

19TH JULY 1894, No. 1812 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper :—

From N. F. MACKENZIE, 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, 11th June 1894, No. 205-B.

I am directed to acknowledge the receipt of your letter No. 1043 W., dated 23rd April 1894, requesting sanction to the construction of a residence at Ramnad for the Head Assistant Collector at that place at an estimated cost of Rs. 11,000.

2. In reply, I am to say that the Government of India consider Rs. 77 per mensem too high a rent to charge an officer in the position of the Assistant Collector, and I am accordingly to request that the estimate may be reduced so that the rent shall not exceed Rs. 65 per mensem.

3. I am to add that the sanction of the Government of India should be obtained to the revised estimate before the work is commenced.

ORDER—dated 19th July 1894, No. 1812 W., Public Works.

Ordered that the Government of India be addressed.

[Here enter No. 1813 W., dated 19th July 1894.]

(True Extract.)

Under Secy. to Govt., P.W.D.

Exd. C. A. Munisawmy.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1894} Madras.

PUBLIC WORKS.

Dated July, 19th.

Recd.

Encl.

G.O., 19th July 1894, No. 1812 W.

JULY.

Residence for the Head
Assistant Collector, Ramnad

The Government of India to be addressed
with reference to reduction of the estimate
for constructing a —,

19TH JULY 1894, No. 1813 W., PUBLIC WORKS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

LETTER—from

COLONEL J. PENNYCUICK, R.E.,
Secretary to the Government of Madras,
Public Works Department,

To

THE SECRETARY TO THE GOVERNMENT OF INDIA,
PUBLIC WORKS DEPARTMENT.

SIR,

I am directed to acknowledge the receipt of your letter No. 205 B., dated 11th June 1894, requesting that the estimate for constructing a residence at Ramnad for the Head Assistant Collector may be reduced so that the rent shall not exceed Rs. 65 per mensem.

2. In reply, I am to say that, on a careful review of the details of the estimate, it is found that the only reduction practicable is a sum of Rs 495 which can be obtained by substituting concrete for foundations throughout and by reducing the rate for brick-work from Rs. 20 to Rs. 18.

3. A further saving could no doubt be made by curtailing the area of accommodation, reducing the height of the walls, and using inferior materials in construction, but this is not considered advisable. The climate of Ramnad is excessively hot, and it is necessary that a house should be built which will afford a reasonable amount of comfort under the adverse local conditions which prevail.

4. Allowing for the reduction of Rs. 495 specified above, the rent charge will work out as follows:—

Estimated cost of the building	...	...	...	RS.	A.	P.
Deduct the saving referred to in paragraph 2	...	...	...	11,000	0	0
				495	0	0
Estimate as revised	...	...	...	10,505	0	0
Add 10 per cent. for establishment and tools and plant	...	...	...	1,050	0	0
Add cost of site	...	...	...	600	0	0
Total capital cost	...	...	...	12,155	0	0
4 per cent. on capital for interest	...	...	...	486	0	0
3 per cent. on capital for repairs	...	...	...	365	0	0
10 per cent. on repairs for establishment and tools and plant	...	...	...	36	0	0
Total annual rent	...	...	...	887	0	0
Rent per mensem	...	...	...	73	14	8

5. I am to request the sanction of the Government of India to the estimate as thus revised.

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

Colonel, R.E.,
Secretary to Govt., P.W.D.

OOTACAMUND,
19th July 1894.

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1894} Madras.

PUBLIC WORKS.

Dated July, 19th.

Recd.

Encl.

19th July 1894, No. 1813 W.

JULY.

Residence for the Head
Assistant Collector, Ramnad

Requesting sanction to the revised estimate for constructing a —.

19th July 1894, No. 1812 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

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ORDER—dated 19th July 1894, No. 1812 W., Public Works.

Ordered that the Government of India be addressed.

[Here enter No. 1813 W., dated 19th July 1894.]

(True Extract.)

