

- (1) பக்கங்களின் எண்ணிக்கை 28
 (2) புதுக்கித்-திருப்பிய நாள் 26-7-89
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் 10/2

தமிழ்நாடு ஆவணக் காப்பகம்.

(62)

தமிழ்நாடு அரசு

P. W. D. துறை

அரசாணை எண். மு. கோப்புத் தாள் எண்.	2019-20	அச்சகம் பலவகை
நாள் :	26-7-1889	198

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

14 Sheets

ஆவண. கர-1-18,000-15-6-87

Shut on 14 sheets
sent to muni

(13 + 1)

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

2019-2020

READ—the following papers :—

From Major D. McNEIL CAMPBELL, R.E., Superintending Engineer, I Circle,
to the Chief Engineer, Public Works Department, dated Dowlaishweram,
30th May 1889, No. 117 G.L.

I have the honor to bring to your notice that, under the ruling contained in
G.O., No. 248, dated the 30th January 1889, monthly rents of the undermentioned
houses in this circle are as follow :—

	RS.
Superintending Engineer's house, Dowlaishweram	170
Executive Engineer, Dowlaishweram	131
House for Executive Engineer and two Assistants, Chettipett	120

and the rents to be paid, calculated at $\frac{1}{10}$ th of salary, are—

By myself as Superintending Engineer, 2nd class	153
" Mr. Paul, as Executive Engineer	70
" " Young, do. do. do. and Mr. Wilson as Assistant Engineer	90

2. I request that Government may be moved to consider whether these rents cannot
be reduced or whether something cannot be done to mitigate the hardship of having
to pay such exorbitant prices. I would beg to point out that the rent to be paid by
the Superintending Engineer here is more than would have to be paid in Madras for
a house suitable for an officer of the same rank, and officers residing in that town are
allowed Presidency house-rent as a set-off against high rent; moreover, in Madras, an
officer can select a house according to his means, but in this place the Superintending
Engineer is bound, under any circumstances, to pay Rs. 153 for a house which, perhaps
(as in my case), he does not want, of which he may only occupy one-half and from
which he is probably absent six months in the year.

3. I would also point out that the average rent paid by the Superintending Engi-
neers of other circles, except No. V (Madras), and No. II (when there is another
Government house), is about Rs. 70, so that the Superintending Engineer of this
circle is really about Rs. 80 a month worse off than the Superintending Engineers of
other circles.

4. The remarks I have made apply equally in principle to the houses of the
Executive Engineer here and at Chettipett.

5. I would suggest that the rents be fixed at the average rates paid by Superin-
tending Engineers and Executive Engineers in other circles, and I think the follow-
ing might be taken as fair amounts :—

Superintending Engineer's house, Dowlaishweram	RS. 70
Executive Engineer's do. do. do.	50
Do. and Assistant Engineer's house, Chettipett	50

6. If these rents were sanctioned, there would then be no cause for discontent
owing to officers here finding themselves worse off than those in similar positions in
other circles caused by the enormous deduction from their salary for house-rent.

From the same officer, dated Dowlaiswaram, 12th July 1889, No. 216 G.L.

I have the honor to acknowledge the receipt of G.O., No. 1619 W., of 20th June 1889, and hope I may be excused if I trouble you with some further remarks regarding the rents of the Government houses occupied by the Public Works officers in this circle.

2. I feel I am justified in doing so as it is a matter that may affect every officer in the department, with the exception of the two or three at the head of the list. When it is evident that, owing to house-rent, a Superintending Engineer quartered here is in English money nearly £100 a year worse off than those officers of the same rank in charge of other circles, I think it will be granted that the subject is worthy of consideration. I felt so sure that the hardship would be at once acknowledged that I put the case very briefly in my previous letter, No. 117 G.L., dated 30th May 1889.

3. In the Government order under reference, it is stated that 10 per cent. of salary (in my case Rs. 153 per month) is not an excessive rent, but I think G.O., No. 586 W., dated 25th March 1889, must have been lost sight of in the letter* from the Secretary to Government, Revenue Department, which accompanied that Government order. It is stated as follows:—

* No. 12, of 16th March 1889.

