(1) பக்கங்களின் எண்ணிக்கை 36

(2) புதுக்கித் திருப்பிய நாள் NOV. 90

(3) ஆதாரங்குறிப்பவர் சுருக்கொப்பம்

தமிழ்நாடு ஆவணக் காப்பகம்.

தமிழ்நாடு அரசு

(192)

P. W. D துறை

அரசாணை எண். —
மு. கோப்புத் தாள் எண். 3430 W அச்சகம் / பலவகை

நாள் : 18 - 12 - 1891

மடிக்கவோ கண்டபடி கையாளவோ கூடாது

28 Sheets

20-21, 22 23 Statement.

-ஆவண. கா-1—18,000—15-6-87.

3430/1892

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers:—

From Major D. McNEIL CAMPBELL, R.E., Superintending Engineer, V Circle, to the Chief Engineer, Public Works Department, dated Chepâk, 30th November 1891, No. 554 W.

With reference to G.O., No. 3389 W., dated 19th December 1890, I have the honour to forward, for approval, data statements for calculation of rents of buildings in Tanjore and Negapatam divisions. The values of the sites entered in the statements are those as obtained from the Collector.

2. In the statement of Tanjore division, items 2 and 3 are buildings occupied as residence by a Superintendent and an Assistant Superintendent on the Irrigation Conservancy establishment, whose pay is Rs. 90 and Rs. 25 and who pay a monthly rent for the building of Rs. 5 and Rs. 2, respectively, and I request, with reference to rule VI of Code para. 1041, that orders may be passed as to the amount of rent to be recovered from these men. Item 1 in this statement is an old building believed to have been built in 1679 by the Danish Government. The Executive Engineer considers that it should be sold or dismantled as a watchman has to be kept for it, whilst there is no likelihood of its ever being required for any purpose.

13750
5-30
13220

ENCLOSURES.

STATEMENT giving data for calculation of rents of buildings in Negapatam division.

Item number.	Name of buildings.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost.				Four per cent. on capital cost (9).	Actual average cost of repairs (*vide* G.O., No. 1367 W., dated 22nd May 1889).			Estimate cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data.		Rent paid prior to 7th September 1888.	Rent to be charged.		Remarks.
					Cost of construction or purchase.	Establishment and T. and P. at 10 per cent. on account in (6).	Cost of site.	Total.		Cost of repairs.	Ten per cent. to establishment and T. and P.	Total.		Annual 10 + 13 or 10 + 14.	Monthly $\frac{1}{12}$ of 15.		Yearly.	Monthly.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Provincial buildings.				Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Executive Engineer's bungalow at Negapatam.	C. H. T. Norfor, Esq., Executive Engineer.	P.	1869	12,018	1,202	530	13,750	550	46	5	51	..	601	50 $\frac{1}{12}$	51	601	50 $\frac{1}{12}$	..
2	Sub-divisional officer's bungalow at Tiruturaipundi.	M. R. Ry. R. Gopala Iyer Avergal, Assistant Engineer.	P.	20 $\frac{6}{12}$	5,630	563	302	6,495	260	..	..	..	169	429	37	..	429	37	..

13190

10th November 1891.

(Signed) G. B. LAMBERT,
Executive Engineer.

STATEMENT giving data for calculation of rents of buildings in Tanjore division.

Item number.	Name of buildings.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost.				Four per cent. on capital cost (9).	Actual average cost of repairs (*vide* G.O., No. 1367 W., dated 22nd May 1889).			Estimate cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data.		Rent paid prior to 7th September 1888.	Rent to be charged.		Remarks.
					Cost of construction or purchase.	Establishment and T. and P. at 10 per cent. on account in (6).	Cost of site.	Total.		Cost of repairs.	Ten per cent. to establishment and T. and P.	Total.		Annual 10 + 13 or 10 + 14.	Monthly $\frac{1}{12}$ of 15.		Yearly.	Monthly.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Provincial buildings.				Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
1	Jail buildings at Tranquebar.	Unoccupied ..	P.	1679	1,000	..	Not known.	1,000	40	..	..	..	30	70	6	Not rented.	72	6	Purchased from the Danish Government; amount is estimated cost of construction.
	Irrigation buildings.																		
2	Plank shed at Grand Anicut.	Superintendent on Rs. 90.	P.	Before 7th September 1888.	500	50	86	636	25	26	3	29	..	54	5	Not rented prior to 7th Sept. 1888.		4 $\frac{1}{2}$	Rent now paid Rs. 5.
3	Assistant Superintendent's quarters at Grand Anicut	Assistant Superintendent on Rs. 25.	P.	1887 ..	185	19	26	230	9	10	1	11	..	20	2			1 $\frac{1}{4}$	Rent now paid Rs. 2.

The valuations entered in column 8 against items 2 and 3 were obtained from the Collector.

(Signed) C. B. HENDERSON, Major, R.E.,
Executive Engineer.

10th August 1891.

3430
12

Office-note from the Examiner, Public Works Accounts, dated Madras, 14th December 1891, No. 7805.

The only point that calls for any remark is the figure given for the average cost of repairs against item No. 1 in the data statement relating to the Negapatam division.

2. Although, under Code para. 1041, rule 1 (2) note, this cost may, under certain conditions, be taken at less than 3 per cent. on the capital cost of a building, yet the figure adopted by the Superintending Engineer seems so very low, viz., about $\frac{1}{3}$ per cent. on capital cost, that I think it desirable to bring the matter to your notice.

ORDER—dated 18th December 1891, No. 3430 W., Public Works.

The statements submitted by the Superintending Engineer, V Circle, are approved with the following remarks.

2. The amount entered for repairs in the case of the Executive Engineer's quarters at Negapatam is very low, but, as it is stated to be the actual average cost, the proposed rate of rent is confirmed provisionally. If the average is increased hereafter the rent must be revised.

3. The estimated cost of repairs in the case of the Sub-divisional officer's quarters at Tiruturaipúndi should be taken at 3 per cent. on the cost of construction. The figure will therefore be Rs. 169, not Rs. 195, and the rent to be charged will be Rs. 37 instead of Rs. 38 per mensem. The statement will be corrected accordingly.

4. As the jail buildings at Tranquebar are not likely to be again occupied as quarters, they should not be included in the capital and revenue accounts. The Superintending Engineer will ascertain, in communication with local heads of departments, whether they are required for any public purpose, and, on the result being reported, the question of their demolition will be considered.

5. The Irrigation Conservancy Superintendent and Assistant Superintendent occupying Government buildings at the Grand Anicut will be charged rent at 5 per cent. of their salaries.

(True Extract.)

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

To the Superintending Engineer, V Circle.
" Chief Engineer for Irrigation.
" Examiner, Public Works Accounts.

Exd. A. D. Xavier.
Spare Copies

3430

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.

