

U. P. SUGAR AND POWER ALCOHOL INDUSTRIES LABOUR WELFARE AND DEVELOPMENT FUND RULES, 1951

The Uttar Pradesh Sugar and Power Alcohol Industries Labour Welfare and Development Fund Rules, 1951 I. Short title and extent.—(1) These rules may be called the Uttar Pradesh Sugar and Power. Alcohol Industries Labour Welfare and Development Fund Rules, 1951. (2) They extend to the whole of the State of Uttar Pradesh

2. Definitions.—In these rules, unless there is anything repugnant in the subject or context (a) 'The Act' means the Uttar Pradesh Sugar and Power Alcohol Industries Labour Welfare and Development Fund Act, 1950 (XVI of 1951). (b) "Chairman" means the Chairman of the Advisory Committee constituted under Section 12 of the Act or of the Housing Board constituted under Section 10 of the Act, as the case may be. (c) "Form" means a form appended to these rules, (d) "Member" means a member of the Advisory Committee or the Housing Board, as the case may be. "Owner" of a factory includes a lessee or mortgagee and any partner, managing director, agent, manager or any other person authorised to represent the factory in its transactions

3. Advisory Committee.—The Advisory Committee shall consist of the following members, namely (i) Hon'ble Minister or Labour, Uttar Pradesh—Chairman. (ii) The Labour Welfare Commissioner, Uttar Pradesh— Vice- Chairman. (iii) The Secretary to Government, Uttar Pradesh, Labour Department. (iv) The Joint Secretary to Government, U. P. Industries Branch. (v) The Cane Commissioner, Uttar Pradesh. (vi) The Chief Engineer, Public Works Department, Uttar Pradesh, Buildings and Roads Branch. (vii) Six representatives of the owners of sugar and power alcohol factories to be nominated by the State Government. (viii) Six representative: of workmen to be nominated by the State Government

4. Secretary and duties and powers of Secretary and Vice-Chairman.—The Secretary shall be nominated by the Chairman. (2) The Secretary shall carry out routine duties and the Vice-Chairman shall exercise such other power and discharge such other duties of the Chairman as may be delegated by him. (3) The Vice-Chairman shall, in the absence of the Chairman, preside over the meetings of the Advisory Committee. The Advisory Committee may constitute the following sub-committees : (i) Finance sub-committee consisting of not more than five members to frame schemes involving expenditure and to advise generally regarding budget, maintenance of accounts and expenditure debitable to the fund ; and— Local Area consisting of five members to consider and advise on matters relating to expenditure from the fund in their respective areas. (2) The Commissioner shall be the Chairman of the Finance Sub- committee and a member of each Local Area Sub-committee shall be selected by the State Government to act as its Chairman. The Commissioner shall be entitled to attend meetings of the Local Area Sub-committee. (3) In each sub-committee there shall be equal representation of the owners of the sugar and power alcohol factories and workmen employed in the factories. Scanned with OKEN Scanner 2424 U.p. SUOAR & POWER ALC. IND. LAD. W. & D. PUND ACT, 1950 [R. 6 (4) • Notice of every meeting of a sub-committee shall be sent also to the Chairman of the Advisory Committee, who may attend the meeting and notwithstanding anything contained in sub-rules (1) and (2), preside at any meeting if he so desires and When he does, he shall be entitled to vote. (5) The members of the Finance Sub-committee shall be chosen by the Advisory Committee from amongst the members of the committee. The members of each Local Area Sub-committee shall be nominated by the Labour Welfare Commissioner from amongst the members of the Advisory Committee, (6) The meeting and proceedings of every sub-committee, shall be governed by the provisions herein contained for regulating the meetings and proceedings of the Advisory Committee and the Housing Board in so far as, the same are applicable thereto. The quorum for a meeting of a sub-committee shall be three members empowered to vote

6. Housing Board.—The Housing Board shall consist of— (i) The Labour Welfare Commissioner who shall be the Chairman of the Board. (ii) Joint Secretary to Government, Uttar Pradesh, Industries Branch. (iii) The Village and Town Planner to Government, Uttar Pradesh. (iv) Three representatives each of the owners and the workmen of the sugar and power alcohol factories to be nominated by the Government

