Public Works (1899) Department.

G.O., No. 1832 W

DATED 18th July 1899

[Despatch Abstract.]

Rent:

The statement of data for the calculat
of the —— of the Inspection Lodge Hospet &
Apothecary's quarters in the Bellary Dn,
~~sanctioned~~. approved.

T/85

Ld 19/7

[P. W. 26,
250—27-4-99.]

BACK PAPERS.

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

FURTHER PAPERS.

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

GENERAL.
ACCOUNT.

Government {1899} of Madras.

PUBLIC WORKS.

Recd. } 1899. *Enclosures*
Regd. *Spare copies*

G.O., No. 1852 W., 18th July 1899.

JULY.

Rent

The statement of data for the calculation of the — of the Inspection lodge, Hospet, and Apothecary's quarters in the Bellary division, approved.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

General.
Account.

READ—the following paper :—

From Lieutenant-Colonel W. L. C. BADDELEY, R.E., Superintending Engineer, III Circle, to the Chief Engineer, Public Works Department, dated Bellary, 30th June 1899, No. 2450 W.

With reference to your memo., No. 1687 C., dated 20th March 1899, I have the honour to forward for sanction of Government a statement fixing the data for rents of the following buildings occupied as residences in the Bellary division :—

(1) Inspection lodge, Hospet.
(2) Apothecary's quarters, Anantapur.

2. The statement has been verified by the Examiner.

ENCLOSURE.

STATEMENT giving data for calculation of rent of buildings in the Bellary Division.

Item number.	Names of buildings.	Official designation and salary of occupants.	Whether permanent or temporary (P. or T.).	Date of completion or purchase.	Capital cost.				4 per cent. on capital cost.	Actual average cost of repairs—*vide* G.O., No. 1367, dated 22nd May 1889.			Estimated cost of repairs when actual average is not known.	Normal rate of rent on the basis of data.		Rent paid prior to 7th September 1886.	Rent to be charged.		Present rate of rent.
					Cost of construction or purchase.	Establishment and tools and plant at 10 per cent.	Cost of site.	Total.		Cost of repairs.	Establishment and tools and plant at 10 per cent.	Total.		Yearly.	Monthly.		Yearly	Monthly.	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
					RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.	RS.
1	Inspection lodge, Hospet.	Used as rest-house.	P.	1884	1,710	(*a*) 58	..	1,768	71	208	21	229	..	300	25	..	300	25	13¾
2	Apothecary's quarters.	Assistant-Surgeon.	P.	1885	5,440	(*b*) 78	160	5,678	227	120	12	132	..	359	30	20	360	30	28

(*a*) 10 per cent. on half the outlay incurred in 1893-94; one-half used as rest-house and the other half Sub-division office.
(*b*) 10 per cent. on the cost of improvement, Rs. 783.

(Signed) C. T. MULLINGS,
Offg. Ex. Engineer, Bellary.

11th May 1899,

ORDER—No. 1852 W., dated 18th July 1899.

The statement is approved.

(True Extract.)

Under Secretary to Government.

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

Exd. T. K. Narayana Aiynagar.

From

The Superintending Engineer,
IIIrd Circle,
Bellary.

To

The

Dated
Received } 189 .

Enclosures.

No.

Subject.

D.S.2
3345/98

No. 6477 W

Superintending Engineer's Office,
3RD CIRCLE.
Bellary 17th March 1898.

FROM
J. C. Lammie Esq., M.I.C.E.,
SUPERINTENDING ENGINEER,
IIIRD CIRCLE,
BELLARY.

EXAMINER,
P. W. ACCOUNTS.
18 MAR. 1898
No. ....

To
THE Chief Engineer
P. W. Department
Madras.

~~Sir~~

Enclosures.
1 Statement.

Through the Examiner P. W. Accts Madras.

Sir,

In supersession of this office letter No. 5980 W of 12th February 1898, I have the honour to submit herewith a data statement for all buildings in the Bellary Division now occupied as residences and to request that you will be good enough to obtain the sanction of Government to the same.

