Govt. of Madras. 1895

PUBLIC WORKS.

Print emergently

Dated 4/10/95

Rcd. Encl.

G.O. 3/10/ 1895, No. 24346

Purswalkum General Cemetery Madras

Estimate Rs. 2,593.

for filling in the tank and low ground in the — sanctioned for execution by the Govt and the amount allotted from the Provincial reserve.

70/4

INDEXED

Te 3/10

other than those due to
fair wear and tear. A
uniform rate of 8 per cent
on the salary should be charged
to rent. Government
would no doubt frequently
lose money by this arrangement
in the case of houses provided
for junior officers, but such
loss should be waived.
Houses should not be built
except where reasonably
comfortable and decent
holdings cannot procurable
by private arrangement.

I have &c.,

5-12-95

Rent "Fixed" & "The purchase
And construction of houses
as residences for Govt officials

16.3.95 No. 645 W
10.6.95 - 1374 W

GoC No. 2431/2432 W 3.10.95

L W

No 28/1955 W

Cross 17/9/95

W 20.9.95

D 12.5.96

Papers in this Dept can now be ret.
They should accompany those transfer to W. with
D. H. his remarks -

that this is done because it has been found necessary, and there seems no reason why the Government should not do likewise, without regard to any petty profit or loss which may be involved; a certain expenditure being necessary to the efficiency of the administration. The standard plans should include bed rooms of ample dimensions. Such rooms of only 12 or 14 ~~square~~ feet wide, as may be seen in some of the plans of buildings provided for superior officers of the Revenue and other departments, are wholly unfit for occupation by Europeans in the tropics. All buildings should, at least ~~be of~~ consist of two stories. Officers should be compelled to occupy houses provided by Government, and should

and other Departments, and to say that His Excellency the Governor in Council concurs in the views of the Chief Engineer which I am to request may be urged on the Government of India.

2. I am to add that in the opinion of His Excellency the Governor in Council, it is essential for the efficiency of the administration that the servants of Government should be suitably housed to enable them to struggle against the depressing influences of a bad climate. It is understood that almost all private employers in an extensive way of business provide suitable and ample accommodation, with furniture, for their servants; and the same may be said of Missionary societies. It is presumed

Supdg Engineers
Consg architect
Supdt of Works Peshawar Project
Chief Engr for Irrigation
Consg Engr for Railways
Examiner P.W. Accounts
Revenue Dept
Public & Co dept

W/

to the Government of India.
His Excellency the Governor
in Council concurs in the
views of the Chief Engineer
which will be urged on the
Government of India.

2. It is remarked that
replies from the officers of
the Revenue Department
have not yet been submitted.

(H.E. No 2432 W dt 13 October 1895)

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

Sir,

Adverting to your letter
No 68B dated 27 February
1895 on the subject of the
rules relating to the purchase
or construction of residences
for Government officials
and the rents to be charged
therefor, I am directed
to forward the accompanying
abstract of opinions of
officers of the Public Works

End from Public Works dept to Govt. of India, Appellate Dept. dt 4 July 95. H.E. No 1768 dt 31 July 1895.)

Proceedings Financial Dept. .. (" 369 dt 6 May ")
" Political " (" 109 dt 6 " ")
" Local & Mund " (" 727 L. Mus dt 29 April 95)
" Military " (" 1991 dt 30 March ")
" Revenue " (" 1024 R dt 9 July ")
" - do - (" 1167 R dt 20 " ")

Ordered that
the abstract of opinions
of officers of the Public
Works and other Departments
of Government on the
working of the existing
rules regarding the
purchase or construction
of residences for
Government officials
be printed and forwarded

Note for Press
Please show
proof Rev 2/10

W
26 Sept

A.389.

to the Government

WORKS DEPARTMENT

No. 2431 W & J 3rd October 1895

PROCEEDINGS OF THE MADRAS GOVERNMENT.

READ the following

From the Supdg Engr. I Circle H.E. No. 122 G.L. dt 15th May. 95

" II " " " 72 G.L. dt 18th " "

" III " " " 339 dt 6th " "

" III " " " 706 dt 6th June "

" IV " " " 1796 dt 3rd May "

" IV " " " 1846 dt 7th " "

" V " " " 2416 dt 27th " "

" VI " " " 255 J.C. dt 17th " "

" " Consulting Architect " " 496 dt 6th " "

" " Supdg Engr Nilgiris " " 5GCE dt 6th July "

" " Consg Engr for Railways " " 2047 dt 28th June "

" " Chief Engr for Irrign " " 1346 dt 18th April "

" " Examiner P.W. Accts " " 1715 A dt 10th May "

Endorsement in the Public dept on letter from the Surgeon Genl with the Govt of Madras No. 2nos/214 dt 28th May/95 " " 1220 dt 8th June "

—do— Marine dept on letter from the Presidency Port Officer, Madras, No. 1653/115 dated 7th May/95. " " 1087 dt 20th May "

—do— Ecclesl dept on letter from the Bishop's chaplain No. 1415 dt 29th May 95 " " 1198 dt 5th June "

—do— Educational dept on letter from the Director of Public Instruction No. 9374 dt 28th Augt 95 " " 2046 dt 3rd Septr "

(40—1,900—21-4-94.)

low down in the social scale.
and unfit for occupation by Europeans in the tropics. All such buildings should be of at least two stories. Officers should be compelled to occupy & should be responsible for dilapidations other than fair wear & tear — A uniform rate of 8% on salary should be charged as rent. Officers' Govt would lose money in many cases, by this arrangement, for a house fit for (say) a Dy. Asst. Comr. to live in cannot be built for Rs $\left(\frac{8.000}{100} \times 12 \times 12\frac{1}{2}\right)$ 9600; but this cannot be helped.

Houses should generally not be built except where reasonably comfortable & decent buildings are not procurable by private arrangement

HH
14/9/95

FOR ORDERS.

Rent rules and the purchase and construction of houses as residences for Govt officials.

Go 2431 W & J 3.10.95

A.359

P. W. Department.

No. 2431 W/3 October 1895

Read the following:—

Tabular Statement of opinions of officers of the Public Works and other Departments on the working of the existing rules regarding the purchase or construction of residences for Govt. officials - and the rents to be charged therefor submitted in compliance with Govt. No. 645 W dt/16 March 95

FOR ORDERS.

I agree with the Chief Engineer - & would urge his views on the Govt. of India.

W
10 Sep

Replies from the Revenue Department have not yet been received. It does not seem necessary to wait any longer for these,

In my mind, it is essential for the efficiency of the admn: that the servants of Govt should be suitably housed - Living in such dog holes as I have often had to live in; it takes a man of exceptionally robust constitution to struggle against the depressing influences of a bad climate - Our predecessors managed no doubt, but they had not half, & perhaps a quarter, the work we have now. All & almost all private employers house their servants and as a rule well; and the same may be said of missionary societies; and I presume this is done because it is found to pay to do it. I think Govt should do likewise - The question of a petty project or two should not be considered - A certain expenditure is necessary for the efficiency of the admn: & it should be incurred without waste & profit & lots. Standard plans should be prepared which should not include bedrooms 12 x 14 feet wide such as may be seen in some of the plans for buildings to be occupied by the Asstt Clerks & other officers

43—500-6-3-94.

× & find furniture, too

S. J

Copies 9/9 95

645 W d/16-3-95
1374 W d/10-6-95

P. W. CURRENT No. 5249

Recd: 2.7.95

0 L 5 2 06

2/10

Date of despatch.....

Early

No. 68B

GOVERNMENT OF INDIA.

PUBLIC WORKS DEPARTMENT.

CIVIL WORKS.

Buildings.

To THE Secy: to the Govt: of Madras, P.W. Deptt:

Simla, the 26th June 1895.

THE undersigned is directed to invite attention to the letter noted below, and to request that the reply may be expedited

N. F. Mackenzie

Under-Secretary.

P. W. D. No. 68B, dated 27-2-95.

Requesting an opinion on the working of the existing rules regarding the Construction or purchase of residences for Govt: Officials.

P. W. CURRENT No. 7463

21

Recd: 3.10.95

Govt. of {1895} Madras.

REVENUE.

To

The Public works Department

Dated

Recd. 24/7/95

Encl.

R

~~Mis.~~ G.O., 20 July 1895, No. 1167.

SUBJECT.

Communicating to the P.W.D. Proceedings of the Board re: the rules for the purchase or construction of residences for Government officials

of 236.

F 17 8,000-17-7-94.

REVENUE DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read The following Proceedings of the Board of Revenue, Separate Revenue, dated 13th July 1895 Nos 2940 Mis: on G.O. dated 9th July 1895 No 1104 Routine (Rev:):—

The following telegram will be sent to the Deputy Commissioners, Northern and Southern Divisions.

"Expedite reply to Boards Proceedings 2542 Mis: 19th June 95. India Government presses for early reply"

Order thereon 20th July 1895 No 1167 R.

Communicated to the Public Works Department, with reference to its Memorandum dated 8th July 1895 No 533 D.

(True Extract)

W K [illegible]
Ag. Assistant Secretary to Govt.

To

The P. W. D.

P. W. CURRENT No. 7464

(27)

Rcd: 3.10.95

Govt. of {1895} Madras.

REVENUE.

To

The Public Works Department

Dated
Recd. 12th } July 1895 Encl.

~~Mis.~~ R G.O., 9th July 1895, No. 1104.

SUBJECT.

Requesting the Board to furnish at an early date the report called for in G.O. 1624 d/ 24.4.94 and the subsequent reminders thereto on the subject of the rules for the purchase or construction of residences for Govt officials.

01/212

Arrange reply
Rs
12 July 95

F 8,000-17-7-94-
17

REVENUE DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read Memorandum from the

P.W. Dept dated 8th July 1895 No. 583 D.

Order thereon, 9 July 1895 No. 1104 R

Communicated to the Board of Revenue with the request that the report called for in G.O. 1624 dated 24 April 1894 and the subsequent reminder thereto No. 72 R dated 22 June 1895 may be furnished at very early date.

(True Extract)

W Shaw Stewart
Asst: under Secy to Govt.

To

The Board. L.R.
The Board. S.R.
Copy to the P.W. Dept.

Pms

Military (1895) Deparmt.

P. W. CURRENT No. 2782 D

From

The Military Department

To

The Public Works Deptt.

No. 1991.

Dated 30th March 95

Recd.

Rec'd: 1-4-95

No remarks

Subject

Relating to the purchase or construction of quarters for Government officials and the rents to be charged therefor.

Compile
Copies
2/4/95 D.W.

O.L.S.206

F 17 8,000 17-7-94.

REVENUE DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read Memorandum from the P. W. Dept. dated 8th July 1895 No. 583 D.

Order thereon, 9th July 1895 No. 1104 R.

Communicated to the Board of Revenue with the request that the report called for in G.O. 1624 dated 24th April 1894 and the subsequent reminder thereto No. 72 R dated 22nd June 1895 may be furnished at very early date.

(True Extract)

W Sharp
Asst. under Secy to Govt.

To

The Board. L.R.
The Board. S.R.
Copy to the P. W. Dept.

Buildings

No. 1991

Government of Madras
Military Department

Fort St George the 30th March 1895.

Read the following:—

Proceedings of Government, Public Works Department, No. 645 W. dated 16th March 1895.

Order:— The Public Works Department will be informed that the rules in chapter X of the Public Works Department Code, Volume I, relating to the purchase or construction of quarters for Government officials and the rents to be charged therefor are not considered to be applicable to Military officers and that this Department has therefore no remarks to offer on the points raised by the Government of India.

(True Extract)

D. J. Wood Colonel
Offg: Secretary to Government

To

The Public Works Department
" Quarter Master General
&c.

Military (1895) Deparmt.

P. W. CURRENT No. 2822

From

The Military Department

To

The Public Works Department

No. 1991.

Dated 30th March '95

Recd.

Ques: 1.4.95

No remarks

Subject

Relating to the purchase or construction of quarters for Government officials and the rents to be charged therefor.

Compile

No. 1 Cross 2/4/95 D. W.

025206

Govt. of { 1895 } Madras.

P. W. CURRENT No. 3412

Local and Municipal Department.

To

The Public Works Department

Ques: 3.5.95

No remarks

Proceedings, dated 29th April 1895,
No. 727 Local

Subject.

Residences for Govt officials

Proceeding with remark, G.O. P.W.D. Communicating letter from the Govt of India requesting the opinion of this Government on certain questions connected with the purchase or construction of ——— in view to the existing rules on the subject being re-considered.

Confile

025206 No 1

Military (1895) Deparm.

P. W. CURRENT No. 2892

From

The Military Deparm.

To

The Public Works Deptt.

No. 1991.

Rec'd: 1-4-95

Dated 30th March '95

Read.

No remarks

Subject

Relating to the purchase or construction of quarters for Government officials and the rents to be charged therefor.

Compile

A/11 Closed 2/4/96 D. W.

0 L 5.206

Govt. of {1895} Madras.

P. W. CURRENT No. 3452

Local and Municipal Department.

To

The Public Works Department

Rec'd: 3-5-95

No remarks

Proceedings, dated 27th April 1895,
No. 727 Lr. his

Subject.

Residences for Govt officials

Recording with remark, G.O. P.W.D. Communicating letter from the Govt of India requesting the opinion of this Government on certain questions connected with the purchase or construction of ——— in view to the existing rules on the subject being re-considered.

Continue A/11

0 L 5.206 A/11

[25]
4,000—18-3-94.

Local and Municipal Department.

CHIEF SECRETARIAT MADRAS.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

READ the following paper :—

Proceedings of the Public Works Department dated 16th March 1895 No. 645 W, communicating to the officers of the Public Works Department and to the Departments of the Secretariat for remarks and suggestions, letter from the Government of India requesting the opinion of this Government on certain questions connected with the purchase or construction of residences for Government officials.

Order dated 29th April 1895 No. 727 L. Revs.

Recorded with the remark that as there are no officers under the Local and Municipal Department who have been provided with residences, no opinion can be given on the working of the rules in question.

(True extract)

C. Todhunter

Ag Asst to Secretary,
for Chief Secretary.

To
The Public Works Department.

MM

[G. 15]

Govt. of {18} Madras.

To

The Public Works Dept

Proceedings, dated 6 May — 1895,
No. 109

Subject.

Communicating copy of a letter from the Resident in Travancore & Cochin, stating that the Resident has no remarks to make on the questions raised, as there are no Officers attached to the Political Dept in Travancore and Cochin who are provided with quarters at the expense of the British Government.

No remarks

Revs: 14-5-95

P. W. Dept. No. 369

02/10

C.S. 206

4,000—18-3-94.

Local and Municipal Department.

CHIEF SECRETARIAT, MADRAS.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

READ the following paper :—

Proceedings of the Public Works Department dated 16th March 1895 No. 645 W. communicating to the officers of the Public Works Department and to the Departments of the Secretariat for remarks and suggestions, letter from the Government of India requesting the opinion of the Government on certain questions connected with the purchase or construction of residences for Government officials.

Order dated 29th April 1895 No. 727 L Divs.

Recorded with the remark that as there are no officers under the Local and Municipal Department who have been provided with residences, no opinion can be given on the working of the rules in question.

(True extract)

C. Godhunter
Ag Asst to Secretary,
for Chief Secretary

To
The Public Works Department.

MM

No. 1655 / 115 G

Reading.

PRESIDENCY PORT OFFICE,
Madras, 7th May 1895.

From

Commander W. Powell, R.I.M.,
PRESIDENCY PORT OFFICER,
Madras,

To

THE CHIEF SECRETARY TO GOVERNMENT,
MARINE DEPARTMENT,
Fort Saint George.

SIR,

In reply to Endorsement, No. 782 of 8 April 1895, on Marine Current No. 264 (herewith returned) I have the honor to state as follows:—

Para 15 (i)

2. Lighthouse Superintendents have hitherto been provided with residences free of rent. This should continue.

Para 16

3. It is advisable that Port officers also should be provided with residences in localities conveniently close to their offices. The sanction of the Government of India will, therefore, have to be obtained under Para 16 of the Code to the effect that all Port officers are

Copy not available now 13/5

are to be considered as entitled to a residence. And when such buildings are supplied the obligation that both present and future incumbents are to occupy the buildings so provided should be attached to the tenure of the appointment — vide para 17(4) of the Code.

Para 17(4)

4. The plan of Bungalows for Port officers' residence should be uniform at all ports. The accommodation afforded should be such as to make it roomy and comfortable for a man with a family as recommended in my letter, No. 1678/70 G, dated 16th March 1895. The entire cost of building and site including annual repairs may fairly be estimated at Rupees (7500) seven thousand five hundred which at 4% per annum will yield Rupees (300) three hundred and the rent

C No 211 – abstract put up
Referred to P.W.D.

Sent to Madras on 18.V.95

rent to be charged will be about Rupees (25) twenty five per mensem. This will be less than 10% of a Port Officer's salary and local allowances — vide Para 28(II) of the Code.

Municipal Taxes

5. Municipal taxes on buildings already provided are now met wholly from Port funds. In view of the scale of pay now drawn by Port Officials, I am not prepared to recommend these officials being called upon to pay a share, however small, of such taxes.

I have the honor to be,
Sir,
Your most obdt. Servant,
Walter Powell
Commander R. I. M.,
Offg: Port Officer

(189) DEPARIMENT.

From

THE PRESIDENCY PORT OFFICER,

Madras,

To

THE CHIEF SECY. TO GOVERNMENT,

MARINE DEPARTMENT,

Fort St. George.

No.

Dated
Received
} 189 .

No.

Subject.

356

Mar cpo 26 1895 Abstract.

P.W. CURRENT No. 3968

fo 446 & 14-11-96 Mad

Marine (1895) Department.

From

The Presidency Port Officer,

Madras,

To

The Chief Secy. to Government,

Marine Department,

Fort St. George.

No. 1655 / 115 G

Dated 7 } May 1895.
Received 10 }
Reg^d 13
C. 264 Ref^d
No.

CHIEF SECRETARIAT 10 MAY 1895 GOVERNMENT OF MADRAS

Rec'd 11/5/95

Subject.

Returning Marine Current No 266 with the remark that certain officers of the Port Department should be provided with residences.

Transferred

Current 366

Endt No 1087.

Transferred to the Public Works Dept with reference to G.O. 645. W. dy 16th March 1895.

Fredk Price
Chief Secretary.

Z.D.B. 15/5/95. Accs: 23.5.95

Otacamund 20 May 1895

Complete on 24/5

05 83. R 2/10

O.L.S. 206

120

Ecclesiastical Department,

No. 1415 Otacamund 29th May 1895.

From

Rev. S. Morley, M.A.,

Bishop's Chaplain,

To

The Honorable the Chief Secretary to Government,

Stone House

Otacamund.

Sir,

With reference to your Memorandum dated 10th April 1895, Ecclesiastical, on Government Order 16th March 1895, No. 645 W., Public Works, I have the honor, by desire of the Right Reverend the Bishop, to state that difficulty has been experienced at several stations by Chaplains in procuring suitable house accommodation; and that it is desirable at such stations to reserve a house permanently for the occupation of the Chaplain.

2. At each of the stations, Fort Saint-George and Trimulgherry, a house very near the Church has from the first, or for a very long time been reserved for the Chaplain.

3. At Secunderabad and Bolarum the same houses have for some time been occupied by successive Chaplains.

4. It is advisable that the houses at those places be authoritatively reserved; and that a similar arrangement be adopted at the following stations :-

With under Madras P.W.D

General Remarks

Pottacamund
Wellington
Coonoor
Pt. Thomas's Mount
Poonamallee
Bangalore Pt. Mark's
" Trinity
" Pt. John's

Secunderabad
Bolarum
} outside the Madras Presy.
Bellary
Trichinopoly
Vizagapatam
Calicut
Mysore. — Beyond Madras Limits.

