M.R.O. 1—77,006—8-6-37.

(1) Number of pages_____

(2) Date of repair_____

(3) Initials of the Referencer_____

MADRAS RECORD OFFICE.

Government of Madras.

Public Works DEPARTMENT.

G.O. No. 2135 Press / Mis.

Dated 25 3 18 .

Not to be folded or roughly handled

G8

Proceedings of the Madras Government, Public Works Department, 25th August 1871.

No. 340. Read the following Endorsement of the Acting Chief Engineer for Irrigation, dated Madras, 17th July 1871, No. 47 :—

From the Agent and Manager of the Madras Irrigation and Canal Company, to the Consulting Engineer for the Madras Irrigation and Canal Company, dated Madras, 27th April 1871, No. 194.

Bungalow Rents.

I HAVE the honour to forward copies of the Chief Engineer's letters, Nos. 514 and 515, dated 18th April 1871, together with statements showing the bungalows proposed to be maintained permanently for submission to Government, in accordance with the request contained in your letter of the 31st ultimo, No. 391.

From the Acting Chief Engineer, to the Agent and Manager of the Madras Irrigation and Canal Company, dated Kurnool, 18th April 1871, No. 514.

BUNGALOW RENTS.

Bungalows to be maintained.

THE bungalows that will be useful for the conservancy staff now sanctioned are the following :—

Kurnool (Hindry) Office		For Engineers.
Valapanoor		
Ayaloor		
Dhoor		
Soonkasala	Miles 1 to 20	For Overseers.
Poodoor	,, 20 to 40	
Pugadial	,, 40 to 60	
Lockinsula	,, 60 to 78	
	,, 78 to 92	
Jupaud		For Surveyor.
Kotala	Miles 92 to 114	Overseers.
Chintacoonta...	,, 114 to 130	
Iddymuddaka	,, 130 to 158	
(Peechapad)	,, 158 to 178	
Adinamapully	,, 178 to end	
Donapad		For Surveyor.

One station needs building for an Overseer in each division of the canal. That in the 1st division of 95 miles should be central to the irrigation under the Toorcherla channel, and that in the lower division of 95 miles will be at or below Peechapad. At the other places named bungalows exist, but those at Kotala, Donapad, and Iddymuddaka are not durable, and I would recommend their being rebuilt of *masonry* and of a suitable size so soon as they become uninhabitable in their present state. It may be well not to rebuild the Donapad bungalow, since the Surveyor would be more centrally placed at Rajoly, where it would be on some accounts desirable to have a station.

2. I enclose a list A of the bungalows at present occupied, with an estimate (1) of their yearly rent consisting of 5 per cent. on their prime cost and the average cost of repairs ; (2) of the proportion to be fairly paid by the occupiers, namely, by the Company and by the employés occupying part of the building. But I propose the following as giving a more fair and useful scale of future rental from 1st July next. It is based upon an average estimate of what a bungalow of the class should cost to begin with, and for repairs and thorough and tidy maintenance, and it is assumed that were

more money spent in its prime cost the repairs would (or should) be thereby proportionately reduced; so that the real yearly cost of the shelter in question would be the same whether the house be suitably built in a cheaper style involving heavier repairs, or in a durable manner saving much repair.

I. For an Engineer's Office:—

Of these I will take Ayaloor as a pattern; prime cost, say, take as Rupees 3,000, at 5 per cent. ... ...

	Yearly. Rs.
Ten years' repairs:—	
New thatch timber and bressummers	1,000 100
New thatch every fifth year intermediate to the above	500 50
New flooring to the bungalow and verandah	180 18
Five years' repairs:—	
New matting (of outside bamboos) at Rupees 3 a square ...	103 22
Yearly repairs:—	
White-washing (or colour washing) one coat	25
Fitting doors and bolts, etc., and sundries, say	24
Monthly Expenses:—	
1 Gardener and Guardian at Rupees 7	84
Per annum...	473
Or per mensem...	40

Besides the desirability of the Company's buildings looking neat and respectable, I have considered that the ordinary chunam floors will not stand unless matted; and that unless doors and bolts which jamb and refuse to work are repaired at once breakage is sure to occur. I consider it essential to have a gardener attached to keep the fences in order and the approaches clear, and to keep the house clean and the grass down during times when it is not occupied; also for keeping up a nursery of young trees for planting out. Pursuing the same plan, I consider that the fair rental for the Engineer's Offices in the above list will be Rupees 40, and for the Overseers and Surveyor's Offices Rupees 25. In each case the occupier will pay such a proportion of the total as the rooms in his private occupation bear to the whole bungalow. This will generally vary from a third (as at Kotala, etc.) to two-thirds (as at Ayaloor etc.).

3. For sluice-keepers and tindals, I propose that huts be erected at a cost of Rupees 120 each of masonry, mud-roofed, and that no rent be charged. On Rupees 6 a month, with 8 Annas security stopped, a lascar cannot pay rent. The repair of such huts would be nearly nothing, provided the masonry and roof timbers were good; each man could repair his own roof. I may mention that I think that the security stopped should be 1 Rupee a month for a tindal, and ½ a Rupee for a lascar, and that further payment should cease after three years' service, otherwise it becomes a man's interest to resign and get re-engaged continually.

4. On obtaining a general approval for the above, I will send in the following papers:—

(1). Bill of present value of bungalows required to be transferred from construction to "Building Account."

(2). Estimates of repairs to all buildings required.

(3). Estimates of new huts to be built.

