

- (1) பக்கங்களின் எண்ணிக்கை 36
 (2) புதுக்கித் திருப்பிய நாள் 2/90
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் Cona

தமிழ்நாடு ஆவணக் காப்பகம்.

(80)

தமிழ்நாடு அரசு

P. W. D. துறை

அரசாணை எண். 2681 அச்சகம்
 மு. கோப்புத் தாள் எண். 2681 பலவகை

நாள் : 25 — 9 — 1887 198 .

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

18. Sheets

ஆவண, கா-1—18,006—15-6-87.

Ans

Ref. Govt. No. 465 of 88

North Arcot Collector's Office
Chittoor 27 November 1888.

2681

From

A. Le Franc Esquire
Ag Collector of North Arcot

To

The Chief Secretary
to Government.

Sir,

With reference to G. O. No. 2981 H.

Public Works, dated 22nd September 88, I have the honor to
request that Government will be pleased
to reconsider the rent fixed on
the house occupied by me at Chittoor.
The rent was always excessive partly
owing to the large sum — unnecessarily
— paid for the house, which, as in the
case of the Collector's houses at
Masulipatam & Salem, has reacted
very unfairly on the — Compulsory —
tenants of the same.

2 The order of the Government of
India says that "At stations where,
"owing to excess of available accom-
"modation or to other special cir-
"cumstances, rents cannot be fixed

on

"on the above principles, but must
"unavoidably be assessed with
"reference to prevailing rates, & must
"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."
There could not be a clearer
case for the application of the
above principles than the present
one, as I shall show.

3 Chittoor is practically an
abandoned station. The house supply
available is largely in excess of the
requirements of the place. At the
present moment there are 5
first class houses vacant.

(a) The house occupied by the late
Judge Mr. Buick. This house would
fetch from 150 to 200 Rs. according
to position, in Madras. It is a
magnificent upstairs house in
a handsome Compound. It has
been vacant ever since I came
to the Station — more than a year —
and the landlord recently wrote
and offered it to the present
Judge for Rs 50 a month. Mr. Crole

2681
naturally refused to take it as he
only pays Rs 45 for a still larger
and better house, that formerly
occupied by Mr. Plummer when Judge
of Chittoor.

(b) The house vacated by Mr. Marjini
banks last April is, and is likely
long to remain, vacant. It is the old
Commandants' house, and has much
more accommodation than that
which I now occupy. It could be
had for Rs 30 a month.

(c) The house occupied by the former
Deputy Director of Revenue Settlement
has been — except when Mr. Edgar
occupied it for about a month —
vacant ever since I came here.
It can be had for Rs 25 per mensem.
It is the most healthily situated
house in Chittoor.

(d) The house occupied by the late
Superintendent of Police is vacant.
It can be had for Rs 20 per mensem.

(e) The Mission house is worth about
Rs 25. The Missionaries have
abandoned the Station for years.
It is not likely ever to be occupied
again.

4. The rents paid by the Judge and by the Superintendent of Police - who now occupies the house formerly tenanted by the District Board Engineer, whose Head Quarters have been transferred to Vellore - are only Rs 45 & 20 respectively. Government Charge one Rs 116 per mensem. During the year 18th November 1887 to 18th November 1888, I occupied this house for only 3 months & 13 days, and have paid Government for less than 3½ months accommodation Rs 1392, or nearly Rs 450 per mensem. My house is a plain bungalow, with no upstairs. By Comparison with the rents paid and asked for the two houses occupied by the present and former Judges my house is not ^{worth} more than Rs 30 per mensem. This is the sum which I would propose to fix for it. I may further add that the house is in very bad repair, and that the east wing will probably collapse before long.

5. Besides the rent of Chittoor house I pay Rs 35 per mensem for the house at Palamaner. In

2
2681
In the 12 months above mentioned I occupied this house for exactly two months, for which accommodation I paid Rs 420, or Rs 210 per mensem for the time that I resided there. This house belongs to the Poligar of Kanguddi, and the rent cannot be reduced. In fact it ^{is} a fair rent, and the house is in many ways more comfortable and convenient than the house at Chittoor. It has actually more accommodation than the Chittoor house; for the latter - for which such an exorbitant rent is claimed by Government - contains only 6 rooms and a godown whereas the other contains 7 rooms & three godowns.

