

- (1) பக்கங்களின் எண்ணிக்கை 18
 (2) புதுக்கித் திருப்பிய நாள் 8/90
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் 10/10

தமிழ்நாடு ஆவணக் காப்பகம்.

தமிழ்நாடு அரசு

10/10 துறை

அரசாணை எண். மு. கோப்புத் தாள் எண். <u>3389</u>	அச்சகம் பலவகை
நாள் <u>19.12.1990</u>	1990

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

3389
1

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Civil Works.
Account.

READ—the following paper:—

Office note from the Examiner, Public Works Accounts, dated Madras, 5th December 1890, No. 7206.

In para. 9 of G.O., No. 2417 W. of 8th September 1890, a revision of rents of buildings in accordance with Standing Order No. 235, dated 14th June 1890, to Government of India Public Works Code was ordered. The Government of India rule has since been embodied in the Madras Public Works Code as Standing Order No. 1320 of 18th August 1890, and the principal changes introduced by it in the data for calculation of the rents of public buildings are as follows:—

(1) The cost of site has to be taken into the calculation in *every case* whether the site was paid for or not; if the site was not paid for but already belonged to Government the value has to be fixed by Government.

(2) The actual cost of establishment and tools and plant employed on the work may, with the sanction of Government, be added in the case of new buildings (*i.e.*, buildings completed subsequent to 7th September 1888); but if the actual cost cannot be ascertained (and it cannot be, in the case of buildings in this Presidency), 10 per cent. on the construction cost is to be taken instead of 20 per cent. according to the old rule.

(3) In the case of houses that were in existence prior to 7th September 1888, no addition need be made for establishment and tools and plant provided the result is not a reduction of the previous rate of rent. (It follows that, if omitting establishment and tools and plant charges, the rent arrived at is less than that paid prior to 7th September 1888, the old rate should be charged.)

2. As far as I am aware no action has been taken on this matter by Superintending Engineers, and as it is necessary that something should be done, I propose, subject to the approval of Government, to prepare for each division statements in the accompanying form, as far as information is available in my office, and then to send the statements to Executive Engineers for completion of data and for return to me for calculation and entry of rents chargeable according to the rules laid down.

3. When the statements have been completed as far as possible in my office I would send them to you for the decision of Government as to the valuation of sites in those cases in which the actual cost is not known, sending them either direct or through Superintending Engineers concerned, as Government may desire.

4. Most of the information required is already available in my office, having been collected in connection with the calculation of rents under the rules previously in force.

5. I shall be glad if you will obtain orders of Government either approving the adoption of the courses proposed by me, or directing such other action as may be considered suitable with a view to the early revision of rents in accordance with the latest orders of the Government of India.

STANDING ORDER No. 1320, DATED 18TH AUGUST 1890.

I. (1) The rent should be a sum which will cover—
 (a) Interest at 4 per cent. on the actual capital cost of the house and its site,
 (b) The estimated average annual cost of repairs.

No. 3741 W., dated 27th November 1888.
No. 248 W., dated 30th January 1889.

(True Extract.)

(Signed) J. PENNYCUICK, Colonel, R.E.,
Secretary to Govt., P.W.D.

Exd. J. Moses.
Spare Copies

CIVIL WORKS.
ACCOUNT.

Govt. of 1890 Madras.
PUBLIC WORKS.

Dated December, 19th.

Recd.

Encl.

G.O., 19th Dec. 1890, No. 3389 W.

DECEMBER.

Rents of Buildings

Passing orders on office note from the Examiner proposing the preparation of statements, for each division, giving data for calculation of —.

(C. No. 1201
8)

3389
3

GOVT.
OF MADRAS.

1890.

P. W.
DEPT.

EXAMINER, P. W. ACCOUNTS.

KEEP-WITH

CURRENT No.

dated

189

Madras, 5th December 1890.

OFFICE NOTE No. 7206

To

W.

In para 9 of G.O.No.2417 W. of 8th. September 1890, a revision of rents of buildings in accordance with standing order No.235 dated 14th. June 1890 to Government of India P.W.Code was ordered. The Government of India rule has since been embodied in the Madras P.W. Code as standing order No.1320 of 18th. August 1890, and the principal changes introduced by it in the data for calculation of the rents of public buildings are as follows:-

(1) The cost of site has to be taken into the calculation in every case whether the site was paid for or not; if the site was not paid for but already belonged to Government has the value to be fixed by Government.

(2) The actual cost of establishment and tools and plant employed on the work may, with the sanction of Government, be added in the case of new buildings (i.e. buildings completed subsequent to 7th. September

1888); but if the actual cost cannot be ascertained (and it cannot be, in the case of buildings in this Presidency), 10 per cent on the construction cost is to be taken instead of 20 per cent according to the old rule.

