

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

General.
Account.

READ—the following papers :—

From Major W. L. C. BADDELEY, R.E., Superintending Engineer, II Circle, to the Chief Engineer, Public Works Department, dated Bezwada, 7th March 1895, No. 672 N.L.

I have the honour to forward, in original, a letter from the Executive Engineer, Nellore Division, on the subject of the rent of the house occupied by the Assistant Superintendent of Police, Ongole.

2. The question has come up in reference to paragraph 6 of the note by the Examiner, Public Works Accounts, printed with G.O. No. 3246 W. of 17th December 1894.

3. The building is evidently a very old one * and during 1893-94 it required very extensive repairs. In the course of a few years, further heavy expenditure is certain to be required, and if the rent is to be continually increased some future occupant will pay a most exorbitant rent.

* Purchased 1832 for Rs. 2,022 and Rs. 1,818 spent on additions.

4. It appears to me necessary that the capital value of all Government buildings used as residences should be reduced yearly by 5 per cent. for "depreciations;" for in the case of many buildings they will practically be reconstructed and it seems hardly just to charge in these cases the full rent according to the rules in force.

5. In the case in point, 5 per cent. simple interest on the capital cost of Rs. 3,840 for eight years would be Rs. 1,536, an amount not much below the cost of repairs, and the rent would practically be unaltered if "depreciation" be admitted.

6. Unless it is considered that the officers in charge have been unduly extravagant in their estimates of repairs, it seems only reasonable that there should be no serious increase of rent every five years or so; but under the present rules I fail to see how this case be avoided. The older the building the more money it requires yearly in repairs, and unless steps are taken to write off yearly some amount for "depreciation," it is certain that the large number of officers who are now obliged to live in Government houses will have in a few years to pay unreasonably high rents.

ENCLOSURE.

From C. H. D. MARJORIBANKS, Esq., Executive Engineer, Nellore Division, to the Superintending Engineer, II Circle, dated 8th February 1895, No. 483 S.E.

With reference to your endorsement No. 572 G.L. of 25th January 1895 on G.O., No. 3246 W., dated 17th December 1894, I have the honour to state that the normal rate of rent for the Police Assistant Superintendent's bungalow at Ongole amounts to Rs. 33 per month, i.e., Rs. 8 over and above the present rate of Rs. 25 as per calculation noted below, and to request that the sanction of Government may be obtained for fixing the rent at Rs. 33.

2. I take this opportunity of asking for a clear definition of the words "when necessary" in the last part of clause (d), note 1, paragraph 28, chapter XI, volume I of the India Code. The Examiner of Public Works Accounts in his office-note printed with G.O., No. 1784 W., dated 8th July 1893, interprets the above ruling as enjoining the revision of rent only in case of any serious alterations in the average cost of repairs. It is desirable I think that a limit should be fixed to the excess over average cost of repairs within which the existing rates of rent can be left undisturbed.

	RS.
Capital cost	3,840
Four per cent. on capital cost	153
Cost of repairs—	RS.
1886-87	107
1887-88	75
1888-89	332
1889-90	91
1890-91	107
1891-92	137
1892-93	127
1893-94	829
Total for eight years	1,805
Average for one year	226
Establishment and tools and plant at 10 per cent.	23
	249
Total	402

For a month $\frac{402}{12} = 33$.

Office-note from the Examiner, Public Works Accounts, dated Madras, 22nd March 1895, No. 1110 D./A.

Your office-note No. 1080 C. of 14th March 1895.

Herewith for approval of Government a data statement in the usual form which shows that the monthly rate of rent for the building should be Rs. 34 and not Rs. 33.

2. With reference to paragraphs 4 and 5 of the Superintending Engineer's letter, I would point out that it has already been decided by the Government of India that no allowance should be made for depreciation—vide paragraph 3 of Government of India letter printed with G.O. No. 2403 W. of 8th September 1891.

3. I may also observe that the tenant is doubly protected from paying an exorbitant rent:—

(1) by limiting the maximum rent to 10 per cent. of his salary—vide Code I, XI, 28 ii.

(2) by the application, when the rent charged exceeds prevailing local rates, of the concession allowed in Code I, XI, 28 iii (b).

ENCLOSURE.

STATEMENT giving data for calculating rents of buildings in Nellore division.