2. The reduction in rent for item 17 "Residence for the Head Assistant Collector at Penukondah" is chiefly due to the actual average cost

14/4/98

of repairs viz Rs 136 being taken into account instead of the estimated cost of repairs viz Rs 241 and it has been approved of by me.

I have the honor to be

Sir,

Your most obdt. Servt.

J. C. [illegible]
Suptg. Engineer
III Circle

12/3/98

n/3

Public Works (1898) Department.

CURRENT No. 3325

EXAMINER,
P. W. ACCOUNTS.
18 MAR 1898
No. ....

From The Superintg. Engr.
3rd Circle
Bellary

No. 6477 W

Dated 17 — 3 — 98.

Received

Registered

Enclosures 1

Spare copies

SUBJECT.

Data statement for all buildings in Bellary D.

Forwards for sanction of Government &c.

No. 471 A/A dated 15 April 1898

~~Order~~ To E. Dr.

Forwarded to E. Dr. with the following remarks:—

Items 4, 5, 9, 11 & 22. The rents for these buildings have lately been fixed in G. O. No. 720 W of 16 March 1898. and the items may, therefore, be omitted in the list now requiring sanction.

Items 1 to 3, 24. The Capital Cost cannot be verified by this office. The rents arrived at according to the valuations entered have been checked and found correct.

Items 6, 7, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23. These items have been checked and found correct.

Item 24. The circumstances under which the reduced rent of Rs. 3 is recovered have not been explained by the Executive Engineer Bellary.

14.4.98

C

14/4/98

BACK PAPERS.

No.	Date.

FURTHER PAPERS.

No.	Date.

Public Works (1898) Department.

CURRENT No. 3325

Read ~~[illegible]~~ S.E.'s
letter & Engr's note.

No 2365C d/ 4-5-98

~~Order~~ memo.

The statement will be returned to the Supdg Engr — for revision with reference to the following remarks:—

(1) The items disposed of by G.O. No 720 W of 16th March 1898, need not be brought forward again in the present statement.

(2) Under G.O. No 1010 W of 20th March 1896, all cases in which no increase of rent is involved can be disposed of by the Supdg Engr, & all such items should be omitted from a statement intended ~~[illegible]~~ for submission to Govt.

(3) In the remarks column, against items ~~[illegible]~~ involving an increased rate of rent, the rent hitherto charged should be shown, for purposes of comparison.

AOK
28.4

28.4.98

4/5/98

9/5/98

Cy

S.E. III circle, with statement & copy of the Engr's note

Copy to the Exam Acc—

OLS 63 R 2/5

From The Examiner, P.W. Accts, Madras.

No. 471 A/4

Dated 15th April 1898.

Received 16.4.98

Enclosures 2.

Spare copies

SUBJECT.

Data statement calculating rents for buildings in the Bellary Dn — Forwards duly checked with remarks thereon —

BACK PAPERS.

G.O.	No.	Department.	Date.
	720W	P.W.	16-3-98
	1209C	"	1-3-98
	1010W	"	20-3-96
	2632W	"	24-10-95
	10W	"	5-1-91

FURTHER PAPERS.

G.O.	No.	Department.	Date.

B

Public Works (1898) Department.

a/2

CURRENT No. 9660

EXAMINER,
P. W. ACCOUNTS.
1 - MAR 1899
No. 492 A

No. 1225 C. d/27 Feb. 99

from The Supdg Engineer
3rd Circle
Bellary

~~Order~~

To
C
For favour of remarks.
ASK
23.2.99

Rw.

Dw.

No. 3077W.

Dated 21 11 98

Received
Registered 22-11-98

Enclosures 2

Spare copies 22.11.98

SUBJECT.

Rents of certain buildings in Bellary Dt ——
Forwards for sanction a statement of ——

BACK PAPERS.

No.	Date.

FURTHER PAPERS.

No.	Date.

No. 3077W

Superintending Engineer's Office,
3RD CIRCLE.
Bellary 21st November 1898.

EXAMINER,
P. W. ACCOUNTS.
1 MAR 1899
No. ....

FROM Lieut. Col. W. L. C. Baddeley R.E. ~~Esq.~~,
SUPERINTENDING ENGINEER,
IIIRD CIRCLE,
BELLARY.

