(1) பக்கங்களின் எண்ணிக்கை 20

(2) புதுக்கித் திருப்பிய நாள் June 90

(3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் Loyr

# தமிழ்நாடு ஆவணக் காப்பகம்.

95

தமிழ்நாடு அரசு

P. W. D. துறை

அரசாணை எண். 3076
மு. கோப்புத் தாள் எண். 3077

அச்சகம்
பலவகை

நாள் : 31 - 10 - 1889 198 .

Bonds SL + No 5, No 8,

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

10. Sheets

ஆவண. கா-1—18,006—15-6-87.

3076-77

31st October 1889, No. 3076 W., Public Works.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

**Buildings and Roads.**
**Civil Works.**

Read—the following paper :—

From R. B. BUCKLEY, Esq., Under-Secretary to the Government of India, Public Works Department (Civil Works—Buildings), to the Secretary to the Government of Madras, Public Works Department, dated Simla, 14th October 1889, No. 394 B.

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 favorable 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 Polláchi, 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.

Para. 6 of Madras Government's letter No. 1310 M., dated 18th May 1886.
Para. 2 of Madras Government's letter No. 1653 W., dated 30th June 1886.
Para. 1 of Madras Government's letter No. 2759 W., dated 19th October 1886.
Para 3 of Madras Government's letter No. 1683 W., dated 23rd June 1887.
Para. 2 of Madras Government's letter No. 2446 W., dated 13th August 1888.
Para. 1 of Madras Government's letter No. 2684 W., dated 29th August 1888.

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 para. 2 of your letter under reply.

* *i.e.*, the cost of repairs.

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.

---

Order—dated 31st October 1889, No. 3076 W., Public Works.

Communicated to the Superintending Engineer, I Circle, with reference to G.O., No. 2019 W., dated 26th July 1889, also to all Superintending Engineers for information and guidance with special reference to para. 5.

2. The Government of India will be addressed with reference to para. 6.

(Here enter No. 3077 W., dated 31st October 1889.)

(True Extract.)

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

To Superintending Engineers.
To the Chief Engineer for Irrigation.
„ the Chief Engineer, Periyár Project.
„ the Consulting Architect to Government.
„ the Examiner, Public Works Accounts.
„ the Public, &c., Departments.
„ the Revenue Department.

Exd. T. O'Connor.
Spare Copies

3076-77

2

BUILDINGS AND ROADS.
CIVIL WORKS.

# Govt. of {1889} Madras.

PUBLIC WORKS.

*Dated October, 31st.*

*Read.* *Encl.*

**G.O., 31st Oct. 1889, No. 3076 W.**

**OCTOBER.**

**Rent to be charged for Government Buildings**

Orders on letter from the Government of India on the subject of the — under the rules laid down in Resolution of 7th September 1888.



3076-77

## PUBLIC WORKS DEPARTMENT.

**Buildings and Roads.**
**Civil Works.**

Letter—from

Lieut.-Colonel 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,

With reference to para. 6 of your letter No. 394 B., dated 14th October 1889, I am directed to request that, for the reasons given in the correspondence forwarded with this department No. 2020 W., dated 26th July 1889, the provisions of Rule II of the revised rules regulating the rent to be paid for Government buildings occupied as residences may be applied to the undermentioned buildings, and that the rents may be fixed at the rates shown below :—

| | Per mensem. Rs. |
|---|---|
| (1) Superintending Engineer's residence, Dowlaishweram ... ... | 112 |
| (2) Executive Engineer's residence at do. ... ... ... | 60 |
| (3) Assistant Engineer's quarters at Chetpat (for two officers) ... | 50 |

Chittipet

2. In the first case the rent named was stated to be a fair rate when the building was first occupied, and the other rates suggested are considered fair with references to the circumstances and localities.

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

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

Fort St. George,
31st October 1889.

Exd. T. O'Connor.
Spare Copies

3

BUILDINGS AND ROADS.
CIVIL WORKS.

# Govt. of {1889} Madras.

## PUBLIC WORKS.

*Dated October*, 31*st.*

*Recd.* *Encl.*

**31st Oct. 1889, No. 3077 W.**

**OCTOBER.**

### Government Buildings

Requesting that the provisions of Rule II of the revised rules regulating the rent to be paid for — may be made applicable to certain buildings.

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No. 394 B.

GOVERNMENT OF INDIA.

PUBLIC WORKS DEPARTMENT.

CIVIL WORKS.

Buildings.

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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.

Paragraph 6 of Madras Government's letter No. 1310 M., dated 18th May 1886.
Paragraph 2 of Madras Government's letter No. 1653W., dated 30th June 1886.
Paragraph 1 of Madras Government's letter No. 2759W., dated 19th October 1886.
Paragraph 3 of Madras Government's letter No. 1683W., dated 23rd June 1887.
Paragraph 2 of Madras Government's letter No. 2446W., dated 13th August 1888.
Paragraph 1 of Madras Government's letter No. 2654W., dated 29th August 1888.

