Public Works (~~191~~ 1898) Department.

G.O., No. $\frac{1087}{A}$ W

DATED 29th April ~~191~~ 1898.

[Despatch Abstract.]

Rent

Approving the revised statement of data for the calculation of —— for the collectors Residence at Chittoor in the North Arcot District.

[P. W. 9 (a).
2,000—22-7-10.]

Indexed.

BACK PAPERS.

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

FURTHER PAPERS.

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

[illegible] made in the famine establishment of

GENERAL.
ACCOUNT.

Government (1898) of Madras.

PUBLIC WORKS.

Recd. } 1898.
Regd.

Enclosures

Spare copies

G.O., No. $\frac{1087}{A}$ W., 29th April 1898.

APRIL.

Rent

Approving the revised statement of data for the calculation of — for the Collector's residence at Chittoor in the North Arcot district.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

General.
Account.

Read—the following papers:—

From G. B. LAMBERT, Esq., Executive Engineer, North Arcot Division, to the Superintending Engineer, IV Circle, dated 12th February 1897, No. 75/S.E.

I have the honour to submit the accompanying data statement for calculation of rent of Government bungalow at Chittoor occupied by the Collector of North Arcot and to request, with reference to G.O., No. 1010 W., dated 20th March 1896, that you will be so good as to obtain sanction of Government to the increased rate of rent of Rs. 127 per mensem.

2. I have appended also another statement to show how the average cost of repairs, viz., Rs. 686, has been arrived at.

3. The figures in both the statements have been verified by the Examiner of Public Works Accounts.

Enclosures.

Statement giving data for calculation of rents of buildings in North Arcot Division.

Item number.	Name of building.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost.				4 per cent. on capital cost (9).	Actual average cost of repairs.			Estimated cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data.		Rent paid prior to 7th September 1888.	Rent to be charged.	
					Cost of construction or purchase.	Establishment and tools and plant on account of 6.	Cost of site.	Total.		Cost of repairs.	10 per cent. establishment and tools and plant.	Total.		Annual 10 + 13 or 10 + 14.	Monthly 1/12.		Yearly.	Monthly.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
					RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.
1	Government bungalow at Chittoor.	Collector, North Arcot.	P.	Before 7th Sept. 1858.	18,225	1,022	..	19,247	770	686	69	755	..	1,525	127	110	1,525	127

Remarks—

	RS.	
Purchase	8,000	*Vide* G.O., No. 760 W., of 8th March 1892.
Improvements	10,225	

Item No.	Name of work.	1889–90.	1890–91.	1891–92.	1892–93.	1893–94.	1894–95.	1895–96.	1896–97.	Total.
		RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.
1	Repairs to Collector's residence at Chittoor.	320 3 11 114 0 0	.. 22 12 0	269 5 2 ..	23 6 4 ..	.. ..	.. ..	402 4 9 ..	4,340 2 11 ..	5,492 3 1 ..

No. 113 W.

Copy forwarded to the Chief Engineer, Public Works Department, with a request that he will be good enough to obtain the sanction of Government to the revised rate of rent (Rs. 127) for the Government bungalow at Chittoor—*vide* paragraph 28 (*d*), chapter X, volume I, of the Public Works Code. The rent now being recovered, viz., Rs. 110, was sanctioned in G.O., No. 760 W., dated 8th March 1892.

(Signed) J. HANNAN,
Supg. Engineer, IV Circle.

4th March 1897.

Proceedings of the Board of Revenue (Land Revenue), Mis. No. 913, dated 11th March 1897.

Read—letter from the Collector and District Magistrate, North Arcot, to the Secretary to the Commissioners of Land Revenue, dated 2nd March 1897, Ref. on Cur. No. 2000/Eng. of 1896.

Resolution—Mis. No. 913, dated 11th March 1897.

Submitted to Government for favourable consideration.

2. In view of the fact that the Government is in a position to secure the constant occupation of the building by the Collector, Rs. 60 per month is, in the opinion of the Board, its full rental value.

(True Extract.)

(Signed) R. C. C. CARR,
Secretary.

No. 536-R., Revenue.

Transferred to the Public Works Department, in continuation of endorsement No. 358-R., dated 23rd February 1897.

Fort St. George,
18th March 1897.

(Signed) LIONEL DAVIDSON,
Under Secy. to Government.

From the Executive Engineer, North Arcot Division, to the Superintending Engineer, IV Circle, dated 7th October 1897, No. 506 S.E.

With reference to your No. 212/N.A., dated 3rd May 1897, I have the honour to submit a valuation statement of the building and out-houses.

2. In estimating the value, I have taken the lowest possible rates at which, in my opinion, the work could have been carried out.

21,304

3. The capital cost, according to the data statement, was given at Rs. 18,225, or Rs. 3,079 less than my valuation.

3,079

4. As regards the market rate of rent for similar accommodation, there are only two buildings in the town to be compared—

(*a*) The Judge's bungalow, rent Rs. 60 per mensem, and no garden produce which brings in, I am told, Rs. 80 to Rs. 150 per annum. The house is upper-storied and has good accommodation, but I am informed that it has not been repaired for upwards of twenty years. The out-houses are old and out of repair. I understand the bungalow is given on a cheap rent on the understanding that no repairs (except petty ones) are undertaken.