"It is observed that Rs. 228 is an altogether excessive rental for a Collector's house. And in the order thereon the rent was fixed at Rs. 159-6 per month, or less than 7 per cent. of a Collector's salary. I would beg to point out that, according to the proceedings quoted, Rs. 228, which is less than 10 per cent. of his salary, is an altogether excessive rent for a Collector to pay; but that Rs. 153, which is exactly 10 per cent. of my salary, is not an excessive rent for me; furthermore, it has apparently been considered that between 5 and 7 per cent. of salary is a suitable sum for a Collector to pay; that is, that Rs. 159 a month is a fair rent for a Collector drawing Rs. 2,333 a month, but Rs. 133 is not an excessive rent for a Superintending Engineer drawing Rs. 1,332 a month.

4. I would further invite attention to letter No. 413 G.L.,† dated 24th December 1886, from Mr. G. T. Walsh, when Superintending Engineer of this circle, in which he writes as follows:—

"I find with G.O., No. 113 W., dated 3th January 1887, which he writes as follows:—

"With buildings so modest and well constructed as those in question, 6 per cent. on the rental of Rs. 112 per annum, arrived at on that basis, is, I consider, as much as any officer who may be in the good parts of Madras be as much as Rs. 172 per annum. At the Presidency, on account of the special highness of rents, a Superintending Engineer occupies a house, such as this one, would not pay Rs. 60 house-rent allowance and certainly the rent of Rs. 112 being charged.

5. In the order on this Government approved the rent of Rs. 112 being charged. In the order on this Government approved the rent of Rs. 112 being charged. In the order on this Government approved the rent of Rs. 112 being charged.

6. I think I can assert with perfect confidence that there is not a single officer in the circle on this Government approved the rent of Rs. 112 being charged. In the order on this Government approved the rent of Rs. 112 being charged.

7. In the Government order under reference it is stated that, in order to prevent excessive rents being charged, a maximum of 10 per cent. of the occupant's pay was fixed. But I maintain that the Government of India did not contemplate such high rents when they fixed the limit; it would be obviously absurd if a Member of the Board of Revenue had to pay Rs. 350 or 450 a month and a Member of Council Rs. 500; the Government of India would not have acknowledged in their orders, No. 586 W.

of 25th March 1889, and No. 319 W., of 5th February 1887, that the 10 per cent. rule is not applicable in the case of high rents.

8. I would wish to point out that in the towns of Rajahmundry, within 6 miles of this place, and Cocanada, within 35 miles, the rent of houses more commodious than the one I occupy is about Rs. 70, and I do not think it can ever have been intended that the rules should be applied when the rent charged is so far (more than double) in excess of the market rates, or that an officer should be forced to pay Government a rent equal to twice what he would have to pay a private house-owner for the same accommodation, and it seems to me only just that rents should be fixed according to those prevailing in the nearest stations, which, in this case, would be about what was mentioned in my previous letter* which would also be the rents paid by Public Works officers in other circles.

	Per month.	RS.
* Superintending Engineer	70	
Executive Engineer at Dowlaiswaram	50	
Executive Engineer and Assistant Engineer at Chettipett	50	

9. The circumstances connected with the Superintending Engineer's house here are as follow. The house formerly occupied by the Superintending Engineer, and for which he paid a rent of Rs. 30, being below flood level and much shut in by the new works, it was deemed advisable to build a new one—there being none in the place available for rent—and an estimate, amounting to Rs. 17,300, was submitted in July 1884 by Colonel Montgomerie, then Superintending Engineer, who stated in his report that the rent would be from Rs. 80 to 100; this was sanctioned and the work put in hand, but the amount of the estimate was found to be insufficient and a revised estimate of Rs. 22,400 was sanctioned in G.O., No. 319 W., dated 5th February 1887—the first Superintending Engineer who occupied the house was Mr. G. T. Walsh, who, as I have already stated, proposed that the rent should be Rs. 112 a month or 6 per cent. on the cost of the building; he apparently suggested this rent with reference to what was being paid in other stations in the district for the same accommodation (about Rs. 70) should not have been proposed. The rent of Rs. 112 was approved in G.O., No. 319 W., dated 5th February 1887, and was paid by the officers occupying the house till 1st April 1889 when the orders of the Government of India, No. 479 B., dated 7th September 1888, came into force, and by these the rent was increased to Rs. 170, subject to the limit of 10 per cent. of salary, and it is these new rules that I consider require modification in the case of high rents and rents which exceed the price prevailing in the neighbourhood.

10. The house is pretty and elaborate but without much accommodation, and a much more commodious one could be got in the best parts of Madras for Rs. 150 a month.

