M.R.O. 1—77,006—8-6-37.

(1) Number of pages 29

(2) Date of repair 8-11-40

(3) Initials of the Referencer

MADRAS RECORD OFFICE.

Government of Madras.

Financial DEPARTMENT.

G.O. No. 264 Press Mis.

Dated 5-2- 1876.

Not to be folded or roughly handled

Medical.

No. 69. Read the following letter from Messrs. J. HUNTER-BLAIR and H. G. PRICHARD, to the Hon. W. HUDLESTON, Chief Secretary to Government, Fort St. George, dated Madras, 18th January 1876:—

We have the honor to submit our report regarding the purchase, under instructions of Government, of the four pieces of land with buildings bordering upon the Pantheon Road and lying between the Police Commissioner's Road and the Government Museum, selected as the site of the new Lying-in Hospital.

Vide Telegram, dated 22nd September 1874.

2. Nos. 1 and 2 had to be taken under Act X. of 1870 for the reasons stated in my No. 63 of 15th March 1875. Nos. 3 and 4 were purchased by private negotiation with the owners. The amount paid for the four was Rupees 67,077.

3. The areas of the four sites, together with the value of the buildings thereon as estimated by the Public Works Department, are shown below. The rate per ground is the average price paid for similar lands in Egmore taken up for public works from time to time. The valuation shows that a saving of Rupees 29,783 has been effected in this case:—

Owners.	Extent in Grounds.	Value at Rs. 150 per Ground.	Value of Buildings.	Total.	Add 15 per cent.
		RS.	RS.	RS.	
1. Mr. Sinclair	20	3,000	3,210	6,210	931½
2. Basheam Mudali	47	7,050	3,500	10,550	1,582½
3. Nagojee Row	144	21,600	25,350	46,950	7,042½
4. Raghava Mudali	107	16,050	17,100	33,150	4,972½
Total ...	.....	47,700	49,160	96,860	14,529

4. If the properties had been taken under the Act, 15 per cent. on the value must have been paid to the owners for forced evacuation, which would add Rupees 14,529, or a total of Rupees 1,14,312.

5. The Public Works Department estimate also is not one at which the houses could have been purchased under the Act. They have adopted lower rates than in other estimates as will be seen from copies of estimates submitted herewith. The rate of deterioration for wear and tear is also taken at 30 per cent. This rate might be allowed for No. 3. No. 2 is a good bungalow lately built, and No. 4 is about twenty or twenty-five years old and one of the best built houses in Madras. A Maistry of the Deputy Collector's Office was accordingly ordered to estimate the value of the buildings, and his estimates, which are based upon what are commonly known as Public Works Department rates, amount to Rupees 1,05,552 exclusive of the 15 per cent. for forced surrender on the part of the owners, which amounts to Rupees 15,833, or a total of Rupees 1,21,385.

6. The buildings have all been delivered to the Public Works Department, and in one of them, *viz.*, that lately occupied by Colonel Macdonald, Dr. Harris now resides. The former gentleman occupied it till April last, up to which period he paid rent at Rupees 180 a-month. The building having been purchased in

October 1874, the rent collected amounted to Rupees 1,260. For Nagojee Row's house a rent of Rupees 76-9-9 was collected for the broken period of February, in which month it was purchased, and a sum of Rupees 38-9-9 was paid in by the owner for the Quit-rent and Municipal Assessment. Our receipts, therefore, amounted to Rupees 1,375-3-6; of this, Rupees 1,193-3-7 were expended as per accompanying account, leaving a balance of Rupees 181-15-11 in our hands which has been paid into the Madras Bank to credit of Government.

7. The result of the private purchase of the sites has, therefore, been extremely favorable to Government as was anticipated by us when we recommended that such a course should be pursued, and in consequence of which G.O., August 24th, 1874, No. 936, was cancelled. Government has become the owner of the properties for Rupees 67,077. By the lowest valuation they are worth Rupees 1,14,000, by the next Rupees 1,21,000, and their cost under the Act would, we believe, have been not less than Rupees 1,30,000. It should also be mentioned that the preceding estimates do not include the value of the numerous trees in the several compounds which would have considerably increased the purchasing price.

No. 70. ORDER THEREON, 5th February 1876, No. 264.

The Governor in Council considers that the result of the negotiation for the purchase of the property on the site selected for the new Lying-in Hospital is highly satisfactory, and clearly shows the care and tact with which Messrs. Hunter-Blair and Prichard conducted the negotiation.

2. The gross charge of Rupees 67,077 was, it is observed, sanctioned in the Orders cited below, and it is presumed that the Accountant-General has debited the amount to Public Works Provincial in the accounts for 1874-75 and 1875-76:—

						RS.
G.O.	Public,	14th October	1874,	No. 1126, and	... ...	22,000
,,	Financial,	26th December	,,	,, 2156	... ...	
,,	,,	19th January	1875,	,, 85	... ...	23,000
,,	,,	14th May	,,	,, 1051	... ...	22,000
,,	Public,	14th June	,,	,, 785	... ...	77
					Total ...	67,077

(True Extract.)