(4). Value of materials of huts, etc., to be destroyed, including Overseer's buildings at Kurnool, Ulloor Office, Nagatoor, Bowanassy, Jutoor, and Bakrapoorum. It can then be definitely settled whether it is worthwhile to destroy them or no.

37

BUNGALOWS, LIST A.

List of the Bungalows at present occupied with an estimate (1) *of their yearly rent consisting of 5 per cent. on their prime cost and the average cost of repairs;* (2) *of the proportion to be fairly paid by the occupiers, namely, by the Company and by the employés occupying part of the building.*

	Rs. A. P.	
JUPAUD BUNGALOW.		
Cost Rupees 4,782, 5 per cent., annual repairs included ...	240 0 0	
	240 0 0	
	20 0 0	
Take one-half...	10 0 0	per month.
VALAPANOOR BUNGALOW.		
Up to date Rupees 5,141, 5 per cent.	257 0 0	
	21 8 0	
About one-third,..	7 0 0	
JOOTOOR.		
Cost Rupees 493, 5 per cent	24 0 0	
Monthly rent...	2 0 0	
Half to be fair...	1 0 0	
COTALA.		
Cost Rupees 273, 5 per cent.	13 6 0	
Monthly...	1 10 0	
Half...	0 13 0	
AYALOOR HOSPITAL.		
Cost not given, taking proportion to Mr. Browning's estimate, namely, adding one-third, about	0 12 0	
Clerk's hut said to be worth Rupees 50, would perhaps cost Rupees 100, Mr. Dawson should pay	0 8 0	

Donapaud bungalow not having been kept in repair is not worth more than half as much rent as on what has been kept up. It is rarely habitable now.

I think if the nominal rent of Rupees 2 per month is charged it is as much as it can be considered worth.

LOCK LASCAR'S HUT.

Mr. Whitbred.

	Rs. A. P.	
Cost Rupees 450, 5 per cent...	22 8 0	
Say per month...	2 0 0	

AYALOOR BUNGALOW.

Prime cost, say, take as Rupees 3,000, at 5 per cent. ...	150 0 0	
Repairs.		
New thatch timber and bressummer	100 0 0	
New thatch	50 0 0	
New flooring to bungalow and verandah	18 0 0	
New matting (of outside bamboos) at Rupees 3 a square ...	22 0 0	
White-washing (or colour-washing) one coat	25 0 0	

	Rs.	A.	P.
Fitting doors and bolts, etc., and sundries, say	24	0	0
One Gardener and Guardian at Rupees 7	84	0	0
Per annum...	473	0	0
Or per mensem...	40	0	0
About half occupied by Mr. Browning, say...	20	0	0

YALOOR BUNGALOW.

Cost Rupees 561, 5 per cent.	28	0	0
Repairs, say	10	0	0
Per annum...	38	0	0
Per mensem...	3	0	0
Half occupied, say ..	1	8	0

CHINTACOONTA.

Rupees 1,200, at 5 per cent.	60	0	0
Half of the part built by Company...	5	0	0
Occupied by Mr. Browning...	2	8	0

DHOOR BUNGALOW.

Cost Rupees 4,923 to be recovered, 5 per cent. on cost ...	246	0	0
Annual repairs, say	60	0	0
Matting, say	14	6	0
White-washing	9	0	0
Doors, etc.	20	0	0
Gardener at Rupees 7	84	0	0
	433	6	0
	36	0	0
One-third...	12	0	0

BAKRAPOORAM.

Cost Rupees 420, 5 per cent.	21	0	0
Estimated repairs	10	0	0
	31	0	0
	2	9	4
About half occupied by Mr. Bradburry, say...	1	8	0

PUNKAL WUNKA.

Cost Rupees 540, 5 per cent.	27	0	0
Repairs, say	10	0	0
	37	0	0
	3	0	0
Half occupied, say...	1	8	0

HOSPITAL.

Mr. Nipps.

	Rs.	A.	P.
Rupees 120, 5 per cent.	6	0	0
	0	8	0

WRITER'S HUT.

Rupees 87, 5 per cent...	4	6	0
Say...	0	8	0
R. May's hut	0	8	0

GILL.

Rupees 120, 5 per cent.	6	0	0
Half need...	0	8	0

ADAMAPULLY BUNGALOW.

Cost Rupees 1,892, 5 per cent.	94	6	0
Annual repairs, roof, floors, etc.	50	0	0
Matting...	15	0	0
White-washing	10	0	0
Doors, etc.	20	0	0
Gardener at Rupees 7	84	0	0
	273	6	0
Two-thirds...	22	12	0
	11	0	0
Deduct one-twelfth of matting paid for by Mr. Higginson...	1	0	0
	10	0	0

KURNOOL,
17*th April* 1871.

(Signed) G. GORDON,
Acting Chief Engineer.

From the Acting Chief Engineer of the Madras Irrigation and Canal Company, to the Agent and Manager of the Madras Irrigation and Canal Company, dated Kurnool, 18th April 1871, No. 515.

IN continuation of my No. 514, of the 18th instant, I have the honour to forward herewith statements of buildings on the works from Soonkasala to Cuddapah and at Nellore, prepared in accordance with the requirements of G. O., No. 172, of 21st January 1871, ordering the payment of rent by employés occupying same, for the information of the Consulting Engineer.

MADRAS IRRIGATION AND CANAL COMPANY.

BUILDINGS CONSTRUCTED FROM FUNDS SANCTIONED FOR MAIN SUPPLY.

Statement of Buildings on the works from Soonkasala to Cuddapah, in accordance with the requirements of G. O., No. 172, of 21st January 1871, ordering the payment of rent by employés occupying same.