5. Especial difficulty has been experienced at Pottacamund, Wellington, Coonoor, Trinity district Bangalore, and Mysore.

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

S. Mosley,
Bishop's Chaplain.

420.

Govt. of {1895} Madras.

ECCLESIASTICAL.

From

THE REVEREND S. MORLEY, M.A.,
BISHOP'S CHAPLAIN,

CHIEF SECRETARY
30 MAY 1895
GOVERNMENT OF MADRAS

To

THE HONORABLE
THE CHIEF SECRETARY
TO GOVERNMENT.

Rec'd 6/6/95

Dated 29th May 1895.
Received 30
Regd 31

No. 1415 Enclosure

Subject.

States Hab-Chaplains Experience difficulty in procuring house accommodation and suggests that arrangements may be made to reserve such accommodation in certain stations -

Transferred.

P. W. CURRENT No. 4420

Ind 6/ No. 1198

Transferred to the Public Works Department.

C. Goodhunter
Ag. Asst Secretary.
2.11.95.

Not circd: in Ecd.

7.B. 1/6/5

Recd: 8.6.95

Contacamund 5th June 1895.

Complete
27/10 Currs 6/55
D 119
O.L.S. 206.

Current No. 1035

OFFICE OF THE DIRECTOR OF
PUBLIC INSTRUCTION,
Madras, 28th August 1895.

No. 9374

From

THE HONORABLE MR. D. DUNCAN, M.A., D.Sc.,
DIRECTOR OF PUBLIC INSTRUCTION,
Madras,

To

THE HONORABLE THE CHIEF SECRETARY TO GOVERNMENT,
FORT ST. GEORGE.

SIR,

In reply to G.O., dated 4th April last, No. 267, Educational, requesting my opinion on certain questions connected with the purchase or construction of residences for Government officials, I have the honour to offer the following remarks.

2. Rule 17 (i) of Chapter X of the P.W.D Code Volume I provides that, 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

Ed. Cor.
15 (b) 1,500—17-11-94.

the rules, will not exceed 8 per cent of the salary of the official who will usually occupy it. This rule seems to me to require modification. It has been found from experience that this 8 per cent limit cannot always be acted upon. In a recent case, when it was proposed to construct a house for the residence of the Vice-Principal of the Teachers' College, it was found impossible to keep the cost of the residence within the prescribed limit, and the sanction of the Government of India had to be applied for. The building to be constructed depends upon the status of the officer who is to occupy it and not upon the salary of such officer, and it is, in most cases, very difficult to arrange the cost so as not to break this rule. I would, therefore, suggest that this 8 per cent limit may be raised to 12 per cent.

3. Major Lee of the College of Engineering suggests that the maximum limit of 10 per cent fixed for rent in Clause II of para 28 should be reduced to 5 per cent. As the limit is the maximum and allows of a lower percentage being fixed where necessary, I do not recommend any change in the limit, which is not in my opinion excessive.

4. With regard to the suggestion of the Government of India that, even in cases of rent-free occupancy the occupant should be required to pay a portion of the municipal taxes, I do not think it is advisable to do so. Municipal taxes are generally paid by the owner of the property and the occupant is not bound to pay them or any portion thereof, unless by an express agreement he is required to

to do so. Moreover, when an officer is provided with free-quarters, it is not left to his option to live there or not. It may be that such an officer, for reasons of his own, is not willing to remain there, and yet, he is compelled by the exigencies of the public service to do so. It would in such a case be rather hard that he should be required to pay a portion of the taxes also. The expression 'free-quarters' would be a misnomer were the officer required to pay such taxes.

I have the honour to be,

Sir,

Your most Obedient Servant,

D Duncan

Director of Public Instruction.

3.

Ed. Cor. 17. 2,000—29-3-94.

P. W. CURRENT No. 7462

267 4-4-95

Recd: 3-10-95

1895.

Educational Department.

Current No. 1035

From

THE DIRECTOR OF PUBLIC INSTRUCTION,

Madras,

To

THE HONORABLE THE CHIEF SECRETARY TO GOVERNMENT,

Fort St. George.

DESPATCHED 29 AUG 1895 No. 2374

Dated 28th
Despatched 29th } August 1895.
Received 30th

Recd. 4-9-95.

No.

ENCLOSURES.

Subject.

Offering certain remarks with reference to G.O. dated 4th April 1895, No. 267 Educational requesting his opinion on certain questions connected with the purchase or construction of residences for Government Officials.

2nd No. 2046

Transferred to the Public Works department.

Lionel Davidson
Ag. 2nd Under Secretary

Ootacamund
3rd Sept. 1895.

Entered R. 5 Sept 95

P. 357

Await the Board's statement now in the Press.

4/9/95

[Form No. (4)—250—4-1-95.]

CURRENT No. 2212

No. 2239

OFFICE OF THE INSPECTOR-GENERAL OF PRISONS, MADRAS.

Dated Ootacamund, *the* 1st May 1895.

From

A. G. CARDEW, ESQ., M.A.,

INSPECTOR-GENERAL OF PRISONS,

MADRAS,

To

THE HONOURABLE MR. J. F. Price, C.S.I.

CHIEF SECRETARY TO GOVERNMENT,

SIR,

In reply to G.O. 13th April 1895 R. No. 453, I have the honour to report that Superintendents of Central Jails are already supplied with residences and are charged no rent.

Enclosures. Page 15 (11) Remarks.

2. Superintendents of District Jails have not received this concession, and I am strongly of opinion that it would be a great advantage to Jail administration if houses at or near the Jail were built or secured for them. Hardly anything would do so much to improve the administration of District Jails as to have the Superintendent resident on or near the premises. There might in one or two cases be a difficulty in finding a suitable site, but in most stations it could be arranged with ease.

Para 15

3. At present, Superintendents of

District

District Jails often reside several miles from the Jail. At Bellary an excellent house, which used formerly to be always secured for the Superintendent of the Jail, was bought a few years ago by the London Mission, and the Superintendent has either to inhabit a small bungalow, fit only for a bachelor, or to live in the Cantonment two miles away. At Madura, the Superintendent has to drive the whole length of the town, about 3 miles, to reach the Jail. At Cuddalore, the distance is over 3 miles. At Berhampore, Vizagapatam, Nellore, and Mangalore, the distance between the Jail and the Superintendents usual dwelling-place is considerable. At the last-named place only would there be much difficulty about providing suitable quarters near the Jail. Parvatipur Tanjore and Palamcottah are under special Superintendents, who live at the Jail. At Cuddapah, it would be impossible to find quarters for the Superintendent near the Jail, but this Jail will, it is hoped, be closed. At Russellkonda it is unnecessary to provide quarters.

4. There is no reason why Superintendents of District Jails should not pay rent for the quarters so provided, if the rent is moderate. The 10 per cent maximum fixed by rule 28 II, Chapter X of the Public Works Code is undoubtedly excessive. In most stations in this Presidency a suitable residence can be obtained at less than this ratio. The charge of Rs 230, which is now made in some instances against a Collector is much above the average rate paid by officers of this class to private landlords. The maximum should be reduced to 7 per cent of salary at most. At this rate the Superintendent of a District Jail would not generally have to pay more than Rs 60 per mensem - a fair figure.

Para 28 II

I have the honour to be,
Sir,
Your most obedient servant
R Y Carden
Inspector-General of Prisons.

officers

CURRENT NO. 2212

JUDICIAL. Department

JAIL (1895) DEPARTMENT.

From

THE INSPECTOR-GENERAL OF PRISONS,

Madras,

To

THE CHIEF SECRETARY TO GOVERNMENT,

P.453R-13-4-95

P.W. Enc 5 746/95

CHIEF SECRETARY'S GOVERNMENT OF MADRAS -3 MAY 1895

Dated 1st
Despatched } May 1895.
Received 3d
Regd. 7c

No. 2239.

ENCLOSURES. Nil.

Subject.

Submitting a reply to GO P. 645 W dt 16.3.95 with Endorsement R.No 453 dt 13.4.95- regarding the provision of quarters for Superintendents of Jails.

To await other replies.

4/5.5

14-5-95

200-27-7-94.

CURRENT NO. 3192

REGISTRATION DEPARTMENT.

J No. 2998

From

THE HON'BLE S. SRINIVASA RAGHAVAIYANGAR,

DEWAN BAHADUR, C.I.E.,

INSPECTOR-GENERAL OF REGISTRATION,

Madras,

To

The Honorable J. H. Price - C.S.I.

CHIEF SECRETARY TO GOVERNMENT,

Ootacamund ~~Fort St. George.~~

Dated Ootacamund, 30th June 1895.

SIR,

Adverting to Government order dated 13th April 1895 R No 453 communicating for remarks G.O 16th March 1895 No 645 W, I have the honor to state that Vayitri in the Salem District is the only station where the Sub Registrar is provided with quarters and that I have no suggestions to offer on the rules referred to in the G.O. regarding the provision of Government quarters for residence of public Servants.

I have the honor to be
Sir
Your most obedient Servant
S Srinivasa Raghavaiyangar
Inspector General of
Registration

Enc. 4

CURRENT NO. 3192.

JUDICIAL (1895) DEPARTMENT.

"REGISTRATION."

From

THE INSPECTOR-GENERAL OF REGISTRATION,

Madras,

To

THE CHIEF SECRETARY

TO GOVERNMENT,

Recommend ~~Fort St. George.~~

CHIEF SECRETARY TO GOVERNMENT OF MADRAS
15. JUL. 1895

Dated 30th June 1895.

Despatched

Received 5th July

P. No. 2998

ENCLOSURE. "1"

No.

Stating that he has no suggestions to offer on the rules referred to in the G.O. dated 13th April 1895 R.Dt. 453 regarding the provisions of Government Quarters for residence of Public servants to

file.

XXX
5/7

P.W. Encl 4 7461/95

An abstract of Superintendent 1895 on G.O. No. 645 R., dated
16 March 1895 (R. No. 453, da of construction of residences
for Government officials and

Enclosure No. 1

To letter No. 4246 J 53-7-95

From Inspector-General of Police.

District	Remarks regarding of Construction
Ganjam	Quarters are ...sion based for the Addl ...ment Govern- ...intendent, Bd occupied Reserve Inspec ...of other and Balliguda ...ernment necessary to p ...upants quarters elsew
Vizagapatam	Suitable accomm ...on Police be found by ...Government. for Superintd ... every Inspec
Tezpore	Government qua ...icipality for 4 Inspector ... 1 Hospital As ... for 5 taluk
Godavari	House accommo ...s on be provided ...ldings are intendent, ...ment- intendent, Re ... and 3 Inspect ... to purchase a

ing rent	Remarks regarding Municipal taxes-		District	Remarks regarding purchase or Construction of buildings-	Remarks rega
e than 10 per Cent lary of the occupant- ake reasonable-			Anantapur	A house is required at Anantapur for the Town Inspector	Present rate (i.e) It may be red
rules fixing cent on salary should be imum of 8 per hould be in alue of the Govern d to the facility he accommodation-	Municipal taxes on all Government buildings occupied by the Police are borne by Government		Cuddapah	Quarters for the Assistant Superintendent at Madanapalli necessary, also for Revenue Inspector and 3 Division Inspectors. D. P. recommends the Construction of quarters for Assistant Superintendent only-	10 per Cent is fa paid by officers private houses-
ed is fair.	Even living in huts are not debited with any portion of the Municipal or Union taxes-		North Arcot	Government quarters unnecessary	No remarks to
liberally relaxed would be the of small rooms ground for the udent.	There are no quarters within Municipal limits. Government should not charge any portion of the tax to the occupant- No landlord does so-		Chingleput	Do.	Nil
			South Arcot	Do.	No remarks to
the salary of the building is	No municipal taxes are paid by Government as no Police lines or Government buildings are occupied by Inspectors-		Tanjore	Public quarters are necessary for the Revenue Inspector, no suitable accommodation being available	Nil
			Trichinopoly	No Government quarters necessary-	Nil

eg Rent-	Remarks Regarding Municipal taxes-	
nnum on officer's he maximum rent	Officers occupying Government buildings should not be expected to pay Municipal taxes. The Police have not been paying such taxes-	
er-	Municipal taxes on Police lines and Government buildings are paid by Government. The occupants should not be made to pay the same or a portion of it-	P.W. Enc 3 7461/95
do not impose	No portion of the Municipal taxes is borne by the occupants.	
	Government pay the tax. The occupants who pay rent cannot be reasonably called upon to bear any Share of the tax-	
gh. It might Inspectors-	Nil	
ry and local itable-	Municipal taxes are paid by Govt + rent and no portion is Charged to the occupants-	

1895
Jud Dept
Enclos. No. 1
To
No. 3386

Addtl. Insp Genl of Police

No. O-49.

CURRENT NO 3386

DEPARTMENT.

No. 4216.

CHIEF OFFICE OF THE INSPECTOR-GENERAL OF POLICE,
MADRAS, 13th July 1895.

FROM

M. HAMMICK, ESQ., I.C.S.,
INSPECTOR-GENERAL OF POLICE,
Madras,

To

THE Chief Secretary
to Government,
Rotacamund.

SIR,

Enclosures.
One.

With reference to G.O., 13th April 1895, R. No. 453, regarding the rules about the provision of Houses for Government officers, I have the honor to say that I have referred the matter to Superintendents for opinion and I submit for the information of Government a precis of their replies-

2. Under Clause (d) Rule 28 Part III Chapter X of Public Works Department Code, the Government is given ample power to provide quarters for Police officers below the rank of Assistant Superintendent and nothing need therefore be said about the proposals for Inspectors' houses.

Para 28 III (d) Remarks to offer

Ad

3. As regards houses for Superintendents and Assistant Superintendents, my own opinion has always been that it is better on the whole for any officer to find accommodation for himself than to be compelled to live in a Government house under the rules of the Public Works Department, provided any accommodation at all suitable to his position is available. My reason for this view is that the disadvantages of an unsuitable house are generally compensated for by the greater freedom enjoyed in dealing with a private landlord and by the fact that, as a rule, private houses are cheaper than Government ones. However, there is a great difference of opinion on the question and many Superintendents have told me they are anxious for Government houses.

Para 15

4. I certainly think that rule 15 of the Public Works Code might leave a greater option to Local Governments in the matter. There are some Cases where "Civil Stations" exist where, in my opinion, houses are badly wanted for officers of the Police and where none are obtainable at all suitable for the purpose. Madura is one Case where I think certainly a house should be built for the Superintendent of Police. Guntur is another Station where the Assistant Superintendent is in great difficulties for want of a suitable residence and Madanapalli is another place where there is a Civil Station - that is there are private houses, but none available for the Assistant Superintendent of Police. Tuticorin is another Case. In these Cases the Government should, I think, be empowered under the rules to build accommodation without reference to the Government of India.

Para 15

Para 16

5. As to rent, I am of opinion that some greater latitude should be allowed. There are some Cases - Nandyal for instance - where I believe it is impossible for the Department of Public Works to construct a

Para 17(1)

a suitable house for the Assistant Superintendent, at the Capital Cost permissible under the rules - The Assistant Superintendent must live there and should be properly housed. In such cases the rules should permit of a Capital Cost greater than that which will enable the rental to cover 8 per cent of it - The same remark would, I believe, apply to a Tuticorin where house building is specially expensive - In such cases I consider the rules should prevent an unsuitable house being built merely because it is the best house that can be built for the money and should permit a greater initial cost and a lower percentage of rent - There should be some Standard of accommodation laid down and no house should be built which does not provide that accommodation and if the rent allowable is not sufficient to cover the reasonable percentage calculated, the Government should, in such special cases, bear the loss -

6. Most Superintendents consider the

Para 28 II.

the 10 per cent rule a harsh one - I do not think however it would be objected to provided the accommodation afforded was ample and suitable - what Superintendents really object to is being called upon to pay 10 per cent of their Salary for unsuitable accommodation, and in this I sympathise with them - Provided the rules prescribed and made it certain that a really suitable house was provided, I do not think there would be much grumbling at the charges of 10 per cent for rent -

Municipal taxes

7. As regards the payment of Municipal taxes on Government Buildings for which a full rent is charged, I think it would be a hardship. In Madras where in the case of all private houses the landlord bears the Municipal taxes, it would, I think, be undesirable to make an exception of Government houses - The rent charged is almost always the full rent permissible under the rules and if the taxes are to

a suitable house for the Assistant Superintendent, at the Capital Cost permissible under the rules - The Assistant
3. and Superintendent must live there and should
of be properly housed. In such cases the
on rules should permit of a Capital Cost
ac greater than that which will enable the
Co rental to cover 8 per cent of it - The same
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being built merely because it is the best
house that can be built for the money
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Para 28 II

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their Salary for unsuitable accommodation,
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was provided, I do not think there
would be much grumbling at the Charges
of 10 per Cent for rent -

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taxes on Government Buildings for which
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would be a hardship. In Madras
where in the Case of all private houses
the landlord bears the Municipal
taxes, it would, I think, be undesirable
to make an exception of Government
houses - The rent charged is almost
always the full rent permissible
under the rules and if the taxes are

Municipal taxes

to

to be paid by the occupier, there will
3. be, I think, a legitimate cause for complaint-
and the occupier's share of such taxes is
of certainly, as far as I have experienced,
on nothing - and I do not think an exception
ac should be made in the Case of houses
Co built by Government. Payment of taxes,
however small the amount may be, is
never pleasant and where the occupier is
compelled to live in the house I think
he should not be called upon to pay
them -

8. I do not see how it would be
possible to relax the rule which
compels occupation of a Government house
where one has been provided - Any relaxation
would lead to difficulties and where Para 17 (4)
a house is provided, I do not see
any hardship in making the officer live
in it - It might perhaps be possible
to charge a bachelor less rent than
a married man living with his wife
on the ground that the bachelor
would

would, if he were allowed, live in a
smaller house and that it is hard to
make him pay for accommodation he
does not want - It would however
in practice be difficult to work such
a rule -

I have the honor to be,
Sir,
Your most obedient Servant,

Asstt. Inspector General of Police,
for Inspector General of Police.

Encl: none

CURRENT NO. 3386

Judicial (1895) Department.

From

M. HAMMICK, Esq., I.C.S.,

Inspector-General of Police,

Madras,

To

The Chief Secretary to Government,

Ootacamund.

P.W. Enc 2 7461/95

CHIEF SECRETARY
16. JUL. 1895
GOVERNMENT OF MADRAS

No. 4216.

Dated 13th July 1895.
Received 16th "

Enc: 1.

Subject.

Offering remarks on G.O., 13th April 1895, R. No. 453, J.D., regarding the rules about the provision of houses for Government officers.

1 XII/167

8—300—24-7-94.

CURRENT NO. 3637

No. 66

City Police Office.

Madras, 29th July 1895

From Colonel H. A. St. Cox
THE COMMISSIONER OF POLICE,
MADRAS.

To The Chief Secretary to Government
with the Governor
Stonehouse Hill

Sir,

In reply to your Post Card dated 26th July 1895 I have the honour to inform you that although I should not personally consider it a hardship to be called upon to pay the occupiers' share of Municipal taxes levied on the portion of this house occupied as a residence I am unwilling to prejudice my successor, especially as the matter will affect me, if at all, for a short time only, so I refrained from making any remarks.