PUBLIC WORKS.

Dated December, 18th.

Encl.

Recd.

G.O., 18th Dec. 1891, No. 3430 W.

DECEMBER.

Rents

Statements giving data for calculation of — of buildings in the Tanjore and Negapatam divisions, approved with remarks.

3430/4

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper:—

No. 1448 T.J.

Report by the Superintending Engineer, Sixth Circle, on estimate for extending the Executive Engineer's office, Negapatam, estimate Rs. 6,500.

The Negapatam division office, consisting of four small rooms, each 15 feet square, is far two small for the present establishment, which consists of an Executive Engineer, two draftsmen, and six clerks; accommodation has also to be provided for two upper subordinates and their establishments, records, and stores.

1 Estimate.
2 Abstract estimates.
1 Plan.

The Executive Engineer's proposal is considered moderate, and it is highly advisable that proper accommodation should be provided for the Negapatam division as soon as possible.

The estimate, amounting to Rs. 6,500, is recommended for sanction, and it is requested that funds for the work may be given.

If Rs. 2,000 is given this official year and the balance next, the work could be completed by the 31st July, and the Negapatam office be properly provided for by that time.

TRICHINOPOLY,
19th October 1883.

(Signed) H. R. MEAD, Lieut.-Colonel, R.E.,
Superintending Engineer, Sixth Circle.

ORDER—dated 12th November 1883, No. 3194 W., Public Works.

The estimate, amounting to Rs. 6,500, for additions to the office of the Executive Engineer, Negapatam division, is sanctioned for execution when funds are available.

2. This sanction has been registered as Provincial No. 152 W. of 1883-84 and classified as Civil Buildings, Original Works.

(True Extract.)

(Signed) J. SHAW-STEWART, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Sixth Circle, with four enclosures.
„ Examiner, Public Works Accounts, with duplicate abstract estimate.

Exd. A. F. Goodall.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated November, 12th.

Recd. *Encl.*

G.O., 12th Nov. 1883, No. 3194 W

NOVEMBER.

Negapatam Divisional Office

An estimate for additions to the —, sanc
tioned.

3430/85

2ND MAY 1887, No. 1201 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following letter from Lieut.-Colonel J. PENNYCUICK, R.E., Superintending Engineer, VI Circle to the Chief Engineer, Public Works Department, dated Kodaikánal, 6th April 1887, No. 25 T.J. :—

I have the honor to submit, for sanction, an estimate, amounting to Rs. 1,795, for converting the Executive Engineer's office at Negapatam into a dwelling-house.

2. The Executive Engineer's office having been removed to St. Joseph's College buildings, the building previously used as an office, and valued at Rs. 8,500, has become available for occupation. Mr. Manson, the Executive Engineer, has applied for permission to use the building as his residence, but there being no bath-rooms, cook-room, godown or stables it will be necessary for these to be provided, and the present estimate is for their construction.

3. When the proposed improvements are carried out the cost of the building would become Rs. 10,295 and the rent at 6 per cent. ($4\frac{1}{2}$ for interest and $1\frac{1}{2}$ for repairs) will be Rs. 51 per month.

4. The building will be of no use as a dwelling-house unless the out-houses are provided, and as all the public offices are accommodated in the college buildings, it is not likely to be required for public purposes; I therefore recommend that the estimate may be sanctioned for immediate execution.

5. Pending completion of the improvements, I have authorised Mr. Manson, if he thinks proper, to occupy the building at a rent of Rs. 35, making his own arrangements for out-houses.

ORDER—dated 2nd May 1887, No. 1201 W., Public Works.

The estimate, amounting to Rs. 1,795, for converting the Executive Engineer's office at Negapatam into a dwelling-house, is sanctioned for immediate execution.

2. The Superintending Engineer will apply for the required funds in his statement of demands for incomplete and minor new works.

3. The action of the Superintending Engineer in having authorised the occupation of the building at a monthly rent of Rs. 35 is approved. But it should be understood that the rent after the completion of the improvements will be Rs. 51 per mensem.

4. The sanction accorded in paragraph 1 of these proceedings has been registered as Provincial, No. 12 W. of 1887-88, and classified as Civil Buildings, Original Works.

5. A copy of these proceedings will be forwarded to the Government of India, with reference to paragraph 983 of the Madras Public Works Code.

(Here enter No. 1202 W., dated 2nd May 1887.)

(True Extract.)

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

To the Superintending Engineer, VI Circle.
" Examiner, Public Works Accounts, with the estimate for note and return to Superintending Engineer, VI Circle.

Exd. P. L. Pereira.
Spare Copies

3430/86

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1887} Madras.

PUBLIC WORKS.

Dated May, 2nd.

Encl.

Read.

G.O., 2nd May 1887, No. 1201 W.

MAY.

Executive Engineer's Office at Negapatam.

Estimate of Rs. 1,795 for converting the
— into a dwelling-house, sanctioned with
remarks as to the rate of rent to be charged
for it.

21st June 1887, No. 1663 W., Public Works.

3430/87

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Read—the following letter 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, 10th June 1887, No. 194 B :—

In reply to your endorsement, No. 1202 W., dated 2nd May 1887, I am directed to communicate the confirmation of the Government of India of the action taken by the Government of Madras in sanctioning an estimate of Rs. 1,795 for converting the Executive Engineer's office at Negapatam into a dwelling-house.

2. It is observed that rent will be charged for this building at 6 per cent. ($4\frac{1}{2}$ for interest and $1\frac{1}{2}$ for repairs) on cost of the house when completed. The allowance for repairs seems low, and, should such prove the case, a revision of the rent will be necessary.

Order—dated 21st June 1887, No. 1663 W., Public Works.

Communicated to the Superintending Engineer, VI Circle, for information, with reference to G.O., No. 1201 W., dated 2nd May 1887, and for guidance with reference to paragraph 2.

(True Extract.)

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

To the Superintending Engineer, VI Circle.
„ Examiner, Public Works Accounts.

Exd. E. Fernandez,
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1887} Madra

PUBLIC WORKS.

Dated June, 21st.

Encl.

Recd.

G.O., 21st June 1887, No. 1663 W.

JUNE.

Executive Engineer's Office at Negapatam

Letter from the Government of India, confirming the sanction accorded by the Local Government to the estimate for the conversion of the — into a dwelling-house, communicated to the Superintending Engineer, VI Circle.

22ND SEPTEMBER 1888, No. 2981 W., PUBLIC WORKS.

3430/88

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

Proceedings of the Government of India, Public Works Department (Civil Works—Buildings), dated Simla, 7th September 1888, No. 479 B.

Read again—

Public Works Department Circular No. 1, dated 10th February 1885.
" " " 14, " 2nd September "

Read also—

Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C.W.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangaon.