11. Since writing the above, I have received a letter, No. 4867, dated 3rd July 1889, from the Collector of Ganjam, and with reference to the rent proposed to be charged for his house at Chatrapur he writes as follows:—

"Rs. 160 is a very heavy rental for an up-country house compared with the mansions that can be had for the same rental in Madras. For the house I am at present occupying, which has four sitting-rooms and four bed-rooms—two of them upstairs—I pay Rs. 50 only.

12. I may add that my house here has only two sitting-rooms, a very small office-room and three bed-rooms.

ORDER—dated 26th July 1889, No. 2019 W., Public Works.

Ordered that the Government of India be addressed.

(Here enter No. 2020 W., dated 26th July 1889.)

(True Extract.)

(Signed) R. R. E. DRAKE-BROCKMAN, Lt.-Col., R.E.,
Ag. Joint Secy. to Govt., P.W.D.

To the Superintending Engineer, I Circle.

From the same officer, dated Dowlaishweram, 12th July 1889, No. 216 G.L.

I have the honor to acknowledge the receipt of G.O., No. 1619 W., of 20th June 1889, and hope I may be excused if I trouble you with some further remarks regarding the rents of the Government houses occupied by the Public Works officers in this circle.

2. I feel I am justified in doing so as it is a matter that may affect every officer in the department, with the exception of the two or three at the head of the list. When it is evident that, owing to house-rent, a Superintending Engineer quartered here in English money nearly £100 a year worse off than those officers of the same rank in charge of other circles, I think it will be granted that the subject is worthy of consideration. I felt so sure that the hardship would be at once acknowledged that I put the case very briefly in my previous letter, No. 117 G.L., dated 30th May 1889.

3. In the Government order under reference, it is stated that 10 per cent. of salary (in my case Rs. 153 per month) is not an excessive rent, but I think G.O., No. 886 W., dated 25th March 1889, must have been lost sight of in the letter* from the Secretary to Government, Revenue Department, which accompanied that Government order. It is stated as follows:—

* No. 13, of 16th March 1889.

"It is observed that Rs. 228 is an altogether excessive rental for a Collector's house."

And in the order thereon the rent was fixed at Rs. 159-6 per month, or less than 7 per cent. of a Collector's salary. I would beg to point out that, according to the Proceedings quoted, Rs. 228, which is less than 10 per cent. of his salary, is an *altogether excessive* rent for a Collector to pay; but that Rs. 153, which is exactly 10 per cent. of my salary, is not an excessive rent for me; furthermore, it has apparently been considered that between 6 and 7 per cent. of salary is a suitable sum for a Collector to pay; that is, that Rs. 159 a month is a fair rent for a Collector drawing Rs. 2,333 a month, but Rs. 153 is not an excessive rent for a Superintending Engineer drawing Rs. 1,532 a month.

4. I would further invite attention to letter No. 413 G.L.,† dated 24th December 1886, from Mr. G. T. Walch, when Superintending Engineer of this circle, in which he writes as follows:—

"With buildings so recently and well constructed as those in question, 6 per cent. on the capital cost will, I believe, meet all the requirements of para. 1041 of the Public Works Code, and a rent of Rs. 112 per mensem, arrived at on that basis, is, I consider, as much as any officer who may have to occupy the house should be called on to pay."

The italics are mine.
At the Presidency, on account of the special highness of rents, a Superintending Engineer gets Rs. 60 house-rent allowance and certainly the rent of a house, such as this one, would not even in the good parts of Madras be as much as Rs. 172 per mensem."

In the order on this Government approved the rent of Rs. 112 being charged.

5. I think I can assert with perfect confidence that there is not a single officer in the mofussil, even amongst those drawing salaries as Judges and Collectors, who pays Rs. 153 a month for an unfurnished house.

6. I was quite aware that the rents could not be reduced without the sanction of Government of India; but if paying such high rents in a place like Dowlaishweram is considered a hardship (and any one who has been here must acknowledge that it is), I am of opinion that the subject ought to be referred, for favorable consideration, to be treated as a special case under rule II of Resolution of Government of India, No. 479 B., dated 7th September 1888.

7. In the Government order under reference it is stated that, in order to prevent exorbitant rents being charged, a maximum of 10 per cent. of the occupant's pay was fixed; but I maintain that the Government of India did not contemplate such high rents when fixing the limit; it would be obviously absurd if a Member of the Board of Revenue had to pay Rs. 350 or 450 a month and a Member of Council Rs. 500: the Government of Madras seem to me to have acknowledged in their orders, No. 886 W.

of 25th March 1889, and No. 319 W., of 5th February 1887, that the 10 per cent. rule is not applicable in the case of high rents.

