitable residences for Public Works officers below the rank of Executive Engineer, 1st grade.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
	(*l*) This would follow as a matter of course.
Senior Chaplain, Church of Scotland.	(*m*) I can see no conceivable ground for this proposal, which has already been negatived by Government.
Bishop's Chaplain ...	(*n*) This would be dealt with under the general discretionary powers of the Local Government.
Superintending Engineer, II Circle.	
Superintending Engineer, IV Circle.	
Chief Engineer for Irrigation.	
Examiner, Public Works Accounts.	(*o*) I entirely concur—*vide* remarks under (*g*).
Superintending Engineer, I Circle.	(*p*) Except in so far as they would necessarily be modified by the suggestions made above, I consider no alteration required in paragraphs 28 (iii) and 29—32.
Superintending Engineer, II Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Purchase of buildings	Considers that the purchase of buildings is nearly always a mistake, a large amount is invariably spent sooner or later on repairs, and neither the Government nor the occupant is satisfied. (*q*).

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks	Considers that it would be better to have a fixed rent for each class of buildings and that in drawing up the scale it should be so arranged that the rents do not exceed 10 per cent. of the salary of the lowest grade of the class for whom the buildings are to be constructed and suggests that the rents for Assistant Engineers, Executive Engineers and Superintending Engineers may be fixed at Rs. 45, 70 and 110, respectively, as done in the Military Department—*vide* paragraph 147, chapter X, volume II of the Public Works Code, and that a similar scale may be laid down for all departments. The practical question for decision appears to be the following:— Is it necessary, in the interests of the State, to provide residences for certain classes of officials? If the answer be in the affirmative, then every other consideration must fall to the ground; and it is submitted that all that remains to be done is for the Government of India to legislate on the following points:— (i) to specify the officials for whom residences, and the locality in which such residences, may be constructed or purchased; (ii) to decide on a standard scale of accommodation for each class of officials; and (iii) to assess rent on a uniform basis for the whole of India. (*k*). With reference to (ii) it is suggested that every house should be double-storied with sleeping rooms, &c. The upper storey would protect the ground floor from the sun, while sleeping upstairs would conduce to refreshing rest,—so especially necessary to a man whose lot it is to have to work in the plains. Does not think such a house would be more costly than the usual wide-spreading one-storied house, as, for less roof-area, a smaller quantity of land would be required, and land is often an expensive item. In respect to (iii) it is submitted that a uniform percentage (say not exceeding 8 per cent.) on the salary and local allowance of an officer regardless of "cost" would (*a*) be equitable, (*b*) tend to reduce the trouble in calculation of rent to the minimum, and (*c*) remove the friction that now exists in recovering rent at a rate which the occupant considers excessive. There is nothing new in this proposal. Volume II, chapter X of the Public Works Code, paragraph 147, lays down a scale of rent payable by Military officers according to the individual rank, and this is all that is suggested in the case of Civil officers. Under such a clear and unmistakable rule no one would ever be in doubt as to what his liability for rent would be; and any loss that Government might sustain, on houses that were more expensive to build or purchase, would be largely countervailed by the large realizations from officers drawing the same scale of salary in localities where lower rates of labour and material obtain.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*II*).—The actual charge for rent of a residence occupied by any Government official shall, in all cases, be subject to a maximum of 10 per cent. on the salary and local allowances of the official in actual occupation. (*i*).	Considers that the protection afforded to the tenant by limiting his rent to 10 per cent. on salary is insufficient. The limit should be less. Suggests that the limit be reduced to 7 per cent. as an officer occupying a private building seldom pays more than 7 per cent. of his pay as rent. Considers that 10 per cent. is beyond the means of officers. Suggests that the limit be reduced to 8 per cent. Superintendents of Police object to paying 10 per cent. of their salary for unsuitable accommodation, but 10 per cent. is not unreasonable if the accommodation provided is ample and suitable. Considers that the maximum should be reduced to 5 per cent.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle.	(*i*) As remarked above, the limit should in my opinion be 8 per cent., not 10.
Superintending Engineer, III Circle, and Inspector-General of Prisons.	