(*b*) The bungalow occupied by the Superintendent of Police; rent Rs. 50. The occupant enjoys no garden produce which yields, I am told, Rs. 80 to Rs. 100 per annum. The house is upper-storied, and has plenty of accommodation, but is not well planned. The building is rather out of repair and the out-houses are very miserable. It has been let on a cheap rent.

5. The Collector's house is built on a basement between 6 and 7 feet high and covers a large area, but is not well planned. The out-houses and stables are unusually good, and are now, of course, in first-rate order. The income from the compound, including the mango tope, is reaped by the Collector. This, according to enclosure to letter, dated 30th April 1892, No. 208 W., from the Superintending Engineer, IV Circle, printed with G.O., No. 1534 W., dated 19th May 1892, amounts to an average of Rs. 400 per annum.

6. The Collector in paragraph 6 of his letter to the Secretary to the Commissioners of Land Revenue states that the house was occupied for only 15 years up to its abandonment, but I find according to the above-mentioned Government Order that the house was occupied for 16¼ years. Taking as capital cost Rs. 19,247 as per data statement, and Rs. 770 as annual percentage on this outlay, then the portion of rent due to this item for 16¼ years is Rs. 12,513. Deducting this sum from the rent received for the period (Rs. 19,819), the balance, or Rs. 7,306, was the sum to be spent on repairs; but Rs. 6,224 were spent, therefore, there is a balance of Rs. 1,082, to be spent on repairs.

7. I would propose therefore that this sum of Rs. 1,082 be deducted from what was actually spent on repairs during 1895-96 and 1896-97, viz., Rs. 4,742. The difference Rs. 3,660 should, I consider, be divided by 8 to get the average cost of repairs and, after adding 10 per cent. for tools and plant, should be added to Rs. 770, and the rent calculated—

	RS.
Capital cost	19,247
4 per cent. on capital cost	770
Actual average cost of repairs	458
10 per cent. establishment and tools and plant	46
Rent per annum ...	1,274
Rent per mensem ...	106

8. I consider the actual cost of repairs before the abandonment of the building should not be taken into account in calculating the average cost of repairs.

9. The enclosures are herewith returned.

Enclosure.

Valuation statement of the Collector's bungalow at Chittoor.

	RS.
Main building	20,700
Out-houses (kitchen, &c.)	2,750
Stables	1,930
	25,380
Deduct—	
20 per cent. for deterioration	5,076
Net value ...	20,304
Wells	600
Land	400
Total value ...	21,304

No. 556 W.

Copy forwarded to the Bhief Engineer, Public Works Department, with reference to his memo. No. 2251 C., dated 26th April 1897. The enclosure received with the memorandum under reply is herewith returned.

(Signed) J. HANNAN,
Suptg. Engineer, IV Circle.

14th October 1897.

Office-note from the Examiner, Public Works Accounts, dated Madras, 2nd December 1897, No. 3782 B.A.

[Your office-note No. 4808 C., dated 17th November 1897.]

I do not consider that the special method of calculation adopted in paragraph 7 of the Executive Engineer's letter referred to is according to rule, or required.

If it is decided that the average cost of repairs should not be calculated on the preceding actuals, on the grounds that these were unduly heavy, owing to the special repairs carried out in 1896-97 to render the building habitable after abandonment, then the procedure would be for the Executive Engineer with the approval of the Superintending Engineer to simply estimate on the best available data the amount which he considers will cover the cost of annual repairs in future.

From S. D. PEARS, Esq., Executive Engineer, North Arcot Division, to the Superintending Engineer, IV Circle, dated 17th January 1898, No. 26-S.E.

In compliance with your endorsement, No. 607 N.A., dated 13th December 1897, I have the honour to submit a rent statement for the Collector's house at Chittoor calculated on the supposition that the ordinary annual repair will, for the next few years, cost Rs. 300 per annum.

2. It is impossible to predict even approximately how many rafters will decay this year, how many next year, how many the year after, whether the wood work will require repainting two years hence or four, &c. The sum named is therefore no more than a guess made after a long and careful inspection of the house and based on such experience as I have had of houses in this country. For *ordinary* repairs Rs. 300 should be ample, but as it is almost certain that within, say, the next five years more or less experience *extra* ordinary repairs will be involved by high winds, long draught, heavy rain, settlements of foundations, decay of large beams imperfectly seasoned or already old, which it is quite impossible to calculate, I have thought it right to err rather on the side of excess than of deficiency.

Enclosure.

Statement giving data for calculation of rent of buildings in the North Arcot Division.

Item number.	Name of building.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost. Cost of construction or purchase.	Capital cost. Establishment and tools and plant at 10 per cent. of column 6.	Capital cost. Cost of site.	Capital cost. Total.	4 per cent. on capital cost (column 9).	Actual average cost of repairs. Cost of repairs.	Actual average cost of repairs. 10 per cent. establishment and tools and plant.	Actual average cost of repairs. Total.	Estimated cost of repairs when actual average is not taken.	Normal rate of rent on basis of foregoing data. Annual 10 + 13 or 10 + 14.	Normal rate of rent on basis of foregoing data. Monthly $\frac{1}{12}$.	Rent paid prior to 7th September 1888.	Rent to be charged. Yearly.	Rent to be charged. Monthly.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
					RS.	RS.		RS.	RS.				RS.	RS.	RS.	RS.	RS.	RS.
1	Government bungalow at Chittoor.	Collector, North Arcot.	P.	Before 7th Sept. 1888.	18,225	1,022	..	19,247	770	..	..	..	300	1,070	89½ or say 89	110	1,068	89

Remarks—

	RS	
Purchase	8,000	*Vide* G.O., No. 760 W., dated 8th March 1892.
Improvements	10,225	

No. 32 W.

