

No. of pages _____

(2) Date of repair _____

(3) Initials of the Referencer _____

MADRAS RECORD OFFICE

Government of Madras

Public Works DEPARTMENT

G.O. No.

53

Press

B.P. No.

Mis.

108.109

Dated

10. 1. 1874

195.

Not to be folded or roughly handled

Government, Public Works Department,
10th January 1874.

No. 108. Read the following letter from Lieut.-Colonel N. G. CAMPBELL, R.A., Officiating Deputy Inspector-General of Ordnance and Magazines, in charge Ordnance Office, to Colonel G. W. WALKER, R.E., Secretary to Government, Public Works Department, dated Fort St. George, 12th November 1873, No. 226 G :—

I HAVE the honour to submit, for the consideration and orders of Government, the following statement of facts connected with the question of the house-rent to be exacted from, and the house accommodation to be accorded to, certain subordinates attached to the Gun-powder Factory.

2. The Master Workers at the factory are entitled, by their covenant, to suitable house accommodation, or an allowance for rental fixed by Government in Proceedings* at Rupees 30 per mensem.

* No. 1,426, dated 8th April 1868.

3. The rent value of the quarters built by Government for the subordinates at the factory was fixed by the District Engineer, so far back as the 18th September 1871, at Rupees 16 per month, and an Apothecary, who fulfils the duties of a Master Refiner in the establishment, and whose allowance for house-rent is also Rupees 30 a month, occupied one of the above quarters from October of that year till the end of the month of February last, and received as compensation Rupees 14 a month, that is the difference between the rental sanctioned for his grade and the fixed value rent of the quarters. On the arrival from England, at the beginning of this year, of Master Worker Clifford, it was considered desirable that he should live as near as possible to his work, and he was consequently allowed to occupy one of the quarters at the factory which was vacant, although the accommodation afforded in those quarters cannot be considered as suitable to his position.

4. The amount of house-rent to which he was entitled being, however, the same in amount as that of the Resident Apothecary, the Master Worker was content to occupy the inferior quarters under the impression that to him also would be granted the monthly compensation of Rupees 14, the difference between the amount of house-rent he was entitled to and the rent value (Rupees 16) fixed by the District Engineer on the quarters.

5. The arrangement as above was, therefore, recommended by the Superintendent, Gun-powder Manufactory, and approved by the Controller, Military Accounts.

6. When however, on the 13th March 1873, a bill for the house-rent due to Mr. Clifford, the Master Worker, for the months of January and February 1873 was forwarded by the Superintendent, Gun-powder Manufactory, to the Barrack Master, it was returned by that official with copy of a letter from the District Engineer, who wrote that the "Apothecary's" quarters were inadvertently assessed at Rupees 16 a month, each quarter cost Government Rupees 3,193, and under G.O., No. 71, dated 17th April 1849, all houses should be let at 15 per cent. per annum, at this rate each tenant should pay Rupees 16.

7. This new valuation of the quarters, it will be seen, is based upon a Government Order, No. 71, of 17th April 1849, and is not a consideration of the actual value of the quarters.

able alterations in the scale of house accommodation fixed for the several grades of the Army.

8. In the case of Apothecary Douglas, Government assented to the modification of that order when sanctioning to him the difference between the value of the quarter assigned to him at the factory as measured by the accommodation afforded and the fixed rental allowance of his grade.

9. By the late decision of the Executive Engineer a rent value has been fixed on the quarters at 15 per cent. on their cost, and Apothecary Douglas who up to the end of February 1873 had received compensation for inferior quarters as measured by accommodation is now mulcted of that compensation, and Master Worker Clifford disallowed it on the ground that the rent of the quarters must be fixed on the above basis.

10. As this mode of valuing the rent of quarters for the subordinate grades of the Army did not appear to the Superintendent, Gun-powder Manufactory, to be consistent with the ruling of Government in the Army Regulations published in G. O. C. C., 9th February 1872, he submitted the matter to the Inspector-General of Ordnance and Magazines, who referred it to the District Engineer.

11. That officer replied that houses were valued, not only according to cost of construction and accommodation, but also "with regard to advantages of site and surroundings, to excellence of construction, and to condition of repairs," and that the peculiar amenities of the quarters of the factory, such as "supply of good water," sufficiency of "garden ground, good and sufficient out-houses," nearness to the scene of labour of the tenants, and their privacy must all be taken into consideration in fixing their rent.

12. The Superintendent, Gun-powder Manufactory, who does not appear to regard the specialities of the abodes at the factory in the same favourable light as that in which they are depicted by the District Engineer, urges, on the one hand, that the rental of these quarters should be fixed on the basis of the accommodation provided, while the District Engineer, on the other hand, affirms that the Superintendent's premises are incorrect, and that the cost of erecting the buildings, their privacy, and other pleasant accompaniments must be considered when settling the rent to be paid.