8. I would wish to point out that in the towns of Rajahmundry, within 6 miles of this place, and Cocanada, within 35 miles, the rent of houses more commodious than the one I occupy is about Rs. 70, and I do not think it can ever have been intended that the rules should be applied when the rent charged is so far (more than double) in excess of the market rates, or that an officer should be forced to pay Government a rent equal to twice what he would have to pay a private house-owner for the same accommodation, and it seems to me only just that rents should be fixed according to those prevailing in the nearest stations, which, in this case, would be about what was mentioned in my previous letter* which would also be the rents paid by Public Works officers in other circles.

	Per month.
* Superintending Engineer	Rs. 70
Executive Engineer at Dowlaishweram	50
Executive Engineer and Assistant Engineer at Chettipett	50

9. The circumstances connected with the Superintending Engineer's house here are as follow. The house formerly occupied by the Superintending Engineer, and for which he paid a rent of Rs. 30, being below flood level and much shut in by the new works, it was deemed advisable to build a new one—there being none in the place available for rent—and an estimate, amounting to Rs. 17,300, was submitted in July 1884 by Colonel Montgomerie, then Superintending Engineer, who stated in his report that the rent would be from Rs. 80 to 100; this was sanctioned and the work put in hand, but the amount of the estimate was found to be insufficient and a revised estimate of Rs. 22,400 was sanctioned in G.O., No. 319 W., dated 5th February 1887—the first Superintending Engineer who occupied the house was Mr. G. T. Walch, who, as I have already stated, proposed that the rent should be Rs. 112 a month or 6 per cent. on the cost of the building; he apparently suggested this rent with reference to what was being paid in other stations in the district for the same accommodation (about Rs. 70) should not have been proposed. The rent of Rs. 112 was approved in G.O., No. 319 W., dated 5th February 1887, and was paid by the officers occupying the house till 1st April 1889 when the orders of the Government of India, No. 479 B., dated 7th September 1888, came into force, and by these the rent was increased to Rs. 170, subject to the limit of 10 per cent. of salary, and it is these new rules that I consider require modification in the case of high rents and rents which exceed the price prevailing in the neighbourhood.

10. The house is pretty and elaborate but without much accommodation, and a much more commodious one could be got in the best parts of Madras for Rs. 150 a month.

11. Since writing the above, I have received a letter, No. 4867, dated 3rd July 1889, from the Collector of Ganjam, and with reference to the rent proposed to be charged for his house at Chatrapur he writes as follows:—

"Rs. 160 is a very heavy rental for an up-country house compared with the mansions that can be had for the same rental in Madras. For the house I am at present occupying, which has four sitting-rooms and four bed-rooms—two of them upstairs—I pay Rs. 50 only."

12. I may add that my house here has only two sitting-rooms, a very small office-room and three bed-rooms.

ORDER—dated 26th July 1889, No. 2019 W., Public Works.

Ordered that the Government of India be addressed.

(Here enter No. 2020 W., dated 26th July 1889.)

(True Extract.)

(Signed) R. R. E. DRAKE-BROCKMAN, Lt.-Col., R.E.,

To the Superintending Engineer, I Circle.

Ag. Joint Secy. to Govt., P.W.D.

LETTER—to the Secretary to the Government of India, Public Works Department, dated Ootacamund, 26th July 1889, No. 2020 W.

In forwarding, for the information of the Government of India, the accompanying copies of letter from the Superintending Engineer, I Circle, I am to invite attention to the excessive amount of the rents which are payable for Government buildings under the recent rules issued * by the Government of India. It will be seen that the amounts are not only altogether out of proportion to the salaries drawn by officers of Government, but are considerably more than are paid as rent for private houses of similar or even superior character. The attempt to enforce these rules is creating much discontent and fostering feelings of grievance amongst Government officers of all classes affected—a result which, in the opinion of this Government, is not compensated for by the financial gain which may be secured.