Executive Engineer, South Arcot Division.	
Surgeon-General with the Government of Madras and Executive Engineer, Coimbatore.	
Inspector-General of Police.	
The Principal, College of Engineering.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, I Circle.	(*h*) The present rule regarding repairs is in my opinion not only "not fair" but utterly indefensible. A case occurred within my knowledge in which a house was unroofed by a storm and it was contended that the rent should be increased on account of the heavy cost of "repairs" due to the necessity for re-roofing it.
Collector of Anantapur and Executive Engineer, Coimbatore.	
Superintending Engineer, II Circle.	
Executive Engineer, Tanjore.	
Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*d*).—The average cost of annual repairs should be specially estimated in each case by the Executive Engineer on the best data available and be approved by the Superintending Engineer. Such average cost should not, as a rule, be taken at less than 3 per cent. on the capital cost (as defined in I (*a*)) of a permanent building, or 6 per cent. on the cost of a temporary building, and should be sufficient to cover quadrennial and special repairs. The actual cost of repairs should be compared annually with the amount assessed on this account in the rent; and, when necessary, the rents should be revised.	Rents are often raised in consequence of heavy repairs which have become necessary on account of bad work or other reasons for which the tenant is in no way responsible. This does not seem fair on the tenant. The rule should be modified. (*h*). Considers that 3 per cent. for repairs should not be charged on the cost of site and establishment and tools and plant. Considers that rents of many houses will have to be increased as the cost of repairs will exceed the amount originally set down, and that the occupants should not be made to suffer for repairs or alterations due to faulty construction or design, and suggests that a small percentage be levied as a sinking fund to cover such failures. Suggests that the average cost of repairs may be reduced from 3 to 1 per cent. when the actual cost is not known. Proposes the addition of the works "including Municipal taxes" after the word "Repairs" in the 1st, 11th and 12th lines of the rule.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*b*).—In applying these rules to houses that were in existence on the 7th September 1888, no addition to the capital cost for establishment and tools and plant need be made, provided that the result of the application of the rules is not a reduction of the rent previous to that date for the occupation of the building.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*I*).—The rent should be a sum which will cover interest at 4 per cent. on the actual capital cost of the house and its site and the estimated average annual cost of repairs. (*g*).	Is of opinion that the present basis of assessment is not a correct or equitable one, as between Government and its servants, and that the truth of this is partially admitted in the prescribed limit of 10 per cent. on salary and local allowances of an officer. The basis of assessment is the actual capital cost of the house and its site and the estimated average annual cost of repairs, and in ascertaining these, elements of doubt have to be considered, as may be seen by a reference to the sub-clauses of clause I of paragraph 28. All these uncertain factors would disappear if an officer's salary and local allowances were made the basis of assessment, irrespective of the actual cost of the house and its site, or the estimated average cost of repairs.
	When a house has to be built its cost is now regulated that the rental will not exceed 8 per cent. of the salary of the official who will usually occupy it; and in no case is the rent to exceed 10 per cent. of the official's salary. This rule can be applied so as to press rather heavily on the junior officers in a class or grade. The average pay of Superintending Engineers is Rs. 1,350, 8 per cent. of which is Rs. 108, the rental of a house built according to the rules. This rental would represent 6·75 per cent. of the pay of a Superintending Engineer, 1st class; 8 per cent. of the pay of a Superintending Engineer, 2nd class, and 9·8 per cent. of the pay of a Superintending Engineer, 3rd class.
	Instead of charging a fixed rent it is suggested that it should invariably be taken as 8 per cent. of the pay of the official occupying the house. Government interests would not be affected by this change, and a Superintending Engineer, on Rs. 1,600, can afford to pay a higher rent than a Superintending Engineer on Rs. 1,100.
	Suggests the reduction of interest on capital cost and repairs from 4 to 3 per cent.
	Suggests the reduction of interest on capital cost and repairs from 4 to 3½ per cent., which is the present rate of Government interest.
	Proposes the addition of the words "including Municipal taxes" at the end of the rule.
	Considers that the market value and not the capital cost should be made the basis of assessment as the cost of a building varies in different localities.
