Public Works (1895) Department.

G.O., No. 2810 W

DATED 5th Novr. 1895.

[Despatch Abstract.]

Residences for Govt. officials —

Reports on certain questions onnected with the purchase or construction of — recorded with reference to G.O. 2431 W d/ 3.10.95

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

Public Works Department.

No. 2810 W., 5th November 1895

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following

Endorsement in the Revenue Dept on Proceedings of the Board of Revenue (L.R.) No. 313 d/27 Aug: 95 (H.E. No. 3886 Mis d/25.IX.9

Recorded with reference to the Proceedings of Government No. 2431-2W dated 3rd October 1895 which deal with all the essential points brought forward.

1.11

CWB. 31/10/95

(40—4,000—14-3-95.)

No. 2810 W.l. 5th Novr 1895

INDEXED

Disposal No. 367 -

Inám Commissioner's Office,
Madras 9th May 1895.

From

The Honorable Mr. C. S. Crole,
Inám Commissioner,

To

The Secretary to Government,
Revenue Department.

Sir,

With reference to G. O. No. 1624 mis: dated 24th April 1895, I have the honor to state that I have no remarks to offer as Inám Commissioner as no officers employed in the Inám Department are likely to be provided with Government quarters rent-free or otherwise, and to dec,

Sir,

Your most obedient Servant,

C. S. Crole
Inám Commissioner.

Revenue 1895 Dept.

From

THE INAM COMMISSIONER,

To

The Secretary to Government
Revenue Department.

Current Number 3482

G.O. 1624
24-4-95

Dated 9th
Despatched
Received 13
} May 1895

P.W. Enl.
8501/95

Dis No. 367

ENCLOSURES.

13 MAY 95

Subject

Stating that the Inam Commissioner has no remarks to offer regarding the purchase or construction of residences for Government Officials.

No. 28

DIRECTOR'S OFFICE,
OOTACAMUND, 14 May 1895.

From

M. A. LAWSON, ESQ.,
GOVERNMENT BOTANIST AND DIRECTOR OF
GOVERNMENT CINCHONA PLANTATIONS, &c.,
Nilgiris.

To

The Secretary to Government
Revenue Department
Ootacamund.

SIR,

With reference to para 5 of G. O. No. 645 dated the 16 March 1895, Public Works Department, communicated to me for report, under G. O No. 1624 dated the 24th April 1895 – Revenue – I have the honor to state that, the Municipal Taxes have always been paid by Government on houses held rent free by members of the Botanical and Cinchona Departments, and I think rightly so; but Government might make enquiries as to what is the practice in similar institutions in other parts of India.

I have the honor to be
Sir
Your most obed. Servant
M. A. Lawson
Govt. Botanist & Director

dts

Revenue {1895} ~~Cinchona~~ Dept.

Current Number 3540.

From

M. A. LAWSON, Esq.,
Government Botanist and Director of
Government Cinchona Plantations,
Nilgiris.

To The Secretary to Government
Revenue Department
Ootacamund

P.W. Ew 7 / 8501/95

No. 28

Dated 14th }
Despd. 14th } May 1895.
Recd. 15th }

16 MAY 95

Enclosures Nil -

Subject.

Municipal Taxes

Informs Govt. that the on houses held rent free by officials of this Department, have always been paid by Government, and he thinks rightly so.

No. 284

Government Central Museum,
Pantheon Road, Egmore,
Madras, 15th May 1895.

From

EDGAR THURSTON, Esq.,
Superintendent,
Government Central Museum,
Madras,

To

The Secretary to Government
Revenue Department.

Sir,

With reference to G. O. Revenue Department No. 1624 Mis dated 24th April 1895, on the subject of purchase or construction of residences for Government officials, I have the honor to report that, according to the terms of my agreement with the Secretary of State, I am provided with free quarters on the Museum premises, in which it is my duty to reside. The quarters referred to consist of a house, the erection of which was sanctioned by G. O. Public Department, No. 54, dated 21st January, 1864.

2. In G. O. Public Department No. 863 dated 3rd July 1875, it is stated that "The Governor in Council

F/5 250—28-12-93.

Council is of opinion that the duties of the Resident Medical Officer, the Government Astronomer, and the Superintendent of the Government Central Museum require their presence on the premises, and that they should continue to be provided with quarters free of rent."

I have the honor to be,

Sir

Your Most Obedient Servant

Edgar Thurston

Superintendent

Government Museum.

Revenue (1895) Department

Current Number 3601.

From

Edgar Thurston Esquire
Superintendent
Government Museum
Madras

P.W. Dept 8501/95

No. 284

Dated 15th
Despatched 15th } May 1895
Received 17th

Enclosures
nil

Subject

Reporting the circumstances under which he is provided with free quarters in the Museum premises.

(13—1,000—21-1-93.)

Proceedings of the Board of Revenue

(Revenue Settlement, Land Records and Agriculture).

Dated 22nd May 1895.

No. 2620 Mis

Read Proceedings of the Madras Government, Revenue department, dated 24th April/95, No 1624 Mis.

Resolution

The Board in this Department has no remarks or suggestions to offer on the points raised in the letter of the Government of India received with the G/O read above.

2. The only Officers directly under the control of this department are, the Deputy Director, Land Records and Agriculture, the Superintendent, Civil Veterinary

Department, and the Officers in charge of Settlement Parties. The Head Quarters of the first two Officers is Madras, where there is no difficulty in procuring suitable house-accommodation free from the objection referred to in the letter of the Government of India. In the case of the officers in charge of Settlement Parties, the Head Quarters of the district in which the party is working, forms, for the time being, the head-quarters of the officer in charge; and house accommodation, at such stations, is only required for the period during which settlement operations are in progress. This work has now been completed throughout the major portion of the Presidency, and what still remains will probably be brought to a close within two or three years. There is no necessity, therefore, for making any special arrangements for the purchase or construction of houses for any of the officers attached to this department.

(True Extract)

Secretary

The Secretary to Government,
Revenue department

Endd
22/5

Revenue 1895 Dept.

Board of Revenue
(Rev: Sett, Land Records &
Agriculture,)
Madras

Current Number 3803

To
The Secretary to Government
Revenue department

GOVERNMENT OF MADRAS
24 MAY 95
REVENUE DEPARTMENT

Recd 24 May
Proceedings dated 22-5-95
No 2620. Mis

P.W. Ex 4
8301/95

Subject

Stating that the Board has no remarks or suggestions to offer on certain questions connected with the purchase or construction of residences for Government officials

---

(C. O. Form No. 13.)

SURVEY OFFICE, ~~MADRAS~~,
1st June 1895.
Camp Ootacamund

Camp No. 122

From

H. O'C. Cardozo, Esq.,
Superintendent, Madras Survey,

To

The Secretary to Government
Revenue Department.

~~SIR,~~

Reference. G.O. Revenue No. 1624 Mis. dated 24 April 1895, communicating for report Proceedings of Government Public Works Department dated 16th March 1895 No. 645 W regarding W/ ~~purchases~~ purchase or construction of residences for Government Officials.

Sir,

I have the honor to report that prior to issue of G.O. No. 1592 dated 23 April 1895 appointing Survey Officers to charge of maintenance of Survey records &c, it was not necessary to purchase or construct residences for Survey Officers whose Head Quarters were constantly changing.

I cannot therefore report on this matter from experience and without experience, I do not feel able to offer any suggestions which are likely to be of practical value.

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

Superintendent
Madras Survey

1/6
/95

Revenue 1895. Dept.

Current Number 4036.

Regr. No. of 189 .

Above the line for the use of the Receiving Office.

From

H. O'C. Cardozo, Esq.,

SUPERINTENDENT, MADRAS SURVEY,

To

The Secretary to Government
Revenue Department

Dated 1st
Despatched 1st
Received 3
June 1895

JUN 95

Camp No. 122

ENCLOSURES.

SUBJECT.

Purchase or construction of residences for Survey Officers — Reporting that he cannot make any practical suggestions without experience regarding —

FORMER CASES.

No. of 189 .

" "

" "

RECEIPT No.

Dated

P.W. Ex 3
8501/95

LATER CASES.

No. of 189 .

" "

" "

516

Designation of officers	Whether provided with free quarters or granted house rent allowance	The authority granting free quarters or house rent allowance.	Remarks.
Commissioner	None	〃	〃
Deputy Commissioners	None	〃	
× Assistant Commissioners	Fixed house rent allowance granted [The Assistant Commissioners, Chatrapur – Nellore, Chingleput and Tinnevelly Sub Divisions are provided with quarters in lieu of the allowance Vide Miscellaneous Government orders No. 1105 Revenue dated 19th November 1891 and No. 1515 Revenue dated 19 April 1894 and Government Orders Nos 487 Revenue dated 4th June 1891 and 574 Revenue dated 15 May 1885]	Vide para 118 of Mr Bliss's proposals for the reorganization of the Salt Department, approved in Government order No. 459 Revenue dated 17th March 1881 and Government order No. 4041 Revenue dated 15th July 1891	× The Assistant Secretary in the Board's office who is graded with Assistant Commissioners also draws house rent allowance [Government order No. 90 Revenue dated 31 January 1893]
Inspectors	with quarters constructed or purchased at Government expense	Para 86 of Mr Bliss's proposals for the reorganization of the Salt Department (Government order No. 459 Revenue dated 17th March 1881)	House accommodation is provided in places where it cannot be obtained. The Inspector and Assistant Inspector at the Tranquebar factory and most of the Inspectors of preventive Circles have not been provided with quarters as accommodation can be easily procured by them.
Assistant Inspectors	- - - - do	- - - - do	- - - - —
Sub Inspectors			
Factory Sub Inspectors	Provided with quarters	Government Order No. 648 Revenue dated 22nd June 1892 and No. 3564 Revenue dated 11th September 1894	Are provided with houses only in those factories where houses cannot be had.
Preventive Sub Inspectors	None	〃	〃
Clerks.			
Commissioner's Clerks Deputy Commissioner's Clerks Assistant Commissioner's Clerks Preventive Inspector's Clerks	None	〃	Only the Clerks of the office of the Assistant Commissioner, Chingleput Sub Division have been provided with quarters at Government expense for want of accommodation at Kattiwak (Vide Government order 487 Revenue dated 4th June 1891 and Government order No. 3564 dated 11th September 1894)

Designation of officers	Whether provided with free quarters or granted house rent allowance	The authority granting free quarters or house rent allowance	Remarks.
Factory Clerks and Shroffs.	Provided with quarters	Government order No 648 Revenue, dated 22nd June 1892 and Government order No 3564 Revenue dated 11th September 1894	Provided with houses only in those factories where houses cannot be had.
Petty officers and peons – Commissioner's peons Deputy Commissioner's peons Assistant Commissioner's peons Preventive Inspector's peons.	None –	"	Only the Duffadar and peons of the Assistant Commissioner, Chingleput Sub Division are provided with quarters at Government Expense for want of accommodation at Kattiwak (Vide Government orders Nos 487 dated 4th June 1891 and 3564 dated 11 September 1894
Factory Petty officers and peons. Fish curing yard peons. guards patrolling the frontier between the British and French territories and Native Cochin.	Provided with quarters	"	"

Board of Revenue
Separate Revenue
Madras dated
20th August 1895

Ag Assistant Secretary.

Exd W. 26/8.

P.W. $\frac{\text{En 2}}{8501/95}$

1895
REVENUE DEPARTMENT.
Enclosure No. 1
Current No. 6257

Proceedings of the Board of Revenue

(Separate Revenue),

Dated 20 August, 1895.

No. 395 Press.

Read again Proceedings of the Board of Revenue, Separate Revenue dated 19th June 1895 No. 2542 Mis referring to the Deputy Commissioners for early remarks — Government order communicating letter from the Government of India, requesting the opinion of the Madras Government on certain questions connected with the purchase or construction of residences for Government officials in view to the existing rules on the subject being considered.

Read again also Proceedings of the Board of Revenue, Separate Revenue, dated 3rd July 1895 No. 2732 Mis communicating to the Deputy Commissioners memorandum from the Government of Madras requesting an early reply on certain questions raised by the Government of India in connection with the above question.

Read again also Proceedings of the Board of Revenue, Separate Revenue, dated 11th July 1895 No 2885 Mis inviting the opinion of the Deputy Commissioner, Central Division, on certain points in connection with the above question.

Read again also Proceedings of the Board of Revenue, Separate Revenue, dated 13th July 1895 No 2940 Mis. requesting the Deputy Commissioners to expedite their reply to Board's Proceedings No 2542 Mis dated 19 June 1895 in connection with he above question.

Read

Read again also Proceedings of the Board of Revenue, Separate Revenue, dated 19th July 1895 No 3734 Smb. requesting the Deputy Commissioner, Northern Division, by wire to furnish certain further information in connection with the above question and the other Deputy Commissioners to expedite their reports on the above question

Read again also Proceedings of the Board of Revenue, Separate Revenue, dated 24th July 1895 No 3075 Mis calling on the Deputy Commissioner, Southern Division, for a further report in connection with the above question.

Read also letter from the Deputy

Commissioner, Northern Division, dated 4th July 1895 No C. 32 submitting report on the above question.

Read also letter from the Deputy Commissioner, Central Division, dated 25th July 1895 No 3235 replying to the questions raised by the Government of India in connection with the above subject.

Read also letter from the Deputy Commissioner, Southern Division, dated 28th July 1895 No C-88 requesting to provide a suitable accommodation for the Deputy Commissioner at Trichinopoly.

Resolution:-

The Board begs leave to submit the report called for in Government of India letter No 681B dated 27th February 1895. P.W.D embodied in Government No 1624 dated 24th April 1895, Revenue

2. The points on which report is required are:-

i. (a). Whether the rules relating to the purchase or construction of residences for Government Officials contained in paragraphs 15 to 17 of Chapter X, Volume I of the P.W.D. code, should not be relaxed so as to admit of the purchase or construction of houses for selected officials whose appointments may be regarded as permanent in respect of locality.

(b) Whether the obligation to occupy the house provided should be attached to the tenure of the appointment.

(ii) How the rent rules have worked, and whether they can be improved in the light of experience gained from their actual working.

(iii) (a) What is the practice in regard to the payment of municipal taxes on Government buildings occupied as residences by Government officials, whether occupied rent-free or otherwise.

(b) Whether the occupier in cases of rent-free occupancy should not pay the occupier's share of such taxes.

3. It is not quite clear whether the enquiry of the Government of India refers to the *Mofussil* only or to the town of Madras also; but the question will not arise in the case of the Presidency Town as no real difficulty in securing houses there can be said to exist.

4. In the statement forming an enclosure to the letter from the Government of India embodied in Government order Mis No. 4041 dated 15th July 1891, Revenue, is given the designation of the classes of officers in the Salt and Abkari Department who are given house-rent or allowed free-quarters.

It.

