

G.O., No. 22022W
2203

DATED 30 August '98

100 c. per
4
again 30 c. per ^{the sheet} at the back
20 c. per
30 c. per ^{the sheet} at the back
2

[Despatch Abstract.]

Residence with out-houses for the District
at Madras : directing that the sanction
of the Govt of India be applied for, for the construction
of a at an estimated cost of Rs. 29,130.
The (enq: Architect being authorized to
arrange ~~the construction~~ for the collection of
materials for the work, in anticipation of sanction.

Residence with out-houses for the District
at Madras : Requesting ^{sanction} ~~permission~~ to authorize
of Rs. 29,130 for construction.

Indexed.

Dr
7
13

Government {1898} of Madras.
PUBLIC WORKS.

Spare copies

AUGUST.

Residence with out-houses for the District Judge at Madura.
Requesting sanction to an estimate of Rs. 29,130 for constructing a —.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

LETTER—from

W. B. DEWINTON, Esq.,
*Secretary to the Government of Madras,
Public Works Department,*

To

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

SIR,

With reference to rule (3), paragraph 17, chapter X, Volume I, of the Public Works Code, I am directed to forward a copy of Proceedings of this Government, No. 2202 W., dated 30th August 1898, and to request the sanction of the Government of India to the expenditure from Provincial funds of a sum of Rs. 29,130 on the construction of a residence with out-houses for the District Judge at Madura.

2. The rent calculated on the capital cost of the building amounts to Rs. 194 as shown below :—

Cost of construction	...	...	...	...	...	...	...	RS.
10 per cent. for establishment and tools and plant	...	...	...	...	...	...	...	27,856
Value of site	...	...	...	...	...	...	...	2,786
	...	...	...	...	...	...	...	1,274
Total capital cost								31,916
4 per cent. on capital cost to cover interest	...	...	...	...	...	...	...	1,276
3 per cent. on capital cost for repairs	...	...	...	...	...	...	...	957
10 per cent. on the cost of repairs for establishment and tools and plant	...	...	...	...	...	...	...	95
	...	...	...	...	...	...	...	2,328
Monthly rent								194

3. The salary of the District Judge is Rs. 2,333-5-4, and 8 per cent. of this amount is Rs. 187, which is less than the normal rent by Rs. 7.

4. It is not possible to reduce the amount of the estimate to the permissible limit without curtailing the accommodation, which is not excessive for an officer in the position of a District Judge.

5. The present District Judge is now living in a private building which is very much out of repair, and there is no security that he may not either be turned out of it or have to leave it any day on account of its dilapidated condition. There is no other suitable private building available for occupation. His Excellency the Governor in Council therefore considers that a suitable residence should be constructed for the District Judge at an early date.

I have the honour to be,

Sir,

Your most obedient servant,

(Signed) W. B. DEWINTON,
Secretary to Government.OOTACAMUND,
30th August 1898.

BUILDINGS AND ROADS.
CIVIL WORKS.

Government {1898} of Madras.
PUBLIC WORKS.

Recd.

} 1898.

Enclosures

Regd.

Spare copies

G.O., No. 2202 W., 30th August 1898.

AUGUST.

Residence with out-houses for the District Judge at Madura

Directing that the sanction of the Government of India be applied for, for the construction of a — at an estimated cost of Rs. 29,130, the Consulting Architect being authorized to arrange for the collection of materials for the work, in anticipation of sanction.

Papers to be read in Proceedings:—

Again G.O., dated

189 , No.

Again G.O., dated

189 , No.

Current No.

of 189 , dated

, from

" "

" 189 , "

" "

" 5220

" 1898 , " 21st June

, the C. Architect.

Note by the Chief Engineer, P.W.D., dated

August 1898.

x extra of the contingencies

ORDER.