Public Works Department Circular letter No. 365 B., dated 1st October 1887.
Letter from Chief Commissioner, Central Provinces, No. 7366, dated 25th October 1887.
" " Assam, No. 4718, dated 29th October 1887.
" Resident, Hyderabad, No. 358 C.W., dated 2nd November 1887.
" Government of Madras, Public Works Department, No. 2971 W., dated 7th November 1887.
" Government of North-Western Provinces and Oudh, Public Works Department, No. C. 3681 B.R., dated 12th November 1887.
" Government of Punjab, Public Works Department, No. 5779, dated 12th November 1887.
" Agent to the Governor-General for Central India, No. 597, dated 17th November 1887.
" Inspector-General of Military Works, No. 3090 A, dated 22nd November 1887.
" Chief Commissioner, Coorg, No. 954/445, dated 22nd November 1887.
" " Burma, No. 8277, dated 24th November 1887.
" Government of Bengal, Public Works Department, No. 3776 G., dated 2nd December 1887.
" Agent to the Governor-General for Baluchistan, No. 8292, dated 1st December 1887.
" Agent to the Governor-General for Rajputana, No. 2818 S., dated 10th December 1887.
" Director-General of Railways, No. 0147 E., dated 30th December 1887.
" Government of Bombay, Public Works Department, No. 112 C.W.—342, dated 15th February 1888.

RESOLUTION.—The Governor-General in Council is pleased to lay down the following rules in supersession of all previous orders for regulating the rents to be charged for Government buildings occupied as residences by Government officials :—

I. (1) The rent should be a sum which will cover—

(*a*) Four per cent. interest on the actual capital cost of the house and its site.

(*b*) The estimated average annual cost of repairs.

The capital cost of the house should be taken as the cost of the building and its site, together with a sum to cover the share of Tools and Plant and Establishment. The amount to be added for these charges may be specially approved by the Local Government, but should not be taken as less than 20 per cent. on the cost of "Works." When there is no record of the original cost of the 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.

(2) The average cost of annual repairs should be specially estimated in each case by the Executive Engineer on the best data available, and be approved by the Superintending Engineer. Such average cost should not, as a rule, be taken at less than 3 per cent. on cost of a permanent building, or 6 per cent. on the cost of a temporary building, but should be sufficient to cover quadrennial and special repairs. The actual cost of repairs should be compared annually with the amount assessed on this account in the rent; and, when necessary, the rents should be revised.

(3) In calculating the outlay on repairs of any building, a sum should be included to cover the cost of Tools and Plant and Establishment, as defined above.

(4) When a building is occupied partly as a residence and partly as an office for which no rent is paid, the capital value of the portion occupied as a residence should be separately estimated and the rent calculated accordingly.

(5) The actual charge for the rent of a residence occupied by any Government official shall, in all cases, be subject to a maximum of 10 per cent. on the salary and local allowances of the official in actual occupation.

(6) Local Governments or Administrations must, irrespective of the fund from which the cost of the building was met, obtain the special sanction of the Government of India if they desire to reduce the rent of any Government building below that authorised in these rules.

II. At stations where, owing to excess of available accommodation or to other special circumstances, rents cannot be fixed on the above principles, but must unavoidably be assessed with reference to prevailing rates, sanction to make such special assessments at the particular stations must be obtained from the Government of India, but the actual rents may be fixed by the Local Government.

III. When any Government building is, under proper authority, let to a private person, rent shall be regularly recovered for the same at the rates prevailing in the locality for similar accommodation belonging to private owners; but, without the permission of the Government of India, the rent charged shall not be less, at any station, than that defined in clause I (1).

IV. In the case of houses occupied free of rent or at reduced rents by any Government officials, the authority under which the reduction is made should, in every case, be communicated to the Examiner of Accounts, in order that he may enter it in the return which is submitted to the Accountant-General, Public Works Department, under Public Works Department Circular No. 3 P.W., dated 10th September 1887.

V. The rents of all houses belonging to Government should be recalculated in accordance with these rules, and the new rates should be made applicable from the 1st April 1889.

VI. The above rules are not applicable to officers in regimental employ, nor to upper subordinates in the Public Works Department paying rent under Code XI, section 29, nor to members of the subordinate Revenue staff of State Railways.

3430/E9

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab.
The Chief Commissioners of the Central Provinces, Burma, Assam and Coorg.
The Resident at Hyderabad.
The Agents to the Governor-General for Central India, Rajputana and Baluchistan.
The Accountant-General, Public Works Department.
The Director-General of Railways.
The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division and Lucknow.
The Director-General of Telegraphs.

Order—Ordered that this Resolution be forwarded to the Local Governments and Administrations and officers noted in the margin for information and guidance.

Ordered also that this Resolution be communicated to the departments of the Government of India noted in the margin for information and favor of issue of any further instructions which may be necessary.

The Department of Finance and Commerce.
The Foreign, Home, Military and Legislative Departments.
The Department of Revenue and Agriculture.

(Signed) R. C. B. PEMBERTON, Col., R.E.,
Secy. to the Govt. of India.

Proceedings of the Government of India, Public Works Department (Civil Works—Buildings), dated Simla, 7th September 1888, No. 481 B.

Read again—

Public Works Department Circular No. 1, dated 10th February 1885.
" " " 14, " 2nd September "

Read also—

Abstract of Proceedings of the Government of Bombay, Imperial Civil Works, for December 1886. Entry Nos. 740 C.W.—2059, regarding rents to be charged for quarters for the Mamlatdar's establishment at Mangaon.

Public Works Department Circular letter No. 365 B., dated 1st October 1887.
Letter from Chief Commissioner, Central Provinces, No. 7366, dated 25th October 1887.
" " Assam, No. 4718, dated 29th October 1887.
" Resident, Hyderabad, No. 358 C.W., dated 2nd November 1887.
" Government of Madras, Public Works Department, No. 2971 W., dated 7th November 1887.
" Government of North-Western Provinces and Oudh, Public Works Department, No. C. 3681 B.R., dated 12th November 1887.
" Government of Punjab, Public Works Department, No. 5779, dated 12th November 1887.
" Agent to the Governor-General for Central India, No. 597, dated 17th November 1887.
" Inspector-General of Military Works, No. 3090 A., dated 22nd November 1887.
" Chief Commissioner, Coorg, No. 954/445, dated 22nd November 1887.
" " Burma, No. 8277, " 24th "
" Government of Bengal, Public Works Department, No. 3776 G.," dated 2nd December 1887.
" Agent to the Governor-General for Baluchistan, No. 8292, dated 1st December 1887
" Agent to the Governor-General for Rajputana, No. 2818 S., dated 10th December 1887.
" Director-General of Railways, No. 0147 E., dated 30th December 1887.
" Government of Bombay, Public Works Department, No. 112 C.W.—342, dated 15th February 1888.

