

ORDINARY, MS.

Public DEPARTMENT.
G.O., DATED *28. 1. 91*
No. *88.*

When given for copying

[Despatch Abstract.]

Government
Rents of Buildings.

Communicating P.D.,
proceeding on the subject of
certain information accompanying
applications for sandstone
to reduce the ——— and
of the preparation of state
ments giving data for
calculation of rents.

Recd
& I 29/1

4/9/05 ✓
17-5-07 ✓

READ AGAIN ORDER OF GOVERNMENT, DATED
18, No. , MISCELLANEOUS.

ENCLOSURES.

CURRENT No.

STATEMENT WITH DITTO.

ORDER OF GOVERNMENT.

STATEMENT WITH DITTO.

PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH
IN ORIGINAL (not paged).

N.B.—

- A = Copy in full.
- B = Not to be copied.
- P = Copy abstract only.
- Q = Copy heading only.

139 — 16-2-91-

5TH JANUARY 1891, No. 10 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following paper:—

From C. VINCENT, 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, 9th December 1890, No. 441 B.

It having been observed that the information furnished hitherto in connection with applications for sanction to reduce the rents of Government buildings occupied as residences below the amounts which should be charged according to the rules in force, has not been as full as is necessary to enable the Government of India to deal with such cases without entailing additional correspondence with the Local Government or Administration concerned, I am directed to request that all such applications may in future be accompanied by the undermentioned particulars in tabular form, namely—

1. Value of building and site.
2. Average cost of repairs.
3. Rent according to rules.
4. Proportion of total area occupied by office (if any).
5. Deduction on account of office rent (if any).
6. Rent that should be paid by occupant.
7. Rent that is proposed.
8. Average salary of occupant.
9. Market rate for similar accommodation (to be given as far as practicable).

ORDER—dated 5th January 1891, No. 10 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance.

2. Applications of the nature referred to, addressed to the Local Government, should be accompanied by a statement in the form prescribed. The value of the building and site should be given separately, except in cases in which the property was acquired by purchase.

(True Extract.)

W. B. Biddle

Major, R.E.,
Under-Secy. to Govt., P.W.D.

- To Superintending Engineers.
- To the Chief Engineer for Irrigation.
- " Superintendent of Works, Periyár Project.
- " Consulting Architect to Government.
- " Examiner, Public Works Accounts.
- " Public, &c., Departments. ✓
- " Revenue Department.
- " Military do.

Exd. J. Moses.
Spare Copies

Pub. Ch. 150.

29/5/90 W 59 & Routine.

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1891} Madras.
PUBLIC WORKS.

Dated January, 5th.

Recd.

Encl.

G.O., 5th Jan. 1891, No. 10 W.

JANUARY.

Rents of Government Buildings

Letter from the Government of India requesting to be furnished with certain particulars when applying for sanction to reduce the — occupied as residences below the amounts which should be charged according to the rules in force, communicated to officers of the Public Works Department for information and guidance.

19TH DECEMBER 1890, No. 3389 W., PUBLIC WORKS.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Civil Works.
Account.

READ—the following paper:—

Office note from the Examiner, Public Works Accounts, dated Madras, 5th December 1890, No. 7206.

In para. 9 of G.O., No. 2417 W. of 8th September 1890, a revision of rents of buildings in accordance with Standing Order No. 235, dated 14th June 1890, to Government of India Public Works Code was ordered. The Government of India rule has since been embodied in the Madras Public Works Code as Standing Order No. 1320 of 18th August 1890, and the principal changes introduced by it in the data for calculation of the rents of public buildings are as follows:—

(1) The cost of site has to be taken into the calculation in *every case* whether the site was paid for or not; if the site was not paid for but already belonged to Government the value has to be *fixed by Government*.

(2) The actual cost of establishment and tools and plant employed on the work may, with the sanction of Government, be added in the case of new buildings (*i.e.*, buildings completed subsequent to 7th September 1888); but if the actual cost cannot be ascertained (and it cannot be, in the case of buildings in this Presidency), 10 per cent. on the construction cost is to be taken instead of 20 per cent. according to the old rule.

