

Recorded.

From

The Supg. Engineer,
Fourth Circle.

The estimate referred to has since been received through the Revenue Department.

Cs.

20-8-84

+ vide No. 2113 W
20-9-84

U.S.
22-8-84

No. 2108 Way 26-8-84

Dated 15th
Despd. 16th Augt 1884.
No. 18

B. No 1904 W. 27.6.8.84
G. B. No 3268 W. 16.11.83.

No. 376
W.

Head Assistant Collector's
Residence at board apms. -

States the reason for
not including G. O. No. 3268 of
16th November 1883 re-
garding the —, in the circle
unanswered reference list.

SS IV circle
S. E. IV circle
P. S. 114/8
25-8-84

with order

P. 6833

16TH NOVEMBER 1883, No. 3268 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers:—

G.O., dated 10th September 1883, Mis. No. 3705, Revenue.

Read—the following Proceedings of the Board of Revenue, dated 23rd August 1883, No. 2473:—

Read—the following letter from J. STURROCK, Esq., Acting Collector of South Canara, to the Secretary to the Board of Revenue, dated Mangalore, 13th August 1883, No. 2072:—

"In forwarding copy of a letter recently received from the Executive Engineer and of my reply thereto (with enclosure), I have the honor to request that the Government may be moved to make an early provision of funds for the repair of the Head Assistant's bungalow at Coondapoor.

2. Mr. Bradley has been complaining of the dilapidated state of the building for a long time, and the accompanying extract from the specification report will show how necessary it is that the work should be taken in hand at once:—

"*** the roof, which is covered with rotten grass and cadjans over an improperly-pitched roof of palmyras, &c., is in a leaky and dilapidated state.

"During the monsoons the walls, floors and other parts of the building are frequently injured, and the building is generally uninhabitable."

ENCLOSURES.

From J. P. DAVIDSON, Esq., Executive Engineer of Coimbatore Division, to the Collector of South Canara, dated Coimbatore, 26th July 1883, No. 810.

I have the honor to forward, for your countersignature, an estimate, amounting to Rs. 7,950, for improvements and repairs to the Head Assistant Collector's bungalow at Coondapoor.

2. A valuation statement of the buildings as they now are is attached. This, it will be noticed, amounts to Rs. 4,558; the estimate therefore exceeds one-fourth of the value of the buildings, and must be treated as a new work.

3. On completion of the work now proposed, the value of the building would stand at Rs. 12,000 very nearly, and the rent at 6 per cent. would be Rs. 60 per mensem.

4. Judging from the orders received in this office regarding the necessity of making early surrenders on Provincial works, and also from the withdrawal of grants from various works, I am of opinion that the amount of the estimate, viz., Rs. 7,950, will not be forthcoming in the current year, unless the subject is very strongly represented.

5. I also forward an estimate for repairing the bungalow, amounting to Rs. 2,328; this also exceeds one-fourth of the value of the building and out-houses, and will therefore be treated as a new work and require a special allotment of funds.

6. I request that you will countersign whichever of the estimates you consider will best meet your wishes, and return it (as also the estimate disapproved of), with such remarks as you may consider necessary, for transmission to the Superintending Engineer.

From J. STURROCK, Esq., Acting Collector of South Canara, to the Executive Engineer, Coimbatore Division, dated Mangalore, 11th August 1883, No. 2067.

With reference to your letter of the 26th July 1883, No. 810, I have the honor, in forwarding copy of a letter from the Head Assistant Collector, to state that I agree with him in considering that it will be better to do the work thoroughly once for all, and I have consequently countersigned the more expensive of the two estimates forwarded by you.

2. As regards the rent eventually to be charged, the Head Assistant's pay and allowances comprise an item of Rs. 35 on account of house-rent. If the Government provide him with quarters, I do not see how they can equitably charge a rent of more than Rs. 35, and this view seems to have been recognised in G.O., dated 11th September 1875, No. 1887, Revenue Department. I think, however, that the point should be settled before the work is carried out. If the adoption of the higher estimate necessarily involves a rental of Rs. 60, I would, under these circumstances, prefer the cheaper and more unsatisfactory estimate of Rs. 2,328.

From H. BRADLEY, Esq., Acting Head Assistant Collector, to the Acting Collector of South Canara, dated Mangalore, 1st August 1883, No. 463.

In reply to your endorsement, No. 1956, on the letter (returned with enclosures) of the Executive Engineer, Coimbatore Division, I have the honor to make the following remarks.

2. As I have long ago given up all hope of the bungalow being satisfactorily repaired while I am in this district, I have no personal interest in the matter.

3. Personally, I should be inclined to choose the lower estimate, because there would be a greater chance of the amount being provided soon, and the bungalow would be put in fair order during my occupation. Still, in the interests of Government, I do not think that any form of repairs which does not include a tiled roof to the main building at least would be satisfactory. If the lower estimate is carried out, the bungalow will be in good condition until the following monsoon. Then, as usual, half the roof will be blown off, and the ceiling will be damaged by rain.

