[L. & M. / 91]
1,000—23-10-01.

Local & Munl. (~~190~~ 1896) Department.

MISCELLANEOUS.

G.O., No. 1521 M.

DATED 7-9- ~~190~~ 1896.

[Despatch Abstract.]

Rent

Drawing the attention of the Municipal Council Ellore with remark, to the Collector's remarks on the high rate of assessment of ———— on certain office buildings at Ellore.

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

Local & Municipal

CURRENT 2214 M

Revenue {1896} Department.

From

The Collector,
Godavari District.

No. 811/Suf

Dated 29 }
Despatched 27 } 6 1896.
Received 30 JUL. 96

Encl 1 & 2. M. 3153 M of 1895
retd

SUBJECT.

~~Fr~~ Municipal
Submitting the Chairman's letter in original with copies of subsequent correspondence between him and the Collector in the matter regarding of assessing ~~the~~ the buildings of the Dt. Munsif and of the Sub Registrar at Ellore –

C. Nos 3153. M. of 18
2214. M. of 18

C.S.
Misc.

Order No. 1521 Municipal

The municipal council's attention will be drawn to the Collector's remarks in para. 2 of his endorsement, and it will be informed that if the excessive tax now assessed on the buildings in question is repeated, the Government will be compelled to take action under Act XI of 1881.

VR 13/8/96

WWS 17.8.96

4/9/96

Note

For a precedent please see G.O. No. 1372 M, dated 19th August 1895.

To The Chairman, M.C. Ellore
thro' the Collector of Godavari
& Public Works Department

Desp. 10/9/96

[G/74.]

NOTE FOR THE CHIEF SECRE

With ref. to C.S.' note
it is observed that Govt. has twice
before threatened to take action
under Act XI of 1881 in similar
circumstances G.O.s $\frac{1372\ M}{19.8.85}$ &
$\frac{357\ M}{20.4.87}$. Such action is possible
but ~~it~~ has to be taken by the
Gov.-Genl. in council. There appears
to be no other way of compelling
the Council to reduce an excessive
tax on Govt. buildings. A civil action
will apparently not lie vide S. 262 (2)
8.9.96.

I don't understand
this: please
explain
to M. Appie 19/8/96

Put up original of G.O. $\frac{357\ M}{20.4.87}$
& any other papers on the subject.
G. of I. wd not apply XI of 81
in a case like this!
20.8.96 PTO

Godavari Collector's Office
d 22-2-96.

Ref. No. C $\frac{197}{Eng}$ of 96

From V. A. Brodie Esqre.
Collector of Godavari.

To
The Chairman
Municipal Council
Ellore.

Sir
With reference to your letter no $\frac{97}{Eng}$ d 31.1.96 to the Chief Secretary to Government Madras submitted through me, I have the honor to enquire what is in the Council's opinion, the rent which the Government would realize if these buildings were to be let out for habitation, — having regard to the rents being actually paid for other houses and buildings in the town. For instance what rent is paid for the Head Assistant Collector's bungalow and how does it compare in regard to accommodation &c, with the Munsiff's Court. If the tax is based on the cost of construction it should be reported what the capital

capital value of the buildings, as they now stand, has been taken at, and what percentage on cost has been taken as the rent, also whether due allowance has been made for the well known fact that costly buildings yield as a rule a smaller return per cent than cheap ones for which there will always be a greater demand. A very early reply is requested.

I have &c.

(Sd) A.R. Banerji.
for Collector

(True copy)

Venkata Ramadas
for Collector.

9-7-96

Ellore Municipal Office
Dt 17 March 1896.

No 115 Eng.

From
The Chairman
Municipal Council Ellore

To
The Collector
Godavari District
Cocanada.

Sir Referring to your letter Ref on Cos $\frac{197}{Eng}$ of 96 of 22-2-96 I have the honor to inform you that the council resolved at its meeting of 15-1-96 to fix Rs 90 tax on District Munsiff's Court and Rs 13½ on Sub-Registrar's office on the ground that if the former be let out the government would realize Rs 100 a month and on the latter Rs 15. These are new buildings and are in important localities—

2 The tax on the Head Assistant Collector's office is Rs 65 per year, on a rental of Rs 50 per month which, I must state, compares

favourably with the tax now charged on the District Munsiff's Court as the Court's building is much larger, ~~neatly~~ more costly, and better located, than the Head Assistant Collector's Bungalow, where the rent is low and the locality less valuable and important.

I have &c.