I only suggest one alteration, viz., that a door should be put between the upstairs right hand bedroom & the bath room in the Vandaah at the back, which could then be used either by the occupant either of that bedroom or of the room marked as morning room, which could then be used as a bedroom - or which the Judge might prefer to use as his office room - then there would be 3 excellent bedrooms each with dressing room & 2 bathrooms, a great convenience, besides, another excellent bedroom with dressing room & bath room. Otherwise, I think the Const. Architect has worked out a very good plan. The big Vandaah at the broad space upstairs on top of the porch covered in will be most useful features.

23/8/98

Immediately good & cheap house for the morning.

25.8.98

Judicial Dept. for favour of counter initials

A para might be added to the note providing for this extra door

APK

26.8.98

Due - Some change

26.8.98

The Constg. Architect.

,, Suptg. Engr. VI Circle.

,, Examiner, P.W. Accounts.

,, Judicial Department.

The estimate for constructing a residence with subsidiary buildings for the District Judge at --- Madura, as altered by the Chief Engineer P.W.D. amounts to Rs. 29,130. As the rent calculated under Code rules exceeds 8 per cent of the salary of the occupant, the sanction of the Government of India will be applied for to the proposed expenditure.

2. Attention is drawn to the Chief Engineer's note read above.
3. The Consulting Architect is authorised to arrange for the collection of materials for the work, in anticipation of the sanction of the Government of India.

H.E.

(H.E.No. 2203 W.d/30th Aug '98)

To
The Joint Secretary to the
Government of India, P.W.D.

Sir,

With reference to Rule (3), para-
graph 17, Chapter X, Volume I of the
P.W.Code, I am directed to forward
a copy of Proceedings of this Govern-
ment No. 2202 W dated 30th August
1898 and to request the sanction of
the Government of India to the expendi-
ture from Provincial Funds of a sum
of Rs. 29,130 on the construction of
a residence with outhouses for the
District Judge at Madura.

2. The rent calculated on the
capital cost of the building amounts
to Rs. 194 as shown below:-

Cost of construction	27,856
10% for Establishment & Tools & Plant	2,786
Value of site	1,274
Total capital cost	31,916
4% on capital cost to cover interest	1,276
3% do do for repairs	957
10% on the cost of repairs for Establishment and Tools and Plant	95
	2,328

Monthly rent..... 194

3. The salary of the District
Judge is Rs. 2,333-5-4, and 8 per cent
of this amount is Rs. 187 which is
less than the normal rent by Rs. 7.

4. It is not possible to reduce
the amount of the estimate to the per-
missible limit without curtailing
the accommodation, which is not ---
excessive for an Officer in the
position

position of a District Judge.

5. The present District Judge is
now living in a private building
which is very much out of repair &
there is no security that he may
not either be turned out of it or
have to leave it any day on account
of its dilapidated condition. There
is no other suitable private build-
ing available for occupation. His
Excellency the Governor in Council
therefore considers that a suitable
residence building should be constructed for
the District Judge at an early date.

I have etc.

per/ 9/9/98

W. 2.5.98

May

24/9/98

End

28
Note by the Chief Engineer, P.W.D.

The estimate for constructing a residence, with subsidiary buildings, for the District Judge at --- Madura has been carefully prepared by the Consulting Architect from a sketch supplied by the undersigned in consultation with Sir H. Bliss, & the amount has been raised in this office from Rs. 27,776 to Rs. 29,130 by including the cost of the site and by rectifying a slight error in the original estimate. This means -- that the rent of the building according to Code Rules will be Rs. 194 per mensem, whereas the maximum allowable for a District Judge is $\frac{1}{8}$ of his pay or Rs. 187. The estimate will therefore have to be sanctioned by the Government of India. It is not possible, without cutting down the scale of accommodation, and spoiling the house, to reduce its total, & it is therefore recommended for the sanction of Government.

8 per cent
2. Item 115, Class A works of the Provincial Civil Works Budget for 1898-99, provides Rs. 40,000 for constructing quarters for European -- officers at Madura. If this grant is to be spent, early sanction to the estimate is necessary, and permission is requested to commence the collection of materials at once, in anticipation

anticipation of the sanction of the Government of India.