To
THE Chief Engineer,
P. W. Department,
Madras

2 Enclosures.
1 Copy of E. E. Bellary
Do No. 8220 / 18-11-98
with 1 statement.

Sir,

In reference to your Memo No. 2365C of 4th May 1898, I have the honour to forward a copy of letter No. 8220 of 9th November 1898 from the Executive Engineer, Bellary Divn. with a statement of rents that require the sanction of Government.

2. The rent for "Serjeant ~~Quarters~~ Instructor's quarters at Hubli" has been fixed at Rs 59 after check by the Examiner, but the building is occupied rent free - Apparently the sanction of Govt. is not required.

3. The rent for the Inspection Lodge at Madakasira will be fixed, after the repairs to the building have been completed.

4. I agree with the Executive Engineer that the rents of many Government houses are

most

most excessive, and a reduction in the percentage allowed for repairs & the omission of the cost of the site from the Capital cost of the building would do much to remedy matters.

5. Instead however of elaborate calculations, I would submit that 10 per cent of an Officer's salary is far more than he can afford to pay as rent. I would strongly urge that whatever the circumstances, an Officer should in no case be called upon to pay more than 7 per cent of his salary, excluding compensation and other allowances, for the use of a Government house.

The Executive Engineer only refers to the cost of the site as it affects the percentage for repairs; but apart from the cost of repairs, the value of the site increases the rent very considerably, as 4 per cent is the return required by Government for land which is usually of no value to the occupant of the house. The fact that it should be possible for the rent of a Government house in a place like Anantapur to run up to Rs 244 per mensem points to the urgent necessity for a revision of the rules.

I have the honour to be,
Sir,
Your most obedient servant,
Lieut. Col. R.E.
Supdg. Engineer III Circle.

From

The Superintending Engineer,
IIIrd Circle,
Bellary.

To

The

Dated, }
Received } 189 .

Enclosures.

No.

Subject.

Cu 3 / 2/4/99

EXAMINE
P. W. ACCOUNTS.
1 MAR 1899

8

Letter from H. E. Clerk Esquire, Executive Engineer, Bellary Division to the Superintending Engineer, III Circle, Bellary, dated 9th November 1898, No. 8220.

With reference to the Correspondence ending with Your No. 458 dated 9-5-98, I have the honour to Submit herewith 2 Statements, giving data for fixing Rents of certain buildings in this Division. That marked A, is for Submission to Government and that marked B, is for Your Sanction.

2 Enclosures.

2. The rate of Rs. 1-12- entered against item 14. Rest house at Hindupur has not

been

been verified by this Office. But this apparently was for a portion of the building, and as such, the amount can be ignored.

3. In this connection, I have to point out that the building "Sergeant Instructor's Quarters" in the Statement referred to in your No. 990 dated 22-6-98 to the Examiner of P. W. Accounts should also be included in the Statement to Government, as the rent of this building does not appear to have been fixed hitherto. As for the Inspection Lodge at Madakasira, I would invite your attention to my remarks in my No. 1047 dated 31-5-98. If you desire that rent should be fixed for the building before the improvements are over, that building should also be included in the Statement to Government.

4. Item 15 in Statement A. Old Sub-Magistrate's Cutchery at Bukkapatam. The rate of rent of Rs. 3 now levied is but nominal.

Note. This has been omitted from the list and will be taken up separately as soon as orders are passed on this Office No. 8146 7-11-98.

5. Orders of Government in which the present rates of rent were fixed in the respective buildings are as follows.

Statement A.

Items 4, 8, 9, 10 and 12.
G.O. No. 2680 W. d/27-9-92
Item 7. 2219 W. dated 30-8-93
Item 11. 615 W. dated 14-2-95.

Statement B.

b Items 1 & 2 - 2680 W.D/27-9-92

6. You will notice that in a large number of cases the Actual Average Cost of repairs (Columns 11, 12 and 13) have not been entered, but the Estimated Cost of repairs at 3 per cent, this is, because the actual Cost of repairs is less than 3 per cent and according to Code Vol. I, Chap X, para 281(d) this appears to be the correct course. For the purpose of illustration, I will take the more important dwelling houses in Anantapur and show how this affects the Rent.