It will be observed that only the superior officers of the Department, viz, Assistant Commissioners, Inspectors, and Assistant Inspectors are included therein; but in certain Factory circles in exceptional localities Sub-Inspectors and clerks have also been provided with free quarters at Government expense, (Vide Government orders No. 648 Revenue dated 22nd June 1892 and No. 3564 Revenue, dated 11th September 1894). In all factory circles, and in some of the interior circles where the men are constantly required to be on guard duty, Petty officers and peons have likewise been provided with free accommodation. A complete list of the classes of officers to whom house-rent is granted or free quarters are allowed is enclosed. If quarters are provided in future for particular officers of these classes, they will, it is presumed, be rent-free as hitherto, and if so, the present reference does not appertain to them. It is assumed that it relates only to quarters for which rent is to be levied.

5. Under the existing orders, Deputy Commissioners are not entitled to house rent or free quarters, and the question arises whether quarters should be built for them. The Deputy Commissioners, Northern and Southern Divisions, report that they find considerable difficulty in securing house accommodation, the former at Waltair owing to the demand for houses being in excess of the supply since the opening of the East Coast Railway, and the

latter

latter at Trichinopoly owing to the scarcity of suitable houses. The Board is strongly in favour of quarters being constructed or purchased at Government expense for these officers, as the appointments of Deputy Commissioners may be regarded as permanent at these two stations. To enable Local Governments to deal with cases of the sort, a clause to some such effect as the following may be added to para 15, Chapter X, Volume I of the P. W. D Code:—

"(IV) Cases in which Civil officials may experience difficulty in procuring suitable house accommodation at the stations where their duties require them to live, or where they find it hard to do so without placing themselves in an undesirable position towards native or other house proprietors"

This disposes of question i (a) in para 2 supra.

6. Question i (b) apparently does not apply to the case of rent-free quarters. As regards residences (if any) built for Deputy Commissioners, it must be answered in the affirmative.

7. In regard to question ii, the Board in this Department has no practical experience of the working of the rules regarding rent as all buildings occupied by officers of this Department are occupied rent-free. It, however, understands that the general opinion is that officers of other Departments occupying Government quarters are required to pay disproportionately high rents for them.

8. Question (iii) (a) Municipal taxes on Government buildings occupied rent free by the officers of the Salt and Abkari Department are paid by Government.

9 Question iii (b). The Board would recommend the existing practice stated above be adhered to.

(True Extract)

Ag. Assistant Secretary

To

The Secretary to Government

Revenue Department with a Statement.

Copy to the

Deputy and Assistant Commissioners

Exd 24/8

Revenue 1895 Dept

Current Number 6251

Board of Revenue

Separate Revenue

Madras

To

The Secretary to Government

Revenue Department

GOVERNMENT OF MADRAS
27 AUG 95
DEPARTMENT

Proceedings dated 20th

Recd 27 Aug

August 1895 No 395 Rev.

Encl / 4to

P.W. Encl / 8301/95

Submitting to Government report on certain questions asked by the Government of India in connection with the purchase or construction of residences for Government Officials

P.W. Current No: 616

Recd: 24.1.98

Recd. Pickup Sharp.

No 457C dated 25th January 1898.

Transmitted –

Information of

the Dist. Engr. –

is requested.

S M Murray

Under Secy to Govt.

P.W.D.

Returned to Regr.

Ch.

27/1/98

Ch

V. E

For C. No. 10589 & 10844/97

MEMORANDUM.

C.Os put up
27

REQUESTED for reference the under-mentioned papers :—

(1). Copy of G.O. and letter to India No. 2431-2W dd 3rd Octr 1895.

(2). The original of the P.W.D. order on this Dept Endt. 3886 dd 25th Septr 1895 on Bd's Pro. 313 dd 27th Augt 1895.

2810W
5-11-95

W. Marjoribanks
Ag Under Secy to Govt.

GOVERNMENT OFFICE,
Revenue Department,
21st Jany 1898.

To
The Under Secretary to Government
Public Works Dept.

MW.
21-1-98.

Collectors, or Sub-Collectors, need sanction of the Government of India. Delegation of this power to the Local Government as in the case of free-quarters officers may be of great advantage. I observe that the object of the Government of India in desiring to modify the Rules in this matter seems to be to lessen the increasing difficulty experienced by Civil officers in procuring suitable house accommodations. That the present Collector's official residence in this place is totally unfit for the purpose and that it may be utilized, for some public purpose, has been reported to the Board in the marginally[×] noted references. I shall soon submit definite proposals, in pursuance of G. O. No $\frac{\text{2889. W. Pub. Works}}{\text{12. 11. 94}}$ as to the construction or purchase of a new building for the occupation of the Collector in a convenient and sanitary locality, and as to the way in which the present building can be best disposed of.

× 1 Letter Ref. on No: $\frac{\text{21.R.B\&G}}{\text{11.1.93}}$.
2. Do — No: $\frac{\text{2167.B\&G}}{\text{10.10.94}}$.

4. As to the point No: 3, I am of opinion that

RA 2178

2000—3-8-94.

Department.

BOARD'S GEN. REG. No 869 OF 1895
LAND REVENUE

From the Collector

and District Magistrate,

BOARD OF REVENUE
19 AUG 95
MADRAS

Salem.

To The Secretary to the
Commissioners of
Land Revenue

Dated 16th August 1895.

No. 3409

Enclosure. 1

Subject.

Submitting the report called for regarding the rules for constructing or purchasing residences for Government Officials ———

1895
REVENUE DEPARTMENT.
losure No. 19
6 rent No. 16582

P.W. Enl 27
8501/95

the obligation to occupy the house provided by Government should be attached to the tenure of the appointment. There is such obligation at present under Rule 4 Article 17 of the Chapter X. P. W. Code.

5. As to points nos 4 & 5, I beg to state that the practice here in regard to the payment of Municipal taxes on Government buildings occupied as residences by Government Officers is that payments are made on a notice of the Municipality by the Executive Engineer without the knowledge of the Collector or the Revenue Department. I do not think that the occupiers should pay any portion of the Municipal taxes. It is not the practice anywhere in this Country.

I have the honor to be
Sir
Your most obedient Servant
[illegible]
for Collector

Cobb Esq

D No. 1129

Nilgiri Collector's Office
Ootacamund 24 June 1895

BOARD'S GEN. REG. No 448 OF 1895
LAND REVENUE.

From H. A. Sim Esquire
Ag Collector of Nilgiris

To
The Secretary to the Commissioners
of Land Revenue Madras

Sir,

1. In reply to Boards Proceedings dated 6th May 1895 No 135 I have the honor ~~to~~ to reply as follows:—

2 I am of opinion that it would be a convenience for Officers if in ~~any~~ every Station in which their Head Quarters lay, they found a Government Bungalow to reside in. In many stations of course, it has become more or less a matter of custom for the higher Officials to rent one after the other the same set of houses; but this is not the case everywhere nor is it the case with the lower Officials; and in such cases it is sometimes a

matter of Considerable difficulty to find suitable accommodation. In all cases I think that Officers would be relieved of trouble if they knew that there was a fixed and suitable residence for them to enter, as a matter of Course, on arrival at each new Station. This will not of Course suit every one but that cannot be helped. It will, I think, suit the majority.

3. I think it is desirable also from the point of view of the State; for to be the tenant of a possible petitioner or litigant in your Court is not a proper position for a Government Officer to stand in. An Officer too, as the tenant of such a man, feels bound to forego his right to require the execution of repairs &c, lest he should be Considered to be abusing his position. Still more improper would it be, of Course if he did so abuse his position.

4. I would Carry the relaxation of rules still further; for I would permit Government not only to build or purchase residences but also to furnish them. The Board know well what the Expense of furnishing a house is, and how on the occasion of each move an Officer has to sell his old furniture usually at a Considerable

Sacrifice and buy fresh. This is both a tax and a trouble to them from which they might be almost entirely relieved, if Government furnished the residences for them. The rent would be correspondingly increased. By furniture, of course, I do not mean nick nacks.

5. The obligation to occupy the house provided, should of course be attached to the tenure of the appointment.

6. I have had no experience of the working of the rent rules now in force and fear therefore that I can make no useful suggestions in regard to their amendment.

7. In regard to the payment of Municipal taxes, the actual payment to the Municipality is made direct from the Government Treasury and presumably there the transaction ends; and the taxation is not passed on to the occupier of the house. Whether this practice should continue or not is an open question. In theory no doubt the occupier should pay the amount but in practice it is small and might reasonably be foregone.

I have the honor to be
Sir
Your most Obedient Servant

for A. Collector

m 27/6

92

BOARD OF REVENUE
1 JUL. 95
MADRAS.

From

The Collector of Nilgiris

BOARD'S GEN. REG. No. 448 OF 1895
LAND REVENUE.

To

The Secretary

to the Commissioners

of Land Revenue

Madras

Dated 24th
Despd 28th June 1895

D. No. 1129

Enclo.—

Purchase or Construction of residences for Government officials.

Reporting on Bds Pro: No. $\frac{135}{6.5.95}$ calling for remarks on certain questions connected with the proposed reconsideration of the existing rules on the subject.

1895.
DEPARTMENT.
Enclosure No. 8
Current No. 3582

P.W. $\frac{Ew\ 26}{8501}$/95

Dis No. $\frac{1792}{Rev}$ of 95.

Coimbatore Collector's Office
Dated 8th July 1895 —

BOARD'S GEN. REG. No. 478 OF 1895
LAND REVENUE.

From,

Herbert Bradley Esquire,
Collector of Coimbatore,

To,

The Secretary to the Commissioners
of Land Revenue,
Madras,

Sir,

With reference to G.O. R.D. No. 1624 of 2nd April last, communicated with Board's Proceedings, dated 6th May 1895, No. 135, I have the honor to report as follows:-

I have no personal experience of the rules, but know that considerable difficulty has sometimes been felt in procuring houses. In such cases it would be advisable for Government to purchase or construct buildings, so that all civil officers in positions of trust and responsibility may be relieved from trouble from house-proprietors who may be subject to their jurisdiction. Although Native officers may not experience difficulty in procuring house accommodation, to the same extent as European and Eurasian officers do, if a Native officer holds a post to which a house is attached, he should, I think, live in it, or at least pay rent for it. But an officer in temporary charge of an appointment who is not entitled to receive any acting or charge allowance, or who is in charge for less than a month, should not be compelled to occupy the residence. It is generally thought that the rate of rent under the present rules is some what higher than that for which private houses in the same locality can be procured, and a reduction of rent would be very welcome, and, considering the notoriously high prices paid by the Department of Public Works for labour and materials, some reduction seems reasonable.

There

There are Government buildings at Erode and Pollachi in this District, occupied by the Sub and the Head Assistant Collectors, and the D.P.W. has been paying the taxes on them to the Municipal Council and the Local Fund Union of those places respectively. This system may be continued. Where no rent is charged, the officer occupying a building should undertake the payment of any local tax upon it.

I have the honor to be
Sir
Your most obedient Servant

for Collector

1895. 9l

BOARD OF REVENUE
10 JUL 95
MADRAS.

BOARD'S GEN. REG. No 478 OF 1895
LAND REVENUE.

From.
The Collector of
Coimbatore

To,
The Secretary to the
Commissioners of Land Revenue
Madras.

Dated 8th }
Despd 9th } July. 1895
Recd. }

Dis No 1792/Rev of 95

Enc: nil.

Ref: B.P. No 135/6.5.95 (L.R).

Subject

Reporting on certain questions connected with the purchase or construction of residences for Government Officials in view to the existing rules on the Subject being reconsidered.

1895
REVENUE DEPARTMENT.
Enclosure No. 17
Current No. 1582

P.W. Ev 25/8501/95

Disposal no. 1064 of 1895/genl

Tinnevelly Collector's Office
Dated 26th June 1895

BOARD'S GEN. REG. No 434 OF 1895
LAND REVENUE.

From

A. W. B. Higgens Esquire
Collector of Tinnevelly

To

The Secretary to the
Commissioners of Land Revenue,
Madras

Sir,

Adverting to Board's Proceedings No 135 dated 6th Ultimo calling for a report on the working of the present rent rules and those relating to the purchase or construction of houses for Government officials, I have the honor to State that the new proposals of the Government of India are certainly desirable and that the rules should be modified to suit them.

2. In this District, ~~however~~, the Collector occupies a large house with a good Compound owned by the Zemindar of Ettayapuram on a monthly rent of

Rs 135, which it is not likely that he will be called upon to vacate, while the Subcollector at Tuticorin and the Head Assistant Collector at Shermadevi live in Government buildings and pay a rent of Rs 80 and 27 respectively. Thus the officers of the Revenue Department do not require more houses for the present; though, if there should always be an assistant Collector at Head Quarters there would be some difficulty in his obtaining comfortable quarters. The District Forest officer has no Government building to live in, and at present resides at the Club, for want of a suitable house, but probably a separate report on this point will be called for from the Forest Branch.

3. As regards the payment of Municipal and Union taxes on Government buildings, I beg to report that the taxes on Government buildings are paid by Government.

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

Collector

W 14.6.95 [illegible]

BOARD OF REVENUE
28 JUN. 95
MADRAS.

gl

TINNEVELLY COLLECTOR'S OFFICE.

BOARD'S GEN. REG. No. 434 OF 1895
LAND REVENUE

FROM

THE COLLECTOR OF
TINNEVELLY

TO

THE SECRETARY TO THE
COMMISSIONERS OF
LAND REVENUE
MADRAS.

Dated 26th }
Received } June 1895

Disposal No. 1064 of 1895 / Genl

Enclosure.

Subject.

Reporting on the questions of the Government of India connected with the purchase or construction of residences for Government officials in the Tinnevelly district

1895
REVENUE DEPARTMENT.
Enclosure No. 16
Current No. 6582

P.W. Genl 24 / 8301/95

Disposal No. 2551 / Genl of 1895

MADURA COLLECTOR'S OFFICE,
22nd July 1895.

From

J. Twigg Esquire,
Acting Collector of
Madura.

To

The Secretary to the Commissioners
of Land Revenue
Madras

Sir,

With reference to Board's Proceedings dated 6th May 1895, No 135 Land Revenue, I have the honor to report that in my opinion paragraph 15 Chapter X Volume I of the Public Works Code (7th Edition) requires to be relaxed so as to permit the purchase or construction of houses for officials permanent in respect of locality, in such cases as the Local Government may

Con

consider necessary. It would be difficult to lay down hard and fast rules, each case should be considered on its merits by the Government.

2. Obligation to occupy the house provided should be attached to the tenure of the appointment, or a change in the circumstances of a station may leave the building without a tenant.

3. The only residence provided by Government for civil officers of the Revenue Department in this District at present is that of the Sub Collector at Dindigal. Municipal taxes thereon are paid by Government. So far as I am aware Municipal taxes are as a rule paid by the landlords, and not the tenants; and as the rates of rent for Government-built residences are already owing to a variety of reasons in most places considerably higher than in the case of other houses, it may be considered unnecessary to change the custom.

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

Ag Collector.

EMERGENT.

1A 25/7

gl

From

The Collector of
Madura.

