

Public Works (189) Department.

✓ G.O., No. 3337 W

DATED

st
21 Dec 99

[Despatch Abstract.]

Bungalow at Bezivada.

Letter from the Govt of India sanctioned
the purchase, at a cost of Rs 14,000 of
a — for the Ex Engr, Krishna Western
Dn, commd to the SE II Circle with
remark

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T B fd 23/12

Letter from the Government of India sanctioning the purchase, at a cost of Rs. 14,000, of a — for the Executive Engineer, Kistna Western Division, communicated to the Superintending Engineer, II Circle, with remark.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper:—

From O. C. LEES, Esq., Under Secretary to the Government of India, Public Works Department (Civil Works—Buildings), to the Secretary to the Government of Madras, Public Works Department, dated Calcutta, 2nd December 1899, No. 1229 C.W.B.

In reply to your letter No. 2923 W., dated the 3rd November 1899, I am directed to say that, under the circumstances explained, the Government of India sanction the purchase at a cost of Rs. 14,000 of a bungalow at Bezwada for the Executive Engineer, Kistna Western Division, subject to the conditions prescribed in Public Works Code, Volume I, Chapter X, paragraph 17 (4).

2. The survey, valuation report and plans received with your letter are returned herewith.

ORDER—No. 3337 W., dated 21st December 1899.

Communicated to the Superintending Engineer, II Circle, with reference to G.O., No. 2922 W., dated 3rd November 1899.

2. The Superintending Engineer will now take the necessary steps, in communication with the Collector, for the purchase from Messrs. Napier Brothers of the buildings referred to in his letter No. 138 W., dated 6th March 1899.

3. The amount to be paid for the property, viz., Rs. 16,000, will be provided early next year.

(True Extract.)

Under Secretary to Government.

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

Exd. A. Rungasawmy Aiyangar.

(189 9) Department.

CURRENT No. 10082

Communicated to From
the Supt. Engineer, II Circle, The Govt of India
with reference to G.O. No. 2922 W. P.W.D.
dated 3rd November 1899.

No. 1229 C.W.B.

2. The Supt. Engineer will now take the necessary steps, in communication with the Collector, for the purchase from Messrs. Napier Brothers of the buildings referred to in his letter No. 138 W. dated 6th March 1899.

Dated 2/12/99
Received
Registered
Enclosures { Plans 5
Others 2 } Total. 7

Spare copies

* Printed in G.O. 2922 W. 3.11.99

3. The amount to be paid for the property, viz. Rs. 16,000, will be provided early next year.

SUBJECT.

Sanctioning the purchase of a bungalow at Bezwada for the Engr. Kistna Western Division.

13/12/99
12/12/99

Supt. Engr., II Circle with enclos.

P.W. Accounts.

G.O.	No.	Department.	Date.
2922W 2923	9	3.11.21	

Genl. No. 15489 Cu
Main Buildings 2
55

Description and Survey Report
Mess^{rs} Napier's Bungalow, Bezwada.

89 Cu
52.
The property consists of 2 Bungalows
as shown on the drawings. Both are
in good Condition and of good materials
and workmanship. The Small Bungalow
is cracked in 2 places. These cracks
though unsightly do not in any way
endanger the safety of the Building.
There are no out houses at-
tached to the Small Bungalow.

Out-houses.

The outhouses consist of
godowns and kitchen
stables.

Fowl House.

These have foundations of concrete and stone in line with superstructure of stone in ~~head~~ ^{mud} ~~of~~ The roof is tiles on bamboo rafters. The stables and four-h. house are in need of repairs and generally the out-houses as might be expected are not in such good condition as the main building.

Garden

There is a good garden ^{laid} ~~land~~ out
with roads and paths, masonry cisterns
and wrought iron piping connected with
a tank over the well

Fruit trees, Crotoms &c are flourishing and the whole is fenced with hedge and ditch and wire fencing.

There is a good masonry well and fixed over it a wind mill (American) actuating a pump and delivering into a wrought iron tank.

There is a good fern house a potting ^{out} shed &c. garden and ^{out-} buildings

The buildings were all built about 7 years ago.