7. Ter-ns of office of members. A nominated member shall, unless he resigns his office or dies, hold office for a period of two years from the date of the notification appointing him a member of the Advisory Committee or the Housing Board, as the case may be, and shall be eligible for re-nomination : Provided that an outgoing member shall continue in office until the appointment of his successor is notified. (2) The members of the Advisory Committee and, Housing Board shall hold office during the pleasure of the State Government. (3) A member nominated to fill a casual vacancy shall hold office for so long as the members whose place he fills would have been entitled to hold office if the vacancy had not occurred, 8. Travelling allowances to members.—Each non-official member shall be entitled to draw travelling and daily allowances at the ordinary rate as admissible to Government servant of the 1st Class for any journey performed by him for attending each meeting of the Advisory Committee Housing Board or any of its sub-committees from his place of residence. The official members will draw travelling and daily allowances as admissible under the rates from their respective departments

9. Registration.—A non-official nominated member may resign his office by letter addressed to the Chairman of the Advisory Committee or the Housing Board as the case may be. Scanned with OKEN Scanner R. 14] U.P. SUGAR & POWER ALC. IND. LAI). W. & D. FUND RULES, 1951 2425 IO. Vacation of office.—A nominated member may be declared by the Chairman or the Advisory Committee or the Housing Board to have vacated his office— (a) if he becomes insolvent; or (b) if he is convicted of any offence which in the opinion of the State Government involves moral turpitude ; or (c) if he is absent from three consecutive meetings of the Advisory Committee or the Housing Board without leave of absence from its Chairman ; or (d) if, in the opinion of the State Government, it is undesirable that he should continue to be a member of the Advisory Committee or the Housing Board ; or (e) if he is declared to be of unsound mind by a competent court. PROCEDURE RELATING TO MEETINGS 11. Disposal of Every question which the Advisory Committee or the Housing Board is requested to take into consideration, shall be considered either at its meeting or, if its Chairman so directs, by sending the necessary papers to all the members for their opinions : Provided that the papers need not be sent to a member who is absent from India. (2) Where a question is referred for opinion under sub-rule (1), any member may request that the question be considered at a meeting Of the Advisory Committee or the Housing Board and thereupon the Chairman may, and if the request is made by five or more members in the case of the Advisory Committee and three or more members in the case of the Housing Board, shall direct that it be so considered

12. Time and place of meeting.—The Advisory Committee or the Housing Board shall meet at such place and times as may be appointed by its Chairman

13. Notice of meeting. Notice shall be given to every member of the time and place fixed for each ordinary meeting at least fifteen days before such meeting in the case of Advisory Committee and at least seven days before such meeting in the case of the Housing Board, and each member shall be furnished with a list of business to be disposed of at that meeting : Provided that when an emergent meeting is called by the Chairman of the Advisory Committee or the Housing Board, such notice shall not be necessary. (2) No business which is not on the list shall be considered at a meeting without the permission of the Chairman of the Advisory Committee or the Housing Board, as the case may be

14. Presiding at meeting.—The Chairman of the Advisory Committee, shall preside at every meeting of the Committee at which he is present. If the Chairman is absent from any meeting, the Vice-Chairman present shall preside at that meeting and if both the Chairman and Vice-Chairman are absent, the members present shall elect one of the members to preside over the meeting. In the case of the Housing Board, the Chairman of the Housing Board shall preside at every meeting of the Board at which he is present. If the Chairman is absent from any meeting, the members present shall elect one of the members to preside over the meeting. The members so elected to preside over a meeting in the absence of the Chairman or Vice-Chairman in the case of the Advisory Committee and the Housing Board shall, at that meeting, exercise all the powers of the Chairman of the Committee or the Board, as the case may be: 15. Quorum.—No business shall be conducted at a meeting of the Advisory Committee or the Housing Board whether ordinary or emergent, unless at least six members empowered to vote in the case of Advisory Committee and three members empowered to vote in the case of the Housing Board are present :