(3) In the case of houses that were in existence prior to 7th September 1888, no addition need be made for establishment and tools and plant provided the result is not a reduction of the previous rate of rent. (It follows that, if omitting establishment and tools and plant charges, the rent arrived at is less than that paid prior to 7th September 1888, the old rate should be charged.)

2. As far as I am aware no action has been taken on this matter by Superintending Engineers, and as it is necessary that something should be done, I propose, subject to the approval of Government, to prepare for each division statements in the accompanying form, as far as information is available in my office, and then to send the statements to Executive Engineers for completion of data and for return to me for calculation and entry of rents chargeable according to the rules laid down.

3. When the statements have been completed as far as possible in my office I would send them to you for the decision of Government as to the valuation of sites in those cases in which the actual cost is not known, sending them either direct or through Superintending Engineers concerned, as Government may desire.

4. Most of the information required is already available in my office, having been collected in connection with the calculation of rents under the rules previously in force.

5. I shall be glad if you will obtain orders of Government either approving the adoption of the courses proposed by me, or directing such other action as may be considered suitable with a view to the early revision of rents in accordance with the latest orders of the Government of India.

ENCLOSURE.
STATEMENT giving data for calculation of rents of buildings in Division.

Item number.	Name of building.	Official designation and salary of occupant.	Whether permanent or temporary (P. or T.).	Date of completion or purchase (A.).	CAPITAL COST.				Four per cent. on capital cost (5).	Cost of repairs.	Ten per cent. to Establishment and T. and P.	Total.	Estimate cost of repairs when actual average is not taken.	Annual 9 + 12 or 9 + 13.	Monthly 14.	Monthly 15.	Rent paid prior to 7th September 1888.	RENT TO BE CHARGED.		REMARKS.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		

(A) If exact date of completion or purchase is not known it should simply be stated whether before or after 7th September 1888.

ORDER—dated 19th December 1890, No. 3389 W., Public Works.

The proposals in paras. 2 and 3 of the Examiner's office note above recorded are approved with the following modifications:—

(1) Statements will be prepared in the Examiner's office for each division as proposed and forwarded to Executive Engineers for completion, but the calculation and entry of rents should be made in the Executive Engineer's office.

(2) The statements, after completion, should be forwarded by Executive Engineers to the Superintending Engineers concerned for approval, more particularly with respect to the value fixed for the site in each case. Superintending Engineers will forward the statements to Government for final approval.

2. The special attention of Superintending Engineers is drawn to the suggestions

in clauses (1), (2) and (3), para. 1 of the Examiner's office note, and to Standing Order No. 1320 of 1890, which, for facility of reference, is reproduced in the margin. In the case of buildings purchased by Government, the cost of the site will be included in the purchase money and no separate value need be assigned.

STANDING ORDER No. 1320, DATED 18TH AUGUST 1890.

Para. 1041, Public Works Code. For rule I (1) and notes 1 and 2, substitute the following:—

- I. (1) The rent should be a sum which will cover—
(a) Interest at 4 per cent. on the actual capital cost of the house and its site.
(b) The estimated average annual cost of repairs.

Note (1)—The capital cost of the house should be taken as the cost of the building and its site, together with a sum to cover the share of establishment and tools and plant. The cost of the site will be the price paid for it by Government, but if the site belongs to Government, its value for the purpose of calculating the rent will be fixed by the Government with relation generally to the average value of similar land in the vicinity, unless, in exceptional cases, such value should be prohibitive. The amount to be added for the charges on account of establishment and tools and plant may, in the case of new buildings, be limited by the Government to the actual cost of the establishment and tools and plant employed thereon as nearly as it can be ascertained. If the actual cost cannot be ascertained, 10 per cent. on the working outlay may be taken as the charge to be included on account of these items.

Note (2)—In the case of houses that were in existence on the 7th September 1888 no addition to the capital cost for establishment and tools and plant need be made, provided that the result is not a reduction of the rent previously paid for the occupation of the building.