Municipal Taxes

Q — When the question of increasing the Salary of the Commissioner of Police

1

was raised some years ago Colonel Weldon expressed an opinion that it was unnecessary. I agree with him that the Salary of the appointment is sufficient & that not excessive.

3 — Colonel Weldon no doubt took into Consideration, as I do, the fact that the Commissioner of Police pays no house rent and the proposal to require that Officer to pay taxes on the house is tantamount to a reduction of his Salary.

4 — The Saving to Government would be small; & the individual the payment of the money would be vexatious.

I have the honour to be
Sir
Your most Obedient Servant

J. H. Fry
Commissioner of Police
Encs

Municipal taxes

Municipal taxes

Judicial Dept

CURRENT NO. 3637

E

From

The Commissioner of Police
Madras

To

The Chief Secretary to Govt.
Madras

P.W. Ltr 1
7461/95

Dated 29th
Received 31st } July 1895

Encl: 4

CHIEF SECRETARY
31 JUL 95

No 66

Purchase or Construction of Residences for Government Officials

Submitting his opinion regarding the ——

PWD 3/31/7

No. 1938.

High Court of Judicature
Madras, 19th July 1895.

CURRENT NO. 3480

From D. W. G. Lowrie Esquire,
Ag. Registrar of the High Court
of Judicature, Appellate Side
Madras

To

The Honorable J. H. Price. C.S.I.
Chief Secretary to Government,
Fort Saint George.

Honorable Sir,

With reference to G.O. Dated 13th April 1895. R. No. 453. Judicial. — communicating, for remarks and suggestions, letter from the Under Secretary to the Government of India, P.W.D., dated 27th February 1895. No. 68B, regarding the purchase or construction of residences for Government officials, I am directed to state that the question is complicated by the fact that many appointments are liable to be held by native officials. The usual style of house does not suit both Europeans and natives and if it is to be made a rule that the offices holding an appointment

Para 17 (4)

should

would invariably occupy the residence attached to it, inconvenience and consequent dissatisfaction may be the result.

I have the honor to be,
Honorable Sir,
Your most obedient Servant,

D. W. E. Comrie

Ag. Registrar.

Every letter, whether printed or in manuscript, should be docketed and abstracted on the back; * * * * and the abstract should state clearly the purport of the letter and not merely its title subject. * * * * *

Enclosures and statements also, whether sent with letters, or merely under cover, should be numbered, docketed and abstracted. The headings of statements should be written in full to prevent mistakes. (G. O., 8th April 1893, No. 239, Public.)

CURRENT NO. 3480

Judicial {1895.} Department.

No.

FROM

The Registrar of the High Court
of Judicature, Appellate Side,
Madras.

Dated 19th July
Received 21st do
Regd 22nd do } 1895.

CHIEF SECRETARY'S
21 JUL 1895
GOVERNMENT OF MADRAS

No. 1938
Enc . Til

Stating that the question of purchase or construction of residence for Government officials is complicated by the fact that many appointments are liable to be held by native officers.

Ans

P. W. CURRENT No. 7461

Recd: 3.10.95
Enc: 5

Nos. 2212, 3192, 3386 & 3480/95.
& 3637 of 1895.

Endorsement. No. 1768

Transferred to the Public Works Dept. with reference to G.O. 2nd 16th March 1895, no. 645 W.

~~2. The remarks of the Commissioner of Police, Madras, will be forwarded as soon as they are raised.~~

Lionel Dixon 31/7
Ag. Under Secretary

Contd
31st July 1895.

To
The Public Works Dept.

MK
29.7.95

N. Not circulated in the Judl. Dept. to the Hon.

[G.] 500—26-2-95.

Financial Department.

CHIEF SECRETARIAT
MADRAS.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

READ the following papers:—

Proceedings of the Public Works Department dated 16th March 1895, No. 645 W.

Letter from the Accountant General, Madras, dated 26th April 1895, No. 1017.

With reference to your Endorsement No. 703 dated the 1st of April 95, I have the honor to state that the rules regarding the purchase or construction of residences for Government Officials are not dealt with by this office, and I am not therefore in a position to supply any information on the subject.

Order, 6th May 1895, No. 369.

Communicated to the Public Works Department.

(True Extract)

To
The Public Works Department.

C. G. Todhunter
Ag. Assistant Secretary
for Chief Secretary

Govt. of {189} Madras.

P. D. CURRENT No. 3689

To

The Public Works Dept

Revd: 14-5-95

No remarks

Proceedings, dated 6 May 1895

No. 369

Subject.

Communicating to the P.W.D. a letter from the Accountant Genl stating that the rules regarding the purchase or construction of residences for Govt Officers are not dealt with in the Accountant Genl Office.

Copy sent to C.L. 14/5/95

C.L.S. 206 12/10

[G 53. 2,000—1]

Political Department.

CHIEF SECRETARIAT MADRAS.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

READ the following ~~paper~~:—

Proceedings of the Public Works Department, dy 16th March 1895, No. 645 W.

From the Resident in Travancore and Cochin, dy 22d April 1895, No. 1129,

With reference to your endorsement No. 905 of the 30th ultimo on G.O. dy 16th idem No. 645 W I have the honour to report for the information of Govt that as there are no officers attached to the Political Department in Travancore and Cochin who are provided with quarters at the ~~the~~ expense of the British Government and as there is no likelihood of such provision being required, I have no remarks to offer on the question raised in the letter from the Govt of

of India under reference. The
enclosed papers is herewith returned.

Order: 6th May 1895, Rev. 109.
Communicated to the Public
Works Department.

(True Extract)

C Godhwaite
11.V.95.
Ag: Assistant Secretary
for Chief Secretary.

To

The Public Works Department.

B.C.

[G. 15]

P. W. CURRENT No. 3697

Govt. of { 18 } Madras.

To

The Public Works Depth

Ans: 14-5-95

No remarks

Proceedings, dated 6 May 1895,
R No. 109

Subject.

Communicating copy of a letter from the Resident in Travancore & Cochin, stating that the Resident has no remarks to make on the questions raised, as there are no officers attached to the Political Depth in Travancore and Cochin who are provided with quarters at the expense of the British Government.

N 2/10

C.A.S. 206

Compiled

1706

Pub

(1895) DEPARTMENT.

From

SURGN. MAJOR-GENL. C. SIBBORPE, F.R.C.P.I.,
SURGEON-GENERAL WITH THE
GOVERNMENT OF MADRAS,
~~Madras,~~

To

CHIEF SECRETARY'S OFFICE
GOVERNMENT OF MADRAS
29 MAY 1895

No. Pub 214

ENCLOSURES.

Dated 28th May 1895.
Recd 29
Dept 31
Encls 1 Item 1037 No.

Received 10/6/95

Subject.

Forwards precis of reports with remarks on G.O. No. 783 dated 8th April 1895 regarding purchase or construction of residences for Govt. Officials

138 S.G.—500—9-3-95.

Transferred

P. W. CURRENT No. 4526

2nd L No. 1220.
Transferred to the Public Works Department.
: Instructions
Chief Secretary.

Not acted in Pub: dept

Encls 2
P.W.B. 1/6/95
Ans: 12-6-95

Collected
8th June 1895

D 125/A

C.A.S. 206

N 2/10

Compiled
Cr
12/6/95

[G. 15]

Govt. of {18} Madras.

To

The Public Works Depte

Ans: 14-5-95

No remarks

Proceedings, dated 6 May — 1895,
R No. 109

Subject.

Communicating copy of a letter from the Resident in Travancore & Cochin, stating that the Resident has no remarks to make on the questions raised, as there are no offices attached to the Political Depte in Travancore and Cochin who are provided with quarters at the exclusive of the British Government.

02/10

C.S.S. 206

P. W. CURRENT No. 3697

CURRENT No. 1037

16TH MARCH 1895, No. 645 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 Calcutta, 27th February 1895, No. 68 B.

With reference to the rules in paragraphs 15 to 17 and 28 of chapter X, volume I of the 7th edition of the Public Works Department Code relating to the procedure to be adopted in the purchase or construction of residences for Government officials and the rents to be charged therefor, I am directed to inform you that the Government of India have under consideration a proposal to relax the stringency of the existing rules relating to the purchase or construction of such buildings.

2. I am accordingly desired to request that the Government of India may be favoured with the opinion of His Excellency the Governor in Council on the working of both sets of the existing rules and as to the expediency or otherwise of introducing any modifications therein and the form which such modifications should take.

3. The chief reason which has actuated the Government of India in making this reference to Local Governments and Administrations is that it is believed that there is an increasing difficulty experienced by civil officials in procuring suitable house accommodation at the stations where their duties require them to live and that they are thus frequently placed in an undesirable position towards native and other house proprietors. The Government of India wish, therefore, to consider the advisability of relaxing the existing rules to an extent which would admit of the purchase or construction of houses for certain selected officials whose appointments may be regarded as permanent in respect of locality and desire to be favoured with the views of the Heads of Local Governments, &c., as to the most suitable manner in which the existing rules (paragraphs 15 to 17 of chapter X, volume I of the 7th edition of the Public Works Department Code) may be relaxed so as to effect this object. The question also arises in connection with this subject whether the obligation to occupy the house provided should be attached to the tenure of the appointment.

4. I am to add that the Government of India will be glad to learn how the rent rules (paragraph 28, chapter X, volume I of the 7th edition of the Public Works Department Code) have worked, and whether they can be improved by any additions or alterations which may have suggested themselves to Local Governments, &c., in the disposal of cases dealt with by them under the rules.

5. The Government of India also desire to be informed what the practice is in regard to the payment of municipal taxes on Government buildings occupied as residences by Government officials, whether occupied rent-free or otherwise. I am to suggest for consideration that even in cases of rent-free occupancy the occupant should be required to pay at least the occupier's share of such taxes subject, if necessary, to a certain maximum amount.

ORDER—dated 16th March 1895, No. 645 W., Public Works.

Communicated to the officers of the Public Works Department and to the Departments of the Secretariat for favour of remarks and suggestions on the several questions raised by the Government of India.

(True Extract.)

C A R Burlow

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

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

(Public Depts)

Exd. C. A. Munisawmy.
Spare Copies

Current No. 249 of 1895

End. No. 783.

Referred to the Surgeon General for remarks.
Secretariat
Chief Secretary

5.B.
1/4/95.

449/95

Fort St. George
8th April 1895

RETURNED WITH REPLY.

OFFICE OF SURGEON-GENERAL
9 APR. 95
WITH GOVT. OF MADRAS.

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras

PUBLIC WORKS.

Dated March, 16th.

Recd. 28/3/95 *Encl.* 65

G.O., 16th Mar. 1895, No. 645 W.

MARCH.

Refer No. 449 of 95
23/4/95.

Purchase or construction of residences for Government officials

Letter from the Government of India requesting the opinion of this Government on certain questions connected with the — in view to the existing rules on the subject being reconsidered, communicated to the officers of the Public Works Department and to the Departments of the Secretariat for remarks and suggestions.

with Endt

Precis of reports on G.O. No. 783 dated 8th April 1895 regarding purchase or construction of residences for Government officials.—

1. Surgeon. Lt. Col. W. R. Browne. Reports that he is not sufficiently acquainted with the rules to offer any suggestions of value.

2. Surgeon. Major G. L. Walker. There is undoubtedly increasing difficulty experienced by Civil Officials in procuring suitable house accommodation in the Mofussil. This sometimes places them in an undesirable position towards native house proprietors. It would be advantageous to provide District Medical and Sanitary officers with suitable house accommodation at head quarters of the District and they should be obliged to occupy the house provided for them at a moderate rent not exceeding 6 per cent of their salary. The house should be kept in proper repair by the P.W. Deptt. and the occupier should pay his share of Municipal taxes.

3. Surgeon. Major. J. Maitland. Has no remarks to offer.

4. Surg. Lt. Col. A. H. Leapingwell. Had great difficulty in getting a house when he joined the District in 1892 owing to the

Current No. 447 of 1895

Endt No. 783.

Referred to the Surgeon General for remarks.

Fredk Richards
Chief Secretary

5.B.
11/4/95.

449/95

Fort St George
8th April 1895

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras

PUBLIC WORKS.

Dated March, 16th.

Recd. 28/3/95 *Encl.* 6 Cs

G.O., 16th Mar. 1895, No. 645 W.

MARCH.

Ques C.2
4.5.26/95

Refer No 449 of 95
23/4/95.

Purchase or construction of residences for Government officials

Letter from the Government of India requesting the opinion of this Government on certain questions connected with the — in view to the existing rules on the subject being reconsidered, communicated to the officers of the Public Works Department and to the Departments of the Secretariat for remarks and suggestions.

with Endt

TO BE RETURNED WITH REPLY.

OFFICE OF SURGEON-GENERAL
9 APR. 95
WITH GOVT. OF MADRAS.

Precis of reports on G.O. No. 783 dated 8th April 1895 regarding purchase or construction of residences for Government officials.

1. Surgeon. Lt. Col. W. R. Browne. Reports that he is not sufficiently acquainted with the rules to offer any suggestions of value.

2. Surgeon. Major G. L. Walker. There is undoubtedly increasing difficulty experienced by Civil officials in procuring suitable house accommodation in the Mofussil. This sometimes places them in an undesirable position towards native house proprietors. It would be advantageous to provide District Medical and Sanitary officers with suitable house accommodation at head quarters of the District and they should be obliged to occupy the house provided for them at a moderate rent not exceeding 6 per cent of their salary. The house should be kept in proper repair by the P.W. Deptt. and the occupier should pay his share of Municipal taxes.

3. Surgeon. Major. J. Maitland. Has no remarks to offer.

4. Surg. Lt. Col. A. H. Leapingwell. Had great difficulty in getting a house when he joined the District in 1892 owing to the

large number of Railway men tempo=
rarily employed: His predecessor
had left Howrah previously and given
up his house.

This difficulty is not likely to
recur. Now occupies a house
belonging to Rajah Gajpati Row -
rent Rs 70 - conveniently situated.

5. Surgn Lt Col: W. O'Hara - Madras Medical Officers hardly
affected by the G.O..

With the single exception of
Anantapur, house accommodation
not provided by Govt: Elsewhere.

Medical Officers like other Dept.
Officers endeavour to obtain suitable
houses and excepting in a few instances
the same conditions prevail regarding
their rentals as affect other purely
commercial transactions -

Not expedient to charter or
build a house for Civil Med. Officers
as their salaries are proportionate with
length of service and a junior officer
may succeed a senior one or vice versa.

It is doubtful if Govt: could enter
into successful competition with
private house owners. The present
system whereby Medical officers
secure refusal of houses occupied
by their predecessors is a good one
as they can make more advantageous
terms with private landlords than
they ever could with Govt: in the same
capacity - Any change in this system
will prove disadvantageous to
Medical Officers.

6. Surgeon Major H. St C. Carruthers - Had not had any dif=
ficulty in getting a house and is
not conscious of having been under
any obligation to landlords. Indeed
judging from the accommodation
obtainable the rent changes and
the difficulty in getting simple
repairs executed, the obligation
would seem to be on the other
side.

7. Surgeon. Major. D. F. Rynott - There is no doubt that
Civil officials do sometimes experience
difficulty in procuring suitable ac=
commodation - The District Medical
and Sanitary Officer Berhampore
recently experienced this difficulty.

In all cases where the existing
arrangement works well no change
is desirable, but in places where
suitable house accommodation is
difficult to obtain Government
might purchase or construct
a house and oblige the officials
for whom they are provided to
occupy them -

Surgeon-major H. M. Hatkins - The present proposal to relax the rules regarding purchase or construction of houses will save Govt: officials from grasping and unscrupulous landlords.

2. Houses should not be built of one standard plan, but according to climate of stations and Hygiene rules.

3. Houses are built of expensive material by P.W. and the cost is therefore much in excess of accommodation & rent inordinately high.

4. It would be better if Govt: secured from house owners the refusal of houses for Govt: officials giving them concessions in grant of lands as in cantonments to build more houses.

5. The rents charged for houses provided by Govt. are too high and beyond all proportion to accommodation. The percentage should be reduced.

6. As regards taxes the rule in Anantapur is that Government pay the Municipality a percentage on the rent realized. All the other taxes are paid by the occupiers.

C. Sibthorpe

Surgeon-Major-General

Surgeon-General with Govt of Madras

Ord 1
Cos 16/95.

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1
1706

CURRENT NO. 1706

OFFICE OF SURGEON-GENERAL
WITH THE GOVERNMENT OF MADRAS,

No. Jour
Encl. 214

Ootacamund 28th May 1895

~~Madras~~,

From

SURGEON MAJOR-GENERAL C. SIBTHORPE, F.R.C.P.I.,
SURGEON-GENERAL WITH THE
GOVERNMENT OF MADRAS,

~~Madras~~

To THE Hon'ble the Chief Secretary to Government
Public Department

SIR,

With reference to your endorsement No 783 of the 8th April 1895 on G.O. No 645 W. dated 16th March 1895, I have the honor to state that I have consulted eight of the most experienced medical officers in Civil employment and on the whole their statements of which I attach a precis to show that there have not been any serious difficulties in this Presidency except at Anantapur where Government has already provided quarters for the District Medical and Sanitary Officer.

2. I am of opinion that the addition of another heading to paragraph 15 chapter X P.W.D. Code 1894 giving Local Governments power to construct residences for officials not entitled to quarters should be added dealing with Civil stations in which (like Madras) suitable quarters cannot be rented and also including Civil stations in process of formation; in fact the

* Herewith returned.

Para 15

the first part of paragraph 16 should be transferred to para 15.

3. The rules in paragraph 17 appear to me fair enough including the obligation to occupy the house. Para 17(1)

4. With reference to paragraph 28 of the Code the rules appear to me to be fair enough except Part II which lays down the maximum rent of 10 per cent on the salary and local allowances of the Official in actual occupation, this appears to me to be too high. I would suggest 8 per cent as a maximum on the salary vide rule (1) para 17 as a maximum Para 28 II

5. I consider Officers occupying such quarters rent free or otherwise should be required to pay the occupier's share of such taxes. Municipal Taxes I have no facts before me to show what the maximum amount might be fixed at.

I have the honor to be
Sir,
Your Most Obt. Servant.

C. Gibbons
Surgeon-Major-General
Surgeon-General with the Govt. of Madras

1706

Pub

(1895) ~~Department.~~

P. W. CURRENT No. 4526

From

Surgn. Major-Genl. C. Sibthorpe, F.R.C.P.I.,

Surgeon-General with the

Government of Madras,

~~Madras,~~

To

End L No. 1220.

Transferred to the Public Works Department.

Sd/ Richd Strachey

Chief Secretary.

Not circd in Pub: dept

Ends 2

F.D.B. 1/6/95

Recd: 12.6.95

Copy forwarded 8th June 1895

CHIEF SECRETARY'S OFFICE
29. MAY. 1895
GOVERNMENT OF MADRAS

No. 214

Enclosures.

Dated 28th May 1895.

Recd 29

Dept 31

Encls 1 Nos 1037 No.

Received 10/6/95

Subject.

Forwards precis of reports with remarks on G.O. No. 783 dated 8th April 1895 regarding purchase or construction of residences for Govt. officials

Compiled Cu 12/6/95

Transferred

13 S.G.—500 - 9-3-95.

D 125/A

O.C.S. 206 22/10

P. W. CURRENT No. 3624

Recd: 10. 5. 95

Compiled Cu 10/7

O.C.S. 206 22/10

E. No. 27.
500—2-11-94.

KEEP-WITH CURRENT No.

dated 189 .

GOVT. OF MADRAS. } 1895. { P. W. DEPT.

EXAMINER, P. W. ACCOUNTS.