Provided that if at any meeting less than this number of members attend. the Chairman may adjourn the meeting to a date not less than seven days later, informing the members present and sending notice to other members that he proposes to dispose Of the business at the adjourned meeting, whether there is a quorum or not, and he may thereupon dispose of the business at such adjourned meeting

16. Decision by Every question at a meeting shall be decided by a majority of votes of the members present and voting on that question, but the minority shall have the right of requiring their dissent to be noted.(2) Every question referred to the members for opinion, shall, unless the Chairman of the Advisory Committee or the Housing Board in pursuance of sub-rule (2) of Rule I reserves it for consideration at a meeting, be decided in accordance with the opinion of the majority of the members who have submitted their opinions within the time allowed. (3) In the case of an equal division of votes or opinions, the Chairman of the Advisory Committee or the Housing Board, as the case may be, shall give an additional vote or opinion

17. Minutes of The proceedings of each meeting Of the Advisory Committee or the Housing Board shall be circulated to all members of the Advisory Committee or the Housing Board, as the case may be, and thereafter recorded in a minute book which shall be kept for permanent record.In the case of the Housing Board, the proceedings shall also be circulated to all members of the Advisory Committee present in India. (2) The record of the proceedings of each meeting shall be signed by the Chairman of the Advisory Committee or the Housing Board, as the case may be, **POWERS OF THE CHAIRMAN OF THE ADVISORY COMMITTEE** 18. Staff. Subject to provisions in the sanctioned budget, the Chairman of the Advisory Committee may appoint technical and other staff for the Housing Board, and the Committee may fix the scale and establishment and salaries and allowances of officers and servants employed by him and may require security to be taken from them in such cases and for such **Scanned with OKEN Scanner R. 20]** U.P. SUGAR & POWER IND. W. & D. FUND RULES, 1951 2427 amounts Rs it thinks fit : Provided that no appointment to a post on a salary exceeding Rs. 200 per month shall be made without the previous approval Of the State Government. (2) The Chairman of the Advisory Committee may depute his staff to assist the Housing Board or any of the sub-committees, or to any other authority or person which may be getting a grant from the fund or in any other way connected with the expenditure of the fund. (3) The Chairman of the Advisory Committee shall have power to sanction expenditure on administrative staff and sanction Housing, Welfare and Development schemes to the extent of the financial provision in the approved budget. (4) The Chairman of the Advisory Committee may sanction, without reference to the Committee, expenditure on contingencies: supplies and services and purchase of articles required for the working of office of the Advisory Committee, and the Housing Board, subject to the financial provision in the approved budget. (5) For the purposes of travelling allowance and leave, the members of the staff of the Fund other than those on deputation with the Fund on Foreign Service shall be governed by the travelling allowance and leave rules as are applicable to Government servants of this State from time to time. **POWERS OF ADVISORY COMMITTEE** 41) The annual budget of the General Welfare and 19. Budget Development Fund prepared by the Chairman, Vice-Chairman and Secretary in Consultation with the Finance Sub-committee shall be considered by the Advisory Committee in January each year. Thereafter the budget as finally approved by the Advisory Committee shall be forwarded for approval to the State Government which may make such alterations therein as it considers necessary before according its approval. (2) Other matters to be considered by the Committee.—Besides its statutory duties, the Advisory Committee shall consider and report on the budget and on any matter referred to it by the State Government or by the Chairman for advice. If not less than six members request the Chairman to refer any matter to the he shall do so