Note (3)—In the case of houses purchased by Government, no addition to the purchase price of the building should be made for establishment and tools and plant. When there is no record of the actual price paid for any building, its present value should be estimated by the Executive Engineer of the division and approved by the Superintending Engineer, and this estimate should be taken as the capital cost.

3. The undermentioned Proceedings are hereby cancelled:—

No. 3741 W., dated 27th November 1888.
No. 248 W., dated 30th January 1889.

4. The earliest possible notice should be given by Executive Engineers to officers occupying Government residences when any alteration in the rate of rent is involved by the operation of the new rules.

(True Extract.)

Major, R.E.,
Under-Secy. to Govt., P.W.D.

To Superintending Engineers.
To the Consulting Architect to Government.
" Chief Engineer for Irrigation.
" Superintendent of Works, Periyár Project.
" Examiner, Public Works Accounts.
" Revenue Department.
" Public, &c., Departments.

Exd. J. Moses.
Spare Copies

Public 149

CIVIL WORKS.
ACCOUNT.

Govt. of Madras.

PUBLIC WORKS.

Dated December, 19th.

Recd.

Encl.

G.O., 19th Dec. 1890, No. 3389 W.

DECEMBER.

Rents of Buildings

Passing orders on office note from the Examiner proposing the preparation of statements, for each division, giving data for calculation of —.

25/8/90 No 609 No
19/1/89 No 53 No.

C. No 149 + 150

Order. 28th Jan. 91. No. 88

Communicated to the Ld.

Dept and Heads of Departments

under the Chief Secretary in

continuation of G.O. dated 19th

January 1889 No. 53.

C.S.
25/1

Ld. Dept 6

Heads of Dept under the Chief

Secy

Drop
4/2/91

[37]

Public DEPARTMENT.

List showing the distribution of the Proceedings of Government,
dated 28th January 1891 No. 88.

Revenue Department	..	..	..
Public Works Department	..	..	..
Military Department	..	..	..
Local and Municipal Department	..	..	..
JUDICIAL.			
Honorable the Chief Justice with C. L.	..	..	..
Inspector-General of Police	..	..	..
Do. of Jails	..	..	..
Do. of Registration	..	..	..
Chief Presidency Magistrate	..	..	..
Commissioner of Police	..	..	..
Judges of the Madras Court of Small Causes	..	..	..
Advocate-General	..	..	..
Government Solicitor	..	..	..
Administrator-General	..	..	..
Sheriff of Madras	..	..	..
Government Pleader	..	..	..
Registrar of Joint Stock Companies	..	..	..
PUBLIC.			
Surgeon-General with the Government of Madras	..	..	..
Sanitary Commissioner	..	..	..
Meteorological Reporter	..	..	..
President, Board of Examiners	..	..	..
Private Secretary to the Right Honorable the Governor.	..	..	..
Government Astronomer	..	..	..
Superintendent, Government Central Museum	..	..	..
Chemical Examiner	..	..	..
Superintendent of Stationery	..	..	..
Protector of Emigrants	..	..	..
Superintendent, Government Press	..	..	..
Tamil Translator to Government	..	..	..
Telugu do. to do.	..	..	..
Malayalam do. to do.	..	..	..
Canarese do. to do.	..	..	..
Hindustani do. to do.	..	..	..
British Consular Agent, Pondicherry	..	..	..
POLITICAL.			
Resident in Travancore and Cochin	..	..	..
Paymaster, Carnatic Stipends	..	..	..
Government Agent at Tanjore	..	..	..
Political Agent at Pudukota	..	..	..
Special Agent, South Arcot	..	..	..
ECCLIASTICAL.			
The Right Reverend the Bishop of Madras	..	..	..
Venerable Archdeacon of Madras	..	..	..
Senior Chaplain of the Church of Scotland	..	..	..
MARINE.			
Presidency Port Officer	..	..	..
Chairman, Harbour Trust Board	..	..	..

FINANCIAL.	Accountant-General	..	..	..	..
	Commissioner of Paper Currency	..	..	..	..
EDUCATIONAL.	Director of Public Instruction	..	..	..	..
	Commissioner for the Uncovenanted Civil Service Examinations	..	..	..	..