Madras, 10 May 1895.

OFFICE NOTE No. 1715 A.

To

W.

This note is written with reference to G.O.No.645 W. dated 16th. March 1895 in which my opinion was requested on certain questions raised in the Government of India letter No. 68 B, dated 27th. February 1895 in connection with (i) the purchase and construction of residences for Government officials, and (ii) the suitability of the present rent rules, as contained in P.W.D. Code, volume I, chapter X, para 17, and para 28, respectively.

Para 17(3)

2. The first modification in the rules that I would suggest is the removal, as regards Provincial funds, of the restriction in clause (3) of para 17. It is there laid down that, irrespective of the fund from which the cost of the building is met, the special sanction of Govt. of India must be obtained before the construction is commenced or the purchase concluded, in all cases in which the conditions of clause (I) cannot be fulfilled.

3. It will, I consider, be sufficient to specify the classes of officers for whom residences shall be constructed or purchased; and, where the cost is to be met from Provincial funds, to vest Local Governments with full power to deal with individual cases on their own merits. Indeed if the proposal made in para 18 of this note be approved the necessity for clause (I) will cease.

Para 17(3)

4. Clause(2) of para 17(Ibid) may be used to operate harshly or leniently on a tenant at the discretion of a Local Government; and if any rule on the point is necessary, I would suggest that the charges for Establishment & Tools and Plant be in all cases restricted to direct charges as debited to the work. But see para ~~18~~ 18.

Para 17(2)

5. The stipulation in clause (4)(Ibid), to the effect that "present and future incumbents of the appointments are required to live in the houses and to pay rent", should continue to be enforced.

Para 17(4)

6. It may however be left optional with them to sub-let the houses, subject to the approval of the Local Government previously obtained, for a rent not exceeding that which they would have to pay if they lived in the houses themselves. In such cases rent should be recovered, as at present, from the salaries of the officers themselves, the realization from sub-tenants being at the officers' own risk.

Para 17(4)

7. But in view of the complications that may arise out of a practice under which an officer is permitted, even with the sanction of Government, to sub-let a house intended for occupation by himself, I do not advocate such a policy. An officer may for instance sub-let his house; and just as the sub-tenant has made himself comfortable in it, the former may suddenly find himself transferred to another station, and his successor may be consigned to the uncertain accommodation and questionable comforts of the Travellers' Bungalow while the sub-tenant vacates, or inordinately delays in vacating, the house intended for the newly arrived officer.

Para 17(4)

8. Of course the privilege of sub-letting might be ~~complied~~ coupled with the condition that the sub-tenant would be obliged to vacate on a day's notice; but there is no doubt that "possession is nine points of the law", and to a married man with a quiver-full of children it might be exceedingly difficult, if not impossible, to find another house suitable to his requirements. This however would be small consolation to the rightful occupant.

Para 17(4)

9. The rent rules are, I submit, so complicated and elaborate that (a) the calculation of rent and (b) the constant revision of rent under them, gives an infinity of trouble which is not

General

commensurate with the results. I divide the subject under two heads, viz (i) where separate houses are provided, and (ii) where Barrack accommodation or the cottage type of staff-quarters is provided dealing first with the former.

10. The basis of assessment (para 28, chapter I, volume I of the P.W.D. Code is "the actual capital cost of the house and its site and the estimated average annual cost of repairs", and in ascertaining these, elements of doubt have to be considered, as may be seen by a reference to the sub-clauses of clause I of the para of the Code just quoted.

11. All these uncertain factors would disappear if an officer's salary and local allowance were made the assessment, irrespective of the actual cost of the house and its site, or the estimated average cost of repairs (see para 18).

12. In my opinion, the present basis of assessment is not a correct or equitable one, as between Government and its servants, and the truth of this is partially admitted in the prescribed limit of 10% on salary and local allowances of an officer.

13. I know a case where quarters for subordinates were built almost regardless of cost, the roof needlessly lofty & the walls double the thickness they need have been to exclude the heat of the sun, and payment of rent under existing rules told very heavily on the occupants.

14. Again, there are localities where labour and materials cost 50 or 100 per cent more than they do elsewhere, and it is manifestly unfair that the occupant of a house in such a locality should be required to pay 50 or 100 per cent more for a house than an officer (on the same salary, it may even be) in a locality where the cost of the building is cheap.

15. The practical question for decision appears to be the following:- Is it necessary, in the interests of the State, to provide residences for certain classes of officials ? If the answer be in the affirmative, then every other consideration must fall to the ground; and I submit that all that remains to be done is for the Government of India to legislate on the following points :-

i. to specify the officials for whom residences, and the locality in which such residences, may be constructed or purchased

ii. to decide on a standard scale of accommodation for each class of officials; and

iii. to assess rent on a uniform basis for the whole of India.

16. On i and ii it is beyond my province to offer any opinion; but with reference to ii I venture to suggest that every house should be double-storied, with sleeping rooms etc. up-

upstairs. The upper story would protect the ground floor from the sun, while sleeping upstairs would conduce to refreshing rest,- so especially necessary to a man whose lot it is to have to work in the plains.

17. I do not think such a house would be more costly than the usual wide-spreading one-storied house, as, for less roof-area, a smaller quantity of land would be required; and land is often an expensive item.

18. In respect to iii ~~I respectfully but confidently submit~~ that a uniform per-centage (say not exceeding 8 per cent) on the salary and local allowance of an officer regardless of "cost" would (a) be equitable, (b) tend to reduce the trouble in calculation of rent to the minimum, and (c) remove the friction that now exists in recovering rent at a rate which the occupant considers excessive.

19. There is nothing new in this proposal. Chapter X of the P.W.D.Code, para 147, lays down a scale of rent payable by Military Officers according to the individual rank, and this is all that ~~I~~ suggest in the case of Civil officers.

20. Under such a clear and unmistakeable rule, no one would ever be in doubt as to what his liability for rent would be; and any loss that Government might sustain, on houses that were more expensive to build or purchase, would be largely countervailed by the large realizations from officers drawing the same scale of salary in localities where lower rates of labour and material obtained.

21. Whatever loss or gain might accrue would be shown in the Capital and Revenue Account of buildings, and the Government of India would have an opportunity, year by year, of seeing the financial results of the policy of providing residences for certain classes of officials. Any loss would, it is submitted, be more than justified by releasing officers from the "undesirable position towards native and other house proprietors" in which they are now said to be frequently placed; and compared with this no other argument carries any weight.

22. Of course it should be clearly understood that if, owing to quarters suitable to his rank not being available, an officer (say, for instance, a Collector) is provided with quarters inferior to those authorized for his grade (say, by way of example, with quarters intended for a Sub Collector) he will only be charged rent according to the scale of quarters he actually occupies. In fact I would make the whole of para 148, chapter X, volume II of the P.W.D.Code, applicable to Civil Officers.

23. Where Barrack accommodation or the cottage type of staff-quarters is provided the State Railway rules as contained in P.W.D.Code, volume IV, chapter III, para 218, appear to me easy of application, equitable, and suitable.

General Remarks

24. In para 5 of the Government of India Resolution enquiry is made as to the practice in regard to the payment of municipal taxes on Government buildings occupied by Government officials, whether occupied rent-free or otherwise; and it suggested for consideration "that even in cases of rent free occupancy the occupant should be required to pay at least the occupier's share of such taxes, subject, if necessary, to a certain maximum amount."

Municipal Taxes

25. In the Madras Presidency these taxes are borne by Government in cases of rent free-occupancy; ~~and speaking with all deference I~~ see no reason why this should be altered. An officer is either entitled to free-quarters, or he is not entitled to them; and if he is entitled to them, I do not see how he can, in simple equity, be called upon to pay any portion of taxes on them.

Municipal Taxes

26. In other cases, that is where an officer is not entitled to free-quarters, I think the question should be governed by the law as between landlord and tenant.

Para 21

27. If the Capital cost be continued as the basis of assessment of rent, it is presumed that the rate of interest on it (P.W.D.) Code, volume I, chapter X, para 28) will now be reduced to 3½ per cent.

C.

P. W. CURRENT No. 3624

Recd: 10.5.95

P. W. CURRENT No. 3087

189 .

From

THE CHIEF ENGINEER FOR IRRIGATION,

To

THE Secretary to Govt
P.W.D

Recd: 22.4.95

No. 12 W.

Dated 18-4-95

Despatched

Received

ENCLOSURES.

Subject.

Stating that he does not consider that the last rulings regarding purchase or construction of residences for Govt officials are at all stringent nor do they require obtaining need modification

Compiled on 10/5

O.L.S.206 12/10

Compiled on 22/4/95

O.L.S.206

E. I. Form No. 3 (a)—500—25-5-

No. 12 W

OFFICE OF THE CHIEF ENGINEER FOR IRRIGATION,

Madras, 18 April 1895.

From Col RR& Drake Brockman RE
THE CHIEF ENGINEER FOR IRRIGATION,

To THE Secretary to Government
P. W. D.

Enclosures.

SIR,

With reference to G O No 645 W dated 16 March 1895, I have the honor to state that I do not consider that the last rulings regarding purchase or Construction of residences for Government Officials embodied in G O No 2403 R dated 8th September 1891 are at all severe, nor do they in my opinion need modification.

I have the honor to be,
Sir,
Your most obedient Servant.

for Chief Engineer for Irrign

P. W. CURRENT No. 5036

From THE CONSULTING ENGINEER FOR RAILWAYS, *Madras,* Dec: 2.7.95

To

Dated

Received 189.

No.

ENCLOSURES.

4. Moreover there does not appear to be, as far as Madras is concerned, any difficulty in obtaining suitable house accommodation.

5. If buildings were provided it might happen that the obligation to occupy the house provided would present difficulties in cases where the outgoing and incoming officers are of different rank and married or unmarried.

6. It appears therefore that no alteration is desirable in the Consulting Engineers Department, Madras.

I have the honor to be,

Sir,

Your Most Obedient Servt:

for Consulting Engr: for Rys:

No remarks

Complete
Cn
2-7-95

BNR
609

O & S. 200

Form No. 11.

Madras, 28 June 1895.

No. 2047

From

THE CONSULTING ENGINEER FOR RAILWAYS,

MADRAS,

To

The Secretary to Government,

Public Works Department,

MADRAS.

SIR,

In reply to Order No. 345 M., dated 16th March 1895, I have the honor to say that the purchase or construction of Houses for certain selected officials, whose appointments may be regarded as permanent in respect of locality, will only as far as this Department is concerned affect the Consulting Engineer and his deputies.

2. Officers of the State Railway under survey need no such provision as their work is of a temporary nature.

State Railways under construction and on open line also have accommodation provided for their officers as needed for which they pay rent.

3. The head-quarters of Consulting Engineers and their Deputies are fixed at:

Calcutta.	Nagpur.
Bombay.	Shillong.
Madras.	Lahore.
Lucknow.	Rangoon.

and in the Presidency towns house rent is drawn by them.

4.

P. W. CURRENT No. 5293

Ans: 5-7-95

From
The Superintending of Works
Do I Provincial Dn

To
The Chief Engineer
P. W. D
Madras

No 59 C&

Dated 6th July 1895
Despd

Purchase or Construction of quarters for Govt officials - Offers opinion in regard to

O.S. 214 22/10

Form No. 11.

Madras, 28 June 1895.

No. 2047

From

THE CONSULTING ENGINEER FOR RAILWAYS,

MADRAS,

To

The Secretary to Government,

Public Works Department,

MADRAS.

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In reply to Order No. 345 W., dated 16th March 1895, I have the honor to say that the purchase or construction of Houses for certain selected officials, whose appointments may be regarded as permanent in respect of locality, will only as far as this Department is concerned affect the Consulting Engineer and his deputies.

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Calcutta.	Nagpur.
Bombay.	Shillong.
Madras.	Lahore.
Lucknow.	Rangoon.

and in the Presidency towns house rent is drawn by them.

4.

Office of the Supt of Works
No. 59 C/c No. 1 Periyar Division

From, Periyar 6th July 1895.

S. D. Pears Esquire,
Superintendent of Works,
No. 1 Periyar Division
Periyar.

To,
The Chief Engineer,
P. Works Department,
Chepauk,
Madras.

Sir,

With reference to G.O. No. 645 W. Dated 16th March 1895, I have the honour to state that the principle of assessing rent on the capital cost of a house instead of on its market-value appears to me to be a false and inequitable one. In consequence of it, it follows that on the one hand in a Presidency, or other large town, where prices are low, and the capital cost of a house comparatively small in relation to its market-value, an officer has to pay a rent below

Para 2 I

The

the market-rate for the accommodation given. On the other hand in an out-of-the-way and often unhealthy locality, where prices are exorbitant owing to long and difficult transport and other causes, the capital cost of a house is inordinately high, and an officer with his salary already largely discounted by the high prices of commodities, is further required to pay a rent out of all sort of proportion to the accommodation given.

2. It would be easy to formulate a rules by which the market-value, and from thence the rent, of a house, might be fairly calculated, in any locality, but I would recommend that in revising the rules, the market-value, and not the capital cost, be adopted as the basis of assessment.

3. On the other points raised by the Government of India, I have had so little experience of the rent-rules that I am unable to offer any opinion.

I have the honor to be,
Sir,
your most obedient servant

S. D. Vean
Superintendent of Works
No. I Periyar Divn.

Para 20 I

P. W. CURRENT No. 5243

Ans: 9-7-95

From

The Superintendent of Works
No I Presidency Dn

To

The Chief Engineer
P. W. D
Madras

No 59 C E

Dated 6th
Recd } July 1895

Purchase or Con-
-struction of
quarters for Govt
officials - Offers
opinion in regard to

O.S. 214 22/10

P. W. CURRENT No. 5215

Ans: 7-8-95

Public Works Department.

From

THE CONSULTING ARCHITECT
TO THE GOVERNMENT OF MADRAS,

To

THE Chief Engineer
P. W. D

No. 496

Dated 6th
Received } May 1895.

No. OF ENCLOSURES.

Subject.

Proposing certain modifications in the code rules re: purchase or construction of residences for Government officials, quoted by the Govt: of India in their No. 883 dy: 27.2.95.

Combe
an
7-8-95

O.S. 206 22/10

C. A. 1. 500 -28-1-94.

Office of the Consulting Architect to Govt.,
Chepauk, Madras,
6th May 1895.

No. 496

From

Henry Irwin, Esq., C.I.E.,
Consulting Architect
to the Government of Madras,

To

The Chief Engineer
Public Works Department
Madras.

Sir,

Enclosures

I have the honor to propose the following modifications in the Code rules quoted by the Government of India in its letter No 63 B. dated 27th February 1895 communicated with G.O. No 645 W dated 16th March 1895.

Vol I Chapter X add the following as case (iv) to para 15.

Para 15 New Clause iv

(iv) Cases in which members of Civil Station or cantonment exists the local accommodation available is considerably diminished or insufficient or accommodation or where it is found to be impossible to induce the Landlords to keep their building in proper repair or where the available building

buildings are found to be insanitary and prejudicial to the health of the occupants.

As an alternative, case I would suggest the adoption of the following wording in lieu of that referred to above.

(IV) Cases in which even where a civil Station or cantonment exists, the Local Government or administration consider the accommodation available as unsuitable, insufficient, or prejudicial to health.

Vol I Chapter X add the following after the word "required" in the seventh line of rule (4) to para 17 "(as a rule)" and add the following to rule (4) Para 17(4)

"In case of short periods of absence "or for some Special reason such as "insufficient accommodation, they "may be permitted to sublet their houses "with the special sanction of the Local "Government or Administration.

Vol I Chapter X add the following after the word to rule 1 of para 28 and after the word "repairs" in first, eleventh and twelfth lines of rule I (d) and in first line of rule I (e) "including municipal taxes" Para 28(d) Para 28(e)

With.

22/10

O.L.S. 214

Municipal Taxes

With regard to the enquiry instituted in para 6 of the Government of India letter referred to above, I beg to state that the practice in Madras is to include the municipal taxes in the annual repair Estimates which is in accordance with Vol I chapter VII para 79 of the Code and as these taxes are included in the pool of repairs when calculating the rent to be charged, the tenant virtually pays his portion of the taxes. It follows therefore as a matter of course, that in the case of rent free occupancy, the occupant being entitled to rent free quarters he should pay no portion of the repairs nor municipal taxes.

I have the honor to be
Sir
Your most Obedt Servant

Henry Irwin
Consulting Architect to Govt

Public Works Department.

P. W. CURRENT No. 895

Rec: 7.5.95

From

THE CONSULTING ARCHITECT

TO THE GOVERNMENT OF MADRAS,

To

THE Chief Engineer P. W. D.

No. 496

Dated 6th May 1895.

Received

No. of Enclosures.

Subject.

Proposing certain modifications in the code rules re: purchase or construction of residences for Government officials, made by the Govt: of India in its No. 888 dt: 27.2.95.

Combe 7.5.95

O.L.S. 206 A 2/10

P. W. CURRENT No. 391

P. W. D. 6th CIRCLE.

Rec: 21.5.95

FROM

THE SUPERINTENDING ENGINEER,

6TH CIRCLE.

TO

THE CHIEF ENGINEER,

P. W. D.

No. 255 C

Dated 17 May 1895.

Received 20

Enclosures.

Residences for Government officials:—

Giving his opinion as to the purchase or construction of —

Combe 21.5.95

O.L.S. 206 A 2/10

specified class will be held only by members of one race there would be no difficulty in providing houses and in such cases I think the Concession in regard to rent might be greater than in the case of highly paid officers.

I have the honor to be
Sir
Your most obedient servant

W. Hughes.
Superintending Engineer
Ft Tarek

No. 3919

Para 17(4)

obligatory occupation would be very rare if the residences were comfortable and the rents moderate. I do not think Government should insist on recouping the whole outlay on residences.

Municipal Taxes

5. It is the custom in this Presidency for the owner to pay all taxes and I see no reason for departing from this custom.

6. The above suggestions apply only to the provision of residences for European Gazetted officers. The question of providing them for members of the Provincial Establishments is more complicated as the appointments may be held indifferently by Europeans or Eurasians and Indians who have different ideas of what would be suitable. In some departments where it is practically certain that appointments of any

specified class will be held only by members of one race there would be no difficulty in providing houses and in such cases I think the Concession in regard to rent might be greater than in the case of highly paid officers.

I have the honor to be

Sir

Your Most obedient Servant

W. Hughes.

Superintending Engineer

W Circle

Abstract of replies from Executive Engineers to questions raised in G. O 645 W. dated 16th March 1895 regarding the purchase or Construction of Residences for Government Officials.

The Executive Engineer South Arcot considers that in purchasing houses for Government Officials, there are two objections.

Purchase of buildings

(1) That the purchases should be made chiefly from native owners, and the buildings originally erected by Europeans, would in most cases require large outlays on repairs to bring them up to the Standard of Government buildings, and being originally below such Standard, would cost more in annual repairs than new houses built by Government.

(2) It might be considered an interference with private Enterprise to take up houses which have been acquired as investments.

The

The advantages would be—

(1) that repairs would be executed with less delay.

(2) that monetary ~~delays~~ dealings between officers and natives in their own district would be avoided.

