

Mc 41067

16-2-21 ✓

B. No 2979K of 11 Dec/85

The cost of the
fence will,
in future, be included
in the annual
estimate for repairs
to the building, as
suggested by the
Infirmaries.

10/12/85

1

B. No 2979K of 11-12-85

10/12/85

W. 12-85

B. No 4102

Calport

Exp. Mr. A. G. 01/2/88

Ex 24/11

ST 20

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

From Major J. L. L. MORANT, R.E., Officiating Consulting Architect to Government, to the Chief Engineer, Public Works Department, dated Madras, 28th June 1884, No. 508.

The brickfield which supplies the buildings erected by this office with bricks and tiles is becoming exhausted, and I am taking steps to acquire additional Government land. The brickfield abuts on a property owned by Mr. G. D. Coleman, and in taking up the Government land running quite close to his house we shall inconvenience him. I have, after considerable reflection on this, but (chiefly) on other grounds, decided upon the propriety of recommending Government to purchase Mr. Coleman's house and compound at a cost of Rs. 28,000, sanction for which I now solicit.

2. I enclose a plan of the property, which covers $10\frac{1}{2}$ acres of ground, and plans of the house itself. I also enclose an estimate of the value of the whole property, which amounts to Rs. 30,000.

3. But in addition to the house and compound there are on the adjoining Government land 3,800 casuarina trees 3 years old, and 4,800 casuarina plants lately grown, all of which belong to Mr. Coleman, and which will be sold to Government and be included in the above-named price of Rs. 28,000. The value of these will probably be Rs. 2,500.

4. The price, therefore, asked by Mr. Coleman appears reasonable enough.

5. My reasons for soliciting permission from Government to acquire the land are these :—

- (a) I have ascertained, by excavating pits, that most of the property has good brick-earth which, with what we already have and almost immediately hope to obtain, will last us for a great number of years.
- (b) The present supply of teakwood in Madras is so short and unseasoned that it has attracted the notice of Government, and in paragraph 2 of Public Works G.O., No. 1120 W., dated 5th May 1884, I am ordered to recommend measures to remove the difficulties in the way of providing an adequate supply of seasoned timber. The possession of Mr. Coleman's property will enable us to lay in and keep up a moderate supply of teakwood which can be seasoning until required. The Public Works Workshops give us unseasoned wood at a dear price, and there are no proper stocks in the market. If we are allowed to keep our own wood, I have clearly ascertained that we shall be able to purchase it, either in logs or in scantlings, at a cheaper rate. I might have already done so had I had a place in which to store it.
- (c) At present we have no Engineers' yard or place in which to locate our plant. Surplus materials of all kinds (tools, scaffolding poles, ladders, &c.) are littered about the brickfield or kept on any large work that may happen to be in progress. Mr. Coleman's property will give us the space we require.
- (d) It is very desirable, if not indeed absolutely essential, that this office should have a place in which to make up stained glass, terracotta and carved stone work, &c. The property selected gives this accommodation.

6. If the Government will kindly sanction the purchase of the property, I fully anticipate that its cost can be paid off in 6 years, or even less, by savings in manufacture, &c. The annual savings may be thus shown :—

30,00,000 bricks at a saving of Re. 1 per 1,000	...	...	...	RS.
15,00,000 of tiles do. do.	...	...	...	3,000
				1,500
Timber, 10,000 cubic feet, at annas 2 per cubic foot	...	...	...	4,500
				1,250
				5,750

Moreover, if the purchase of Mr. Coleman's house be sanctioned, it will not be necessary to build the office sanctioned in Public Works G.O., No. 868 W., dated 31st March 1884 (the erection of which has been purposely delayed), and Rs. 2,010 will here be also saved.

And I purpose one of my subordinates living in the upper-story of the house whereby the house-rent he now draws of Rs. 10 or 15 per mensem (or Rs. 120 or 180 a year), according to his rank, will be saved to Government. And, lastly, there are mangoe trees on the property which realise Rs. 90 per annum by the sale of their fruit.

7. I beg, therefore, on the pleas that the property is urgently required by us, that its cost is reasonable, and that savings will (consequent on its acquirement) be effected whereby its cost will be paid off within a measurable time,—on these grounds I beg respectfully to urge its purchase for Rs. 28,000.

8. The plans of the building show their proposed utilisation.

Office note from the Examiner of Public Works Accounts, dated 5th July 1884, No. 258.
Do. from the Consulting Architect to Government, dated 14th July 1884, No. 579.

