

- (1) பக்கங்களின் எண்ணிக்கை 24
 (2) புதுக்கித் திருப்பிய நாள் 11/88
 (3) உதாரங்குறிப்பவர் கருக்கொப்பம் 16/88

தமிழ்நாடு ஆவணக் காப்பகம்.

தமிழ்நாடு அரசு \

பெரியார் குறை

அரசாணை எண். மு. கோப்புத் தாள் எண். 2180-2181 அச்சகம் பலவகை

நாள் : 12-8-1889 198

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

A. Mon

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Draw the following papers:—

From Lieutenant-Colonel A. C. SMITH, R.E., Superintending Engineer, VI Circle, to the Chief Engineer, Public Works Department, dated Kodaikānal, 8th June 1889, No. 501 T.J.

I have the honor to submit, for the orders of Government, the question of rent to be charged for the Executive Engineer's bungalow at Negapatam.

2. Mr. C. Norfor, Executive Engineer, objects to pay rent to be charged under the rules circulated with G.Os., No. 2981 W., of 22nd September 1888, and No. 248 W., of 30th January 1889, on the following grounds:—

1st.—That the house was never built as a residence but as an office, and that the building can never be made suitable as a dwelling-house, as it has next to no basement, the floor being 18" above ground level, and in the monsoon would be almost uninhabitable owing to the dampness of the floor. That the house is also built on the maidan, which is in the rains more or less under water, that it has hardly any compound attached to it, and that its situation near a public thoroughfare is very objectionable. Again, that the entrance has been made on the wrong side, the house being made to face the road, instead of being made to face the sea.

2ndly.—That the municipal valuation of the building is Rs. 8,500, or, at 7 per cent., under Rs. 50 per month.

3rdly.—That the prevailing rates of buildings at the station are much cheaper, that the rent of the other bungalows of about the same size, but far superior to the one in question, vary from Rs. 45 to 50. That the only one house at Negapatam, the rent of which is Rs. 80 a month, is that of the Assistant Salt Commissioner—that is the nicely situated facing the sea—is three times the size of the building in question, and has a large compound attached to it.

4thly.—That there are houses now vacant at Negapatam at low rents.

3. The building is borne on the returns at a value or cost of Rs. 11,717 for "work," and the capital cost, including 20 per cent. for establishment and tools and plant, is Rs. 14,060; but Mr. Norfor has now made a valuation of the building at Rs. 10,784 for "work," plus Rs. 2,157 for establishment, &c., reducing the capital cost to Rs. 12,941; but, in this case, it does not appear necessary to calculate the rent on the capital cost, as it is laid down in clause (c) of the Chief Engineer's notes printed in G.O., No. 248 W., of 30th January 1889, that the rent should not exceed 8 per cent. of the salary of the proposed occupant.

4. At the above rate, the rent to be charged for the building in question amounts to Rs. 64, but Mr. Norfor considers this excessive, that Rs. 55 would be a fair rate, and that in a case like this, the rent should be fixed with reference to the prevailing rates,

as laid down in para. II of the Resolution of the Government of India, No. 479 B., of 7th September 1889, printed in G.O., No. 2081 W., of 22nd September 1888. Mr. Norfor also states that he does not wish to occupy the building if the rent is not reduced.

5. Under the circumstances stated above, I consider that the rent may be fixed at Rs. 55.

6. When the improvements to the building were sanctioned in G.O., No. 1201 W., of 2nd May 1887, it was decided that, after their completion, the rent should be Rs. 51 per month, but this was considered inadequate by the Government of India (*vide* G.O., No. 1663 W., of 21st June 1887). If, however, Mr. Norfor can get a more comfortable house at a lower rate, it seems unfair to charge him a higher rate for a decidedly uncomfortable one, and it may be expedient to reduce the rent of the building in question so that it may not be left unoccupied. For the question arises—can an officer be *legally* compelled to live in a house erected by Government when there are cheaper and better ones available in his station?

From Lieutenant-Colonel A. C. SMITH, R.E., Superintending Engineer, VI Circle, to the Chief Engineer, Public Works Department, dated Negapatam, 25th July 1889, No. 891 T.J.