THE DISTRICT MAGISTRATE OF

Anantapur	..
North Arcot (Chittoor)	..
South Arcot (Cuddalore)	..
Bellary	..
South Canara (Mangalore)	..
Chingleput (Saidápet)	..
Coimbatore	..
Cuddapah	..
Ganjam (Chatrapur)	..
Godáviri (Cochinada)	..
Kistna (Masulipatam)	..
Kurnool	..
Madura	..
Malabar (Calicut)	..
Nilgiris (Ootacamund)	..
Nellore	..
Salem	..
Tanjore	..
Tinnevely	..
Trichinopoly	..
Vizagapatam	..

DISTRICT AND SESSION JUDGE
OF

North Arcot (Chittoor)	..
South Arcot (Cuddalore)	..
Bellary	..
South Canara (Mangalore)	..
Chingleput	..
Coimbatore	..
Cuddapah	..
Ganjam (Berhampore)	..
Godáviri (Rajahmundry)	..
Kistna (Masulipatam)	..
Kurnool	..
Madura	..
North Malabar (Tellicherry)	..
South Malabar (Calicut)	..
Nellore	..
Nilgiris (Ootacamund)	..
Salem	..
Tanjore (Tanjore)	..
Tinnevely (Palameotta)	..
Trichinopoly	..
Vizagapatam	..

28TH JANUARY 1891, No. 88, PUBLIC.

GOVERNMENT OF MADRAS.

PUBLIC DEPARTMENT.

Read—the following papers:—

G.O., dated 5th January 1891, No. 10 W., Public Works.

Read—the following paper:—

From C. VINCENT, 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, 9th December 1890, No. 441 B.

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3. Rent according to rules.
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6. Rent that should be paid by occupant.
7. Rent that is proposed.
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9. Market rate for similar accommodation (to be given as far as practicable).

Order—dated 5th January 1891, No. 10 W., Public Works.

Communicated to officers of the Public Works Department for information and guidance.

2. Applications of the nature referred to, addressed to the Local Government, should be accompanied by a statement in the form prescribed. The value of the building and site should be given separately, except in cases in which the property was acquired by purchase.

(True Extract.)

(Signed) W. L. C. BADDELEY, Major, R.E.,
Under-Secy. to Govt., P.W.D.

To Superintending Engineers.
To the Chief Engineer for Irrigation.
" Superintendent of Works, Periyár Project.
" Consulting Architect to Government.
" Examiner, Public Works Accounts.
" Public, &c., Departments.
" Revenue Department.
" Military do.

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(1) The cost of site has to be taken into the calculation in *every case*, whether the site was paid for or not; if the site was not paid for but already belonged to Government, the value has to be *fixed by Government*.

(2) The actual cost of establishment and tools and plant employed on the work may, with the sanction of Government, be added in the case of new buildings (*i.e.*, buildings completed subsequent to 7th September 1888); but if the actual cost cannot be ascertained (and it cannot be, in the case of buildings in this Presidency), 10 per cent. on the construction cost is to be taken instead of 20 per cent. according to the old rule.

(3) In the case of houses that were in existence prior to 7th September 1888, no addition need be made for establishment and tools and plant provided the result is not a reduction of the previous rate of rent. (It follows that, if omitting establishment and tools and plant charges, the rent arrived at is less than that paid prior to 7th September 1888, the old rate should be charged).

2. As far as I am aware no action has been taken on this matter by Superintending Engineers, and as it is necessary that something should be done, I propose, subject to the approval of Government, to prepare for each division statements in the accompanying form, as far as information is available in my office, and then to send the statements to Executive Engineers for completion of data and for return to me for calculation and entry of rents chargeable according to the rules laid down.

3. When the statements have been completed as far as possible in my office, I would send them to you for the decision of Government as to the valuation of sites in those cases in which the actual cost is not known, sending them either direct or through Superintending Engineers concerned, as Government may desire.

4. Most of the information required is already available in my office, having been collected in connection with the calculation of rents under the rules previously in force.