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

Exd. C. A. Munisawmy.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1894} Madras.
PUBLIC WORKS.

Dated July, 19th.

Recd.

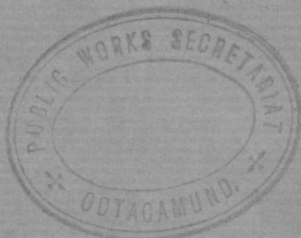
Encl.

G.O., 19th July 1894, No. 1812 W.

JULY.

Residence for the Head
Assistant Collector, Ramnad

The Government of India to be addressed
with reference to reduction of the estimate
for constructing a —.



No. 205 B.

All communications
should be addressed to
the Secretary.

GOVERNMENT OF INDIA.

PUBLIC WORKS DEPARTMENT.

CIVIL WORKS.
Buildings -

To

The Secretary to the Government of Madras,

Public Works Department.

Simla, the 11th June 1894.

Sir,

I am directed to acknowledge the receipt of your letter
No. 1043 W, dated 23rd April 1894, requesting sanction to the
construction of a residence at Ramnad for the Head Assistant
Collector at that place at an estimated cost of Rs. 11,000.

2. In reply I am to say that the Government of India
consider Rs. 77 per mensem too high a rent to charge an officer
in the position of the Assistant Collector, and I am accordingly
to request that the estimate may ^{be} reduced so that the rent shall
not exceed Rs. 65 per mensem.

3. I am to add that the sanction of the Government of
India should be obtained to the revised estimate before the
work is commenced.

I have the honour to be,

Sir,

Your Most obedient servant,

N. F. MacKenzie

Under Secy. to the Govt. of India.

Documents accompanying:-

Nil.

2983W 8 17.11.93
 " 1042W 8 23.4.94
 " 1042W 8 23.4.94
 " 1042-3W 8 23.4.94

Regd. 27.6.94

Recd. 19. VI. 94

OS. 8/6
 25/6/94

2/7
 19/7

No. 1812-13W. d. 19 July 1894.

Current 4803

Inte

Constructing a residence for the
 Head Arch. Collector at Ramnad.

The estimate has been revised
 in pencil as directed and the
 saving thus effected is only
 Rs 495. This reduction in the
 amount of the estimate will
 only reduce the rent of the
 building by Rs 3. viz from Rs 77
 to 74 thus:-

Estimated cost of building as allowed	Rs 10,505
10% for Salab. Tools & Plant	1,051
Cost of site	600

Total capital cost	Rs 12,156
4% on Capital & interest	Rs 486.24
3% — do — repairs	364.68
10% on repairs for Salab. Tools & Plant	36.46
Total annual rent	887.38

Rent per annum 73.95
 or Rs 73.15.2 or say Rs 74.

Every attempt has been made
 to reduce the amount of the es-
 timate by Rs 18.25 in order to work

W.
 Please see my note of
 28th June. I approve
 of all the deviations
 proposed except
 substituting ten lakh for
 ten, but without that
 deviation too be can
 not reduce the rent
 to the limit prescribed.

CHW

8/94

The rent put at 20

8 407

CHW.
 This is to be disposed of
 on the same lines as
 the residence at Itanagar has
 been disposed of and not
 as in the accompanying draft
 note. W disapproves of
 reducing the height of the
 walls

A new draft
 CHW prepared
 11.7.94 accordingly R.S.

The rent to Rs 65 per mensem, as requested by the Govt. of India but without any result, unless the area of accommodation be slightly curtailed & the description of material for roof timber altered from teakwood to ventials except for the beams which may be of teak.