(3) In the case of houses that were in existence prior to 7th. September 1888, no addition need be made for establishment and tools and plant provided the result is not a reduction of the previous rate of rent. (It follows that if omitting establishment and tools & plant charges, the rent arrived at is less than that paid prior to 7th. September 1888, the old rate should be charged).

2. As far as I am aware no action has been taken on this matter by Superintending Engineers, and as it is necessary that something should be done, I propose, subject to the approval of Government, to prepare for each division statements in the accompanying form, as far as information is available in my office, and then to send the statements to Executive Engineers for completion of data and for return to me for calculation and entry of rents chargeable according to the rules laid down.

3. When the statements have been completed as far as possible in my office I would send them to you for the decision of Government as to the

328/1 28
valuation of sites in those cases in which the actual cost is not known, sending them either direct or through Superintending Engineers concerned, as Government may desire.

4. Most of the information required is already available in my office, having been collected in connection with the calculation of rents under the rules previously in force.

5. I shall be glad if you will obtain orders of Government either approving the adoption of the courses proposed by me, or directing such other action as may be considered suitable with a view to the early revision of rents in accordance with the latest orders of the Government of India.

[Signature]
C.

[Signature]
P. 12
(Enclosure)

3389

Statement giving data for calculation
of Rents of Buildings in
Division

3770
Standing Order No. 13208/15-8-20

Para. 1041. For rule I (1) and notes 1 and 2, substitute the following:

- I. (1). The rent should be a sum which will cover—
 - (a) Interest at 4 per cent. on the actual capital cost of the house and its site.
 - (b) The estimated average annual cost of repairs.

[Note (1.) The capital cost of the house should be taken as the cost of the building and its site, together with sum to cover the share of establishment and tools and plant. The cost of the site will be the price paid for it by government, but if the site belongs to government, its value for the purpose of calculating the rent will be fixed by the government with relation generally to the average value of similar land in the vicinity, unless, in exceptional cases, such value should be prohibitive. The amount to be added for the charges on account of establishment and tools and plant may, in the case of new buildings, be limited by the government to the actual cost of the establishment and tools and plant employed thereon as nearly as it can be ascertained. If the actual cost cannot be ascertained, 10 per cent. on the working outlay may be taken as the charge to be included on account of these items.

Note (2.) In the case of houses that were in existence on the 7th September 1888 no addition to the capital cost for establishment and tools and plant need be made, provided that the result is not a reduction of the rent previously paid for the occupation of the building.

Note (3.) In the case of houses purchased by government, no addition to the purchase price of the building should be made for establishment and tools and plant. When there is no record of the actual price paid for any building, its present value should be estimated by the executive engineer of the division and approved by the superintending engineer, and this estimate should be taken as the capital cost.

[No. 1020-15-8-20]

No. 33894/19 Decr 1890. *Simf abt
Account*

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

33894/19

Read the following

From the Engineer, P.W. Dept. No. 710 of 5 Decr 1890.

*J.A.S.
17/12/90*

The proposals in Nos 2 and 3 of the Engineer's Office note above recorded are approved with the following modifications:

(1) Statements will be prepared in the Engineer's Office for each division as proposed; and forwarded to the Engineer for completion, but ^{the} ~~this~~ calculation and survey of costs should be made in the Executive Engineer's Office.

(2) The statement, after completion, should be forwarded by the Engineer to the Supply Engineer concerned for approval in ^{particular}

particular

particularly with respect
to the value fixed for the
cost in each case. Subdy
Engineers will forward
the statements to the
Commissioner for the
Public Works and
for final approval.

2. The special attention
of Subdy. Engineers is drawn
to the suggestions in Clauses

(1), (2) and (3) para. 1 of
the Government's Office note
dated 1st January 1890
No 1320 of 1890 which for
facility of reference
is reproduced in the
margin. In the case of
buildings erected by
Govt. the cost of the site
will be included in the
purchase money and
no separate value need
be assigned.

The instructions
regarding overheads
cancelled.

Approved by the
Commissioner for the
Public Works on 30 June 1890.

As far as possible
notice should be given
by

(H.E. L.O. No 1320 of 1890)
attached.

333/8

333/8
by Ex. Engineers to Officers
occupying Govt. residences,
when any alteration in
the rate of rent is im-
posed by the operation
of the new rules.

15.12.90

S. 15.11

3. Subdy. Engineers ✓
Conseq. Architect to Govt.
Chief Engr. for Engrs.
Subdt. of Works, P. Proj. J.
Examiner of Works
Revenue Dept. 191
Public Works Dept. 15/

CM

1-4-14
17-2-21 B. II

11705,

Govt. of Madras.

PUBLIC WORKS.

20/12

Drawn

Recd.

End.

G.O. 19 Dec 1890 No 33874.

Rents of Buildings

Passing orders on
of the to be given the
Examiner proposing
the preparation of
Statements for each
Division, giving data
for calculation of

29
200
12

20/12