6. There is no clause whatever in a Civilian's Covenant binding him to occupy and pay for a Government house, nor could any Civilian be compelled by law to pay the rent of one. Government have, it is true, passed an order saying that it is a Civilian's "duty" to pay the rent of the building provided by Government, but

in a Court of Law this order would
be of no more efficacy than an
order requiring him to marry
or remain single. The question
is not likely to crop up, for Govern-
ment no doubt could make matters
very unpleasant for any Officer
who objected to do what they,
by an *ex post facto* law, declare
to be "his duty", and no sensible
Officer would care to raise the question
so long as the rent charged him
was a reasonable one. The rent
charged me is most unreasonable,
and I therefore respectfully request
that Government, after calling on
the Executive Engineer for a report,
will be pleased to reduce the
rent to what, having regard
to the circumstances of the station
and the appointment, may be
reported to be a reasonable
rent.

* I am up to Com-
pulsory absence
from HQ for
6 to 8 months for
business.

I have the honor to be
Sir
Your most obedient servant

W. B. S. S.
Ag Collector

2681

4

Pub. 10-11-88 No. 1061 his

27th January 1889
Transferred to the Public
Works Dept.

(by order)
W. S. Meyer
Asst. Secy.

No. 2981 W 4/22. 9.88
1266 2.10.7.74
1558 " 20.8.74
907 " 7.4.76
2041 " 8.5.76
337 " 26.1.78
3911 " 22.1.78

From
THE COLLECTOR AND
DISTRICT MAGISTRATE of
North Arcot.
To
THE CHIEF SECRETARY TO
GOVERNMENT

Dated 27th November 1888
Received 28.3
Ref. Govt. No. 465-888

ENCLOSURE
CHIEF SECRETARY
GOVERNMENT OF MADRAS

Requesting that
Government will be
pleased to reconsider
the rent fixed on
the house occupied
by the Collector at
Chittoor.

SECRETARY TO GOVERNMENT
P.W. DEPARTMENT, MADRAS
- 24. 85

Statement showing the Amount expended on the
Government Bungalow at Chittoor & the rent recovered
from 1873-74 to 1888-89.

2681

Year	Amount expended on Repairs		Rent recovered		Major account		Remarks
	by P.W.D.	by Revenue Dept.	by P.W.D.	by Revenue Dept.	Received for	Expended on	
1873-74	"	"	"	"	"	"	
1874-75	4498	"	"	"	"	"	
1875-76	5716	"	"	"	"	"	
1876-77	14	"	"	"	unknown	unknown	
1877-78	"	"	"	1100	"	"	
1878-79	"	"	"	2488	"	"	
1879-80	"	"	"	1104	"	"	
1880-81	"	905	"	1104	"	"	
1881-82	"	675	"	1104	"	"	
1882-83	287	890	"	1248	"	"	
1883-84	205	189	"	1392	"	"	
1884-85	"	199	"	1429	"	"	
1885-86	127	"	"	1002	27	108	
1886-87	"	949	"	1149	46	108	
1887-88	"	"	"	1508	13	34	
1888-89	"	483	"	1392	136	148	
Total	10847	4290	"	16020	222	398	

16. 8. 89
Chittoor Major P.W.
Executive Engineer M.A.D.

Collection of records - Chittown

North West Collection of records

Due 1880 8.10.81 8.10.81

Please see statement submitted by S. S. showing amount spent on repairs year by year -

The building appears to have been completed for occupation in 1876-77 -

Excluding the amount spent on repairs (improvements properly speaking) up to that year the annual cost of repairs was as follows -

1877-78	nil
1878-79	"
1879-80	"
1880-81	R 905 R.D.
1881-82	675 R.D.
1882-83	117 R.D.
1883-84	394 R.D.
1884-85	199 R.D.
1885-86	127 R.D.
1886-87	449 R.D.
1887-88	nil
1888-89	1483 R.D.
Total Repairs 4909	
Average for 12 years 409	

The order on the
to on 10/10

same was repaired by the same person

Bugole case is now in
the Press. It is to the
effect that the rent
of the ~~Dep~~ Sub Collection
quarters has been fixed
according to rules &
must be paid, - but
that the case ^{will} ~~be~~
be further considered
on receipt of a reply
from the Govt. of India
to the recent reference
about the hardship
entailed by the new
rules.

Cs
12.9.89



No 1863
H. 9681

North Arcot Collectors Office
Chittoor 10th August 1889.

From

H. Le Franc Esquire
Collector of North Arcot.

To

The Executive Engineer
North Arcot Division
Vellore

Sir,

I have the honor to return
herewith the statements received with
your letter no 341 in dated 27th July 1889
exhibiting therein the amounts spent
from time to time in repairing the
Government Bungalows occupied
by me at Chittoor, and those realized
on account of rent &c of the said
building, so far as could be ascertained
from the available records.