Copy submitted to the Chief Engineer, Public Works Department, with reference to his endorsement No. 5344 C., dated 9th December 1897, herewith returned.

2. An annual expenditure of Rs. 500 may be sufficient to keep the building in repair for "the next few years," but if the cost of annual repairs is estimated in accordance with the instructions given in the Public Works Code, Volume I, Chapter X, paragraph 28 (*l*), Rs. 640 would be a more correct provision to make.

COIMBATORE,
25th January 1898.

(Signed) A. H. GARRETT,
Superintending Engineer, IV Circle.

From T. HESKETH BIGGS, Esq., Accountant-General to the Government of Madras, to the Chief Secretary to Government, dated 6th April 1898, No. 1384.

I have the honour to invite the attention of Government to this office letter, No. 175, dated 19th January 1898, regarding the house-rent due by Mr. S. H. Wynne, Collector of North Arcot, and to request that I may be favoured with the orders of Government on an early date as Mr. Wynne is about to proceed on furlough.

No. 1028, Public.

Transferred to the Public Works Department in continuation of endorsement, No. 181, dated 24th January 1898.

(Signed) A. R. KNAPP,
Ag. Under Secretary.

2nd May 1898.

Proceedings of the Board of Revenue, Land Revenue, Mis. No. 785, dated 17th March 1898.

Read—Endorsement of the Secretary to Government, Revenue Department, Mis. No. 1083, dated 3rd March 1898, on that of Public Works Department, dated 14th February 1898, No. 863 C.

Resolution—Mis. No. 785, dated 17th March 1898.

Resubmitted to Government.

2. The Board considers that the proposal to charge rent at Rs. 89 per mensem may be accepted.

(True Extract.)

(Signed) R. C. C. CARR,
Secretary.

Mis. No. 1847, Revenue.

Transferred to the Public Works Department, with the remark that the rent of Rs. 89 proposed for the Collector's residence at Chittoor is accepted.

(By order.)

OOTACAMUND,
27th April 1898.

(Signed) N. E. MARJORIBANKS,
Ag. Under Secy. to Government.

ORDER—No. $\frac{1087}{A}$ W., dated 29th April 1898.

The revised statement of data for the calculation of rent for the Collector's residence at Chittoor, in the North Arcot district, submitted by the Superintending Engineer, IV Circle, with his endorsement No. 32 W., dated 25th January 1898, is approved.

2. The following telegram will be sent to the Accountant-General:—

> Your 175, January 19th and telegram 23rd current. Please recover rent from Mr. Wynne at rate of Rs. 89 per mensem.

(True Extract.)

Under Secretary to Government.

To the Public Department.
" Revenue Department.
" Superintending Engineer, IV Circle.
" Examiner, Public Works Accounts.

Exd. Shaik Karim.

G.O. to be dated 29 April 1898.

8

X

[40/500]

Public Works **DEPARTMENT.**

Papers to be read in proceedings :—

Again G.O., dated 189 , No.

Again G.O., dated 189 , No.

Current No. 2438 of 1897, dated 8th March '97, from the S.E. IV Circle.

,, ,, 2989 ,, 1897, ,, 22nd March '97, ,, the Rev. Dept.

,, ,, 10318 ,, 1897, ,, 18th Oct. 1897, ,, the S.E. IV Circle.

,, ,, 12020 ,, 1897, ,, 3rd Decr. 1897, ,, the Exar. P.W. Accts.

,, ,, 767 ,, 1898, ,, 28th Jany. '98, ,, the S.E. IV Circle.

19 P.

Read also the currents now put up.

3941 & 3942

ORDER.

No: 1087W/4 d 29.4.98

The revised statement of data for the calculation of rent for the Collector's residence at Chittoor in the North Arcot District, submitted by the Superintending Engineer, IV Circle, with his endorsement No. 32 W., dated 25th January 1898 is approved.

2. The following telegram will be sent to the Accountant General:-

"Your 175 January 19 and telegram 23rd current. Please recover rent from Mr. Wynne at rate of Rs. 89 per mensem."

AeR 29.4.

29.4.98

C.A.W.

~~[illegible]~~

Note

It is proposed to issue the telegram at once, the Public Dept. having called attention to the fact that Mr. Wynne will shortly be leaving for England, and may [illegible]

28 Apr 98

Done 29-4-98

To

The Public Department.

,, Revenue Department.

,, Suptg. Engineer, IV Circle.

,, Examiner, P.W. Accounts.

29.4.98

3/5/98

H.C. Papers to be distributed as already directed

9/

W/

The file relating to the rent of the Collr's residence at Chittoor is submitted herewith.

The Rev. Dept was asked in endorsement No 863C of 14-2-98 whether it accepted the revised rate of rent calculated by the Supdg Engr, & a reply has not yet been received — unfortunately the docket sheet retained in this office, does not show what the revised rate is.

The rent previously assessed by the P.W.D. was Rs 127 per m. apparently by Wynne not only protested against this rate, but ~~[illegible]~~

declined to buy it. Strictly speaking he should have paid under protest, & trusted to a refund.