13. Master Worker Clifford, who formerly served in Bengal at the Ishapore Factory, specially desires to represent that the accommodation furnished him bears no comparison with that afforded to him when occupying a position similar to his present one at Ishapore, and both he and the Resident Apothecary appear to be dissatisfied with the decision pronounced by the District Engineer; while the sudden change made in the assessment of their dwellings creates a not unnatural feeling of surprise which does not tend to lessen their dissatisfaction.

14. Under the above circumstances, I am constrained to trouble Government in the matter with the hope that I may be favoured with such a decision as may enable me to satisfy the complaints of the occupants of the buildings at the factory, or to appoint a Committee to fix the rents of the

No. 109.

ORDER T. 109, 10th January 1874, No. 53.

ESTABLISHMENT, No. 7.

In reply to an inquiry made in June 1872, the Presidency District Engineer reported the rental of one of the Millmen's quarters at the Gun-powder Manufactory occupied by Assistant Apothecary Douglas at Rs. 16 a month. He now reckons the correct rental at Rupees 40, assessing the same at 15 per cent. on the original cost of the building. But it would appear to His Excellency the Governor in Council more appropriate to compare the accommodation actually allotted with that claimable by a Conductor or Apothecary as laid down in the revised diagrams that accompanied Government of India's Circular No. 44 of 17th May 1867. The covered space, including verandah, allowed therein amounting to 1,346 square feet, and that actually provided being 1,096 square feet, it would appear that Rupees 24, and not Rupees 16 or Rupees 40, is the proportional charge to be made, and which His Excellency the Governor in Council desires may be adhered to.

(True Extract.)

Colonel, R.E.,

Secretary to Government.

To the District Engineer, Presidency.

- .. Inspector General of Ordnance and Magazines.
- .. Military Department.
- .. Controller of Public Works Accounts.
- .. and not the Engineering for Buildings.

Exd. E. C. Shunker

By the Secy.

No. ⁴ 226 12th November 1873.

From,

Lieut. Colonel N. A. Campbell M. A.,
Off. Dy. Inspector General of Ordnance and Magazines.
in charge Ordnance Office.

To

The Secretary to Government,
Department Public Works.

Sir,

I have the honor to submit for the consideration and orders of Government the following statement of facts connected with the question of the house rent to be exacted from, and the house accommodation to be accorded to, certain subordinates attached to the Gun Powder Factory:-

2. The Master Workmen at the Factory are entitled by their Covenant to suitable house accommodation or an allowance for rental, fixed by Government in Proceedings, at Rs. 20 per month.

3. The rent value of the Quarters allotted by Government for the Subordinates at the Factory was fixed by the District Engineer, so far back as the 18th September 1871, at Rs. 16 per month, and

an Apothecary who fulfills the duties of a Master Refiner in the Establishment, and whose allowance for house rent is also Rs. 20 a month, were paid Rs. 16 per month of the above Quarters from October of that year till the end of the month of February last, and were also paid Rs. 16 a month as compensation.

(a)
No. 1426 dated 8th April 1868.

There was some correspondence about the house rent of the above Quarters from October of that year till the end of the month of February last, and were also paid Rs. 16 a month as compensation.

I am, Sir, very respectfully,
Your obedient servant,

is, the difference between the rental sanctioned for his grade and the fixed value rent of the Quarters. On the arrival from England, at the beginning of this year, of Master Worker Clifford, it was considered desirable that he should live, as near as possible to his work, and he was, consequently, allowed to occupy one of the Quarters at the Factory which was vacant, although the accommodation afforded in those quarters cannot be considered as suitable to his position.

4.- The amount of house rent to which, he was entitled being however the same in amount as that of the resident Apothecary the Master Worker was content to occupy the inferior quarters under the impression that to him, also, would be granted the monthly compensation of Rupees 16 the difference between the amount of house rent he was entitled to and the rent value (Rupees 16) fixed by the District Engineer in the Quarters.

5.- The arrangement as above was, therefore, recommended by the Superintendent Gun Powder Manufactory and approved by the Controller Military Accounts.

6.- When however, on the 13th March 1873, a Bill for the house rent due to Mr. Clifford, the Master Worker, for the months of January and February 73 was forwarded by the Superintendent Gun Powder Manufactory to the Barrack Master it was returned by that official with copy of a letter from the District Engineer who wrote that the Apothecary's quarters were inadvertently assessed at Rupees 16 a month, each quarter.

quarter, cost Government Rupees 3193, and under G.O. No. 41 dated 17th April 1849 all houses should be valued at 15 per cent per annum; at this rate each tenant should pay Rupees 40 and not Rupees 16.

7.- This new valuation of the Quarters it will be perceived is based upon a Government Order No. 41 of 17th April 1849 antecedent to many and considerable alterations in the scale of house accommodation fixed for the several grades of the Army.

8.- In the case of Apothecary Douglas, Government assented to the modification of that order when sanctioning to him the difference between the value of the quarters assigned to him at the Factory as measured by the accommodation afforded and the fixed rental allowance of his grade.

