

- (1) பக்கங்கலிர் எண்ணிக்கை 14
 (2) புதுக்கித் திருப்பிய நாள் April. 90
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் 10/9

தமிழ்நாடு ஆவணக் காப்பகம்.

தமிழ்நாடு அரசு

P.W.D. துறை

அரசாணை எண். மு. கோப்புத் தாள் எண். 3038	அச்சகம் பலவகை
நாள் : 14 11 1890	1903

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

20/11

Item No	Name of Building	Capital Cost of the Building				Annual Cost of Repair			Remarks
		Cost of structure	Cost of site	Cost of building and site	In average amount of building and site	average cost of repairing 10%	Percentage amount of building and site	20%	
1	From rooms in the basement and six rooms on the floor of the new telegraph office building	12000	2000	15000	1500	450	45	495	yearly 1055 96
2	School of Arts Bangalore	8000	-	8000	800	240	24	264	yearly 584 49
3	Walled at Bank Bangalore	12000	-	12000	-	206	20	226	yearly 706 53
									3 years

3038

Items 2 & 3 were purchased vide Rs 5700 on 25-2-79 & Rs 2000 on 15-1-84.

Meeraj Prasad
Consulting Architect to Govt

5453
12 AUG 1890

OFFICE OF THE CONSULTING ARCHITECT
TO THE GOVERNMENT OF MADRAS,

No.

Chepalakota, - 18

3038
2

COPY of a communication from the Examiner of P. & A.
Accounts Madras to the Consulting Architect
to Government, No. 4273, dated 17th July 1890.

With reference to the Statement of
buildings rented and available for rent
received with your letter No 1150 dated 5th
November 1889, I have the honor to observe
that the normal rent of item 1 of Statement
"Four rooms in the basement and six rooms
on the floor of the new Telegraph office building"
being Rs 105-0-0 per annum the rent now
being actually recovered is only Rs 93-12-0
per annum. I request therefore you will be
good enough to modify the rate of rent
at once in accordance with your Statement
and to recover the difference from the officer
concerned from the date the new rules came
into force viz 1st April 1889.

(Enclosure)

Henry Innes
Consulting Architect to Govt

Encs.
4385/80
1070/80



N^o 6284.

From.

The Chief Superintendent ³⁰³⁸/₃

Madras Division

To

The Superintendent

Eastern Extension Telegraph Office
Madras.

Dated Madras the 18th of March/84

Sir,

I have the honor to inform you that I have been desired by the Director General of Telegraph to ask the Consulting Architect to recover from you the sum of Rs 93-12-0 monthly as rent for the accommodation occupied by you in the Telegraph Office Building.

The proportionate cost of the space allotted to you is calculated by the Consulting Architect at Rs 1500/- and the Superintending Engineer has fixed the rent at $7\frac{1}{2}$ per cent to cover interest, taxes and repairs.

Arrears of rent are due from the date your Office moved into the new Building viz the 10th March 1884 up to 28th February last, so that the first bill will be for 23 months, 22 days or

or Rs 2222-12-6. Hereafter a bill for Rs 12-0-0 will be presented monthly.

I have to

(Sd) P. V. Lake

Chief Superintendent

No 6285.

Madras 18th March 1886

Copy forwarded to the Consulting Architect with request the bill for the arrears of rent with receipt in duplicate, may be presented to the Superintendent Eastern Extension Telegraph Company as soon as possible, as he is anxious for the amount to appear in this month's accounts. It is also requested that subsequent bills with duplicate receipts, may be submitted during 1st week in each month.

(Sd) P. V. Lake

Chief Superintendent

Govt. Telegraphs

Madras Division

(True copy)

Henry Swin

Consulting Architect
to Government.

P. W. D.

Office of the Consulting Architect to Govt.,

Chepauk, Madras,

6th August 1890.

No. 1449

From

Henry Swin, Esq., C.E.,

Consulting Architect

to the Government of Madras,

To

The Chief Engineer

Public Works Department

For

2 Enclosures.

I have the honor to bring to your notice that the Examiner in his letter No. 1273 dated 17th July 1890 copy herewith enclosed, requests me to recover rent from the Superintendent Eastern Extension Telegraph Company for the rooms occupied by him in the General Telegraph Office Madras at the rate of Rs 105 per mensem according to the new rules and also the difference between Rs 105 and Rs 93. 12. The monthly rent now actually recovered from the date the rules came into force viz. 1st April 1889. The new rules are embodied in para 1041 of the P. W. Code which refers to Government buildings occupied as residences, whereas the portion of the building now referred to is occupied as an office by the Eastern Extension Telegraph Company.

Company.

2. I therefore request to be informed whether I am to apply these rules in this case and recover the rent at the enhanced amount.

3. The rate of rent Rs 93. 12. monthly was fixed by the Superintending Engineer 5th Circle at $1\frac{1}{2}$ per cent over the proportionate cost of the space allotted as office in 1886, and the Director General of Telegraphs through the Superintendent of Telegraphs Madras Division requested this office to recover the sum as well as arrears which had then become due. (copy of the letter enclosed) ...