2. His Excellency the Governor in Council is of opinion that the scale fixed by the Government of India is too high; that 8 per cent. on the salary of an officer is a more than sufficient maximum, having regard to the rents ordinarily paid for private houses by officers up-country; and that in calculating rent on the capital cost of a building all charges on account of establishment and tools and plant should be eliminated. The charges on account of establishment are not real, in so far that the sanctioned establishment would have to be paid for whether such houses are built or not, and that establishment is not fixed with reference to expenditure on works, except in a very remote way. Under the Government of India rules, the percentages for interest and repairs are struck on the charge for establishment and tools and plant included in the capital cost, and this, I am to submit, is of questionable propriety. The establishment and tools and plant require no repairs. The minimum limit of 3 per cent. for repairs is also, in many cases, too high, and a discretion in regard to it ought to be allowed. Where the initial cost has been large owing to substantial construction a lower rate would suffice. The percentage for repairs should not be struck on so much of the prime outlay for works as represents the cost of the site.

3. The following statement shows the effect of the proposals which His Excellency the Governor in Council desires to submit for the favorable consideration of the Government of India:—

	Present scale.		Proposed scale.
	RS.		RS.
Cost of works, say ...	20,000		20,000
20 per cent. for establishment, &c. ...	4,000		...
Total, Capital cost ...	24,000		...
(1) 4 per cent. for interest ...	960		800
Minimum.		Minimum.	
(2) 3 per cent. for repairs ...	720	2 per cent., except in special cases.	400
(3) 20 per cent. on (2) for establish- ment, &c. ...	144		80
Rent per annum ...	1,824		1,280
Do. mensem ...	152		106½
Maximum ... 10 per cent. on salary.		8 per cent. on salary.	

(Signed) R. R. E. DRAKE-BROCKMAN, Lt.-Col., R.E.,
Ag. Joint Secy. to Govt., P.W.D.

Exd. P. L. Pereira.
Spare Copies

2019-2020

BUILDINGS AND ROADS.
VIL WORKS.

Govt. of 1889 Madras.

PUBLIC WORKS.

Dated July, 26th.

Recd.

Encl.

G.O., 26th July 1889, Nos. 2019,
2020 W.

JULY.

Rent

Inviting attention to the excessive amount of the rents payable for Government buildings under Government of India rules, and suggesting a reduction of the scale.

No. 1178

FROM,

Major L. McNeil Campbell
SUPERINTENDING ENGINEER

TO,

2019

2020

2020

FIRST CIRCLE.

THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

DOWLAISHWERAM, 30th May 1889.

SIR,

I have the honor to bring to your notice that under the ruling contained in G.O. No. 248, dated the 30th January/89, monthly rents of the under-mentioned houses in this Circle are as follows:-

Supg Engineer's house Dowlaishweram	Rs. 170.
Executive Engineer. - Do -	131.
House for Executive Engineer & 2 Assistants Chettipett.	120.

and the rents to be paid calculated at $\frac{1}{10}$ of Salary are

By myself as S.E. 2 nd Class.	153.
Mr. Paul as Exe. Eng.	70.
Mr. Young as Asst. Eng. & Mr. Wilson as Asst. Eng.	90.

I request that Government may be moved to consider whether these rents cannot be reduced or whether something cannot be done to mitigate the hardship of having to pay such exorbitant prices. I would beg to point out that the rent to be paid by the Superintending Engineer here is more than would have to be paid in Madras for a house suitable for an officer of the same rank and officers residing in that town are allowed the residency house rent as a set off against high rent, moreover in Madras an officer can select a house according to his means. Even in this place the Supg Engineer is bound under any circumstances to pay Rs. 150 for a house which perhaps (as in my case) he does not want, of which he may only occupy one half and from which he is probably absent 6 months in the year.

207
20/4
2019-2020

I would also point out that the average rent paid by the Supg Engineers of other Circles ^{except} No V (Madras) and No II (when there is another Govt House) is about Rs. 70 so that the Supg Engineer of this Circle is really about Rs. 80 a month worse off than the Esrs of other Circles.

The remarks I have made apply equally in principle to the houses of the Esrs here and at Chettipett.

I would suggest that the rents be fixed at the average rates paid by Supg Engrs and Esrs in other Circles and I think the following might be taken as fair amounts.

Supg Engr's House Doolaschwaram	Rs 70.
Esrs Engrs. ————	50.
Esrs Engrs & Asst Engrs House Chettipett	50.

If these rents were sanctioned there would then be no cause for discontent owing to officers here finding themselves worse off than those in similar positions in other Circles caused by the enormous deduction from their salary for house rent.