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.

* *i.e.* the cost of repairs.

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,

W. B. Hockley.

Under-Secretary.

*Documents accompanying.*

Nil.

G. C. Press, Simla.—No. 1052 P. W. D.—16-10-89.—60.

188

P. W. DEPARTMENT.

Current No. 9978

From The Govt of India P.W.D.

ENCLOS.—

No. 394-B.

Dated 14.10.89

Received 24.10.89

SUBJECT.

Replying in regard to the objections of the Madras Govt rel to the rents to be charged for Govt Buildings under the rules laid down in G. of I. resn No: 479.B dy 7-9-87

DISPOSAL.

No. Dated

42350 W d/21.1.88
" 2683-4W d/29.8.88
" 2982W d/22.9.88
" 2445-6W d/13.8.88
" 1682 W d/23.6.89
" 2605-6W d/5.9.88
" 2758-9W d/19.10.86.
" 2462 W d/23.9.86
" 2012 W d/15.8.84
" 2137W d/29.8.84
" 2606 W d/24.10.84
" 2944 W d/28.11.84
" 1652-3 W d/30.6.86
" 1870 W d/24.7.86
" 2076 W d/18.8.86.
" 2971 W d/7.11.87
" 2981 W d/22.9.88
" 2019-20W d/26.7.89

67

9978 30/6/77

Dated 14.10.89

In the last para of this letter the Govt of India suggest that the cases of S.E.'s & Ex. Engrs' house at Dowlaisheram & the Ex. Engrs' house at Chettipett should be dealt with under Rule II of the revised rules, & the question now arises what rate shall be recommended by the G. of I. sanction.

Calculated in accordance with the rules the rents of these houses are as follows:—

S.E.'s house, Dowlaisheram — Rs 170 per m.
E.E.'s do — do — 131 —
Asst Engrs' do — Chettipett — 120 — for two officers

Major Campbell recommends the undermentioned rates for adoption:—

S.E.'s house — Rs 70 per m.
E.E.'s do — 57 —
Asst. Engrs (2 officers) — 50 —

under the 10 per cent rule

Rev. Dept

30/6/77

decided a despatch to the Govt of India letter will be drafted

C
26.10.89

I would suggest the following rates.

S.E.'s house Rs 100
E.E.'s do Rs 60
Asst Engrs each Rs 30

Wills
25.10.89

8/11

para 6 of yours —
394 B dated 14 Oct
1889

PUBLIC WORKS DEPARTMENT.

No. 3076 W

3076-77/9

# PROCEEDINGS OF THE MADRAS GOVERNMENT.

October 31, 1889

READ the following

From the Govt. of India No. 394 B of 14. 10. 89.

Communicated to the Supdg Engr I Circle, with reference to G.O. No. 2019 W of 26 July 1889; also to all Supdg Engrs for information and guidance, with special reference to para 6.

2. The Govt. of India will be addressed with reference to para 6.

No. 3077 W of Oct 31, 1889

To The Secretary to Govt. of India P.W.D.

Sir,

With reference to para 6 of your letter No. 394 B dated 14 Oct 1889.

Supdg Engrs
Ch. E. and S.
Ch. E. P. Provgs
C.A.W. Govt.
Ben Roads
Public Wks Depts
Rev. Dept

1889. I am directed to request that for the reasons given in the correspondence forwarded with this dept— ltr 2020 W dy 26 July 1889, the provision of Rule II of the revised rules regulating the rent to be paid for Govt. buildings occupied as residences may be applied to the undermentioned buildings, and that the rents may be fixed at the rates shown below: —

(1) Supdg Engr's residence
Dow Lairbureen — Rs 112 per mensem
(2) Do. Engr's do. at Do. — 60 — " —
(3) Asst. Engr's quarters at
Chettipatti (Jarter Farm) — 60 — " —

2. In the first case the rent named was stated to be a fair rate when the building was first occupied, & the other rates reported are considered fair with reference to the circumstances & localities.

+ Vide Proy. ltr. from Govt. attached to the Proceedings

Thomason Coll
20.10.89
Rule DS
28.10.89
Ulf
Cr
H to 29.10.89
R 31/

Issue
7/11

3076 77

3

10

16-9-16

Govt. of {18 } Madras.

PUBLIC WORKS.

Dated

Read

Encl.

G.O., 31 Octr 1889 No. 3076 & 3077

Rent to be charged
for first Buildings
=

Orders on letter from
the Govt of India on
the subject of the —
under the rules laid
down in Resolution of
7th Sept 1888 -

---

first Buildings
=

Requesting that the
provisions of Rule II of the
~~rent~~ revised rules regulating
the rent to be paid for —
be made applicable to
certain buildings.

(10)

31/10

2nd 31/10