Division.	Section.	Position.	Where situated.	Tempo. rary build. ings.	Name of Bungalow.	Amount.		Rent at 7½ per cent. on actual expenditure.		How occupied.	Name of occupiers.	Extent of private accommodation.	Proposed by the Divisional Engineer.		Rent commences on the 1st Feb. 1871.	Remarks by the Divisional Engineer.
						Estimated cost.	Actual expenditure.	Per annum	Per mensem.				Estimated cost of keeping in repair per annum.	Proposed monthly rent.		
		Ms. Chs.		No.		Rs.	Rs.	Rs.	Rs.				Rs. A. P.	Rs. A. P.		
Hindry Conservancy.	1st	17 0	Kurnool ...	1	Overseer's Hut ...	...	681	51	4	Unoccupied ...	.....	.....	...	...	...	
	2nd	27 10	Poodoor ...	1	Do. Shed ...	...	150	13	1	Do. ...	.....	.....	20 0 0	...	...	
	3rd	36 40	Ulloor ...	1	Assistant Engineer's Bungalow.	500	...	37	3	Do. ...	.....	.....	20 0 0	...	...	
Bowanassy	4th	44 18	Nagatoor ...	1	Office and Store ...	...	681	48	4	Do. ...	.....	.....	...	...	...	
	6th	72 60	Lockinsula ...	1	Lockinsula Bungalow.	4,560	4,560	342	29	Do. ...	.....	.....	...	...	...	
		91 20	Jootoor ...	1	Assistant Engineer's Bungalow.	...	493	36	3	Inhabited ...	Mr. Neilson ...	One half of the bungalow as a dwelling house.	...	1 4 0	...	Jootoor Bungalow worth Rupees 300. One half will be occupied by Mr. Neilson; rent worth Rupees 2-8-0 per month for whole building, on Rupees 1-4-0 for the half, to be occupied by Mr. Neilson. *Vide* extract, as per Mr. Browning's letter, dated 6th March 1871.
		104 20	Cotala ...	1	Do. do. ...	...	273	20	2	Do. ...	Mr. Partridge...	Do. do. ...	...	0 10 0	...	Cotala bungalow worth Rupees 150; rent Rs. 1-4-0; half occupied by Mr. Partridge, rent to be paid by him Rupees 0-10-0 per month. *Vide* do.
Nundial ...	7th		Ayaloor ...	1	Hospital ...	...	...	...	...	Do. ...	Mr. Nelthrop ...	Do. do. ...	...	0 8 0	...	Hospital at Ayaloor worth Rupees 100; rent Rupees 1 per month; half of it (8 Annas) to be paid by Mr. Nelthrop. *Vide* do.
			Do. ...	1	Clerk's Hut ...	...	...	...	...	Do. ...	Mr. Dawson ...	Private residence.	...	0 8 0	...	Clerk's hut at Ayaloor worth Rupees 50; rent worth 8 Annas per month, to be paid by Mr. Dawson. *Vide* do.
		106 40	Do. ...	1	Ayaloor Bungalow ...	...	5,120	384	32	Inhabited by Mr. Browning and his office.	Mr. Browning...	Two-thirds of the bungalow as a dwelling house	...	13 5 4	...	Ayaloor bungalow worth Rupees 3,000. One-third part occupied by office, two-thirds by myself; total rent worth Rupees 20 per month, of which, if rent is to be charged at all to me, I should pay Rupees 13-5-4. *Vide* do.
		109 40	Deepagoontla	1	Assistant Engineer's Bungalow.	...	150	12	1	Dismantled ...	.....	.....	...	...	...	
Koondaur.	8th	123 25	Lock No. 8	1	Lock Lascar's Hut ...	470	450	34	3	Occupied ...	Mr. Whitbred...	Private residence	...	2 0 0	...	
		128 16	Lock No. 10A	1	Do. do. ...	509	450	34	3	Unoccupied ...	.....	.....	...	...	...	
		129 18	Chintacoonta	1	Divisional Office ...	1,200	450	34	3	Do. ...	.....	.....	...	...	...	
		129 20	Lock No. 12	1	Do. Hospital ...	...	90	8	8	Do. ...	.....	.....	...	...	...	Chintacoonta bungalow worth Rupees 2,100.
Dhoor ...	9th	135 30	Lock No. 15	1	Lock Lascar's Hut ...	135	...	10	1	Do. ...	.....	.....	...	...	...	
		141 10	Iddymuddika	1	Do. do. ...	509	450	34	3	Do. ...	.....	.....	...	...	...	
		150 —			Assistant Engineer's Bungalow.	...	450	34	3	.....	.....	.....	...	...	...	
		177 70	Bakarapoo. ram.	1	Do. do. ...	400	420	32	3	Used as Range Office and Store, as well as residence.	Mr. Bradburry.	One half occupied as a dwelling.	10 0 0	1 4 8	...	Temporary building can be allowed to fall in when no longer required for employés without tent allowance for temporary occupation. *Vide* extract, as per Mr. Knorpp's list, dated 3rd March 1871.
			Punkal Wunkah.	1	Temporary Office ...	...	510	40	3	Do. do. ...	Mr. Griffiths ...	Do. do. ..	...	1 2 0	...	
Pennair ...	10th			1	Hospital Hut ...	...	120	9	1	Used as Medical Store, as well as residence.	Mr. Nipps ...	One half occupied as dwelling; the rest as a Medical Store.	...	0 4 0	...	
				1	Overseer's Hut					Unoccupied ...	.....	.....	...	0 8 0	...	
				2	Writer's Hut ...	...	120	9	1	Occupied ...	Mr. Danuran ...	Entirely private.	...	0 5 6	...	
			Kurnool ...	1	Do. ...	...	57	5	½	Do. ...	R. May ...	Do. ...	...	0 2 9	...	
					Inspector's Hut ...	...	43	3	½	Used as Office, Store, and residence.	Mr. Gill ...	Half only used privately.	...	0 4 0	...	
					Assist. office at Jolarperam.	...	120	9	1	Dismantled ...	.....	.....	...	...	...	
					Repairs to do. ...	...	1,935	...	...							
						...	364									

KURNOOL,
17th April 1871.

