

No. 2771 W dated 25 Octr/86

B/c
PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following

Letter from the S.E. IV Circle (N.E. No. 323 of August 29, 1886)
 Office note from the E. S.W. (N.E. No. 425 of Sept. 16. "
 Letter from the S.E. IV Circle (N.E. No. 373 of Oct. 7. "

The buildings at
 Ootacamund known as —
 "Blackwood" and "West"
 Cottages, with the land
 thereto annexed, having
 been purchased solely
 in connection with the
 lake improvement scheme,
 the Government agree
 with the Supt. Engineer

20/10/86

that the value of the dismantled buildings should be added to that of the land; also that, as the land would have been acquired even if no buildings had stood there, no portion of its value should be charged to the buildings. On this principle, the value of the land would be £3997 and that of the buildings, inclusive of the cost of improvements, £5666.

2. From the Supt. Engineer's report, it appears that the Subdivisional officer, Mr. Lord, occupies as

quarters, an area of 2825 square feet out of a total of 3706 square feet. The value of the portion occupied as quarters would therefore be about £4320/-. The Govt direct that the rent to be paid by Mr. Lord be fixed at 7 per cent per annum on that sum, equal to about £25/- per annum.

Done
16/10/86

Done
16/10/86

J. E. IV. Under

E. W. Beck

Decr. 21-10-86.

Cu

Re. Am. S. S. Webster

No. 2771 W dated 21st Oct/86

Circ. 18. 10. 86. L 20. 10. 86.
R. 11. 10. 86.

No. 323
E. W.

Supg. Engineers Office, 4th Circle.
Camp Tellicherry, 29th Augt. 1886.

From

The Superintending Engineer,
Fourth Circle.

To

The Chief Engineer,
P. W. D.

Sir,

A rent of Rs. 25 per month
having been charged to the Sub-Divi-
-sion Officer Mr. Lord for the portion
of the Blackwood, 4th, cottages, he
occupies, the Examiner of Public
Works Accounts has brought to my
notice that sanction of the Govern-
-ment of India is necessary under
G.O. No. 2323 dated 7th October 1885.

2. The original valuation of the
property was as follows:—

I. Land ————— Rs. 4,880

II. Large Bungalow — 2,679

III

III. Kitchen ————— Rs: 1235
 IV. Detached Bungalow — 792
 V. Kitchen, &c., ————— " 196
Total Rupees 9782

3. But, as the Buildings IV and V were dismantled by order of the Chief Engineer, their value should be added to that of the land, and the valuation would then stand as follows:—

Land ————— Rs: 5868
 Large Bungalow — 2679
 Kitchen ————— 1235 } ————— " 3914
Total Rupees 9782

4. Also the property was bought for Rs: 6500 + Solicitor's fee Rs: 163, or a total of Rs: 6663; reducing proportionately we get the values, as follows:—

Land ————— Rs: 3997
 Buildings ————— " 2666
Total Rupees 6663

and, as 3000 Rupees were spent on repairs, and improvements to make the Building habitable their value
 now

now will be,

Rs: 5666 —

5. Also the total superficial area of the buildings is 3706 square feet, while the part devoted to Office, and stores is 881 square feet, so the value of the portion, occupied by the Subdivision Officer will be Rs: 4589.

6. Under Code para 1229 the rent should be fixed so as to cover interest at $4\frac{1}{2}$ per cent, plus a fair allowance for risks, and repairs; $4\frac{1}{2}$ per cent on Rs: 4589 will be Rs: 17 per month which would leave Rs: 96 per annum for repairs, &c.,

7. As I am unable to state that Rs: 96 will be sufficient for repairs, and I consider Rs: 25 quite enough to charge the Sub Division Officer, I am obliged to apply for orders fixing the rent.

8. The Executive Engineer, also points out that Mr: Lord was compelled to live in the building which
 is

is not very conveniently situated
for a person in his position; and
that if the rent be raised, the
building will have to be kept
vacant, as there is no likelihood
that other Government servants
would be willing to live there.

And the property was not pur-
chased for a sub-division officer's
quarters, but in connection with
the Lake improvements.

I have the honor to be,
Sir,

Your most Obedt. servant.

L. Beatty Col. R.E.,
Supg. Engineer, 4th Circle.

R/V 371
8th Sept 1886. Contd-1.
No 3036 C of 6th Sept 1886.



Order 6853
1725/1
1847

For favor of remarks
J. W. C.
6/9/86
D.W.

From
The Superintending Engineer
4th Circle

To
The Chief Engineer
P.W. Department.

Dated 29th August 1886
Received 4/9/86

No. 323
E. W.

Black wood and West
cottages—

Explains the circum-
stances under which the
rent of Rs. 25 is fixed for
a portion of the— occupied
by Mr. Cord.

[C. No. 8.]

GOVT.
OF MADRAS.

1886.

(P. W.
DEPT.)

EXAMINER, P. W. ACCOUNTS.

Madras, 16th September 1886.

OFFICE NOTE No. 425

To
W.

Contd-1

Your O. N. No. 3036 C. dated 6th.
September 1886.

In para 3 of Supg. Engineer's
(4th. Circle) No. ³²³E.W. dated 29th.
August 1886 forwarded with your above
O.N., it is stated that the value of
the dismantled buildings should be
added to that of the land, the reason
of this is scarcely evident, and it
would be, apparently more correct to
either

(A) Add whole of the value of
dismantled buildings IV. and
V. to that of buildings.
II. and III or

(B) Distribute the value of
dismantled buildings between
land I and buildings II &
III proportionately to
Estimated value of land
and buildings; (but to add
the whole of the value of
dismantled buildings to
land originally estimated
at the very high rate of
Rs. 800 per acre would be,
it is submitted, quite
inaccurate).

