

- (1) பக்தங்களின் எண்ணிக்கை 12
 (2) புதுக்கித் திருப்பிய நாள் 10.90
 (3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம் 100

தமிழ்நாடு ஆவணக் காப்பகம்.

(64)

தமிழ்நாடு அரசு

P. W. D. துறை

அரசாணை எண். மு. கோப்புத் தாள் எண்.	<u>2403</u>	அச்சகம் பலவகை
நாள் :	<u>8 - 9 - 1891</u>	<u>198</u> .

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

7 Sheets

2403
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8TH SEPTEMBER 1891, No. 2403 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper:—

From the Officiating 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, 27th August 1891, No. 318 B.

I am directed to acknowledge the receipt of your letter, No. 1879 W., dated 8th July 1891, referring, for the opinion of the Government of India, certain questions relating to the rules regulating the rent of Government buildings occupied as residences and, in reply, to observe as follows.

2. The Government of India accepts the proposals made in para. 2 of your letter for estimating the site value of a building.

3. In respect to the two points raised in para. 3 of your letter, whether allowances or deductions from the rent should be made—

(i) For depreciation,

(ii) For renewals falling under the head of original works,

I am to observe, with reference to (i), that, as Government buildings are supposed

(a) Repairs to newly purchased or previously abandoned buildings required for bringing them into use.

(b) All repairs to buildings generally which exceed one-fourth of the value shown on the books.

(c) When one description of work is substituted for another, *e.g.*, a tiled roof for a thatched one.

to be kept in thorough repair, any allowance for depreciation would be unnecessary even supposing it were possible to arrive at some practical system of applying such an allowance. With reference to (ii), which refers presumably to renewals, as defined in Public Works Department Code, chapter VII-2 (quoted in the margin), I am to convey the following remarks:—

Repairs under head (a) must continue to be included in the capital outlay; in the case of newly purchased buildings the cost of such repairs would be taken into account in settling the price to be paid, and, in the case of previously abandoned buildings, there would be no objection to a fresh valuation being made for renting purposes when the dilapidations are considerable. Repairs under (b), even if they exceed one-fourth of the book value of the building, may, in future, be classed as repairs instead of as original works.

As regards repairs under (c), only that portion of the cost is to be debited to original works which represents the increased value of the building due to the improvement: taking the instance given in the Code rule, only the difference between the cost of the tiled roof and the thatched one would be added to the capital outlay on the building.

4. The proposal made in para. 4 of your letter that a fixed percentage on account of annual repairs be laid down for all buildings does not, I am to add, commend itself to the Government of India. It would necessitate the revision of most of the rents now fixed on the basis of the actual cost of such repairs and it would also certainly give rise to dissatisfaction on the part of those whose rents happened to be raised under the ruling.

5. In conclusion, I am to point out that, whilst it is difficult to frame rules, which shall in theory work with absolute equity in all cases, yet practically the clause limiting the maximum rent to 10 per cent. on the occupant's salary does much to reduce many anomalies, which, without it, might render rents very unequal.

ORDER—dated 8th September 1891, No. 2403 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance.

2. The proposal approved in para. 2 of the letter from the Government of India is that, when the original value of a site is not known, the value at the date of first application of the rules should be ascertained and adopted for the purpose of calculating rent. The rules first came into force at the end of 1888 and no investigation as to the value of sites need be carried beyond this period.

3. As regards the allowance to be made for repairs, whereby the capital cost of a building may be progressively increased, it will be seen that, except in the case of newly purchased or previously abandoned buildings, ordinary repairs, even though the cost exceed one-fourth the value of the building, are to be excluded from the capital cost.

4. In respect to renewals, the instructions as to the portion of the cost chargeable to capital are clear.

5. The alterations of rule now sanctioned will be embodied in a standing order.

(True Extract.)

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

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

Exd. A. D. Xavier.
Spare Copies

2403
2

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.
PUBLIC WORKS.

Dated September, 8th.

Recd.

Encl.

G.O., 8th Sept. 1891, No. 2403 W.

SEPTEMBER.

Rent of Government Buildings

Orders on letter from the Government of India passing orders on the subject of — occupied as residences.

No. 318 B.

2403
3

GOVERNMENT OF INDIA.

PUBLIC WORKS DEPARTMENT

CIVIL WORKS.

Buildings.