I have the honor to be

Sir,
Your most obedt servant
J. W. Canall Major &c
Superintending Engineer

40 W 2486 30-1-89
29815 22-2-188

FROM, *MC V 5114*
Major D. McNeil Campbell R.E.
SUPERINTENDING ENGINEER

(12)th FIRST CIRCLE.
TO, THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

DATED 30th May
DESPATCHED 1st June 1889
RECEIVED 6th June 1889

NO. 117 *LL*

ENCLOSURES

SUBJECT.

No 1619 of 20 June 89
Requesting that Govern-
ment may be moved to
reduce the rent charged
to certain Government
buildings or something
done to mitigate the
hardship of having to
pay such exorbitant
rates.

Q 76-89 19.6.89

No. 216 *LL*

FROM, *Major D. McNeil Campbell R.E.*
SUPERINTENDING ENGINEER

FIRST CIRCLE.
TO, THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

2019-2020

DOWLAISHWERAM, 12th July 1889

SIR,

I have the honor to acknow-
ledge the receipt of G.O. No. 1619.W.
of 20th June/89, and hope I may be
excused if I trouble you with some
further remarks regarding the rents
of the Government houses occupied
by the S. R. Officers in this Circle.

2. I feel I am justified in saying
so as it is a matter that may affect
every officer in the Department with the
exception of the two or three at the
head of the list. When it is evident
that owing to house rent, a Superintending
Engineer quartered here is in English

money nearly £100 a year worse off than those officers of the same rank in charge of other Circles. I think it will be granted that the subject is worthy of consideration. I felt so sure that the hardship would be at once acknowledged, that I put the case very briefly in my previous letter No. 117 of dated 30th May 1889.

3. In the C.O. under reference it is stated that 10 per Cent of Salary (in my case Rs 153 per month) is not an excessive rent, but I think C.O. No. 886 W. dated 25th March /88 must have been lost sight of. In the letter No. 13 of 16th March from the Secretary to Government Revenue Department which accompanied that C.O. it is stated as follows:
"It is ~~observed~~ ^{observed} that Rs 228 is an altogether excessive rental for a Collector's house."

and in the order thereon the rent was fixed at Rs. 159.6 per month, or less than 7 per Cent of a Collector's salary.

20A
2020

I would beg to point out that ^{4P} according to the Proceeding quoted, Rs 228 which is less than 10 per Cent of his Salary is an altogether excessive rent for a Collector to pay; but that Rs 153 which is exactly 10 per Cent of my Salary is not an excessive rent for me; furthermore it has apparently been considered that between 6 and 7 per Cent of Salary is a suitable sum for a Collector to pay; that is that Rs 159 a month is a fair rent for a Collector drawing Rs 2533 a month but Rs 153 is not an excessive rent for a Superintending Engineer drawing Rs. 1532 a month.

*printed with
G.O. No. 519 W.
d/5th Feb/89.

4. I would further invite attention to letter No. 413 G.O. dated 24th December 1886 from Mr. C. J. Walsh (then Supg Engineer of this Circle), in which he writes as follows:

"With buildings so recently and well constructed as those in question

6 per cent on the Capital Cost will
I believe meet all the requirements
of para 1041 of the P. W. Code and
a rent of Rs 112 per mensem provided
that basis is I consider as
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occupy the house should be called
on to pay. At the Presidency on
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house rent allowance and certainly
the rent of a house such as this
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Rs 172 per mensem."

In the order on this Government
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charged.

5. I think I can assert with
perfect confidence that there is not a
single officer in the Mofussil, even
amongst those drawing salaries as judges

The underlining
is mine.

2019-2020

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month for an unfurnished house.
6. I was quite aware that the
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the sanction of Government of India.
But if paying such high rents
in a place like Dowlaisheram is
considered a hardship (and any
one who has been here must acknowledge
that it is) I am of opinion that
the subject ought to be referred for
favorable consideration, to be treated
as a special case under Rule II
of Resolution of Government of India
No. 4793 dated 7th September/88
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exorbitant rents being charged, a
maximum of 10 per cent of the occu-
pant's pay was fixed; but I maintain
that the Government of India did not
contemplate such high rents when fixing
the limit; it would be obviously absurd
if a member of the Board of Revenue
8

had to pay Rs. 350 or 450 a month
and a member of Council Rs. 500; the
Government of Madras seem to me
to have acknowledged in their orders
No. 886.H. of 25th March/89 and No. 319.H.
of 5th Feb/89 that the 10 per cent rule
is not applicable in the case of high rents.