4. Moreover, the specification report accompanying the larger estimate states that the "northern revetment alongside the river has cracked sensibly." This is rather a mild way of describing a crack into which I can put my fist without trouble. The extension of the revetment is rapidly becoming absolutely necessary.

5. I would suggest that the ceiling should not be as now, a cloth one, but that it should consist merely of bamboo mats. A white ceiling is difficult to renew and always liable to become stained by rain or by the excreta of animals, while a bamboo-mat ceiling can be easily renewed, is less liable to injury, and has the advantage of being less trying to the eyes. The glare off the water in the hot weather is considerable at Coondapoor.

6. The specification provides for the rain-water to be carried through a pipe into the ground at the north-west corner of the main building. I write upon this point with diffidence, but I have formed an opinion that the crack in the revetment is partly due to the fact that, until recently, the greater part of the rain-water from the house has been allowed to fall from the roof to the ground between the house and the revetment, which is seriously cracked only at the point where the rain formerly fell. The effect of the rain-water running into the sandy soil under the house would, I am afraid, be injurious to the foundations.

7. As to the amount of the rent, which the Executive Engineer proposes to raise, I would point out that for many years the Head Assistant Collector has been paying Rs. 35 per mensem. I am still paying the same amount, although the rental value, according to the Executive Engineer's own mode of calculation, is less than Rs. 23, and the rental value can scarcely have been Rs. 35 at any time during the last five years. I would therefore point out that if the rent of the future is to be raised above the house-rent allowance of my rank, it is only fair that my present rent should be reduced, and the amount that has, during the last five years, been overpaid for the bungalow, which is admitted to be "generally uninhabitable" during monsoons (vide specification report), returned to myself and the other officers who have occupied it.

Resolution—dated 23rd August 1883, No. 2473.

Submitted for the orders of Government. The alternative estimates not being before the Board, they are unable to remark upon them.

2. The question of rent to be charged will, of course, mainly depend upon the amount determined to be expended upon repairing or improving the house.

(True Copies and Extract.)

(Signed) J. A. DAVIES,
Acting Secretary.

Order—dated 10th September 1883, Mis. No. 3705, Revenue.

Transferred to the Public Works Department with an expression of opinion that the repairs should be substantial, and that the requisite funds should be provided at an early date; but it is for consideration, with reference to the large amount the repairs are estimated to cost, whether it would not be advisable to build an entirely new house for the accommodation of the Head Assistant Collector.

2. The question of rent to be charged is one for decision in the Public Works Department.

(True Extract.)

(Signed) H. E. STOKES,
Ag. Secretary to Government.

No. 1736 C.

Memorandum by the Chief Engineer, Public Works Department.

Referred to the Superintending Engineer, Fourth Circle, for very early report on the question raised in paragraph 1 of the Revenue Department endorsement.

2. The approximate cost of constructing an entirely new building should be stated, and whether the repairs, estimated to cost Rs. 7,950, will make the existing building thoroughly substantial.

(By Order.)

(Signed) C. BOWEN, Major, R.E.,
Deputy Chief Engineer, P.W.D.

17th September 1883.

From Colonel J. BEATTY, R.E., Superintending Engineer, Fourth Circle, to the Chief Engineer, Public Works Department, dated Ootacamund, 17th October 1883, No. 175-C.E.W.

I have the honor to furnish information on the points noted in your endorsement, No. 1736 C., of 17th ultimo, regarding the Head Assistant Collector's bungalow at Coondapoor, South Canara district.

See list accompanying.

2. Not having seen the place myself, I have delayed writing, in order to consult with the Executive Engineer, Mr. Davidson (lately returned from leave), who has visited it.

3. The present buildings, which are roofed with cadjans and thatch, are valued at Rs. 4,558. The bungalow itself "stands" on the very edge of the back-water, and the revetments are stated to be "a source of constant trouble, danger, and expense;" one it appears is badly cracked now.

4. The estimate of Rs. 2,328 provides for general repairs, and renewals of the wood-work wherever necessary, but no improvements of any kind; and I observe that it makes no provision for the repairs of the revetment, which are elsewhere estimated to cost Rs. 1,031.

5. The estimate of Rs. 7,950 provides for reroofing the main building with banappu rafters, reepers, and mission tiles; the verandahs to be strengthened with masonry pillars in place of the existing wooden posts; suitable guttering and pipes to be provided for carrying off the drainage of the roofs; the ceilings to be renewed; doors and windows to be repaired and renewed where necessary, with repainting and revarnishing; and the walls to be white-washed throughout. The detached bungalow, cook-room, and stables to be thoroughly repaired and reroofed with jungle-wood rafters, reepers, and mission tiles. The latrine, walls, revetments, and steps in the compound to be also repaired and strengthened where necessary.