With reference to G.O., No. 1899 W., of 15th instant, I have the honor to request that the subject of rent for the Executive Engineer's bungalow at Negapatam may be reconsidered.

2. No doubt if the orders of the Government of India with regard to the fixing of rents are carried out in every instance much hardship will be entailed and exceptions will probably be made to the rule (in fact, I hear that exception has already been made in fixing the rent of the Collector's house, Kistna district), and if ever there was a case for exceptional treatment, it is this of the Executive Engineer's residence, Negapatam.

3. It is true that only so recently as May 1887 the conversion of this building from an office to a residence was sanctioned, but the rent was in the same order fixed at Rs. 51—a fairly reasonable rate for the accommodation, though a low one for the actual value of bricks and mortar, &c., heaped up in the building. I say "heaped up" because even now it is "converted;" the building is by no means suitable for a private residence, and notwithstanding the large area covered, it is quite impossible for the occupant to house even a single guest. A glance at the accompanying plan will show why, viz., there is no bath-room (nor place that can be converted into one), except the three marked A, B and C on the upper story, and outer access is only provided to one, viz., C, consequently the attendant has to pass through C and B to get to A. There is no spare room, the central room, marked D in red, cannot be used as a sitting or bed room, as it has no doors or windows opening out into the outer air except at X, and this is the passage leading from the stairs to the only good bed-room, E. The room F, though large, is very hot and is used as a dressing-room, having no windows on the north side. The room G is used as an upstairs sitting room. The above will show the impossibility of the occupant housing a guest, and, in fact, the building is scarcely fit, as at present arranged, for a married couple as there is no access to any bath-room from any bed-room without the occupant of the bed-room passing through another room. In my No. 501 T.J., dated 8th June 1889, I have already described the other drawbacks to the house and these are sufficient to show that it is a hardship for an officer to be not only compelled to live in such a house, when he cannot even put up a bachelor, and, but to pay nearly double the rent paid by other tenants in the neighbourhood, for double the accommodation.

4. Rs. 80 per mensem may not be an unreasonable rent for an Executive Engineer to pay, but I submit that for 10 per cent. of an officer's pay he should at any rate get the average accommodation found in all houses in the country, and as 10 per cent. is certainly the *maximum* rent that any individual should pay for his house, he should, I think, get maximum accommodation.

5. In cases like this of conversion of an office or public building into a residence, a very large deduction from prime cost should be made in fixing the rent, as it is generally quite impossible to convert an office into a convenient dwelling-house.

6. I request, therefore, that if any exceptions are made to the rule, this case may be favorably considered and dealt with on its own merits.

7. As the Chief Engineer was lately here on inspection and has seen the house, he will be able to corroborate the above and give his opinion thereon.

ORDER—dated 12th August 1889, No. 2180 W., Public Works.

Ordered that the Government of India be addressed.

(Here enter No. 2181 W., dated 12th August 1889.)

(True Extract.)

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

To the Superintending Engineer, VI Circle.

Exd. J. Henricus.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1889} Madras.

PUBLIC WORKS.

Dated August, 12th.

Recd.

Encl.

G.O., 12th Aug. 1889, No. 2180 W.

AUGUST.

Rent for Government Quarters

Ordered that the Government of India be addressed on the subject of the representation made by the Superintending Engineer, VI Circle, in regard to the scale of —.

2180-1
3

12TH AUGUST 1889, No. 2181 W., PUBLIC WORKS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

LETTER—from

LIEUT.-COL. R. R. E. DRAKE-BROCKMAN, R.E.,
*Ag. Joint Secretary to the Government of Madras,
Public Works Department,*

To

THE SECRETARY TO THE GOVERNMENT OF INDIA,
PUBLIC WORKS DEPARTMENT.

SIR,

In continuation of my letter No. 2020 W., dated 26th July 1889, I am directed to forward the accompanying copies of letters* from the Superintending Engineer, VI Circle, further exemplifying the hardship entailed on officers of Government by the operation of the recent rules regulating the rates of rent to be paid for Government buildings.