Item No.

Item No.	Name of Building	Actual average Cost of repairs	Establishment Tools & Plant 10 per cent	Total	No. of years for which the average is taken	Estimated Cost at 3 per cent on Capital Cost + 10 per cent	Rent according to actual repairs	Rent according to Estimated Cost
7	Dist: Surgeon's quarters	114	11	125	6	610	72	113
9	Police Supdt's quarters	207	21	228	8	632	83	117
11	Residence for the Collr	479	48	527	8	1325	178	241
12	Sub Dn Officer's bungalow	25	3	28	8	175	22	32

7. The above are the more important buildings and serve as examples to illustrate my contention that the Estimated Cost of repairs at 3 per cent is excessive, and it appears to me that the principle is a wrong one. The buildings erected by this Department are as a rule of the best quality of workmanship and materials and their Capital Cost is un-

-doubtedly

undoubtedly high, but for this reason the cost of repairs should be very much less than in the case of more cheaply constructed buildings; according to the present rule the more solidly a house is constructed, the more has the occupant to pay for the estimated cost of repairs.

8. It is also obviously unfair that the cost of the site should be taken into consideration in estimating the cost of repairs. The Collector's residence (item 11) is a glaring case of this. Here the cost of site is Rs. 8035/- and this helps very largely to swell the estimated annual cost of repairs to Rs. 1325. a figure which

which is entirely disproportionate to the requirements of the house.

9. I would recommend therefore that in the case of the houses mentioned above (1) a reduction in the average cost of repairs to something like the actuals should be allowed and (2) the capital cost of site should be excluded in calculating it.

If proposal 2 is allowed I think that 2 per cent should form a minimum limit instead of 3 per cent; this will have the effect of reducing very considerably the rents which are undoubtedly very high

high at present.

(True Copy).

Wm Baddeley

Lt: Col. R.E.
Supg. Engineer
21-11-98
III Circle

18-11-98.

EXAMINER
P. W. ACCOUNTS
1 - MAR 1899
No.

O.W.S. 2
2660 of 8
2/1/99

P.W. (1899) Department.

CURRENT No. 9660

No: 1225 C of 27-2-99

From The S.E. III Circle

To C
For favour of remarks.
(Id) A.S.R.
D.W.

No. 3077 W

Dated 21-11-98
Received
Registered } 22-11-98
Enclosures 2
Spare copies.

SUBJECT.

Id 28/2/99

Rents of certain buildings in Bellary Division:- Submitting for sanction a statement of ——

Id. 4/3/99

Id. 4/3/99

BACK PAPERS.

G.O.	No.	Department.	Date
	2365C	P.W.	4.5.98
	720W	"	16.3.98
	1209C	"	1.3.98
	1010W	"	20.3.96 (SC)
	2632W	"	24.10.95 (SC)
	2219W	"	30.8.93 (SC)
	2680W	"	27.9.92 (SC)
	10W	"	5.1.92 (SC)
	1870W	"	26.7.95

FURTHER PAPERS.

G.O.	No.	Department.	Date.

P.W. (1899) Department.

CURRENT No. 1730

No: 1373C d/ 6.3.99

From The Examiner, P.W. Accts.

To C

Please see office note No. 1225C d/ 27.2.99.

(Sd) ASR

Dw

7/3/99

No. 247 a/a

Dated 24.2.99

Received } 27.2.99
Registered }

Enclosures

Spare copies.

SUBJECT.

Requesting whether any or
have been passed in con
nection with the data sta
-ment for fixing rents of
certain building in the
Bellary Division

I Ho / B PWs

PB

P. W. 29.
1,000—29-11-98.

BACK PAPERS.

G.O.	No.	Department.	Date.
	1225C	P.W. + papers	27.2.99

FURTHER PAPERS.

G.O.	No.	Department.	Date.

E- No. 27.
1,000—16-5-98

KEEP-WITH CURRENT No.

dated 189 .

GOVT. OF MADRAS. } 1899 { P.W. DEPT.

EXAMINER, P. W. ACCOUNTS.

