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(2) Date of repair 26-7-88
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TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

Public works DEPARTMENT

G.O. No. <u>2981</u>	Press.
B.P. No.	Mis.
Dated <u>22-9-1888</u>	197 .

227

Not to be folded or roughly handled

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads
Civil Works.

READ—the following papers:—

Proceedings of the Government of India, Public Works Department (Civil Works—Buildings), dated Simla, 7th September 1888, No. 479 B.

Read again—

Public Works Department Circular No. 1, dated 10th February 1885.
" " " 14, " 2nd September "

Read also—

Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C.W.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangaon.

Public Works Department Circular letter No. 365 B., dated 1st October 1887.

Letter from Chief Commissioner, Central Provinces, No. 7366, dated 25th October 1887.

Assam, No. 4718, dated 29th October 1887.

" Resident, Hyderabad, No. 358 C.W., dated 2nd November 1887.

" Government of Madras, Public Works Department, No. 2971 W., dated 7th November 1887.

" Government of North-Western Provinces and Oudh, Public Works Department, No. C. 3681 B.R., dated 12th November 1887.

" Government of Punjab, Public Works Department, No. 5779, dated 12th November 1887.

" Agent to the Governor-General for Central India, No. 597, dated 17th November 1887.

" Inspector-General of Military Works, No. 3090 A., dated 22nd November 1887.

" Chief Commissioner, Coorg, No. 954/445, dated 22nd November 1887.

" Burma, No. 8277, dated 24th November 1887.

" Government of Bengal, Public Works Department, No. 3776 G., dated 2nd December 1887.

" Agent to the Governor-General for Baluchistan, No. 8292, dated 1st December 1887.

" Agent to the Governor-General for Rajputana, No. 2818 S., dated 10th December 1887.

" Director-General of Railways, No. 6147 E., dated 30th December 1887.

" Government of Bombay, Public Works Department, No. 112 C.W.—342, dated 15th February 1888.

RESOLUTION.—The Governor-General in Council is pleased to lay down the following rules in supersession of all previous orders, for regulating the rents to be charged for Government buildings occupied as residences by Government officials:—

I. (1) The rent should be a sum which will cover—

(a) Four per cent. interest on the actual capital cost of the house and its site.

(b) The estimated average annual cost of repairs.

- (2) The average cost of annual repairs should be specially estimated in each case by the Executive Engineer on the best data available, and be approved by the Superintending Engineer. Such average cost should not, as a rule, be taken at less than 3 per cent. on cost of a permanent building, or 6 per cent. on the cost of a temporary building, but should be sufficient to cover quadrennial and special repairs. The actual cost of repairs should be compared annually with the amount assessed on this account in the rent; and, when necessary, the rents should be revised.
- (3) In calculating the outlay on repairs of any building, a sum should be included to cover the cost of Tools and Plant and Establishment, as defined above.
- (4) When a building is occupied partly as a residence and partly as an office for which no rent is paid, the capital value of the portion occupied as a residence should be separately estimated and the rent calculated accordingly.
- (5) The actual charge for the rent of a residence occupied by any Government official shall, in all cases, be subject to a maximum of 10 per cent. on the salary and local allowances of the official in actual occupation.
- (6) Local Governments or Administrations must, irrespective of the fund from which the cost of the building was met, obtain the special sanction of the Government of India if they desire to reduce the rent of any Government building below that authorised in these rules.

fixed by the Local Government.

III. When any Government building is, under proper authority, let to a private person, rent shall be regularly recovered for the same at the rates prevailing in the locality for similar accommodation belonging to private owners; but without the permission of the Government of India, the rent charged shall not be less, at any station, than that defined in clause I (1).

V. The rents of all houses belonging to Government should be recalculated in accordance with these rules, and the new rates should be made applicable from the 1st April 1889.

VI. The above rules are not applicable to officers in regimental employ, nor to upper subordinates in the Public Works Department paying rent under Code XI, section 29, nor to members of the subordinate Revenue staff of State Railways.

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab.
The Chief Commissioners of the Central Provinces, Burma, Assam and Coorg.
The Resident at Hyderabad.
The Agents to the Governor-General for Central India, Rajputana and Baluchistan.
The Accountant-General, Public Works Department.
The Director-General of Railways.
The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division and Lucknow.
The Director-General of Telegraphs.

Public Works Department Circular No. 1, dated 10th February 1885.

Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C.W.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangaon.

Inspector-General of Military Works, No. 3090 A., dated 22nd November 1887.

(1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the terms of Resolution No. 479 B. of this date, will not exceed 8 per cent. of the salary of the official who will usually occupy it.

- (2) In calculating the cost of a building to be erected, a sum should be included to cover the share of Tools and Plant and Establishment. The amount to be added for these charges may be specially approved by the Local Government, but should not be taken at less than 20 per cent. on the cost of "Works."
- (3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced, or the purchase concluded.

Order—

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab.
 The Chief Commissioners of the Central Provinces, Burma, Assam and Coorg.
 The Resident at Hyderabad.
 The Agents to the Governor-General for Central India, Rajputana and Baluchistan.
 The Accountant-General, Public Works Department.
 The Director-General of Railways.
 The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division and Lucknow.
 The Director-General of Telegraphs.

Ordered that this Resolution be forwarded to the Local Governments and Administrations and officers noted in the margin for information and guidance.

The Department of Finance and Commerce.
 The Foreign, Home, Military and Legislative Departments.
 The Department of Revenue and Agriculture.

the various departments of the Government of India noted in the margin for information and favor of issue of any further instructions which may be necessary.

(Signed) R. C. B. PEMBERTON, Colonel, R.E.,
 Secy. to the Govt. of India.

ORDER—dated 22nd September 1888, No. 2981 W., Public Works.

Communicated to officers of the Public Works Department and to departments of the Secretariat for information and guidance.

(True Extract.)

Captain, R.E.,
 Under-Secy. to Govt., P.W.D.

To Superintending Engineers.
 To the Consulting Architect to Government.
 " Chief Engineer for Irrigation.
 " Consulting Engineer for Railways.
 " Examiner, Public Works Accounts.
 " Examiner, Railway Accounts.
 " Public, &c., Departments.
 " Revenue Department.
 " Military Department.

Exd. J. Henriens.
 Spare Copies

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BUILDINGS AND ROADS.
CIVIL WORKS.

Gobt. of (1888) Madras.
PUBLIC WORKS.

Dated September, 22nd.

Recd.

Encl.

G.O., 22nd Sept. 1888, No. 2981 W.

SEPTEMBER.

Residences of Government
Officials

Orders of the Government of India laying down rules for regulating the rents to be charged for Government buildings occupied as residences by Government officials, communicated to the officers of the department and departments of the Secretariat.

No. 481 B.

GOVERNMENT OF INDIA.
PUBLIC WORKS DEPARTMENT.
CIVIL WORKS.

Buildings.

Simla, the 7th September, 1888.

RESOLUTION.

Construction or Purchase of residences for Government Officials.

Read again—

Public Works Department Circular No. 1, dated 10th February 1885.

Public Works Department Circular No. 14, dated 2nd September 1885.

Read also—

Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C. W.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangam.

Public Works Department Circular letter No. 365 B., dated 1st October 1887.

Letter from Chief Commissioner, Central Provinces, No. 7366, dated 25th October 1887.

Assam, No. 4718, dated 29th October 1887.

" " Resident, Hyderabad, No. 358 C. W., dated 2nd November 1887.

" " Government of Madras, Public Works Department, No. 2971 W., dated 7th November 1887.

" " Government of North-Western Provinces and Oudh, Public Works Department, No. C. 3681 B. R., dated 12th November 1887.

" " Government of Punjab, Public Works Department, No. 5779, dated 12th November 1887.

" " Agent to the Governor-General for Central India, No. 597, dated 17th November 1887.

" " Inspector General of Military Works, No. 3090 A., dated 22nd November 1887.

" " Chief Commissioner, Coorg, No. 113, dated 22nd November 1887.

" " Burma, No. 8277, dated 24th November 1887.

" " Government of Bengal, Public Works Department, No. 3776 G., dated 2nd December 1887.

" " Agent to the Governor-General for Baluchistan, No. 8292, dated 1st December 1887.

" " Agent to the Governor-General for Rajputana, No. 2818 S., dated 10th December 1887.

" " Director General of Railways, No. 0147 E., dated 30th December 1887.

" " Government of Bombay, Public Works Department, No. 112 C. W.—342, dated 15th February 1888.