(Signed) G. GORDON,
Acting Chief Engineer.

Statement of Buildings on the works from Soonkasala to Cuddapah and at Nellore BUILDINGS CONSTRUCTED ON SPECIAL *ordering the payment of rent*

Division.	Section.	Position.	Where situated.	Permanent buildings.	Name of Bungalow.	Amount. Estimated cost.	Amount. Actual expenditure.	Rent at 7½ per cent. on actual expenditure. Per annum.	Rent at 7½ per cent. on actual expenditure. Per mensem.
	...	MS. CHS. 0 17	Soonkasala...	No 1	Office, Store-room, and Workshop.	Rs. 5,947	Rs. 5,980	Rs. 448	Rs. 37
	...	17 0	Kurnool ...	1	Hindry Office, Store-room, and Workshop	30,906	14,489	1,086	90
	...	.....	Do. ...	1	Central Hospital with out-houses.	4,475	4,280	321	27
Hindry Conservancy.	...	.....	Do. ...	1	Dresser's house ...	575	413	31	3
	...	.....	Do. ...	1	Overseer's hut ...	1,245	1,245	93	8
					Iron and Brass Foundry.	13,569	13,408	...	...
	4th	52 19	Puggadial ...		Room for receiving and despatching stores.	1,759	1,759	132	11
		59 30	Jupaud ...	1	Office and Store ...	3,977	3,883	288	24
				1	Do. do. ...	4,123	4,782	358	30
	5th	70 40	Bowanassy...	1	Office and Store-room and Artificer's shed.	7,945	7,523	588	49
Bowanassy					Improvement of the road approaching.	578	318		
Nundial ...	7th	83 70	Valapanoor.	1	Office and Store building.	1,970	5,141	385	32
Koondaur.	8th	122 70	Yalloor ...	1	Quarters for Sub-Assistant Engineers and Assistant Surveyor's Bungalow.	1,236	561	42	4
Dhoor ...	9th	159 0	Danapaud ...	1	Office and Store Building.	5,233	5,278	396	33
Pennair ...	10th	179 0	Dhoor ...	1	Executive Engineer's Bungalow.	4,979	4,923	370	30
			Adamapully.	1	Divisional Office ...	1,880	1,892	142	12
Nellore ...	...	.....	Somaiswaram.		*Nellore.*				
				1	Building in Hospital and Apothecaries residence.	2,900	2,972	223	19
				1	Office Building ...	1,470	1,681	126	10
				4	Overseer's quarters...	2,220	5,535	395	33
				1	Store and Workshop..	2,046			
				1	Clerks and Pay Office.	575			

* Jupand bungalow up to date has cost Rupees 4,782 ; 5 per cent. on this is Rupees 240 per annum *nearly*, or portion occupied as my private dwelling. *Vide* extract, as per Mr. Dodson's letter, dated 20th March 1871.

† Valapanoor bungalow cost Rupees 5,141 ; 5 per cent. on this is Rupees 257, or, say, Rupees 21-8-0 per month. to pay. *Vide* extract, as per Mr. Dodson's letter, dated 20th March 1871.

‡ Mr. Carruthers was reckoned to occupy half. Mr. Knorpp only uses his private office (the middle room) 271-10-0, being payment of rent of Dhoor bungalow, from June 1868 to middle of October 1870, except April and

KURNOOL,
17*th April* 1871.

ESTIMATES SANCTIONED BY GOVERNMENT.

prepared in accordance with the requirements of G. O., No. 172, of 21st January 1871, by employés occupying same.