II As sometimes it is considered a hardship by an officer to be obliged to pay rent for a house which he does not wish to occupy, the Executive Engineer thinks that the rule may be relaxed in special cases. Para 17(4)

As regards rents—the Executive Engineer thinks that no alteration is necessary—the maximum of 10 per cent of salary insures a rent not beyond the means of officers, and relaxation of the rule to occupy would lessen the occasional rigour of the present rule. Para 28 II

As regards municipal taxes, the Executive Engineer thinks that when 10 per cent of salary is paid, nothing further should be demanded of the officer—when less than 10 per cent is paid, such portions Municipal Taxes

such portions of the taxes might be paid as would bring up the amount of rent & taxes together, to 10 per cent of salary—

The Executive Engineer Sayone considers that the rule in para 17 chapter X. Vol I of the Code should be relaxed, as it seems unfair to provide deceased accommodation, because the bulk of the cost has been sunk in the foundations—Suggests that rules be formed as to the accommodation to be allowed the rent not being regulated by the tenant's pay, but the accommodation to suit the rank of the officer, who should pay rent, whether he occupies the building or not. If an officer does not wish to occupy the building, he should be allowed to rent it on his own responsibility—In calculating rent, suggests that when actual cost of repairs cannot be ascertained, the minimum percentage on the capital cost should be reduced from 3 per cent to 1 per cent— Para 17(1) Para 17(4) Para 28(d)

The

s OFFICE,

1895.

CIRCLE,

The Executive Engineer states that Municipal taxes are charged to Provincial repairs, C. Buildings - under an Estimate to meet such expenditure, and considers that Govt. should pay such taxes, even in the case of buildings which are occupied free of rent.

Municipal Taxes

Lieut Col RE.
27.6.95

Supdg Engineer 5th Circle.

27th June 1895

Ord 1/
4297/95

SUPERINTENDING ENGINEER'S OFFICE,
V CIRCLE, MADRAS,
Camp Tayinc
~~Chepauk~~, 27th June 1895.
Despd 28/6/95

No. 241. W.

From Lieutt Colonel C. E. Rawson RE.
SUPERINTENDING ENGINEER, V CIRCLE,

To THE Chief Engineer
P. W. Department.

SIR, With reference to G. O. No. 645 W dated 16th March 1895. I have the honour to make the following remarks on the questions raised by the Government of India.

(a) I think that Government should only purchase or construct buildings for its officials in places where it is impossible for their officials to rent buildings for themselves, I think that the less that Government has to do with the renting of residences to its servants the better, though in places it is unavoidable - If residences for officials are built, the very greatest

1 Enclosures.
1 Abstract.

Page 15.

care

care should be exercised in fixing the Site, this is a point that is sometimes not sufficiently considered.

(b) If Government builds or purchases a residence for an official, holding an appointment, I think that it should be obligatory on the holder of such appointment to pay the rent of the house attached to it. The holder of the appointment to be free to sublet the residence if it does not suit him to live in it. Para 17 (4)

(c) I do not think that any alteration is required to the Rent Rules.

(d) In cases where a Government building is occupied rent free, I think that Municipal taxes should be paid by the occupier, in all other cases by Government. Municipal Taxes.

2. I submit an abstract of the replies received to the above questions from the Executive Engineers of Tanjore & South Arcot.

I have the honor to be
Sir,
Your most obt. Servant.

C. Lawrence Lieut. R.E.
29.6.95
Supy Engineer 5th Circle

P. W. CURRENT No. 4997

From Lieut Col: C.E. Radcliffe R.E.
THE SUPERINTENDING ENGINEER,
V CIRCLE,

To
THE Chief Engineer
P.W.D.

Rec'd 10/
Ans: 1.7.95

Dated 27th June 1895.
Recd. 28th

1. ENCLOSURES.

No. 241. W.

Purchase, or Construction of residences for Government Officials.—

Offering to make remarks on the question raised by Govt of India regarding the—

Complete
Cn
17/7/95

OKS.206 2/W
OK

No. 255 TC

OFFICE OF THE SUPERINTENDING ENGINEER,
6TH CIRCLE,

Trichinopoly, 17th May 1895.

FROM W. Hughes Esquire,
THE SUPERINTENDING ENGINEER,
6th CIRCLE.

TO
THE CHIEF ENGINEER,
P.W.D.

SIR,

ENCLOSURES.

With reference to G.O. No: 645-W dated 16th March 1895, I have the honor to offer the following remarks and suggestions :—

2. It is easy to find instances to illustrate the increasing difficulty, reported by the Govt. of India, experienced by Civil officials in procuring suitable house accommodation at the stations where their duties require them to live, for example -

(1) When I arrived at Trichinopoly in December last every house, in a habitable condition,

500—13-11-93.

suitable for Europeans was occupied,
and if a friend had not offered
me a share of his house, I should
have had the greatest difficulty
in finding accommodation. At
the same time several Military
officers were living in tents &
have since taken such houses
as have fallen vacant. If an
Executive Engineer were now sent
to Trichinopoly I doubt if he
could find any house to live in.

(ii). Two of the District officials
of Madura are obliged to keep
their families at Kodaikanal.

(iii). When Mr. Wood was about
to leave Palamcottah he wrote
to me that there was only one
house available for his successor
and that it could be reserved
only for a short time, as some
one wanted it.

3. A similar state of
things no doubt prevails in many
other stations and many causes
have contributed to bring it about.
There seems to be no probability of
any improvement unless Government
steps in and provides houses for
some of its officials, as house-
building is too risky an enterprise
to tempt private persons. There is
however no general desire as far
as I am aware amongst officials
to have houses built for them, one
reason being that the rents which
would be charged under present
rules might be more than most
men are accustomed to pay. An
officer low down in his service pro-
-bably spends 10 per cent of his
salary in rent for an inferior
house but as his salary rises the
proportion expended for house rent
generally diminishes. Another con-
-sideration is that if it is made
obligatory on officials to occupy
the houses built for them and the
rent and accommodation are
greater than suit their means or

requirements, grievances will be created which can only be removed by fixing the rents on a very low scale. The P. W. Code, Chapter X. Section 28 I fixes rents on a just commercial basis and then in the following clause destroys this basis by limiting the rent to be recovered from Government officials. It appears to me essentially open to objection that (for instances) one Executive or Superintending Engineer should have to pay 43 or 46 per cent more than another for the same accommodation, as would be the case if the residences happened to be very expensively built. I beg to offer my opinion that it would be better to have a fixed rent for each class of buildings and that in drawing up the scale it should be arranged that the rents should not exceed 10 per cent of the salary of the lowest grade of the class for whom the

General Remarks

buildings are constructed. Thus in the Public Works Department the highest rents would be Rs 45, 70 and 110 for Assistant, Executive and Superintending Engineers. This is but an adaptation of the system followed in the Military Department - (see P. W. Code. Vol. II chap X. Sec: 147) but it would be undesirable to lay down with much precision the accommodation to be afforded for a given rent. I think some such system as this might be adopted for all departments but of course it would be necessary to consider the case of officiating officers not drawing the full pay of their appointments and limit their rent to a percentage of their salary.

4. I am of opinion that it should be obligatory on officers to occupy residences provided for them and I think objections to

7

95

requirements, grievances will be created which can only be removed by fixing the rents on a very low scale. The P.W. Code, Chapter X. Section 28 I fixes rents on a just commercial basis and then in the following clause destroys this basis by limiting the rent to be recovered from Government officials. It appears to me essentially open to objection that (for instance) one Executive or Superintending Engineer should have to pay 43 or 46 per cent more than another for the same accommodation, as would be the case if the residences happened to be very expensively built. I beg to offer my opinion that it would be better to have a fixed rent for each class of buildings and that in drawing up the scale it should be arranged that the rents should not exceed 10 per cent of the salary of the lowest grade of the class for whom the

General Remarks

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4. I am of opinion that it should be obligatory on officers to occupy residences provided for them and I think objections to

P. W. CURRENT No. 8697

No. 3916

From

The Supg. Engineer
4th Circle.

Dated 7th
Despd 8th } May 1895

No. 184
/95.

Construction or purchase of Residences for Government Officials.

Submits copy of Comiletre Dy Officer's letter giving opinion on certain questions connected with the — for information.

obligatory occupation would be very rare if the residences were comfortable and the rents moderate. I do not think Government should insist on recouping the whole outlay on residences. Para 17(4)

5. It is the custom in this Presidency for the owner to pay all taxes and I see no reason for departing from this custom. Municipal Taxes

6. The above suggestions apply only to the provision of residences for European Gazetted officers. The question of providing them for members of the Provincial Establishments is more complicated as the appointments may be held indifferently by Europeans or Eurasians and Indians who have different ideas of what would be suitable. In some departments where it is practically certain that appointments of any

Accs: 10-5-95

O.S. 206 2/10

Comptte
10/7

No. 3916

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No 1676

Executive Engineers Office Coimbatore Division 1st May 1895

From

A. B. de Winton Esq
Executive Engineer Coimbatore

To

The Superintending Engineer
4th Circle
Coimbatore

Sir,

With reference to your endorsement No 128/C of 3rd April 1895 on G.O. No 645 S of 16th March 1895, I have the honor to reply as follows to the various points raised.

Para 3 of paper attached to G.O.

It is in my opinion unwise to build or purchase residences for Government Officials when they can be obtained privately on reasonable and satisfactory terms; but when the Officers of any Government department serving in a district make a unanimous application, for good reasons given, to be supplied with one or more Official residences in the district, the application should be granted

Para 5

granted. Obligation to occupy the houses
so built should certainly be attached to
the tenure of the appointment, but I would
give permission to the rightful occupant Para 17 (4)
to sublet his house to any other Government
official, if so minded, provided Govern-
ment did not suffer financially
by the transaction.

Para 4. I consider 10 per cent on
salary and allowances too high a maximum Para 28 II
and would limit it to the 8 per cent given
in para 17 (1) of the Code. I would cal-
culate rent at 4 per cent on actual Para 28 I
Cost of construction only, + 3 per cent
on do - for repairs, excluding cost of site
(unless actually paid for) and charges on Para 28 (d)
account of Tools and Plant and Establish-
ment. The present system makes the
rent charge too high. Plans and estimates
for official residences should be
carefully scrutinized and all elaborate
details, increasing cost needlessly,
excluded.

Para 5. Municipal taxes on Govern-
ment buildings are, and should continue Municipal Taxes
to be paid by Government.

I have the honor &c
(Signed) W. B. de Venitien
Executive Engineer Coimbatore

No 184/15 dt/7 two/2 May 1895.

Copy submitted to the
Chief Engineer S.W.D. for information
in continuation of this Office letter No
1775 dated 3d May 1895.

Asst Engineer

Supt Engineer

P. W. CURRENT No. 8697

From

The Supg. Engineer
4th Circle.

Dated 7th
Desp. 8th } May 1895

No. 184
W.

Construction or purchase of Residences for Government Officials.

Submits copy of Coimbatore Dy. Collector's letter giving opinion on certain questions connected with the — for information.

Ans: 10-5-95

Complete
10/7/95

O.L.S. 206 2/10

P. W. CURRENT No. 3481

From

The Supg. Engineer
4th Circle.

Dated 3rd
Desp. 4th } May 1895

No. 177
W.

Construction or purchase of Residences for Government Officials.

Informing that no modification in the existing rules appears necessary regarding the —

Ans: 6-5-95

Complete
6/5/95

O.L.S. 206 2/10

No. 177/95 Supg. Engineer's office, 4th Circle,
Camp Cotacammd 3rd May 1895.

From,

J. Hannan, Esq.,
Supg Engineer, 4th Circle,

To, The Chief Engineer,
P.W. department.

Sir,

With reference to G.O. No. 645 W of 16th March 1895, I have the honor to inform you that I have no suggestions or remarks to make as to the expediency or otherwise of relaxing the stringency of the existing rules regarding the construction or purchase of residences for Government officials beyond stating that in my opinion and so far as this province is concerned there appears to be no necessity for any modification of the existing rules.

I have the honor to be,
Sir,
Your most obedt. servant,

Hannan

Supg. Engineer, 4th Circle.

No. 706.

P. W. CURRENT No. 4347

From

The Supdg Engineer
IV Circle
Bellary

Recd: 7. 6. 95

To

The Chief Engineer
P. W. Deptt
Madras.

No. 645 W dt 16. 3. 95
" 2020 W dt 23. 1. 94
" 2775 W dt 31-10-93
" 2774 W dt 31. 10. 93

Bellary 6th January

Reminder 645 W/1 Lr from 20-6-95 to S.E.I., Supdt of Works, Chief Engr and Rev Dept

Sent for the Collector's house Inventories

Forwarding for orders correspondence regarding the —

W.R.C. Complied with reference to G.O. No 645 W dt 16-3-95 on 0.15.143 dt 20/6. 12/10 ors. 206

No: 477/95

Supg. Engineer's office, 4 Circle,
Camp Cotacammund 5th May 1895.

From,

J. Hannan, Esq.,
Supg Engineer, 4 Circle,

To,

The Chief Engineer,
P.W. Department.

Sir,

With reference to G.O. No: 645 W of 16th March 1895, I have the honor to inform you that I have no suggestions or remarks to make as to the expediency or otherwise of relaxing the stringency of the existing rules regarding the construction or purchase of residences for Government officials beyond stating that in my opinion and so far as this province is concerned there appears to be no necessity for any modification of the existing rules.

I have the honor to be,
Sir,
Your most obedt servant,

Hannan

Supg. Engineer, 4 Circle.

Copy of letter No: 182 of 25th February 1895 from the Collector of Anantapur to the Executive Engineer Bellary Division.

I have the honour to acknowledge receipt of yours No: 186 dated 20th January 1895 informing me that the rent of the Collector's house has been raised from Rs: 205 as fixed by a G.O. of September 1893 to Rs: 233.

2. I find that the calculations for the new rent are as follows:—

(a) Total cost of construction - -	Rs: 28669
(b) 10 % on (a) for Establishment - -	2867
(c) Cost of Site - - - - -	8000
(d) Total Capital Cost - - - -	39536
(e) 4 % on (d) for interest - - -	1581·44
(f) 3 % on (d) for repairs - - - -	1186·08
(g) 10 % on (f) for Establishment - -	118·60
Rent per annum	2886·12

Para 24 (d)

3 My first objection is to (f). 3 per cent is the charge made for deterioration and repairs: that is no doubt correct for the buildings, but surely no such charge is payable upon either the "Site" or the "Establishment"

My

4. My second objection is that as the Government rate of interest is now 3½ per cent, that should be the rate charged upon the capital sunk in the house. I will not however press the point as orders will probably be received without my doing so.

Para 28 I

5. My calculation, omitting this latter point, would be as follows:—

(a) Total cost of construction Rs:	28669
(b) 10 % on (a) for Establishment	2867
(c) Cost of site	8000.
(d) Total Capital Cost . . .	39536
(e) 4 % on (d) for interest . .	1581.44
(f) 3 % on (a) for repairs . . .	860.07
(g) 10 % on (f) for Establishment .	86.00
Total rent per annum	2527.51

or Rs: 211 (round figures) per mensem.

6. I have the honour to request that you will reduce the rent of the house accordingly if you agree with my views.

No: 998 / 2-3-95. Copy forwarded to the Examiner P. W. Accounts for information and expression of opinion. The estimated cost of repairs has been calculated as laid down in Code Vol: I Chap: XI 28 I-(d). The objection raised in para 4 of the Collector's letter appears reasonable.

No: 999 / 2-3-95. Copy forwarded to the Collector of Anantapur for information.

Copy of letter No: 813 D/A dated 7-3-95 from the Examiner P. W. Accounts Madras, to the Executive Engineer Bellary Dn:

Referring to your endorsement No: 998 dated 2nd March/95 forwarding copy of letter No: 182/ Ref: on C dated 25th February/95 from the Collector of Anantapur objecting to the mode of calculation of the estimated cost of repairs on the Capital Cost of his residence, I have the honour to refer you to para 2 of Govt: of India Letter No: 1413 dated 11th January/94 embodied in G. O No: 202 W dated 23rd January/94 wherein it is clearly laid down that the capital

Copy

Capital cost of the building, the percentage for establishment and tools and plant and the value of the site and the estimated cost of repairs should be calculated on the Capital cost as obtained.

No: 1225 / 13-3-95.

Forwarded to the Collector of Anantapur in continuation of this office No: 999 of 2-3-95. I shall be happy to take any further steps you wish as I consider the charge wrong.

Copy of letter No: 1271 of 16th March/95 from the Exe: Engineer Bellary Dn to the Examiner P. W. Accounts Madras.

With reference to your No: 813 D/A dated 7-3-95, I have the honour to state that I requested the favor of your opinion on para 4 of the Collector's letter No: 182 of 25-2-95, wherein objection is taken to the 4% charged for interest in calculating rents. The rate of interest on all Govt. Pro: Notes has since been reduced from 4 to 3½ per cent

Supg. Engineer,

cent and I agree with the Collector in thinking that the rate to be charged for interest in calculating rents should also be reduced to 3½ per cent on the Capital cost of the building. I would like to have your views before I can move Government in the matter.

No: 1272 / 16-3-95

Copy forwarded to the Collector of Anantapur in continuation of this office No: 1225 dated 13th March 95.

Copy of letter No: 1122 D/A of 23rd March/95 from the Examiner P. W. Accounts Madras to the Executive Engineer Bellary Division.

With reference to your letter No: 1271 dated 16th March/95, I have the honour to refer you to para 28(1) Chap: XI Vol. I of the Code under which the rate of interest is fixed at 4% on the Capital Cost and to state that the alteration of the rate of interest is an administrative matter and not one for an audit office to determine.

Copy

P.W. CURRENT No. 4347

No. 706.

From

The Superintending Engineer
III Circle
Bellary

To

The Chief Engineer
P.W. Deptt
Madras.

Dated 6th May 1895.
Received

Enclosures.

No. 339.

Subject.

Purchase construction of Residences for Govt. officials.

Reporting on the subject of the ——

Bellary 6th January

Sir

I have the honour to forwarding for orders correspondence regarding the —

Nos. 7. 6. 95

No 645 W dt 16. 3. 95
" 2020 dt 23. 1. 94
" 2775 W dt 31-10-93
" 2774 W dt 31. 10. 93

Reminder 645 W / 1 Sub Div 20-6-95
to S.E.I, Supdt of works P.W.D. & R
and Rev Dept

Complied with
reply to G.O. No
645 W dt 16-3-95
Cr
17/6/95

W.R.C.

of the ensuing
Cuddapah Division
ick Office to Executive Engineer, ..C

15143
R 20/6. 23/10
O.L.S. 206

Point (2) can only be settled by the Govt — Dept in.

The Supdg Engrs reference might perhaps be complied with in reply to G.O. No 645 dt 16.3.95 & the two points above mentioned might perhaps be taken up in connection with the report to be sent to the G.O. on the present question & the under mentioned relating to reminders

Cr
12.6.95

As I think too that have not all Superintending Engineers received G.O. No 645 W. dt 16-3-95 ? the last reminders should be sent where necessary.

CO 84
14/6/95

Out only a few replies are still due. Reminders for them are submitted

Cr
17/6/95

P. W. CURRENT No. 3898

No. 229

Superintending Engineer's Office,
3RD CIRCLE.
Bellary 4th May 1895.

FROM C. H. T. Stafford Esquire
SUPERINTENDING ENGINEER,
HIRD CIRCLE,

To
THE Secretary to Government
P. W. D.
Madras.

Sir,

Enclosures.

With reference to G. O. No. 645 dt 16-3-95
I have the honour to make the following
remarks on the various points raised
by the Government of India.

2nd I concede that paras 15 & 16
should be so far modified that in those
in cases where clearly shown that an Officer
cannot obtain a suitable residence
in the Station at which he is permanently
quartered, then Government will pro-
vide for the construction of a house
for the use of that Officer.