2. In the present case a building originally constructed for an office was converted into a dwelling-house, and the original cost, added to the cost of conversion, has raised its book value to a figure which represents a much larger amount of accommodation than is actually available. The building is shown to possess many disadvantages as a dwelling-house, but as no discretion is allowed in working the rules, the occupant is charged the maximum amount of rent leviable from an officer of his standing.

3. The rate of rent originally fixed for this building was Rs. 51 per mensem (*vide* para. 4 of the Proceedings forwarded with this office endorsement No. 1202 W., dated 2nd May 1887), and this Government therefore considers that the rate now recommended by the Superintending Engineer, Rs. 55 per mensem, would be a fair amount to charge.

I have the honor to be,
Sir,
Your most obedient servant,

Lieut.-Col., R.E.,
Ag. Joint Secy. to Govt., P.W.D.

OOTACAMUND,
12th August 1889.

Exd. J. Henricus.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1889} Madras.
PUBLIC WORKS.

Dated August, 12th.

Recd.

Encl.

12th Aug. 1889, No. 2181 W.

AUGUST.

Rent for Government Quarters

Submitting, for orders, further representation in regard to the scale of —.

282/8
OFFICE OF THE SUPERINTENDING ENGINEER, 1P

6th CIRCLE.

Camp: Kadaihanal 8th June 1889.

5/10/-

No. 50172

From Lt. Col. A. C. Smith R.E.
The Superintending Engineer,

6th Circle.

To

The Chief Engineer

P. M. D.

Sir,

ENCLOSURES.

I have the honor to submit for the orders of Government the question of rent to be charged for the Executive Engineer's bungalow at Negapatam.

2. Mr. C. W. For Dec: Engineer directs to pay rent to be charged under the rules circular dated with G.O. No. 2981. W. of 22nd September 1888 in the following grounds:—

1st. That the house was never built as a residence but as an office, and that the building can never be made suitable as a dwelling house, as it has rent to no basement, the floor being 18" above ground level, and in the morning would be almost uninhabitable owing to the dampness of the floor. That the house is also built on the Maidan which is in the rains more or less under water, that it has hardly any compound attached to it, and that its situation near a public thoroughfare is very objectionable. Again, that the entrance has been made on the wrong side, the house being made to face the road, instead of being made to face the sea.

2nd

2nd. That the Municipal valuation of the building is Rs. 8000 or at 7 per cent under 50 Rs. per month.

3rd. That the prevailing rates of buildings at the Station are much cheaper; that the rent of the other bungalows of about the same size, but far superior to the one in question, vary from 40 to 50 Rs. That the only one house at Negapatam, the rent of which is Rs. 30 a month, is that of the Assistant Salt Commissioner that is the nicely situated facing the sea, is 3 times the size of the building in question, and has a large compound attached to it.

4th. That there are houses now vacant at Negapatam at low rents.

5. The building is borne on the returns at a value or cost of Rs. 11,717 for "work", and the Capital cost, including 20 per cent for Establishment and Tools and Plant, is Rs. 14,060; but Mr. Norfor has now made a valuation of the building at Rs. 10,784 for "work" + Rs. 2157 for Establishment &c, reducing the Capital cost to Rs. 12,941; but in this case, it does not appear necessary to calculate the rent on the Capital cost, as it is laid down, in clause (C) of the Chief Engineer's notes, printed in G. O. No. 265 of 30th January 1889, that the rent should not exceed 8 per cent of the salary of the proposed occupant.

6. At the above rate, the rent to be charged for the building in question amounts to Rs. 64, but Mr. Norfor considers this excessive, that Rs. 50 would be a fair rate, and that in a case like this, the rent should be fixed with reference to the prevailing rates, as laid down in para II of the Resolution of the Government of India No. 479. B. of 7th Sept. 1889, printed in G. O.

G. O. No. 2981. D. of 22nd September 1888, Mr. Norfor also states that he does not wish to occupy the building, if the rent is not reduced.