How occupied.	Name of occupiers.	Extent of private accommodation.	Proposed by the Divisional Engineer. Estimated cost of keeping in repairs per annum.	Proposed by the Divisional Engineer. Proposed monthly rent.	Rent commences on the 1st Feb. 1871.	Remarks by the Divisional Engineer.
One room for Telegraph Office, and the rest unoccupied.	.....	.....	Rs A. P. 25 0 0	Rs. A. P ...	...	
Hindry Office and Store.	.....	.....	100 0 0	...	...	One room, 10′ × 16′, occasionally used by Conservancy Engineer for having breakfast in ; rent should be *nil*, as he saves at least 2 hours each time, which would be otherwise occupied in going to and from his bungalow 1 mile distance.
Central Hospital...	.....	.....	10 0 0	...	...	
Unoccupied ...	.....	.....	...	...	...	
Do. ...	.....	.....	...	...	...	
Dismantled ...	.....	.....	...	...	...	
.....	.....	.....	...	...	...	
Unoccupied ...	.....	.....	...	...	...	
Inhabited by Mr. Dodson and his office.	Mr. Dodson ...	One-half of the bungalow occupied as a dwelling house	...	*10 0 0	...	
Unoccupied ...	.....	.....	...	...	...	
Inhabited by Mr. Wilks and his office.	Mr. Wilks ...	One-third of the bungalow as a dwelling.	...	†7 0 0	...	
Unoccupied ...	.....	.....	...	...	...	
One-third of the building is used as a store, one-third as office and timber-room, and one-third is occupied by Mr. Anderson.	Mr. Anderson...	One-third of the bungalow occupied as a dwelling house.	...	0 11 1	...	Danapaud bungalow, which cost altogether Rs. 5,230, is now certainly not worth more than Rs. 500 ; that is its extreme value. It is almost entirely ruinous, and as it will not hereafter be required as a station, I do not recommend that money should be spent on repairing it. As no repairs are advisable, the rent of the whole building is worth Rupees 2-1-4 per month, of which Mr. Anderson should pay 11 Annas and 1 Pie per month. *Vide* extract, as per Mr. Browning's letter, dated 6th March 1871.
Used as a Divisional Office, as well as residence.	Mr. C. B. Knorpp	‡One-third of the bungalow occupied as a dwelling.	60 0 0	8 8 0	...	
Used as a Divisional Office, as well as residence.	Mr. H. P. Higginson.	One-half of the bungalow occupied as a dwelling house.	50 0 0	6 0 4	...	
.....	.....	.....	...	...	...	
.....	.....	.....	...	...	...	
.....	.....	.....	...	...	...	

Rupees 20 per month. I occupy two rooms out of four ; I think, therefore, that Rupees 10 a month is a fair rent for the

Mr. Wilks occupied only one room out of three ; so I consider that 7 Rupees per mensem will be a fair rent for him

for taking his meals and keeping by some things. He does not sleep in the house. Mr. Carruthers paid the sum of Rupees May 1870, being 26½ months, at Rupees 123 per annum.

(Signed) G. GORDON,
Acting Chief Engineer.

RENTED BUILDINGS.

Statement of Rented Buildings from Suonkasala to Cuddapah.

Where situated.	Name of Bungalow.	Rent. Per annum.	Rent. Per mensem.	Remarks.
		Rs.	Rs.	
Kurnool ...	Central Office	720	60	Portion inhabited by Mr. Mathews one sixth.
Do. ...	Chief Engineer's room ...	300	25	
Cuddapah ...	Deputy Chief Engineer's Office.	240	20	

KURNOOL,
17*th April* 1871.

(Signed) G. GORDON,
Acting Chief Engineer.

SUBMITTED to Government in reference to G. O., No. 172, of the 21st January 1871.

The following is a tabular statement of the bungalows at present occupied and the yearly rent which it is proposed should be fixed (consisting of 5 per cent. on the prime cost and the average cost of repairs), together with the proportion to be paid by the present occupiers in cases where they are partly used as offices:—

Names of Bungalows.	Prime cost.	Nature of occupancy.	Rental, monthly, at 5 per cent. on prime cost and repairs.	Proportion to be paid by present resident.	Remarks.
	Rs.		Rs. A. P.	Rs. A. P.	
Jupaud	4,782	Residence and office.	20 0 0	10 0 0	
Valapanoor ...	5,141	Do. do. ...	21 8 0	7 0 0	
Jootoor	493	Do. do. ...	2 0 0	1 0 0	
Cotala	273	Do. do. ...	1 10 0	0 13 0	
Ayaloor Hospital.	100	Hospital and residence.	0 12 0	0 12 0	
Clerk's hut ...	100	Residence ...	0 8 0	0 8 0	
Donapaud ...	396	Office, store, and residence.	.....	2 0 0	Not having been kept in repair is not worth more than half as much rent as on what has been kept up. It is rarely habitable now.
Lock Lascar's hut.	450	Residence ...	2 0 0	2 0 0	
Ayaloor	3,000	Residence and office.	40 0 0	20 0 0	
Yalloor	561	Do do. ...	3 0 0	1 8 0	
Chintacoonta ...	1,200	Residence, half occupied	5 0 0	2 8 0	
Dhoor	4,923	Residence and office	36 0 0	12 0 0	
Bakrapooram ...	420	Do. do. ...	2 9 4	1 8 0	
Punkal Wunka ...	540	Do. do. ...	3 0 0	1 8 0	
Hospital	120	Residence ...	0 8 0	0 8 0	
Writer's hut ...	87	Do. ...	...	0 8 0	
R. May's hut ...	...	Do. ...	...	0 8 0	
Gill	120	Do. ...	0 8 0	0 8 0	
Adamapully ...	1,892	Residence and office.	22 12 0	10 0 0	

These rates I recommend for approval.

2. The Chief Engineer proposes that after the 1st instant the rental should be fixed on a general principle, which is this: The proper cost of a bungalow of the class being ascertained, 5 per cent. on that amount is taken in the first place to form the basis of rent, and to this estimate is added the probable cost of repairs. To obtain this for a year repairs are classed as decennial, quinquennial, and annual, and calculated under each head, and one-tenth the decennial with one-fifth of the quinquennial repairs is added to the amount of annual repairs to form the addition to the above per-centage on prime cost. The total represents the rent of the building.

In this manner the Chief Engineer has arrived at the conclusion that Rupees 40 should be the monthly rental on the bungalows for Engineers, and Rupees 25 that for the buildings occupied by Overseers and Surveyors. Part of each building being used as offices, the resident will only pay that proportion of the whole rent which the extent of the room occupied by him bears to the whole accommodation. The principle on which the rent is calculated seems fair enough, and I should recommend for approval the amounts proposed.