BOARD OF REVENUE 25 JUL 95

Genl:
BOARD'S ~~SUB'E~~ REG. No 531 OF 1895
LAND REVENUE.

To,

The Secretary to the
Commissioner of
Land Revenue
Madras

Dated 22nd
Despatched
Received
} July 1895.

Disposal No. 2551/~~Genl~~ of 1895

Enclosures Nil

SUBJECT.

Submitting report called for in B.P No. 135 dated 6 May 1895, regarding purchase or construction of residences for Government Officials.

DESPATCHED.
23 JUL 95

135
REVENUE DEPARTMENT
Enclosure No. 1553
Current No. 1582

P.W. Ex 23
8501/95

BOARD'S GEN. REG. No 504 OF 1895
LAND REVENUE

Trichinopoly Collector's Office,
15th July 1895.

Dis. No. 1788/Rev. of 95.

From J. Andrew Esq.
ag. Collector of Trichinopoly

To The Secretary to the Commissioner
of Land Revenue,
Madras.

Sir, With reference to B. P. (L. R.) dated 6th May 1895, No. 135 relating to the purchase or construction of residences for Government officials, I have the honor to inform you that I am of opinion that the principal officials should be provided with residences in stations where there is likely to be any considerable difficulty in their obtaining suitable houses at fair rents. This is especially the case with Judges and Collectors who should, I consider, be generally provided with official residences. These officers have often families they are expected to entertain, and they have frequently to put up officers on tour &c and so they require houses with a good deal of accommodation, and it is not desirable that they should be under the necessity of bargaining over-much, with regard to rents, house repairs &c, with private house owners living within the limits of their charge. Not long since the Judge of this district found the greatest difficulty in getting a house for himself and for some time he had to live in one which was so small that he had, I believe, to use an old tent as his office room. I think the rules should be amended in this direction.

2. When Government provides a house, I think that the obligation to occupy it should be attached to the tenure of the appointment, unless for special reasons to the contrary.

3. Occasions may occasionally arise when the operation of the rules entails unnecessary hardship. As for instance when a Sub-Collector is also in temporary charge of the Collectorate and so has to make use of two houses for custody of his family or property, as well as for his own use. In such a case, he should not have to pay rent for the 2 bungalows. So also an Officer on transfer to another district

is

A.K.

2/

is sometimes not relieved by his successor, but hands over charge perhaps to his superior i.e. a Superintendent of Police may thus have direct charge of his Assistant's division from the departure of the relieved to the arrival of the relieving Officer. As a matter of necessity, or for the convenience of his successor, the relieved Officer may leave some of his furniture &c. in the bungalow to be taken over by the relieving Officer. The fact that he does so, ought not - unless for special reasons, to make him liable to pay rent after the date of his departure. The rules might be made to provide for these and similar cases.

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

A. Krishnaswamiengar
Fr. Acg Collector.

not desirable that they should

5049l.

1895. 5024 (stamp: BOARD'S GEN. REG. No. 5024 OF 1895 LAND REVENUE.)

From J. Andrew Esq.
Ag Collector of
Trichinopoly

BOARD OF REVENUE 17 JUL. 95 MADRAS.

EMERGENT

To
The Secretary to the
Commissioners
of Land Revenue,
Madras.

E/

Ref. 1 A

Dis. No $\frac{1788}{Rev}$ of 95

Dated 15th }
Despd 16th } July 1895.
Recd. }

Encs.

Submitting Report
on the Question of providing
residences for Govern-
-ment Officials.

1895
REVENUE DEPARTMENT.
Enclosure No. 14
Current No. 6589

P.W. $\frac{Ev\ 22}{8301/95}$

No $\frac{1421}{Rev}$ of 1895 Tanjore Collector's office
24th July 1895

From
E. C. Rawson Esquire
Acting Collector of
Tanjore

To
The Secretary to the Commissioners of
Land Revenue,
Madras.

Sir,

With reference to Board's Proceedings No 135 dated 6th May 1895 (Land Revenue) Calling for report on Certain questions raised by the Government of India in Connection with the purchase and Construction of residences for Government officials. I have the honor to report as follows:-

The chief points for Consideration and on which report has been Called for, are:—

(1)

desirable that they

50431.

(1) How the existing rules can be relaxed so as to admit of the purchase or construction of houses for certain selected officials whose appointments may be regarded as permanent in respect of locality and whether the obligation to occupy the houses should be attached to the tenure of the appointment.

(2) How the rent rules have worked and whether they can be improved by any additions or alterations.

(3) What the practice is in regard to the payment of Municipal taxes on Government buildings occupied by Government officials whether rent-free or otherwise.

As regards points 1 and 2, I have to submit that there are no Government buildings

rented

rented out to public servants in the Land Revenue Department in this District and it is impossible to offer an opinion, therefore, as to the working of the rules. When however, houses are provided, it should be made obligatory on the part of the officer concerned to occupy the house and pay the fixed rent, care being taken that the rents charged by Government do not compare unfavourably with those charged by private individuals for similar buildings in the locality. As regards the last point, I beg to state that the Municipal taxes should apparen-ly be paid by Government in the same way as they are paid by private owners of rented buildings.

As regards the general question, I am strong

of

desirable that they

of opinion that houses should be provided by Government for its officers either by purchase, or, construction whenever possible. It is true that in many stations a house is, by mamool, handed down through a long succession of persons holding the same appointment, but there is no certainty about it and if as sometimes happens, an officer appointed to that appointment declines to take on the house, his successors are liable to lose the house altogether. I would instance the case of Trichinopoly where the Judge had for sometime no house at all, and probably could not have one now, but for a vacancy caused by Mr. Levy's death. I would also instance the Head Assistant Collector's house at Negapatam, which, about 10 years ago was lost, owing to an officer who was sent there for a few months, declining to take it on. The same applies to the Judge's house at Rajahmundry which has now for several years been occupied by the Sub Collector and will possibly never revert again to the Judge."

The provision of houses by Government for its officers would be an enormous boon, and as the rates are calculated to pay 4 per cent on the total outlay including the annual cost of repairs, it would not be a bad investment for Government. The rental would be quite safe, as by insisting that Government officers for whom houses are provided should occupy those houses, a practically perpetual tenancy would result.

The remarks in the last paragraph apply principally to European officers. But they apply with equal force to native officials. In Vallam for instance, where all the clerks of the Collector's office have to live, house accommodation is so scanty that when a vacancy occurs, the rates are put up to auction. And I am informed that some clerks on Rs 20 a month have to pay as much as Rs 4 a month as house rent or 20 per cent of their income.

I would only add that the certainty of having their houses kept in proper repair which would result from their ~~belging~~ belonging to Government, would be another great boon

as

as any one, who, like myself, has had to succeed officers who have had no repairs done to their houses for years, can testify.

I have the honor to be
Sir
your most obedient servan
J.E. Dawson
Acting Collecto

IH

EMERGENT.

BOARD OF REVENUE
26 JUL 95
MADRAS.

BOARD'S ~~=~~ Genl REG. No 532 OF 1895
LAND REVENUE

1A 26/7

7 / gl

From

The Collector
Tanjore

Reg. on shew Jue 1st

To

The Secretary to the
Commissioners of L.R.
Madras

Dated 24.7.95

No 1421
Ver

DESPATCHED

Enwib

Subject

Submitting views on certain questions connected with the purchase or construction of residences for Government officials.

1895
REVENUE DEPARTMENT.
Enclosure No. 13
Current No. 6582

P.W. Eve 21 / 8301/95

Dis 946 / Ex of 95

North Arcot Collector's Office
Kuppam 20th July 1895

From

S. H. Wynne Esquire
Collector of North Arcot

To

The Secretary to the
Commissioners of Land Revenue
Madras

Sir,

In reply to B.P. 135 / 6.5.95, I have the honor to state that I am not aware of any necessity for relaxation of paragraphs 15 & 17 Chapter X Vol: I Public works Department Code so as to increase the number of residences to to increase the number of residences to be provided by government for public servants. The obligation to occupy the house has always been imposed in this Presidency so far as I know when a residence has been provided.

2. It is I think notorious that the rent rules act very harshly owing to the

excessively high cost of Construction and repair by the Public works Depart=ment. Para 17 (1) also has the result of providing very poor accommodation especially in the case of officers of the standing of Head Assistant Collectors

3. Municipal taxes are always paid by Landlords in this Presidency and I see no reason why Government should stand in a different position. I do not know what the "occupier's share" of such tax may be.

I have the honor to be

Sir

Your most obedt. Servant

For Collector

c/s ch 20th

EMERGENT.

1A22/7.

BOARD OF REVENUE, 22 JUL 95 MADRAS.

BOARD'S GEN. REG. № 522 OF 1895
LAND REVENUE.

FROM

THE COLLECTOR AND
DISTRICT MAGISTRATE,
North Arcot.

To

The Secretary to the
Commissioners of Land
Revenue
Madras

No. of Enclosures. Nil

Letter, dated 20 July 1895.
No. $\frac{946}{Ly}$ of 1895.

SUBJECT.

Submitting report on
certain questions connected
with the purchase or
construction of residences
for Government officials

1895
REVENUE DEPARTMENT.
Enclosure No. 12

P. L. Rev 20 / 8301/95

Dis No. 2683

Chingleput Dt. COLLECTOR'S OFFICE,
Saidapet, 16th July 1895.

BOARD'S GEN. REG. № 518 OF 1895
LAND REVENUE.

From

C. H. Mounsey Esquire
Ag: Collector of Chingleput district,

To

The Secretary to the Commissioners
of Land Revenue,
Madras.

SIR,

I have the honour to submit the report called for in Boards' Proceedings $\frac{6^{th} \text{ May } 1895}{135}$ upon the subject of Government residences. I regret the delay in so doing. I have been hoping to have been put in possessions of the views of the Sub-collector, but not having heard up to date I submit my report without them

Neither the District Forest officer nor any of the other Divisional officers have any experience of the working of the rules. One of the Deputy collectors however suggests that it is very advisable that all Divisional officers should be provided with and compelled to live in Government houses, so as to avoid renting houses from persons within their jurisdiction. This would be a modification of the existing rules and I am to some extent in accordance with the Deputy-Collector's views. I do not see however why the principle of a Government servant living in a Government house should stop at Divisional officers. I would suggest that heads of department should have a general instruction to report for the orders of the Local Government cases in which they think Government should provide house accommodation. I would then cut out the present three clauses to para 15 and all of para 16 and substitute "15. The Local Government shall have the power

of

of sanctioning the building or purchasing of residences for public servants in all cases where they deem it advisable for the public interest to do so."

2.. In regard to para 17, Chapter X of the P.W.D. Code, I would first like generally to remark that Government should be able to decide whether the official post, the occupant of which is to have a house built or purcha for him, will ordinarily be held by a native or a European and the house built or purchased should be in conformity with that decision. This brings me to the question as to whether the obligation to occupy the house provided should be attached to the tenure of the appoin ment. In my opinion it should be excep that Europeans or native officials should not be compelled to live in a Government house expressly built or bought for a post ordinari declared to be occupied by one of the other nationality. I believe the native gentleman would much prefer a house built in accordance with those he has been accustomed to live in. The European certainly would. All houses are built with a definite idea of what the rooms in them will be used for, but if a European house is occupied by a native official, there is no guarantee that the rooms and even the outhouses will be used for the purposes for which they were built. It might be inconvenient to the occupant to do so and he has every right to use them as suits him best.

3. In reference to the rent rules my experience is that there is something wrong somewhere. It is easy to say that the rental of a house built or purchased shall not exceed 8 per cent of the salary of the officer for whom it is intended; but in two out of

five

five Government houses I occupied I have had to pay more. Of those for which I had to pay less one was occupied by me before the present rent rules came in force, the second was built by the Revenue department, and the third was not a fit house for a Sub-Collector to occupy. It was an old hospital flush with the ground with stables and out-houses only a few yards from it. It is no wonder it was cheap. Of the two houses in which my rent exceeded 8 per cent, for one in 1886 I had to pay about 11½ per cent of my salary, because I believe the rules were not definite then, the other is the well known case of the Collector's house at Anantapur, which was approached over an open compound full of spear grass. The luxury of a drive or a hedge could not be afforded. The dictum laid down in para 17 (1) is not therefore is followed; and either the words "8 per cent" in it should be altered to "10 per cent" or the words "10 per cent" in the rules under para 28 should be altered to "8 per cent". In my opinion the latter course should be adopted as even in Madras houses of the very best construction and in good situations do not as a rule exceed Rs. 175 per month's rent and generally are less than that. Para 17 therefore in the interests of officers who have to be accommodated requires also an addition somewhat as follows:-

"(5) - No sanction shall be accorded to the construction or purchase of any house by the Supreme or Local Government if its cost will cause the officials who will usually occupy it to pay more than 8 per cent of his salary as rent for it."

I cannot believe that the department of Public Works will find this restriction

tie

tie their hands too tightly. The provisions of para 28.iii allow for the reduction of rents in cases of officials drawing Rs. 100 or less. Practically the lowest paid officer who might have to pay according to the rules will be one in receipt of a salary of Rs. ~~175~~ 125, a month. This would allow a house to be built for him at a cost of Rs. 500 for which sum I presume a suitable house could be built. The higher the pay the less difficulty there should be in providing a building.

4 - These are the only remarks I have to make. I regret I am unable to remember the practice in regard to the payment of Municipal taxes on Government buildings occupied as residences by Government officials.

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

C. H. Mounsey

Ag: Collector.

Ar
1817

BOARD'S GEN. REG. № 578 OF 1895
LAND REVENUE.

BOARD OF REVENUE
20 JUL 95
MADRAS.

From

The Collector of
Chingleput Dt.

To E/ A

The Secy. to the Commrs
of Land Revenue,
Madras.

Dated 16th
and
Received 19th July 1895.

Dis No. 2683

Enclosure nil

SUBJECT.

Submitting the report called for upon the subject of the purchase or construction of residences for Government officials.

1895
VENUE DEPARTMENT.
losure No. 11
Current No. 1582

P.W. Ev 19 / 8301/95

BOARD'S GEN. REG. № 387 OF 1895
LAND REVENUE.

No. 1485

MADRAS COLLECTOR'S OFFICE,
8 June 1895.

From
W. J. H. LeFanu Esqr.
Ag. COLLECTOR OF MADRAS,

Enclosures.

To
THE SECRETARY TO THE COMMISSIONERS
OF LAND REVENUE,
MADRAS.

SIR,

Adverting to Board's Proceeding No 135 of the 6th Instant, I have the honor to state that the requisition therein contained does not affect this District, where no difficulty is experienced by Officers in procuring suitable house accommodation.

I have the honor to be,
Sir,
Your most Obedient Servt.

Ag Collector

BOARD'S GEN. REG. No. 387 OF 1895
LAND REVENUE.

BOARD OF REVENUE,
10 JUN. 95
MADRAS.

From the Collector
of Madras,

To The Secretary to the
Commrs. of Land Revenue.

Dated 8th } June 1895.
Received }

No. 1485.

Enclosures.

Subject.