4. Can the rent now be raised and the arrears recovered without giving notice?

I have the honor to be

Sir

Your most obedient Servant

Ernest Innes

Consulting Architect to the Government

Public Works Department.

From

THE CONSULTING ARCHITECT

TO THE GOVERNMENT OF MADRAS,

To

THE

Chief Engineer
P. W. D.

No. 1449

Dated

6th } August 1890.

Received

No. OF ENCLOSURES. 2

Subject.

Requesting orders for raising the rent & recovering the arrears of the rooms occupied by the Eastern Extension Tel. Company in the Telegraph Office building.

Indo: 5

No. 3362.C d/11 Aug 90

To C

For favor of remarks.

00-83

9.8.90

AW

No. 5432 d/11-9-90

To W.

When a Government building is let to a private person it apparently makes no difference whether the building is used as an office or as a residence, the rules apply equally.

2. Under the note to the rules in code para 104I, for the calculation of rents, the revised rates should be brought into force from 1st April 1889, but I would beg to point out that when the Consulting Architect furnished the statement showing the normal rents of buildings in his division he was guided by the ruling introduced by standing order No. 613 dated 7th February 1889 which fixed the estimated cost of repairs to be taken into the calculation for assessment of rent at a minimum of 3 per cent of the cost of the building. In a

subsequent standing order No. 1088 dated
11th. January 1890 this rule was relax-
ed & it was laid down that the cost of
repairs might be taken at less than 3
per cent, provided the Superintending
Engineer was fully satisfied, that in a
series of years the repairs could be
carried out for a smaller sum and per-
haps the Consulting Architect might
wish to revise the rent of the build-
ing with reference to the latter rule,
before any claim for arrears is made.

3038
5

11-9-90
offg.C.

11-9-90

No 3742.C d/13 Sept/90

C.A

For favor of re-
marks as to whether
a revision of the rent
is necessary.

13-9-90

at W

171 2071

To

W

3038
6

The revision of rent of this
and two other buildings in the
Statement herewith submitted is
necessary under G. of I Code
chap XI para 28 as notified
235 of 14.6.90 by
by S.O No 144 dated 9-11-89
2. Item 2 of the statement: the
average outlay on repairs as given
in statement submitted to C
with my No 1150 of 5-11-89 is
excessive. The cost of repairs for
school of Arts Bungalows are always
included with the cost of repairs
for School of Arts and only one
estimate framed for both of them.
Hence the cost of repairs in the
revised statement herewith submitted
are taken at 2 per cent on the
Capital cost of the building which I
think is quite sufficient.

Henry James

2-10-90

Cons. Architect to Govt

To W.

Item I of the statement. Four rooms in the basement and six rooms on the floor of the Telegraph Office Madras.

This building was in existence on 7th. September 1888 and therefore under the recent Government of India standing order about to be embodied in the Madras P.W.D. Code (Madras standing order No. 1320 of 18th. August 1890) nothing need be added to the capital cost on account of establishment and tools and plant, provided the result is not a reduction of rent previously paid for the occupation of the building. The rent now actually paid is Rs. 93-12-0 & the normal rent excluding the share of tools and plant would be Rs. 91 as per calculations below:-

Cost of construction.....	13,000
,, site.....	2,000
Total	15,000

4 per cent on 15,000 for interest on capital.....	600
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Cost of repairs as per Executive Engineer's statement..	450
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10 per cent on above on account of Establishment & Tools and Plant.....	45
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Yearly rent..... 1,095
or monthly rent $\frac{1,095}{12}$ or Rs. 91

The present rate of Rs. 93-12-0 per mensem need not therefore be altered.

2. The normal rates of Rs. 49 & 59 per mensem entered in the statement for School of Arts Bungalow & Wallajah Bungalow respectively are correct.

10706
PW Code 93851



Ord. 3-10-90
5-11-90
Sub. 5.

No. 3980.C of 4 October 1890

2. C

In favour of any further remarks you may desire to make.

WV
4.10.90

JH

No. 3038 W of 14. 11. 90

PROCEEDINGS OF THE MADRAS GOVERNMENT.

3038

7

Read the following

From the Comdg. Architect to Govt. Secy. No. 1449 of 6
August 1890

Office note from the Comdg. P.W. Secy. No. 5432 of
11 Sept. 1890

Office note from the Comdg. Architect to Govt. Secy. No. 2071
of 22 Oct. 1890

Office note from the Comdg. P.W. Secy. No. 6598
of 7 Nov. 1890

The Comdg. Architect's note No. 6598 of 7 November 1890 will be communicated to the Consulting Architect who will observe that the rent hitherto paid by the Eastern Extension Telegraph Company need not be altered.

and the first pro-
posed for the school
of Arts Bungalow
and Wallajah Bungalows
are correct.

hms
11.11.90
S 12.11

Go. 112 W. 14. 1. 90

hms
No. 3038 W. 14. Nov. 189

To
The Comy. Acct. to Govt.
Capt. P. W. Acct.

1911

Ch
2. 0. 17. 1. 90

17/11

Bungalow respectively are correct.

hms

11.11.90