Item No.	Name of building.	Official designation and salary of occupant.	Permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost.				Four per cent. on capital cost.	Actual average cost of repairs (G.O., No. 1367 W., dated 22nd May 1889).			Estimated cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data.			Rent to be charged.	
					Cost of construction or purchase.	Establishment and Tools and Plant on amount in column 6.	Cost of site.	Total.		Cost of repairs.	Ten per cent. on Establishment and Tools and Plant.	Total.		Annual 10 + 13 or 10 + 14.	Monthly $\frac{1}{12}$ of 15.	Rent paid prior to 7th September 1888.	Yearly.	Monthly.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1	Police Assistant Superintendent's bungalow, Ongole.	Assistant Superintendent of Police, Rs. 450.	P.	1882	RS. 3,840	RS. ..	RS. ..	RS. 3,840	RS. 154	RS. 226	RS. 23	RS. 249	RS. ..	RS. 403	RS. 34	RS. 25	RS. 403	RS. 34

ORDER—dated 20th April 1895, No. 903 W., Public Works.

The Examiner's office-note will be communicated to the Superintending Engineer, II Circle.

2. The data statement submitted by the Examiner is approved.

(True Extract.)

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

To the Superintending Engineer, II Circle.
" Examiner, Public Works Accounts.

Exd. C. A. Munisawmy,
Spare Copies

GENERAL.
ACCOUNT.

Gobt. of {1895} Madras.
PUBLIC WORKS.

Dated April, 20th.

Recd.

Encl.

G.O., 20th April 1895, No. 903 W.

APRIL.

Rent

The data statement submitted by the Examiner for calculating the — of the Police Assistant Superintendent's residence at Ongole, approved with remark.

No. 672 M.

Superintending Engineer's Office,
Buzwada
II CIRCLE,
Dated 7th March 1895.

From:

Major W. L. C. Buddle Esquire, R. E.
Superintending Engineer,

II Circle.

To,

The Chief Engineer,
Public Works Department,
Madras.

Encl.: 1 letter.
(for favour of
return)

Sir,

I have the honour to forward in original a letter from the Executive Engineer Bellare Division on the subject of the rent of the house occupied by the Assistant Superintendent of Police Ongole.

2 The question has come up in reference to para 6 of the note by the Examiner, Public Works accounts printed with G.O. No. 3246 W of 17th December 1894.

* purchased
1882 for Rs 2022
and Rs 1818
spent on additions

3 The building is evidently a very old one, and during 93-94 it required very extensive repairs. In the course of a few years further heavy

heavy expenditure is certain to be required, and if the rent is to be continually increased, some future occupant will pay a most exorbitant rent.

4 It appears to me necessary that the Capital value of all Government buildings used as residences should be reduced yearly by 5 per cent for "Depreciations"; for in the case of many buildings, they will practically be re-constructed, and it seems hardly just to charge in these cases the full rent according to the rules in force.

5 In the case in point 5% Simple interest on the Capital Cost of Rs 3,840 for 8 years would be Rs 1,536 an amount not much below the cost of repairs, and the rent would practically be unaltered if "Depreciation" be admitted.

6 Unless it is considered that the officers in charge have been unusually extravagant in their estimates of repairs, it seems only reasonable that there should be

be no serious increase of rent every five years or so; but under the present rules I fail to see how this case be avoided. The older the building the more money it requires yearly in repairs, and unless steps are taken to write off yearly some amount for "Depreciation", it is certain that the large number of officers who are now obliged to live in Government houses will have in a few years to pay unreasonably high rents.

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

W. B. Baddley
Major R.E.
Superintending Engineer,
2nd Div.

From
The Supg Engineer
Second Circle
To
The Chief Engineer
P. W. Department

Dated 7th March 1895

Encls 1
No 672 ML

Police Asst. Supdt's Bungalow
at Ongole -
Forwards Nellore Ex:
Eng's letter reporting regarding
rent of - with remarks.

With disposal

From,
The Superintending Engineer,
II Circle.
To,
The
Encls 1
Recd 9-3-95

Dated
Received

Enclosures.

NO.

SUBJECT.

No. 1080 C of 14 - March 1895
To
C
For favours of
reimburse.

cross
Shr
12

1857
23/6/55

16 MAR 1895
W. ACOB

Enclosures.

No. 48388

From,

C. H. D. Majoribanks Esquire,

Executive Engineer,
Nellore Division.

To

THE Superintending Engineer,

2nd Circle.