RESOLUTION.—The Governor-General in Council is pleased to lay down the following rules in connection with the construction or purchase of residences for Government officials:—

- (1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the terms of Resolution No. 479 B. of this date, will not exceed 8 per cent. of the salary of the official who will usually occupy it.

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- (2) In calculating the cost of a building to be erected, a sum should be included to cover the share of Tools and Plant and Establishment. The amount to be added for these charges may be specially approved by the Local Government, but should not be taken at less than 20 per cent. on the cost of "works."
 - (3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the Fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced, or the purchase concluded.

R/22.7.88

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab.
The Chief Commissioners of the Central Provinces, Burma, Assam, and Coorg.
The Resident at Hyderabad.
The Agents to the Governor-General for Central India, Rajputana, and Baluchistan.
The Accountant General, Public Works Department.
The Director General of Railways.
The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division, and Lucknow.
The Director General of Telegraphs.

Ordered also, that this Resolution be communicated to the various Departments of the Government of India noted in the margin, for information and favour of issue of any further instructions which may be necessary.

ORDER.—Ordered, that this Resolution be forwarded to the Local Governments and Administrations and Officers noted in the margin, for information and guidance.

Colonel, R.E.,
Secretary to the Govt. of India.

To The Secretary to the Govt. of Madras
Public Works Department.

80 copies sent by packet post.



No. 479 B.

GOVERNMENT OF INDIA.
PUBLIC WORKS DEPARTMENT.

CIVIL WORKS.

Buildings.

2981

Simla, the 7th September, 1888.

RESOLUTION.

Rent chargeable for residences of Government Officials.

Read again—

- Public Works Department Circular No. I, dated 10th February 1885.
- Public Works Department Circular No. 14, dated 2nd September 1885.

Read also—

- Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C. V.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangaon.
- Public Works Department Circular Letter No. 365 B., dated 1st October 1887.
- Letter from Chief Commissioner, Central Provinces, No. 7366, dated 25th October 1887.
- " " " Assam, No. 4718, dated 29th October 1887.
- " " Resident, Hyderabad, No. 318 C. W., dated 2nd November 1887.
- " " Government of Madras, Public Works Department, No. 2971 W., dated 7th November 1887.
- " " Government of North-Western Provinces and Oudh, Public Works Department, No. C. 3681 B.R., dated 12th November 1887.
- " " Government of Punjab, Public Works Department, No. 5779, dated 12th November 1887.
- " " Agent to the Governor-General for Central India, No. 597, dated 17th November 1887.
- " " Inspector General of Military Works, No. 3090 A., dated 22nd November 1887.
- " " Chief Commissioner, Coorg, No. 111, dated 22nd November 1887.
- " " " Burma, No. 8277, dated 24th November 1887.
- " " Government of Bengal, Public Works Department, No. 3776 G., dated 2nd December 1887.
- " " Agent to the Governor-General for Baluchistan, No. 8292, dated 1st December 1887.
- " " Agent to the Governor-General for Rajputana, No. 2618 S., dated 10th December 1887.
- " " Director General of Railways, No. 6147 E., dated 30th December 1887.
- " " Government of Bombay, Public Works Department, No. 112 C.W.—342, dated 15th February 1888.

RESOLUTION.—The Governor-General in Council is pleased to lay down the following rules in supersession of all previous orders, for regulating the rents to be charged for Government buildings occupied as residences by Government officials:—

I.—(1) The rent should be a sum which will cover—

- (a) Four per cent. interest on the actual capital cost of the house and its site.
- (b) The estimated average annual cost of repairs.

The capital cost of the house should be taken as the cost of the building and its site, together with a sum to cover the share of Tools and Plant and Establishment. The amount to be added for these charges may be specially approved by the Local Government; but should not be taken as less than 20 per cent. on the cost of "works." When there is no record of the original cost of the building, its present value should be estimated by the Executive Engineer of the Division and approved by the Superintending Engineer; and this estimate should be taken as the capital cost.

(2) The average cost of annual repairs should be specially estimated in each case by the Executive Engineer on the best data available, and be approved by the Superintending Engineer. Such average cost should not, as a rule, be taken at less than 3 per cent. on cost of a permanent building, or 6 per cent. on the cost of a temporary building, but should be sufficient to cover quadrennial and special repairs. The actual cost of repairs should be compared annually with the amount assessed on this account in the rent; and, when necessary, the rents should be revised.

(3) In calculating the outlay on repairs of any building, a sum should be included to cover the cost of Tools and Plant and Establishment, as defined above.