The following omissions & alterations are submitted for consideration in order to work the rent to Rs 65 per mensem -

- To omit the provision of a well, as one already exists some 200 feet from the proposed site of the building vide site plan - Rs 150.
 - To substitute ordinary Chumam painting in lieu of cement painting - 125.
 - To substitute ventials in lieu of teakwood for joists - 351.
 - To reduce the height of walls in Drawing & dining room 3 feet so as to be in level with the side bed rooms - 110.
 - To reduce the length of the bed, dining & drawing rooms by 4 feet. Thus, Bed room 20x16 in lieu of 24x16, Drawing & dining room 32x18 in lieu of 36x18 - 500.
- Add saving by substituting concrete for foundations throughout & to the reduction of the rate of Rs 20 to Rs 18 for brickwork - 495.

B. forward Rs 1731
Contingencies & Petty Disps. 5% - 89
Total saving Rs 1820

If this should be approved the rent will be as follows:-

Estimated cost of building Rs 11,000
Deduct: alterations & omissions as suggested - 1820
Balance as revised Rs 9180
add 10% for Slat, Tools & Plant. 918
add cost of site - 60
Total capital cost 106
4% on Capital for interest Rs 427.92
3% - do - repairs - 320.94
10% on repairs for Slat &c - 32.09
Total annual rent 780.95
- do - per mensem 65.08
or Rs 65-1-3.

The estimate & plan will require considerable alterations, if these suggestions be approved of, it is submitted that they may be returned to the S.D. VI, for revision.

on 6/7/94
G. V. 11-54

C. No. 4803.

Public Works Department

Letter from the Govt. of India, No: 205 B of 11 June 1894.

Note by the Chief Engineer P.W.D.

In the letter quoted above, it is stated that the Govt. of India consider Rs. 77 per mensem too high a rent to charge an officer in the position of an Assistant Collector and request that the estimate may be reduced so that the rent shall not exceed Rs 65 per mensem.

2. The Chief Engineer has accordingly reviewed the details of the estimate and finds that the only reduction practicable is a sum of Rs. 495 which can be obtained by substituting concrete for foundations throughout and by reducing the rate for brickwork from

from Rs. 20 to Rs. 18.

3. A further saving could no doubt be made by curtailing the area of accommodation, reducing the height of the walls, and using inferior materials in construction, but this is not recommended by the Chief Engineer.

4. If the reduction of Rs 495 referred to above is approved, the rent charge will work out as follows:-

Estimated cost of the building -	Rs 11,000
Deduct the saving referred to in para 2 } 495	
Estimate as proposed to be revised -	10,505
Add 10% for Establishment and Tools and Plant - } 1,050	
Add cost of site -	600
Total capital cost	12,155
4% on capital for interest -	486
3% — do — repairs -	365
10% on repairs for Establishment and Tools & Plant } 36	
Total annual rent	Rs 887

Rent

Rent per mensem - Rs. 73-14-8

L. W.

cross
12/94

For orders, whether the Govt. of India may be informed that no further reduction can be made.

Yes - tell them what the Chief Engineer says - it is a very hot part of the country - and we must provide a decently built house. Our estimates are the lowest we can devise. The fact is that India's rates are too high.

W
16 July

L. W.
12-7

cross
12/94

12/13/7.

Note. The Superintending Engineer can presumably explain the necessity for providing Rs 200 for a well when one already exists within 200 feet of the proposed site.

C.H.B.B.

C.H.

H.C.
Estimate for a residence
for the Head Assistant Collector
at Ramnad.

No. 1812-13 W. d. 19th July 1894

The Hon the Secretary to Govt.
Public Works Dept for favour of
Commencement

O.S. $\frac{5}{6}$

B
From orders

No. 1812 W. d. 19th July 1894

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following

Letter from the Govt of India (H.E. No 205 B d/11/6/94)
R.P.

Ordered that the
Government of India be
addressed.

(H.E. No 1813 W d/19th July '94)

To, The Secretary to the
Government of India,
Public Works Dept.

Sir,
I am directed to
acknowledge the receipt
of your letter No 205 B dated
11 June 1894 requesting
that the estimate for
constructing a residence
at Ramnad for the
Head Assistant Collector
may be reduced so that

the rent shall not exceed
Rs 65 per mensem.