6. The part of this estimate of Rs. 7,950 that I am doubtful of is the repairs of the revetment. From the description of that revetment I have quoted above,† it is

† Paragraph 3.

probably of rough stone, and the repairs are to be done with the same material. I doubt if any repairs to the bungalow will be thoroughly satisfactory unless that revetment is rebuilt throughout in a substantial manner; for, the bungalow being on the very edge of the backwater, the soundness of the revetments must be of the greatest importance.

7. The cost of an entirely new bungalow with out-houses, stables, &c., is estimated * by the Executive Engineer at Rs. 16,990. He furnishes a ground plan of what he would propose.

* See Executive Engineer's letter, No. 1294, of 7th instant.

8. Mr. Davidson considers it an open question † whether the estimate of Rs. 7,950 should be carried out, or a new bungalow and out-houses built. But if it should

† See his last letter, paragraph 5.

be decided to erect new buildings, it is clearly advisable to select a new site for them at a safe distance from the backwater, so that the necessity for maintaining the troublesome revetment may cease.

9. I am inclined to think it would be safer and cheaper in the end to build a new bungalow for the Head Assistant Collector on a site not exposed to the action of the backwater, and that, if this is not approved, the revetment should be rebuilt throughout in a substantial manner as part of the repairs and improvements.

10. The question of rent cannot be considered until it is decided whether the existing buildings are merely to be repaired, or repaired and improved, or a new bungalow built.

No. 505 E., Public Works.

The question for decision is whether the existing bungalow, valued at Rs. 4,558, shall be repaired at a cost of Rs. 7,950, or a new bungalow constructed on a new site at a cost of Rs. 16,990. The smaller estimate for repairs, amounting to Rs. 2,325, need not be considered, as it does not provide for making the building safe.

2. The Public Works Department would give the preference to a new building, but the final decision in the matter is considered to rest with the Revenue Department.

3. Should a new building be constructed at a cost of Rs. 16,990, rent would be assessed by the Public Works Department in accordance with the provisions of paragraph 1229 of the Public Works Code; $6\frac{1}{2}$ per cent. on the outlay would probably be charged. This would amount to a monthly rental of Rs. 90.

4. Should this rent be considered too high, a smaller building must suffice.

OOTACAMUND, (Signed) J. SHAW-STEWART, Colonel, R.E.,
31st October 1883. Secretary to Government.

To the Revenue Department, with papers in original to be returned.

G.O., dated 5th November 1883, No. 4389-A, Revenue.

Read—Proceedings of the Public Works Department, dated 31st October 1883, No. 505 E., regarding proposal to construct a new building for the Head Assistant Collector at Coondapoor, in the district of South Canara.

Order—dated 5th November 1883, No. 4389-A, Revenue.

The Government in this department approve the proposal to construct a new residence for the Head Assistant Collector at Coondapoor, but consider that the cost

of it should be regulated so that the rent to be assessed by the Public Works Department should not exceed Rs. 60 a-month.

(True Extract.)

(Signed) E. F. WEBSTER,
Secretary to Government.

To the Public Works Department, with original papers returned.

ORDER—dated 16th November 1883, No. 3268 W., Public Works.

The Superintending Engineer, Fourth Circle, will submit a plan and estimate for a new residence for the Head Assistant Collector at Coondapoor in accordance with G.O., in the Revenue Department, No. 4389-A, dated 5th November 1883, above recorded, and keeping in view the provisions of paragraph 1229, Public Works Code.

2. The question of site should be considered and reported upon without delay.

(True Extract.)

(Signed) J. SHAW-STEWART, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle, with fourteen enclosures.
,, Revenue Department.

Exd. E. Fernandez.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of (1883) Madras.

PUBLIC WORKS.

Dated November, 16th.

Recd.

Encl.

G.O., 16th Nov. 1883, No. 3268 W.

NOVEMBER.

Residence for the Head
Assistant Collector, Coondapoor

A plan and estimate for a new —, ordered
to be submitted.

No. 376

Encl.

From

The Superintending Engineer
IV Circle

To.

The Chief Engineer
P.W. Department.

Sir,

With reference to para 2 of
G.O. N° 1904 W. of 6 August 1884, I
have the honor to inform you that G.O.
N° 3268 W. of 16 November 1883 was not
included in my list of unanswered re-
ferences; as the estimate for the Head
Assistant Collector's residence at Coon-
dapoor, to which the G.O. in question
referred, had been forwarded to the
Collector of South Canara, for trans-
mission to Government for sanction, in
this Office N° 193 W. of 19 June 1884.

I have the honor to be
Sir

Your most obedient servant.

L. Beatty. Colonel R.E.
Superintending Engineer to the

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