Stating that no difficulty is experienced by Officers of the Madras District in procuring Suitable house accommodation

189 5
VENUE DEPARTMENT.
closure No. 10
urrent No. 6582

P.W. Ex 18 / 8501/95

Dis No. 1220/Eng of 95

ENCLOSURES.

Kurnool Collector's Office.

KURNOOL, DATED 10th July 1895.

BOARD'S GEN. REG. No. 481 OF 1895
LAND REVENUE.

From

C. M. Mullaly Esq,
COLLECTOR OF KURNOOL.

To

THE SECRETARY TO the Commissioners of
Land Revenue,
Madras.

Sir,

I have the honor to reply to B. P. No 135 dated 6th May 1895.

2. There can, I think, be no difference of opinion on the point that it is desirable to relax the Stringency of the rules relating to the purchase or construction of residences for Government officials, and the rents to be charged therefor.

3. The subject includes two different sorts of cases, viz (a) Cases in which Government buildings for residence do not exist but ought to be provided

and (b) cases in which such buildings do exist but the stringency of the rules regarding them is greatly felt.

4. (a) The difficulty of procuring suitable house accomodation is frequently felt by officials. I therefore consider the suggestion that residences (where necessary) should be provided for certain selected officials whose appointment may be regarded as permanent in respect of locality, a very good one and it has my support. I would accordingly amend paragraph 15 of Chapter X of the Public Works Code (7th Edition) by deleting the words 'no' and 'except' and changing 'should into 'may'. The paragraph would then read thus:—

'Houses may be built or purchased
'by Local Governments as residences
'for public servants in the following cases'.

To the three cases therein mentioned, I would add a fourth case as follows:—

'(IV) Cases in which it is necessary to 'provide residences for certain select 'officials whose appointments may 'be regarded as permanent in respec 'of locality at stations where their 'duties require them to live and where 'difficulty is experienced in procuri 'suitable house accomodation'.

Paragraph 16 should be modified giving the Local Government power to sanction the construc or purchase of residences, the outl on which does not exceed Rs 1500 buildings of higher description requir the sanction of the Government of I

5. (b). In these cases, the stringency of existing rules and the high rents cha

have given rise to a very general feeling that Government is the worst possible Landlord. The difficulty of procuring suitable accomodation at a reasonable rate is increasing and I would suggest the following modifications in the rules:-

(1) The maximum rent should not exceed 8 per cent of the salary. It is now 10 per cent.

(2) In calculating rent under the rules, due consideration must be given to the average rent paid for similar accomodation in the neighbourhood. A too rigid application of the rule is not desirable and the Chief Engineer may be invested with discretionary power to modify rent in special cases.

In calculating the rent, no addition should be made on account of Tools and Plant.

In cases where the site is already property of Government for which no

Compensation

Compensation has to be paid, no addition on its account should be made to the Capital cost for the purpose of calculating rent.

6. If Government provides suitable accomodation at a reasonable rent, I think it just that occupation should be obligatory. Power of exemption in special cases may be vested in the Local Government.

whatever the rent Govt: cannot possibly give the offrs any option about occupying
R
12/7

7. In regard to para 5 of the Government of India order, I learn from the Executive Engineer that Municipal Taxes on such buildings are under Act 79 Chapter VII. Vol: I of the P. W. D. Code included in the Annual Repairs Estimates.

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

Collector

Checked R
C.C.

BOARD'S GEN. REG. No 481 OF 1895
LAND REVENUE.

1895.

Correspondence Department.

FROM C. M. Mullaly Esq.
COLLECTOR OF KURNOOL.

BOARD OF REVENUE
12 JUL 95
MADRAS.

TO

THE SECRETARY TO the Commrs. of Land Revenue
Madras

DATED 10 } July 1895.
RECEIVED }

Dis No. 1220/Genl 1895

ENCLOSURES.

Subject.

Submitting Collector's opinion on certain questions connected with the purchase or construction of houses for Government officials and giving certain suggestions in view to the modification of the already existing rules in the matter.

1895
REVENUE DEPARTMENT.
Enclosure No. 9
To Current No. 6582

P.W. Genl/8501/95

Judl No. 450

BELLARY COLLECTOR'S OFFICE.
Dated 27th May 1895.

BOARD'S GEN. REG. No 354 OF 1895
LAND REVENUE.

FROM H. Tremenheere Esqr.
COLLECTOR OF BELLARY.

TO

THE Secretary to the Commissioners of Land Revenue
Madras

SIR,

I have the honor to reply to Board's ~~no~~ Proceedings 135/6th May requiring me to report on the proposal of the Government of India to relax the rules of the Department of Public Works Code so as to allow of a more general provision of official residences for Government Servants.

2. So far as this district is concerned there is no reason for such relaxation, as houses are reasonably procurable in Bellary and no European Officer requires a house elsewhere except in Hospet where Government is already building one for the Head Assistant Collector

3. This being so, I would
cate Government interfere
for it would unfortuna
a considerable rise
the selected officials ; a
great trouble to them
repairs promptly put
The houses, too, when
repaired or painted
by the Department wo
be offensive to taste.
4. Of course, if there
no obligation to occupy
residence, no great
be done ; but such
would soon be imposed
5. As to the working o
will leave it to other
suffered from them to
a much higher rent
than is payable by
live in private hous
merely say that as
in Several districts
paid from 120 to 150
while the 10 per cent
Charge me over 230.

Yours

BOARD'S GEN. REG. No 354 OF 1895
LAND REVENUE

REVENUE DEPARTMENT.

FROM

THE COLLECTOR OF
BELLARY.

To

THE Secretary to the Commrs. of Land Revenue
Madras

BOARD OF REVENUE, 29 MAY 95 MADRAS.

Index No. 450

Dated 27th
Despatched 27 } May 1895
Received

Enclosures.

Abstract.

Replying to Board's Pro: 135 of 6.5.95 regarding the advisability or otherwise of purchasing or Constructing residences for Govt. Officials

1895
REVENUE DEPARTMENT.
Enclosure No. 8

P.W. Ein 16
8501/95

ANANTAPUR COLLECTOR'S OFFICE.
Dated 13th July 1895.
Camp Anantapur

No.
Enclosure.

Form A. C. Tate Esquire
Ag. Collector of
ANANTAPUR.

BOARD'S GEN. REG. No 505 OF 1895
LAND REVENUE

Disposed of
No 1948
Dated 15.7.95

To
The Secretary to the Commissioner of
Land Revenue
MADRAS.

SIR,

Adverting to B P No 135
dated 6.5.95, I have the honor
to report that the Divisional Officers
and the Treasury Deputy Collector
who were consulted in the matter
have stated that the rules may be
so far relaxed as to admit of provi
sion being made for the construc
or purchase of buildings for the
accommodation of Dy Collectors,
on the ground that it would be
undesirable to place them in a
position which might bring them
into inconvenient relations with
native house owners in their Head
Quarters. The Dy Collector in charge
of the Head Asst Collector's Division

and the Dy Collector Gooty, however, point out that the caste restrictions of the Indian races from among whom Dy Collectors are generally chosen and the social condition of the Native women stand in the way of their occupying the Government buildings even if they are provided with them.

2 As regards improving the rent rules, the Dy Collector in charge of the Hd Asst Collector's division and the Try Dy Collector suggest that the present high maximum rate of rent (10 p.c. of the salary of the occupant) may be reduced. The former officer suggesting that it may be reduced to 7 p.c and the latter, to 3 p.c.. I agree with the latter who bases his recommendation on the practice of the Mysore state.

3. As an alternative proposal, I would suggest that in any case it should be open to a Govt. Officer occupying a Government building to apply for a Board to fix a fair rent on his residence.

My own official residence at this station is a case in point - where a very unfair rent is charged. The house has been constructed in a most uncomfortable though expensive fashion and a great deal of money has been wasted upon it. The rent is calculated on the money spent and the Collector for the time being is charged 10 p.c of his salary as house rent.

4. In regard to the practice in the payment of Municipal taxes on Govt buildings occupied by Govt Officials, the Chairman, Municipal Council, Anantapur, states that the assessment is demanded and paid by the Dept concerned, whether the building is occupied rent free or otherwise the tax being calculated not on the actual rental of the building but on its total cost worked out from the data given in the D.P.W. Code from the total cost of the building.

I have the honor to be
Sir
Your most obedient servant
[illegible]
Dy [illegible] Collector

gl

BOARD'S GEN. REG. No 505 OF 1895
LAND REVENUE.

From

The Collector of Anantapur

BOARD OF REVENUE 17 JUL. 95 MADRAS.

To

The Secretary to the Commrs. of Land Revenue Madras

E/ Ref. figure to A

Dated 13th } July 1895
Despatched 15th }

Dispsd No 1948
15-7-95

Subject

Reporting on certain questions connected with the purchase or construction of residences for Government officials in view to the existing rules on the subject being relaxed

1895
REVENUE DEPARTMENT.
Enclosure No. 7
Current No. 16582

P.W. Ev 15 / 8501/95

Ep

BOARD'S GEN. REG. No 359 OF 1895
LAND REVENUE.

Rev. DEPARTMENT.

Disposal No. 670 Gen.

Cuddapah COLLECTOR'S OFFICE,
Camp,
30th May 1895.

FROM
J. Hewetson Esquire
Ag COLLECTOR OF Cuddapah

TO
THE Secretary to the Commissioners of Land Revenue, Madras.

SIR,

With reference to Board's Proceedings No. 135 dated 6th May 1895, I have the honor to say that I have no suggestions to offer.

I have the honor to be
Sir
Your most obdt Servant

Ramachandrulu
30/5
For Ag Collector

H 30/5.

W.R.

Rev. Department.

BOARD'S GEN. REG. No. 359 OF 1895
LAND REVENUE

FROM

The Ag. Collector of
Cuddapah

31 MAY 95

To

The Secretary to the Comm
of
Land Revenue
Madras

Dated 30th
Despatched 30th May 1895
Received

disposal No. 670/Ag.

Enclosures. nil

Subject.

Reporting that he has no suggestions to offer in regard to the purchase or construction of residences for Government officials.

1895
REVENUE DEPARTMENT.
Enclosure No. 6

Encl 14
8501/95

NELLORE COLLECTOR'S OFFICE.
9th July 1895.

No. 1724/rev

From K. C. Manavedan Raja Esqre

Collector of Nellore.

BOARD'S GEN. REG. No. 483 OF 95
LAND REVENUE

To the Secretary to the Board of Revenue
(Land Revenue) Madras

Sir,

With reference to Board's Proceedings No 135 dated 6th May 1895, I have the honor to report that I have to make no suggestions of importance on the working of the rules now in force.

2. The difficulty referred to in para 3 of the letter from the Under Secretary to the Government of India read in G. O. communicated with the Board's Proceedings under reference, though rare, is real, and it is desirable that responsible Government Officers should not be placed in awkward position with reference to private proprietors of houses. It is therefore necessary that houses should

[Eng.; 7-5-95.]

be constructed or purchased for the accommodation of all such Officers, and once when accommodation is thus provided, it is only fair that the Officers should be compelled to occupy them. In my opinion, accommodation should be provided as far as this department is concerned for the Collector and all the Divisional Officers.

3. I beg leave however to state that the houses constructed under the supervision of the D. P. W. are some-how or other found to be too costly with the consequence that the rent charged is found to be too high in most cases. The house I now occupy has double the accommodation that the Collector's house at Anantapur has. It has a large compound, a very good fence and fine commodious out houses. The rent however is a little less than half the amount fixed in the Anantapur house.

The tax on houses is being paid by the Executive Engineer like the tax on other Government buildings and I think this practice should continue even in cases in which the houses are occu-pied rent free by the Officials who are entitled to the privilege.

I have the honor to be
Sir
Your most Obt Servant.

Ag. Collector

Circd
W
confd R.J.H. 9/7

LAND REVENUE 483 of 1895

Gl

From the Collector of
Nellore

12 JUL 95

To

The Secretary to the
Board of Revenue
Land Revenue
Madras

Dated 9 July 1895

No 1724/Rev

Subject
Reporting on the Board's reference regarding purchase + construction of residences for Government officials.

1895
REVENUE DEPARTMENT.
Enclosure No. 5
Current No. 6582

P.W. Ex 13/8501/95

Kistna Collectorate 1
Camp Bezwada 13th August 1895.

Dis 226/Tour of 95

From,

J. N. Atkinson Esquire,
Collector,
Kistna.

To

The Secretary to the Commissioner
of Land Revenue,
Madras.

Sir,

I have the honor to submit the following reply to Board's Proceedings 135 dated 6th May 1895 and subsequent reminders dated 27th June and 15th July.

2 The officers in the Revenue Department occupying Government residences in this District are myself, and the Head Assistant Collector. The house occupied by me in Masulipatam was purchased by Government; while the Head Assistant Collector's residence was constructed for him in 1893.

3 No special difficulty has been experienced by officials in the Revenue Department in procuring suitable house accomodation in this District; nor, subject to the remarks in para 4, have they been placed so far as I am aware in an undesirable position towards

[illegible] owner proprietors. The Sub Collector is occupying the same house that his predecessors have occupied continuously for many years back. This house belongs to the Ranee Papamma Row of Sanevarapeta, and the rent paid is adequate. The Ranee has been careful I believe always to reserve this house for the Sub Collector; but should she at any time allow any private person or other official to occupy the house, the Sub Collector would be unable to find a suitable residence in Guntur. I believe that the Executive Engineer Kistna Western Division has had such a difficulty, and it was lately brought to my notice that the Assistant Superintendent of Police was unable to obtain a house for himself. So also the Assistant Conservator of Forests when stationed in Guntur was obliged to occupy a house altogether too small for his requirements, though the smallness of the rental reconciled him to the inconvenience.

4 In Masulipatam there is a sufficiency of residences belonging to private house proprietors, but they are generally in such disrepair as to make them unpleasant if not unsuitable. It is when the question of repairs is broached by the occupant

Suitab

that the inconvenience of having a private landlord becomes apparent. I have known a case where the occupant having made himself unpopular with a certain influential section of the public, by his performance of his official duties, was unable to get absolutely necessary repairs effected. As an instance of an opposite description I could quote the case of a Government official who was so unwilling to lay himself under the merest semblance of obligation to his land lord, that he studiously refrained from ever asking for repairs to be carried out. Consequently his successor, a man of a different type of mind, felt himself compelled to demand the execution of extensive repairs, the moment he entered the house. My own experience leads me unhesitatingly to prefer a residence owned by Government. I would recommend that in addition to the 3 classes of cases mentioned in para 15 of Chapter X Volume I of the P. W. D. Code, Government should also undertake to provide residences, whether by construction or purchase, for all covenanted civilians in the Revenue Department whose appointment may be regarded as permanent. I do not to frame a general rule, but wish my recommendation to be understood as strictly applying only to this District, and to the appointment of ~~a~~ Sub Collector. I do not make any recommendation in regard to the Assistant Collector, because there is not always an assistant Collector in the District.