2. In reply I am to say
that on a careful review
of the details of the estimate
it is found that the
only reduction practicable
is a sum of Rs 495 which
can be obtained by
substituting concrete for
foundations throughout
and by reducing the
rate for brickwork from
Rs 20 to Rs 18.

3. A further saving
could no doubt be made
by curtailing the area
of accommodation,
reducing the height
of the walls, and using
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construction, but this is
not considered advisable.
The climate of Sammad
is excessively hot, and
it is necessary that a
house should be built

which will afford a
reasonable amount of
comfort under the adverse
local conditions which
prevail.

4. Allowing for the
reduction of Rs 495 specified
above, the rent charge
will work out as follows:—

Estimated cost of the building, Rs 11,000
Deduct the saving referred
to in para: 2 495

Estimate as revised . . . 10,505

Add 10% for Establishment
and Tools and Plant . . . 1050

Add cost of site 600

Total capital cost . . . 12,155

4% on capital for interest . . 486

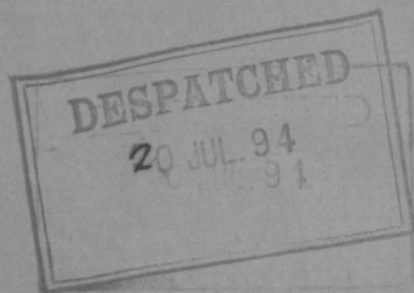
30% on — do — for repairs 365

10% on repairs for Establishment
& Tools & Plant 36

Total annual rent Rs 887

Rent per mensem . . 73:14:8

5. I am to request the
sanction of the Com^r & Secy
to the estimate as thus revised.



L. W. C. 17.7
1794 20/7

Ex. 1812-136. 2/19 July 1894

$\frac{T}{B}$ $\frac{th}{91}$

To be returned to the
Ootacamund office

11/17

cn^o 4803

Govt. of 1894 Madras.
PUBLIC WORKS.

Dated

Recd.

Encl.

G.O. 19. July 1894 No. 812-134

Residence for the Head
Assistant Collector, Ramnad
The Government of India to
be addressed with reference
to reduction of the estimate
for constructing a —

Ditto, requesting sanction to
the revised estimate
for constructing a —

50/2

70/2

24. 2/7

India's letter No. 205 B
d/11 June-94

For orders
whether the plan & estimate
should be called up from
Madras, or the letter com-
municated to the S. E. for
revision of the estimate.

R. F.
19 June 94

The plan & estimate to be
called up from Madras.
C. C. 1894

19.6.

Wrote 19 June 94
R. F.

S.W. says that the SE did not submit a plan. But he did submit a plan - concrete - on which are drawn sections showing deviations from the standard plan. These sections (of foundations) might however be improved on, and the improvements would however cause a saving in the estimate as required. Instead of putting only one foot thickness of concrete & the rest of the foundations in masonry for the main building, be built the whole up of concrete to ground level then would be a great saving of masonry which is much more expensive than concrete. The latter, for the main walls, need not exceed 3'-6 1/2" in width or say 4 feet and for the verandah walls 3'-6". That for the kitchen & coach house however should be 3'-6" so that it will be increased by 6" instead of diminished as in the case of the main building. I might revise the estimate accordingly. The estimate might however be reduced by adhering to schedule rates unless the estimate rates are, when they differ from the schedule, supported by data showing the necessity for raising them.

To T
 C.A.W.
 25.6.94

For India's letter No 2051.
 of 11 June 94

S.A.W.
 Please send the original file of 801042-3 w of 23 April 94, including plan & estimate - Subject Residence for Head Asst Collector. Ramnath -

R.S.
 19 June 94

C.A.W.
 Origl by O. A. A. with.

The S.S. did not submit a plan of the building, as the estimate was based on a standard design. Copy of the letter is enclosed.

C.A.W.
 20/6/94
 For orders
 21/6 R.S.
 23 June 94