Madras, 9th March 1899.

OFFICE NOTE No. 304 A/A

To

W.

Your O.N.No.I225 C dated 27th: February I899.

Returned with the following remarks:-

(I) Items I to 3,5,6,and I3. Rents for these buildings may be fixed by Superintending Engineer with reference to G.O.No.IOIO W dated 20th: March I896.

(2) Item 9. Ten per cent for Establishment and Tools & Plant need not be calculated on the outlay incurred prior to 7th September I888 as the rent now proposed is not less than the rent paid for the building previous to that date (vide Code I,X,28 I b

3,

3. As regards the minimum limit of 3 per cent for repairs being too high, the attention of Superintending Engineer 3rd: Circle may be drawn to G.O.No.3076 W of 31st: October 1889 under which it is open to him to fix the cost of repairs at less than 3 per cent, if he is fully -- satisfied that, in a series of years, those repairs can be carried out for a smaller sum.

E. W. Lee

*For Offg: C.

9.3.99

18-24

Public Works (1899) Department.

21/

CURRENT No. 2141

No: 1687 C d/ 20-3-99

C/

From The Examiner P. W. Accounts, Madras & Coorg

~~Order~~ Memo

No. 304 A/A

Dated 9th March 1899

Received

Registered 10-3-1899

Enclosures 4

Spare copies.

× Hay C.

The statement will be returned to the Supdg. Engr., III Circle, for revision with reference to the following remarks:-

Items 1 to 3; 5, 6 & 13 - Rents for these buildings may be fixed by the Supdg. Engr. with reference to G.O. No 1010 W dated 20th March 1896. These items should be omitted from a statement intended for submission to Govt.

Item 9 - Ten per cent for Establishment & Tools & Plant need not be calculated on the outlay incurred prior to 7th Sept, 1888, as the rent now proposed is not

SUBJECT.

Data Statements for certain buildings Bellary Division. — Returns with remarks

The ——— . 21/3

BACK PAPERS.

No.	Date.

not less than the rent paid for the building previous to that date (vide Code Vol I, Class X para 28 I b)

2. As regards the minimum limit of 3 per cent for repairs being too high, the attention of the Supdg. Engr., III Circle, will be drawn to G.O. No 3076 W dated 31st October, 1889, under which it is open to him to fix the cost of repairs at less than 3 per cent, if he is fully satisfied that, in a series of years, those repairs can be carried out for a smaller sum. ~~With~~ 3. With regard to the S.E.'s general remarks on the 10% on pay limit his attention is called to G.O. No 202 W dated 23rd Janry 1894. No general revision of these rules can be asked for based on exceptional cases.

Rw.

AK
11.3.99

The Supdg. Engr.,
III Circle

Aut
17/3/99
cc

with statement.
17/3/99

~~SAW~~ 17/3/99

What about the cost of land? The S.E.'s argument with regard to this has not been met.

Aut
11/3/99

FURTHER PAPERS.

No.	Date.
2775W	31.10.93 (SC)
202W	23.1.94 (SC)
2774W	31.10.93 (SC)
3076W	31.10.89 (SC)
1373C	6.3.99
1225C	27.2.99
2365C	4.5.98
720W	16.3.98
1209C	1.3.98
1010W	20.3.96 (SC)
8 papers	

× Flag J.

DW.

With reference to DW's remarks, it is submitted that the S.E.'s attention may also be drawn to G.O. No. 202 W dated 23.1.94 flag H.

The rent rules are laid down by the Govt. of India & can only be altered by that Govt. This Govt. has twice been up to India but it will be seen from para 3 of its letter printed in G.O. No. 202 W dated 23.1.94 that that Govt. is not prepared to make any alterations in the existing rent rules.

The S.E. cites the case of the Collector's residence at Anantapur where the site cost Rs 8015 including an old building. But

Superintending Engineer's Office,

BACK PA R PAPERS.

this is quite an ex=
=ceptional case & cannot
be cited as an instance.
There is a good deal of
correspondence about this
building & its high cost.

Rnt
17.7.99.

W/ I don't think there
is any use referring to India.
There is nothing in the
circumstances of this Presidency,
where land is usually
cheap, to demand altera-
tion in the Rules.

