

No 665 As

Superintending Engineer's Office
2^d Circle Bezuada 21st July 1886

From

The Superintending Engineer
2nd Circle

To

The Chief Engineer
Public Works Department

Sir

With reference to your No. 375 D of the 10th Instant, I have the honor to submit the following remarks on the subject matter of the letter under reference, viz, what would be a fair Rent for the new Residence belonging to the Superintending Engineer 2^d Circle at Bezuada.

2 From the statement just drawn up by the Executive Engineer, it appears that the Building ~~now~~ cost Rs 17,054 up to end of June. Since then, I have been forced to have some extra work carried out, which was essential to make the Bath Rooms tenantable, and a Latrine for the servants has yet to be built, which extra work may cost about (or under) Rs 200; so that the aggregate total may be set down at Rs 17,260 nearly.

3 The site for the Residence and new Office was purchased for Rs 850, and it would be safe to assume that the former occupies about $\frac{2}{3}$ rds of the whole area, the additional charge for land will then be $\frac{2}{3} \times 850 = 567$ Rs or say Rs 570, raising the total value of the property to Rs 17830 or Rs 17900 nearly.

4 The correct or fair allowance for repairs &c. must differ very widely and will probably always be a disputable point.

5 Sometime ago, in the case of the new Houses at Anantapore, I expressed my opinion that an interest of 6 to $6\frac{1}{2}$ per cent might be regarded as a very equitable charge for the Government to make on their House properties, but I was overruled by higher authority.

6 With all due deference to the over-ruling authorities, I feel bound to re-iterate my opinion that $6\frac{1}{2}$ per cent is a sufficiently high interest to charge on the outlay incurred by the Government in the construction of Residences for their Officers in India at this rate,

17,900 at $6\frac{1}{2}$ per cent	} The annual rental	
= Rs 1164 per Annum		would amount to Rs 1164
= Rs 97 per month.		or somewhat under

Rs 100 per month.

7. The late Superintending Engineer Mr. J. W. Rundall has already recommended that the rent charged should be set down at Rs 100 and I am prepared to support his proposal, for I am quite convinced that I am expressing the general opinion, that this House is highly rented at Rs 100, for it has insufficient accommodation and being only single storied, is not likely to prove a very healthy residence, for the immediate surrounding compound is converted into a marshy swamp during the rainy season.

I have the honor to be
Sir

Your Most Obedt. Servant

Major R. E.
Offg. Superintending Engineer 2 Circle

Engaged

375 D 10-7-86.

2964 W 28. 11. 84

2429 W 2. 10. 84

2137 W 29. 8. 84

1958 W 11. 8. 84

1957).

3185 W 4. 12. 82

2012 W 15. 8. 84

1252 W 24. 5. 85

861 W 9. 4. 85

2323 W 7. 10. 85

1104 W 1. 5. 86.

946 W 7. 4. 86.

2347 W 20. 8. 83.

375

P.W.C. No. 5771

From

The Suptg. Engineer,
2nd Circle.

To,

The Chief Engineer,
P. W. D.

Dated 21st July 1886.

Recd: 26. 7. 86.

No. 665 Hs

Bezvada - Suptg. Engineer's
Residence at - Submitting
certain remarks as to what
would be a fair rent for the

Oct. 129/7.
26-7-86 26-8-86

No. 4961 W

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Under date the

Read the following

Letter from the Superintending Engineer, II Circle,
H.E. No. 665 Hs. of 21st July 1886.

The Superintending Engineer appears to have misunderstood the scope of the inquiry made in Memo. No. 375 D dated 10th July 1886. It was not intended to elicit from him an expression of opinion as to the general rate of rent which should be charged for residences constructed at the Government expense. The

The object of the inquiry was to ascertain, in the individual case of the Superintending Engineer's residence at Benrada, what allowance would fairly cover the cost of risks and repairs, having regard to the materials and construction of the building. In this case, the Government accept the Superintending Engineer's opinion that the allowance may be set down at almost 2 percent, and accordingly resolve to fix the rent of the Superintending Engineer's residence at Rs 100 per mensem.

W
2-8-86

6/8/86

The Sup^d Engineer
Enam P. W. Dutt



B. No 1961 D of 7 August

10/7/86

Cu

129/7 Ci 2/8

and rent should be calculated at $4\frac{1}{2}$ per cent value of building and site + 3 per cent on value of building only. The value of land excluding the 63.76 acres was apparently only £ 743. and is in = appreciable but in some cases it might make a considerable difference

As the rent does not amount to 10 per cent of his salary I do not think Supg. Engineer has any cause of complaint.

Luc
1/7/86

building seems to have been £ 17000 and $7\frac{1}{2}$ per cent on this represents a rent of over £ 106 monthly which is not quite 10 per cent of the pay of Supg. Engineer 3rd Class

$7\frac{1}{2}$ for rent is made up of $4\frac{1}{2}$ interest and 3 for repairs this last is the maximum and in the case of a new building less might be charged but this would mean making the present Supg. Engineer pay less rent than future Supg. Engineers

It seems to me that the 3 per cent should not be charged on the value of the land which will of course never require rep

Note.

Superintending Engineer

¹¹⁸⁴²¹ brings to notice in his Ge
June 1886. that if the
value of the site on which
his house at Bergrada is
built is included in the
calculation of rent, the monthly
rental will prove most
burdensome on the officer
who resides in it.

In my note of 29-6-86
I have stated that I do not
consider that rent should
be charged on the additional
63.76 acres but whether rent
should be charged on the
actual site is a question.
The total cost of the
building

To Mr.

The S. S. must apparently pay rent on the capital cost of the building & of the site actually taken up for its construction.

The $7\frac{1}{2}$ per cent rate mentioned in L.O. No. 2944 w of 28.11.84 is a maximum one, & if approved, the S. S. might be called upon to state what would be a fair allowance for risks & repairs in addition to $7\frac{1}{2}$ per cent for interest.

It is not likely that the G. P. D. would agree to a scale of rent fixed according to departmental rank. They have already expressed their willingness to give consideration to cases of hardship in which rent is in excess of 10% of salary.

L.O. No. 2944 w of

28.11.84 does not lay
down a graduated scale
of rent for Civil Officers
It merely requests that
the capital cost of building
may be so regulated
that certain rates for
each grade may cover
the rent charges -

Cu

6-7-86