(4) When a building is occupied partly as a residence, and partly as an office for which no rent is paid, the capital value of the portion occupied as a residence should be separately estimated and the rent calculated accordingly.

(5) The actual charge for the rent of a residence occupied by any Government official shall, in all cases, be subject to a maximum of 10 per cent. on the salary and local allowances of the official in actual occupation.

(6) Local Governments or Administrations must, irrespective of the Fund from which the cost of the building was met, obtain the special sanction of the Government of India if they desire to reduce the rent of any Government building below that authorised in these rules.

II.—At stations where, owing to excess of available accommodation or to other special circumstances, rents cannot be fixed on the above principles, but must unavoidably be assessed with reference to prevailing rates, sanction to make such special assessments at the particular stations must be obtained from the Government of India, but the actual rents may be fixed by the Local Government.

III.—When any Government building is, under proper authority, let to a private person, rent shall be regularly recovered for the same at the rates prevailing in the locality for similar accommodation belonging to private owner; but, without the permission of the Government of India, the rent charged shall not be less, at any station, than that defined in clause I (1).

IV.—In the case of houses occupied free of rent or at reduced rents by any Government officials, the authority under which the reduction is made should, in every case, be communicated to the Examiner of Accounts, in order that he may enter it in the return which is submitted to the Accountant General, Public Works Department, under Public Works Department Circular No. 3 P.W., dated 10th September 1887.

V.—The rents of all houses belonging to Government should be re-calculated in accordance with these rules, and the new rates should be made applicable from the 1st April 1889.

VI.—The above rules are not applicable to officers in regimental employ, nor to Upper Subordinates in the Public Works Department paying rent under Code XI, Section 29, nor to members of the subordinate Revenue Staff of State Railways.

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab
The Chief Commissioners of the Central Provinces, Barma, Manipal, and Coorg.
The Resident at Hyderabad.
The Agents to the Governor-General for Central India, Rajasthan, and Baluchistan.
The Accountant General, Public Works Department.
The Director General of Railways.
The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division, and Lucknow.
The Director General of Telegraphs.

ORDER.—Ordered, that this Resolution be forwarded to the Local Governments and Administrations and Officers noted in the margin, for information and guidance.

Ordered also, that this Resolution be communicated to the Departments of the Government of India noted in the margin, for information and favour of

issue of any further instructions which may be necessary.

Colonel, R.E.,

Secretary to the Govt. of India.

*The Secretary to the Govt. of Madras
Public Works Department*

1711 w 7.11.87
 2644 w 10.10.87
 2239 w 25.4.85
 1458 w 23.6.85
 574 w 11.3.85
 1319 w 14.5.87
 1682-3 w 23.6.87
 2076 w 10.8.88
 353 w 8.2.87
 2607 w 24.10.84
 2011-12 w 15.8.84
 2679 w 31.10.84
 3143 w 6.11.83
 2241 w 22.8.87
 1252 w 29.5.85
 2944 w 28.11.84
 2137 w 24.8.84
 1458 w 11.8.84
 1957
 2132 w 29.3.84

P.W.C. No 9519

No 10
 1901 w 10.11.87
 R/22.9.88

Resd Resolution No 499 B
 dated 7th September 1888.
 Resd - No 481 B of 7th Sept 1888.

Communicated to officers
 of the Public Works Department
 and to departments of the
 Secretariat for information
 and guidance.

Suptg Engineer
 C.A. to Genl.
 C.E. for Bridges
 C.E. for Railways
 E.S. & L. Sect.
 E. Railway Sect.
 Public Works Dept.
 Rev. Dept.
 Military Dept.

J.W.
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26444 10.10.87

Gobt. of (1888) Madras.
PUBLIC WORKS.

28/11

Dated

Read

Encl.

G.O. 22 Sep 1888 No. 29814

Residences of Govt
Officials

Orders of the Govt of
India laying down
rules for regulating
the rents to be charged
for Govt ~~for~~ buildings
occupied by as
residences by Govt
Officials, Comd to the
Officers of the Dept. &
Dept^o of the Secretariat

28/11

Nov 19/9

1-4-19
7-8-20
4-5-23 III
1-9-24 IV

MADRAS RECORD OFFICE.
Government Records.

P. W. Department.

G. O. ~~11~~ Press

Dated 22-9-1888.

No. 2981W