ORDER—dated 18th August 1884, No. 2029 W., Public Works.

In the circumstances as explained by the Consulting Architect, the Government sanction the purchase of Mr. Coleman's house and ground in connection with the Government brickfield at Madras. The price of the property has been fixed at Rs. 28,000, of which Rs. 16,000 represent the value of the portion required for brickfield operations, and should be charged to "Stock," sub-head "Land and Kilns." The cost of the house and portion of ground to be used as a storeyard and workshop is chargeable to "Provincial, Original Works, Civil Buildings." An appropriation of Rs. 12,000 to meet this outlay has been made in separate proceedings.

2. The purchase-money will be disbursed after the deed of conveyance, to be approved by the Government Solicitor, has been duly executed.

(True Extract.)

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

To the Consulting Architect to Government.
" Examiner, Public Works Accounts.
" Government Solicitor.

Exd. E. Fernandez.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of 1884 Madras.

PUBLIC WORKS.

Dated August, 18th.

Recd.

Encl.

G.O., 18th Aug. 1884, No. 2029 W.

AUGUST.

Mr. G. D. Coleman's House

Sanctioning the purchase of — and ground
in connection with the Government brick-
field at Madras.

5TH NOVEMBER 1885, No. 2608 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

General.
Account.

READ—the following letter from D. C. GORDON, Esq., Examiner, Public Works Accounts, to the Secretary to Government, Public Works Department, dated Madras, 24th October 1885, No. 71 W.:—

I have the honor to submit, for information and orders of Government, notes by Mr. Heaven, Deputy Examiner, of his inspection of the office of the Consulting Architect to Government.

2. The office is in good order, but the attention of the Consulting Architect and of his accountant is necessary to the points generally noted in the report, and more especially to the more punctual submission of ten-day reports (paragraph 9); the accuracy of the allocation of expenditure (paragraphs 10 and 11), which should be under the full cognisance and authority of the divisional officer; the systematic and methodical monthly relief to the "land and kilns" account by adequate charges to "manufacture" (paragraph 17), and proper watch over the rates of outturn.

ENCLOSURE.

NOTES of inspection by F. G. HEAVEN, Esq., Deputy Examiner, Public Works Accounts, Madras, of the office of the Consulting Architect to Government, Madras, on the 19th and 20th October 1885.

R. F. Chisholm, Esq., the Consulting Architect, and A. Krishnaswami Rao, the accountant, were present. The office was last inspected by an accounts officer on the 1st October 1884 (*vide* G.O., No. 2515 W., dated 13th October 1884).

2. Mr. Chisholm is the only disbursing officer, and draws only on the Bank of Madras; the sub-divisional officers, Mr. Stephens, Honorary Assistant Engineer, and Sergeant Smith, R.E., holding imprests of Rs. 750 and Rs. 200, respectively. The bank pass-book was examined and found correct up to 15th October 1885.

3. *Cash accounts.*—The cash-book is neatly kept. It is written up usually by the accountant, but sometimes when he is busy by a clerk; it is initialled by Mr. Chisholm at the head and foot of each page; corrections are also initialled by him, but are not usually made in red ink (*vide* note 8 on form No. M. 3). The necessary certificate at the end of each month is signed by Mr. Chisholm.

4. Imprest cash accounts are filed consecutively; they are in order, except that the cheque number by which they are recouped is not invariably noted.

5. The counterfoils of cheque-books are correctly written up; the current cheque-book is kept in the cash-chest, the key being in the accountant's custody. Cheque-books should be in the personal custody of the officer using them (Code, paragraph 1887).

6. The cash abstract book is neat and posted up to date.

7. Miscellaneous receipts are, as a rule, promptly paid into the bank; there are at present no outstandings.

8. *Work accounts.*—The accounts of the "new Ophthalmic Hospital at Madras" and of "opening a new public road, &c., in Chepāk Park" for August 1885 were tested with generally satisfactory results; all payments were supported by proper vouchers, stamped where necessary. Contract certificates brought from Central office agree with duplicates. Measurement sheets are sent in with all bills, but the page of the measurement book is not noted on them, nor are the measurement books when filled up sent to the divisional office for record.