20. Powers of the Housing Board shall have full powers to spend money on the schemes approved by the Advisory Committee, and approved by the State Government.(2) The Housing Board shall submit to the Advisory Committee and the State Government, its annual statement of accounts in Form A in January each year. (3) The Housing Board shall also maintain separate accounts for the following : (a) progressive expenditure on every Approved scheme ; (b) cost Of acquisition of land for buildings ; **Scanned with OKEN Scanner 2428 U.P. SUGAR & POWER ALC. IND. LAB. W. & D. FUND ACT, 1950 [R. 21** (c) depreciated value at the end of each financial year of building, whose cost has been debited to the Housing account ; (d) grants made to the different agencies for construction of houses ; (e) rents realized, showing the arrears outstanding and the steps taken to collect them. (4) All

agreements and instruments entered into by the Housing Board shall be signed by the Chairman on behalf of the Housing Board. **FINANCIAL PROVISIONS 21.** Allocation of expenditure from the Fund between the Housing, General Welfare and Development accounts.—The expenditure debitable to the fund shall be so apportioned and debited to each account that 98 per cent will go to the Housing Account, 1 per cent to the General Welfare Account, and 1 per cent to the Development Account

22. In each case in which a grant is made by or with the approval of the State Government, from the Housing Account, General Welfare Account or Development Account, to a local authority or the owner of a 'sugar and power alcohol factory in aid of any scheme approved by the State Government for any purpose for which the money in the different accounts may be utilized, the following conditions may be imposed for ensuring : (a) that the work for which the grant is made is duly and promptly executed and the money is actually utilized for the purpose for which it is granted ; (b) that the data on which the grant is calculated are in accordance with facts ; (c) that any particulars which the State Government may, from time to time, require for proper discharge of its responsibilities are properly supplied ; (d) that all necessary facilities for inspection are accorded to persons duly authorized by the State Government for the purpose of clause (a) or for checking the correctness of any particular supplied under clause (c), or for collection of any such particulars ; and (e) that an equal amount of the grant will be spent by the grantee from his own resources ; and (f) that proper accounts of the money granted are kept and are submitted for audit to the Examiner, Local Fund Accounts, Uttar Pradesh, or to any such persons as may be authorized by the State Government.

(2) Before making a grant, the State Government shall require the grantee to execute a bond for fulfilment of the conditions imposed by the Government under sub-rule (1). (3) It shall be a condition of every bond executed under sub-rule (2) that in the event of the grantee violating any condition imposed under sub-rule (1) such grantee shall be liable to refund whole or part of the amount. Scanned with OKEN Scanner R. 27) V.P. SUGAR & POWER ALC. IND. LA". W. & D. FUND RULE', 1951 2429 together with interest thereon at the rate of 9 per cent per annum within three months of the service on him of the order of the Commissioner requiring him to pay the amount. **23. (1)** All moneys, other than those referred to in sub-section (5) of Section 4 of the Act, received for or on account of the fund, shall be so apportioned and credited that 98 per cent shall go into the Housing account, 1 per cent in the General Welfare account, and 1 per cent in the Development account. (2) All moneys accruing or payable to the fund shall be credited to the bank or banks approved by the State Government for the purpose and not utilized directly for any purpose. (3) The bank or banks may be required at the end of the every calendar month to furnish to the Labour Welfare Commissioner or such officer as may be authorized in this behalf, a statement of the amounts deposited in and withdrawn from the Fund during the month. **24. (1)** The accounts of the Fund shall be operated on by such person as may be authorized by the State Government in this behalf. (2) No payment shall be made by the bank or banks out of the Fund, except on a cheque signed by the person authorized by the State Government under Rule 24(1) above. (3) Any payment in excess of rupees one hundred shall be made by means of a cheque signed as aforesaid and not in any other way. (4) No payment shall be made out of the Fund unless the expenditure is covered by a current budget grant

25. Circumstances in which cheque may be drawn.—Before any person authorized under Rule 24, signs a Cheque, he shall satisfy himself that the sum for which the cheque is drawn is— (1) required for a purpose or work specifically sanctioned by the proper authority and covered by a current budget grant, and (2) required for any payment referred to and specified in Sections 4 and 5 of the Act

26. Maintenance of accounts.—Complete and accurate accounts shall be maintained in such forms as the Advisory Committee or the Housing Board as the case may be, with the approval of the State Government may specify from time to time. The books shall be balanced on the thirty-first of March each year