5. Under the circumstances stated above, I consider that the rent may be fixed at Rs. 50.

6. When the improvements to the building were sanctioned in G. O. No. 1201. D. of 2nd May 1887, it was decided that after their completion the rent should be Rs. 51. per month, but this was considered inadequate by the Govt. of India. Vide G. O. No. 1663. D. of 21st June 1887. If however Mr. Norfor can get a more comfortable house at a lower rate, it seems unfair to charge him a higher rate for a decidedly uncomfortable one, and it may be expedient to reduce the rent of the building in question so that it may not be left unoccupied. For the question arises can an Officer be legally compelled to live in a house called by Government when there are cheaper and better ones available in his Station.

I have the honor to be
Sir

Your Most Obedt. Servant.

Edmund Leitch Collyer
Superintending Engineer

for

No. 2776 c of 14 June 1889

To C

For favor of remarks.

W.M.B.
13.6.89

D.W.

No 891 of 25 June 1889

To W.

The capital cost of the building (excluding establishment and tools and plant) at the Executive Engineer's valuation is Rs. 10,784. This would mean a rent of Rs. 980 per annum or Rs. 32 per mensem. But as Mr. Norfor Executive Engineer 2nd grade draws Rs. 800 per mensem he should pay 10 per cent of his salary (not 8 per cent as stated in para 3 of Supg. Engineer's letter) or Rs. 80 a month in accordance with rule 1, note 2(5) of Code para 1041.

2. The building was converted into a residence for the Executive Engineer at a considerable expense to Government and under code para 1038 A. the Executive Engineer for the time being is apparently bound to pay the rent of the building, whether he occupies it or not.

3. The sanction of the Government of India will be required for any reduction of rent, see code para 1041 note 2(c).

4. If code para 1038 A is to govern

P. W. D. 6th CIRCLE.



From

The Superintending Engineer,
6th Circle.

To

The Chief Engineer
P. W. D.

No. 501-7.

Dated 8th June 1889
Received 10th

Enclosure.

Executive Engineer's Bungalow
at Negapatnam:—

submits for orders
the question of rent to be
changed for the:—

No. 891 of 25

Office of the Supg. Engineer, 6th Circle
Camp, Negapatnam 25th July 1889
Despatch 27th

From

Lieut. Col. A. L. Smith R.E.
Superintg. Engineer, 6th Circle,
Trichinopoly.

To

The Chief Engineer,
Public Works Department,
Madras.

Sir

With reference to G.O. No. 1399 W of 15th Instant, I have the honor to request that the subject of rent for the Executive Engineer's Bungalow at Negapatnam may be reconsidered.

2. No doubt if the orders of the Government of India with regard to the fixing of rent are carried out in every instance much hardship will be entailed & exceptions will probably be made to the rule (in fact I hear that exception has already been made in fixing the rent of the Collector's house Kichu District) and even there was a case for exceptional treatment it is this of the Executive Engineer's residence Negapatnam.

3. It is true that only so recently as May 1887 the conversion of this building from an Office to a residence was sanctioned but the rent was in the same order fixed at Rs. 51 a fairly reasonable rate for the accommodation.

accommodation through a low and for
the actual value of bricks & mortar & is
heaped up in the building. I say "heaped
up" because even now it is "converted";
the building is by no means suitable for
a private residence and notwithstanding
the large area covered it is quite impos-
sible for the occupants to house even a
single guest. A glance at the accompanying
Plan will show why viz there is no bath
room (nor place that can be converted
into one) except the three marked A, B, & C
on the upper story, & outer access is only
provided to one viz C. Consequently the
attendant has to pass through C & B to get
to A. There is no spare room, the Central
room marked D in red cannot be used
as a sitting or bed room as it has no doors
or windows opening out into the outer
air except at X & this is the passage leading
from the stairs to the only good bed room E.
The room F tho' large is very hot & is used
as a dressing room having no windows
on the north side. The room G is used as
an upstairs sitting room. The above
will show the impossibility of the occupant
housing a guest and in fact the building
is scarcely fit as at present arranged
for

for a married couple as there is no access to
any bath room from any bed room without
the occupant of the bed room passing through
another room. In my Lk. 50175 of 8th June/39
I have already described the other drawbacks
to the house & these are sufficient to show
that it is a hardship for an officer to be
not only compelled to live in such a house,
where he cannot even put up a bachelor
friend, but to pay nearly double the rent
paid by other tenants in the neighbourhood
for double the accommodation.