RESOLUTION.—The Governor-General in Council is pleased to lay down the following rules in connection with the construction or purchase of residences for Government officials:—

(1) When a house has to be built or purchased for the occupation of a Government official, its cost should be so regulated that the rental, calculated under the terms of Resolution No. 479 B. of this date, will not exceed 8 per cent. of the salary of the official who will usually occupy it.

(2) In calculating the cost of a building to be erected, a sum should be included to cover the share of Tools and Plant and Establishment. The amount to be added for these charges may be specially approved by the Local Government, but should not be taken at less than 20 per cent. on the cost of "Works."

(3) Any Local Government or Administration wishing to build or purchase a house, with regard to which the condition of rule (1) as to rent cannot be fulfilled, must, irrespective of the fund from which the cost of the building is met, obtain the special sanction of the Government of India before construction is commenced, or the purchase concluded.

The Governments of Madras, Bombay, Bengal, the North-Western Provinces and Oudh, and the Punjab.
The Chief Commissioners of the Central Provinces, Burma, Assam and Coorg.
The Resident at Hyderabad.
The Agents to the Governor-General for Central India, Rajputana and Baluchistan.
The Accountant-General, Public Works Department.
The Director-General of Railways.
The Consulting Engineers to the Government of India for Railways, Calcutta, Central Division and Lucknow.
The Director-General of Telegraphs.

Order—

Ordered that this Resolution be forwarded to the Local Governments and Administrations and officers noted in the margin for information and guidance.

Ordered also that this Resolution be communicated to the various departments of the Government of India noted in the margin for information and favor of issue of any further instructions which may be necessary.

The Department of Finance and Commerce.
The Foreign, Home, Military and Legislative Departments.
The Department of Revenue and Agriculture.

(Signed) R. C. B. PEMBERTON, Col., R.E.,
Secy. to the Govt. of India.

ORDER—dated 22nd September 1888, No. 2981 W., Public Works.

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

(True Extract.)

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

To Superintending Engineers.
To the Consulting Architect to Government.
" Chief Engineer for Irrigation.
" Consulting Engineer for Railways.
" Examiner, Public Works Accounts.
" Examiner, Railway Accounts.
" Public, &c., Departments.
" Revenue Department.
" Military Department.

Ed. S. J. Pereira.

3430 #10

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1888} Madras

PUBLIC WORKS.

Dated September, 22nd.

Read.

G.O., 22nd Sept. 1888, No. 2981 W

SEPTEMBER.

Residences of Government Officials

Orders of the Government of India laying down rules for regulating the rents to be charged for Government buildings occupied as residences by Government officials, communicated to the officers of the department and departments of the Secretariat.

3430/11

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper :—

From Major D. McNEIL CAMPBELL, R.E., Superintending Engineer, VI Circle, to the Chief Engineer, Public Works Department, dated Trichinopoly, 7th January 1889, No. 2137 T. J.

With reference to G.O., No. 2981 W., dated 22nd September 1888, circulating rules for regulating the rents to be charged for Government buildings occupied as residence by Government officials, I have the honor to submit, for orders of Government, a statement showing the cases in which the present rents are to be enhanced by applying the new rules.

2. *Item No.* 1.—The present rent of the Sub-Collector's bungalow is Rs. 65 ; it will have to be raised to Rs. 86.

3. *Items Nos.* 2 & 2 (*a*).—The rent now paid is Rs. 8 and $5\frac{1}{2}$; it will have to be raised to Rs. 15 and 10. The two rooms in the Tirumal Naick's palace are occupied by private gentlemen, as a temporary measure, till the Collector's office is removed into the palace. These cases are special and temporary, and it is recommended that the present rents may be allowed to stand.

4. *Item No.* 3.—The present rent for the building is Rs. 30 ; it will have to be raised to Rs. 42. The lower portion of the bungalow is very old, the floor is not raised more than six inches above the ground level, and in the rains is so damp that the mats become saturated. For four months in the year it is said that the lower story is scarcely habitable. It is, therefore, recommended that the present rent (which is also considered too high by the Executive Engineer) may be allowed to stand.

5. *Items Nos.* 4, 5, 6 *and* 7.—The present rents of Rs. 75, 15, 15 and 21 will have to be raised to Rs. 114, 42, 25 and 35, respectively. The rents proposed in these and in the case of item No. 1 are considerably in excess of the existing rental in each case. As the new rates are to be made applicable from the 1st April 1889, it is necessary to give timely notice of the same to the occupants of the buildings, and in order that they may raise no objection to the proposed rents, I have deemed it advisable to submit the statement for approval and orders of Government.

Note by the Chief Engineer, Public Works Department.

With his letter above recorded the Superintending Engineer, VI Circle, submits, for the orders of Government, a statement of the cases in which the existing rates of rent of public buildings in the VI Circle will have to be enhanced with reference to the revised rules issued with G.O., No. 2981 W., dated 22nd September 1888.

2. The Chief Engineer considers the following general instructions should be issued for the guidance of officers of the Public Works Department :—

(*a*) The yearly rent of a *permanent* building *constructed* by the Public Works Department should be taken as not less than $\frac{1}{11}$ of the capital cost of the building for "works."

(*b*) The fraction of $\frac{1}{12}$ has been arrived at in accordance with the instructions given in Government of India Resolution 479B * of 7th September 1888, as follows: 4 per cent. for interest on capital; and 3 per cent. (as a minimum) for repairs; total 7 per cent. on the estimated or actual cost *plus* 20 per cent. for establishment charges; to this has to be added 20 per cent. on the 3 per cent. allowed for repairs.

(*c*) When the cost of repairs can be ascertained, the instructions in clauses (2) and (3) of para. I of the above Resolution should be followed, the cost of repairs being subject to a minimum of 3 per cent., exclusive of the percentage for tools and plant, &c.

(*d*) In all cases when a building has not been constructed by the Public Works Department, no addition should be made to the capital cost on account of tools and plant, &c.; but the usual addition on this account should be made to the cost of repairs, and on these lines the rent should be taken as $\frac{1}{12}$ of the capital cost of the building for "works."

(*e*) The capital cost admissible for a new building to be occupied as a residence should be calculated in accordance with clause (*a*) of these instructions and the rules laid down by the Government of India in Resolution No. 481B of 7th September 1888. The rent should not exceed 8 per cent. of the salary of the proposed occupant.

* G.O., No. 2891 W., dated 22nd Sept. 1888.

24th January 1889.

(Signed) H. R. MEAD, Colonel, R.E.,
Ag. Chief Engineer, P.W.D.

ORDER—dated 30th January 1889, No. 248 W., Public Works.

The Government approve the subsidiary instructions which the Chief Engineer proposes to issue to officers of the Public Works Department for their guidance in revising the rents of existing buildings occupied as residences by Government officials and in calculating the capital cost of proposed new buildings.