27. Audit of The accounts of the Fund shall be audited as soon as possible after the close of each financial year by the Examiner, Local Fund Accounts, or an officer appointed in this behalf by the State Government on the recommendation of the said Examiner.(2) The cost of the audit shall be paid from the Fund in accordance with the fees prescribed from time to time by the State Government. Scanned with OKEN Scanner 2430 u.p. SUGAR & POWER ALC. IND. LAB. W. & D. FUND ACT, 1950 (FORMS FORM A Statement of estimated receipts and expenditure from the Housing Account of

the Fund for the financial year receipts I. Amount apportion for the Housing account of the Fund at the rate Of 2. Loan sanctioned by the State Government

3. Rents realized for housing accommodation

4. Interest on money

5. Miscellaneous' ie- receipts.Rs. Rs. Rs. 2. 3

4. Expenditure Administrative charge (Share of expenditure to be charged from the Housing Account of the Fund.) Expenditure on house building Schemes— (a) Cost of preparing schemes. (b) Cost of acquiring or land. (c) Maintenance and repairs. Sinking fund subscription, Grants-in-aid to local authorities, etc. Rs. Rs. Rs. RULES REGULATING THE USE OF BUILDINGS FINANCED OUT OF THE HOUSING ACCOUNT OF THE FUND FOR LABOUR EMPLOYED IN THE SUGAR AND POWER ALCOHOL INDUSTRIES I. (a) "Building" includes residential houses, community bathrooms latrines and other constructions connected therewith. constructed out of the Housing Account of the Fund. (b) "Employee" means labour employed in the sugar and power alcohol factories of the State of Uttar Pradesh



2. No money from the Housing Account or the Fund shall be defrayed unless the owner of the sugar factory and of the land earmarked by the sugar factory for the construction or buildings for labour employed -in the sugar and power alcohol industry is willing—(a) to transfer such land to the U. P. Sugar and Power Alcohol Housing Board on a lease for 99 years at a rent of Re. 1 per annum, in the lease form given at Annexure A (b) to accept the terms and conditions mentioned in the lease . given at Annexure to be executed between him and the U. P. Sugar and Power Alcohol Housing Board ; (c) to accept the responsibility for maintenance Of the buildings in good repair at his own cost in accordance with Annexure "C • Scanned with OKEN Scanner ANN.] U.P. SUGAR & power ALC. IND. LAO. W. & D. PUND RULE", 1951 2431 (d) to allot the buildings only to the employees of the Sugar Factory ; (e) to keep the following records in the forms prescribed in Annexure (i) Register Of buildings (Form A), (ii) Register Of rent Realised) of buildings and lands (Form B). (iii) Monthly statement of demand, realisations and arrears of rent (realised) (



Form C), Go) Register for allotment Of buildings (Form D)

3. Condition of The standard rent of each building shall provisionally be Rs.10 and RS. 17-8 per month for single and double- roomed quarters respectively. The final standard rent shall be fixed after the completion of the building when the actual capital cost of construction is available. (ii) It shall be the responsibility of each occupier to keep the building clean and hygienic. He shall also be required to make good the damage, if any, caused by him to the building or any fixtures, other than that caused due to weather effects and normal wear and tear. (iii) No addition or alteration shall be made to buildings without the prior permission of the U. P. Sugar and Power Alcohol Housing Board or such other officer as may be authorised by the Board in this behalf. (iv) The occupier shall not sublet the building or any portion thereof to any other person. (v) The occupier at the time of his vacating the building shall hand over complete charge of the building allotted to him together with fixtures, if any, to the person authorised by the management in this behalf. The occupier shall be given a charge receipt duly signed by the management. (vi) Each occupier shall be required to execute an agreement in the form given at Annexure 'E' for the occupation of the quarter- Annexure A Standard lease for hiring land owned by the sugar factory for the Purpose Of construction of residential buildings for the use of of the sugar factory This lease made on the . . . between the owner of. . day of. .sugar factory, district as defined in Rule 2 of U. P. Sugar and Power Alcohol Industries Labour Welfare and Development Fund Rules, 1951 (hereinafter called the "lessor") of the one part and the U. P. Sugar and Power Alcohol Housing Board constituted under Section 10 of the U. P. Sugar and Power Alcohol Industries Labour Welfare and Development Fund Act, 1950 (hereinafter called "the lessee") of the other part. Witness as follows : I. In consideration of the rent hereinafter reserved and the covenants on the part of the lessee hereinafter contained the lessor hereby demises to the for the purpose of constructing residential buildings, community bath- Scanned with OKEN Scanner 2432 U.p. SUGAR & POWER IND. LAD. W. & D. FUND ACT, 1950 [ANN. rooms, latrines and other constructions connected therewith all that land with buildings and trees thereon fully described in the Schedule appended hereto together with all rights of encumbrances and appurtenance whatever belonging or in any way appurtenant thereto, TO HOLD the same to the lessee for a term of 99 years from. . paying therefor during the said term to the day of. . lessor or his authorised agent the annual rent of Re. 1 on day of the year succeeding that for which the rent is due, the first of such . day of.... . payment to be made on the...