	Considers that 4 per cent. should be charged on the actual cost of construction only.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*g*) I would sweep away the whole of the complicated arrangements of paragraph 28 and charge simply 6 per cent. per annum, or ½ per cent. per month, on the capital cost, including the value of the site, if purchased, but not if it was Government property, and including no charges for tools and plant or establishment except such as was directly charged to the work during construction. The capital value should be revised at intervals of five years, when the Executive Engineer, or the Superintending Engineer, if the house be occupied by an Executive Engineer, should report whether its value has deteriorated, and, if so, a corresponding reduction should be made in the rent; except at this quinquennial revaluation the rental should not be altered save in the case of— (1) serious injury by storm, earthquake, or other accident, in which case such reduction, as the circumstances require, must be made; (2) additions and improvements (not repairs or restorations), the cost of which must be added to the capital value and the rent proportionately increased. The rent should in all cases be subject to a maximum of 8 per cent. on the salary of the occupant; the present limit of 10 per cent. is, in my opinion, too high. It should be understood that these suggestions are made on the supposition that the proposal made above (*c*) that houses should be built on standard plans, for which a fixed rent of 8 per cent. on salary should be charged, is not accepted.
Superintending Engineer, I Circle.	
Superintending Engineer, II Circle.	
Collector of Anantapur and Examiner, Public Works Accounts.	
Consulting Architect.	
Superintendent of Works, Periyár Project.	
Executive Engineer, Coimbatore Division.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced or the purchase concluded.	Suggests the removal of the restriction so far as Provincial funds are concerned requiring the sanction of the Government of India for the construction or purchase of buildings in all cases in which the conditions of clause (1) cannot be fulfilled. Considers that it will be sufficient to specify the class of officers for whom residences should be constructed or purchased and when the cost is to be met from Provincial funds to vest Local Governments with full power to deal with individual cases on their own merits.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the rules in paragraph 28, will not exceed 8 per cent. of the salary of the official who will usually occupy it. (*c*)	Considers that the cost of the building to be erected should not be regulated with reference to the salary of the occupant, as the bulk of the cost is sunk in foundations but with reference to the accommodation to be allowed which should depend on the rank of the officer who should occupy it and suggests that the rule be modified. Considers that greater latitude should be allowed in the case of buildings to be constructed at stations where house building is very expensive, such as Nandyal, Tuticorin, and that the rules should prevent the building of an unsuitable house on the mere ground that it is the best that can be built for the amount admissible under the rule and suggests that some standard of accommodation be laid down, that no house be built providing for less accommodation and that, if the rent is not sufficient to cover the percentage charges, the Government should bear the loss. Suggests that the 8 per cent. limit be raised to 12 per cent., as the design of the building depends not so much on the salary as the status of an officer and the 8 per cent. limit is sometimes found to be insufficient.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Executive Engineer, Tanjore Division.	(*c*) I consider that it would be desirable that standard plans showing the amount of accommodation to be provided for officers of various ranks should be drawn up, and that, when accommodation on the standard plan is provided, rent should be charged at 8 per cent. of the salary of the officer. It would probably be enough if six or eight standard plans were prepared for a similar number of classes of officers, the Local Government being empowered to specify the class to which any officer belongs.
Inspector-General of Police.	If this cannot be done, I would leave paragraphs 17 (1), (3) and (4) as they stand, but for reasons given below would omit paragraph 17 (2).
Director of Public Instruction.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(2) In calculating the cost of a building to be erected, a sum should be included to cover the share of tools and plant and establishment. The amount to be added for these charges may be limited by the Local Government to the actual cost of the establishment, and tools and plant employed thereon, as nearly as it can be ascertained. (*d*).	Suggests that the charges for establishment and tools and plant be restricted to direct charges as debited to the work.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*d*) See below under (*g*).