2. With reference to paras. 3 and 4 of his letter above recorded, the Superintending Engineer, VI Circle, is reminded that it is his duty to fix the rents in accordance with the new rules and to give the occupants notice that the revised rates will be charged from 1st April 1889, leaving it to them to appeal to the Government should they desire to do so.

(True Extract.)

(Signed) H. R. MEAD, Colonel, R.E.,
Ag. Secretary to Govt., P.W.D.

To the Superintending Engineer, VI Circle.
" Other Superintending Engineers.
" Consulting Architect to Government.
" Chief Engineer for Irrigation.
" Examiner, Public Works Accounts.

Exd. A. D. Xavier.
Spare Copies

3430/8/12

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1889} Madras.

PUBLIC WORKS.

Dated January, 30th.

Read.

G.O., 30th Jan. 1889, No. 248 W.

JANUARY.

Rents

Orders on the subject of the revision of
of existing buildings occupied as residence
by Government officials and the calculation
of the capital cost of proposed new buildings

3430/13

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

From Major D. McNEIL CAMPBELL, R.E., Superintending Engineer, I Circle, to the Chief Engineer, Public Works Department, dated Dowlaishweram, 30th May 1889, No. 117 G.L.

I have the honor to bring to your notice that, under the ruling contained in G.O., No. 248, dated the 30th January 1889, monthly rents of the undermentioned houses in this circle are as follow :—

	RS.
Superintending Engineer's house, Dowlaishweram	170
Executive Engineer, Dowlaishweram	131
House for Executive Engineer and two Assistants, Chettipett ...	120

and the rents to be paid, calculated at $\frac{1}{10}$th of salary, are—

By myself as Superintending Engineer, 2nd class	153
„ Mr. Paul, as Executive Engineer	70
„ „ Young, do. do. do. and Mr. Wilson as Assistant Engineer	90

2. I request that Government may be moved to consider whether these rents cannot be reduced or whether something cannot be done to mitigate the hardship of having to pay such exorbitant prices. I would beg to point out that the rent to be paid by the Superintending Engineer here is more than would have to be paid in Madras for a house suitable for an officer of the same rank, and officers residing in that town are allowed Presidency house-rent as a set-off against high rent ; moreover, in Madras, an officer can select a house according to his means, but in this place the Superintending Engineer is bound, under any circumstances, to pay Rs. 153 for a house which, perhaps (as in my case), he does not want, of which he may only occupy one-half and from which he is probably absent six months in the year.

3. I would also point out that the average rent paid by the Superintending Engineers of other circles, except No. V (Madras), and No. II (when there is another Government house), is about Rs. 70, so that the Superintending Engineer of this circle is really about Rs. 80 a month worse off than the Superintending Engineers of other circles.

4. The remarks I have made apply equally in principle to the houses of the Executive Engineer here and at Chettipett.

5. I would suggest that the rents be fixed at the average rates paid by Superintending Engineers and Executive Engineers in other circles, and I think the following might be taken as fair amounts :—

	RS.
Superintending Engineer's house, Dowlaishweram	
Executive Engineer's do. do.	70
Do. and Assistant Engineer's house, Chettipett	50
	50

6. If these rents were sanctioned, there would then be no cause for discontent owing to officers here finding themselves worse off than those in similar positions in other circles caused by the enormous deduction from their salary for house-rent.

From the same officer, dated Dowlaishweram, 12th July 1889, No. 216 G.L.

I have the honor to acknowledge the receipt of G.O., No. 1619 W., of 20th June 1889, and hope I may be excused if I trouble you with some further remarks regarding the rents of the Government houses occupied by the Public Works officers in this circle.

2. I feel I am justified in doing so as it is a matter that may affect every officer in the department, with the exception of the two or three at the head of the list. When it is evident that, owing to house-rent, a Superintending Engineer quartered here is in English money nearly £100 a year worse off than those officers of the same rank in charge of other circles, I think it will be granted that the subject is worthy of consideration. I felt so sure that the hardship would be at once acknowledged that I put the case very briefly in my previous letter, No. 117 G.L., dated 30th May 1889.

3. In the Government order under reference, it is stated that 10 per cent. of salary (in my case Rs. 153 per month) is not an excessive rent, but I think G.O., No. 886 W., dated 25th March 1889, must have been lost sight of in the letter* from the Secretary to Government, Revenue Department, which accompanied that Government order. It is stated as follows:—

* No. 13, of 16th March 1889.

"It is observed that Rs. 228 is an altogether excessive rental for a Collector's house."

And in the order thereon the rent was fixed at Rs. 159·6 per month, or less than 7 per cent. of a Collector's salary. I would beg to point out that, according to the Proceedings quoted, Rs. 228, which is less than 10 per cent of his salary, is an *altogether excessive* rent for a Collector to pay; but that Rs. 153, which is exactly 10 per cent. of my salary, is not an excessive rent for me; furthermore, it has apparently been considered that between 6 and 7 per cent. of salary is a suitable sum for a Collector to pay; that is, that Rs. 159 a month is a fair rent for a Collector drawing Rs. 2,333 a month, but Rs. 153 is not an excessive rent for a Superintending Engineer drawing Rs. 1,532 a month.

4. I would further invite attention to letter No. 413 G.L.,† dated 24th December 1886, from Mr. G. T. Walch, when Superintending Engineer of this circle, in which he writes as follows:—

† Printed with G.O., No. 319 W., dated 5th February 1887.

"With buildings so recently and well constructed as those in question, 6 per cent. on the capital cost will, I believe, meet all the requirements of para. 1041 of the Public Works Code, and a rent of Rs. 112 per mensem, arrived at on that basis, is, I consider, *as much as any officer who may have to occupy the house should be called on to pay.* At the Presidency, on account of the special highness of rents, a Superintending Engineer gets Rs. 60 house-rent allowance and certainly the rent of a house, such as this one, would not even in the good parts of Madras be as much as Rs. 172 per mensem."

The italics are mine.

In the order on this Government approved the rent of Rs. 112 being charged.

5. I think I can assert with perfect confidence that there is not a single officer in the mofussil, even amongst those drawing salaries as Judges and Collectors, who pays Rs. 153 a month for an unfurnished house.

6. I was quite aware that the rents could not be reduced without the sanction of Government of India; but if paying such high rents in a place like Dowlaishweram is considered a hardship (and any one who has been here must acknowledge that it is), I am of opinion that the subject ought to be referred, for favorable consideration, to be treated as a special case under rule II of Resolution of Government of India, No. 479 B., dated 7th September 1888.

