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MADRAS RECORD OFFICE.

Government of Madras.

Public Works DEPARTMENT.

Cancelled

G.O. No. 471 Press / Mis.

62-63

Dated 15-6- 1858.

Not to be folded or roughly handled

Proceedings of the Madras Government Public Works Department, from 11th to 17th June 1859.

No. 62. Read the following Extract from the Proceedings of the Board of Revenue, dated 20th May 1859, No. 1856.

Read letter from the Collector of Guntoor, dated 2nd April 1859, No. 15.

(In Con. 8th April 1859, No. 1544.)

Resolved that the above letter and its enclosures be submitted for the information of Government, with reference to Extract Minutes Consultation, dated 2nd February 1859, Public Works Department, No. 299, referring for the Board's report Mr. Rohde's offer of his house at Guntoor at a valuation to be fixed by the Officers of Government.

In Con. 3rd February 1859, No. 450.

2. Mr. Wood states that the premises are extensive and well adapted for a Cutcherry. They consist in fact of two houses, connected by a passage, with two Bungalows, stabling, out-houses, a large garden and compound. The position is good and may be made easily defensible.

3. The price sought for the property by Mr. Rohde is said to be Rupees 12,000 which is considered by the District Engineer, Captain Chambers, to be little more than half its actual cost. This opinion, however, is not founded on an exact valuation by Captain Chambers, and the Board remark that Mr. Rohde in his offer to Government names no precise sum.

4. The present Cutcherry requires repairs and additions which have been estimated to cost Rupees 8,400. In addition to this a new Dispensary is about to be built, partly by subscription and the estimate for it is Rupees 4,000.

N. B.—The Board cannot trace any correspondence on this subject among their records.

5. Both Mr. Rohde's houses are more spacious than the present Cutcherry, and Mr. Wood proposes that one of them should be converted into a Cutcherry, and the other rented out to the Collector, for whom there is no other house in the place.

6. The present Cutcherry Mr. Wood proposes to convert into a Dispensary, for which purpose the Civil Surgeon, Mr. Fletcher, considers it to be "admirably well suited, both as regards its situation and extent of accommodation."

7. The proposition therefore is, that instead of laying out Rupees 8,400 on the present Cutcherry and 4,000 on a new Dispensary, Government should buy Mr. Rohde's house for Rupees 12,000, and convert the present Cutcherry into a Dispensary. They would thus have a good Cutcherry for Rupees 6,000, (as one of the two houses might be rented to the Collector) and a better Dispensary than could be built for the outlay at present contemplated.

8. On the other hand, however, some expenditure will probably be necessary in repairing the old Cutcherry and making it, and perhaps also the new Cutcherry, suited to their future purposes. And as already remarked Mr. Rohde has not named any fixed price for his property, but offers it at the valuation which may be placed on it by the Officers of Government.

9. The Board think, however, that there can be no doubt that the purchase of the premises for Rupees 12,000, as proposed, would be a profitable and useful arrangement, and they would recommend that that sum should be offered to Mr. Rohde.

10. As regards the defensibility of these premises, the Board would not on that ground alone have recommended the purchase, though, of course, it is an additional advantage.

(Signed) J. D. SIM,
Secretary.

No. 63. ORDER THEREON, 15th June 1859, No. 1471.

Before authorizing the purchase of these premises, the Governor in Council resolves to call for a Plan both of the compound and buildings. That of the latter should shew the size and arrangement of the rooms, and the manner in which it is proposed to employ them respectively.

The Acting Collector will also state clearly whether all the necessary accommodation for all Departments will be afforded by the buildings, and if not what more will be required and at what probable cost; in order that Government may not after purchasing the property as sufficient for the purpose, be afterwards called on to make expensive and unforeseen additions.

(Signed) J. D. BOURDILLON,
Secretary to Government.

No. 1856.

EXTRACT from the PROCEEDINGS of the BOARD of REVENUE, dated 20th May 1859.

Read letter from the Collector of Guntoor, dated 2d April 1859, No. 15.
(In Con. 8th April 1859, No 1544.)

Resolved that the above letter and its enclosures be submitted for the information of Government,

In Con. 3d Feb. 1859, No. 450. with reference to Extract Minutes Consultation, dated 2d February 1859, Public Works Department, No. 299, referring for the Board's report Mr. Rohde's offer of his house at Guntoor at a valuation to be fixed by the Officers of Government.

2. Mr. Wood states that the premises are extensive and well adapted for a Cutcherry. They consist in fact of two houses, connected by a passage, with two bungalows, stabling, out-houses, a large garden and compound. The position is good and may be made easily defensible.

3. The price sought for the property by Mr. Rohde is said to be Rupees 12,000 which is considered by the District Engineer, Captain Chambers, to be little more than half its actual cost. This opinion, however, is not founded on an exact valuation by Captain Chambers, and the Board remark that Mr. Rohde in his offer to Government names no precise sum.

4. The present Cutcherry requires repairs and additions which have been estimated to cost Rupees 8,400. In addition to this a new Dispensary is about to be built, partly by subscription and the estimate for it is Rupees 4,000.