9. The initial accounts of daily labor are not quite satisfactory. The nominal muster rolls do not show dates of payment, nor are they signed by a witness. The ten-day reports are said not to reach the divisional office till six or eight days after the period to which they refer; there can be no reason why they should not be sent in on the 1st or 2nd day after.

10. The allocation of charges to sub-heads does not appear very accurate, e.g., "coping of boundary wall" provided for in the estimate under "brickwork in superstructure" is charged to "brickwork in foundations and basement," and a municipal charge for water used in building is charged to "piping, &c., to be laid by the municipality."

11. There are large adjustments between sub-heads, in rectification of erroneous charges, made by the accountant on verbal instructions from the sub-divisional officer, e.g.—

	RS.	A.	P.
Facing with pressed bricks	475	0	0
Brickwork in upper story	475	0	0
Staircase	1,650	0	0
Wooden railings for verandahs	730	0	0
Teakwood, wrought and put up	2,380	0	0
Contingencies	278	8	7

12. In the ten-day reports cost of each sub-head is shown separately; by lumping those estimated at Rs. 200 and under some accounts work would be saved, and more by adopting the "normal cost system" for works estimated Rs. 10,000 and under, which Mr. Chisholm promised to do.

13. Vouchers for piece-work, bills for materials, &c., have not hitherto been sent to the Central office unless for amounts exceeding Rs. 50; but in future all such vouchers will be sent.

14. The sub-head "lead glass" in the "Ophthalmic Hospital" has been charged with expenditure on manufacture of lead glass, some of which has been used on other works; it would have been more correct to open an account under stock manufacture.

15. *Stock and tools and plant.*—The monthly and half-yearly returns are in order and up to date.

16. *Stock manufacture.*—The only manufacture in progress is that of bricks, tiles, &c., at the Government brickfields; the initial accounts of this work are in order; outturn is entered monthly from stock form No. M. 10. The register of manufacture operations does not show any quantities, but simply lump sums for "moulding," "loading and unloading," &c. Quantities and rates should be shown in future in accordance with the abstract estimate. "Land, kilns, &c.," was credited in September by debiting—

	RS.
"Firing"	100
"Moulding"	400

In the new form No. M. 38 A there is a special sub-head, "land and kilns," to which these credits should be debited. The nominal muster roll for August 21st to 31st shows two "gardeners" charged to "petty supervision." This appears to require explanation.

17. *Land and kilns.*—The amounts which have been debited to this head, viz.—

	RS.
Wallajah Bagh	16,000
Sheds, &c.	1,500
Total	17,500

has been reduced by the end of September to Rs. 13,967, the credits during the current year being in—

	RS.
April	100
May	100
June	400
July	400
August	800
September	1,033

Of this last amount, Rs. 533 is the difference between value of stock by half-yearly return and by stock account current. It appears advisable to fix an approximate period within which the debit to "land and kilns" should be worked off, and then to debit "manufacture" either by a fixed monthly sum, or by a percentage on outturn accordingly.

At present, notwithstanding the heavy debits of the last few months, the manufacture account has worked to a large profit; this appears to show that the outturn rates fixed last March are somewhat too high.

18. *Materials at site.*—At the end of August there were materials at site of only one work, viz., improvements to South Beach Promenade Rs. 902. Part IV of work abstracts is signed by sub-divisional officers as acknowledging material account to be correct.

There is no case in the division of a contractor's undertaking an entire work and obtaining payment for materials brought to site before they are used on the work.

19. *Miscellaneous advances.*—The only outstandings are—

- Advance of travelling allowance to a draftsman ordered to Ootacamund on special duty on August 31st, claimed in travelling allowance bill for September.
- Blank service books produced.
- A small balance due from the Madras municipality for work done for it and inadvertently paid for by this department.

20. *Contracts.*—The contractors' ledger is in order; it is signed by the contractors occasionally when they attend the divisional office.

21. *Petty contracts.*—There are some outstandings since March 1885. It was explained that work had been stopped, but has now been resumed by the petty contractors.

22. *Deposits.*—There is only one security deposit of Rs. 500, which is in the Government Savings Bank; the pass-book was produced. It should be sent to have interest entered, which has not been done since the deposit was made in 1882.

23. The register of buildings is in order; valuations made in order to check the municipal assessment are being inserted. There is no register of miscellaneous revenue.

24. *Service stamps* are properly accounted for.

25. The divisional code is not posted quite up to date; standing orders should be posted as soon as received.

26. *Corrections advised in audit notes* have been carried through office copies of accounts.