3. Paint should be substituted for wood oiling for exterior wood-work, and the stables should have a ridge ventilator right along. There are several other woods more suitable for flooring than benteak, vide this Office Circular on Malabar timber NO. 2709 C dated 3rd June 1898, and the Consulting Architect should endeavour to obtain one of them.

4. The margins of all openings in the out-buildings should be of brick in chumam.

5. A door should be provided between the up stairs right hand bedroom & the bathroom in the back verandah, so that the latter may be accessible from either bedroom or morning room.

E.W.

Note. Estimate for other buildings are coming in shortly.

omit in printing

Public Works Department.

Current No. 5220

Letter No. 885.

Dated 20th June 1898.

From the Consulting Architect to Govt.

TECHNICAL NOTE.

Name of Work Constructing a Residence with subsidiary buildings for the District Judge at Madras.

Amount of Estimate, Rs. 24,130.

PARTICULARS OF ESTIMATE.

Main Building	Rs. 24,330.
Subsidiary Buildings	
Kitchen	773
Servants Quarters	1,120
Coach house	1,633
Contingencies	5% (Rs. 1,306)
Petty Supervision	1/2% (Rs. 380)
Land Compensation	1274
Total Rupees	29,130.

PARTICULARS OF CONSTRUCTION.

Surface soil ^{of 15 ft. in depth} reported to be loose gravel to a depth of 15 ft. in depth. Sub-soil ^{do.} hard gravel below stone. Foundations ^{are proposed} the land to a depth of 3 feet. The lower one foot will be of concrete in mortar & the upper two feet built of unburnt rubble in lime mortar. Basement will be raised 2 1/2 feet and built of unburnt rubble in lime mortar. Walls The basement floor walls will be raised 14 1/2 ft. to top of boarding & the first floor 15 1/2 ft. to bottom of ceiling plaster and built with brick in lime mortar with archwork over voids.

Foundations cheap

Plastering or Pointing

of lime mortar.

Flooring

The basement floor will be of 4" concrete plastered over with cork mortar and the first floor boarded with 1 1/2" vertical planking except the verandah & verandah rooms which will be tiled.

Roofing

will be of slate & pan tiles laid over lark rafters & supported by lark trusses with 1/2" lark ceiling planks below.

Doors and Windows

will be of teakwood of the descriptions noted in the estimate stained with a coat of wood oil for interior doors & varnished for interior doors & windows.

Roof timbers

will be of teakwood & stained with 2 coats.

Scantlings

are annexed with detailed calculations attached to the estimate.

Rates

are stated to be those furnished by the E.E. Madras Divn. but a few of them are below the Divisional Schedule.

The plinth area of the main building is

6000 square feet, and the cost per square foot will be Rs. 4.0.11.

The plans and estimates have been countersigned

by the District Judge and approved and on the Judicial Dept.

REMARKS.

With reference to G.O. No. 2604 W dated 23rd Oct 1895 in which the preparation of plans & estimates for constructing residences of District Officers at Madras was sanctioned, the Comm. Building Architect to Govt. with his letter No. 4398 of 30th Nov 1896 sub: "with a pencil design with an approximate estimate amounting to Rs. 30,000 for constructing a residence for the Collector at Madras. This estimate was returned for revision in order to reduce the area of the rooms so that the amount of the estimate should not exceed Rs. 27,000 including cost of out-buildings. The CA with his letter No. 1745 of

Very high

Not too much so
a well built after at least
kindly

of 22nd Sept 1897 submitted a revised design with detailed estimate amounting to Rs. 26,880. This design was again returned with Office letter No. 899 C dated 14th Feb 1898 to CA for further revision as per pencil sketch furnished by the Comm. Bldg. The accompanying plans & estimate, amounting to Rs. 27,776 have therefore been submitted for sanction.