Public Department No. 187 of 14-1-98. is awaiting a reply from Rev. Dept. because an enquiry is going on there now. It is open to Govt. to order the recovery of such rate as may be considered proper, leaving the final rate to be fixed hereafter.

27-4-98

Where is Mr Cozens' D.O. letter sent in 2 or 3 days ago

20.4.98

Public Works (1897) Department.

C. 17

CURRENT No. ~~2438~~

3542

4/16084
17 DEC. 97
FOURTH CIRCLE.

EXAMINER,
P. W. ACCOUNTS.
18 NOV. 1897
No ....

Order

19 JAN. 98

From The Superintending Engineer Fourth Circle

No. 113 W.

Dated 4th March 1897

Received 8. 3. 97

Enclosures (2) Two

Spare copies

SUBJECT.

Government Bungalow at Chittoor. — Requests to obtain the sanction of Government to the increased rate of rent for —

BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

12

3 8 P

Item No.	Name of work	1889-90	1890-91	1891-92	1892-93	1893-94	1894-95	1895-96	1896-97	Total
										Rs.
1	Repairs to Collector's residence at Chittur	320 3 11 114 .. .	... 22 12 ..	269 5 2	23 6 4	...	...	402 4 9	~~4742 7 8~~ 4340 2 11	5492 3 1 5894 7 10

6/5492
686½

C. Swanson
Executive Engineer
N. Arcot
4/1

13

P.W. E.X. 13
2438/97
394

EXAMINER P. W. ACCOUNTS 6-JAN 1897 No.
EXAMINER P. W. ACCOUNTS 18 NOV. 1897 No.
SUPG. ENGINEER 95 Nt W.D. 13 FEB. 97 FOURTH CIRCLE
25 FEB. 97 FOURTH CIRCLE
SUPG. ENGINEER 2/1608 W 11 DEC. 97 FOURTH CIRCLE
EXECUTIVE ENGINEER Regd. No. 2/1359 22 DEC. 97 P.W.D. NORTH ARCOT DIVISION
EXECUTIVE ENGINEER Regd. No. 20 JAN. 97 P.W.D. NORTH ARCOT DIVISION
EXECUTIVE ENGINEER Regd. No. 19 FEB. 97 P.W.D. NORTH ARCOT DIVISION
1898 REVENUE DEPARTMENT Enclosure No. 2
1898 REVENUE DEPARTMENT Enclosure No. 8

No. 75/S.E. 14/

North Arcot Division Office
12th February 1897

P1

From
G. B. Lambert Esq.
Executive Engineer North Arcot Dn.

To
The Superintending Engineer
IV Circle

EXAMINER,
P. W. ACCOUNTS.
18 NOV. 1897
No.

Sir,

I have the honor to submit the accompanying data statement for calculation of rent of Government Bungalow at Chittor occupied by the Collector of North Arcot and to request with reference to G.O. No. 1010 W. dated 20th March 1896, that you will be so good as to obtain sanction of Government to the increased rate of rent of Rs: 127 per mensem.

2. I have appended also another statement to show how the average cost of repairs viz: 686 has have been arrived at.

3. The figures in both the statements have been verified by the Examiner of P. W. Accounts.

I have the honor &c &c
(Signed) G. B. Lambert
Executive Engr. N. A.

Copy

15/ No. $\frac{113}{W}$ d/ 24th March 1897 4 Lin

— Copy forwarded to the Chief Engineer P. W. D. with a request that he will be good enough to obtain the sanction of Government to the revised rate of rent (Rs. 127) for the Government Bungalow at Chittoor vide para 28 (d) chapter X Vol: I of the P. W. Code. The rent now being recovered viz: Rs. 110 was sanctioned in G. O. No. 760 W. dated 8th March 1892

Encls: 2 statements

Hammill
Superintending Engineer

3/1608 W
11 DEC. 97

Regd. No. 3/1359 PE
22 DEC. 97
P. W. D.
NORTH ARCOT DIVISION

19 JAN 98

1898
[illegible] No. 3
Current No. 1355

189 8
[illegible] No. 9
2258

Or. c. B. 14
1202/97
367/98
3542

16/

~~Revenue~~ Public Works (1897) Department.

E-89

CURRENT No. ~~8501.~~ ~~2989~~

~~1202~~/97
~~367~~/98
3542

EXAMINER,
P. W. ACCOUNTS.
18 NOV. 1897
No.

SUPDG. ENGINEER'S OFFICE
29 APR. 97
FOURTH CIRCLE

7/1608 W
11 DEC. 97
FOURTH CIRCLE

9 OCT. 97

EXECUTIVE ENGINEER
Regd. No. 7/1359 PE
22 DEC. 97
P. W. D.
NORTH ARCOT DIVISION

19 JAN 98

From
The Board of Revenue
(Land Revenue)

~~*Order*~~

Endorsement No. 536 R. 6 P

No. 913 Mis.

Transferred to the Public Works Department in continuation of Endorsement No. 558 R, dated 23rd February 1897. ×

Lionel Davidson

Under Secy. to Govt.

Fort St. George
18th March 1897.

× Coll. 2211 L. O.
22570
26457

Dated 11th March 1897 × 2211

Received ~~15th~~ " " 22.3.97

Registered ~~15th~~ " " 22.3.97

Enclosures ~~1~~ 2

Spare copies

SUBJECT.