2 The expenditure by the D. P. W. must
be entered in your office. I wish you
to note that of the original purchase
money Rs 450 were for furniture which
same was repaid by the then Collector also.

of the first outlay for repairs, a
large sum — I think about Rs 300 —
was for gardeners kept up while
the house was under repair and
untenanted. The amount spent on
repairs by the D. P. W. was about
Rs 7000. The figures were reported
with my letter ^{Ref No 2740} 27.15 ^{last} and can
be verified in your office.

You have been to Chellur and
can from personal knowledge
inform the Superintending Engineer
what rent the house would be likely
to fetch if it did not belong to Govern-
ment. No 45 I should say at the outside.
The Railway have run the line through
the Compound, which detracts very
much from the advantages of the
house as a residence. Of the 25.27
acres comprising the Compound,
the Railway have taken up 4.77
and acres 3.76 which lie south of the
line are practically lost to the
Compound, being no longer readily
accessible. The line also involves

the loss of the following trees:—

In all 5.

Needs Rs 203 —

2681

The proceeds of the trees will therefore
fall off in future years. All this
should be considered in readjusting
the Rent.

4 I enclose for the information of
the Superintending Engineer — and for
return — the accounts kept since I came
of receipts & disbursements on account
of the Compound. Mr. Glenney handed
me over no surplus and it would
not be possible to obtain the figures
for previous years. I should say —
taking a series of years — that the
receipts and disbursements would
balance each other. For some time
I had no funds in hand on this
account but now I have a surplus
as the account shows. As this question
has now been pending since November
1888, I hope that it will soon be settled
and that the new rent will be allowed
to be retrospective. Have the honor to be

Yours most obedt Servant
Sd/- J. M. M. L. M.
Collector

2681
SUPERINTENDING ENGINEER'S OFFICE,

V Circle, Madras,

Chennai, 24 August 1889.

No. 3478

From

Colonel W. R. B. B. B.

SUPERINTENDING ENGINEER, V CIRCLE,

To

The Chief Engineer

His Department.

Sir,

Enclosures. 3.

I have the honor to forward herewith the statement called for in your letter No. 241C dated 18 January 1889 as reported by Resident Engineer North Arcot.

2. In any consideration of the subject of collector's letter No. 465 of 1888 dated 27th November, regard should be had -

- (1) to the general rent of houses at Chittoor or rather to that of the only other house in the vicinity of anything like equal pretensions to the collector's house -
- (2) to the value of any of the mangoes growing in the garden -
- (3) to what extent the compound and general benefits thereof have been affected by the new famine railway which passes through the compound.

3. I have carefully enquired into all these points, and I find that the judge's house

From

Collector

North Arcot

of the Resident Engineer

N. A. 172

Dated 20 August 1889

No. 1863

2c

Subject

Returning the statement received with reference to the 321 57 2 3 3 9 filled up after a perusal of the statement of the question of fixing rent & other matters at Chittoor

a hired house rents for Rs 45.

that the mangoes in College Garden
merely pay for upkeep of a no of gardeners
& that the new railway reduces the area of
compounds by ^{nominally} 17 acres and about 250
trees and practically by $2\frac{1}{2}$ acres.

Under these circumstances I would
suggest after consulting the Escentive Engineer
who is acquainted with the house that
the rent be fixed at Rs 50/- from 1st December
1888.

I have the honor to be

your most obedient servant

J. H. Munton.

Col KB
Superintending Engineer
Circular

2681

10

No 3974 C of 8 Sept 1889

With reference to letter from the S. & C. Circle No. 3478 of 24 August 1889. The undersigned has the honor to request that if available a plan of the Collector's house at Chittoor may be submitted & also that detailed figures may be given showing how the rent of Rs. 50 per mensem is arrived at.

A very early reply requested, and if a plan is not available it will be sufficient to say so.

WLM
6.9.89

File to Circle 1 D. 6/9

WLM

With the memo

From THE SUPERINTENDING ENGINEER
V. CIRCLE,

To THE Chief Engineer
P.W. Department

Dated 24 August 1889
Recd 26

No. 3478

No 3974 C of 8 Sept 1889
Enclosures 1

No. 3478

No. 2681 W of 25.11.89

Collector's House at Chittoor.