The main building will be two storied and will consist of the following rooms.

Basement floor.

Centre Block	Dining room	30'0" x 19'0"
	Main stair case	15'0" x 15'0"
	Store room	15'0" x 13'8"
Right wing	Bed room	27'0" x 18'0"
	Dining room	16'0" x 11'6"
	Bath room	11'6" x 11'6"
	do	9'0" x 9'7"
Left wing	Office room	27'0" x 18'0"
	Dining room	16'0" x 11'6"
	Bath room	11'6" x 11'6"

with front & rear verandahs 10'11 1/2" wide together with a kitchen 13'10" x 9'7" & a lamp room in rear 8'x6'6". also a carriage porch 23'4 1/2" x 16'0" in front.

First floor

Centre Block	Dining room	30'4" x 19'4"
	Dining room	19'10" x 15'4"
	Store room	10'6" x 15'4"
	Bath room in rear	10'1 1/2" x 9'0"

Over

left wing { Bed room 27.4" x 18.4"
 Dining room 16.0" x 11.8"
 Bath room 11.8" x 11.6"
 — do. entry 10.0" x 10.6"

The out buildings will consist of three detached blocks & will comprise the following:-
Kitchen block

with front servants room 10.0 x 10.0
servants quarters
servants quarters 6 ft. wide

Coach House & Stable Block

with mandrels in front of shells
6 feet wide.

The outside buildings will be built of rough stone in clay with walls 15 inches thick on concrete foundation 1'6" in depth except the basement & for 9 inches at top of walls which will be of lime mortar. The exterior surface of walls will be finished with mortar & the interior merely whitewashed. The floors will be partly of brick on edge, partly of mud

The margins of all of them
shall be black in colour
also

No doubt, the C. A. has satisfied himself that he can do the work at the lower rates. The District Schedules of Rates are usually anything but trustworthy. C. A.'s woodwork is all made up at Madras

So lbs is, as I have already hinted,
ed, ample for roofs.

28 lbs per sq. ft. for 1 row
of Bungal flat tiles & 1 row
of pantiles is correct, see
page 207 of Jones's Manual,
giving actual weights of Man-
chester tiles

mud & core during plaster & partly of
 gravel. The roof throughout with
 tiles and pan tiles and one thick surface
 of various wood ceiling to -
 The following rates provided for
 in the estimate are lower than
 the rates entered in the schedule
 schedule

Testimonial.	—	3.5. —	against	3.5. —
Vergin woodwork.	—	2.2. —	- do.	2.8. —
Panel doors	—	1.1. —	- do.	1.4. —
Butter doors	—	1.14. —	- do.	1.4. —
- do. windows with iron bars	- }	1.8. —	- do.	2. —
Ventilator windows	—	1.5. —	- do.	2.4. —
Rough stone in clay	—	14. —	- do.	15. —
Cornice work	—	1.3. —	- do.	1.6. —
Wood siding work.	—	1.4. —	- do.	2. —

The sections prepared for the
lashed steel beams and roof
timbers have been carefully work-
ed out in detail. The live load
is taken at 80 lbs per sq ft against
the usual practice of 120 lbs per
sq ft. The former allowance ap-
pears to be ample for building
further the weight of plate & pan
This is taken at 28 lbs per sq ft.
This appears to be insufficient &
may be increased to 48 lbs per
sq ft or under

500 glass tiles at 100 lbs per 100 = 500
2000 Penn tiles at 129 lbs per 100 = 2580
15 cfr. of lead ceper at 46 lbs per cfr. 690
Ceper nails at _____
16 cfr. { 3 1/4 pounds of lime } 106 lbs per 4, 160
 { 7 1/2 - do - } same
Total per 100 of hr. 48

What weight per square : 4860 lbs
 or say — 45.5 lbs
 per sq ft.

If the latter weight be adopted the
 scantlings will have to be slightly
 increased as under.