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced or the purchase concluded.	Suggests the removal of the restriction so far as Provincial funds are concerned requiring the sanction of the Government of India for the construction or purchase of buildings in all cases in which the conditions of clause (1) cannot be fulfilled. Considers that it will be sufficient to specify the class of officers for whom residences should be constructed or purchased and when the cost is to be met from Provincial funds to vest Local Governments with full power to deal with individual cases on their own merits.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the rules in paragraph 28, will not exceed 8 per cent. of the salary of the official who will usually occupy it. (*c*)	Considers that the cost of the building to be erected should not be regulated with reference to the salary of the occupant, as the bulk of the cost is sunk in foundations but with reference to the accommodation to be allowed which should depend on the rank of the officer who should occupy it and suggests that the rule be modified. Considers that greater latitude should be allowed in the case of buildings to be constructed at stations where house building is very expensive, such as Nandyal, Tuticorin, and that the rules should prevent the building of an unsuitable house on the mere ground that it is the best that can be built for the amount admissible under the rule and suggests that some standard of accommodation be laid down, that no house be built providing for less accommodation and that, if the rent is not sufficient to cover the percentage charges, the Government should bear the loss. Suggests that the 8 per cent. limit be raised to 12 per cent., as the design of the building depends not so much on the salary as the status of an officer and the 8 per cent. limit is sometimes found to be insufficient.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced or the purchase concluded.	Suggests the removal of the restriction so far as Provincial funds are concerned requiring the sanction of the Government of India for the construction or purchase of buildings in all cases in which the conditions of clause (1) cannot be fulfilled. Considers that it will be sufficient to specify the class of officers for whom residences should be constructed or purchased and when the cost is to be met from Provincial funds to vest Local Governments with full power to deal with individual cases on their own merits.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer. Inspector-General of Police.	(*b*) The above suggestion (*a*) involves the cancelment of paragraph 16. I agree with the Superintending Engineer, V Circle, that the less Government has to do with renting of residences the better; but there are cases where such a course is absolutely necessary. The discretion thus granted to Local Governments would meet the view of the Inspector-General of Police; that of the Presidency Port Officer appears too wide.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraphs 15 *and* 16	Suggests that these paragraphs be so modified as to enable the Local Government to construct residences at those stations where it can be clearly shown that an officer cannot obtain a suitable residence.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, III Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the rules in paragraph 28, will not exceed 8 per cent. of the salary of the official who will usually occupy it. (*c*)	Considers that the cost of the building to be erected should not be regulated with reference to the salary of the occupant, as the bulk of the cost is sunk in foundations but with reference to the accommodation to be allowed which should depend on the rank of the officer who should occupy it and suggests that the rule be modified. Considers that greater latitude should be allowed in the case of buildings to be constructed at stations where house building is very expensive, such as Nandyal, Tuticorin, and that the rules should prevent the building of an unsuitable house on the mere ground that it is the best that can be built for the amount admissible under the rule and suggests that some standard of accommodation be laid down, that no house be built providing for less accommodation and that, if the rent is not sufficient to cover the percentage charges, the Government should bear the loss. Suggests that the 8 per cent. limit be raised to 12 per cent., as the design of the building depends not so much on the salary as the status of an officer and the 8 per cent. limit is sometimes found to be insufficient.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 16.—Proposals to construct residences for officials not entitled to quarters in a civil station or cantonment already in existence, or in the process of formation, and all cases in which Local Governments have doubts as to the operation of the rule in paragraph 15, should be submitted to the Government of India for orders. (*b*).	Considers that all Port Officers should be provided with residences convenient to their work. States there are several civil stations where houses for Police officers should be built as there are no suitable ones available, viz., Madura, Guntúr, Madanapalle and Tuticorin, and considers that in these cases the Local Government should be empowered to construct residences without reference to Government of India.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(iii) Cases in which it is necessary to provide residences in parts of the country where no civil station or cantonment exists, and where a lengthened term of residence would render camp accommodation unsuitable, *e.g.*, buildings along lines of roads, railways, or canals, for the housing of officials employed on their construction or maintenance. (*a*).	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
	(*a*) I would add: "(iv) Such other cases in which it is shown to the satisfaction of the Local Government that suitable accommodation cannot be obtained at a station where an officer is compelled by the nature of his duties to reside, provided the cost of the building is to be met wholly from Provincial funds."