27. Service books are maintained for those members of the permanent establishment for whom they are necessary; that of Sergeant Smith, R.E., should be reattested as the entries on the first page were made in 1879.

28. There is a divisional rate book corrected to March 1885.

29. The accountant appears to be efficiently assisted and to be well acquainted with his work.

ORDER—dated 5th November 1885, No. 2608 W., Public Works.

Communicated to the Consulting Architect for information and guidance generally and with special reference to the various matters enumerated in paragraph 2 of the Examiner's letter.

2. The circumstances in which two gardeners have been charged to "petty supervision" should be explained.

(True Extract.)

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

To the Consulting Architect to Government.
" Examiner, Public Works Accounts.

Exd. J. Henricus.
Spare Copies

188

P. W. DEPARTMENT.

Current No. 10504

From *The Cons. Archt. to Govt*

ENCLOS.—

No. 1286

Dated 4/12/85

Received

SUBJECT.

Regarding pay of the petty establishment employed at the Wallajah Baugh charged to Stock (Brick + manufacture)
DISPOSAL.

No. 2773

Dated 7th Decr 85

To
C

For favor of remarks

/Sd/ Dm Ch.

DW

GENERAL.
ACCOUNT.

Sob. of 1885 Madras.

PUBLIC WORKS.

Dated November, 5th.

Recd.

Encl.

G.O., 5th Nov. 1885, No. 2608 W.

NOVEMBER.

Notes of Inspection

Orders on — submitted by the Examiner,
Public Works Accounts, of the office of the
Consulting Architect to Government.

P. W. D.

Consulting Architect's Office,
Chepauk, Madras,

4th December 1885.

No. 1286.

From

The Consulting Architect to the Government of Madras,

To

The Chief Engineer,

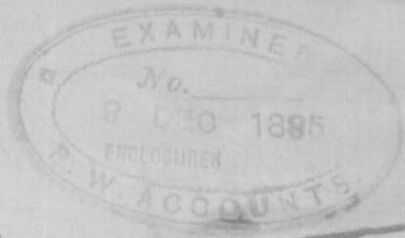
Public Works Department.

Sir,

Enclosure.

With reference to para 2 of G. O. No. 2608 W dated 5th November 1885, I have the honor to report that the reason for debiting the pay of the 2 gardeners employed at the Wallajah Baugh to Brick Manufacture is that the men are employed in watching & attending to the trees & garden generally. The greater portion of the cost of the "Baugh" was debited to Stock (Lond & Kilns) vide G. O. No. 2029 W dated 18th August 1884 & hence the pay of these men

now essential to the upkeep of the
property is charged to Stock (Bricks
Manufacture)



I have the honor to be,
Sir,

Yours Most Obedient Servant,

W. L. Wilson

Consulting Architect

to Government.

See
9.12

See

R. No. 409.

8.12.85.

Chapale

No. 2773 D 7th Dec/85

To

For favor of

remarks

W

5.12.85

W

Public Works Department.



From

THE CONSULTING ARCHITECT

TO THE GOVERNMENT OF MADRAS,

To

The Chief Engineer

Public Works Department



No. 1286.

Dated 4th December

Received 5

No. of ENCLOSURES.

Subject.

Wallojah Baugh

Regarding pay of the petty
Establishment employed
at the ——— charged
to Stock (Buche Manufacturing)

To

[C. No. 8.]

GOVT.
OF MADRAS.

1885.

P. W.
DEPT.

EXAMINER, P. W. ACCOUNTS.

Madras, 10th December 1885.

OFFICE NOTE No. 729.



To

Your O. N. No. 2773 D. of 7th.
Instant.

Enc: 1.

KEEP-WITH

Genl. No.

dated

188

If the gardeners are employ-
ed to tend the fruit and other trees
referred to in paras 3 and 6 of
Major (now Lieut. Colonel) Morant's
letter printed with G. O. No. 2029 W.
of 18th August 1884, I do not think
they should be charged to Land Kilns
or Manufacture. As the Consulting
Architect says, the greater portion
of the cost of the Bagh was debited
to Stock, but a large amount Rs. 12,000
was debited to Provincial Original
Works, Civil Buildings, and if the
trees may be regarded as a part of
the latter, the cost of the gardeners
should be included in the Annual
Repairs Estimate or separately
sanctioned as chargeable to Repairs,
Civil Buildings.

C.