7. In the Government order under reference it is stated that, in order to prevent exorbitant rents being charged, a maximum of 10 per cent. of the occupant's pay was fixed; but I maintain that the Government of India did not contemplate such high rents when fixing the limit; it would be obviously absurd if a Member of the Board of Revenue had to pay Rs. 350 or 450 a month and a Member of Council Rs. 500: the Government of Madras seem to me to have acknowledged in their orders, No. 886 W.

of 25th March 1889, and No. 319 W., of 5th February 1887, that the 10 per cent. rule is not applicable in the case of high rents.

8. I would wish to point out that in the towns of Rajahmundry, within 6 miles of this place, and Cocanada, within 35 miles, the rent of houses more commodious than the one I occupy is about Rs. 70, and I do not think it can ever have been intended that the rules should be applied when the rent charged is so far (more than double) in excess of the market rates, or that an officer should be forced to pay Government a rent equal to twice what he would have to pay a private house-owner for the same accommodation, and it seems to me only just that rents should be fixed according to those prevailing in the nearest stations, which, in this case, would be about what was mentioned in my previous letter* which would also be the rents paid by Public Works officers in other circles.

	Per month. Rs.
* Superintending Engineer	70
Executive Engineer at Dowlaishweram	50
Executive Engineer and Assistant Engineer at Chettipett	50

9. The circumstances connected with the Superintending Engineer's house here are as follow. The house formerly occupied by the Superintending Engineer, and for which he paid a rent of Rs. 30, being below flood level and much shut in by the new works, it was deemed advisable to build a new one—there being none in the place available for rent—and an estimate, amounting to Rs. 17,300, was submitted in July 1884 by Colonel Montgomerie, then Superintending Engineer, who stated in his report that the rent would be from Rs. 80 to 100; this was sanctioned and the work put in hand, but the amount of the estimate was found to be insufficient and a revised estimate of Rs. 22,400 was sanctioned in G.O., No. 319 W., dated 5th February 1887—the first Superintending Engineer who occupied the house was Mr. G. T. Walch, who, as I have already stated, proposed that the rent should be Rs. 112 a month or 6 per cent. on the cost of the building; he apparently suggested this rent with reference to Public Works Code, para. 1041, otherwise I see no reason why a rent according to what was being paid in other stations in the district for the same accommodation (about Rs. 70) should not have been proposed. The rent of Rs. 112 was approved in G.O., No. 319 W., dated 5th February 1887, and was paid by the officers occupying the house till 1st April 1889 when the orders of the Government of India, No. 479 B., dated 7th September 1888, came into force, and by these the rent was increased to Rs. 170, subject to the limit of 10 per cent. of salary, and it is these new rules that I consider require modification in the case of high rents and rents which exceed the price prevailing in the neighbourhood.

10. The house is pretty and elaborate but without much accommodation, and a much more commodious one could be got in the best parts of Madras for Rs. 150 a month.

11. Since writing the above, I have received a letter, No. 4867, dated 3rd July 1889, from the Collector of Ganjam, and with reference to the rent proposed to be charged for his house at Chatrapur he writes as follows:—

"Rs. 160 is a very heavy rental for an up-country house compared with the mansions that can be had for the same rental in Madras. For the house I am at present occupying, which has four sitting-rooms and four bed-rooms—two of them upstairs—I pay Rs. 50 only.

12. I may add that my house here has only two sitting-rooms, a very small office-room and three bed-rooms.

Order—dated 26th July 1889, No. 2019 W., Public Works.

Ordered that the Government of India be addressed.

(Here enter No. 2020 W., dated 26th July 1889.)

(True Extract.)

(Signed) R. R. E. DRAKE-BROCKMAN, Lt.-Col., R.E.,
Ag. Joint Secy. to Govt., P.W.D.

To the Superintending Engineer, I Circle.

3430/14

LETTER—to the Secretary to the Government of India, Public Works Department, dated Ootacamund, 26th July 1889, No. 2020 W.

In forwarding, for the information of the Government of India, the accompanying copies of letter from the Superintending Engineer, I Circle, I am to invite attention to the excessive amount of the rents which are payable for Government buildings under the recent rules issued * by the Government of India. It will be seen that the amounts are not only altogether out of proportion to the salaries drawn by officers of Government, but are considerably more than are paid as rent for private houses of similar or even superior character. The attempt to enforce these rules is creating much discontent and fostering feelings of grievance amongst Government officers of all classes affected—a result which, in the opinion of this Government, is not compensated for by the financial gain which may be secured.

* Proceedings of the Government of India, No. 479 B., dated 7th September 1888.

2. His Excellency the Governor in Council is of opinion that the scale fixed by the Government of India is too high; that 8 per cent. on the salary of an officer is a more than sufficient maximum, having regard to the rents ordinarily paid for private houses by officers up-country; and that in calculating rent on the capital cost of a building all charges on account of establishment and tools and plant, should be eliminated. The charges on account of establishment are not real, in so far that the sanctioned establishment would have to be paid for whether such houses are built or not, and that establishment is not fixed with reference to expenditure on works, except in a very remote way. Under the Government of India rules, the percentages for interest and repairs are struck on the charge for establishment and tools and plant included in the capital cost, and this, I am to submit, is of questionable propriety. The establishment and tools and plant require no repairs. 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. Where the initial cost has been large owing to substantial construction a lower rate would suffice. The percentage for repairs should not be struck on so much of the prime outlay for works as represents the cost of the site.

3 The following statement shows the effect of the proposals which His Excellency the Governor in Council desires to submit for the favorable consideration of the Government of India:—

	Present scale.		Proposed scale.
	Rs.		Rs.
Cost of works, say	20,000		20,000
20 per cent. for establishment, &c.	4,000		...
Total, Capital cost ...	24,000		...
(1) 4 per cent. for interest ...	960		800
	Minimum.		*Minimum.*
(2) 3 per cent. for repairs ...	720	2 per cent., except in special cases.	400
(3) 20 per cent. on (2) for establishment, &c.	144		80
Rent per annum	1,824		1,280
Do. mensem	152		106⅔
Maximum ...	10 per cent. on salary.		8 per cent. on salary.

(Signed) R. R. E. DRAKE-BROCKMAN, Lt.-Col., R.E.,
Ag. Joint Secy. to Govt., P.W.D.

Exd. P. L. Pereira.
Spare Copies

3430/15

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1889} Madras.

PUBLIC WORKS.

2180 87 W.

Dated July, 26th.

Read. *Encl.*

G.O., 26th July 1889, Nos. 2019, 2020 W.

JULY.

Rent

Inviting attention to the excessive amount of the rents payable for Government buildings under Government of India rules, and suggesting a reduction of the scale.

3430 #3 16

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.

Enclosure.

Statement giving data for calculation of rents of buildings in ——— Division.