It encloses a statement showing the expenditure on repairs to the receipt of rent from — fixing the rate of rent at Rs. 50 for the same from 1st December 1888.

181 No. 3868 C. 22.2.1889

No. 2681 W of 25.11.89
In the Memo there attached to No. 241 C of 18.1.89, a plan of the house is enclosed for the details showing how the rent is arrived at. The capital cost (Rs. 8000 purchase money + Rs. 10225 cost of first improvements are paid) does not work out to a rate of Rs. 100 per mensem according to the provisions of the Act. Rs. 10225 for the furniture in the house is deducted from Rs. 10225 for the furniture in the house. The house was undergoing repairs for some time. It is considered necessary that the memo drafted in pencil on the current account be sent to S.G. 6/9/89

The original papers are

From

THE SUPERINTENDING ENGINEER.

are returned - viz:

Letter from Collector of
North Arcot No 465
dated 27th November 1888

Endorsement in the
Public Department dated
8th January 1889.

Collector's List of
letters addressed to
Government remaining
unanswered - dated
18th April 1889.

Endorsement of the
Chief Engineer P.W.D.
No 2192C dated 4th May
1889.

Obtaining
for S.E.V. absent
on duty.
30 Sept 89.

From

Mr Secy to Govt. Mad

To

Mr S.E.V. Circle

Your letter No 3478
of 24-8-89, regarding
the Collector's house at
Chittoor.

The original papers
forwarded with this office
No 241C of 18.1.89 have
not been returned
as requested, and the
case cannot be sub-
mitted to Govt. without
them.

W. S. S. V.

Capt. R. S.

Under Secy to Govt. Mad

No 3621. The original papers
are

2681

SUPERINTENDING ENGINEER'S OFFICE,

V CIRCLE, MADRAS,

Chepak, 7 September 1889.

No 3803

From Colonel L. B. Burton R.E.

SUPERINTENDING ENGINEER,

V CIRCLE,

To

THE Chief Engineer

P.W. Department.

SIR,

Enclosures

With reference to your Memorandum No 3974C of 6th instant, I have the honor to state that there is no plan of the building house in my office. My impression is the rent of Rs 116 per mensem was fixed on the basis of the cost price of the house &c I understood the cost price included that of some furniture also.

I have the honor to be
Sir

your most obedient servant

L. B. Burton R.E.

Supy Engineer V Circle.

No. 2180-1W/12-8-89

- 2017-20W-26-7-89

- 2172C-4-5-89

- 241C-18-1-89

- 659-603-4-11-88

- 2981W-22-9-88

- 1948W-19-8-81

- 391W-23-1-78

- 337W-21-1-78

- 2041-8-8-76

- 907-7-4-76

- 1550-20-8-74 Ind

- 1266-10-7-74

From

THE SUPERINTENDING ENGINEER,

V CIRCLE,

To

THE

Chief Engineer

P. W. Department

Dated

7th September 1889.

Recd.

ENCLOSURES.

No. 2681 W/25.12.89

No. 3803.

Collection House at

Chittur

State that there is no

plan of-

Supr Engineer's Office 4th Circle
Canest Gndratam 20th Nov 1882

No 607
ra

2681

From

The Superintending Engineer
Fourth Circle

To The Executive Engineer
North Arcot Dⁿ

Sir, With reference to your letter No. 1731 of 2^d November 1882, and the information since obtained regarding the manner in which the revised rent of the Collector's Bungalow at Chittur has been fixed, I have the honor to inform you that I consider the rate of Rs 135 too high, and that it should be altered to Rs 116.

2. The building is known to have been purchased for Rs 8000 and Rs 10215 were spent on repairs and improvements, which were completed in April 1876. So that it may be taken as having been a Government bungalow since that date, and its

14

original

original cost to have been Rs 18215.

3. In order to determine its present value we have to deduct $\frac{3}{4}$ percent per annum for 6 years, or Rs 819-10-8 for deterioration, which leaves a balance of Rs 17395-5-4.

4. This being a first class building & vide G.O. the rate of 8 percent on its present value has been fixed as the amount of rent to be levied annually and this gives us Rs 1392 or Rs 116 per mensem limited with G.O. 4th January 1876.

vide circular on the valuation of buildings of 6th October 1856. Grants circular orders page 385.

I have the honor &c.
Sd/ J. Beatty Coll R.E.,
Supt Engineer 4th Circle
(True Extract)

Cdr James Major R.E.,
Executive Engineer 1st Circle

SUPERINTENDING ENGINEER'S OFFICE,
V CIRCLE, MADRAS,
Chennai, 15 September 1889

No 3482

2681

From Colonel W H Burton R.E.