3. The Chief Engineer proposed, on obtaining the general approval of Government to the above schemes, to forward:—

I.—A bill of the present value of the bungalows required to be transferred from construction to "Building Account."

II.—Estimates for repairs to all buildings required.

III.—Estimates of new huts to be built for sluice-keepers, tindals, etc.

IV.—Statement of value of materials of huts no longer required.

I presume the transfer in accounts alluded to in the first item is really from "Contingencies" in the general estimate, under which head the bungalows are charged to "Buildings" in the same. The estimates for repairs should include everything necessary for placing the buildings in thorough good order, and for giving them that degree of permanency which would prevent the necessity of frequent extensive renewals. Several of them are much dilapidated.

The question of huts for the sluice-keepers on and the disposal of materials may be more properly considered when the estimates are received.

(Signed) A. deC. SCOTT, Captain, R.E.,
Under-Secretary to Government,
for *Chief Engineer for Irrigation.*

No. 341. ORDER THEREON, 25th August 1871, No. 2,185.

IRRIGATION, No. 26.

G. O., No. 172, dated 21st January 1871.

IN letter No. 178-A. I., dated 16th December 1870, the Government of India decided that the rules in force in the Public Works Department for the occupation of buildings and the payment of rent should be made applicable to the Madras Irrigation and Canal Company, and, with a view to giving effect to the arrangement, the Consulting Engineer was furnished with a copy of the portion of the Government of India Code containing the rules on the subject.

Chapter XI, Section III.

Proceedings of the Madras Government, Public Works Department, 25th August 1871.

2. With the letter above recorded the Acting Chief Engineer for Irrigation to Government submits statements showing the buildings recommended to be permanently maintained, and those at present occupied, as well as the rental proposed to be charged in each case, calculated in the latter case at 5 per cent. on the original outlay added to the average annual cost of repairs, and in the former at 5 per cent. on the present value with the probable cost of repairs.

3. The Government approve of the principle upon which the calculations are based, and authorize rent to be charged accordingly and in proportion to the extent of occupation in each case where a building is used partly as an office. The rates proposed by the Company's Chief Engineer, in his statement of buildings now occupied, should hold good till each has been placed in proper repair, when the scale proposed for Engineers, Overseers, and Surveyors in the 2nd paragraph of the letter from the Chief Engineer to Government for Irrigation may come into force.

	Per mensem. Rs.
Engineers...	... 40
Overseers and Surveyors... ...	... 25

4. In framing the estimates promised to be submitted for the repair of the buildings, care should be taken that all requirements are provided for; but no expenditure should, under any circumstances, be incurred on this account until formal sanction has been obtained in ordinary course.

5. The Government do not understand that there is any advantage to be gained in *transferring* these buildings from construction to a different heading called "Building Account," and that proceeding may be dispensed with.

(True Extract.)

Captain, R.E.,
Under-Secretary to Government.

To the Chief Engineer for Irrigation.
" Agent and Manager of the Madras Irrigation and Canal Company.

Exd. E. C. Shunker.

13

Madras Irrign & C. Co.
Chief Engineer's Office,
Kurnool 18th April 1871.

No. 515.

To,

F. R. Henslowe Esqre
Agent and Manager,
Madras,

Sir,

In continuation of my No. 514 of 18th Instant I have the honor to forward herewith Statements of buildings on the Works from Soonkasala to Cuddapah, and at Nellore prepared in accordance with the requirements of G. O. 172 of 21st January 1871 ordering the payment of rent by Employés occupying same for the information of the Consulting Engineer.

I have &c.

/Signed/ G. Gordon
Ag. Chief Engineer.

SP 150

No. 191

Madras Irrign & C. Co.
Madras, 27th April 1871

From,

The Agent & Manager,
M. I. & C. Co.

To,

The Consulting Engineer,
M. I. & C. Co.

Sir,

Bungalow Rents.

I have the honor to forward Copies of the Chief Engineer's letters Nos. 514 & 515, dated 18th April 1871 together with Statements shewing the Bungalows proposed to be maintained permanently for submission to Government in accordance with the request contained in your letter of the 31st Ultimo No. 391.

I have the honor to be
Sir,
your most Obedient Servant,
T. Hartnett Weir Cove
Agent and Manager.

AAG

SP 1178

Madras Irrign & C. Comp.y
Chief Engineers Office
Camp Cuddapah 5th April 71.
Kurnool 18th April 1871.

No 514

To

F. A. Benslowe Esqr
Agent & Manager Madras.

Sir,

Bungalow Rents

Bungalows to be maintained.

The bungalows that will be useful for the Conservancy staff now sanctioned are the following:

Kurnool/Kindry/ Office		For Engineers
Velapanoor		
Ayaloor		
Dhoor		
Soonkasala	miles 1 to 20	For Overseers
Podloor	" 20 to 40	
Pagadyela	" 40 to 60	
Lockinsula	" 60 to 78	
	" 78 to 92	
Jupad		For Surveyor
Kotala	" 92 to 114	Overseers
Chintacoonta	" 114 to 130	
Iddymuddaka	" 130 to 158	
[Peechapad]	" 158 to 178	
Adinamapully	" 178 to end	
Donapad		For Surveyor

One

Time
Att[ende]d and Superintended
to Mr Cons: Superior
& Staff &c.

Mar[ch] 29 to April 5th 1871

Jos. P. Br. 3 4 2 8 71

Transmits an Estimate
& Plan &c for Repairs
Bungalow at the Camp
with Estimate of the Cost
with Sketch of the Building
in the Collectorate Compd
to Bungalow Kurnool
For Pittamber Pennaya

Pennaya Mr Ass. Sur.