2. The Anantapur
Collector's house is quite
exceptional, & the cost so enor-
mous that 2 S.E.'s (Cols
Ross Thompson & Lyden-
ham Clarke) were broke
over it.

ACK
17.7.99.

No. 2450W

Superintending Engineer's Office,
3RD CIRCLE.
Bellary 30th June 1899.

FROM Lt. Coln. W. L. C. Baddeley R.E.
SUPERINTENDING ENGINEER,
3RD CIRCLE,

1P

To

THE Chief Engineer
P. W. Department
Madras

Sir,

Enclosures.

1 C. Statement

~~part of with C.No 5041/29 Memo 3/ not numbered/~~

With reference to your Memo No. 1687 C dated 20th March 1899, I have the honor to forward for sanction of Government a Statement fixing the Data for rents of the following buildings occupied as residences in the Bellary Division.

1 Inspection Lodge Hospett.

2 Apothecary's quarters Anantapur.

2. The statement has been verified by the Examiner.

I have the honor to be
Sir
Your most obedient servant

W. L. C. Baddeley
Lt. Coln. R.E.
Superintending Engineer

K
29.6.99.

From
The Superintending Engineer,
3rd Circle,

To

The ____________

____

____

Dated
Received ____________ 189 .

Enclosures.

No.

Subject.

Statement giving data for Calculation of Rent of Buildings in the Bellary Division

7 Br

	Names of Buildings	Official designation and Salary of Occupants.	Whether permanent or temporary (P or T)	Date of Completion or purchase.	Capital Cost				4 per cent on Capital Cost	Actual average Cost of Repairs vide G.O. No. 1367 dated 22.5.1889			Estimated Cost of Repairs when actual average is not known.	Normal rate of Rent on the basis of data		Rent paid prior to 7th September 1886.	Rent to be charged		Present rate of Rent	Remarks
					Cost of construction or purchase.	Estab. + tools + plant at 10 per cent.	Cost of site.	Total.		Cost of repairs	Estab. + tools + plant at 10 per cent	Total.		Yearly	Monthly		Yearly	Monthly		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
1	Inspection Lodge Hospet.	Used as rest house.	P	1884	1710	(a) 58	..	1768	71	208	21	229	..	300	25	..	300	25	13.12	(a) 10% on half the outlay incurred in 1893-4 — one half used as rest house and the other half Sub-Division office.
2	Apothecary's quarters.	Assistant Surgeon.	P	1885	5440	(b) 78	160	5678	227	120	12	132	..	359	30	20	360	30	28	(b) 10% on the Cost of improvement Rs 783.

Signed/ C. T. Mullings
11.5.99
Offg. Executive Engineer.
Bellary.

29.6.99

W C Baddeley
Lt Coln R.E
Superintending Engineer. III Circle
30.6.99
Bellary.

Public Works (1899) Department.

CURRENT No. 5331

A

Order - No. 1852 W dy 18-7-99

The statement is approved.

12.7

From The Superintg. Engineer 3 Circle Bellary

38

No. 2450 W

Dated 30—6—99

Received 3.7.99

Registered 3.7.99

Enclosures 1

Spare copies

SUBJECT.

Data for rents of Inspection Lodge ~~Hospl~~ & Apothecary's Quarters Anantapur.

Forwarded for sanction of Government a statement fixing

Note - The statement has been verified by the Examiner, and the figures, as approved, will be adopted by him in the Capital & Revenue Accounts.

To

The Supty. Engr., III Circle

" Examiner, P.W. Accounts,

7/7

0 L 5 2 7 3 R 14/7

BACK PAPERS.

No.	Date.
1687 C	20-3-99
1225 C	27-2-99
1373 C	6-3-99
1225 C	27-2-99
2365 C	4-5-98
720 W	16-5-98
1209 C	1-3-98
1010 W	20-3-96
3632 W	24-10-95
202 W	23-1-94
2774 W	31-10-93
2775 W	31-10-93
2219 W	30-8-93
2680 W	27-9-92

Y file

FURTHER PAPERS.

No.	Date.

40