The valuation statement comprise estimates for the sums for which the buildings could be built for new at the lowest possible computation.

Deductions have been made in these estimates for depreciation only in the case of the wind mill and garden sheds.

Statement of Lowest Estimate: Cost of erecting Buildings.

Large Bungalow	10,500
Out. houses	1,500
Garden works (less value of site) (Rs. 3000 - 1140)	1,860
Total	13,860
Add ^{Establishment} Estimate: Tools and Plant	1,386
10 per Cent. (Code I. 2. 28(a))	
Total, exclusive of site, large Bungalow and out. houses	15,246
Small Bungalow	3,000
Add ^{Establishment} Estimate: Tools and Plant	300
Total Small Bungalow	3,300
Total of works excluding site	Rs 18,546
Value of Site	Rs 1,140
Lowest Cost of erection by P. D. D.	Rs 19,686

The repairs required to put the Buildings in thorough good Condition would cost about:-

Large Bungalow	Rs 400
Stables and out houses	350
Small Bungalow	200
Other works in garden and Compound	150
Total	Rs 1,100

Valuation of Buildings new	Rs 19,686
Deduct Repair now required	1,100
Balance	<u>Rs 18,586</u>

The property is offered for Rs 16,000 and as the difference is in excess of anything which could be fairly considered as "depreciation" and moreover the buildings are suitable and urgently required, the purchase is strongly recommended.

I have personally inspected the Buildings before making this report.

[Signature]
Major. R.E.
Superintendent Engineer
"Circle"

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SP

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P.W.E +
75-78/99
10082

Note on Capital valuation and Rent of Separate Buildings after purchase for Rs 16,000-



Capital cost of whole property. Rs 16,000

It is proposed that the area within the dotted lines on the site plan shall be fenced off as Compound of the Small Bungalow which is to be used as the Office of the Conservancy Sub. Division, Krishna Western Division.

The proportionate value of this site is Rs 180

Add value of Fencing. Road 40 70

value of site and grounds Small Bungalow. Rs 25

valuation of Bungalow 330

Total Rs 355

Total valuation

Large Bungalow, on the house (exclusive site) Rs 15,246

value of whole site Plot 1,140
16,386

Deduct site and grounds Small Bungalow 250

Total valuation Large Bungalow and grounds Rs 16,136

The total cost of the property being Rs 16,000
 The capital cost of large Bungalow
 out-houses, ground &c

Should be $\frac{16.136 \times 1600}{19686} =$ Rs 13,110

Add repairs now required 890

Total new Capital cost, large Bungalow 14,000

Similarly
 Capital cost Small Bungalow

$\frac{3550}{19686} \times 1600 =$ Rs 2890

Add repairs now required } 210
~~in general~~

Total Capital cost Small Bungalow 3100

The Rent for the large Bungalow
 will be: yearly: monthly:

4 p.c on Rs 14,000 560

Add repairs at 3 p.c on Capital cost 420
 10% on Rs 420 42
980 82

[Signature]
 Major. R.B.
 Superintending Engineer
 II Circle

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 7578/99
 10082

9.9.99

All communications
 should be addressed
 to the Secretary.

No. 1229 C.W.B.
 GOVERNMENT OF INDIA.
 PUBLIC WORKS DEPARTMENT.

GENERAL.
 CIVIL WORKS
 Buildings.

To
 The Secretary to the Government of Madras,
 Public Works Department.

Calcutta, the 2nd December 1899.

Sir,
 In reply to your letter No.2923 W., dated the 3rd
 November 1899, I am directed to say that, under the circum-
 stances explained, the Government of India sanction the
 purchase at a cost of Rs.14,000 of a bungalow at Bezwada for
 the Executive Engineer, Kistna Western Division, subject to
 the conditions prescribed in Public Works Code, Volume I,
 Chapter X, paragraph 17 (4).
 2. The survey, valuation report and plans, received with
 your letter are returned herewith.

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

[Signature]

Under Secy. to the Govt. of India.

Documents accompanying.
 Survey, valuation report and plans referred to.