One Station needs building for an Overseer in each Division of the Canal. That in the first Division of 95 Miles should be central to the Irrigation under the Poucherla Channel and that in the lower Division of 95 Miles will be at or below Peechapad. At the other places named bungalows exist, but those at Katala, Donapad, and Iddymuddaka are not durable, and I would recommend their being rebuilt of masonry, and of a suitable size, so soon as they become uninhabitable in their present state. It may be well not to rebuild the Donapad bungalow, since the Surveyor would be more centrally placed at Rajahy, where it would be on some accounts desirable to have a station.

I enclose a list A of the bungalows at present occupied with an Estimate ① of their yearly rent consisting of 5 o/o on their prime cost, and the average cost of repairs ②. of the proportion to be fairly paid by the occupiers, Viz by the Company and by the Employé occupying part of the building. But I propose the following as giving a more fair and useful scale of future rental from 1st July next. It is based upon an average Estimate of what a bungalow of the Class should cost to begin with, and for repairs and thorough and tidy maintenance: and it is assumed that were more money spent in its prime cost, the repairs would/or should/ be thereby proportionately reduced, so that the real yearly cost of the shelter in question would be the same whether the house be suitably built in a cheaper style involving heavier repairs, or in a durable manner saving much repair.

I For an Engineer's Office:-

Of these I will take Ayakon; as a pattern;

	Year Rs as
Prime cost say take as Rs 3000 at 5 o/o	150--
10 years repairs:	
New thatch timber & bressumers	Rs 1000 100--
New thatch every 5th year intermediate to the above.	Rs 500 50--
New flooring to the bungalow and Verandah	Rs 180 18--
5 years repairs	
New matting (of outside Bamboos) at Rs 3 a square	Rs 108 22--
Yearly repairs	
White washing (or color washing) 1 coat	Rs 25--
Fitting doors & bolts Vice & Sundries say	24--
Monthly Expenses.	
1 Gardener & Guardian at Rs 7	84--
per Annum	473--
or per Mensem	40--

Besides the desirability of the Company's buildings looking neat and respectable I have considered that the ordinary chunam floors will not stand unless matted; and that unless doors

and

and bolts which jamb and refuse to work are repaired at once, breakage is sure to occur. I consider it essential to have a Gardener attached to keep the fences in order, and the approaches clear; and to keep the house clean, and grass down, during times when it is not occupied also for keeping up a nursery of young trees for planting out. Pursuing the same plan I consider that the fair rental for the Engineers Offices in the above list will be Rs. 40; and for the Overseers and Surveyors' Offices Rs. 25. In each case the occupier will pay such a proportion of the total as the rooms in his private occupation bear to the whole bungalow. This will generally vary from a third (as at Kotala &c.) to 2/3 (as at Ayalon &c.).

For Sluice keepers and tyndals, I propose that huts be erected at a cost of Rs. 120 each, of masonry mudroofed: and that no rent be charged. On Rs. 6 a month with 8 annas security stopped a lascar can not pay rent. The repair of such huts would be nearly nothing, provided the masonry and roof timbers were good. Each man could repair his own roof. I may mention that I think that the security stopped should be Rupees 1 a month for a Tyndal and Rupee ½ for a Lascar, and that further payment should cease after 3 years' service: otherwise it becomes a man's interest to resign and get re-engaged continually.

On obtaining a general approval for the above I will send in the following papers.

1. Bill of present value of bungalows required to be transferred from Construction to "Building A/c".
2. Estimates of repairs to all buildings required.
3. Estimates of new huts to be built.
4. Value of materials of huts &c. to be destroyed, including Overseers buildings at Kurnool, Illoor Office, Nagatoor, Bowanapsey, Jutoor and Bakraporum. It can then be definitely settled whether it is worth while to destroy them or no.

I have &c.

/Signed/ G. Gordon
Ag. Chief Engineer.

No 67.

Dispatch

From the Agent and Manager Madras Irrigation and Canal Company No 516 of the 18th April 1871 and No 194 of the 27th April 1871. forwarding statements

The number of Bungalows to be maintained and the rental to be paid for occupancy of them

Submitted for Government in reference to G.O. No 972 of the 21st January 1871.

The following is a tabular statement of the Bungalows at present occupied and the yearly rent which it is proposed should be fixed (omitting of course those on the Anicut Canal) together with the proportion to be paid by the present occupiers in cases where they are partly used as Dâk

Names of Bungalows	Prime Cost.	Nature of Occupancy	Estimated Monthly Rental at 5 per Cent on Prime Cost			Proportion to be paid by present Resident			Remarks
	£.								
Jaffna	4782	Residence & Office	20	0	0	10	0	0	
Valipauoor	5141	do.	21	8	0	7	0	0	
Jostori	493	do.	2	0	0	1	0	0	
Cotala	273	do.	1	10	0	-	19	0	
Aiyalour Hospital	1[illegible]	Hospital & Residence	-	12	0	-	12	0	
Clerks Hut.	1[illegible]	Residence	-	0	0	-	8	0	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
Bonapaud	395	Office, Store & Residence				2	0	0	Not having been kept in repair is not worth more than half the rent as on what has been kept up. It is rarely habitable now
Lock Lascars Hut	450	Residence	2	0	0	2	0	0	
Aiyalour	3000	Residence & Office	12	0	0	20	0	0	
Yalavor	561	do	3	0	0	1	0	0	
Chulaevouta	1200	Residence for Surgeon	5	0	0	2	0	0	
Dhoor	4928	Residence & Office	36	0	0	12	0	0	
Batticaloa	420	do.	2	9	4	1	0	5	
Punkal Wanka	540	do.	3	0	0	1	10	0	
Hospital	120	Residence	-	8	0	-	8	0	
Writers hut	87	do.	-	6	0	-	6	0	
A. Mays hut	—	do.				-	9	0	
Gill	120	do.	-	8	0	-	8	0	
Adamapulay	1892	Residence & Office	22	12	0	10	0	0	

That ratio I recommend for approval.