Submitting to Govt. for favourable consideration, letter from the Collector of North Arcot representing that the rent of Rs. 127 fixed for the Collector's bungalow at Chittoor is excessive and stating that Rs. 60 is in the opinion of the Board the full rental value of the building.

To the P. W. D. with encs. in original to be returned.
To the Board of Revenue
(Land Revenue)

O.S. 13 R 26/4

9/KS.

BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

17/

3,000
10-12-96.

MADRAS.

EXAMINER,
P. W. ACCOUNTS.
18 NOV. 1897
No ....

Proceedings of the Board of Revenue

(Land Revenue).

No.913 Misc.,dated 11th March 1897.

5P

Read letter from S.H.Wynne,Esquire,Collector & District Magistrate,North Arcot,to the Secretary to the Commissioners of Land Revenue,Madras,Ref.on Cur.No.2000/Eng. of '96,dated 2nd March 1897.

Resolution Mis No. 913, dated 11th March 1897.

Submitted to Government for favorable consideration.

2. In view of the fact that the Government is in a position to secure the constant occupation of the building by the Collector,Rs.60 per month is,in the opinion of the Board, its full rental value.

(True Extract)

Secretary.

To

The Secretary to Government,Revenue Department,with letter in original to be returned.

The Collector of North Arcot.

Md.R.H.

x 925

189 .

Board of Revenue

(Land Revenue),

MADRAS.

To

Supdg. Engineer's Office P.W.D. No. 1/574 W 29 APR. 97 Fourth Circle

Executive Engineer Regd. No. 45 W 7- MAY 97 P. W. North Arcot Division.

Supdg. Engineer's Office 659 N.A. 9 - OCT. 97

6/1608 W 11 DEC. 97 Fourth Circle.

Subject.

Executive Engineer Regd. No. 5/1259 S.E. 22 DEC. 97 P. W. D. North Arcot Division.

P.W.E. & 4530
28/9/97

1898
Revenue Department
Enclosure No. 5
Current No. 1353

1898
Revenue Department
Enclosure No. 6
Current No. 2258

A/2 B 18/

Public Works (189) Department.

CURRENT No. ~~10318~~ E-96 ~~767/80~~ 3902/~~10020~~ 97

No. 4808 cd/17th November 1897

Examiner, P. W. Accounts. 18 NOV. 1897 No.

Supdg. Engineer's Office 11 DEC. 97 Fourth Circle.

~~Order~~ O. U.

To C

For favour of report as to whether you see any objection to the calculation made by the Executive Engineer in para 7 of his letter No 506 S.S. 7.10.97.

2. The Supdt. Engineer's endorsement No 1130 dated 4.3.97, forwarding the statement of rent first arrived at, is enclosed

15.11.97

From The Supg. Engineer 4th Circle

Executive Engineer 9/1395 9 SE 22 DEC. 97 P. W. D. North Arcot Division

No. 556/W

Dated 14th October 1897.

Received 18 - 10 - 97

Enclosures ~~3~~. 4

Spare copies

19 JAN. 98

SUBJECT.

Collector's Bungalow at Chittoor

Submits a valuation statement of the — in connection with the rent to be fixed on the

BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

19

EXAMINER,
P. W. ACCOUNTS.
18 NOV. 1897
No.

Letter No. 506 S.E dated 7th October 1897 from the Executive Engineer North Arcot Division to the Superintending Engineer Fourth Circle.

Enclosures.
1 valuation statement
1 Letter from the Collector to the Board of Revenue
1 Board Pro:
1 Endt. from the Secretary to Govt.

With reference to your No. $\frac{212}{h\,a}$ dated 3rd May 1897, I have the honor to submit a valuation statement of the building and out houses.

2. In estimating the value I have taken the lowest possible rates at which, in my opinion, the work could have been carried out.

3. The capital cost according to the data statement was given at Rs 18225, or Rs 3079 less than my valuation.

4. As regards the market rate of rent for similar accommodation, there are only two buildings in the town to be compared.

X (a). The Judge's bungalow - Rent Rs 60 per mensem, and no garden produce which ~~begins~~ brings in, I am told, Rs 80 to 150 per annum. The house is upper storied and has good accommodation, but I am informed that it has

not

not been repaired for upwards of 20 years. The outhouses are old and out of repair. I understand the bungalow is given on a cheap rent on the understanding that no repairs (except petty ones) are undertaken.

(b). The bungalow occupied by the Superintendent of Police rent Rs 50. The occupant enjoys no garden produce which yields, I am told, Rs 80 to Rs 100 per annum. The house is upper storied, and has plenty of accommodation, but is not well planned. The building is rather out of repair, and the outhouses are very miserable. It has been let on a cheap rent.

5. The Collector's house is built on a basement between 6 and 7 feet high and covers a large area, but is not well planned. The outhouses and stables are unusually good, and are now of course in first rate order. The income from the compound, including the mango tope, is reaped by the Collector. This according to enclosure to letter dated 30th April 1892 No. 208. W. from the Supdg: Engineer IV Circle printed with G. O. No. 1534. W. dated 19th May 1892 amounts to an average of Rs 400 per annum.