2nd Paras 17 & 28. The rent of building
purchased or constructed should not
exceed 7 per cent of the salary of the
Officer who occupies it, as it is hardly
that when occupying a private building

Paras 15 & 16

Para 28 (II)

From

The Supg Engineer
Second Circle

To The Chief Engineer
P.W. Department

Dated 18 May 1895

From,
The Superintending Engineer,
II Circle.

To,
The

Dated
Received
18 .

Enclosures.
NO.

No. 72 96

SUBJECT.

Residences for Government Officials —
Offering certain remarks & suggestions in connection with the purchase or construction of

Copied

Rec: 21-5-95

O.L.S. 206

No. 339

Superintending Engineer's Office,
3RD CIRCLE.
Bellary 7th May 1895.

FROM C. H. T. Harper Esquire
SUPERINTENDING ENGINEER,
HIRD CIRCLE,

To
THE Secretary to Government
P. W. D.
Madras.

Sir,

Enclosures.

With reference to G. O. No. 645 W
16-3-95
I have the honour to make the following
remarks on the various points raised
by the Government of India
in G. O. cited. I consider that paras 15 & 16
should be so far modified that where
it can be clearly shown that an Officer
cannot obtain a suitable residence
in the Station at which he is permanently
quartered, then Government will pro-
vide for the construction of a house
for the use of that Officer.
2nd Paras 17 & 28. The rent of building
purchased or constructed should not
exceed 7 per cent of the Salary of the
Officer who occupies it, as it is hardly
that when occupying a private building

Paras 15 & 16

Para 28 (II)

Superintending Engineer's Office,
Bezwada

No. 72 G

II CIRCLE,
Dated 18th May 1895.

From,
R.E.
Major W.L.C. Baddeley Esquire,
Superintending Engineer,
II Circle.

To,
The Chief Engineer,
Public Works Department,
Madras.

Sir,

In reference to G.O. No. 645 W
of 16th March 1895, I have the honour to
offer the following remarks and
suggestions.

2. It is not, in my opinion,
possible to construct suitable resi-
dences for Public Works Officers
below the rank of Executive Engineer
1st Grade, under the existing rules.

3. According to the present rules,
the rents of many houses will have
to be increased, because the cost of
repairs.

repairs will exceed the amount set down in the original statement for the the calculation of rent. Para 28 (d)

4. The protection afforded to the tenant by limiting his rent to 10 per cent on his Salary is I think insufficient, the limit should in my opinion be less. Para 28 II

5. The purchase of houses is as a rule unsatisfactory, the usual result is that neither the Government nor the occupant are satisfied. Purchase of buildings

6. The modifications that I would suggest in the rules are:-

(1) omission of the value of site from the Capital Cost. Para 28 II (a)

(2) Reduction of interest on Capital Cost and repairs from 4 to 3 per cent. Para 28 (I)

(3) Omission of Charges for establishment and Tools and Plant. Para 28 (a)

(4) That the tenant should not suffer, by having his rent raised, for the loss ~~Carried~~ Caused to Government by the necessity for repairs and alterations due to original faulty Construction, or design, or both. Para 28 (d)

As, however, there always must be a proportion of failures, I would suggest that a small percentage be levied on each house to form a sinking fund from which the loss caused by failures might be met

General Remarks

(5) Any alteration in the rules should apply to existing houses used as Government residences.

Municipal Taxes

The Municipal taxes are not paid by the occupant but by Government, and in my opinion, this practice should continue, for, I am convinced that it will be very difficult to apply any other rule equitably.

I have the honour to be
Sir
Your most obedient Servant
Wm. Ellis, Captain, R
For Superintending Engineer
Aug. 5 II Circle

P. W. CURRENT No. 3848

From

The Supg Engineer

Second Circle

To,

The Chief Engineer

P.W. Department

Dated 18 May 1895

No. 72 Gl

From,

The Superintending Engineer,

II Circle.

Rec: 21.5.95

Dated

Received } 18 .

Enclosures.

NO.

SUBJECT.

Residences for Government officials —

Offering certain remarks & suggestions in connection with the purchase or construction of

Complete in 21/5 Secd

O.L.S. 206 R 2/10

P. W. CURRENT No. 3848

S. E. I. 6 300—4-4-95

FROM A. H. Garrett Esq

SUPERINTENDING ENGINEER

FIRST CIRCLE.

TO

THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT.

Rec: 20.5.95

DATED 15th
DESPATCHED 15th May 1895
RECEIVED

No. 122 GC.

ENCLOSURES

SUBJECT.

Submitting certain information in connection with Residences for Govt. Officials

O.L.S. 206 R 2/10 Complete in 20/5 Secd

P. W. CURRENT No. 3898

From,

The Supg Engineer

Second Circle

To,

The Chief Engineer

P.W. Department

Dated 18th May 1895

No. 72 G/C

From,

The Superintending Engineer,

II Circle.

To,

The

Rec: 21-5-95

Dated

Received

} 18 .

Enclosures.

NO.

SUBJECT.

Residences for Government officials —

Offering certain remarks & suggestions in connection with the purchase or construction of

Compare in 21/5 file

O.L.S. 206

12/16

No. 122 G.C.

FROM

A. H. Garrett Esq

SUPERINTENDING ENGINEER

FIRST CIRCLE,

TO

THE CHIEF ENGINEER

PUBLIC WORKS DEPARTMENT,

DOWLAISHWERAM, 15th May 1895.

Enclosures.

SIR,

With reference to G.O No. 645 W. dated 16th March 1895 I have the honor to remark that the rules in paragraphs 15 to 17 and 28 of Chapter X volume I of the P.W.D. Code could be best relaxed by conferring greater discretionary powers on the Local Government.

2. Under the present rules the amount to be spent on a house depends on the rent which the official ordinarily occupying it would have to pay. The amount therefore to be spent on a house for an official of a certain rank, is a fixed amount independent of the rates for labour and materials, and the value of land, which naturally vary considerably in different localities. It is therefore often impossible to build suitable houses for officers on low salaries,

and

in such cases the local Government should have power to relax the rules.

3. Moreover the rents of official residences are often raised in consequence of heavy repairs which have become necessary on account of bad work or other reasons for which the tenant is in no way responsible. This does not seem fair on the tenant and the present rules require modification. Para 28(d)

4. Under existing rules when a house has to be built its cost should be so regulated that the rental will not exceed 8 per cent of the salary of the official who will usually occupy it, and in no case is the rent to exceed 10 per cent of the official's salary. This rule can be applied so as to press rather heavily on the junior officers in a class or grade. The average pay of Superintending Engineers is Rs. 1350, 8 per cent of which is Rs. 108 - the rental of a house built according to the rules. This rental would represent

6·75 per cent of the pay of a Sup^r Engr. 1st Class
8 " " 2d Do.
9·8 " " 3d Do.

Instead of charging a fixed rent of it would suggest that it should invariably be taken as 8 per cent of the pay of the official occupying the house. Government interests would not be affected by this change, and a Sup^r Engineer on Rs. 1600 can afford to pay a higher rent than a Sup^r Engineer Para 28 I

on Rs. 1100

5. His option should be allowed regarding the occupation of official residences built by Government. Para 17(4)

6. I consider that the purchase of buildings as residences for officials is nearly always a mistake, as it almost invariably happens that a very large amount has sooner or later to be spent on repairs, and even then the result is seldom satisfactory. Purchase of buildings

7. As regards Municipal taxes the present practice is for Government to pay them and I do not think any change is desirable. Municipal Taxes

I have the honor to be,
Sir,
Your most Obedient Sv^t
G. Mundy.
Sup^r Engr. 1st Circle.

Ex. 1/5

P. W. CURRENT No. 3848

S. E. I.
6 300—4-4-95

FROM A. H. Garrett Esq
SUPERINTENDING ENGINEER
FIRST CIRCLE.

TO
THE CHIEF ENGINEER

Dec: 20.5.95

PUBLIC WORKS DEPARTMENT.

DATED 15th
DESPATCHED 15th May 1895
RECEIVED

No. 122 GC.

ENCLOSURES

SUBJECT.

Submitting certain information in connection with Residences for Govt. Officials

O.L.S. 206 R 2/10 Complete 20/5 Secy

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Dated October, 3rd.

Read. *Encl.*

G.O. No. 2431 W., 3rd Oct. 1895.

OCTOBER.

Residences for Government officials.

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.

P. W. CURRENT No. 3848

S. E. I.
6 300—4-4-95

FROM A. H. Garrett Esq

SUPERINTENDING ENGINEER

FIRST CIRCLE.

TO

THE CHIEF ENGINEER

Rec: 20.5.95

PUBLIC WORKS DEPARTMENT.

DATED 15th
DESPATCHED 15th May 1895
RECEIVED

No. 122 GC.

ENCLOSURES

SUBJECT.

Submitting certain information in connection with Residences for Govt. Officials

O.L.S. 206 R 2/10 Complete on 20/5 Secy

No. 2431 W., 3rd October 1895.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Read—the following papers :—

From the Superintending Engineer, I Circle, No. 122 G.L., dated 15th May 1895.
" " " II " " 72 G.L. " 18th " "
" " " III " " 339 " 6th " "
" " " III " " 706 " 6th June "
" " " IV " " 177 W. " 3rd May "
" " " IV " " 184 W. " 7th " "
" " " V " " 241 W. " 27th " "
" " " VI " " 255 T.C. " 17th " "
" Consulting Architect to Government " 496 " 6th " "
" Supt. of Works, Periyár Project " 59 C.E. " 6th July "
" Consulting Engineer for Railways " 2047 " 28th June "
" Chief Engineer for Irrigation " 12 W. " 18th April "
" Examiner, Public Works Accounts " 1715 A. " 10th May "

Endorsement in the Public Department on letter from the Surgeon-General with the Government of Madras No. 214-Tour, dated 28th May 1895; No. 1220, dated 8th June 1895.

Endorsement in the Marine Department on letter from the Presidency Port Officer, Madras, No. 1655/115 G., dated 7th May 1895; No. 1087, dated 20th May 1895.

Endorsement in the Ecclesiastical Department on letter from the Bishop's Chaplain No. 1415, dated 29th May 1895; No. 1198, dated 5th June 1895.

Endorsement in the Educational Department on letter from the Director of Public Instruction No. 9374, dated 28th August 1895; No. 2046, dated 3rd September 1895.

Endorsement in the Judicial Department on letter from the Registrar of the High Court, Appellate Side, No. 1938, dated 19th July 1895; No. 1768, dated 31st July 1895.

Proceedings, Financial Department, No. 369, dated 6th May 1895.
" Political " " 109 " 6th " "
" Local and Municipal Department, No. 727 L., Mis., dated 29th April 1895.
" Military Department, No. 1991, dated 30th March 1895.
" Revenue " " 1104 R. " 9th July "
" " " " 1167 R. " 20th " "

[Statement.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Chapter X, Public Works Code, Vol. I.	
Paragraph 15.—No houses should be built or purchased by Local Governments as residences for public servants, except in the following cases :—	Considers that Government should purchase or construct buildings only in places where it is impossible for officers to rent residences, and that the less the Government has to do with renting of residences to its officers, the better. Considers that Local Governments should be empowered to construct residences for officials at stations where suitable quarters cannot be rented. Considers it unwise to purchase or construct residences when they can be obtained privately, but when officers of any department make unanimous application for good reasons given to be supplied with residences, the application should be granted. Considers it better for an officer to find accommodation for himself than to be compelled to live in a Government house, provided suitable accommodation is available as greater freedom is enjoyed in dealing with private landlords and as private houses are cheaper than Government ones; but is of opinion that the rule should be so modified as to leave greater option to Local Governments in the matter. Considers that houses should be built for Superintendents of District Jails at or near the Jail, as this concession would improve the administration of District Jails and as the Superintendents now reside far away from the Jails.

the existing Rules regarding the purchase or construction of Residences for Government Officials.

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, V Circle.	
Surgeon-General with the Government of Madras.	
Executive Engineer, Coimbatore Division.	
Inspector-General of Police.	
Inspector-General of Prisons.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(i) Cases in which it is the recognized duty or established custom of the Government to provide quarters at Government expense.	Lighthouse Superintendents have hitherto been provided with quarters free of rent. This should continue.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(ii) Cases in which residences are provided for officers on the ground that their duties compel them to occupy a building, or part of a group of buildings erected for some special purpose, such as a jail, a police tannah, a school, a factory, a mint, &c.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(iii) Cases in which it is necessary to provide residences in parts of the country where no civil station or cantonment exists, and where a lengthened term of residence would render camp accommodation unsuitable, *e.g.*, buildings along lines of roads, railways, or canals, for the housing of officials employed on their construction or maintenance. (*a*).	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
	(*a*) I would add: "(iv) Such other cases in which it is shown to the satisfaction of the Local Government that suitable accommodation cannot be obtained at a station where an officer is compelled by the nature of his duties to reside, provided the cost of the building is to be met wholly from Provincial funds."

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code..	Opinions and Suggestions.
Proposed clause (iv).	Suggests the addition of clause (iv) as follows:— Cases in which even where a civil station or cantonment exists, the local accommodation available is unsuitably situated or insufficient in accommodation or where it is found to be impossible to induce the landlords to keep their buildings in proper repair or where the available buildings are found to be insanitary and prejudicial to the health of the occupants. As an alternative, suggests the following:— Cases in which even where a civil station or cantonment exists, the Local Government or Administration consider the accommodation available is unsuitable, insufficient, or prejudicial to health.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 16.—Proposals to construct residences for officials not entitled to quarters in a civil station or cantonment already in existence, or in the process of formation, and all cases in which Local Governments have doubts as to the operation of the rule in paragraph 15, should be submitted to the Government of India for orders. (*b*).	Considers that all Port Officers should be provided with residences convenient to their work. States there are several civil stations where houses for Police officers should be built as there are no suitable ones available, viz., Madura, Guntúr, Madanapalle and Tuticorin, and considers that in these cases the Local Government should be empowered to construct residences without reference to Government of India.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer. Inspector-General of Police.	(*b*) The above suggestion (*a*) involves the cancelment of paragraph 16. I agree with the Superintending Engineer, V Circle, that the less Government has to do with renting of residences the better; but there are cases where such a course is absolutely necessary. The discretion thus granted to Local Governments would meet the view of the Inspector-General of Police; that of the Presidency Port Officer appears too wide.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraphs 15 *and* 16	Suggests that these paragraphs be so modified as to enable the Local Government to construct residences at those stations where it can be clearly shown that an officer cannot obtain a suitable residence.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, III Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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 rules in paragraph 28, will not exceed 8 per cent. of the salary of the official who will usually occupy it. (*c*)	Considers that the cost of the building to be erected should not be regulated with reference to the salary of the occupant, as the bulk of the cost is sunk in foundations but with reference to the accommodation to be allowed which should depend on the rank of the officer who should occupy it and suggests that the rule be modified. Considers that greater latitude should be allowed in the case of buildings to be constructed at stations where house building is very expensive, such as Nandyal, Tuticorin, and that the rules should prevent the building of an unsuitable house on the mere ground that it is the best that can be built for the amount admissible under the rule and suggests that some standard of accommodation be laid down, that no house be built providing for less accommodation and that, if the rent is not sufficient to cover the percentage charges, the Government should bear the loss. Suggests that the 8 per cent. limit be raised to 12 per cent., as the design of the building depends not so much on the salary as the status of an officer and the 8 per cent. limit is sometimes found to be insufficient.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Executive Engineer, Tanjore Division.	(*c*) I consider that it would be desirable that standard plans showing the amount of accommodation to be provided for officers of various ranks should be drawn up, and that, when accommodation on the standard plan is provided, rent should be charged at 8 per cent. of the salary of the officer. It would probably be enough if six or eight standard plans were prepared for a similar number of classes of officers, the Local Government being empowered to specify the class to which any officer belongs.
Inspector-General of Police.	If this cannot be done, I would leave paragraphs 17 (1), (3) and (4) as they stand, but for reasons given below would omit paragraph 17 (2).
Director of Public Instruction.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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 limited by the Local Government to the actual cost of the establishment, and tools and plant employed thereon, as nearly as it can be ascertained. (*d*).	Suggests that the charges for establishment and tools and plant be restricted to direct charges as debited to the work.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*d*) See below under (*g*).