Chief Secretary.

To J. Hunter-Blair, Esq.
,, H. G. Prichard, Esq.
,, the Accountant-General, with enclosures.

Exd. T. O'Conner.

Govt. of Madras.

FINANCIAL.

To

J. HUNTER-BLAIR, Esq.,

&c., &c., &c.

Dated February, 5th.

Issued

Recd.

Encl.

G.O., 5th February 1876, No. 264.

FEBRUARY.

Nos. 69-70.

Medical.—The result of the negotiation for the purchase of the property on the site selected for the new Lying-in Hospital, considered highly satisfactory.

Proceedings of the Madras Government, Public Department,
2nd June 1875.

Title-deeds.

No. 6. Read the following letter from H. G. PRICHARD, Esq., Government Solicitor, to the Hon. D. F. CARMICHAEL, Officiating Chief Secretary to Government, Fort St. George, dated Madras, 26th May 1875, No. 257:—

I have the honor to forward you, herewith, to be placed amongst the records of Government, the several title-deeds and papers, as per accompanying list, relating to three properties recently purchased on behalf of Government for the site of the new Lying-in Hospital.

List of Title-deeds relating to House and Ground situate near St. Andrew's Church, Madras.

A.

Deed of Conveyance, dated 20th February 1875, from Arnee Sreenevassa Row Sahib, Jaghiredar of Arnee, to the Secretary of State for India in Council.

Bill of Sale from John Maskell, to Arnee Abenava Poorna Preya Sreenevassa Row Sahib, dated 12th February 1866, No. 259.

Bill of Sale from Robert Franck, Administrator of the Estate and Effects of Thomas Allsop, deceased, to John Maskell, dated 5th October 1857, No. 3292, with plan annexed.

Collector's Certificate, No. 2752, dated 7th December 1840, in favor of Mr. Thomas Allsop, with plan annexed.

B.

Deed of Conveyance, dated 16th February 1875, from D. Nagojee Row, to H. G. Prichard, Esq.

Deed of Conveyance, dated 5th March 1875, from H. G. Prichard, Esq., to the Right Honorable the Secretary of State for India in Council.

Collector's Certificate, No. 68, dated 9th June 1868, in favor of Doveton Nagojee Row.

Deed of Conveyance from Laulpettah Vencatasem Naidoo and others, to Doveton Nagojee Row, dated 16th July 1861.

Collector's Certificate, No. 1591, dated 4th July 1822, in favor of Coovoor Vydenanda Moodelliar, and one plan annexed.

Memorandum of Agreement for sale, dated 15th January 1875, between H. G. Prichard, Esq., and D. Nagojee Row.

Assessment Bill, No. 21025 for 1872.

Quit-rent receipt, No. 59 for July 1283, ending 30th June 1874.

Memorandum of calculation.

C.

Deed of Conveyance, dated 21st October 1874, from Chittary Ragavah Moodelly and Chittary Loganatha Moodelly, to John Hunter-Blair, Esq.

Deed of Conveyance, dated 8th March 1875, from John Hunter-Blair, Esq., to the Right Honorable the Secretary of State.

Collector's Certificate, No. 3434, dated 10th May 1843, in favor of C. Arnagherry Moodelliar.

Plan, dated 20th December 1842.

Letter, No. 538, dated 29th November 1856, from Clement Dale, Honorable Company's Solicitor, to Chittary Arnagherry Moodelly.

Deed of Sale, dated 1st July 1840, from Mambalum Veerasawmy Naidoo, to Major M. McNeill.

Tamil Mortgage Bond, dated 1st July 1835, from P. V. Ramanjooloo, to Maumbalum Vencatasawmy Naicker.

Collector's Certificate, No. 1450, dated 1st December 1814, in favor of William Fraser, and plan annexed.

Collector's Certificate, No. 3435, dated 10th May 1843, in favor of C. Arnagherry Moodelliar.

Bill of Sale, dated 20th November 1861, from C. Vencatakistna Moodelliar, Administrator to the estate of the late C. Arnagherry Moodelliar, to C. Rungasawmy Moodelly, C. Loganada Moodelly, and C. Madava Moodelly.

Copy, Tamil Deed of Partition, dated 14th August 1868, between C. Damodara Moodelly and others.

Copy, Tamil Release, dated 7th October 1868, by C. Damodara Moodelly and others.

Letter, dated 30th September 1874, from C. Ragavah Moodelliar, to John Hunter-Blair.

Plan.

No. 7. ORDER THEREON, 2nd June 1875, No. 732.

The title-deeds will be lodged in the strong almirah in the Record Office at Madras.