Rear porch, drawing room 7"x9" to 7"x10"
 front — do — do — 6"x9" to 5½"x10"
 parlors bed rooms — 8½"x7" to 5"x8"
 kitchen — 5"x7" to 5"x8"
 ship cabin — 7"x11" to 8"x12"

Provision has been made for com:

penetration of land at an approx:
 cost of £ 1274 for 11 acres
 of land and other by 1889 dated
 5th Jan 1891 from the Consulting
 Architect to Govt.

The amount of the estimate
 for the first floor has been increased
 from £ 1460 to £ 11240 owing to more
 in detailed quantities & to the
 provision of zinc sheets to the
 valleys. & the total amount
 of the estimate has been altered
 from £ 27,776 to £ 29,130 due
 to the provision of land compensation
 & alterations & additions as
 detailed above.

The cost of the building calc:
 calculated according to Code Rules
 will be as under.

Estimated cost of construction £ 27856
 add 10% for labor tools & plant. 2786
 add value of site — 1274

What Capital £ 31916

P.T.O.

This is very high

The land is chiefly the
 throwing time of Madras. I
 am rather surprised at
 its being so cheap.

note - the salary of the
 driver is Rs 2333-5-4
 & per cent of which may
 be taken as Rs 187 -
 the estimate for the
 building is beyond the
 permissible limit, &
 will require sanction
 of the Govt of India -
 amount of Rs 124 will
 probably be provided
 against the account.
 C.A. 24.7.98

The site is remarkably
 costly, & it seems hardly
 fair to enter into our
 estimate against the cal-
 culations for such.
 This according to Code rule

What Capital Cost £ 31916

49% on Capital to cover interest - 1276.64
 39% - do - for repairs - 957.48
 107% on repairs for labor tools & plant 95.75

What annual cost £ 2329.87

What per annum £ 194.15
 or say £ 194

The plans are not in sufficient
 detail to understand the work &
 only two skeleton sections are
 furnished with enlarged details
 of timbers shown to, however, the
 estimate has been examined by
 laying out on the first floor plan
 the work lines in blue.

The estimate provides for work:
 which all exposed doors, windows
 & roof timbers this appears to be
 objectionable painting may be
 substituted instead.

The site plan has been sub-
 mitted.

Working is under estimate
 & bank should be substituted
 but C.A. is pretty sure to
 have savings from which
 it can be done
 & it cannot be
 estimated how the
 estimate can be reduced,
 but it is likely that there
 will be savings on the work,
 the C.A. with his special
 establishment, being likely

to do work cheaper than
at the ordinary district
rates, which are generally
allowed in the estimate
2. It has been employed
for several days in checking
the estimate. It would have
helped to shorten the time
if a longitudinal section thro'
the building & a section on
the line say, had been given
APK
28.7.98.

C. A. that he wishes to
give full details in
future - he generally
does like this.
2.8.98

The necessary action will
be taken by the Madras
office

Public Works (1898) Department.

CURRENT No. 5220

From

The Consulting Architect
to the Government
of Madras

No. 885

Order

Dated 20th June 1898

Received

Registered

21.6.98

Enclosures

22 (7 Haws)

Spare copies

SUBJECT.

Submitting plans and
estimates amounting to
Rs 27,776/- for constructing
a residence with out house
for the Judge at Madras.

o.L.S. 259

129/8

BACK PAPERS

C. A. 500-11-6-97.

Office of the Consulting Architect to Govt.,
Chepauk, Madras,
20th June 1898.

From

G. S. T. Harris, Esq.,

Consulting Architect

to the Government of Madras,

T.

The Chief Engineer

Public Works Department

Li,

24 Enclosures.

I have the honour to return the papers received with your Office Note No 879C dated 14th February 1878 with plans and Estimates amounting to Rs 27,776 for Constructing a residence with out houses for the Judge at Madura.

I have the honour to be

Sir

Yours most Obedient Servant.

Car. Darnall

Consulting architect to Govt.