SUPERINTENDING ENGINEER,
V CIRCLE,

To

The Chief Engineer
P.W. Department.

SIR,

With reference to my letter No 3803 dated 7 September 1889 I have the honor to forward the Plan of Collector's residence at Chittoor since received from the Executive Engineer, together with an extract from letter No 607 N.D. dated 20 November 1882 from the Superintending Engineer 4th Circle, to the Executive Engineer which shows how the present rent of Rs 116 per mensem was arrived at.

I have the honor to be
your most obedient servant

W H Burton Col R.E.
Supt Engineer 5th Circle

The return of the plan is requested.

P. W. DEPARTMENT.

Read the following:—

Letter from the Supply Com^d & Circle. No 2478 of 24.8.89
 ————— Do ————— Do ————— 3803 of 27.9.89

FOR ORDERS, with reference to
the H. W. note on the
paper attached to no
241 C dated 18.1.89.

The Statement submitted by the Suptg. Engineer shows the sum spent each year on repairs to the Collector's house at Chutdoor, since its purchase. Excluding the amount spent on improvements to the building immediately after purchase, (which amount must be added to the Capital cost under para 909 P.W. Code) the average cost-

16

7

of repairs has been about
Rs 409 per annum, or
about $2\frac{1}{4}$ per cent on
the capital cost of Rs

18,225.

The Supt. Engr.
reports that a plan
of the building is not
available, & he does
not give a definite
reply to the question
as to how the rent of
Rs 116 per mensem has
been arrived at.

Calculated according to
the rules, the rent would
be Rs 128 per mensem,
but if the actual average
cost of repairs be taken
($2\frac{1}{4}$ per cent + 20 per cent
for estab. & tools) the rent
will be just about Rs
116 per mensem.

As in the recent
Case of the Salt Collection
quarters at Durgole,
this case might be
allowed to stand over,
until

1. Purchase money	-- Rs 8,000
2. Improvements	-- " 10,225
3. 20% m. for estab. & tools	-- " 2,045
4. 7% capital cost	-- " 20,270
5. 4% m. for interest	-- " 810.80
6. 3% m. for repairs	-- " 608.10
7. 20% m. for estab. & tools	-- " 121.60
Rent per annum	-- 1540.50
Rent per mensem	-- 128

2681

until a reply is received
from the Govt. of India
to this dept. letter no
2020 W & 26.7.89 & 2181 W
& 12.8.89.

Ans^d 13.9.89
W

Wm
12.9.89

Yes. Meanwhile get a
rough plan & a statement
how the present rent is calcu-
lated.

Wes
18th

Cu 17

FOR ORDERS.

Resubmitted to the Hon. Member, with a further letter from the Supy. Engr. (Current No. 8707) submitting a plan of the Collector's house at Chittoor, and showing how the rent of Rs 116 has been arrived at -

The Collector appeals against the rent leviable under present rules (S.O. No. 2481 W & 22.9.88) but it will be seen that the rate Rs 116 per annum, was fixed in 1882 under old rules.

As already shown, the rent under present rules would be about Rs 128 per annum.

Phredd
19.9.89

From the plan it seems a very good house with considerable accommodation & I don't consider it any great hardship for the Collector to have to pay 128 Rs. a month's rent. The Govt. should be guided according to present rules & the further order can be deferred until order can be made by the Govt. of India.

W.S.
20/9

H. No. 16-9-89

H. No. 19-9-89

No. 2686 2/81

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Undated the Sept 25, 1889.

Read the following

Letter from the Collector of North Arcot.	H.A. No. 465 of 27 Nov. 1888.
From the Supy. Engr. & Circle.	No. 3478 of 24 Aug. 1889
do do	No. 3621 of 30 Aug. 1889
do do	No. 3803 of 7 Sept. 1889
do do	No. 3982 of 15 Sept. 1889

The rent of the Collector's residence at Chittoor must be assessed and recovered in accordance with the rules contained in para 1041 P.W. Code. A reference has however been made to the Govt. of India in regard to the relocation of these rules, and on receipt of a reply the rental of the building will be further considered.

Despatch
15/9

To the Supy. Engr. & Circle with 2 enclos.
" Engr. & Circle
" Rev. Secy.

W.S.
23.9.89

Phredd
23.9.89

CR

No 26816a / Sept 25, 1899

(18)

Dec 1899 3-27/9-