8. I would wish to point out that
the towns of Rajahmundry within 6 miles
of this place and Cocanada within 35 miles
the rent of houses more commodious than
the one I occupy is about Rs. 70, and
I do not think it can ever have been
~~applied when the rent charged is so~~
applied when the rent charged is so
far (more than double) in excess of the
Market rates, or that an officer should
be forced to pay Government a rent
equal to twice what he would have to
pay a private house owner for the
same accommodation, and it seems to
me only just that rents should be fixed
according to those prevailing in the
nearest stations, which in this case would
be about what was mentioned in my

* Supg Engr Rs 70 per month
Ex a. Sup. 50.
at Chittapur 50.
S. S. Sup. 50.
at Chittapur 50.

20/4 2020

previous letter which would also be
the rents paid by S. R. officers in
other Circles.

9. The circumstances connected
with the Superintending Engineer's house
here are as follows. The house formerly
occupied by the Supg Engineer and
for which he paid a rent of Rs. 30 being
very low for flood level and much shut
in by the new works, it was deemed
advisable to build a new one; there
being none in the place available
for rent; and an estimate amounting
to Rs. 17500 was submitted in July 1884
by Colonel Montgomerie then Supg Engr.
who stated in his report that the rent
would be from Rs. 80 to Rs. 100. - this was
sanctioned and the work put in hand
but the amount of the estimate was
found to be insufficient and a revised
estimate of Rs. 22400 was sanctioned
in G.O. No. 319.H. dated 5/2/87 - the first
Supg Engineer who occupied the house
was Mr. G. J. Walsh, who paid

already stated proposed that the rent should be Rs 112 a month or 6 per cent on the cost of the building, he apparently suggested this rent with reference to S. R. Code para 1041, otherwise I see no reason why a rent according to what was being paid in other stations in the District for the same accommodation (about Rs 70) should not have been proposed.

The rent of Rs 112 was approved in G.O. No. 3194 dated 5th Decr/87 and was paid by the officers occupying the house till 1st April/89 when the orders of the Govt. of India No. 479B dated 7/9/88 came into force and by these the rent was increased to Rs 170 subject to the limit of 10 per cent of Salary, and it is these new rules that I consider require modification in the case of high rents, and rents which exceed the price prevailing in the neighbourhood.

10. The house is pretty and elaborate but without much accommodation and a commodious one could be got

in the best parts of Madras for Rs 150 a month.

2019-20.20
11. Since writing the above I have received a letter No. 4867 dated 3rd July/89 from the Collector of Ganjam and with reference to the rent proposed to be charged for his house at Chatrapore he writes as follows: "Rs 160 is a very heavy rental for an up country house compared with the mansions that can be had for the same rental in Madras. For the house I am at present occupying which has four sitting rooms and four bed rooms - two of them upstairs. I pay Rs. only."

12. I may add that my house has only two sitting rooms a very small office room and three bed rooms.

I have the honor to be

Sir,
Your most Obedt Servant

10
J. H. Campbell Major R.E.
Superintending Engineer
1st Circle.

16/9/89 20.6.89
24/8/89 30.1.89
29/8/89 22.9.89
8/9/89 5.2.89

To Mr. H.M.

For orders

Any reduction of
rent will require
the sanction of the
Govt of India.

Ordered
20.7.89

W.M.
19.7.89

I don't object to a reference to India
if a case can be made. I am quite
of opinion that the rates calculated
with the recent orders are too high, &
that for the uniform the rates
in recent times should be reduced
to 8 percent of salary. In the
addition of the estate changes which
makes the new scale so expensive.
When changes are not made, in so
far that the estate would have been
paid for whether the house was built
or not, & that estate is not fixed
with reference to expenditure on work,
except in a very remote way.

W.M.
26/8/89

Oct. 9/7. H.M. 20/7. no one could be

FROM, Major D. McNeil Campbell R.E.
SUPERINTENDING ENGINEER

(2) FIRST CIRCLE.
TO, THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

DATED 12th
DESPATCHED 13th
RECEIVED 18th July 1889

NO. 216 G.L.

ENCLOSURES

SUBJECT.

Rents of the Govt.
houses occupied by the
I.M. Officers in the 1st Circle.

Remarks further
regarding the —

to

H.C. P.H.D.
0.20/9 2020
Copy of letter
to W.M. 26.7.89
is herewith sent for
signature of W and
issue to India.

Then inform do
of dispatch so that
spare copies may
be sent to Simla.