6 My Head Quarter Deputy Collector recommends that official residences should be provided for Deputy Collectors. I doubt whether the Government of India contemplates such a step. But certainly there is a great deal to be said for it. Undesirable relations between landlord and tenant are just as likely, perhaps more so, in the case of Deputy Collectors; and the dangers to be apprehended therefrom are greater than in the case of Covenanted civilians. Moreover officers of this rank often experience very great difficulty in finding any suitable residence at all. My General Deputy Collector has informed me that he cannot find a residence in Narasarowpet, to which his Head Quarters are about to be transferred; and my Head Quarter Deputy Collector who wishes to live outside the native petta of Masulipatam is unable to give effect to his wish for want of a suitab

7 In case Government provides a residence, it seems clear that obligation to occupy the house should be attached to the tenure of the appointment. This is the rule prevailing throughout this Residency, so far as I am aware.

8 In regard to rent there is a general feeling that the maximum of 10% on salary is too high. I believe I am right in saying that a careful householder of moderate means in England does not allow anything like 10% of his income to go towards house rent. The class I refer to includes those whose fortune-making business or profession days are over; while Indian officials are still slaving to save a moderate competence out of their often scanty incomes. I would recommend that the rent be limited to 8% on salary.

9 Municipal taxes on Government buildings occupied as residences are paid by Government. This is in accordance with the District Municipalities Act.

I am of opinion that any change in th

a peril
is undesirable:

I have the honor to be,

Sir,

Your Most obedient Servant

J. W. Atkinson
B/W
Collector

pk.

824 1 Affs

BOARD'S GEN. REG. No 4424 OF 1895
LAND REVENUE

From,

J. N. Atkinson Esquire,
Collector
Kistna

16 AUG. 95

To

The Secretary to the Commissioners
of Land Revenue
Madras.

Dated 3rd August 1895

Despatched 14th August 1895.

Enclosures nil
Dis $\frac{226}{\text{Tour}}$ of 95

Subject

Submitting a reply to Board's Proceedings 135 dated 6th May 1895 about Government residences in the District.

16-3-
EVENUE DEPARTMENT.
nclosure No. 4

P.W. $\frac{\text{En } 12}{8501}$/95

No. $\frac{2274}{\text{Ver}}$.

GODAVARI DISTRICT,
COLLECTOR'S OFFICE,
COCANADA, 25. 7. 1895.
Dis 26

FROM

V A Brodie Esquire,
ag Collector,
Godavari District.

TO

The Secretary to the Commissioners
of Land Revenue, Madras

SIR,

Adverting to Board's Proceedings dated 6-5-95 no 135, I have the honor to state that so far as this District is concerned there exist no grounds for any modification of the existing rules. All cases in which it has been necessary to provide Government officials with residences have been covered by the existing rules and I see no reason to think that they will not be as sufficient in the future as in the past.

2. When Government provides an house for a particular officer every person holding the

appointment should be bound to occupy this house.

3. As regards Municipal taxes I concur in the suggestion in the last sentence of para 5 of the letter of the Government of India. The maximum may be fixed at 10 per cent of the rent paid or of the estimated rent value over rent payable.

I have the honor to be

Sir,

Your most obedient Servant

(Sd) W. H. Brodie

ag Collector

Dy for Collector

M.D.
25.7

EMERGENT.

BOARD OF REVENUE
29 JUL. 95
MADRAS. gl

1A 29/7

Revenue {1895} Department.

BOARD'S GEN. REG. № 536 OF 1895
LAND REVENUE.

From,

The Collector,
Godavari District.

E/ Revenue 51/8

No. 2274/Rev.

Dated 25 }
Despatched 26 } — 7 — 1895.
Received }

SUBJECT.

Submitting his remarks on the proposals of the Govt. of India regarding the modification of rules relating to the Construction of residences for Govt. officers ~~in Civil~~ employ

1895
REVENUE [illegible]PARTME.
Enclosure No. 3
To Current No. 1582

P.W. Ev11/8501/95

Dis No. 971

VIZAGAPATAM COLLECTOR'S OFFICE,
Dated 12th July 1895.

From
L. C. Miller Esqr
~~W. A. Willock Esqr.~~
Ag Collector
Vizagapatam District.

BOARD'S GEN. REG. № 501 OF 1895
LAND REVENUE.

To
R. C. C. Carr Esqr
Secretary to the Commissioners of
Land Revenue,
Madras.

Sir,

In reply to Board's Proceedings dated 6th May last No 135 I have the honor to state that in my opinion the relaxation proposed by the Government of India is very necessary and is daily becoming more so.

2. As regards Officers who are natives of India there is not in large stations as a rule any necessity for a relaxation of the present rules as to construction but there are cases even in fairly large towns where it is difficult for native Officers of certain castes to obtain

suitable houses for rent, and I have known of several cases in which Officers in the position of Deputy Tahsildars and Sub-Registrars in small stations have had great difficulty in finding any place suitable for their residence even for high rents. It is at least as improper that native Officers should be placed in "undesirable positions towards houseowners" as that European Officers should be so placed, and it will be desirable therefore that whatever relaxation of the present rules is finally resolved upon the selection of the "certain Officials" to whom the new rules are to apply should be made without reference to race.

3. There are very few stations in this Presidency in which an European Official has any considerable choice of houses. In some stations as in Madura, the existing houses are so bad, that most of them are really unfit for residence: in others as in Negapatam they are so few that an Officer has occasionally to go without one for some time. In few if any stations are any considerable numbers of new houses suitable for Europeans built, and, as the Principal Assistant Collector points out in his report, native gentlemen of means are taking in increasing numbers to the habitation of what are known as "European houses".

4. Thus there grows daily in most places a keen competition for houses and a sort of competition which must often result in 'undesirable relations between Officers of Government and their landlords.

5. It is I think particularly undesirable that the principal Civil Officers of a district should as is so often the case at present be practically restricted to the

occupation of houses belonging to Zemindars and wealthy landed proprietors with whom they must come frequently into Official contact. Circumstances may at any time arise to make such occupation objectionable in a particular case while as a rule there is no possibility of changing his residence open to the Officer concerned.

6. On the other side of the question it may be said that the necessity of living in a particular house is burdensome and oppressive on a Government Officer, that he should be allowed to take a cheaper or more suitable house if one is available and that a great burden will be thrown upon the Public Works Department of Government if it has to arrange for the upkeep of a large number of houses in each station. There is one real advantage which an Officer occupying a private house very often has over the occupant of a Government house and that is that he very frequently finds it substantially furnished. The Board is no doubt aware how great a difference this makes to an Officer temporarily officiating for short periods in different localities.

7. The main objection, that an Officer is restricted to one house, applies at present in most stations to private houses as well as to Government houses, and is therefore entitled to no weight Except in large stations where I presume Government would decline to build houses. It is necessary to maintain the rule that the Government house must be occupied or paid for for there may be ~~friend~~ found Officers who would be content to live in any hovel rather than pay a fair rent for a decent house, but there is no doubt that this

restriction has occasionally serious disadvantages, and is likely to be more disadvantageous still as a larger proportion of the higher Officers of Government are filled by natives of India. For there are, in this Presidency at any rate, few native Officers who care to occupy houses regarded as suitable and convenient by European Officers, and it is of course out of the question for Government to build or purchase more than one house for each Officer.

8 ~~Clearly~~ In my mind however these disadvantages do not outweigh the great advantage to an Officer of knowing that he has a house ready for him for a fair rent, and that he can occupy it without dependence on or obligation to any private person, and that it will be kept in good repair, and he cannot be turned out by an applicant

competing with him.

9 It is easier to see that the rules require modification than to suggest how they should be modified. Indeed I do not see that any general rule can be laid down except that each purchase or construction should be sanctioned by the Local Government. The circumstances of stations change continually and sometimes very rapidly and where one year an Officer may have a fair choice of houses, in the next he may find that he can get none at all or none on terms which are suitable for his position. I should think the Local Government may be trusted not to build or buy unnecessary houses.

10. The Rules in para 17 of Chapter X of Public Works Code Volume I will not require any alteration unless it be to strike out the words

in Rule (4) "by the Supreme Government or".

11. As regards the rent rules it is suggested by the Principal Assistant Collector that the rate of interest charged might be reduced in view of the fact that Government now borrows at 3 1/2 per cent and could probably get money at lower interest than that: the Rule requires that the rent should cover four per cent interest and this does not seem unfair if adhered to and not exceeded. The rules do not seem to require alteration otherwise.

12. In regard to para 5 of the Government of India's letter the Divisional Officers do not report the practice in force but so far as I know the Government pays the taxes on Government buildings occupied as residences. It does not appear to me that there is any pressing necessity to alter the practice.

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

Ag Collector

[V. C. P.—17-11-94.—700.]

gl

BOARD'S GEN. REG. No. ~~501~~ OF 1895
LAND REVENUE
DEPARTMENT.

FROM

THE COLLECTOR OF VIZAGAPATAM.

TO

The Secretary to the commissioner
of Land Revenue
Madras.

BOARD OF REVENUE,
16 JUL 95
MADRAS.

E
~~ref & give to VA~~

Dated 12th } July 1895.
Received }

~~Re. O.~~/Dis. No. 971

ENCLOSURES. none

Subject.

Reporting that it is very necessary to relax the stringency of the Existing rules relating to the purchasing or construction of residences for Government Officials

1-95
REVENUE DEPARTMENT.
Enclosure No. 2
To Current No. 6582

P.W. Ev 10
8301/45

No. Eng 11

From

J. C. D. Partridge Esquire I.C.S.
Ag Collector of
Ganjam,

To

The Secretary to the Commissioners of
Land Revenue,
Madras.

Dated Chicapur 16 July 1895.

Sir,

Referring to Board's Proceedings No 135 dated 6th May/95, I have the honour to state that so fares this District is concerned there is no nessity for the construction of any more hous for Government officials. In all towns and Head Quarters of officials suitable houses are avlable for comparatively moderate rent. I do not therefore consider that any relaxation of rus, 15 to 17 of Chapter X of D.P.W. Code is necsary.

2. Municipal taxes on Government buildings in this District are paid by Government. This is, I think, right in as much as owners of private houses pay the taxes and do not exact as so much rent as Government.

I have the honour to be
Sir
Your ~~humble~~ most obedient Servant

For Ag Collector

Comps 7/5

J. G. D. Partridge Esquire
Ag Collector of
Ganjam.

BOARD OF REVENUE
30 JUL 95
MADRAS

To
The Secretary to the Commissioner
of Land Revenue,
Madras.

Dated Chatrapur 16th July 1895
Despatched
Received

Dis No 712/Eng of 95

E/june 07th

Subject

Reporting what modifications are necessary in the rules regarding the purchase of houses for Government officials.

1895
REVENUE ARTMENT.
losure to /
ent No /1582

P.W. W 9/8501/95

From
J. G

To
The Sec

Dated C ...

Sir,
Ref ing to
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7/15

Mr. C. M. Mullaly.
Mr. H. Bradley.
Mr. K. C. Manavedan Raja.
Mr. H. Bradley.
Mr. S. H. Wynne.
Mr. A. C. Tate.
Mr. H. Moberly.

9. As regards the working of the existing rent rules, there appears to be a very general feeling that Government is the worst possible landlord as the rents claimed under the rules are much higher than those for which private houses in the same locality can be procured. "The houses constructed under the supervision of the Public Works Department are too costly" "owing to the notoriously high prices paid by that department for labour and materials." The cost of repairs is also excessively high for the same reason. As an instance of other circumstances tending to increase the rents of Government houses, it is pointed out that the Collector's residence at Anantapur was constructed in a most uncomfortable, though expensive, fashion and a great deal of money wasted upon it, but that the Collector has to pay for all the amount wasted upon the building. Again in the Sub-Collector's bungalow at Ongole, a certain work was first executed, but a new Executive Engineer, who inspected the building having disapproved of it, the work was demolished and carried out afresh according to his wishes, yet the value of the demolished work was treated as part of the capital cost of the building for the purposes of calculating the rent.

10. The following modifications in the existing rules are suggested by the officers consulted:—

Mr. C. M. Mullaly and Mr. H. Moberly.

(1) In calculating the rent, due consideration should be given to the average rent paid for similar accommodation in the neighbourhood.

Mr. C. M. Mullaly.

(2) Where the site of a Government residence is already the property of Government or where no compensation has to be paid therefor, no addition on its account should be made to the capital cost for the purpose of calculating rent.

Mr. W. H. Welsh.

(3) In calculating the capital outlay, the assessment or quit-rent that would otherwise have been payable on the site of the residence and its compound should alone be taken into account when the land is Government property.

Mr. C. M. Mullaly and Mr. W. H. Welsh.

(4) In calculating the capital cost, no addition should be made on account of tools and plant or of establishment.

Mr. H. Moberly.

(5) Rent should not be calculated on money unprofitably spent as in the case of the Collector's house at Anantapur or the Sub-Collector's bungalow at Ongole.

Mr. W. H. Welsh.

(6) Rent of residences should be fixed at $3\frac{3}{4}$ per cent. on the capital outlay involved.

Principal Assistant Collector, Vizagapatam.

(7) The rate of interest charged may be reduced to $3\frac{1}{2}$ per cent. on capital cost in view of the fact that the Government now borrows at $3\frac{1}{2}$ per cent. and could probably get money at lower interest than that.

Mr. G. Stokes.

(8) Depreciation of buildings should be allowed for in calculating rent on Government buildings, the problem of charging rent for Government houses being "what is the annual payment which will repay a given sum in a given number of years at a given rate of interest."

Mr. G. Stokes.

(9) Repairs should be classified according to the years in which they would require to be done (*e.g.*, roofs requiring renewal once in 30 years; wall, in 100 years and so on) and the cost of repairs should be recovered in a series of equal payments calculated to repay the same at 4 per cent. interest in the number of years fixed for the class of repairs in question.

Mr. J. Andrew.

11. Certain exemptions are recommended in particular cases:—When a Sub-Collector is in charge of the Collectorate for a short period in addition to his own division and has to make use of two houses, he should not be charged rent for both the bungalows. So also when an officer on transfer to another district is not relieved by his successor, but hands over charge to a superior, he should not be charged rent after his departure if he leaves some of his furniture on account of necessity or for the convenience of his successor.

PROCEEDINGS OF THE BOARD OF REVENUE
(LAND REVENUE).

FULL BOARD.

READ—again Board's Proceedings, dated 6th May 1895, No. 135.

READ—also file of replies to the above.

RESOLUTION—dated 27th August 1895, No. 313.

The Board resolves to submit its reply to Government Order, dated 24th April 1895, No. 1624, Revenue, calling for a report on the following points in connection with the purchase or construction of residences for Government officials :—

(1) Whether the existing rules require relaxation in order that houses may be constructed or purchased "for certain selected officials whose appointments may be regarded as permanent in respect of locality ;" and if so, what alterations are called for ;

(2) Whether an obligation to occupy the house provided at Government expense should be attached to the tenure of the appointment ;

(3) Whether the rent rules in force have worked well and whether any improvements can be suggested ;

(4) By whom municipal taxes on houses provided at Government expense are at present paid, and whether the occupant should not be required to pay at least the occupier's share of such taxes subject, if necessary, to a certain maximum amount.