(Sd) C. Sitaramayya
Chairman.

(True Copy)

Venkata Ramadas
for Collector

9-7-96.

Godavari Collector's Office
d 31. 3. 96.

Ref 197/Eng of 96.

From V. A. Brodie Esqre
Collector Godavari Dt.

To
The Chairman
Municipal Council
Ellore.

Sir With reference to your No 115 Eng / 15-3-96
I have the honor to state that the tax, not on the Head Assistant Collector's office building, but that of the building in which he lives, was requested to be reported.

2 The Munsiff's Court building may be larger than the Head-Assistant Collector's bungalow, but as it has no stables, kitchen, or other outhouses attached to it, and stands in much less spacious ground. I very much doubt whether as a dwelling house, it would fetch as much rent, and the locality in which it stands is no better than that of the Head Assistant Collector

Collector's bungalow belonging to the Sanivarapet Zamindari. The rent value put upon the Sub-registrar's office also appears to be exorbitant. It consists of only one big room & one small one and has no land or out-houses attached. ~~neith~~ Neither as a residence nor for any other purpose could more than Rs 5 or Rs 6 per mensem be got for it. The taxes in both instances appear to me to have been based upon unduly high valuations; and Rs 50 on the Munsiff's Court & Rupees Rs 5 on the Sub-registrar's office would be more fair.

3 I therefore request you to consult the council again and having done so & inspected the buildings, to report what rent could be obtained for each, having regard to the rents now being realized for such houses, in Ellore, & their conveniences.

I have the honour &c.

(Sd) A.R. Banerje
for Collector.

(True Copy)

Venkata Ramadas
for Collector

Ellore Municipal Offi
dated 28th April 1896.

No 66.

From
The Chairman
Municipal Council Ellore

To
The Collector
Godavari District.

Sir
Referring to your letter Ref no 197/Eng of 96 dated 31.3.96 I have the honor to inform you that the council considered that there were no reasons to reduce the tax on the grounds stated in the resolution a copy of which is herewith forwarded.

As regards the Munsiff's Court, I have already stated that the Court site is more valuable than the Head Assistant Collector's bunglow site, and I have inspected the buildings.

I have &c.

(Sd) C. Sitaramayya.
Chairman.

(True Copy)

Venkata Ramadas
for Collector.

6.5.7.96.

Extract from the Proceedings of
the Municipal Council for the
Town of Ellore of 15th April 1896.

x x x x.

VII Read letter from the Collector Godavari District Ref No $\frac{197}{Sug}$ 996 of 31.3.96 requesting to reduce still further the tax on the District Munsiff's Court and Sub-registrar's office at Ellore.

As the Council consider that the rent fixed on the registrar's office & the Munsiff's Court are not unreasonable considering the rates of the neighbouring houses & sites the Council regrets that it could not interfere.

x x x x

(True Extract)

(Sd) C. Sitaramayya
Chairman

(True Copy)

Venkata Ramadas
for Collector.

P.97-B

Godavari Collector's office.
d 16-5-96.

Reference no $\frac{197}{Eng}$ of 96.

From the Collector
Godavari District

To The Chairman
Municipal Council
Ellore.

Sir
Referring to your reply d 28-4-96 no 66 to this office Reference no $\frac{197}{Eng}$ of 96 d 31.3.96 I have the honor to invite your attention to para 3 of ~~of~~ my letter under reply to which no answer has been given. I request you to state what rent could probably be obtained in the case of each building if the buildings were vacated by the Departments now occupying them.

2 A reply by return of Post is requested.

I have etc.
(Sd) V. A. Brodie
Collector.
(True copy)

Venkata Ramadas
for Collector.

D. 9. 7. 96.

Ellore Municipal Office.
D/ 8th June 1896.

No 137.

From
the Chairman Municipal
Council Ellore.

To
The Collector
Godavari District

Sir
Referring to your letter No Refon C no $\frac{197}{Eng}$ 96 and with reference to my letters Nos $\frac{115}{Eng}$ of 17th March 96 and No 66 of 29th April 1896 I have the honor to inform you that if the District Munsiff's Court and the Sub-registrar's office were rented out after being vacated by the departments occupying them, the former would fetch Rs 100 and the latter Rs 15 a month.

I have the honor
&c.

(Sd) C. Sitaramayya
Chairman.

/True copy/.

Avenkata Ramadas
for Collector.

6.5.7.96.

No: 15 M. d/ 9. 4. 94

COLLECTOR
6 FEB. 96
GODAVARI.