Rs 400 per annum [illegible]

Cf. para [illegible] of Collr's letter in G.O. 2153 W. [illegible] 1959 A. wherein it is stated that the income from the mango tope and the [illegible] was spent in keeping up the place

6. The Collector in para 6 of his letter to the Secretary to the Commissioners of Land Revenue states that the house was occupied for only 15 years up to its abandonment, but I find according to the above mentioned G. O. that the house was occupied for 16¼ years. Taking as capital cost Rs 1924 as per data statement, and Rs 770 as annual percentage on this outlay, then the portion of rent due to this item for 16¼ years is Rs 12,513. Deducting this sum from the rent received for the period (Rs 19819) the balance or Rs 7306 was the sum to be spent on repairs. But Rs 6224 were spent, therefore there is a balance of Rs 1082 to be spent on repairs.

(383)

476

456

7. I would propose therefore that the sum of Rs 1082 be deducted from what was actually spent on repairs during 1895-96 and 1896-97 viz Rs 4742. The difference Rs 3660 should I consider be divided by 8 to get the average cost of repairs, and, after adding 10 per cent for tools and plant,

should

should be added to Rs 770, and the rent calculated.

Capital Cost	Rs 19247
4 per cent on Capital Cost	770
Actual average cost of repairs	458
10% Establishment and Tools and Plant	46
Rent per annum	1274
Rent per mensem	106

8. I consider the actual cost of repairs before the abandonment of the building should not be taken into account in calculating the average cost of repairs.

9. The enclosures are herewith returned.

No. 556/W of 14-10-97 10 R

Copy forwarded to the Chief Engineer Public Works Department with reference to his Memo: 2251. C dated 26th April 1897. The enclosure received with the memo under reply is herewith returned.

Enclosure 3
Original current No. 2989 with its enclo:
1 Valuatn Statement

Suptg. Engineer, 4th Circle

9/1600W 11-12-97

19 JAN 98

1898 REVENUE DEPARTMENT Enclosure No. 5 Current No. 2268

1898 REVENUE DEPARTMENT 7/1355

EXAMINER, P. W. ACCOUNTS. 18 NOV. 1897 No

---

23 9 S. P.

Valuation statement of the Collector's bungalow at Chittoor.

	Rs
Main building	20700
out houses (Kitchen &c)	2750
Stables	1930
	25380
Deduct	
20 per cent for deterioration	5076
Net value	20304
Wells	600
Land	400
Total value	Rs 21304

Executive Engineer
7-10-97

22

159 NA
19-OCT.97
4

19 JAN 98

8/1608W
11 DEC.97

EXECUTIVE ENGINEER
Regd. No. 8/1359
22 DEC.97
P.W.D.
NORTH ARCOT DIVISION

P.W. 547
10318/97
~~767~~/28
3542

1898
Revenue Department
6
1355

1898
Revenue Department
Enclosures No. 4
Current No. 2258

24

Public Works (1897) Department.

CURRENT No. ~~12020~~ 544
~~767~~/28
3542

No. 5344 cd/9th December 1897

EXECUTIVE ENGINEER
Regd. No. 1/1359 SE
22 DEC.97
P.W.D.
NORTH ARCOT DIVISION

1608W
11 DEC.97

Order Sent

Forwarded to the Supdg. Engineer IV Circle, with the request that he will, in accordance with the Examiner's suggestion, estimate the amount which he considers will be sufficient to keep the building in repair during the next few years, and draw up a fresh statement on that basis, giving data for the calculation of the rent of the building.

W. Hutchinton
Ag. Chief Engr.

From The Examiner, P. W. Accts, Madras

19 JAN 98

No. 3782 B/A

Dated 2d December 1897

Received 3.12.97

Enclosures 89

Spare copies

SUBJECT.

Collector's bungalow at Chittoor — Furnishing opinion on the valuation statement of the — in connection with the rent to be fixed on the —

BACK PAPERS.

G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.

---

25 ~~11 p~~

E. No. 27.
1,000—6-9-97.

KEEP-WITH
dated 189 .

CURRENT No.

GOVT. OF MADRAS. } 1897. { P. W. DEPT.

EXAMINER, P. W. ACCOUNTS.

Madras, 2d December 1897.

OFFICE NOTE No. 37820 3/A

To

W.

with Cr 10755
with B
O. & Stat. W Cid
for July 97

Your Office Note No. 4808 C dated 17th. November 1897.

I do not consider that the special method of calculation adopted in para 7 of the Executive Engineer's letter referred to is according to rule or required.

If it is decided that the average cost of repairs should not be calculated on the preceding actuals, on the grounds that these were unduly heavy, owing to the special repairs carried out in 1896-97 to render the building habitable after abandonment, then the procedure would be for the Executive Engineer with the approval of the Superintending Engineer to simply estimate on the best available data the amount which he considers will cover the cost of annual repairs in future.

EW
2/12/97
Offg.C.

Atk
2/12/97

10/1600 W
SUPG. … FOURTH …
11 DEC. 97

EXECUTIVE ENGIN…
Regd. No. 10/1259
22 DEC. 97
P. W. D.
NORTH ARCOT DIVI…

19 JAN 98

OW E to 5
767/3542/58

1898	1898
REVENUE DEPARTMENT	REVENUE DEPARTMENT
8	Enclosures No. 3
No. 1355	No. 2258

26/

…blic Works (1898) Department.

CURRENT No. ~~767~~ 3542/58

No 863 C dated 14th February 1898.

From The Supg. Engineer 4th Circle

15-2-98
No. 32/60

~~Order~~ Endt.