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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.	Suggests the removal of the restriction so far as Provincial funds are concerned requiring the sanction of the Government of India for the construction or purchase of buildings in all cases in which the conditions of clause (1) cannot be fulfilled. Considers that it will be sufficient to specify the class of officers for whom residences should be constructed or purchased and when the cost is to be met from Provincial funds to vest Local Governments with full power to deal with individual cases on their own merits.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*I*).—The rent should be a sum which will cover interest at 4 per cent. on the actual capital cost of the house and its site and the estimated average annual cost of repairs. (*g*).	Is of opinion that the present basis of assessment is not a correct or equitable one, as between Government and its servants, and that the truth of this is partially admitted in the prescribed limit of 10 per cent. on salary and local allowances of an officer. The basis of assessment is the actual capital cost of the house and its site and the estimated average annual cost of repairs, and in ascertaining these, elements of doubt have to be considered, as may be seen by a reference to the sub-clauses of clause I of paragraph 28. All these uncertain factors would disappear if an officer's salary and local allowances were made the basis of assessment, irrespective of the actual cost of the house and its site, or the estimated average cost of repairs. When a house has to be built its cost is now regulated that the rental will not exceed 8 per cent. of the salary of the official who will usually occupy it; and in no case is the rent to exceed 10 per cent. of the official's salary. This rule can be applied so as to press rather heavily on the junior officers in a class or grade. The average pay of Superintending Engineers is Rs. 1,350, 8 per cent. of which is Rs. 108, the rental of a house built according to the rules. This rental would represent 6·75 per cent. of the pay of a Superintending Engineer, 1st class; 8 per cent. of the pay of a Superintending Engineer, 2nd class, and 9·8 per cent. of the pay of a Superintending Engineer, 3rd class. Instead of charging a fixed rent it is suggested that it should invariably be taken as 8 per cent. of the pay of the official occupying the house. Government interests would not be affected by this change, and a Superintending Engineer, on Rs. 1,600, can afford to pay a higher rent than a Superintending Engineer on Rs. 1,100. Suggests the reduction of interest on capital cost and repairs from 4 to 3 per cent. Suggests the reduction of interest on capital cost and repairs from 4 to 3½ per cent., which is the present rate of Government interest. Proposes the addition of the words "including Municipal taxes" at the end of the rule. Considers that the market value and not the capital cost should be made the basis of assessment as the cost of a building varies in different localities. Considers that 4 per cent. should be charged on the actual cost of construction only.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*g*) I would sweep away the whole of the complicated arrangements of paragraph 28 and charge simply 6 per cent. per annum, or ½ per cent. per month, on the capital cost, including the value of the site, if purchased, but not if it was Government property, and including no charges for tools and plant or establishment except such as was directly charged to the work during construction. The capital value should be revised at intervals of five years, when the Executive Engineer, or the Superintending Engineer, if the house be occupied by an Executive Engineer, should report whether its value has deteriorated, and, if so, a corresponding reduction should be made in the rent; except at this quinquennial revaluation the rental should not be altered save in the case of— (1) serious injury by storm, earthquake, or other accident, in which case such reduction, as the circumstances require, must be made; (2) additions and improvements (not repairs or restorations), the cost of which must be added to the capital value and the rent proportionately increased. The rent should in all cases be subject to a maximum of 8 per cent. on the salary of the occupant; the present limit of 10 per cent. is, in my opinion, too high. It should be understood that these suggestions are made on the supposition that the proposal made above (*c*) that houses should be built on standard plans, for which a fixed rent of 8 per cent. on salary should be charged, is not accepted.
Superintending Engineer, I Circle.	
Superintending Engineer, II Circle.	
Collector of Anantapur and Examiner, Public Works Accounts.	
Consulting Architect.	
Superintendent of Works, Periyár Project.	
Executive Engineer, Coimbatore Division.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*a*).—The capital cost of a 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. If the house was constructed on land purchased by Government, the value of the site will be the price paid for it by Government if this can be ascertained: if not, it will be the value at the time these rules are first applied. If the house was built on land the property of Government, the actual outlay incurred by the State on such land should be included in the capital cost of the building for the purpose of calculating rent; but if no such outlay has been incurred, the value of the site should not be included in the capital cost of the building. 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 Local 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 works outlay may be taken as the charge to be included on account of these items.	Suggests the omission of the value of site from the capital cost and of charges for establishment and tools and plant. Considers that the cost of site should not be included in the capital cost when the land is Government property for which no compensation has been paid.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle.	
Superintending Engineer, III Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*b*).—In applying these rules to 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 of the application of the rules is not a reduction of the rent previous to that date for the occupation of the building.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*c*).—In the case of houses purchased by Government, no addition to the price paid for the building should be made for establishment and tools and plant. When there is no record of the actual price paid by Government 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.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*d*).—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 the capital cost (as defined in I (*a*)) of a permanent building, or 6 per cent. on the cost of a temporary building, and 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.	Rents are often raised in consequence of heavy repairs which have become necessary on account of bad work or other reasons for which the tenant is in no way responsible. This does not seem fair on the tenant. The rule should be modified. (*h*). Considers that 3 per cent. for repairs should not be charged on the cost of site and establishment and tools and plant. Considers that rents of many houses will have to be increased as the cost of repairs will exceed the amount originally set down, and that the occupants should not be made to suffer for repairs or alterations due to faulty construction or design, and suggests that a small percentage be levied as a sinking fund to cover such failures. Suggests that the average cost of repairs may be reduced from 3 to 1 per cent. when the actual cost is not known. Proposes the addition of the works "including Municipal taxes" after the word "Repairs" in the 1st, 11th and 12th lines of the rule.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, I Circle. Collector of Anantapur and Executive Engineer, Coimbatore. Superintending Engineer, II Circle. Executive Engineer, Tanjore. Consulting Architect.	(*h*) The present rule regarding repairs is in my opinion not only "not fair" but utterly indefensible. A case occurred within my knowledge in which a house was unroofed by a storm and it was contended that the rent should be increased on account of the heavy cost of "repairs" due to the necessity for re-roofing it.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*e*).—In calculating the outlay on repairs of any building the cost of tools and plant and establishment should be allowed for in accordance with Rule I (*a*).	Suggests the omission of charges for establishment and tools and plant. Suggests that the cost of tools and plant be omitted and that the charge for "Establishment" be limited to 5 per cent., as such repairs are usually of a simple nature. Proposes the addition of the words "including Municipal taxes" after the word "repairs" in line 1 of the rule.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle, and Executive Engineer, Coimbatore Division. Superintending Engineer, III Circle. Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*II*).—The actual charge for 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. (*i*).	Considers that the protection afforded to the tenant by limiting his rent to 10 per cent. on salary is insufficient. The limit should be less. Suggests that the limit be reduced to 7 per cent. as an officer occupying a private building seldom pays more than 7 per cent. of his pay as rent. Considers that 10 per cent. is beyond the means of officers. Suggests that the limit be reduced to 8 per cent. Superintendents of Police object to paying 10 per cent. of their salary for unsuitable accommodation, but 10 per cent. is not unreasonable if the accommodation provided is ample and suitable. Considers that the maximum should be reduced to 5 per cent.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle.	(*i*) As remarked above, the limit should in my opinion be 8 per cent., not 10.
Superintending Engineer, III Circle, and Inspector-General of Prisons.	
Executive Engineer, South Arcot Division.	
Surgeon-General with the Government of Madras and Executive Engineer, Coimbatore.	
Inspector-General of Police.	
The Principal, College of Engineering.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Municipal Taxes (*j*)	In the Madras Presidency these taxes are borne by Government in case of rent-free occupancy. Sees no reason why this should be altered. An officer is either entitled to free quarters, or he is not entitled to them; and if he is entitled to them, does not see how he can, in simple equity, be called upon to pay any portion of taxes on them. In other cases, that is, where an officer is not entitled to free quarters, thinks the question should be governed by the law as between landlord and tenant.
	The practice in Madras is to include the Municipal taxes in the annual repair estimates, and as they are thus included in the cost of repairs when calculating the rent, the tenant virtually pays his portion of the taxes. In the case of rent-free occupancy, the occupant being entitled to rent-free quarters, he should pay no portion of the repairs or Municipal taxes.
	The present practice is for Government to pay Municipal taxes. There should be no change.
	The taxes should be paid by Government except in the case of buildings occupied rent-free when the taxes should be paid by the occupants.
	Considers that no charge should be made when 10 per cent. of the salary is paid by the occupant, but when the rent is less, such portion as would bring the total to 10 per cent. might be levied.
	Considers that officers occupying Government quarters rent-free or otherwise should be made to pay the occupier's share of such taxes.
	Considers the occupier's share of taxes should not be levied on the rent-free quarters occupied by the Commissioner of Police.
	Considers that the occupier should not in any case be called on to pay taxes.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*j*) Municipal taxes, if paid at all, which I consider they should not be on Government buildings, should be borne by Government as the owner, and no addition should be made to the rent on this account.
Consulting Architect to Government.	
Superintending Engineers, I, II, III and VI Circles, Executive Engineers, Coimbatore Division, Tanjore Division, Inspector-General of Police and Presidency Port Officer.	
Superintending Engineer, V Circle.	
Executive Engineer, South Arcot Division.	
Surgeon-General with the Government of Madras.	
Commissioner of Police.	
Director of Public Instruction.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks	Considers that it would be better to have a fixed rent for each class of buildings and that in drawing up the scale it should be so arranged that the rents do not exceed 10 per cent. of the salary of the lowest grade of the class for whom the buildings are to be constructed and suggests that the rents for Assistant Engineers, Executive Engineers and Superintending Engineers may be fixed at Rs. 45, 70 and 110, respectively, as done in the Military Department—*vide* paragraph 147, chapter X, volume II of the Public Works Code, and that a similar scale may be laid down for all departments. The practical question for decision appears to be the following:— Is it necessary, in the interests of the State, to provide residences for certain classes of officials? If the answer be in the affirmative, then every other consideration must fall to the ground; and it is submitted that all that remains to be done is for the Government of India to legislate on the following points:— (i) to specify the officials for whom residences, and the locality in which such residences, may be constructed or purchased; (ii) to decide on a standard scale of accommodation for each class of officials; and (iii) to assess rent on a uniform basis for the whole of India. (*k*). With reference to (ii) it is suggested that every house should be double-storied with sleeping rooms, &c. The upper storey would protect the ground floor from the sun, while sleeping upstairs would conduce to refreshing rest,—so especially necessary to a man whose lot it is to have to work in the plains. Does not think such a house would be more costly than the usual wide-spreading one-storied house, as, for less roof-area, a smaller quantity of land would be required, and land is often an expensive item. In respect to (iii) it is submitted that a uniform percentage (say not exceeding 8 per cent.) on the salary and local allowance of an officer regardless of "cost" would (*a*) be equitable, (*b*) tend to reduce the trouble in calculation of rent to the minimum, and (*c*) remove the friction that now exists in recovering rent at a rate which the occupant considers excessive. There is nothing new in this proposal. Volume II, chapter X of the Public Works Code, paragraph 147, lays down a scale of rent payable by Military officers according to the individual rank, and this is all that is suggested in the case of Civil officers. Under such a clear and unmistakable rule no one would ever be in doubt as to what his liability for rent would be; and any loss that Government might sustain, on houses that were more expensive to build or purchase, would be largely countervailed by the large realizations from officers drawing the same scale of salary in localities where lower rates of labour and material obtain.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, VI Circle.	
Examiner, Public Works Accounts.	(*k*) The Examiner's suggestions (ii) and (iii) are pretty much what I have suggested already; with regard to (i) the question of providing or not providing accommodation must be decided by the Local Government according to the circumstances of each individual case; it is impossible to lay down any such general rule as that proposed.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks—*cont.*	Whatever loss or gain might accrue would be shown in the Capital and Revenue account of buildings, and the Government of India would have an opportunity, year by year, of seeing the financial results of the policy of providing residences for certain classes of officials. Any loss would, it is submitted, be more than justified by releasing officers from the "undesirable position towards native and other house proprietors" in which they are now said to be frequently placed; and compared with this no other argument carries any weight. It should be clearly understood that if, owing to quarters suitable to his rank not being available (say, for instance, a Collector) is provided with quarters inferior to those authorized for his grade (say, by way of example, with quarters intended for a Sub-Collector) he will only be charged rent according to the scale of quarters he actually occupies. In fact he would make the whole of paragraph 148, chapter X, volume II of the Public Works Code, applicable to Civil officers. (*l*). Where barrack accommodation or the cottage type of staff quarters is provided, the State Railway rules as contained in Public Works Department Code, volume IV, chapter III, paragraph 218, appear to him easy of application, equitable and suitable. Considers that a residence should be provided for the Chaplain at Bangalore. (*m*). Considers it advisable to provide residences for Chaplains at certain stations where it is difficult to hire houses. (*n*). Suggests that any modifications in the rules should apply to existing residences. Considers that there is no necessity for any modification of existing rules. Does not consider that existing rules are at all severe and thinks they need no modification. Considers the rent rules so complicated and elaborate that the calculation of rent and the constant revision of rent under them give an infinity of trouble which is not commensurate with the results. (*o*). Considers that the rent rules can best be relaxed by conferring greater discretionary power on the Local Government. Under present rules the amount to be spent on a house depends on the rent which the occupant would have to pay. It is thus a fixed amount, independently of the rates for labour and materials and the value of land, which vary considerably in different localities. It is therefore often impossible to build suitable houses for officers on low salaries. In such cases the Local Government should have power to relax the rules. (*p*). Is of opinion that it is not possible, under existing rules, to construct suitable residences for Public Works officers below the rank of Executive Engineer, 1st grade.

Reporting Officer.	Recommendations by the Chief Engineer.
	(*l*) This would follow as a matter of course.
Senior Chaplain, Church of Scotland.	(*m*) I can see no conceivable ground for this proposal, which has already been negatived by Government.
Bishop's Chaplain ...	(*n*) This would be dealt with under the general discretionary powers of the Local Government.
Superintending Engineer, II Circle.	
Superintending Engineer, IV Circle.	
Chief Engineer for Irrigation.	
Examiner, Public Works Accounts.	(*o*) I entirely concur—*vide* remarks under (*g*).
Superintending Engineer, I Circle.	(*p*) Except in so far as they would necessarily be modified by the suggestions made above, I consider no alteration required in paragraphs 28 (iii) and 29—32.
Superintending Engineer, II Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Purchase of buildings	Considers that the purchase of buildings is nearly always a mistake, a large amount is invariably spent sooner or later on repairs, and neither the Government nor the occupant is satisfied. (*q*).

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineers, I and II Circles. Executive Engineer, South Arcot Division.	(*q*) I fully concur in this.

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Dated October, 3rd

Read.

Encl.

G.O. No. 2431 W., 3rd Oct. 1895.

OCTOBER.

Residences for Government officials

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.

No. 2432 W., 3RD OCTOBER. 1895.

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,

Adverting to your letter No. 68 B., dated 27th February 1895, on the subject of the rules relating to the purchase or construction of residences for Government officials, and the rents to be charged therefor, I am directed to forward the accompanying abstract of opinions of officers of the Public Works and other departments, and to say that His Excellency the Governor in Council concurs in the views of the Chief Engineer which, I am to request, may be urged on the Government of India.

2. I am to add that in the opinion of His Excellency the Governor in Council, it is essential for the efficiency of the administration that the servants of Government should be suitably housed to enable them to struggle against the depressing influences of a bad climate. It is understood that almost all private employers in an extensive way of business provide suitable and ample accommodation, with furniture, for their servants; and the same may be said of Missionary societies. It is presumed that this is done because it has been found necessary, and there seems no reason why the Government should not do likewise, without regard to any petty profit or loss which may be involved, a certain expenditure being necessary to the efficiency of the administration. The standard plans should include bed rooms of ample dimensions. Such rooms of only 12 or 14 feet wide, as may be seen in some of the plans of buildings provided for superior officers of the Revenue and other departments, are wholly unfit for occupation by Europeans in the tropics. All buildings should be of at least two storeys. Officers should be compelled to occupy houses provided by Government, and

BUILDINGS AND ROADS.
CIVIL WORKS.

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should be responsible for dilapidations other than those due to fair wear and tear. A uniform rate of 8 per cent. on the salary should be charged as rent. Government would no doubt frequently lose money by this arrangement in the case of houses provided for junior officers, but such loss should be waived. Houses should not be built except where reasonably comfortable and decent buildings are not procurable by private arrangement.

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

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

Ootacamund,
3rd October 1895.

Exd. Shaik Karim,
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Dated October, 3rd.

Recd. *Encl.*

No. 2432 W., 3rd October 1895.

OCTOBER.

Residences for Government officials

Forwarding the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of —, and requesting that the views of the Chief Engineer, concurred in by His Excellency the Governor in Council, may be urged on the Government of India.

Please state number of Copies

375 / 24

Strike as altered

No. 2431 W., 3RD OCTOBER 1895.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

From the Superintending Engineer, I Circle, No. 122 G.L., dated 15th May 1895.
" " " II " " 72 G.L., " 18th " "
" " " III " " 339 " 6th " "
" " " III " " 706 " 6th June "
" " " IV " " 177 W., " 3rd May "
" " " IV " " 184 W., " 7th " "
" " " V " " 241 W., " 27th " "
" " " VI " " 255 T.C., " 17th " "
" Consulting Architect to Government " 496 " 6th " "
" Supt. of Works, Periyár Project " 59 C.E., " 6th July "
" Consulting Engineer for Railways " 2047 " 28th June "
" Chief Engineer for Irrigation " 12 W., " 18th April "
" Examiner, Public Works Accounts " 1715 A., " 10th May "

Endorsement in the Public Department on letter from the Surgeon-General with the Government of Madras No. 214-Tour, dated 28th May 1895; No. 1220, dated 8th June 1895.
Endorsement in the Marine Department on letter from the Presidency Port Officer, Madras, No. 1655/115 G., dated 7th May 1895; No. 1087, dated 20th May 1895.
Endorsement in the Ecclesiastical Department on letter from the Bishop's Chaplain No. 1415, dated 29th May 1895; No. 1198, dated 5th June 1895.
Endorsement in the Educational Department on letter from the Director of Public Instruction No. 9374, dated 28th August 1895; No. 2046, dated 3rd September 1895.
Endorsement in the Judicial Department on letter from the Registrar of the High Court, Appellate Side, No. 1938, dated 19th July 1895; No. 1768, dated 31st July 1895.
Proceedings, Financial Department, No. 369, dated 6th May 1895.
" Political " " 109 " 6th " "
" Local and Municipal Department, No. 727 L., Mis., dated 29th April 1895.
" Military Department, No. 1991, dated 30th March 1895.
" Revenue " " 1104 R., " 9th July "
" " " " 1167 R., " 20th " "

[*Statement.*

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Chapter X, Public Works Code, Vol. I.	
Paragraph 15.—No houses should be built or purchased by Local Governments as residences for public servants, except in the following cases :—	Considers that Government should purchase or construct buildings only in places where it is impossible for officers to rent residences, and that the less the Government has to do with renting of residences to its officers, the better. Considers that Local Governments should be empowered to construct residences for officials at stations where suitable quarters cannot be rented. Considers it unwise to purchase or construct residences when they can be obtained privately, but when officers of any department make unanimous application for good reasons given to be supplied with residences, the application should be granted. Considers it better for an officer to find accommodation for himself than to be compelled to live in a Government house, provided suitable accommodation is available as greater freedom is enjoyed in dealing with private landlords and as private houses are cheaper than Government ones ; but is of opinion that the rule should be so modified as to leave greater option to Local Governments in the matter. Considers that houses should be built for Superintendents of District Jails at or near the Jail, as this concession would improve the administration of District Jails and as the Superintendents now reside far away from the Jails.

the existing Rules regarding the purchase or construction of Residences for Government Officials.

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, V Circle.	
Surgeon-General with the Government of Madras.	
Executive Engineer, Coimbatore Division.	
Inspector-General of Police.	
Inspector-General of Prisons.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(i) Cases in which it is the recognized duty or established custom of the Government to provide quarters at Government expense.	Lighthouse Superintendents have hitherto been provided with quarters free of rent. This should continue.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(ii) Cases in which residences are provided for officers on the ground that their duties compel them to occupy a building, or part of a group of buildings erected for some special purpose, such as a jail, a police tannah, a school, a factory, a mint, &c.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 15.—(iii) Cases in which it is necessary to provide residences in parts of the country where no civil station or cantonment exists, and where a lengthened term of residence would render camp accommodation unsuitable, *e.g.*, buildings along lines of roads, railways, or canals, for the housing of officials employed on their construction or maintenance. (*a*).	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
	(*a*) I would add: "(iv) Such other cases in which it is shown to the satisfaction of the Local Government that suitable accommodation cannot be obtained at a station where an officer is compelled by the nature of his duties to reside, provided the cost of the building is to be met wholly from Provincial funds."

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Proposed clause (iv).	Suggests the addition of clause (iv) as follows:— Cases in which even where a civil station or cantonment exists, the local accommodation available is unsuitably situated or insufficient in accommodation or where it is found to be impossible to induce the landlords to keep their buildings in proper repair or where the available buildings are found to be insanitary and prejudicial to the health of the occupants. As an alternative, suggests the following:— Cases in which even where a civil station or cantonment exists, the Local Government or Administration consider the accommodation available is unsuitable, insufficient, or prejudicial to health.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 16.—Proposals to construct residences for officials not entitled to quarters in a civil station or cantonment already in existence, or in the process of formation, and all cases in which Local Governments have doubts as to the operation of the rule in paragraph 15, should be submitted to the Government of India for orders. (*b*).	Considers that all Port Officers should be provided with residences convenient to their work. States there are several civil stations where houses for Police officers should be built as there are no suitable ones available, viz., Madura, Guntúr, Madanapalle and Tuticorin, and considers that in these cases the Local Government should be empowered to construct residences without reference to Government of India.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Presidency Port Officer. Inspector-General of Police.	(*b*) The above suggestion involves the cancelment of paragraph 16 (a). I agree with the Superintending Engineer, V Circle, that the less Government has to do with renting of residences the better; but there are cases where such a course is absolutely necessary. The discretion thus granted to Local Governments would meet the view of the Inspector-General of Police; that of the Presidency Port Officer appears too wide.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraphs 15 *and* 16	Suggests that these paragraphs be so modified as to enable the Local Government to construct residences at those stations where it can be clearly shown that an officer cannot obtain a suitable residence.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, III Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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 rules in paragraph 28, will not exceed 8 per cent. of the salary of the official who will usually occupy it. (*c*)	Considers that the cost of the building to be erected should not be regulated with reference to the salary of the occupant, as the bulk of the cost is sunk in foundations but with reference to the accommodation to be allowed which should depend on the rank of the officer who should occupy it and suggests that the rule be modified. Considers that greater latitude should be allowed in the case of buildings to be constructed at stations where house building is very expensive, such as Nandyal, Tuticorin, and that the rules should prevent the building of an unsuitable house on the mere ground that it is the best that can be built for the amount admissible under the rule and suggests that some standard of accommodation be laid down, that no house be built providing for less accommodation and that, if the rent is not sufficient to cover the percentage charges, the Government should bear the loss. Suggests that the 8 per cent. limit be raised to 12 per cent., as the design of the building depends not so much on the salary as the status of an officer and the 8 per cent. limit is sometimes found to be insufficient.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Executive Engineer, Tanjore Division.	(*c*) I consider that it would be desirable that standard plans showing the amount of accommodation to be provided for officers of various ranks should be drawn up, and that, when accommodation on the standard plan is provided, rent should be charged at 8 per cent. of the salary of the officer. It would probably be enough if six or eight standard plans were prepared for a similar number of classes of officers, the Local Government being empowered to specify the class to which any officer belongs.
Inspector-General of Police.	If this cannot be done, I would leave paragraphs 17 (1), (3) and (4) as they stand, but for reasons given below would omit paragraph 17 (2).
Director of Public Instruction.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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 limited by the Local Government to the actual cost of the establishment, and tools and plant employed thereon, as nearly as it can be ascertained. (*d*).	Suggests that the charges for establishment and tools and plant be restricted to direct charges as debited to the work.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*d*) See below under (*g*).