To
The Chairman
Municipal Council
Ellore.

Sir,

I have the honour to demand the revision of the tax on the buildings to wit the new District Munsiff's Court House and Sub Registrar's office.

The grounds are:—

(1) That the taxes on these buildings have not been fixed on the reasonable letting value with reference to the rent of the building actually let in the neighbourhood – as prescribed in G.O. no: $\frac{468\,M}{6.4.93}$ a Copy of which was Communicated to you with my letter No: $\frac{283\,M}{27.6.93}$.

G.O. No: 953 M
d/ 11-4-93

(2) That these buildings do not fetch any reasonable rent with reference to their Cost of Construction because they are not suitable for residences.

(3.) That if they were let for hire they would not fetch more than a monthly rent of Rs 25 for District Munsiff's Court house and Rs 5 for Sub Registrar's office

(4)

(4) The tax therefore should be Rs 22-8-0 for the Munsiff's court Rs 4-8-0 per mensem for the Sub Registrar's office if the tax is now levied at 7½ per cent per annum on the annual rental value

I have &c
(Sd) J.E. Paul
Ex. Engineer

'True Copy'
(Sd) J.E. Paul
Exec Engineer

(True Copy)

Supg Engineer I Circle

P.W. Ex 2 / 7636/95

E.S. 3079

1 / 3153 Mofl

Copy of letter No: 3175 d/ 18 Sepr 1895 from the Executive Engineer Godavari Western Division to the Superintending Engineer I Circle

I have the honour to report that the Municipal tax levied by the Ellore Municipality on the District Munsiff's court is Rs 113:10 and on the Sub Registrar's office is Rs 27.

2 These taxes appeared to the late Mr Young to be excessive and were objected to by him first in 1892-93 since which time a modified certificate has been given. I demanded a revision of the tax in my letter No: 15M/9.4.94 to the Chairman of the Municipality, a Copy of which I enclose.

3. To this I received an answer that "the Council considers that the assessment is reasonable and proper."

4. As the Chairman does not seem to me to have assessed the buildings in accordance with G.O. No: 1262M/14.9.94 I request you will refer the question for the orders of Government, if you think it necessary.

G.O. No: 2397 W
d 22-9-94

'True Copy'

Superintending Engineer I Circle

E.S. 3079

P.W. $\frac{\text{Ex: 1}}{7636/95}$

2/3153 Mof95

No. 1462 G.D.

FROM

A H Garrett Esquire
SUPERINTENDING ENGINEER
FIRST CIRCLE.

Enclosures. 2

TO

THE CHIEF ENGINEER
PUBLIC WORKS DEPARTMENT.

DOWLAISHWERAM, 1 October 1895.

Despd 1/10

SIR,

* Letter no. $\frac{15M}{9.4.94}$ to the Chairman, Municipal Council Ellore and Exec Engineer's letter no: $\frac{3175}{18.9.95}$ to the Supg Engr I Circle

I have the honour to submit for your orders copies of the marginally noted* correspondence.

2. In Act IV of 1884 the annual value of a building is defined to be "the gross annual rent at which the building might reasonably be expected to let from month to month or from year to year"

3 I take this to mean the value based on the actual cost of the building and the ordinary percentage paid by house property in the neighbourhood.

4 If the letting value is made to depend on the suitability of the

building

FROM A. H. Garrett Esqr

SUPERINTENDING ENGINEER

FIRST CIRCLE,

TO

THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

DATED 18th
DESPATCHED 18th } October 1895

RECEIVED

No. 1462 G.D.

ENCLOSURES, 2

SUBJECT.

District Munsiff's Court and Sub Registrar's Office at Ellore — Forwards for orders copies of correspondence regarding the revision of municipal tax on — with remarks.

S. F. I
6 500—31-7-94

building for a residence the question would be unnecessarily complicated and could only admit of a more or less arbitrary settlement.

I have the honour to be
Sir,
Your most obedt Servt

Supg Engineer I Circle

1/10

Extract
Municipal Off

Local & Municipal Dept.
CURRENT No. 3153 M

Government of Madras.

1895.

II 7

P. W. DEPARTMENT.

CURRENT No. 7636

From The Suptg: Engineer
I Circle

ENCLOS 2

No. 1462 G.D.
Dated 1-10-95
Received 8-10-95

SUBJECT.

Dt. Munsiff's Court & Sub-Registrar's Office at Ellore.