2. The lessee hereby covenants with the lessor as follows : (i) That he shall during the term hereby granted, pay to the lessor the annual rent hereby reserved on the day and in the manner hereinbefore appointed. (ii) That he shall not use the said premises for any other purpose than construction of buildings for the use of employees of the factory

3. The lessor hereby covenants with the lessee as follows : (i) That the lessee paying the rent hereby reserved may hold and enjoy the demised premises during the said term without any interruption by the lessor or any person whomsoever: (ii) The lessor shall at the request and cost of the lessee at the end of the term of years hereby granted execute to the lessee a new lease of the demised premises by way of renewal on the terms and conditions hereinbefore contained

4. The parties hereto hereby further mutually agrees as follows : That the expressions "the lessor" and "the lessee" hereinbefore used shall, unless such an interpretation be inconsistent with the context, include in the case of former his heirs, successors, executors, administrators, representatives and assigns and in the case of the latter his successors and assigns. In witness whereof the lessor and the lessee have signed this deed on the day and year first above written. The Schedule herein referred to Full particulars of the land and building hereby demised should be given . Signed by— The lessor In the presence or— (1) . (2) The lessee In the presence Of— (2) Annexure B Standard lease for transferring buildings to the sugar factory for the use Of its employees as residential buildings This Lease made on the day of 19 between the U. P. Sugar and Power Alcohol Housing Board constituted under Section 10 of the U. P. Sugar and Power Alcohol Industries Labour Welfare and Development Fund Act, 1950 (hereinafter called the "Board") of the one part and owner of the sugar factory.. . (which includes the lessee or mortgagee and any partner, Managing Director, Agent, Manager or any other person authorized to represent the factory in its transactions) (hereinafter called "the lessee") of the other part.

Witness as follows : I. In consideration Of the covenants on the part of the lessee herein- after contained the Board hereby demises to the lessee for the purpose of the residence Of the employees of the factory all that land with the buildings and trees thereon fully described in the Schedule appended hereto to hold the same with their appurtenances to the lessee for a term of 99 years from the . . day of... paying therefor 19 during the said term to the Board the annual rent of Re. 1 on the.. . day of the year succeeding that for which the rent is due

2. The lessee hereby covenants with the Board that he shall—(1) use buildings residential quarters for employees of the factory ; (2) not at any time carry on, or permit to be carried on, on the said premises any trade or business whatsoever or use the same for any other purposes than as a residence, without the consent in writing of the Board ; (3) during the said term execute at his own expense all structural repairs and carry out such additions, alterations and repairs as are necessary to keep to building habitable. He Shall also during the said term keep at all time the demised premises in good condition and shall, in . particular, keep the roofs Of all uildings free from leakage of water and shall get such buildings white-washed at least once in a year and shall in every four years get painted suitably all doors, windows and other wooden structure ; (4) provide and maintain where necessary in good repairs properly constructed approach roads, water-channels, sewers and drain- age ; (5) pay all rents and taxes levied on the buildings under local rules or customs ; (6) in no case assign, relinquish, mortgage or transfer the building to any party. In case of transfer of proprietary rights of the factory, the transferee, assignee, or mortgagee shall be bound by all covenants and conditions herein contained in the same manner as if it had been executed by the transferee, assignee or mortgagee