To
The Secretary to the Government of
Madras, Public Works Department.

Sir, the 27th August 1891.

Sir,

I am directed to acknowledge the receipt of your letter No. 1879 W, dated 8th July 1891, referring for the opinion of the Government of India certain questions relating to the rules regulating the rent of Government buildings occupied as residences and in reply to observe as follows:—

2. The Government of India accepts the proposals made in paragraph 2 of your letter for estimating the site value of a building.

3. In respect to the 2 points raised in paragraph 3 of your letter, whether allowances or deductions from the rent should be

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made:-

(i) For depreciation.

(ii) For renewals falling under the head of Original works-

I am to observe with reference to (i) that as Government buildings are supposed to be kept in thorough repair, any allowance for depreciation would be unnecessary even supposing it were possible to arrive at some practical system of applying such an allowance. With reference to (ii), which refers presumably to renewals as defined in Public Works Department Code - Chapter VII - 2 (quoted in the margin) I am to convey the following remarks:-

- (a) Repairs to newly purchased or previously abandoned buildings required for bringing them into use. -
- (b) All repairs to buildings generally which exceed one fourth of the value shown on the books.
- (c) When one description of work is substituted for another e. g. a tiled roof for a thatched one.

Repairs under head (a) must continue to be included in the Capital outlay; in the case of newly purchased buildings the cost of such repairs would be taken into account in settling the price to be paid, and in the case of previously abandoned buildings there could be no objection to a fresh valuation

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valuation being made for renting purposes when the dilapidations are considerable. Repairs under (b), even if they exceed one fourth of the book value of the building, may in future be classed as repairs instead of as original works.

As regards repairs under (c), only that portion of the cost is to be debited to original works which represents the increased value of the building due to the improvement. Taking the instance given in the Code rule, only the difference between the cost of the tiled roof and the thatched one would be added to the Capital outlay on the building.

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and also certainly give rise to dissatisfaction on the part of those whose rents happened to be raised under the ruling.

5. In conclusion, I am to point out that whilst it is difficult to frame that rule which shall in theory work with absolute equity in all cases, yet practically the clause limiting the maximum rent to 10 per cent on the occupant's gross salary does much to reduce many of the anomalies which without it might render rents very unequal.

I have the honour to be,
Sir,
Your most Obedt. Servt.,
Dufanetunthe

Offg. Under Secy. to the Govt. of India

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 3242W 16.11.89
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 2019W 26.7.89
 1668W 25.6.89
 1367W 22.5.89
 1248W 30.1.89
 12981W 22.7.88

Government of Madras.

189

P. W. DEPARTMENT.

CURRENT No. 9510

From The Govt of India

ENCLOS. —

No. 318 B

Dated 27. VIII. 91

Received 3. IX. 91

SUBJECT.

Rent of Govt buildings occupied as residences

Replying to certain questions relating to the rules regulating the —

DISPOSAL.

No.

dated

Ch 23. 17

PUBLIC WORKS DEPARTMENT.

Dated 8 September 1891

PROCEEDINGS OF THE MADRAS GOVERNMENT

Read the following

Letter from the Government of India... (H.E. No. 318 B d/27. VIII. 91)

Communicated to officers of the P.W.D. for information & guidance.

2. The proposal approved in para 2 of the letter from the Government of India is that when the original value of a site is not known the value at the date of first application of the rules should be ascertained and adopted for the purpose of calculating rent. The rules first came into force at the end of 1888, and no investigation as to the value of sites need be carried beyond this

period.

3. As regards the allowance to be made for repairs whereby the capital cost of a building may be progressively increased, it will be seen that, except in the case of newly purchased or previously abandoned buildings, ordinary repairs, even though the cost exceed one-fourth the value of the building, are to be excluded from the capital cost.

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4. In respect to renewals, the instructions as to the portion of the cost chargeable to capital are clear.

5. The alterations of rule now sanctioned will be embodied in a Standing Order.

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Suptg Engineers
C.A. to Gen
Suptg of Works. P. Project
Ex P. W. Accts.
C. E. P. S.
C. E. P. Rep. 1899
Rev. Dept
Public & Dept.

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R.S.

Ch 3. 17

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Public Works Department.

No. 24034

Dated 8 Sep/91

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SUBJECT.

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Orders in letter from
the Joint India paper
orders in the subject
of the - occupied
as residences.

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