Submitting for orders the correspondence on the subject of the revision of Municipal tax on —

No. 1526
Referred to the municipal council, Ellore, for remarks, which should be submitted through the Collector.

(By order) W Francis.
Ag Under Secretary

N.R.
23/10/95
Fort St George
October 1895

E. F. I
6 — 500 — 31-7-94

P. W. CURRENT No. 7636

62 wk 14-9-94
468 wk 6-4-93

Recd: 8-10-95
Enc: 2

DISPOSAL.

No. dated
no. 953 w d 11-4-93
" 2252 w d 1-9-93
" 2482 w d 28-9-93
" 266 w d 30-1-94
" 376 w d 10-2-94
" 1167 c d 14-3-94
" 1243 c d 23-3-95
no. 1733 w d 15-7-95
" 2270 w d 12-9-95
" 953 w d 11-4-93
" 2397 w d 22-9-94
" 2195 w d 3-9-95

Local & Municipal
CURRENT No. 3153 M

No. 2988 C d/ 16th October 1895

Transferred to the Local and Municipal Department.

C H R Burton.
Under Secretary to Govt
P.W.D.

18 OCT. 95

Meeting
C.S
31/10.

Put up all references & past correspondence
C.S
31/10

Extract from the Proceedings of the Ellore Municipal Council

Ellore Municipal Council, Proceedings, Dt.

× × ×

II Read the following Government Orders:

7 G.O. No. 1526 dated 28.10.95. Referring for remarks, Letter No. 1462 G.D. / 1-10-95 from the Superintending Engineer I circle, requesting orders for revision of municipal tax on District Munsiff's Court and Sub Registrars' Office at Ellore.

Resolved that a tax on the District Munsiff's court be assessed at Rs 90 on a rental of Rs 100 a month and a tax of Rs 13½ be assessed on the Registrar's Office at a monthly rental of Rs 15.

(Signed) C. Sitaramayya
Chairman

× × ×

(True Extract)

Sitaramayya
Chairman delegate

E/C

Servant

Delegate

salution of the Council
23-11-

Postponed for further information

Chairman

Except G.O. 20th-4-87
No. 357 Mr

E/H
13/1

Do:
Regi
correspon
subje
of Mu

No. 152
Refer
Ellore, for
mitted thro

V.R.
23/10/95
Fort St George
October 1895

Ellore Municipal Office.

Dated the 31st January 1896
Despatched 3-2-96

CURRENT No. 3214 ...

No. 97 Eng
FROM,

M-R-Ry,
S. SITARAMAYYA PANTULU GARU;
CHAIRMAN, delgt
MUNICIPAL COUNCIL ELLORE.

COLLECTOR
6 FEB 96
GODAVARI

To,
The Chief Secretary to Government
Fort St. George Madras,
Through the Collector Godavari District

Sir.

Referring to your endorsement No. 1526 dated 28th-10-95 on a letter from the Superintending Engineer No. I Circle No. 1462 G.D. dated 1-10-95, herewith returned, I have the honor to submit herewith an extract from the Proceedings of the Ellore Municipal Council dated 15-1-96 and to state that the Council reduced the tax on the District Munsiff's Court from Rs 113-10-.. to Rs 90-..-.. and that of the Sub Registrar's Office from Rs 27-..-.. to Rs 13-8-..

I have the honor to be
Sir
Your most obedient Servant
Chairman delegate

E/H

C No. 197/Eng of 1896.

Dis No 811/Eng of 29. 6-96.

Forwarded with copies of subsequent correspondence between the Chairman & the undersigned.

2 The rent assessed by the Chairman is undoubtedly unduly high. The buildings not being situated in a convenient quarter cannot be estimated to fetch, if let, more than the rental fixed by the Executive Engineer Western Dn in his letter 15 Ny/9.4-94 Enclosed in the Superintending Engineer's letter 1462/1.10.95. The undersigned is of opinion that at the utmost Rs 50 on the District Munsiff's Court & Rs 5 on the Sub Registrar's Office building will be fair assessments

(Sd) V A Brodie
Collector

Venkata Ramadas
for Collector.

Forwarded

Collector.

B/R 10.2.

yp 10-2

Exd G. 9-7-96

When given for copying
When copied
When examined
When signed
190 .

READ AGAIN G.O., No , DATED
190 .

CURRENT No.

ENCLOSURES TO C. No.

ORDER OF GOVERNMENT .. .. .. A A A A A A A

L[illegible] 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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Q = Copy heading only.