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(i) Cases in which it is the recognized duty or established custom of the Government to provide quarters at Government expense.	Lighthouse Superintendents have hitherto been provided with quarters free of rent. This should continue.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer.	

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Read—the following papers :—

From the Superintending Engineer, I Circle, No. 122 G.L., dated 15th May 1895.
" " " II " " 72 G.L. " 18th " "
" " " III " " 339 " 6th " "
" " " III " " 706 " 6th June "
" " " IV " " 177 W. " 3rd May "
" " " IV " " 184 W. " 7th " "
" " " V " " 241 W. " 27th " "
" " " VI " " 255 T.C. " 17th " "
" Consulting Architect to Government " 496 " 6th " "
" Supt. of Works, Periyár Project " 59 C.E. " 6th July "
" Consulting Engineer for Railways " 2047 " 28th June "
" Chief Engineer for Irrigation " 12 W. " 18th April "
" Examiner, Public Works Accounts " 1715 A. " 10th May "

Endorsement in the Public Department on letter from the Surgeon-General with the Government of Madras No. 214-Tour, dated 28th May 1895; No. 1220, dated 8th June 1895.

Endorsement in the Marine Department on letter from the Presidency Port Officer, Madras, No. 1655/115 G., dated 7th May 1895; No. 1087, dated 20th May 1895.

Endorsement in the Ecclesiastical Department on letter from the Bishop's Chaplain No. 1415, dated 29th May 1895; No. 1198, dated 5th June 1895.

Endorsement in the Educational Department on letter from the Director of Public Instruction No. 9374, dated 28th August 1895; No. 2046, dated 3rd September 1895.

Endorsement in the Judicial Department on letter from the Registrar of the High Court, Appellate Side, No. 1938, dated 19th July 1895; No. 1768, dated 31st July 1895.

Proceedings, Financial Department, No. 369, dated 6th May 1895.
" Political " " 109 " 6th " "
" Local and Municipal Department, No. 727 L., Mis., dated 29th April 1895.
" Military Department, No. 1991, dated 30th March 1895.
" Revenue " " 1104 R. " 9th July "
" " " " 1167 R. " 20th " "

[*Statement.*

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Chapter X, Public Works Code, Vol. I.	
Paragraph 15.—No houses should be built or purchased by Local Governments as residences for public servants, except in the following cases :—	Considers that Government should purchase or construct buildings only in places where it is impossible for officers to rent residences, and that the less the Government has to do with renting of residences to its officers, the better. Considers that Local Governments should be empowered to construct residences for officials at stations where suitable quarters cannot be rented. Considers it unwise to purchase or construct residences when they can be obtained privately, but when officers of any department make unanimous application for good reasons given to be supplied with residences, the application should be granted. Considers it better for an officer to find accommodation for himself than to be compelled to live in a Government house, provided suitable accommodation is available as greater freedom is enjoyed in dealing with private landlords and as private houses are cheaper than Government ones; but is of opinion that the rule should be so modified as to leave greater option to Local Governments in the matter. Considers that houses should be built for Superintendents of District Jails at or near the Jail, as this concession would improve the administration of District Jails and as the Superintendents now reside far away from the Jails.

the existing Rules regarding the purchase or construction of Residences for Government Officials.

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, V Circle.	
Surgeon-General with the Government of Madras.	
Executive Engineer, Coimbatore Division.	
Inspector-General of Police.	
Inspector-General of Prisons.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
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When examined ____
When signed ____
} 189 .

READ AGAIN G.O., No. 189 , DATED

CURRENT No.

ENCLOSURES TO C. No.

ORDER OF GOVERNMENT	A	A	A	A	A	A	A	
LETTER OF GOVERNMENT.								
STATEMENT WITH DITTO.								
PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH IN ORIGINAL.								

N.B.—
A = Copy in full.
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