3. The Board shall at the request and cost of the lessee at the end Of the term of years hereby granted execute to the lessee a new lease of the demised premises by way •of renewal on the terms and conditions herein con tained

4. The parties hereto hereby further mutually agree as follows : Scanned with OKEN Scanner 2434 U.p. SUGAR & POWER ALC. END. LAD. W. & D. FUND ACT, 1950 That the expressions "the Boned" and I 'the lessee" hereinbefore used shall, unless such an interpretation be inconsistent with the context, include in the case of the former its successors and assigns and in the case of latter his heirs, successors, executors, administrato(s, representatives and assigns. In witness whereof the Board and the lessee have signed this deed on the day and year first above written. The schedule herein referred to (Full particulars of the land and buildings hereby demised should be given), Signed by— The Board In the presence of— (2) The lessee In the presence of— (2) Annexure C 1. (I) "Maintenance and Repairs" include all operations required to maintain in proper condition buildings and works in ordinary use. (2) (a) Repairs shall be classified under three heads ; (i) annual repairs, (ii) quadrennial repairs, (iii) special repairs or renewals. (b) (i) "Annual repairs" shall mean ordinary repairs which are done to building annually such as white-washing or distempering wall surfaces and repairing leaks in roofs, etc. (ii) "Quadrennial repairs" shall include items of work which need be carried out only once in four years such as painting or varnishing doors and windows or repairing roads. (iii) Special repairs or repairs which do not recur at regular intervals, being chiefly renewals of structure. (3) In order to estimate the life of each class of work and calculate the sum which, set aside annually as a sinking fund, may reproduce the value of Lhe work vvithin the period of its estimated life, the following annual charges shall be made for the periods mentioned : List of work 100 years 80 to 70 years 60 years 50 years 40 years 30 years 25 years 20 years Percentage of Dalue to be set aside annually 1/ 10th per cent 115th 2151b 2/3rd 1 2 3 Scanned with OKEN Scanner ANN.] u.p. SUGAR & POWER ALC. IND. LAB. W. & D. FUND RVLE\$, 1951 2435 2. Renewals special repairs), which do not cause an' increase in the capital value of a building, will be charged in full to repairs, and those which really represent an increase in value, for instance when a thatch roof is replaced by roof Of a superior kind, e. g. by a jack-arch roof, will only to the extent of such increase, be chargeable to the capital cost, the balance being debitable to repairs

3. The annual quadrennial, and special repairs taken as a whole shall not exceed 2.1 per cent per annum of the capital value of the residential building and an endeavour should be made to keep them as low as possible. Note.—In any cue where it is proposed to exceed the percentage thc approval af the Commissioner must be obtained. Scanned with OKEN Scanner 2436 U.p. SUGAR & POWER ALC. IND. LAI). W. & D. FUND ACT, 0 1950 [ANN. Scanned with OKEN Scanner ANN.] V.P. SVOAR &

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 (Paragraphs not applicable may be struck out) son of.. resident of. . employed as... factory, do hereby agree
 to occupy quarter no... •••••. district Block no.. per mensem subject to revision by the Housing on a
 monthly rent Of Rs. I have read/understood all the terms and conditions applicable to the occupation of
 quarters printed overlear and agree to, and bind myself, with the said terms and conditions. I also agree to
 the deduction of the monthly rent from my wages at source. Failure on my par.t to ob'erve or perform any
 of the terms and condi- tions of this agreement will entitle the owner of the factory to evict me from the
 quarter and recover the rent.due from .me from ray wages or railing that according to the provisions
 contained i" the U.' P. Sugar and Power Alcohol Industries Labour Welfare and Development Fund Act,
 1950, for recovery of arrear of rent. In case of dispute with the owner or the factory I agree to abide by the
 decision of the Housing Board, which decision shall be final. Witnesses : (2) Signatura Scanned with
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