9.- By the ^{late} decision of the Executive Engineer a rent value has been fixed on the Quarters at 15 per cent on their cost and Apothecary Douglas, who up to the end of February 73 had received compensation for inferior Quarters, as measured by accommodation is now entitled of that compensation and Master Worker Clifford disallowed it on the ground that the rent of the Quarters must be fixed on the above basis.

10.- As this mode of valuing the rent of Quarters for the subordinate grades of the Army did not appear to the Superintendent Gun Powder Manufactory to be consistent with the ruling of Government in the Army Regulations published in G.O. C. 6. 9th February 1872 he submitted this matter to the Inspector General of Ordnance and Magazines who referred it to the District Engineer.

Engineer. That Officer replied that houses were valued not only according to cost of construction and accommodation, but also with regard to advantages of site and surroundings for excellence of construction and to condition of repairs and that the peculiar amenities of the Quarters of the Factory such as "supply of good water" sufficiency of "garden ground, good and sufficient out-houses" nearness to the scene of labor of the tenants, and their privacy must all be taken into consideration in fixing their rent.

12. The Superintendent Gun Powder Manufactory who does not appear to regard the specialities of the abodes at the Factory in the same favorable light as that in which they are depicted by the District Engineer, urges on the one hand that the rental of these Quarters should be fixed on the basis of the accommodation provided, while the District Engineer ^{on the other hand} affirms that the Superintendent's premises are incorrect and that the cost of erecting the buildings, their privacy and other pleasant accommodations must be considered when settling the rent to be paid.

13. Master Worker Clifford who formerly served in Bengal at the Ishapore Factory, specially desires to represent that the accommodation furnished him bears no comparison with that afforded to him when occupying a position similar to his present one at Ishapore and both he and the

the resident Apothecary appear to be dissatisfied with the decision pronounced by the District Engineer while the sudden change made in the assessment of their dwellings creates a, not unnatural, feeling of surprise which does not tend to lessen their dissatisfaction. Under the above circumstances I am constrained to trouble Government in the matter with the request that I may be favored with such a decision, as may enable me to settle satisfactorily the claims of the occupants of the buildings at the Factory, or that, by the appointment of a Committee to fix the rents of the houses, the case may be finally disposed of.

I have the honor to be,
Sir,
Your most obedient servant,

Napier Campbell, Lieut. Col. R.S.,
Off. Asst. Quarter Master Genl. of Ordnance,
in charge Ordnance Office.

[Faint, mostly illegible handwritten text at the top of the left page.]

P.W. 1873
 Department Public Works.
 No. of Govt. of Madras
 No. 6171
 From
 The Offg. Dy. Inspector General
 of Ordnance & Magazines
 in charge Ordnance Office.
 To
 The Secretary to Government
 Department Public Works.

Dated 12th November 1873.
 Recd 13th
 No. 4/226

Requests the decision
 of Government relative to the
 mode of valuing houses for
 determining the rent payable
 by the subordinates of the
 Gun Powder Factory.

No 108
 D. 12-73
 12-73
 12-73
 12-73

No 53-10 "Lavy" / 74

P.W. Dept
 No 53-10
 Proceedings of the Madras Government
 Under date the November 1873.

From the Offg. Dy. Insp. Genl
 of Ordnance & Magazines
 in charge Ordnance Office.

(Here enter No 226/12 Nov 1873)

In reply to an
 inquiry made in June 1872
 the Presidency District
 Engineer reported the
 rental of one of the Mill
 men's Quarters at the
 Gun Powder Manufactory
 occupied by Assistant
 Apothecary Douglas at
 Rs 16 a month. He
 now recommends the correct
 rental

M
 11/12

rental at Rupees 40, of ~~the~~

ing the same at 15 percent

on the original cost of the

building. But it would

appear to His Excellency

the Governor in Council

more appropriate to com-

-pare the accommodation

actually allotted with that

claimable by a Conductor

or Apothecary as laid

down in the Revised

Diagrams that accompanied

Government of India's

Circular No 44 of 17 May

1867. The covered space

including verandah, al-

-lowed therein amounting

to 1346 Square feet, and

that actually provided being

1106

1096 Square feet it would
appear that Rupees 24,
and not Rupees 16 or
Rupees 40, is the propor-
-tional charge to be
made; and which His
Excellency the Governor
in Council desires may
be adhered to.

G.M.W.

Log
The D^r Engr^y Presidency ✓
" Engr^y Genl of Ordnance & magazines ✓
" Mil^y Dept ✓
" Cant^y ✓
" Engr^y Engr^y for 1894 ✓

Desp^d with S-C 14/1/74.

Obby
Govt. of 1874 Madras.
PUBLIC WORKS.

To The District Engr
Presidency

Dated

Recd.

Encl.

G. O. 10th Sept 74 No. 53.

✓
No. 108409

Gun Powder Factory at
Madras. Directing that
a Rental of Rs. 24 be
charged for quarters
occupied by certain
subordinates at the
Factory.

11-12-73. P. L. 1000/73
11-12-73. P. 2nd 1000/73