O/9. 3,000—5-2-93.

Revenue (1898) Department.

MISCELLANEOUS SERIES.

G.O., No. 2479

DATED 11th June

[Despatch Abstract.]

Comm^g. to the Bd. of Rev.
G.O. P.W.D. approving the revised statement of data for the calculation of rent for the Colles residence at Chittoor in the Nilgiri Dt.

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 {1898} of Madras.

PUBLIC WORKS.

REVENUE DEPARTMENT

Recd. 4 June
Regd. 5 "
} 1898.

Enclosures

Spare copies

G.O., No. 1087/A W., 29th April 1898.

APRIL.

G.O. Mis No. 2479 dt 11th June 98.

Communicated to the Board of Rev.

RS 7/6/98

Mr 8/6/98

To the Board of Rev (L. A.) - Desp. 14.6.98

Rent

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

2D 6.6.98

RS 6/6/98

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 12.		Yearly.	Monthly.
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
1	Government bungalow at Chittoor.	Collector, North Arcot.	P.	Before 7th Sept. 1858.	Rs. 18,225	Rs. 1,022	Rs. ..	Rs. 19,247	Rs. 770	Rs. 686	Rs. 69	Rs. 755	Rs. ..	Rs. 1,525	Rs. 127	Rs. 110	Rs. 1,525	Rs. 127

REMARKS—

	Rs.	
Purchase	6,000	} *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.
1	Repairs to Collector's residence at Chittoor.	Rs. 320 3 11 / 114 0 0	Rs. .. .. / 22 12 0	Rs. 269 5 2 / ..	Rs. 23 6 4 / ..	Rs. .. / ..	Rs. .. / ..	Rs. 402 4 9 / ..	Rs. 4,340 2 11 / ..	Rs. 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.

3. The capital cost, according to the data statement, was given at Rs. 18,225, or Rs. 3,079 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—

(*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. Tho 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	
Actual average cost of repairs	770
10 per cent. establishment and tools and plant	458
	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.

14th October 1897.

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

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.				4 per cent. on capital cost (column 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 at 10 per cent. of column 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.
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
Improvements .. .. 10,225 } *Vide* G.O., No. 760 W., dated 8th March 1892.

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 (*d*), 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.

2nd May 1898.

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

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. 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.)

for Under Secretary to Government.

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

Ed. Shaik Karim.

*When given for copying*_____
*When copied*_____
*When examined*_____ } 189 .
*When signed*_____

READ AGAIN G.O., No. DATED
189 ,

CURRENT No.

ENCLOSURES TO C. No.

ORDER OF GOVERNMENT	A	A	A	A	A	A	A	
LETTER OF GOVERNMENT.								
STATEMENT WITH DITTO.								
PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH IN ORIGINAL.								

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