

- (1) பக்கங்களின் எண்ணிக்கை 4
 (2) புதுக்கித் திருப்பிய நாள் 12 3 90
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் 1000

தமிழ்நாடு ஆவணக் காப்பகம்.

தமிழ்நாடு அரசு

P. W. D துறை

12

அரசாணை எண். மு. கோப்புத் தாள் எண்.	3095-96	அச்சகம் பலவகை
நாள் :	1- 11- 1889	198

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

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3095-96
No. 394 B.

GOVERNMENT OF INDIA.
PUBLIC WORKS DEPARTMENT.
CIVIL WORKS.
Buildings.

To

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

Simla, 14th October, 1889.

SIR,

I am directed to acknowledge the receipt of your letter No. 2020-W of the 26th July last, on the subject of the rent to be charged for Government buildings under the rules laid down in Government of India Resolution No. 479-B of the 7th September 1888. It is said in your letter that His Excellency the Governor in Council is of opinion that the scale fixed by the Government of India is too high, and various objections are raised to the details connected with the manner in which the rents are fixed under the rules.

2. I am, in the first place, to explain that many instances had come to the notice of the Government of India which proved that larger sums were frequently spent in building or purchasing residences for Government officials than were justifiable. In consequence of this, a draft resolution was prepared which laid down the principles which the Government of India considered should regulate the provision of such residences. This draft resolution contained practically the same rules as were subsequently embodied in Resolution No. 479-B of 7th September 1888: that is the limit of 10 per cent. on salary, the inclusion of charges for Tools and Plant and Establishment in capital cost, &c. The opinions of all local Governments were invited and were generally favourable to the proposed rules: the letter on the subject from the Government of Madras (No. 2971-W of 7th November 1887) stated that His Excellency the Governor in Council saw no objection to the issue of the rules.

3. The rules in question were finally issued in resolution No. 481-B of 7th September 1888 but they were modified from the original draft in the respect that it was ruled that when houses are to be built or have to be purchased the arrangements should be made so that the rent chargeable should be 8 (and not 10) per cent. of the salary of the official who would usually occupy the house. This alteration was made, partly as a measure of economy and partly because it not unfrequently occurs that the cost of a house exceeds the estimate, and, in that case, the limit of 10 per cent. on salary might probably be reached.

4. At the time this resolution (No. 481-B) was issued it was considered desirable to modify the general rules about rents of existing houses. This was considered desirable partly because the Government of India had reason to suppose that, in some cases, very insufficient rents were levied and also because it was thought desirable to adopt some rules which would obviate the necessity for such frequent references as had previously been made to the Government

of India. I am, in this connection to call your attention to the correspondence between the Government of India, and that of Madras concerning the Head Assistant Collector's residence at Pallachi and more particularly to Colonel Shaw-Stewart's letter No. 1653-W of 30th June 1886. The rules which were issued with reference to the rents of existing houses—Resolution No. 479-B of 7th September 1888—were the result of mature consideration, and I am directed to say that the Government of India does not consider that any sufficient reason has been brought forward for altering them. The limit of 10 per cent. on salary which has been adopted was, as has been already pointed out, approved by His Excellency the Governor in Council with reference to new houses: indeed this limit had been in several instances proposed by the Government of Madras with reference to existing houses. Some of these instances are quoted in the margin. The Government of Madras is no doubt aware that rents which exceed 10 per cent. on salary are not unfrequently paid by all classes in India.

5. I am asked to draw your attention to one point in your letter under reply in which it appears that the rules regarding rents have been misunderstood. It is said that "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." The rules permit of the exercise of this discretion. Rule I (2) runs: "Such average* cost should not as a rule, be taken at less than 3 per cent., &c." The words which are printed in italics permit the Superintending Engineer to fix the cost of repairs at less than 3 per cent., if he is fully satisfied that, in a series of years, those repairs can be carried out for a smaller sum. If the amount assessed proves to be insufficient it will become apparent from the Examiner's Account of Quarters. This explanation will, it is believed meet several of the objections which are raised in paragraph 2 of your letter under reply.

6. I am to mention, for the information of His Excellency the Governor of Madras in Council, that it has been found that the new rules do not in all cases lead to an enhancement of existing rents, and it is believed that the general action of them is equitable. It is of course impossible to frame any set of rules which will not, in particular instances, require to be modified. Rule II was specially framed to meet such cases. I am to express the hope that the Government of Madras will now find no difficulty in giving general effect to the rules and will, in special cases, apply the provisions of Rule II which will enable the Government of India to reduce the rents in those few cases where the other rules may be inapplicable.

I have the honour to be,

SIR,

Your most obedient Servant,

R. B. BUCKLEY,

Under-Secretary.

Documents accompanying.

Nil.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the *Nov 1, 1889*
again
READ the following

Proceedings of Government No 2530 W of 12-9-88.
Read also
Letter from the Govt. of India No 394 B of 14-10-88.

Ordered that the
Govt. of India be ad-
dressed.

H. E. No 3096 W of 10-11-89
To the Secy to the G. P. W. D.

Sir,

With reference to para
6 of your letter No 394 B
dated 14th October 1889, I
am directed to submit
for the consideration of the
Govt. of India, the case
of the Sub Collector's

quarters at Dugole, as one
which should be dealt
with specially under Rule II
of the rules regulating the
rents ~~which should~~^{to be} be
charged for Govt. buildings
occupied as residence -
Calculated according to the
rules, the rent of the building
is Rs 80 per mensem, but
it will be seen from the
papers forwarded herewith
that this rate is ^{considered} ~~regarded~~
as excessive having regard
to the accommodation
afforded, & to the rents
paid for private houses
in the locality.

2. The Collector considers
that the rent should not
exceed Rs. 60 per mensem,
& I am directed to request
the sanction of the Govt. of
India to the rate being
fixed at that amount.

W. M.

20.10.07

W. M.
12.11.07

22/11

C.

25.10.07

23/11

12.11.07

+ Pms. of Govt. Rs 25000/- 12.9.07
with 6 manuscript enclos.

N^o 3095-96 W. & P. 1.12.07

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