Referred to the Revenue Department for favour of information as to whether the rate of rent now arrived at, Rs. 89 per mensem, is accepted by that department. This is about the lowest sum which can be levied consistently with P.W. rules, and the rate will probably be liable to readjustment a few years hence, should heavy repairs be found necessary.

Ag. Secy to Govt.

Dated 25th January 1898.
Received 28.1.98
Registered
Enclosures 10. 12.
Spare copies

SUBJECT.

Collector's Bungalow at Chittoor.

Submits a Statement giving data for calculation of rent of the building.

BACK PAPERS.

No.	Date.

FURTHER PAPERS

No.	Date.

"Enclo: No. 10 to C. Mtx $\frac{32}{15}$"

138.1

Statement giving da th Arcot Division.

Item No	Name of Building	Officia designat and Sala of occupa	Rent the charged		Remarks
				Monthly	
1	2	3	8	19	20
1	Government Bungalow at Chittoor	Colle North .	8	89	Purchase Rs: 8000 Improvements " 10,225 Vide G.O. No. 760 W. dated 8th March 1892

ed/ A. D. Sears
Executive Engineer

1898
REVENUE DEPARTMENT
Enclosure No. 9
Current No. 1355

1898
REVENUE DEPARTMENT
Enclosure No. 1
Current No. 2258

OC 552
24/1/98
342

No. 26/S.E. Dr / North Arcot Division Office
17th January 1898

121

From
S. D. Pears Esq
Executive Engineer N. A. Dn

To
The Superintending Engineer
IV Circle

Encls: 11.
Endt. with its 10 enclosures
Statement

Sir,

In compliance with your endorsement No. 607/N.a dated 13th December 1897, I have the honor to submit a rent statement for the Collector's house at Chittoor calculated on the supposition that the ordinary annual repair will for the next few years cost Rs: 300/per annum.

2. It is impossible to predict even approximately how many rafters will decay this year, how many next year, how many the year after, whether the woodwork will require repainting 2 years hence or four &c. The sum named is therefore no more than a guess made after a long and careful inspection of the house and based on such experience
as

8/

t of Buildings in the North Arcot Division.

Cost (Col: 9)	Actual average cost of repairs			Estimated cost of repairs when actual average is not taken	Normal rate of rent on basis of foregoing data		Rent paid prior to 7th Sept. 1888	Rent to be charged		Remarks
	Cost of repairs	10 per cent Establishment and tools & plant	Total		Annual 10+13 or 10+14	Monthly 15/12		Yearly	Monthly	
0	11	12	13	14	15	16	17	18	19	20
70	–	.	.	300	1070	89 1/5 or say 89	110	1068	89	Purchase Rs: 8000 Improvements " 10,225 Vide G.O. No 760 W. dated 8th March 1892

(Signed) S. D. Sears
Executive Engineer

True Copy

Returned

Superintending Engineer
4th Circle

No $\frac{26}{S.E}$

9/ North Arcot Division Office
17th January 1898

From
S. D. Sears Esq
Executive Engineer N. A. Dn

To
The Superintending Engineer
IV Circle

Sir,

Enclo: 11.
Endt. with its 10 enclosures
Statement

In compliance with your endorsement No $\frac{607}{N.a}$ dated 13th December 1897, I have the honor to submit a new statement for the Collector's house at Chittoor calculated on the supposition that the ordinary annual repairs will for the next few years cost Rs: 300 per annum.

2. It is impossible to predict even approximately how many rafters will decay this year, how many next year, how many the year after, whether the wood-work will require repainting 2 years hence or four &c. The sum named is therefore no more than a guess made after a long and careful inspection of the house and based on such experience as

30

as I have had of houses in this country.

For ordinary repairs Rs: 300 should be ample, but as it is almost certain that within, say, the next 5 years more or less experience extra ordinary repairs will be involved by high winds, long drought, heavy rain, settlements of foundations, decay of large beams imperfectly seasoned or already old, which it is quite impossible to calculate, I have thought it right to err rather on the side of excess than of deficiency.

I have the honor &c
(Signed) H.D. Pears
Executive Engineer.

No 32/W

14 P

Copy submitted to the Chief Engineer P.W.D. with reference to his endorsement No 5344.C. dated 9th December 1897 here with returned.

2. An annual expenditure of Rs: 300 may be sufficient to keep the building in repair for the next few years", but if the cost of annual repairs is estimated in accordance with the instructions

Encloo: 10.

1 File of encl
1 to 9
received fro
the Chief Eng
1 Statemt giv
data of calc
of rent

31

instructions given in the P.W. Code Vol: I chapter X para 28(d). Rs: 640 would be a more correct provision to make.

Coimbatore
25th Jany/98

Supdg. Engineer 4th Circle

AP

32

Public Works ~~Ecclesiastical~~ (1898) Department.

CURRENT No. ~~1301~~ 3941

R 2-5-98

UNDER SECRETARY
7 APL 98
PUBLIC ETC DEPT

To await receipt of reply from P.W.D. to Memo 181/24.1.98

Rem 13.4.98

Sent 14/4/98

Note K to send an urgent Rem. to P.W.D.

13/4/98

Nos. 1301 & 1435

From The Accountant General

Order ~~Endorsement~~ No. 1028 d/ 2nd May 1898.