(True Extract.)

Officiating Chief Secretary.

To the Government Solicitor, Madras.

One copy to the Recordkeeper, with the papers.

Exd. J. Wright.

Govt. of 1875 Madras.

PUBLIC.

To

THE GOVERNMENT SOLICITOR,

Madras,

&c., &c., &c.

Dated June, 2nd.

Issued

Recd.

Encl.

G.O., 2nd June 1875, No. 732.

JUNE.

Nos. 6-7.

Title-deeds of a house and ground near St. Andrew's Church, Madras, ordered to be lodged in the strong almirah in the Record Office.

Medical.

No. 114. Read the following letter from J. HUNTER-BLAIR, Esq., Collector of Madras, to the Hon. D. F. CARMICHAEL, Officiating Chief Secretary to Government, Fort St. George, dated Madras, 6th May 1875, No. 106 :—

With reference to the correspondence marginally noted, I have the honor to submit copy of letter from the Deputy Collector, dated 1st May 1875, No. 175, and to request that you will be good enough to send me a Treasury Order on the Bank of Madras for Rupees 22,000, to be paid to the parties from whom the properties referred to in the above correspondence have been acquired for the site of the new Lying-in Hospital.

Letter from Collector of Madras to the Chief Secretary, dated 15th March 1875, No. 63.
G.O., Financial Department, dated 23rd March 1875, No. 638.

From C. CUNDASAWMY, Moodelliar, Acting Deputy Collector of Madras, to J. HUNTER-BLAIR, Esq., Collector of Madras, dated 1st May 1875, No. 175.

I have the honor to request that you will be good enough to forward to me the sum of Rupees 22,000, being the settled value of two properties required for the new Lying-in Hospital in Egmore, and declared under Government Order, No. 638, of 23rd March 1875, as needed for a public purpose.

No. 115. ORDER THEREON, 14th May 1875, No. 1051.

Ordered that a Treasury Order for Rupees (22,000) twenty-two thousand be issued in favor of the Collector of Madras, on account of buildings and land purchased for the Lying-in Hospital.

(True Extract.)

D. F. CARMICHAEL,
Officiating Chief Secretary.

To the Accountant-General.
,, Collector of Madras, with Treasury Order.

Exd. J. H. Burns.

Govt. of {1875} Madras.

FINANCIAL.

To

THE ACCOUNTANT-GENERAL,

&c., &c., &c.

Dated May, 14th.

Issued

Read.

G.O., 14th May 1875, No. 1051.

MAY.
Nos. 114-115.

Medical.—A Treasury Order for Rupees 22,000 issued on account of buildings and land acquired for the site of the new Lying-in Hospital, Madras.

Proceedings of the Madras Government, Public Department, 14th June 1875.

Medical.

No. 45. Read the following letter from J. HUNTER-BLAIR, Esq., Collector of Madras, to the Hon. D. F. CARMICHAEL, Officiating Chief Secretary to Government, Fort St. George, dated Madras, 4th June 1875, No. 144 :—

With reference to G.O., dated 14th May 1875, No. 1051, I have the honor to inform you that, in addition to the sum of Rupees 22,000 sanctioned therein, the Deputy Collector has paid to the proprietors of the site for the new Lying-in Hospital Rupees 77-3-7, on account of interest from the date of delivery of the property to the date of payment of compensation. The amount having been paid from the permanent advance fund in anticipation of sanction, I request that it may now be granted, in order that the fund may be replenished.

No. 46. ORDER THEREON, 14th June 1875, No. 785.

Sanction is granted for the payment of Rupees (77-3-7) seventy-seven, Annas three, and Pice seven.

(True Extract.)

Officiating Chief Secretary.

To the Collector of Madras.
" Accountant-General.

Exd. J. H. Burns.

Govt. of 1875 Madras.

PUBLIC.

To

THE COLLECTOR OF MADRAS,

&c., &c., &c.

Dated June, 14th.

Issued

Recd. Encl

G.O., 14th June 1875, No. 785.

JUNE.

Nos. 45-46.

Medical.—Sanction accorded to the payment of the sum of Rupees 77-3-7, being interest due from date of delivery of the site taken up for the new Lying-in Hospital, Madras, to date of payment of compensation.

13

Madras 8th January 1876.

From,

Lieut. J. Hunter Blair

and H. G. Prichard

To,

The Honorable W. Huddleston,

Chief Secretary to Government,

Public Department.

Sir,

We have the honor to submit our report regarding the purchase, under instructions of Government, of the 4 pieces of land with buildings bordering upon the Pantheon Road and lying between the Police Barracks Road and the Government Museum selected as the site of the new Lying-in Hospital.

Vide Telegram of 22nd September 1874.