N. B.—The Board cannot trace any correspondence on this subject among their records.

5. Both Mr. Rohde's houses are more spacious than the present Cutcherry, and Mr. Wood proposes that one of them should be converted into a Cutcherry, and the other rented out to the Collector, for whom there is no other house in the place.

6. The present Cutcherry Mr. Wood proposes to convert into a Dispensary, for which purpose the Civil Surgeon, Mr. Fletcher, considers it to be "admirably well suited, both as regards its situation and extent of accommodation."

7. The proposition therefore is, that instead of laying out Rupees 8,400 on the present Cutcherry and 4,000 on a new Dispensary, Government should buy Mr. Rohde's house for Rupees 12,000, and convert the present Cutcherry into a Dispensary. They would thus have a good Cutcherry for Rupees 6,000, (as one of the two houses might be rented to the Collector) and a better Dispensary than could be built for the outlay at present contemplated.

8. On the other hand, however, some expenditure will probably be necessary in repairing the old Cutcherry and making it, and perhaps also the new Cutcherry, suited to their future purposes. And as already remarked Mr. Rohde has not named any fixed price for his property, but offers it at the valuation which may be placed on it by the Officers of Government.

10. The Board think, however, that there can be no doubt that the purchase of the premises for Rupees 12,000, as proposed, would be a profitable and useful arrangement, and they would recommend that that sum should be offered to Mr. Rohde.

11. As regards the defensibility of these premises, the Board would not on that ground alone have recommended the purchase, though, of course, it is an additional advantage.

(A true Extract.)

Secretary.

To

J. D. BOURDILLON, Esq., Secretary to Government, R. D.
Copy to Collector of Guntoor.

In Con. 8th April 1859, No. 1544.

From H. WOOD, Esq., Collector of GUNTOOR,

dated 2nd April 1859, No. 15.

With reference to the report called for in the Board's Proceedings, as per margin, I have the honor to forward letters from the District Engineer and the Civil Surgeon conveying their opinion respectively on the property offered for sale by Mr. Rohde, and on the advisability of converting the present Cutcherry into a Civil Dispensary.

No. 427 dated 4th February 1859, communicating Extract Minutes Consultation under date 2nd February, No. 299.

2. The District Engineer having reported so favorably on the strength of the buildings, and the defensibility of the property generally, it only remains for me to give my opinion as to the necessity of a change.

3. The estimate for enlarging and altering the present Cutcherry is 8,400 Rupees. That for the new Dispensary, for which a sum of money collected by subscription has been long in hand, is 4,000 Rupees. I agree with the Civil Surgeon in considering the present Cutcherry well adapted for a Dispensary; far better indeed than any building that could be built for the sum proposed; while for a Cutcherry it is too confined.

4. Captain Chambers has given it as his opinion that the sum of 12,000 Rupees, which Mr. Rohde puts upon the property, is very far below the value of the buildings, which are generally believed to have cost from twenty to twenty-five thousand Rupees. In an economical point of view, therefore, the charge would be a good one.

5. The buildings consist of two houses connected by a passage, forming the principal dwelling; two bungalows, one of which was formerly a billiard room, the other a dwelling house with separate offices; a substantial building used as a kitchen and godown; a range of stabling; a large shed suited to many useful purposes—all these are what are commonly designated "Pucha" buildings. There is also a range of buildings—also "Pucha"—about 300 yards from the house, which might be detached or otherwise disposed of.

6. There is a well 100 feet deep in the immediate neighbourhood of the house, which affords an abundant supply of water to a large garden even when water is with difficulty procurable elsewhere in Guntoor; there are also three other good wells in the grounds.

7. Mr. Rohde holds 46 acres on grant, and about 30 on puttah. A reference to a plan of Guntoor given in the Report of the Inspector of Prisons for 1855–56 (to which Mr. Rohde referred me) will sufficiently explain its position, having the Gaol and Court House on the west and the Town to the south and east.

8. The buildings offered are in my opinion well suited for a Cutcherry. There can be no doubt that the price asked by Mr. Rohde is not half of the actual cost of the buildings, and considering the insufficient accommodation in the present Cutcherry and the opinions of both District Engineer and Civil Surgeon, I would strongly recommend that Government close with the offer.

9. The houses mentioned at the commencement of para. 5 are, either of them, more spacious than the present Cutcherry, and it would be very practicable to devote one to Cutcherry purposes, while the other might (as in Cuddalore) be given up to the Collector, for whom there is no other house in the place) on a rent equivalent to 8 per cent. on half the purchase money. By this means, in the course of a year or so, a fund might be formed sufficient to meet the expense of any alterations which it may be found necessary to make in the present buildings, and by which they might be kept in thorough repair.

10. Indeed for the present the whole of it might be given up to the Collector on rent, until the defences, which are in contemplation for Cutcherries generally throughout the country, are decided upon. The great object is, to secure on the most favorable terms, the position most suited for defence. This, I am of opinion, would be obtained by the purchase of the property in question, and as such an opportunity will hardly occur again, I would recommend that Mr. Rohde's offer be closed with at once, leaving matters of detail to be settled hereafter.