Item number.	Name of building.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase (A.).	Capital cost.					Four per cent. on capital cost (8).	Actual average cost of Repairs—vide G.O., No. 1367 W., dated 22nd May 1889.			Estimate cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data.		Rent paid prior to 7th September 1888.	Rent to be charged.		Remarks.
					Cost of construction or purchase.	Establishment and T. and P. at 10 per cent. on account in (5).	Cost of site.	Total.			Cost of repairs.	Ten per cent. to Establishment and T. and P.	Total.		Annual 9 + 12 or 9 + 13.	Monthly 14 12		Yearly.	Monthly.	
1	2		3	4	5	6	7	8		9	10	11	12	13	14	15	16	17	18	19

(A) If exact date of completion or purchase is not known it should simply be stated whether before or after 7th September 1888.

3430 / 17

Order—dated 19th December 1890, No. 3389 W., Public Works.

The proposals in paras. 2 and 3 of the Examiner's office note above recorded are approved with the following modification :—

(1) Statements will be prepared in the Examiner's office for each division as proposed and forwarded to Executive Engineers for completion, but the calculation and entry of rents should be made in the Executive Engineer's office.

(2) The statements, after completion, should be forwarded by Executive Engineers to the Superintending Engineers concerned for approval, more particularly with respect to the value fixed for the site in each case. Superintending Engineers will forward the statements to Government for final approval.

2. The special attention of Superintending Engineers is drawn to the suggestions in clauses (1), (2) and (3), para. 1 of the Examiner's office note, and to Standing Order No. 1320 of 1890, which, for facility of reference, is reproduced in the margin. In the case of buildings purchased by Government, the cost of the site will be included in the purchase money and no separate value need be assigned.

Standing Order No. 1320, dated 18th August 1890.

Para. 1041, *Public Works Code. For rule 1* (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 a 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.

3. The undermentioned Proceedings are hereby cancelled :—

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

4. The earliest possible notice should be given by Executive Engineers to officers occupying Government residences when any alteration in the rate of rent is involved by the operation of the new rules.

(True Extract.)

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

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

Exd. G. A. Lewis.

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 —.

3430/15 18

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper :—

From C. VINCENT, 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 Calcutta, 9th December 1890, No. 441 B.

It having been observed that the information furnished hitherto in connection with applications for sanction to reduce the rents of Government buildings occupied as residences below the amounts which should be charged according to the rules in force, has not been as full as is necessary to enable the Government of India to deal with such cases without entailing additional correspondence with the Local Government or Administration concerned, I am directed to request that all such applications may in future be accompanied by the undermentioned particulars in tabular form, namely—

1. Value of building and site.
2. Average cost of repairs.
3. Rent according to rules.
4. Proportion of total area occupied by office (if any).
5. Deduction on account of office rent (if any).
6. Rent that should be paid by occupant.
7. Rent that is proposed.
8. Average salary of occupant.
9. Market rate for similar accommodation (to be given as far as practicable).

ORDER—dated 5th January 1891, No. 10 W., Public Works.

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

2. Applications of the nature referred to, addressed to the Local Government, should be accompanied by a statement in the form prescribed. The value of the building and site should be given separately, except in cases in which the property was acquired by purchase.

(True Extract.)

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

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

Exd. J. Moses.
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BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.

PUBLIC WORKS.

Dated January, 5th.

Recd. *Encl.*

G.O., 5th Jan. 1891, No. 10 W.

JANUARY.

R ıts of Government Buildings

Letter from the Government of India requesting to be furnished with certain particulars when applying for sanction to reduce the — occupied as residences below the amounts which should be charged according to the rules in force, communicated to officers of the Public Works Department for information and guidance.

3430 #19

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper :—

From C. VINCENT, 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 Calcutta, 21st February 1891, No. 70 B.

I am directed to acknowledge the receipt of your letter No. 321 W., dated the 4th February 1891, and, with reference thereto, to inquire if there are many cases outstanding in which the rents have to be recalculated as required by rule V of Public Works Department Resolution No. 479 B., dated the 7th September 1888, and, if there are, to request that their settlement may be expedited.

2. I am to add that the Government of India is pleased to accord sanction to the proposal made in your letter under reply that, in all cases in which alteration in the rates of rents of buildings occupied as residences is involved by the application of the existing rules, the revised rates shall have effect from the date on which notice of the same is served on the occupant. This sanction is accorded on the understanding that no further delay will take place in carrying out the orders of Government in regard to the recalculation of rents.

ORDER—dated 6th March 1891, No. 648 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance with reference to para. 2.

2. The revision of rents ordered in G.O., No. 3389 W., dated 19th December 1890, should be completed with the least possible delay, and no time should be lost in giving notice to occupants in cases in which alteration in the rates of rent is involved by the application of the existing rules. Where notices of changes in the rates have already been served, the difference will be adjusted in accordance with the ruling of the Government of India above recorded.

3. The following letter will be addressed to the Government of India.

[Here enter No. 649 W., dated 6th March 1891.]

(True Extract.)

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

To Superintending Engineers.
To the Consulting Architect to Government.
" Superintendent of Works, Periyár Project.
" Examiner, Public Works Accounts, with reference to his office-note No. 498, dated 23rd January 1891.
" Revenue Department.
" Public, &c., Departments.

Exd. S. J. Pereira.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.

PUBLIC WORKS.

Dated March, 6th.

Read. *Encl.*

G.O., 6th Mar. 1891, No. 648 W.

MARCH.

Rents

Letter from the Government of India sanctioning the proposal that in all cases in which alteration in the rates of — is involved by the application of the existing rules, the revised rates shall have effect from the date on which notice of the same is served on the occupant, communicated to officers of the Public Works Department.

3430
20

Fifth Circle

2

Statement giving data for calculation of rents of Buildings in Negapatam Division

3430/21

Item Number	Name of Buildings	Official designation. & salary if Govt. Servt.	Whether permanent or temporary - (Perm. or T.)	Date of completion or purchase	Capital cost: Cost of construction or purchase	Capital cost: Establishment &c @ 10% on amount in 6	Capital cost: Total	4% on Capital cost (9)	Actual average cost of Repairs vide G.O. No 1387 W dated 22 May 1869: cost of Repairs	Actual average cost of Repairs vide G.O. No 1387 W dated 22 May 1869: 10% Establishment &c	Actual average cost of Repairs vide G.O. No 1387 W dated 22 May 1869: Total	Balance cost of Repairs col 12 - actual average cost of work (14)	Normal rate of Rent on basis of Intergavity data: Annual 10 + 13 or 10 + 14	Normal rate of Rent on basis of Intergavity data: Monthly 15 ÷ 12	Rent actually paid prior to 1st January 1870	Rent to be charged: Yearly	Rent to be charged: Monthly	Remarks.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Provincial Buildings																		
1	Executive Engineers Bungalow at Negapatam	Exec. Engineer	P	1869	12018	1202	13760	550	46	5	51	-	601	50 1/12	51	601	50 1/12	
2	Sub Divisional officers Bungalow at Tiruthuraipundy	Asstt. Engineer	P	20 5/70	5630	563	6193	247	-	-	-	169 ~~195~~	429 ~~466~~	37 ~~34~~	- ~~405~~	429 ~~405~~	37 ~~34~~	

Negapatam
Executive Engineer.