Transferred to the Public Works Department in continuation of Endorsement No. 181, dated 24th January 1898.

A. Knapp.

Ag. Under Secretary.

No. 1384.

Dated 6 April 1898

Received 7
Registered 5-5-98

Enclosures — 2.

Spare copies —

SUBJECT.

Inviting attention to their office letter No. 175 dated 19 Jany 98 and requesting for early orders.

OS/14

BACK PAPERS.

G.O.	No.	Department.	Date.
	238	Public	19.1.98

FURTHER PAPERS.

G.O.	No.	Department.	Date.

33/

Gazette & audit DEPARTMENT.

FORT ST. GEORGE,
Accountant-General's Office,
6th April 1898.

CURRENT No. 1301

No 1384

15 P

From

T. Hesketh Biggs Esqr.,
ACCOUNTANT-GENERAL TO THE
GOVERNMENT OF MADRAS,

To

THE Chief Secretary to Government,
Public Department.

SIR,

I have the honour to invite the attention of Government to this Office letter No. 175× dated 19th January 1898 regarding the House Rent due by Mr. S. H. Wynne, Collector of North Arcot and to request that I may be favoured with the orders of Government on an early date as Mr. Wynne is about to proceed on furlough.

× G.O. No. 238/98 Pub – Rqd. to P.W.D. – [illegible]

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

T. Hesketh Biggs
Accountant General.

(189) DEPARTMENT.

From

THE ACCOUNTANT-GENERAL,

MADRAS,

To

THE

No.

Dated }
Received }

No.

SUBJECT.

Ocs.1/3548/58

$\frac{O}{18}$ 4,000—19-7-97.

Public Works

~~Revenue~~ (1898) Department.

21/

39416
3942

CURRENT No. ~~2258.~~

R 2-5-98

Read again G. O. 1083 (Copy attached) dated 3rd March 1898.

~~Order~~ Endorsement Mis No. 1847. 18 P

Transferred to the Public Works Department with the remark that the rent of Rs 89 proposed for the Collectors residence at Chittoor is accepted.

(By order)

W. E. Marjoribanks

Ag Under Secretary to Government

Ochaianand
27th April 1898

To
The Public Works Department (with end)
Board Land Revenue

T.P.K.
29.4.98

From
The Board of Revenue
(Land Revenue)

No. 785 Mis.

Dated 17th March 1898

Received } ~~19th do~~ 5. 5. 98

Registered } ~~21st do~~

Enclosures 16

Spare copies.

SUBJECT.

Resubmitting to Government papers relating to the question of charging rent on the Collectors Bungalow at Chittoor, North Arcot District and stating that the proposed rent of Rs 89 *per mensem* may be accepted.

BACK PAPERS.

G.O.	No.	Department.	Date

FURTHER PAPERS.

G.O.	No.	Department.	Date.

35

$\frac{O}{18}$ 4,000—19-7-97.

Revenue (1898) Department.

CURRENT No. 1355.

From The Public Works Department

Order Endorsement Mis No. 1083, dated 3rd March 1898.

Referred to the Board of Revenue for remarks.

(signed) G. S. Forbes,
Ag Secretary to Government.

(True copy)

Ag Under Secretary to Government.

No. 863 C.

Dated 14th February

Received 15th do.

Registered 16th do.

Enclosures 9.

Spare copies.

SUBJECT.

Referring to the Revenue Department for favour of information endorsement of the Supt'g. Engineer 4th Circle submitting a statement giving data for calculation of rent of the Collector's Bungalow at Chittoor, North Arcot District.

T.P.K.
29.4.98.

Old 3.15
3542/58

BACK PAPERS.

G.O.	No.	Department.	Date

FURTHER PAPERS.

G.O.	No.	Department.	Date.

2/6

2,000
20-1-98.

Proceedings of the Board of Revenue

(Land Revenue).

No. 785 mis:, dated 17th March '98. 17P

Read — Endorsement of the Secretary to Government, Revenue department, mis: No. 1083, dated 3rd March 1898. on that of P.W. Dept. dated 14th February 1898 no 863. C.

Resolution:- mis No. 785 d. 17th March 1898

Resubmitted to Government.

2. The Board considers that the proposal to charge rent at Rs 89 per mensem may be accepted.

(True Extract)

R...

Secretary.

To
The Secretary to Govt., R.D.,
with enclosures returned.

Le... Bdh.

37

P. W. Department.

Telegram.

Deferred.

To

The Second Assistant,

P. W. Department.

DG 926-4-98

Public Endorsement 181, 24th January. Mr. Wynne goes on leave shortly. Accountant General wants orders to recover rent. Wire reply.

ACR
23. 4.

D. W.

Mis

t.

e} DS   INDIAN TELEGRAPHS.   Monthly Number. 216

o Ootacamund   From (Office) Madras Triplicane

Words.	Day.	Hour.	Minute.	Official Instructions.
55.3	27	13	55	2 J

o (Person) Madras works

From (Person) Second assistant P. W. D.

question chittoor collectors rent [illegible] referred revenue department with this office 863 C [illegible] fourteenth february last public endorsement awaiting reply from revenue am sending papers

F. C. I.

Recd. from   LN.   Hrs.   Mts. by

Sent to   LN.   At   Hrs.   Mts. by

E.K.A.
Telegraph Master.

P—No. 295 T—12 10 96—500000.

OOTACAMUND 27-4-98