2 Nos. 1 and 2 had to be taken under Act X of 1870 for the reasons stated in my No. 63 of 15th March 1875. Nos. 3 and 4 were purchased by private negotiation with the owners. The amount paid for the four was

Rupees

Rupees 67,077.

3. The areas of the four sites together with the value of the buildings thereon as estimated by the Public Works Department are shown in the margin. The rate per ground is the average price paid for similar lands in Egmore taken up for Public Works from time to time. The Valuation shows that a saving of Rupees 29,783 has been effected in this case.

4. If the properties had been taken under the Act, 15 per cent on the value must have been paid to the owners for forced evacuation, which would add Rupees 14,529 or a total of Rupees 1,14,312.

5. The Public Works Department estimate also is not one at which the houses could have been purchased under the Act. They have adopted lower rates than in other estimates as will be seen from copies of Estimates submitted herewith.

Owner.	Extent in Grounds	Value at Rs 150 per ground.	Value of Buildings	Total	15 per cent
1. Mrs Sinclair	20	3,000	3210	6210	931 1/2
2. Wadeson Estate	44	6600	3500	10100	1515
3. Sarayee Row	144	21,600	25,350	46950	7042 1/2
4. Rajkana Mudali	109	16350	17100	33450	4917 1/2
	317	47,550	49160	96810	14529

15

herewith. The rate of deterioration for wear and tear is also taken at 30 per cent. This rate might be allowed for No. 3. No. 2 is a good bungalow lately built and No. 4 is about 20 or 25 years old and one of the best built houses in Madras. A ministry of the Deputy Collector's office was accordingly ordered to Estimate the value of the buildings and his Estimates which are based upon what are commonly known as Public Works Department rates amount to Rupees 1,05,552 exclusive of the 15 per cent for forced Surrender on the part of the owners, which amounts to Rupees 15,833 or a total of Rupees 1,21,385.

6. The buildings have all been delivered to the Public Works Department and in use of them, Viz., that lately occupied by Colonel Macdonald Dr Harris now resides. The former gentleman occupied it till April last upto which period he paid rent at Rupees 180 a month. The building having been purchased in October 1874

the

the Rent collected amounted to Rupees 1,260. For Nagajee Row's House a Rent of Rupees 76-9-9 was collected for the broken period of February in which month it was purchased and a Sum of Rupees 38-9-9 was paid in by the owners for the Quit Rent and Municipal Assessment. Our receipts therefore amounted to Rupees 1,37[illegible]-3-6: of this Rupees 1,193-3-[illegible] were Expended as per accompanying account leaving a balance of Rupees 181-15-11 in our hands which has been paid into the Madras Bank to credit of Government.

7. The result of the private purchase of the Sites has therefore been Extremely favorable to Government as was anticipated by us when we recommended that such a course should be pursued, and in Consequence of which Government order, August 24th, 1874, No. 936, was Cancelled. Government has become the owner of the properties

for

for Rupees 67077. By the lowest valuation they are worth Rupees 1,14,000 by the next Rupees 1,21,000 and their cost under the Act would we believe, have been not less than Rupees 1,30,000. It should also be mentioned that the preceding estimates do not include the value of the numerous trees in the several compounds which would have considerably increased the purchasing price.

We have the honor to be,

Sirs,

Your most Obedient Servants.

J Hunter Blair

H. G. Richards

Financial Department.

PROCEEDINGS of the MADRAS GOVERNMENT.

READ the following letter

from Messrs J. Hunter Blair and H.G. Prichard dated 18th January 1876.

Order thereon 5th February 1876 No. 264.

The Governor in council considers that the result of the negotiation for the purchase of the property on the site selected for the new Lying-in-Hospital ~~to be~~ is highly satisfactory, and clearly shows ~~and desires that the thanks of Govt. be conveyed to Messrs. Hunter Blair and Prichard for~~ the care and tact with which they Messrs. H. Blair and Prichard

they conducted the
negotiation.

2 The gross charge
of Rs 67,077 was, it
is observed, sanctioned
in the Orders cited below,
and it is presumed that
the Accountant General
has debited the amount
to Public Works Provin-
-cial in the Accounts
for 1874/75 and 1875/76.

	Rs
G.O. Public 14 Octr 1874 No 1126 }	
+G.O. Finl. 26 Decr - " - No 2156 }	22,000.
G.O. Finl - 19 Jany 1875. No 85. -	23000
G.O. Finl. 14 May 1875. No 1051 -	22,000.
G.O. Public 14 June 1875. No 785. -	77.
	Rs 67,077.

J Hunter Blair Esq 7
W.G. Prichard. Esq 2
Accts General 6
with Jewel. 20
38 Ds.

Desp 1572

Govt. of {1876} Madras.

Judl.

To

Dated 8th Feby 1876, No 264.
Recd.

Nos. 69-70.

Judicial - The results of the negotiation for the purchase of the property on the site selected for the new Lying in hospital, considered highly satisfactory -