5746

Tanjore Division.

Statement giving data for calculation of rents of Buildings.

3430/22

Statement giving data for calculation of rents of Buildings in Tanjore Division.

Item Number.	Name of Building.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.)	Date of completion or purchase.	Capital Cost.				4 % on Capital cost (9) or	Actual average cost of Repairs. Vide G.O., No. 1367 W., dated 22nd May 1889.			Estimate cost of Repairs when actual average is not taken.	Normal rate of Rent on basis of foregoing data.		Rent paid prior to 7th September 1888.	Rent to be charged.		Remarks.
					Cost of construction or purchase.	Establishment & T. & P. at 10 % on account in (6) & (7)	Cost of site.	Total.		Cost of Repairs.	10 % to Establishment and T. & P.	Total.		Annual, 9 + 12 / 12 or 9 + 10 %	Monthly 15 / 12		Yearly.	Monthly.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Provincial buildings																		
1	Jail buildings at Kanguebar.	Uninoccupied	P	1879	1000		not known	1000	40				30	70	6	not known	72	6	*Enclosed from the Danish Govt. Amount is Estimated cost of construction.
	Irrigation buildings																		
2	Plank Shed at Grand anicut.	Supt on Rs 90-0-0	P	Before 7.9.88	500	50	86	636	25	26	3	29	-	54	5	Not ascertained by Exec Engr 8/9/88.	-	5	Rent now paid Rs 5.
3	Assistant Superintendents qrs at Do.	Asst Supt on Rs 25	P	1887	185	19	26	230	9	16	1	11	-	20	2		-	2	Do Rs 2.

The valuations entered in Col: 8 against items 2 & 3 were obtained from the Collector.

(a). If exact date of completion or purchase is not known it should simply be stated whether before or after 7th September 1888.

A.J. Venole
10/8/91 Exec. Engineer
Major AE

3.471

SUPERINTENDING ENGINEER'S OFFICE,
V Circle, Madras,
Chepák 30 November 1891.

No. 5547

From Major D. McNeil Campbell R.E.
SUPERINTENDING ENGINEER, V CIRCLE,

To 3430/24
THE Chief Engineer
P.W. Department

SIR,

Enclosures. With reference to G.O. No. 3389. W. dated 19th December 1890 I have the honor to forward for approval Data statements for calculation of rents of buildings in Tanjore and Negapatam Divisions. The values of the sites entered in the statements are those as obtained from the Collector.

2. In the statement of Tanjore Division items 2 and 3 are buildings occupied as residence by a superintendent and an Assistant superintendent on the Irrigation Conservancy Establishment

establishment whose pay is Rs 90 and Rs 25 and who pay a monthly rent for the building of Rs 5 and Rs 2 respectively and I request with reference to Rule VI of Code para 1041 that orders may be passed as to the amount of rent to be recovered from these men.

Item I in this statement is an old building believed to have been built in 1679 by the Danish Government. The Executive Engineer considers that it should be sold or dismantled as a watchman has to be kept for it, whilst there is no likelihood of its ever being required for any purpose.

I have the honor to be
Sir
Your Most Obedient Servt

J. McV. Campbell Major RE
Supg. Engineer 1st Circle

3430/25

No. 686 W of 8-3-89
" 1367 W - 22-5-89
" 3389 W - 19-12-90
" 10 W - 5-1-91
" 242 W - 26-1-91
" 648-9 W - 6-3-91
" 1606 W - 13-6-91
" 1974 W - 23-7-91
" 1878 W - 8-7-91
" 1879 W - 8-7-91
" 2403 W - 8-9-91
" 4257 C - 28-9-91
" 2930 W - 2-11-91.

P. W. CURRENT No. 13637

From

THE SUPERINTENDING ENGINEER,

V CIRCLE,

To

THE Chief Engineer

P. W. Department

No 5446 C d/4 December 1891

To C

for favour of

remarks.

DVB 4-12-91

Dated 30 November 189/.
Recd.

Rec'd 15-12-91.

No. 7805 d/ 14-12-91

DW

To W.

ENCLOSURES. 2,

No. 554 W.

Data Statements for calculation of rents of buildings in

Forwards the — for approval in Tanjore and Negapatam Divisions.

The only point that calls for any remark is the figure given for the average cost of repairs against item No.I in the data statement relating to the Negapatam Division.

2. Although under code para 1041 rule I(2) note, this cost may under certain conditions be taken at less than 3 per cent on the capital cost of a building yet the figure adopted by the Superintending Engineer seems so very low viz about ⅓ per cent on capital cost, that I think it desirable to bring the matter to your notice.

Offg.C.

No. 3430 W dy 18th Dec/91

PUBLIC WORKS DEPARTMENT.

Civil Works

PROCEEDINGS OF THE MADRAS GOVERNMENT.

3430/26

READ the following

From the Supdtg. Engineer V Circle No 5544 W d/30th November 1891.

Office Note from the Examiner P.W. Account to No 7805 d/14th Dec 1891.

The statements submitted by the Superintending Engineer V Circle are approved with the following remarks.

2. The amount entered for repairs in the case of the Executive Engineers quarters at Negapatam is very low, but as it is stated to be the actual average cost; the proposed rate of rent is confirmed provisionally. If the average is increased hereafter the rent must be revised.

DES 18/12

3. The estimated cost of repairs in the case of the

Sub.

Subdivisional officers Quarters ab Tiruturaipundi should be taken ab 3 per cent on the est.g construction. The figures will therefore be Rs 169, not Rs 195, and the rent to be charged will be Rs 37 instead of Rs 38 per mensem. The statement will be corrected accordingly.

4. As the jail buildings ab Tranquebar are not likely to be again occupied as quarters they should not be included in the capital and revenue accounts. The Superintending Engineer will ascertain in Communication with the ab heads of departments whether they are required for any public purpose, and on the result being reported, the question of their demolition will be considered.

5. The Irrigation Conservancy Superintendent

Superintendent are de[illegible] occupying Govt. buildings Superintendent ab the grand Anicut will be charged rent ab 5 per cent of their salaries.

3430/27

17.12.97

20

The Supdg. Engr. V Circle
" Chief Engr for Irrig.
" Examiner P.W. Accts.

3430/28

Hum 17-12-91. R 15/12

CN= 13138

Govt. of India Records.

PUBLIC WORKS.

90-15-X-4. 91 3430 W

Rents

Statements giving data for calculation of rents allowed in the Mysore Division and approved with Remarks

28 19/1X

9 Pr 21/12/12