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(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.	Suggests the removal of the restriction so far as Provincial funds are concerned requiring the sanction of the Government of India for the construction or purchase of buildings in all cases in which the conditions of clause (1) cannot be fulfilled. Considers that it will be sufficient to specify the class of officers for whom residences should be constructed or purchased and when the cost is to be met from Provincial funds to vest Local Governments with full power to deal with individual cases on their own merits.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 17.—(4) Sanctions accorded by the Supreme Government or by Local Governments and Administrations, as the case may be, to the construction or purchase of houses as residences for Government officials not entitled to be provided with rent-free quarters are, in all cases, subject to the conditions that the present and future incumbents of the appointments are required to live in the houses and to pay rent calculated under the existing rules. (*e*).	Residences provided by Government should always be occupied by officers for whom they are intended.
	Considers that the rightful occupant should be allowed the option of subletting the house, provided the Government does not lose by the transaction.
	Thinks that it will be a hardship for an officer to be obliged to pay rent for a house which he does not wish to occupy and that the rule should be relaxed.
	Suggests the addition of the words "as a rule" after the word "required" in the 7th line and of the following at the end of the rule :— "In case of short periods of absence or for some special reason such as insufficient accommodation, they may be permitted to sublet their houses with the special sanction of the Local Government or Administration."
	Considers that this rule requiring officers to occupy and pay rent for quarters provided for them should be enforced, and points out certain disadvantages which would probably arise if the houses were sublet; *e.g.*, an officer may sublet his house, and just as the sub-tenant has made himself comfortable in it, the former may suddenly find himself transferred to another station, and his successor may be consigned to the uncertain accommodation and questionable comforts of a traveller's bungalow, while the sub-tenant vacates or inordinately delays in vacating the house intended for the newly arrived officer. Where there is a family to be accommodated the inconvenience would be greater. It is moreover doubtful whether a tenant can be legally ousted on a day's notice.
	Considers that the occupation of residences should not be compulsory, as the style of houses cannot suit both Europeans and Natives and as many of the appointments are held by the latter.
	Considers that the occupation of residences should be compulsory, but that bachelors should, if possible, be charged less rent as, if allowed, they would live in a smaller house. (*f*).

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineers, I, III, V and VI Circles, Executive Engineer, Coimbatore Division, Presidency Port Officer and Surgeon-General with the Government of Madras.	(*e*) I cannot concur in any suggestion for modifying the rule that an officer must live in his official residence, where one is built for him, or for allowing him to sublet it.
Executive Engineer, Coimbatore Division, and Executive Engineer, Tanjore Division.	
Executive Engineer, South Arcot Division.	
Consulting Architect.	
Examiner, Public Works Accounts.	
Registrar of the High Court.	
Inspector-General of Police.	(*f*) I concur in this suggestion in theory, but I am afraid it would be found impossible to put it in practice.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*I*).—The rent should be a sum which will cover interest at 4 per cent. on the actual capital cost of the house and its site and the estimated average annual cost of repairs.	Is of opinion that the present basis of assessment is not a correct or equitable one, as between Government and its servants, and that the truth of this is partially admitted in the prescribed limit of 10 per cent. on salary and local allowances of an officer. The basis of assessment is the actual capital cost of the house and its site and the estimated average annual cost of repairs, and in ascertaining these, elements of doubt have to be considered, as may be seen by a reference to the sub-clauses of clause I of paragraph 28. All these uncertain factors would disappear if an officer's salary and local allowances were made the basis of assessment, irrespective of the actual cost of the house and its site, or the estimated average cost of repairs.
	When a house has to be built its cost is now regulated that the rental will not exceed 8 per cent. of the salary of the official who will usually occupy it; and in no case is the rent to exceed 10 per cent. of the official's salary. This rule can be applied so as to press rather heavily on the junior officers in a class or grade. The average pay of Superintending Engineers is Rs. 1,350, 8 per cent. of which is Rs. 108, the rental of a house built according to the rules. This rental would represent 6·75 per cent. of the pay of a Superintending Engineer, 1st class; 8 per cent. of the pay of a Superintending Engineer, 2nd class, and 9·8 per cent. of the pay of a Superintending Engineer, 3rd class.
	Instead of charging a fixed rent it is suggested that it should invariably be taken as 8 per cent. of the pay of the official occupying the house. Government interests would not be affected by this change, and a Superintending Engineer, on Rs. 1,600, can afford to pay a higher rent than a Superintending Engineer on Rs. 1,100.
	Suggests the reduction of interest on capital cost and repairs from 4 to 3 per cent.
	Suggests the reduction of interest on capital cost and repairs from 4 to 3½ per cent., which is the present rate of Government interest.
	Proposes the addition of the words "including Municipal taxes" at the end of the rule.
	Considers that the market value and not the capital cost should be made the basis of assessment as the cost of a building varies in different localities.
	Considers that 4 per cent. should be charged on the actual cost of construction only.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(g) I would sweep away the whole of the complicated arrangements of paragraph 28 and charge simply 6 per cent. per annum, or ½ per cent. per month, on the capital cost, including the value of the site, if purchased, but not if it was Government property, and including no charges for tools and plant or establishment except such as was directly charged to the work during construction. The capital value should be revised at intervals of five years, when the Executive Engineer, or the Superintending Engineer, if the house be occupied by an Executive Engineer, should report whether its value has deteriorated, and, if so, a corresponding reduction should be made in the rent; except at this quinquennial revaluation the rental should not be altered save in the case of— (1) serious injury by storm, earthquake, or other accident, in which case such reduction, as the circumstances require, must be made; (2) additions and improvements (not repairs or restorations), the cost of which must be added to the capital value and the rent proportionately increased.
Superintending Engineer, I Circle.	The rent should in all cases be subject to a maximum of 8 per cent. on the salary of the occupant; the present limit of 10 per cent. is, in my opinion, too high.
	It is understood that these suggestions are made on the supposition that the proposal made above that houses should be built on standard plans, for which a fixed rent of 8 per cent. on salary should be charged, is not accepted.
Superintending Engineer, II Circle.	
Collector of Anantapur and Examiner, Public Works Accounts.	
Consulting Architect.	
Superintendent of Works, Periyár Project.	
Executive Engineer, Coimbatore Division.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*a*).—The capital cost of a 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. If the house was constructed on land purchased by Government, the value of the site will be the price paid for it by Government if this can be ascertained: if not, it will be the value at the time these rules are first applied. If the house was built on land the property of Government, the actual outlay incurred by the State on such land should be included in the capital cost of the building for the purpose of calculating rent; but if no such outlay has been incurred, the value of the site should not be included in the capital cost of the building. 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 Local 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 works outlay may be taken as the charge to be included on account of these items.	Suggests the omission of the value of site from the capital cost and of charges for establishment and tools and plant. Considers that the cost of site should not be included in the capital cost when the land is Government property for which no compensation has been paid.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle.	
Superintending Engineer, III Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*b*).—In applying these rules to 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 of the application of the rules is not a reduction of the rent previous to that date for the occupation of the building.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*c*).—In the case of houses purchased by Government, no addition to the price paid for the building should be made for establishment and tools and plant. When there is no record of the actual price paid by Government 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.	

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*d*).—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 the capital cost (as defined in I (*a*)) of a permanent building, or 6 per cent. on the cost of a temporary building, and 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.	Rents are often raised in consequence of heavy repairs which have become necessary on account of bad work or other reasons for which the tenant is in no way responsible. This does not seem fair on the tenant. The rule should be modified. (*h*). Considers that 3 per cent. for repairs should not be charged on the cost of site and establishment and tools and plant. Considers that rents of many houses will have to be increased as the cost of repairs will exceed the amount originally set down, and that the occupants should not be made to suffer for repairs or alterations due to faulty construction or design, and suggests that a small percentage be levied as a sinking fund to cover such failures. Suggests that the average cost of repairs may be reduced from 3 to 1 per cent. when the actual cost is not known. Proposes the addition of the works "including Municipal taxes" after the word "Repairs" in the 1st, 11th and 12th lines of the rule.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, I Circle.	(*h*) The present rule regarding repairs is in my opinion not only "not fair" but utterly indefensible. A case occurred within my knowledge in which a house was unroofed by a storm and it was contended that the rent should be increased on account of the heavy cost of "repairs" due to the necessity for re-roofing it.
Collector of Anantapur and Executive Engineer, Coimbatore.	
Superintending Engineer, II Circle.	
Executive Engineer, Tanjore.	
Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 *I* (*e*).—In calculating the outlay on repairs of any building the cost of tools and plant and establishment should be allowed for in accordance with Rule I (*a*).	Suggests the omission of charges for establishment and tools and plant. Suggests that the cost of tools and plant be omitted and that the charge for "Establishment" be limited to 5 per cent., as such repairs are usually of a simple nature. Proposes the addition of the words "including Municipal taxes" after the word "repairs" in line 1 of the rule.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle, and Executive Engineer, Coimbatore Division. Superintending Engineer, III Circle. Consulting Architect.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Paragraph 28 (*II*).—The actual charge for 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. (*i*)	Considers that the protection afforded to the tenant by limiting his rent to 10 per cent. on salary is insufficient. The limit should be less. Suggests that the limit be reduced to 7 per cent. as an officer occupying a private building seldom pays more than 7 per cent. of his pay as rent. Considers that 10 per cent. is beyond the means of officers. Suggests that the limit be reduced to 8 per cent. Superintendents of Police object to paying 10 per cent. of their salary for unsuitable accommodation, but 10 per cent. is not unreasonable if the accommodation provided is ample and suitable. Considers that the maximum should be reduced to 5 per cent.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, II Circle.	(*i*) As remarked above, the limit should in my opinion be 8 per cent., not 10.
Superintending Engineer, III Circle, and Inspector-General of Prisons.	
Executive Engineer, South Arcot Division.	
Surgeon-General with the Government of Madras and Executive Engineer, Coimbatore.	
Inspector-General of Police.	
The Principal, College of Engineering.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Municipal Taxes (*j*)	In the Madras Presidency these taxes are borne by Government in case of rent-free occupancy. Sees no reason why this should be altered. An officer is either entitled to free quarters, or he is not entitled to them; and if he is entitled to them, does not see how he can, in simple equity, be called upon to pay any portion of taxes on them. In other cases, that is, where an officer is not entitled to free quarters, thinks the question should be governed by the law as between landlord and tenant. The practice in Madras is to include the Municipal taxes in the annual repair estimates, and as they are thus included in the cost of repairs when calculating the rent, the tenant virtually pays his portion of the taxes. In the case of rent-free occupancy, the occupant being entitled to rent-free quarters, he should pay no portion of the repairs or Municipal taxes. The present practice is for Government to pay Municipal taxes. There should be no change. The taxes should be paid by Government except in the case of buildings occupied rent-free when the taxes should be paid by the occupants. Considers that no charge should be made when 10 per cent. of the salary is paid by the occupant, but when the rent is less, such portion as would bring the total to 10 per cent. might be levied. Considers that officers occupying Government quarters rent-free or otherwise should be made to pay the occupier's share of such taxes. Considers the occupier's share of taxes should not be levied on the rent-free quarters occupied by the Commissioner of Police. Considers that the occupier should not in any case be called on to pay taxes.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Examiner, Public Works Accounts.	(*j*) Municipal taxes, if paid at all, which I consider they should not be on Government buildings, should be borne by Government as the owner, and no addition should be made to the rent on this account.
Consulting Architect to Government.	
Superintending Engineers, I, II, III and VI Circles, Executive Engineers, Coimbatore Division, Tanjore Division, Inspector-General of Police and Presidency Port Officer.	
Superintending Engineer, V Circle.	
Executive Engineer, South Arcot Division.	
Surgeon-General with the Government of Madras.	
Commissioner of Police.	
Director of Public Instruction.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks	Considers that it would be better to have a fixed rent for each class of buildings and that in drawing up the scale it should be so arranged that the rents do not exceed 10 per cent. of the salary of the lowest grade of the class for whom the buildings are to be constructed and suggests that the rents for Assistant Engineers, Executive Engineers and Superintending Engineers may be fixed at Rs. 45, 70 and 110, respectively, as done in the Military Department—*vide* paragraph 147, chapter X, volume II of the Public Works Code, and that a similar scale may be laid down for all departments. The practical question for decision appears to be the following :— Is it necessary, in the interests of the State, to provide residences for certain classes of officials? If the answer be in the affirmative, then every other consideration must fall to the ground; and it is submitted that all that remains to be done is for the Government of India to legislate on the following points :— (i) to specify the officials for whom residences, and the locality in which such residences, may be constructed or purchased; (ii) to decide on a standard scale of accommodation for each class of officials; and (iii) to assess rent on a uniform basis for the whole of India. (*k*). With reference to (ii) it is suggested that every house should be double-storied with sleeping rooms, &c. The upper storey would protect the ground floor from the sun, while sleeping upstairs would conduce to refreshing rest,—so especially necessary to a man whose lot it is to have to work in the plains. Does not think such a house would be more costly than the usual wide-spreading one-storied house, as, for less roof-area, a smaller quantity of land would be required, and land is often an expensive item. In respect to (iii) it is submitted that a uniform percentage (say not exceeding 8 per cent.) on the salary and local allowance of an officer regardless of "cost" would (*a*) be equitable, (*b*) tend to reduce the trouble in calculation of rent to the minimum, and (*c*) remove the friction that now exists in recovering rent at a rate which the occupant considers excessive. There is nothing new in this proposal. Volume II, chapter X of the Public Works Code, paragraph 147, lays down a scale of rent payable by Military officers according to the individual rank, and this is all that is suggested in the case of Civil officers. Under such a clear and unmistakable rule no one would ever be in doubt as to what his liability for rent would be; and any loss that Government might sustain, on houses that were more expensive to build or purchase, would be largely countervailed by the large realizations from officers drawing the same scale of salary in localities where lower rates of labour and material obtain.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineer, VI Circle.	
Examiner, Public Works Accounts.	(*k*) The Examiner's suggestions (ii) and (iii) are pretty much what I have suggested already; with regard to (i) the question of providing or not providing accommodation must be decided by the Local Government according to the circumstances of each individual case; it is impossible to lay down any such general rule as that proposed.

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
General remarks—*cont.*	Whatever loss or gain might accrue would be shown in the Capital and Revenue account of buildings, and the Government of India would have an opportunity, year by year, of seeing the financial results of the policy of providing residences for certain classes of officials. Any loss would, it is submitted, be more than justified by releasing officers from the "undesirable position towards native and other house proprietors" in which they are now said to be frequently placed; and compared with this no other argument carries any weight.
	It should be clearly understood that if, owing to quarters suitable to his rank not being available (say, for instance, a Collector) is provided with quarters inferior to those authorized for his grade (say, by way of example, with quarters intended for a Sub-Collector) he will only be charged rent according to the scale of quarters he actually occupies. In fact he would make the whole of paragraph 148, chapter X, volume II of the Public Works Code, applicable to Civil officers. (*l*).
	Where barrack accommodation or the cottage type of staff quarters is provided, the State Railway rules as contained in Public Works Department Code, volume IV, chapter III, paragraph 218, appear to him easy of application, equitable and suitable. (*m*).
	Considers that a residence should be provided for the Chaplain at Bangalore.
	Considers it advisable to provide residences for Chaplains at certain stations where it is difficult to hire houses. (*n*).
	Suggests that any modifications in the rules should apply to existing residences.
	Considers that there is no necessity for any modification of existing rules.
	Does not consider that existing rules are at all severe and thinks they need no modification.
	Considers the rent rules so complicated and elaborate that the calculation of rent and the constant revision of rent under them give an infinity of trouble which is not commensurate with the results. (*o*).
	Considers that the rent rules can best be relaxed by conferring greater discretionary power on the Local Government. Under present rules the amount to be spent on a house depends on the rent which the occupant would have to pay. It is thus a fixed amount, independently of the rates for labour and materials and the value of land, which vary considerably in different localities. It is therefore often impossible to build suitable houses for officers on low salaries. In such cases the Local Government should have power to relax the rules. (*p*).
	Is of opinion that it is not possible, under existing rules, to construct suitable residences for Public Works officers below the rank of Executive Engineer, 1st grade.

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
	(*l*) This would follow as a matter of course.
Senior Chaplain, Church of Scotland.	(*m*) I can see no conceivable ground for this proposal, which has already been negatived by Government.
Bishop's Chaplain ...	(*n*) This would be dealt with under the general discretionary powers of the Local Government.
Superintending Engineer, II Circle.	
Superintending Engineer, IV Circle.	
Chief Engineer for Irrigation.	
Examiner, Public Works Accounts.	(*o*) I entirely concur—*vide* remarks under (*g*).
Superintending Engineer, I Circle.	(*p*) Except in so far as they would necessarily be modified by the suggestions made above, I consider no alteration required in paragraphs 28 (iii) and 29—32.
Superintending Engineer, II Circle.	

Statement of Opinions of the Officers of the Public Works and other Departments on the working of

Paragraph of the Public Works Code.	Opinions and Suggestions.
Purchase of buildings	Considers that the purchase of buildings is nearly always a mistake, a large amount is invariably spent sooner or later on repairs, and neither the Government nor the occupant is satisfied. (*q*).

the existing Rules regarding the purchase or construction of Residences for Government Officials—*cont.*

Reporting Officer.	Recommendations by the Chief Engineer.
Superintending Engineers, I and II Circles. Executive Engineer, South Arcot Division.	(*q*) I fully concur in this.

No. 2431 W., 3rd October 1895.

Order—No. 2431 W., dated 3rd October 1895.

Ordered that the abstract of opinions of officers of the Public Works and other departments of Government on the working of the existing rules regarding the purchase or construction of residences for Government officials be printed and forwarded to the Government of India. His Excellency the Governor in Council concurs in the views of the Chief Engineer, which will be urged on the Government of India.

2. It is remarked that replies from the officers of the Revenue Department have not yet been submitted.

[Here enter No. 2432 W., dated 3rd October 1895.]

(True Extract.)

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

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

Exd. Shaik Karim.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Dated October, 3rd.

Read.

Encl.

G.O. No. 2431 W., 3rd Oct. 1895.

OCTOBER.

Residences for Government officials.

Orders directing that the abstract of opinions of officers of the Public Works and other departments on the working of the existing rules regarding the purchase or construction of — be forwarded to the Government of India.