Submitted for sig. 6.VIII.
578

Lazao

Despatched
today.

6.VIII.89.
S.C. sent to
Simla 10.8.89.
7 copies of G.O.
to Regd. no 2019 & sent
to Simla 20/8

Am/A

20/9-2070
B B.R. Clerk
PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Under date the 26 July

Read the following
from the Suptg Engineer I Circle. (H. E. No. 117 G. of 30th May 1889).
Do - Do (" " 216 G. of 12th July 1889).

8P Ordered that the Govt of India be addressed.

S.E.I Circle. 27/8 (H.E. No. 202 G. of 26th July)

To The Secretary to the Govt of India
P. W. Department.

9P

Sir

In forwarding for the information of the Govt of India the accompanying copies of letters from the Suptg Engineer I Circle,

12 I am to invite attention to
H

the excessive amount of the
 rents which are payable for
 Government buildings under
 the rent rules issued by the
 Govt of India. It will be
 seen that the amounts are
 not only altogether out of
 proportion to the salaries
 drawn by officers of Govt,
 but are considerably more
 than are paid as rent for
 private houses of similar or

even superior character. The attempt to enforce these rules is creating much
 discontent and fostering feelings
 of grievance amongst all officers
 of all classes affected; a result which
 in the opinion of this Govt is not
 worth compensating for by the financial
 gain which may be secured.

2. His Excellency the
 Governor in Council is of opinion
 that the scale fixed by the
 Govt of India is too high -
 that 8 per cent on the salary
 of an officer is a ^{more than} sufficient
 maximum, and that in
 calculating rent on the
 capital cost of a building

*
 Pr. of the Govt of India
 No. 479 B d / 7 September 1881

Having regard to the great difficulty
 known for private houses by officers
 in country;

22/1
 20/9 - 207P

all charges on account of
 establishment and tools and
 plant should be eliminated.
 The charges on account of
 establishment are ^{sanctioned} not real,
 in so far that the establishment
 would have to be paid whether
 such houses are built or not,
 and that establishment is not
 fixed with reference to
 expenditure on works except in a
 very remote way. Under the Govt

of India rules, the percentages for
 interest and repairs are struck on the charge for
 establishment tools & plant inclu-
 ded in the capital cost, and this
 I am to submit is of questionable
 propriety. The establishment tools
 & plant require no repairs. The
 minimum limit of 3 percent
 for repairs is also in many cases
 too high, and a discretion in regard
 to it ought to be allowed. Where
 the initial cost has been large
 owing to substantial construction
 a lower rate would suffice.
 The percentage for repairs should not
 be struck on so much of the prime
 cost as is expended on the
 cost of the site

3. The following statement
 shows the effect of the proposals
 which His Excellency the Governor
 in Council desires to submit
 for favorable consideration of
 the Govt of India:

Present Scale		Proposed Scale	
Capital cost of works			
Houses, say	Rs 20,000		20,000
20 per cent for			
Establishment, &c.	4000		
Total Capital Cost.		24,000.	

Present
Scale.

16

Proposed
Scale.

(1) 4 percent for Rs
interest. 960 — 800.

(2) 3 percent for
repairs. 420 — 400
Minimum
Maximum
2 per cent
400
4 per cent
600
Special cases

(3) 20 percent on (2)
for Establishment etc. 144 — 80
120

Real per annum. 1824 — 1280
1520

Real per annum. 152 — 106 $\frac{2}{3}$
126 $\frac{2}{3}$

Maximum. 10 percent on salary.
8 percent on salary.

10/18

Note for the Hon. Member.

A further reduction may, with propriety, be made in the percentage for repairs. The Rs. 4.48 for 3 percent as the minimum. When, as in the case of the Supty. Engr's house at Dakshinapuram, there has been a large initial cost, due to substantial construction, (and consequent less annual deterioration,) an allowance of 2 percent for repairs would be ample. The difference in the case of the Supty.

R.S. Engr's house would be Rs. 22 per annum.

House at Dakshinapuram
Rs. 22

Approved
23.7.89

2019-20

14

5-12-14

1899
PUBLIC WORKS

17/12

26 July 89 2094
2600

Rent

Ordered that the price
of India be adopted
on the subject of -
payable for pub.
buildings

Inviting attention
to the excessive amount
of the rents payable for
pub buildings under
existing India rules &
suggesting a reduction
of the scale -

(14)

W. J.

23-7-89