From O. S. C. CHAMBERS, District Engineer, Kistna Division,

dated Bezoarah, 24th February 1859, No. 832.

To the Collector of Guntoor.

With reference to Extract Minutes of Consultation, date and number as per margin, communicated to me by you, on the subject of the purchase for Government purposes, of the property at Guntoor of the Inspector of Prisons, I do myself the honor of informing you that I am acquainted with the grounds, which are very extensive, and with the buildings, which are of the very best description, and certain to last much longer than any similar building I have seen erected by my own Department.

2nd February 1859, No. 299.

2. The situation of the estate, its extent, and its isolation, render it well adapted for a defensible position.

3. Whether the house itself is perfectly suitable for a Cutcherry is a point on which I do not feel called upon to give an opinion. I think you yourself must be a far better judge of the number of rooms necessary for the accommodation of yourself and your office, as well as for the security of your cash and records, than anybody else. I can only assert that the main building is far more capacious than the present Cutcherry is, and would be, even were the improvements once upon a time designed to it, carried out.

4. I am under the impression that twelve-thousand Rupees is the amount which Mr. Rohde has expressed himself willing to accept for the grounds and buildings, which have doubtless cost him not much less than twice that sum, and I think that the property is cheap at that. I know that the buildings themselves could not be now constructed for twelve-thousand Rupees. Should you, however, or the Board of Revenue, desire to have an exact valuation made of the materials in the house and out-houses according to our present schedule of prices, I will have plans and sections made and an estimate framed of the present cost of buildings similar to those now existing.

5. Mr. Rohde proposes to sell a portion only of the property if Government is unwilling to purchase the whole; but this I should much deprecate; for, though doubtless the detached bungalow and the out-houses and stabling—unless they were let out to Government servants—would not be of the same use to the State as to an individual making the purchase of the estate, the value of the site, as a defensible post, would be much diminished, were portions of the grounds transferred to other hands.

6. With reference to the present Cutcherry, I must correct an error into which Mr. Rohde has fallen when he asserts that an estimate, amounting to 12,000 Rupees, has been prepared for repairing it. In August 1857 plans and estimates were made under instructions from Captain Orr, for building a new detached record room in the present Cutcherry compound, and for adding additional accommodation to both stories of the main building. The estimated cost of both these works was 8,400 Rupees; but owing to the dearth of funds, the project was never submitted for sanction.

7. A site for the new Dispensary had been procured and the foundations dug when the suspension order arrived in July 1857. The work has, however, since been recommenced as the restriction was removed last month, that is to say materials are being collected; but these, should the present Cutcherry be given over as a Dispensary, could easily be disposed of without loss to the Government—whether the building is fitted for a Dispensary should, I think, be asked of the Zillah Surgeon.

From F. FLETCHER, Esq., Civil Surgeon, Guntoor,

dated 28th February 1859, No. —

To H. WOOD, Esq., Collector of Guntoor.

I have the honor to acknowledge the receipt of your letter, No. 11, dated 25th instant, forwarding Extract Minutes Consultation and copy of letter from the District Engineer, and requesting my opinion as to the suitability of the present Cutcherry for a Civil Dispensary.

2. I have the honor in reply to state that the building, both as regards its situation and extent of accommodation is, in my opinion, admirably well suited for the purpose in question.

Revenue Dept.

No 1471

Proceedings of the Madras Government

Under date the 15th June 1859.

Read the following

Extract from the Proceedings

of the Board of Revenue.

Fort St. George, 20th May 1859.

Before entering

the purchase of these premises

the Governor in Council considers

it due to you to state both

the circumstances and considerations

which have induced the Government

to authorize the purchase of

these premises, and to request

a report of the Board's opinion

thereon.

Printed Copy of
1859 No. 1544 Depart.
From The Collector of
Guntoor.
To The Secretary to the
Board of Revs.
Fort St. George
Dated 2d April 1859.
Rec'd 8th do
No. 8. 366/59
In Cons: 8th April 1859.

Reporting with reference
to the Board's Proceedings of
the 4th February 1859. No. 427.
on the advisability of
purchasing Mr. Robd
property at Guntoor.—

15 June 59

Sent in
No. 63

Encr
In Dis. No. 1850 of 1859.
Mr. Cons: 17 June 59.
62-63

Collector will also state clearly whether all the necessary accommodation for all Departments will be afforded by the buildings; and if not—what more will be required and at what probable cost; in order that Government may not after purchasing the property as sufficient for the purpose, be afterwards called on to make expensive and unforeseen additions.

6 Copies to Mess. Ord & Maxwell Dated 16th

Pr. Cons. 8th Feby/59. 3-4

Public Works/1859 – Deptt.
Pro: of Govt. 17th June.

No. 1471.

Pro: of the Madras Govt.
Dd 15th June/59.

from Mr. Rohde. 15th Nov/59
Rec. No. 2963, 30-2-20-16-17

Plan of both the Compound and buildings of Mr. Rohde's premises at Guntoor, called for – Information respecting accommodation to be afforded by the building for all Depts required –

No. 62 & 63.

C 6 June 1859