In case (A) we have

Land value.....Rs. 4,880
Buildings.....Rs. 4,902

In case (3)

Land value.....Rs. 5,428
Buildings.....Rs. 4,354

The above values represent the original Estimate of Land and Buildings, their actual cost was only Rs. 6,663 including Solicitor's fee. Reducing proportionately we get as cost price

A becoming A,

Land value.....Rs. 3,327
Buildings.....Rs. 3,336
or

B becoming B.,

Land value.....Rs. 3,700
Buildings.....Rs. 2,963

and as Rs. 3,000 were afterwards spent on buildings, their value should be either

A.....Rs. 6,336
B.....Rs. 5,963

Accepting para 5 of the Supg. Engineer's letter that 881 Square feet out of total area of 3706 square feet are taken up for Offices etc., we get as value of inhabited portion

calling A, now X....Rs. 4,830
,, Y....Rs. 4,546

(It is not understood how Supg. Engineer arrives at Rs. 4,589 as value of inhabited part, as from his value of Rs. 5,666 for the entire building that of inhabited part should be Rs. 4,320 only).

Even $7\frac{1}{2}$ per cent maximum rate of interest on value X is only 30 per month and on value Y 28-8-0 per month. This would allow 143 or 139 for repairs to inhabited portion only after covering interest at $4\frac{1}{2}$ per cent on actual cost.

The other paras in Supg. Engineer's letter which is here- with returned call for no remark from this Office.

C.

14/9

13/9



No. 3223 of 22 Sept/86.

Forwarded to the
Superintending
Engineer, IV Circle,
for any further remarks
he may have
to offer - In any
case a proportionate
share of the
cost of the site
should be charged
to the residence -

Recd 17/9/86
Encl

In attest, Cal. R.L.
Chief Engr. P.W.D.

2/9/86

Mch 7253
7847/86

No. 373
E.W.

Superintending Eng's Office, 4th
Coimbatore, 7 October, 1886.

From,

The Superintending Engineer,
IV Circle.

To,

The Chief Engineer,
P. W. Department.

Enclosure.

1. Endorsement

No. 3223 of 22

Sept/86 from the

Chief Engr. P.W.D.

on Examiner's

Office Note No. 425

of 16th ultmo with

one enclosure

-Returned-

Sir,

As requested in your No. 3223
of 22nd ultmo I have the honor to
express my opinion on the remarks
of the Examiner in his Office Note
No. 425 of 16th ultmo.

2. I have to observe, first, that
the property on which the Blackwood
and West Cottages stood was purchas-
ed by Government for the sake of
the land, with a view to the im-
provement of the margin of the
lake. And if the total cost, Rs. 6663,
had been paid for the land alone
it would not have been consider-
ed an extravagant price.

3. Two of the buildings ~~IV & V~~,
being

bring in a ruinous condition, the Chief Engineer decided to have them demolished. I consider that their value should be added to that of the land; and can see no reason why it should, as proposed by the Examiner, be charged, either in whole or in part, to the other buildings II + III.

4. If the property had been bought for the sake of the buildings, and ^{the} site had been a convenient one for the residence and office of the Sub Divisional Officer, the Examiner's proposals would have been less unreasonable. But seeing that the buildings were only applied to their present purpose, because they could not be utilized in any other way, and that the Sub divisional Officer would be glad to find himself quarters elsewhere, the Examiner's proposals appear to me altogether wrong.

5. I am, therefore, still of opinion that

that the Land should be valued at Rs 3997; and the buildings II + III, at Rs 5666, including the cost of improvements Rs 3000.

6. You have, however, decided that "a proportionate share of the cost of the site should be charged to the residence." Now the total area purchased was 6.10 acres so the cost per acre was Rs 655. I propose adding the cost of one acre to that of the buildings which will thus become Rs $(5666 + 655) = \text{Rs } 6321$.

7. But as the total area of the buildings is 3706 sq ft, and out of this 881 sq feet are used as Officer's stores, the revised valuation will be

I. Land	Rs $(3997 - 655) = \text{Rs } 3342$
II. Residence with one acre of site attached	" 4,818
III. Office & Stores	" 1,503.
Total	<u>Rs 9,663</u>

8. $7\frac{1}{2}$ per cent on Rs 4,818 will be Rs 30 per month which I consider too

too high a rent to charge the
Sub-Divisional Officer, and there-
fore ask sanction to charge
him only at the rate of one-
tenth of his pay, which will be
Rs. 25.

I have the honor to be,

Sir,

Your most obedt Servt,

L. Scally - Colonel, R.E.

Superintending Engineer, &c.

W

P.W.C. No 784/1

From,

The Superintending Engineer
IV Circle



To,

The Chief Engineer,
P. W. Department.

Dated 7th }
Recd 9 } October 1886

No 373
E.W.

Enclosure (1)

2771 W d 21-10-86

Blackwood and West
Cottages.

Expresses his opinion
on the Examiner's pro-
posals regarding the
valuation of
and furnishes a re-
vised valuation
of the -

Enc. 18.10.86. L 20.10.86.

No 2239 W d 25.9.85.
" 3036 C d 16.9.86.
" 2582 W d 3.11.85.
" 2737 W d 16.11.85.
" 2859 W d 1.12.85.
" 3064 W d 18.12.85.
" 227 C d 18.1.86.
" 475 W d 23.2.86.
" 1029 C d 12.3.86.
" 841 W d 26.3.86.
" 1957 W d 11.8.84.
" 1958 W d 11.8.84.
" 2137 W d 29.8.84.
" 2944 W d 28.11.84.
" 574 W d 11.3.85.
" 2191 C d 18.12.85.
" 139 C d 11.1.86.
" 145 W d 18.1.86.
" 3223 C d 12.9.86.