2. A precis of the replies received from Collectors and the Conservators of Forests to a reference made to them is appended to this Resolution.

Para 15

On the first point, the Board considers that no hard and fast rule can be laid down and that the Local Government should be empowered to deal with each case on its merits and build an official residence whenever it is satisfied that suitable accommodation is not otherwise available. Ordinarily no official under the rank of a Divisional officer need be provided with a residence at the expense of Government.

Para 17

3. On the second point, the Board is of opinion that the obligation to occupy the house provided should be ordinarily attached to the tenure of the appointment of the officials ; but that when an officer is temporarily in charge of an appointment without vacating another house occupied by him, he should not be expected to pay rent for both the houses. The power to decide in each case whether the concession can fairly be claimed should be reserved to Government.

4. On the third point, the Board considers that officers compelled to occupy Government residences should not be placed at a pecuniary disadvantage as compared with occupiers of private houses, and that 8 per cent. on salary and local allowances is a good deal above the average rent actually paid and that it is an ample rent. The rent should be fixed at 3½ per cent. on the capital cost *plus* allowance for repairs, that percentage being the rate at which the Government can now borrow. The Board also considers that, where owing to accident, mistake, or other cause, the rent arrived at is unreasonably high for the accommodation provided, the Local Government should be authorized to fix a suitable rent after such enquiry as it may think necessary. As a safeguard against the consequences of blundering and bad work on the part of the Public Works Department, the Board suggests that the houses ought to be periodically valued by independent experts.

✓ Paragraph 28 II, Chapter X of the Government of India Public Works Code, Vol. I.

✓ Paragraph 28 I, Chapter X of the Government of India Public Works Code, Vol. I.

✓ Paragraph 28 III, Chapter X of the Government of India Public Works Code, Vol. I.

5. Paragraph 17 of Chapter X of the Government of India Public Works Code restricts the cost of constructing or purchasing residences to an amount such that the rental calculated thereon will not exceed 8 per cent. of the salary of the official who will usually occupy the buildings. In paragraph 3 of its letter communicated with Government Order, dated 27th November 1889, Mis. No. 7642, Revenue, the Government of India pointed out that this limit was fixed partly, because the cost of a house often exceeded the estimate, and that there was thus a chance of the limit of 10 per cent. on the salary being reached. The result has been, as pointed out by Mr. Wynne, that very poor accommodation is provided especially in the case of officers of the standing of Head Assistant Collectors. In order to ensure suitable accommodation for officers provided with Government quarters, the Board suggests that type designs affording the necessary accommodation should be prepared for each class of officers irrespective of the cost which must vary in different places, economy in construction in accordance with the standard design being enforced on the Public Works Department.

6. Municipal taxes on Government buildings occupied as residences by Government officers should be paid by Government as such taxes are paid by landlords in this Presidency, the tenant's contribution being included in his rent. In cases in which the amount chargeable depends on the action of the occupier, *e.g.*, a water-tax for water taken in excess of the amount allowed on the rating of the house, the tax should be levied from the tenants.

(True Copy and Extract.)

(Signed) L. M. WYNCH,
Secretary.

To the Secretary to Government, Revenue Department,
with 24 reports in original to be returned.
,, all Collectors.
,, Conservators of Forests.
,, Forest section.

APPENDIX.

Precis of Collectors' replies.

No report has been received from the South Arcot district. The Collectors of Cuddapah and Madras have no suggestions to offer on the subject. The following is a precis of the replies received from the other Collectors and the Conservators of Forests.

Messrs. J. G. D. Partridge, V. A. Brodie, H. Tremenheere and S. H. Wynne.

2. In Ganjám, Gódávari, Bellary and North Arcot, no more houses are wanted, as houses are either available or have been already constructed. The Collectors of these four districts do not consider any relaxation of the existing rules necessary.

Mr. K. C. Manavedan Raja.

Messrs. L. C. Miller, C. H. Mounsey and E. C. Rawson.

Mr. J. N. Atkinson.

Mr. A. C. Tate.

3. Fifteen Collectors suggest that Civil officials in positions of trust and responsibility should be provided with Government quarters. The Collector of Nellore would bring under "selected officials" all divisional officers including Deputy Collectors, while the Collectors of Vizagapatam, Chingleput and Tanjore would give the benefit of the rules to all officers in positions of trust and responsibility without reference to race. The Collector of Kistna doubts whether the Government of India contemplates such a step. The Collector of Anantapur repeats with his concurrence the remarks of his Deputy Collectors to the effect that the caste restrictions of the Indian races, from among whom Deputy Collectors, &c., are generally chosen, and the social condition of native women stand in the way of their occupying Government buildings.

Mr. C. M. Mullaly and Mr. E. P. Popert.

4. The Collector of Kurnool and the Conservator of Forests, Central Circle, suggest that power should be given to the Local Government to purchase or construct residences at stations where difficulty is experienced in procuring suitable house accommodation for the selected officials. The former officer suggests that the words "no" and "except" in paragraph 15, Chapter X of the Government of India Public Works Code, Vol. I, may be deleted and the word "should" in the same paragraph changed into "may" and that a fourth clause may be added as follows:—"(iv) Cases in which it is necessary to provide residences for certain selected officials whose appointments may be regarded as permanent in respect of locality at stations where their duties require them to live and where difficulty is experienced in procuring suitable house accommodation." He further considers that paragraph 16 should be modified giving the Local Governments power to sanction the construction or purchase of residences, the outlay on which will not exceed Rs. 15,000, all buildings estimated to cost more requiring the sanction of the Government of India. The advantage claimed for this amendment appears to be that it would give additional power to the Local Governments to provide residences for officials not specially selected and provided for in Rule 15, and that it would restrict its power when the cost exceeded Rs. 15,000. The Conservator, Central Circle, proposes to add to clause (i) of paragraph 15 "or cases in which it is found that suitable accommodation is not procurable."

Mr. C. H. Mounsey.

The Collector of Chingleput suggests that the three clauses to paragraph 15 and paragraph 16 may be cut out and the following substituted: "The Local Government shall have the power of sanctioning the building or purchasing of residence for public servants in all cases where they deem it advisable for the public interest to do so."

Mr. S. H. Wynne.

Mr. J. W. Cherry.

5. Paragraph 17 of Chapter X of the same Code restricts the cost of constructing or purchasing residences to a maximum, such that the rent calculated on it will not exceed 8 per cent. of the salary of the official who will usually occupy the buildings. The Collector of North Arcot points out that one result of this restriction is that very poor accommodation is provided especially in the case of officers of the standing of Head Assistant Collectors. The Conservator of Forests, Southern Circle, points out the difficulty of providing residences for District Forest-officers who do not all draw the same pay.

Mr. H. A. Sim.

6. The Collector of Nilgiris proposes that residences provided by Government should be furnished and that the rent might be correspondingly raised.

Mr. H. Tremenheere.

Mr. L. C. Miller.

7. All the officers who have expressed an opinion on the subject (except the Collector of Bellary) are agreed that when Government provides residences for its officers at a reasonable rent, it is only fair that the obligation to occupy them should be attached to the tenure of the appointments. The objection of the Collector of Bellary is that under such an obligation, officials will often have to pay very high rents and experience difficulty in getting repairs promptly executed. The Collector of Vizagapatam to some extent concurs in this opinion and states that an officer occupying a private house very frequently finds it substantially furnished, but that he does not enjoy this convenience in a Government house. The Collector considers, however, that these disadvantages do not outweigh the great advantage to an officer of knowing that he has a house ready for him for a fair rent and that he can occupy it without dependence on or obligation to any private person.

Mr. C. H. Mounsey.

Mr. L. C. Miller.

Mr. H. Bradley.

Mr. C. M. Mullaly.

8. The Collector of Chingleput, who advocates the construction of residences for native officers also, suggests that the houses to be occupied by them should be such as they are accustomed to. This suggestion obviates the difficulty that native officers appointed to higher offices would not care to occupy houses regarded as suitable and convenient by European officers. The Collector of Coimbatore considers that if a native officer holds a post to which a house is attached, he should live in it or at least pay rent for it, but that an officer in temporary charge of an appointment, who is not entitled to receive any acting or charge allowance, or who is in charge for less than a month should not be compelled to occupy the residence. The Collector of Kurnool proposes that the power of exemptions in special cases may be vested in the Local Government.

1.—P.—No. 44—94. 200.

BOARD'S GEN. REG. No. 502 OF 1895
LAND REVENUE.

BOARD OF REVENUE, 16 JUL. 95 MADRAS.

1895.

From,

The Collector of
South Canara.

To,

The Secretary to the
Commissioners of
Land Revenue,
Madras.

E

Dated 12 July
Recd 13 ,,
Received } 1895.

Disposal No. 509 / M.E. of 95

ENCLOSUREs one.

Regr at once & give D.N.A.

Subject.

Purchase or construction of residences for Government Officials in the District. — Submitting report regarding with reference to Bd's Proc. quoted within.

1895
REVENUE DEPARTMENT.
Enclosure No. 20
No 6582

P.W. En 28 / 8501/95

P. 16/7

To this extent the rent rules may be modified.

3. There is no Government building in this District occupied as a residence and liable to Municipal taxes. Landlords usually pay all the water tax and house tax and this is considered in the rent; - a fair arrangement as the period of occupancy may not be conterminous with the period for which tax is due.

I have the honor to be,
Sir,
Your most Obedient Servt
J. Welsh
Collector.

Compd
Tn

---

those residences should be attached to the tenure of the office.

2. As regards the rent rules (Para 28 of Chapter X of the P. W. Code) they are said to press heavily on the occupants of residences provided by Government. As an instance I may quote Mr. Slights case dealt with in G.O. communicated with Board's Proceedings dated 18th April 1894, No. 2082 Mis. I would suggest that the rent may be fixed at 3 3/4 per cent on the capital outlay involved. In calculating the capital outlay the assessment or quit-rent that would otherwise have been payable on the site of the residence and its compound should alone be taken into account when the land is Government property. In the cases of houses constructed on land purchased by Government, the value of the land will of course be the

paid for it by Government. In either

the capital outlay should not in-

the proportionate cost of the Public

stablishments and Tools and Plant.

To

H.- P. No. 69-91. 500.

Disposal No. 509/Engl. of 95.

SOUTH CANARA COLLECTOR'S OFFICE,

Mangalore

BOARD'S GEN. REG. No 502 (12th July 95)
LAND REVENUE.

12th July 1895.

From

W. H. Welsh, Esquire,

Collector of South Canara.

To

THE SECRETARY TO THE COMMISSIONERS OF Land Revenue,

Madras.

Sir,

With reference to Board's Proceedings dated 6th May 1895, No. 135, I have the honor to state that as land is becoming more and more in demand in this Town it is advisable that Government should provide house accommodation for District Judges and Collectors whose appointments are permanent in respect of locality. I would invite the Board's attention to para 13 (extract enclosed) of this Office letter No. 1020 dated 12th March 1891 in which the question has though indirectly, been dealt with at some length. Under the circumstances par graphs 15 to 17 of Chapter X of the Pu Works Code (7th Edition) may, I think, modified so as to embrace the offic mentioned above. The obligation to

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Enclosure

In a letter from the ~~Ag.~~ Collector of South Canara to the Secretary to the Commissioners of Land Revenue, Madras, dated 12th July 1895

~~No.~~ Disposal No 509/Engl. of 95.

1/502 G

Extract from letter from the Collector of South Canara to Bd. (Land Revenue) dated 12th March 1891, No. 1020.

Extract from a letter from the Collector of South Canara to the Secretary to the Commissioners of Land Revenue, Madras, dated 12th March 1891, No 1020.

13. The remainder and much the largest portion of the block, 45 acres 18 cents, now belongs to Mrs M. M. Coelho and contains, what has for many years been, the Collector's bungalow and a smaller bungalow which seems to have been originally an adjunct of it but is now separately rented out to the District Engineer (Local Funds) as a residence and Office. The rent of these two bungalows together comes to Rs 185 per mensem and from the trees in the compound and for permission to graze cattle in it Mrs Coelho, to my knowledge, realizes over Rs 80 per annum besides. For the bungalows therefore, she really pays no quit rent at all as she realizes treble the quit rent from the compound alone without either trouble or expense.

Mrs Coelho has certainly observed both the letter and the spirit of the grant; so I would not press for arrears of the 30 pagodas every thirty years in any case, but I think the preferable course is to allow the lease to lapse even though there are still 29 years to run and then resume it; for it appears to be more seemly that the Collector should be the tenant of Government than of a private individual and the present rents would give Government a very handsome return upon the value of the buildings. The land is moreover very extensive and very favorably situated for the erection of additional European residences or public Offices. I certainly think therefore that Government should reacquire it by lapse, as land is daily becoming more scarce and valuable in the Town. Whatever then happens Government will be the holder of ample land to provide residences for its own Officers who can procure none; and I may here mention that bungalow accommodation is already extremely difficult to get outside the Cantonment and few of the bungalows within the Cantonment are well off with regard to ventilation &c. If Government acquires the land there is also no danger of a lot of small tenements growing up within it along the road frontage and this certainly will happen sooner or later if the land is given away on a permanent teneure and would probably have happened already had any one but the Collector been the tenant. At the same time the present reduced quitrent is absurdly low and cannot be said to be a quit rent upon the bungalows at all; for Mrs Coelho gets far more for the natural produce of the compound, which, contrary to the usual custom, she keeps in her own hands and does not allow to pass to her tenants with the bungalows. As the reasons which led one of the early leases to complain of the rent as excessive — the two bungalows must then have been let together and little or nothing could then be got for grazing cattle and collecting fallen leaves for manure &c. in the compound — do not exist now. I request permission to levy in future the old rate of quitrent subject to which the lease was granted (no portion of it will come out of Mrs Coelho's bungalow rents) until the land reverts to Government upon the expiration of the lease.

(True Extract)

J. Walsh
Collector.

Compd

EMERGENT

BOARD OF REVENUE, 15 JUL 95

BOARD'S GEN. REG. No 491 OF 1895
LAND REVENUE.

Sub. the Collector [illegible]
early reply - the
subject has to be noticed
at once.

From,

The Collector of
Malabar.

Re 15/7

To

The Secretary to the
Commrs of Land Rev
Madras

[illegible] at once

E

Dated: 11th July 1895

Encls - 5

Subject.

Purchase or Construction of
residences for Govt officials

Submitting the opinion
of the Collector and certain
Divisional officers on
certain questions connected
with the —— in view to the
existing Rules on the subject
being reconsidered

1895
REVENUE DEPARTMENT.
Enclosure No. 21
To Current No. 1582

P.W. Em 29 / 8501/95

Malabar Collector's-office
Calicut. 11th July 1895

No. 1194
Pub.

BOARD'S GEN. REG. No 491 OF 1895
LAND REVENUE.