2. The Chief Engineer proposes that after the 1st instant the rental should be fixed on a general principle which is this. The proper cost of a bungalow of the Class being ascertained 5 per cent on that amount is taken in the first

place to form the basis of rent and to this Estimate is added the probable cost of repairs. To obtain this first year repairs are classed as decennial, quinquennial and annual and calculated under each head and one tenth the decennial and one fifth of the quinquennial repairs is added to the amount of annual repairs to form the addition to the above percentage on prime cost. The total thus represents the rent of the building.

In this manner the Chief Engineer has arrived at the conclusion that 10 per cent should be the monthly rental on the Bungalows for Engineers and the 2nd that for the buildings occupied by Store and Surveyors. Part of each building being used as Offices, the present rent only pays that proportion of the whole rent which the extent of the rooms occupied by him bears to the whole accommodation. The principle on which the rents calculated seems fair enough and I should recommend for

approval to the main proposal:

2. The Chief Engineer proposed on obtaining the general approval of Government to the above mentioned forward:-

I a bill of the present value of the bungalows required to be transferred from "Construction" to "Building Establishment"

II Estimate for repairs to all buildings required.

III Estimate of new huts to be built for Canal keepers Tyndalls &c

IV Statement of value of materials of huts no longer required.

In pursuance the transfer in accounts alluded to in the first item is really from "Contingencies" in the general Estimate under which head the bungalows are charged to "Buildings" in the same. The Estimates for repairs should include every thing necessary for placing the buildings in thorough good order and for giving them that degree of permanency which would prevent the

necessity of frequent extensive renewals several of them are much dilapidated

The question of huts for the Canal keepers and the disposal of materials may be more properly considered when the Estimates are received.

Civil	Sicca
Fee of the Chief Engineer for Irrigation and Joint Secretary to Government Madras 17th July 1871	Capt. R. Sankey Under Secy to Govt for Chief Engineer for Irrigation and Joint Secretary to Government

To
The Secretary to Government
Public Works Department

No. 2185. P.W.D. 216

Proceedings of the Madras Government

Read the following

From.

The Actg Chief Engineer for Irrigation } (G.O. Dec. 4598/71 & July 1871)

Do. letter No. 178 A.D.

dated 16th December 1870,

the Govt. of India decided

that the rules in force in

the Public Works Department

for the occupation of buildings

and the payment of rent

should be made applicable

to the Madras Irrigation

and Canal Company,

and, with a view to giving

effect to the arrangement,

the Consg Engineer was

furnished with a copy

of the portion of the Govt.

of India Code containing

the

G.O. No. 172 of 21st Jany 1871.

No. 1871 / Revenue

From

The Actg Chief Engr

for Irrigation

Dated 17th July 71.

Received 19th July 71.

Read 20th

Enclosures 5 (5)

To the Secy to Govt

Submits with reference

to G.O. No. 172 - 21st Jany

last, a letter from the

Secretary to the Madras Irrigation

& Canal Co. dated 17th

Inst. forwarding a copy of

the Rules for the occupation

of buildings belonging to the

Public Works Department

Madras 22

No. 2185 25 July 71.

Actg Chief Engr for Irrigation

the rules on the subject.

With the letter above recorded the Acting Chief Engineer for Irrigation to Govt. submits statements showing the buildings recommended to be permanently maintained, and those at present occupied, as well as the rental proposed to be charged in each case, calculated in the latter case at 5 per cent on the original outlay added to the average annual cost of repairs, and in the former at 5 per cent on the present value with the probable cost of repairs.

The Govt. approve of the principles upon which the

the calculations are based, and authorize rent to be charged accordingly and in proportion to the extent of occupation in each case where a building is used partly as an office.

The rates proposed by the Company's Chief Engineer in his statement of buildings now occupied should hold good till each has been placed in proper repair when the scale proposed for Engineers, Overseers and Surveyors in the 2nd para of the letter from the Chief Engineer to Govt. for Irrigation may come into force.

		Per mensem
Engineers	Rs.	40
Overseers and Surveyors	"	25

In framing the estimates promised to be

be submitted for the repair of the buildings care should be taken that all requirements are provided for but no expenditure should under any circumstances be incurred on this account until formal sanction has been obtained in ordinary course.

The Government do not understand that there is any advantage to be gained in transferring these buildings from construction to a different heading called "Building Account" and that proceeding may be dispensed with.

27th July

6 Obj. 1st Asst. Pl. R. 11th

21/3

Ls.
The Chief Engr. for Irrign.
Resident & Manager Mr. Dyas
Desp. 28/8/71.

C/No 3479

Cost of 1871 Madras.

PUBLIC WORKS.

To The Chief Engr for Irrigation

Rec'd. 5

G. O. 25 Augt. No 2185.

Nos. 340 & 341

Land Engr. Papers orders on the Endorsement of the Chief Engr for Irrign. submitting statements showing the buildings recommended for permanently maintained, those occupied at present, and the rental proposed to be charged in each case.