5. I shall be glad if you will obtain orders of Government either approving the adoption of the courses proposed by me, or directing such other action as may be considered suitable, with a view to the early revision of rents in accordance with the latest orders of the Government of India.

ENCLOSURE.

STATEMENT giving data for calculation of rents of buildings in _____ Division.

[illegible]

(A) If exact date of completion or purchase is not known, it should simply be stated whether before or after 7th September 1888.

Order—dated 19th December 1890, No. 3389 W., Public Works.

The proposals in paras. 2 and 3 of the Examiner's office note above recorded are approved with the following modifications:—

(1) Statements will be prepared in the Examiner's office for each division as proposed and forwarded to Executive Engineers for completion, but the calculation and entry of rents should be made in the Executive Engineer's office.

(2) The statements, after completion, should be forwarded by Executive Engineers to the Superintending Engineers concerned for approval, more particularly with respect to the value fixed for the site in each case. Superintending Engineers will forward the statements to Government for final approval.

2. The special attention of Superintending Engineers is drawn to the suggestions

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Para. 1041, Public Works Code. For rule I (1) and notes 1 and 2, substitute the following:—

I. (1) The rent should be a sum which will cover—

- (a) Interest at 4 per cent. on the actual capital cost of the house and its site.
- (b) The estimated average annual cost of repairs.

Note (1)—The capital cost of the house should be taken as the cost of the building and its site, together with a sum to cover the share of establishment and tools and plant. The cost of the site will be the price paid for it by Government, but if the site belongs to Government, its value for the purpose of calculating the rent will be fixed by the Government with relation generally to the average value of similar land in the vicinity, unless, in exceptional cases, such value should be prohibitive. The amount to be added for the charges on account of establishment and tools and plant may, in the case of new buildings, be limited by the Government to the actual cost of the establishment and tools and plant employed thereon as nearly as it can be ascertained. If the actual cost cannot be ascertained, 10 per cent. on the working outlay may be taken as the charge to be included on account of these items.

Note (2)—In the case of houses that were in existence on the 7th September 1888 no addition to the capital cost for establishment and tools and plant need be made, provided that the result is not a reduction of the rent previously paid for the occupation of the building.

Note (3)—In the case of houses purchased by Government, no addition to the purchase price of the building should be made for establishment and tools and plant. When there is no record of the actual price paid for any building, its present value should be estimated by the Executive Engineer of the division and approved by the Superintending Engineer, and this estimate should be taken as the capital cost.

in clauses (1), (2)

and (3), para. 1, of

the Examiner's

office note, and to

Standing Order No.

1320 of 1890, which

for facility of refer-

ence is reproduced

in the margin.

In the case of

buildings purchased

by Government, the

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3. The undermentioned Proceedings are hereby cancelled:—

No. 3741 W., dated 27th November 1888.

„ 248 W., „ 30th January 1889.

4. The earliest possible notice should be given by Executive Engineers to officers occupying Government residences when any alteration in the rate of rent is involved by the operation of the new rules.

(True Extract.)

(Signed) W. L. C. BADDELEY, Major, R.E.,
Under-Secy. to Govt., P.W.D.

To Superintending Engineers.

To the Consulting Architect to Government.

„ Chief Engineer for Irrigation.

„ Superintendent of Works, Periyár Project.

„ Examiner, Public Works Accounts.

„ Revenue Department.

„ Public, &c., Departments.

ORDER—dated 28th January 1891, No. 88, Public.

Communicated to the Local and Municipal Department and Heads of Departments under the Chief Secretary, in continuation of G.O., dated 19th January 1889, No. 53.

(True Extract.)

Chief Secretary.

To the Local and Municipal Department.

„ Heads of Departments under the Chief Secretary.

Exd. A. Raitt.

PUBLIC DEPARTMENT.

(Miscellaneous).

G.O., 28th January 1891, No. 88.

Rents of Government Buildings. — Communicating Public Works Department Proceedings on the subject of certain information accompanying applications for sanction to reduce the — and of the preparation of statements giving data for calculation of rents.