From,
H. Moberly Esq.
Ag. Collector of
Malabar.

To
The Secretary to the
Commrs of Land Revenue,
Madras.

Sir,

With reference to B.P. dated 6th May 1895 No. 135 (Land Revenue), I have the honor to state that para 15 of Chapter X of the P.W. Code should be altered so far as this Presidency is concerned. Government should, in places where suitable buildings are not available, provide residences for—

The Collector
District and Sessions Judge.
Sub Judge and District Munsiff.
Sub Collector
Head Assistant Collector.
Special Assistant Collector.
District Forest officer.
Civil Surgeon.
Port Officer.
Superintendent of Police

Asst. Supdt.

Assistant Superintendent of Police.
Executive Engineer, and,
Superintending Engineer

2 I have no objection to para 17.

3: As regards para 28 I think it is very hard to saddle an official with payment of interest on money unprofitably spent. In the case of the Sub Collector's Bungalow at Ongole certain work had been done. A new Executive Engineer came and disapproved of the work that had been done. The work was demolished and carried out according to the new Executive Engineer's ideas. The value of the demolished work was, however, treated as part of the capital cost of the building and up to 1888 certainly – probably up till now – the Sub Collector had to pay interest on the value of the bad work. The actual charge for rent should be subject to a maximum of 8 per cent on the salary &c. of the official in actual occupation [Vide para 17(1)]. Municipal taxes should be paid by Government as the owner of the house in the same way as other owners pay the Municipal tax.

The rent of a house should, if possible, be regulated according to the rent charged by private owners for similar buildings in the neighbourhood. If there are not similar buildings in the neighbourhood the rent may be calculated in the manner laid down in article 28(1).

Native officials acting temporarily for an officer for whom residence is provided, e.g. a Deputy Collector placed in charge of the Head Assistant Collector's Division, should not be compelled to occupy the Government building, but it should be a general rule that an officer is required to occupy the building which Government has provided for him.

1. Sub Collector.
2. Special Asstt. Collector
3. Head Quarter Dy Collector
4. Dy. Collector, Cochin.
5. District Forest officer (North Malabar)

4. Copies of the reports of the officers named in the margin are also enclosed.

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

Ag. Collector

EMERGENT

BOARD OF REVENUE
15 JUL 95

BOARD'S GEN. REG. No 491 OF 1895
LAND REVENUE.

Sw. Lr. Collr / early reply - the subject shd be noticed on at once.

From
The Collector of Malabar.

Rc 15th

To
The Secretary to the Commrs of Land Rev
Madras

Rept at once

Dated: 11th July 1895

Encls - 5

Subject.

Purchase or Construction of residences for Govt officials

Submitting the opinion of the Collector and certain Divisional officers on certain questions connected with the — in view to the existing Rules on the Subject being reconsidered

1895
REVENUE DEPARTMENT.
Enclosure No. 21
To Current No. 1582

P.W. En 29 / 8501/95

3/2914

800—10-7-94.

Salem Collector's Office,
23d December 1890.

Ref No. 3388/Eng

From

G. STOKES Esq.,
Collr. & Dist. Magte. of Salem.

To

The Secretary to Government,
Public Works — Department,
Fort Saint George Madras.

SIR,

I have the honor to submit for the orders of Government, the enclosed letter of the Executive Engineer, fixing the rent of the Collector's house at this Station, and with all respect, to call attention to the very unfair methods of calculation adopted in this matter. I presume that the Govt. does not desire to rackrent its tenants, but only to recover what it lay out with due interest and if there be any risk, a small margin to cover such risk. In regard to the last item I would observe that as Government forces its officers to inhabit its houses, but a very small margin, if any, is necessary, for there is really no risk

3/2915

of any Kinds in the matter.

2. The Calculation is made as set out below:-

Cost of building

(a) Rs 15,000 paid to Mr Langley — -

(b) Rs 190 Cost of the bath Constructed in 1882 —

Total Rs 15190.

Under note 1 to Sub-rule 1, rule 1, 20% is added to the above on account of Establishment, tools and plant. viz Rs 3038.

Capital Cost

Rs 15 190
30 38
18228

(i) 4 % interest on Capital Cost Rs 18228 is Rs 729-"-"

(ii) Average annual Cost of the repairs for the last 8 years as shown in the margin. Rs 498-"—".

	Rs.	As.	P.
1884-85.	2357	1	4
1886-87-	484	"	"
1887-88 —	1026	11	4
1888-89-	114	8	5.
8)	3982	5	1
	497	12	7

(iii). 20 % on Rs 498 on account of Establishment, tools and plant (vide Sub-rule 3, rule 1) — Rs 100-"-"

Total Rs 1327 —"— "

The Executive Engineer has not added it but to this should be added a sum of Rs 104-5-6 as within 8 years a sum of Rs 834-12-1, has been spent on the house by the Collector from Petty Construction and Repairs. The total rent per annum of the house should be therefore Rs 1431-5-6 per annum or Rs 119-4-5 per mensem assuming the Executive Engineer's calculation correct.——

3. The first point to which I would call attention is that the charge for tools and plant on the original purchase money is improper. In G. O. No $\frac{248.W.P.W.}{30.1.89}$ the following rule of the Chief Engineer, has been approved:— "In all cases where a building has "not been constructed by the D.P.W., no addition "should be made to the Capital Cost on account "of tools and plant etc." The Executive Engineer contends that this order has been abrogated. I request the orders of Government on this point.

$\frac{5}{2914}$

Period for which rent was charged.	Portions debitable to		Total rent actually charged.
	Capital	Repairs	
In 1881. from May.	406.	394	800
" 1882.	608	592	1200
" 1883.	608	592	1200
" 1884 to Septr.	456	444	900
" 1884 Octr to Decr.	152	133	285
" 1885	608	532	1140
" 1886.	608	532	1140
" 1887.	608	532	1140
" 1888	608	532	1140
" 1889 to March	152	133	285
" 1889 April to December	456	426	882
" 1890.	608	568	1176
	5878	5410	11,288

Submit that Government so far

for repairs, should now entirely

item from the Calculation for

and reduce the rent pro tanto.

5. Again the repairs in 1884-

to the stables one of which was

is now as good as new, yet Gove

3/4 of its actual Cost out of its

in which they would require
to recover the Sum expended i
equal payments calculated
at 4 percent in the number of y
the class of repairs in questio
has been fully exemplified in
and I would Submit it for
of the Board.

3. Point No: 2 — At presen
Articles 15 & 16, Chapter X of
Code, govern the Construction
houses for Government Officials
Rules, the Local Government
to Sanction the purchase or
a house for the officers other
to free quarters, and Consequ
for purchasing or building re

ch is still good one to the

the Same rent is Continued

I have, in my letter Ref. on No.

dy brought to the notice of

t the Rent Rules are most

edlessly oppressive to Government

se a Copy of that letter and

the attention of the Board

thereof, wherein I have Suggested

lem of charging rent for

ses, may be Stated to be

al payment which will repay

a given number of years at

interest." The equitable way

Cost of repairs is to Classify

classes according to the years

5/2914

purchase or Construction of h

selected officials whose appoin

regarded as permanent in resp

(3) Whether the obligation to occupy

by Government, should be attached

the appointment.

(4). What is the practice in rega

of Municipal taxes on Governmen

as residences by Government Of

(5) Whether the occupant may be r

at least the occupant's share

subject, if necessary, to a certa

amount.

2. The existing Rules for rega

contained in paragraph 28, Ch

of Public Works Department Co

point in these Rules, is that there

taken of depreciation of buil

result is that I have built

Salem Collector's Office,
16th August 1895.

Despatched on 18-8-95

okes, Esq.,
Collr. & Dist. Magte. of Salem.

ary to the Commissioner of
Land Revenue
Madras.

Adverting to Board's Proceedings
have the honor to State that I have
a report on the following points
proposal to relax the stringency
les, relating to the Construction
residences for Government.

Rent Rules worked, and whether
roved by additions or alterations?
advisable to relax the existing
t which would admit of the

3/2915

5/2914

1000—12-3-94.

No. 3409

From

G. St

To

The Secreta

Sir,

No. $\frac{135}{6.5.95}$, I h

been called on for

in regards to the

of the existing Ru

or purchase of

Officials:-

(1) How have the

they can be imp

(2) Whether it is

rules to an exten

ouses for Certain
tment may be
pect of locality.
, the house provided.
l. to the tenure of
rd. to the payment
h buildings occupied
ficials?
equired to pay
of Such taxes,
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lating rents are
apter X, volume I,
de. The very unfair
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dings, and the
a Stable for

5/2917

Government, whi

Government as

to be levied.

$\frac{3388.\ \text{Eng.}}{23.\ 12.\ 90}$, alrea

Government tha

unfair and nee

tenants. I encl

would invite

to paras 4 to 7

that "the probl

"Government hav

"what is the amou

"a given sum in

"a given rate of

of recovering the

the repairs into

to be done and

a series of

to repay the same

years fixed for

. This method

the letter referred to,

the Consideration

the Rules under

the Public Works

or purchase of

. Under these

has no power

Construction of

than those entitled

ently any proposals

sidences for

5/2914

Thus it will be

more than double

in respect of the

7. In Conclus

of this house ma

repeat that, in m

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are most needles

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Copley
14.8

17.8

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of perhaps once

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ly fair way to

sify them into

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Calculated to repay

years fixed for

For Example, —

led on chicks which

on a roof which is

rge would be in ×(for the 1st figure see the tables attached to Board's S.O. No: 112)

" (say) and in the

— " (say), Suppose

ere, as they ought to

yearly addition

would be 23.57 × 5.783

a years' average.

5
29th

the building in

The above facts,

system of levying

the tenant. I w

the problem of

houses may be

annual paymen

sum in a given

rate of interest

and Govt. have

in charging for le

-ment Act. Th

can be made w

Standing Order

it is necessary t

Consideration.

6. Repairs or r

5/2915

1/Genl.. 869/95

Sum that Govt. have been levying

the proper Sum from their tenants

stable repairs above referred to.

sion, I would ask that the rent

y be properly fixed and would

y opinion, the existing rules are

fair to Government tenants and

sly oppressive and that Govt.

d of complaints and trouble

ers, till the rules are fundamen-

n sound principles ——

I have the honor to be
Sir
Your most obedient Servant
(Signed) G. Stokes
Collector

ue Copy)

For Collector.

to different parts of a proper

periods. For Example, chicks w

about once in every 4 years, the ro

in 30 years and the walls but on

It seems to me, therefore, that the on

levy the cost of repairs, is to clas

classes and to recover the sum

in a series of equal payments

the same at 4 % in the number of

the class of repairs in question.

Suppose, in a year Rs 100 expend

~~ar~~ is in a 4 years' class and Rs 900

in a 30 years' class, the yearly cha

the 1st Case $\overset{1.00}{\cancel{100}}$ × 27.543 = Rs 27-8-

2. 9.00 × 5.783 = 52.047 or Rs 52-

that the repairs done in 1884-85 w

have been, in a 30 years' class, the

to the rent on account of them

136.30 Rs, instead of Rs 294, on an

5/2915

3

addition to the good. ——

I Submit, prove that the present

g repairs is grossly unfair to

ould respectfully Submit that

Changing rent for Government

stated to be what is the

ent which will repay a Given

Number of years at a Given

. This is a very Simple problem

e adopted its solution already

ans under the Land Improve-

e table by which the Calculation

ill be found in Boards –,

No 112. But in applying it,

o take another factor into –

enewals may be expected

4. I append in
the margin a state-
-ment which shews
that since the –
purchase of this
house by Govt.,
it has levied out
of its tenants a
Sum of Rs 5410 for
repairs allowing 4%
interest on the
Capital Cost of the
building, but the
actual Sum expended
was in the same time
Rs 4817 and the
inference is, I
from charging
eliminate that
ame time to come

: I think, were mainly
ebuilt. This outhouse
nment have in the last 6 years, levied
officers and have the

The Executive En

this should be a

within ~~8~~ 8 years a

spent on the hous

Construction and

of the house shou

annum or Rs 119-

Executive Engineer

3. The first poi

is that the charg

purchase money

the following ro

approved:— "I

"not been Construc

"should be made

"of tools and plant

contends that this

request the order

Med: Dept No: 6582

For orders
whether any separate action is necessary on these replies - the Govt. having already approved of the terms of the answer to the Govt. of India - (papers in the Press).

The new points brought forward by reporting officers are marked with pencil in the printed précis attached to the Board's Proceedings, while the Board's own suggestions are entered in their appropriate places in the accompanying spare copy of "proof" of replies.

C. S.

1. Oct. 95.

Why was India answered without waiting for the Proceedings of the Board?
Whether further action is necessary depends on the reply decided on. As that is not here I do
t see how it is possible to
rm an opinion.

2/10

DW

The G. of I. pressed for

pressed for an [illegible] the Local Govt. decided that the Board's reply was not to be wai[illegible] for. The Local Govt. Proceedings have dealt fully into the whole subject and there seems nothing new and of sufficient importance in the present papers to modify any of the opinions previously expressed.

The papers might lie over till the Govt. Proceedings have issued, when further consideration ~~of~~ to the matter ~~might~~ can be given.

C.S.
2 Oct. 95

(2082)

Yes.
CWSY
2/10 95

Await the issue of the G.O. on this subject
C.S.
3 Oct 95

3/2915

Malabar Special Asstt Collr's off

No 830 R./9 Malapuram, 20th June 1895.

From,

James T. Gillespie Esquire,
Ag: Special Asstt Collector
of Malabar.

To,

The Collector of Malabar
Calicut.

Sir,

With reference to your Endorsement on Board's Proceedings dated 6th May 1895, No 135, I have the honor to report as follows:-

I am of opinion that as a general rule, it would be highly advisable that Government shoul either build or purchase suitable houses for their civil servants in the different departments at all the principal stations in its jurisdiction. Here in Malapuram there is such a house for the Special Assistant Collector which I at present occupy. It is a house which would suit the majority of those who are likely to act as Special Assistant Collector here, and as the house is Government property I am spared all negotiations with a native land-lord, as to rent, repairs etc. This, I Consider a great advantage. It is better that Divisional Officers, who hold such responsib positions, should, as far as practicable, be made independent of the natives or other owners of property within their Divisions. I would, therefore, advocate the acquisition by Government of suitable houses at all Head-quarter stations. At stations where, through an excess in the supply and a deficiency in demand, house rent is very low, instead of building a new house, Government might purchase one of those already in existence whose value has depreciated, and which might therefore be purchased at a low cost. In such circumstances the rent to be charged would naturally be low, and the officer occupying the house would feel it no hardship to be compelled to pay to Government a rent which would be as low as he could procure a similar house for from a native owner. I therefore think that it might be made compulsory on officials to occupy the houses intended for them by Government.

2. In order to the achievment of this desirable end ie the provision of suitable residences for all Divisional Officers, the rules 15 and 16 of Chapter X of Volume I of the P. W. D. Code should be considerably altered. Rule 16 might be altered so as to give the Local Government

power

power to acquire the necessary house accommodation without a reference to the Government of India. Rule 15 might then be rescinded in its entirety.