4. Rs 80 per mensem may not be an
unreasonable rent for an Executive Engineer
to pay but I submit that for 10% of an officer's
pay he should at any rate get the average
accommodation found in all houses
in the Country & as 10% is certainly the
maximum rent that any individual
should pay for his house he should
I think get maximum accommodation.

5. In cases like this of conversion of
an office or public building into a
residence, a very large deduction from
prime cost should be made in fixing
the rent, as it is generally quite impos-
sible to convert an office into a conveni-
ent dwelling house.

6. I request therefore that if any
exceptions

exceptions are made to the rule this case
may be favorably considered & dealt
with on its own merits.

7 As the Chief Engineer was lately here
on inspection and has seen the house
he will be able to corroborate the above
and give his opinion thereon.

I have the honor to be,

Sir,

Your most obedient servant,

A. Smith Esq. M. C. E.
Superintending Engineer C. C. C.

2180
9

82. Buo 1097 W of 18-7-89
 83. Buo 2019 W of 26-7-89
 " 248 W of 30-1-89
 " 298 W of 22-9-89
 " 1668 W of 21-6-89
 " 1202 W of 2-6-89

B.W. No 6928

From
 The Supp. Supp.
 P. W. D.

To The Chief Engineer
 P. W. D.

Dated 25th } July 1889
 Despatched 27th }

No 891. Lf

Encl 1 +

(+ plan)

+ Sent to Mr. White
 Reck for the new map
 & Survey along a line of latitude.

Requesting to reconsider
 the subject of the —
 fixed in G. C. No 1899 W.
 of the 15th July 89 —

+ 3074 W

31-10-89

re

O. 218¹/₁₀

A copy of No
 2181 W with 2000
 2180 W is herewith
 sent for signature
 of W and issue
 to India in the
 B.W. Deptt.

Please inform
 date of despatch
 so that spare
 copies may be
 sent.

Despatched

21-8-89

AF

20/8/89

Submitted to

signature - 21. VIII. 89

Signed and despatched
 this day to G.O. No 218
 India - 21/8/89

PROCEEDINGS OF THE MA

Ordered that W
of India be addressed. ✓

The Supg: Engr to Circle

2/21/8

7

Sir,

In continuation of my
letter No: 2020wd/26th July '89
I am directed to forward
the accompanying copies
of letters from the Supg.
Engineer to Circle further
desemplyfying the hardships
entailed on officers of Govt.
By the operation of the recent
rules regulating the rates
of rent to be paid for
Govt. buildings.

2180-12

and
 ow,
 oak
 which
 no finger
 mod. in on
 ally, possibly
 building is
 to possess many
 stages as a dwelling
 house, but as no discretion
 allowed in working the
 rules, the occupant is charged
 the maximum amount of
 rent leviable from an
 officer of his standing.

3. The rate of rent originally
 fixed for this building was
 Rs 51 per mensem, vide para
 of the Proceedings forwarded
 with this office. Endorsement
 is: 1202 Wd 24 May 1857 and
 this G.O. the Govt considers
 that the rate is recommended
 by the Supg. Engineer, Rs 55
 per mensem, would be a
 fair amount to charge.

WWS
 7.5.59
 Can
 P. 8. 8. 89
 8
 O.H. 46/8. - Hm 9/8.

Govt. of Madras.

PUBLIC WORKS.

Dated

Recd.

Encl.

G.O. Rang 1889 No. 2188-14

Rent for pub. Quarters

Ordered that the pub.
Quarters be addressed in
the subject of the re-
presentation made by
the S.E. v. in
regard to the scale of

Rent for pub. Quarters

= for orders

Pub. Quarters re-
presentation in regard
to the scale of —
—

W. G.
R.
P. 12/8.