Sir,

With reference to your endorsement
No 57292 of 25-1-95 on G.O. No $\frac{32464}{17-12-94}$, I
have the honor to state that the normal
rate of rent for the Police Assistant Super-
intendent's Bungalow at Ongole ^{amounts} comes to Rs 33.
per month i.e 8 Rs over and above the present
rate of Rs 25. on per calculation noted below,
and to request that ^{the} sanction of Government
may be obtained for fixing the rent at Rs 33.
I take this opportunity of asking for a
clear definition of the words "when necessary"
in the last part of clause (b) Note 1 para 28
Chapter XI Vol I of the India Code. The
Examiners of Public Works Accounts in
his

Wt by SE.

Building inspected 14-2-95

his office note printed with G.O. No. $\frac{17846}{8.7.93}$
 interprets the above ruling as enjoying the
 revision of rent only in case of very serious
 alterations in the average cost of repairs.

It is desirable I think that a limit should
 be fixed to the excess over average cost
 of repairs within which the existing ratio of
 rent can be left undisturbed.

Capital cost Rs 3840.

4% on do $\frac{153}{153}$

Cost of Repairs.

1886-87. 107.

1887-88. 75.

1888-89. 332

1889-90. 91

1890-91. 107

1891-92. 137

1892-93. 127

1893-94. 829

Total for 8 years 1805

Average for 1 year 226.

Establishment

+ Tools & Plant

at 10 percent. - $\frac{23}{23}$

Total

$\frac{249}{402}$

For a month $\frac{402}{12} = 33.$

$\frac{2304}{2304/55}$

I have the honour

to

Be most obedient servant

C. M. M. M. M.

Mr. C. M. M. M. M.

Statement giving data for Calculating rents of buildings in Melore Division

Sl. No.	Name of building	Official designation and salary of occupant.	New account or temporary. (3 or 5)	Rate of construction or purchase.	Cost of construction or purchase	Estimated amount of tools and plant on account at 6%.	Cost of site.	Total.	4% for Cost on Capital cost	Cost of repairs	10% for Cost on Estimated tools and plant	Total.	Estimated cost of repairs before actual average is not taken.	Annual. 10+13 or 10+14.	Monthly 12 or 15	Part paid prior to September 1888.	Part the charge.	Remarks.	
1			3	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	Police Assistant	Inspector	Permanent	1882	3840	..	..	3840	154	226	23	249	..	403	34	25	403	34	40

GOVT.
OF MADRAS. }

1895.

P. W.
DEPT.

EXAMINER, P. W. ACCOUNTS.

KEEP-WITH

CURRENT No.

dated

189

Madras, 22 March 1895.

OFFICE NOTE No. 1110 $\frac{B}{A}$

To

W.

Your office note No. 1080 C. of 14th.
March 1895.

Herewith for approval of Govern-
ment a data statement in the usual
form which shows that the monthly rate
of rent for the building should be Rs. 34
and not Rs. 33.

2. With reference to paras 4 & 5 of
the Supg. Engineers' letter, I would point
out that it has already been decided
by the Government of India that no al-
lowance should be made for depreciation,
vide para 3 of Government of India let-
ter printed with G.O. No. 2403 W. of 8th.
September 1891.

3. I may also observe that the tenant
is doubly protected from paying an ex-
orbitant rent:-

- (1) by limiting the maximum rent to
10 % of his salary vide Code I. XI
28 ii.
- (2) by the application when the rent
charged exceeds prevailing local
rates, of the concession allowed in
Code I. XI. 28 iii (b).

[Signature]
C.
22/3

Dec 5. 3
2306/95

(3)

No 903 W. d/20 Apl 95

6.9

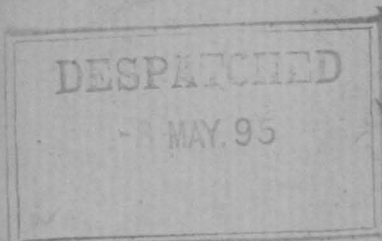
The Examiners' Office note

will be communicated to
the Suptg. Engineer, II Circle.

2. The data statement
submitted by the Examiners
is approved.

clms
3/4 95-

Sim



To the Suptg. II Circle

Examiners, P.W. Accounts

Encl 3

Ass: 23.3.95

14.3.95 No 1080 C
13.3.94 - 709 W
8.7.93 - 1784 W
23.8.92 - 2337 W
8.9.91 - 2403 W
8.7.91 - 1879 W

with disposal

2304

Cont. of 1895

PUBLIC WORKS.

Intd

Recd.

Recd.

Go. 20 April 1895, No. 903a

Rent.

The data statement,
submitted by the
for calculating the
of the Police Assn
appts residence at
Lugoli, approved
with remarks.

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3

INDEXED

2023/4