3. As for the actual working of the rent rules, I cannot say much from personal experience. In my own case here they seem to work very fairly. The rent of my bungalow, calculated under those ~~rates~~ rules, is not excessive. The aim of these rules should, in my opinion, be to let the officer concerned have the house at the actual yearly cost to Government. The rent should therefore be estimated so as to cover interest on the original cost to Government of the house and its site, the average annual amount necessary for repairs and a fair proportion of the original cost of establishment and tool. This is what is done under the existing rules but I think that the rate at which the interest is calculated, viz 4 per cent. is too high and should be reduced.

I have etc.

sd. J. T. Gillespie
Ag Spl. Asst Coller.

(True Copy)

R Webster

Asst Collr for Ag: Collector.

5
4915

4
4918

5/2915

No. 960/Dis 95.

Malabar Sub Collector's office
Camp Cannanore – 19th June '95

From,
A. F. Pinhey Esq.
Ag. Sub Collector of
Malabar.

To
The Collector of
Malabar.

Sir,

In reply to your Ref. on Cn. 1816/P dated 28th May '95, I have the honor to state that I feel very strongly that in the case of Superior Gazetted officers Government buildings either purchased or built for the purpose should be provided.

2. In this Sub Division the only officers supplied with houses are the Sub Collector and the Superintendent of the Central Jail, Cannanore. The other officers who should be so supplied are —

District Judge. Asstt. Superintendent of Police. Port officer. Civil Surgeon. Subordinate Judge District Munsif.	Tellichery –
Civil Surgeon District Munsif	Cannanore

& District Munsifs in other places where they are located.

3. I think it most important that District Munsifs especially should be provided with houses, as I believe, I am not far wrong in saying that a house for the District Munsif is usually supplied by the biggest landowner in his charge - E.g. Badagara and Cannanore where both officers live in houses belonging to the local Rajahs. I do not wish to insinuate anything against this class of officers but there is no doubt that the common people notice these things. In special places the rule might be extended to Tahsildars, Sub Magistrates, Police Inspectors - E.g. Ramnad and other large Zemindaris in other Districts.

4. With regard to the rent rules I think the Rule about 8 per cent and 10 per cent is hard. I think 10 per cent of his pay to be too large an amount for a man to pay for house rent. The Public Works Department rates are so high that a very small repair often costs a large sum, and if the officer occupying the house might get it done locally himself he could usually do so at about half the price the Public Works Department charge for the work.

5. I consider the occupier should pay Municipal taxes.

6. When Government provides a house for any particular officer he should be required to reside therein or pay rent for it.

7. The Public Works Code received with your letter No. 2109/P dated 10th June 1895 is herewith returned.

I have &a
(Signed) A. F. Pinhey
Ag Sub Collector

(True Copy)

R. Austin
Asst Colr for Ag. Collector

Sh.
J.B.S.
2

4/491

No. 9050/6795 Manantoddy. 7th June 1895.

To.

The Collector of
Malabar.

Office note.

Reference:— Your Endorsement Ref on Cur. 1816/P95 dated the 28th May 1895 on B.P. No. 135 dated 6th May 1895.

I have the honor to report that there are no Public works Department buildings in this Division in my charge.

2. The rent to be charged for buildings occupied by Subordinates in this Department is governed by the Rules contained in B.P. Forest No. 329 dated 22nd May 1894. All Superior ~~Superior~~ officers pay 10 p.c. of their Salary. This is a distinctly high charge for Manantoddy considering the cheapness of house property generally here. In my opinion the obligation to pay rent on the building provided should not be attached to the tenure of the appointment.

(Signed) J. G. Marshall.
Dt. Forest officer
North Malabar

(True Copy)

Asst Clk for Collector

3/491 E

be necessary only in such places where private bungalows or houses are not available.

I have etc.

sd/ S. Swaminatha Iyer

Deputy Collector

(True Copy)

asst. Colr. for Ag: Collector.

2/491 F

Office of the Deputy Collector
Calicut Division
Calicut, 6th June 1895.

From,

M. R. R. S. Swaminatha Aiyar Avergal
Deputy Collector
Calicut Division

To,

H. Moberly Esquire.
Collector of Malabar.

Sir,

In reply to your endorsement Ref. on C No. $\frac{1816}{P.}$ dated 28th May 1895, on Copy of Board's Proceedings dated 6th idem No. 135, Land Revenue, I have the honor to state that I have not come across instances under which the existing rulings connected with the purchase or construction of residences for Government officials can be said to work hardship. In rising stations suitable houses are constructed and are available for rent and I know two instances in which Collectors considered it a hardship to be compelled to live in Government quarters when, if they live in private bungalows, the rent they will have to pay will be much smaller than what they are now compelled to pay. Construction of houses may be and the case of the few does not require to be considered.

I have etc.
Sd P. Singaravelu
Deputy Collector.

(True Copy).

asst Collr for Ag: Collector.

3B3 ord

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Cochin, Deputy Collector's office
Camp Calicut, 5th June 1895.

No. 603.
9c

From,

M. R. R. P. S. Singaravelu Pillai Avl.
Deputy Collector, Cochin.

To,

The Collector of Malabar
Calicut.

Sir,

Adverting to Board's Proceedings No. 135 dated 6th ultimo (Land Revenue) circulated with your endorsement No. 1816/P.95 dated 28th idem, for report, I have the honor to state that, no doubt, the provision of Government buildings for the residence of Government Officials will obviate one of the difficulties most frequently experienced by an officer when joining at a new station. It has very often resulted in placing the officer under an obligation to one or other of the local magnates. The only objection that can be imagined against the proposal is the possibility, and even probability of some officers being influenced by caste prejudices in refusing to occupy them. But in these days of reform and civilization there are not many of this kind and

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189 -9 .

MADRAS FOREST DEPARTMENT.

BOARD'S SUBTE REG. NO. 2302 OF 1895
LAND REVENUE.

18 JUN. 95

From

THE CONSERVATOR OF FORESTS,
CENTRAL CIRCLE,
Madras,

To

THE SECRETARY TO THE
COMMISSIONERS OF LAND REVENUE,
Madras.

Dated 14th
Despatched 17
Received
June 1895.

No. 2919.

ENCLOSURES. nil

Subject.

Submitting his remarks on certain questions connected with the purchase or construction of residences for Government officials.

1895-
REVENUE DEPARTMENT.
osure No. 23
urrent No. 6582

P.W. Ev 31 / 8501/95

2. I am of opinion where a Government building is provided its occupation should be compulsory.

3. The rent rules are fair and no alteration is required.

4. I can give no information with regard to the practice in regard to payment of municipal taxes. I consider it only fair the occupant should be required to pay the occupier's share.

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

E P Popert

Conservator of Forests,
Central Circle

OFFICE OF CONSERVATOR OF FORESTS'
CENTRAL CIRCLE,
Madras, the 14th Decr 1895.

No. 2919.

From
E. P. POPERT,
CONSERVATOR OF FORESTS, CENTRAL CIRCLE,
Madras,

To
THE SECRETARY TO THE COMMISSIONERS OF
LAND REVENUE,
MADRAS.

REFERENCE.—Board's Resolution, ~~Forest~~ No. 135 , dated 6th May 1895

SIR,

Enclosures.

In reply to the above, I have the honor to offer the following remarks. In this Circle, (the only one with which I am acquainted), except in the Cuddapah District in which Government has already sanctioned construction of a bungalow for the District Forest Officer the difficulty referred to by Government has not been experienced. I would suggest an addendum to sub para (i) of para 15 "or cases in which it is found that suitable accommodation is not procurable".

~~BOARD'S SUBTE REG. No 26[illegible] OF 1895~~
~~LAND REVENUE.~~

From,

BOARD'S GEN. REG. No 487 OF 1895
LAND REVENUE.

The Conservator of Forests
N.C.

12 JUL. 95

To,

The Secretary to the
Commissioners of L. R.
Madras.

Dated 6th } July 95
Despd 9th }

~~Current~~ Disposal No. 1 Dow

Subject

Reporting upon two ~~[illegible]~~ modifications expedient in the rules relating to construction and renting of Govt. buildings

1895
REVENUE DEPARTMENT.
Enclosure No. 22
Current No. 6582

P.W. Ex 30
8501/95

Dispoal ~~Current~~ Reg No. 1 Conv

OFFICE OF CONSERVATOR OF FORESTS, N.C.,

6th July 1895.
Camp Adoni

BOARD'S GEN. REG. No 487 LAND REVENUE 1895

From
E. D. M. Hooper Esq
~~A. W. PEET, Esq.,~~
for CONSERVATOR OF FORESTS,
NORTHERN CIRCLE,

To
THE SECRETARY TO THE
COMMISSIONERS OF LAND REVENUE,
MADRAS.

SIR,

Replying to Proceedings No 135 of 6th May 95 asking officers to report upon any modification expedient in the rules for construction and renting of Government houses by Government Officers I have the honor to say that I have had small experience of the subject and can only suggest that officers bound as we are to spend 6 months away from Head Quarters should be called upon to pay at the rate of 5 percent of their salary as a maximum rent of the house they are forced to occupy.

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

EDMHooper
for Conservator of Forests, N.C.

Exd. by

P. R. No 386 OF 1895
LAND REVENUE.

Forests.

J. W. CHERRY, Esq.,
CONSERVATOR OF FORESTS, S. C.,

BOARD OF REVENUE
10 JUN. 95
MADRAS.

To
THE Secretary to the
Commrs: of L. Rev.,
Madras

Dated 8 June 1895.

No. 906.

ENCLOSURES. -

Subject.

Submg. his views on the question of purchase & construction of residences for Govt. Offs., so far as the Forest Depth. is concerned.

2,000—1-2-94.

4 replies recd

1895
REVENUE DEPARTMENT.
Enclosure No. 24
Current No. 6582

P.W. En 32 / 8501/95

but as the expenditure is being incurred departmentally, and does not belong to Civil buildings, I presume that the Public Works Department Code referred to, does not apply.

The rules for the occupation of Forest buildings as Residences, are contained in paras 14 to 17, and in Appendix I, of the Forest Code.

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

Conservator of Forests &c.

E
1/6

No. 906 of 1895.

OFFICE OF CONSERVATOR OF FORES
Southern Circle,
Coimbatore, 8 June 1895.

BOARD'S GEN. REG. No. 386 OF 1895
LAND REVENUE.

From

J. W CHERRY, Esq.,
CONSERVATOR OF FORESTS, S. C.,

To

THE Secretary to the Commissioners
of Land Revenue, Madras.

Reference— Board's Proceedings No. 135 dated 6 May 1895.

SIR,

Enclosures.

In reply to the above, I have the honor to state, that, though there is often much difficulty in obtaining suitable quarters for officers of the Controlling Staff, I do not see how the Government is to provide residences (with the expectation of a fair rent) for, at least, District Forest Officers,— who have no fixed pay as District Forest Officers, but may draw any salary from 200 to 900 Rupees a month.

2. As regards the Executive and Protective Staffs, it is absolutely necessary very often, that residences should be provided. This is at present being done

but

Copd.
Exd.
1,000—27-8-94.

Read C. Nos: 3482-3540-3601-380
4036-6251 & 6582

$\frac{0}{15}$-10,000—25-3-95.

(1895.)

REVENUE DEPARTMENT.

ABSTRACT.

P. W. CURRENT No. 8501

Current Number. 6582

Endorsement No 3886 Mis

Transferred to the Public Works Department.

From The Board of Revenue, Land Revenue

Ag. Asstt. Secretary to G.

Rew 30/9/95

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Ootacamund
25th September 1895 } Recd: 2.11.95
Enc: 24

Dated 27-8-95
Received 9-9-95
Enclosures 24
No. 313

SUBJECT.

Submitting to Government report called for on certain questions connected with the purchase or construction of residences for Government officials in view to the existing rules on the subject being reconsidered.

circulated to the Hon. Mr. Grose
in R.D.

P. T. O

REVENUE DEPARTMENT.

1895.

Board of Revenue

(Land Revenue),

MADRAS.

Current Number 6532

Printed September th.

Encl. 24.

Proceedings, 27*th August* 1895, *No.* 313.

Submitting to Government report called for on certain questions connected with the purchase or construction of residences for Government officials in view to the existing rules on the subject being reconsidered.

12. Paragraph 28 II of Chapter X of the Government of India Public Works Code fixes the maximum rent payable at 10 per cent. on the salary and local allowances of the official in actual occupation. The Collectors of Kurnool, Chingleput, Malabar and Kistna suggest that the maximum be reduced to 8 per cent. as the rent of private houses of the very best construction and in good situations even in Madras does not exceed that percentage. The Collector of Kistna adds that a careful householder of moderate means in England does not allow anything like 10 per cent. of his income to go towards house-rent and that the Indian officials are still slaving to save a moderate competence out of their often scanty incomes. The Collector of Anantapur would fix 3 per cent. as the maximum following the practice of the Mysore State. He makes an alternative suggestion that it should be open to a Government servant to apply for a Board to fix a fair rent on his official residence. The Conservator of Forests, Northern Circle, states that as Conservators are bound to spend six months away from head-quarters, they should be called upon to pay at a rate not exceeding 5 per cent. of their salary.

Messrs. C. M. Mullaly, C. H. Mounsey, H. Moberly and J. N. Atkinson.

Mr. C. H. Mounsey.

Mr. J. N. Atkinson.

Mr. A. C. Tate.

Mr. E. D. M. Hooper.

13. Municipal taxes on public buildings occupied as residences by Government officials, are at present paid by Government. All the officers who have expressed an opinion on the subject, except the Collector of Gódávari and the Conservator of Forests, Central Circle, urge that the practice should continue on the ground that such taxes are always paid by landlords in this Presidency under the Municipal Act. The Collectors of Ganjám and Madura add that the existing rents being already high should not be further increased by the addition of the municipal taxes. Another reason assigned is that the period of occupancy may not be conterminous with the period for which the tax is due. The Collector of Coimbatore considers that where no rent is charged, the officers occupying the building should undertake the payment of any local tax upon it. The Collector of Gódávari and the Conservator of Forests, Central Circle, are of opinion that it is but fair that the occupant should pay the occupier's share. Mr. Wynne does not know what is the occupier's share. The Collector of Gódávari would fix 10 per cent. of the rent as the maximum amount to be claimed as the occupier's share.

Messrs. J. G. D. Partridge and J. Twigg.

Mr. W. H. Welsh.

Mr. H. Bradley.

Messrs. V. A. Brodie and E. P. Popert.

Mr. V. A. Brodie.

Exd. A. Streeramulu.

REVENUE DEPARTMENT.

1895.

Board of Revenue

(Land Revenue),

MADRAS.

Current Number 6532

Printed September th.

Encl. 24.

Proceedings, 27*th August* 1895, *No.* 313.

Submitting to Government report called for on certain questions connected with the purchase or construction of residences for Government officials in view to the existing rules on the subject being reconsidered.