

(1) Number of pages _____

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MADRAS RECORD OFFICE.

Government of Madras.

Public works DEPARTMENT.

G.O. No. 2313	Press
261 — 262	~~Mis.~~
Dated 10 — 8 — 1865	

Not to be folded or roughly handled

No. 261. Read the following letter from J. R. BOYSON, Esq., Government Solicitor, Madras, to Colonel C. A. ORR, R. E., Secretary to Government, Public Works Department, dated Madras, 31st July 1865, No. 423 :—

SIR,

Dated 6th April 1864, No. 399, Public Department, dated 26th April 1864, No. 1,194, Public Works Department.

1. Referring to the Proceedings noted in the margin, relative to the proposed purchase by Government, of the land and buildings on the South Beach, which lie between the Dewan's late premises and Pycroft's Road, I have the honor to report that, since the receipt of those Proceedings, I have had much and constant communication with the various owners and occupiers of the property in question, as well personally and through my own Department as through the medium of Abbeeboullah Saib, one of the Dewan's relatives, who has afforded me his assistance in effecting the proposed purchase. I for a time temporized in my negotiations in the hope of inducing the owners of the land or some of them to accept 140 Rupees for each ground of 2,400 square feet, but as I anticipated, my efforts to purchase the land on these terms proved unsuccessful, as the owners declined to take less than 250 Rupees per ground. There was, therefore, no alternative but to purchase at this price, 250 Rupees per ground, or to take the land for public purposes under Act VI. of 1857, with the contingency, in the event of an arbitration, of having to pay more even than 250 Rupees a ground, and as the former course seemed to me for various reasons to be the most expedient of the two, I have completed the purchase of some lots at 250 Rupees per ground.

2. The land, with the buildings thereon, needed by Government, may be described generally for the purpose of reference under four lots, viz.,

First.—The land (with the buildings thereon) belonging to various parties, and held in small quantities, making an aggregate of 1 cawny, 2 grounds, and 1,933½ square feet, or thereabouts, partly facing towards the South Beach, and partly facing Vencatasa Graminy Street.

Secondly.—The land (with the buildings thereon) belonging to the Triplicane Pagoda, measuring 1 cawny, 18 grounds, and 53 square feet, and facing towards the South Beach.

Thirdly.—The land (with the buildings thereon) lying to the west of the Triplicane Pagoda land, and adjoining the Chepauk compound, claimed by Hyder Jung Bahadoor, and measuring 3 cawnies, 1 ground, and 578 square feet, and

Fourthly.—The strip of land belonging to Government, which lies west of the South Beach Road, measuring 16 grounds and 390 square feet.

3. As regards the last mentioned piece of land nothing further need be said, such land being already the property of Government.

4. Before proceeding to purchase the land and buildings comprised in the first three lots, it became necessary, in consequence of the insufficiency of the funds placed at my disposal to purchase the *whole* of the property, that I should determine which of the three lots I would first deal with, and it being questionable, first, whether the Durmakurthas of the Triplicane Pagoda could lawfully sell and effectually convey the land belonging to their Pagoda; and secondly, whether the title of Hyder

*Proceedings of the Madras Government, Public Works Department,
10th August 1865.*

Jung Bahadoor was such as Government could safely accept, there being a counter claim to the property, and a suit in the High Court in contemplation for asserting such claim, I determined to proceed at once with the purchase of the first lot of the estimated value in the aggregate of Rupees 13,656 or thereabouts. I have succeeded in purchasing and obtaining actual possession of a considerable portion of the land and buildings comprised in this lot at a present gross expenditure of between 7,000 and 8,000 Rupees, and as there does not appear to be any serious difficulty in the way of acquiring the rest of the lot, I hope to complete the purchase of the remaining portion of it at an early date.

5. I apprehend, however, that there will be difficulties to overcome in the acquisition of the premises comprised in lots 2 and 3, more especially as regards the property claimed by Hyder Jung, his title to it being at present in dispute, and this is the more unfortunate because such land will probably form the site of the contemplated University buildings. Even if the defect in Hyder Jung's title were removed or got rid of by means of an amicable arrangement with the counter claimants, and obtaining their concurrence in and execution of the necessary conveyance or by taking the land under the Public purposes Act, the amount now remaining in my hands would not only be wholly insufficient for purchasing the whole of the remainder of the property, but would not even suffice to pay for the land claimed by Hyder Jung and the buildings upon it, the value of such land alone at the rate of 250 Rupees per ground, being upwards of Rupees 18,300 (which would nearly exhaust the balance in my hands after deducting the amount required for completing the purchase of the first lot), whilst the estimated value of the buildings upon such land is very considerable in amount.

6. I am endeavouring, in communication with the Deputy Collector of Madras, to ascertain conclusively whether the Durmakurthas can lawfully sell and convey the Pagoda land, and hope in a few days to arrive at a definite conclusion, and such as I feel I can safely act upon.

7. The gross value of the land comprised in the first, second, and third lots at the rate of 250 Rupees per ground, is about Rupees 35,500, and the estimated gross value of the buildings upon such land is Rupees 37,986, or thereabouts, making an aggregate of about Rupees 73,500 exclusive of Stamp Duty on assignments and incidental expenses, &c.

8. Under the sanction of Government, conveyed in Proceedings dated 26th April 1864, No. 1,194, Public Works Department, I drew from the Public Treasury on account of these purchases a sum of Rupees 40,000, I have a balance in hand from the advances made to me for purchase of the Dewan's late property on the Beach, of Rupees 1,967-15-1, and I have now to request that I may be placed in further funds to the extent of Rupees 33,000 to enable me to complete the required purchases.

9. I think it very probable that the result of enquiries I am now making, will lead me to the conclusion that the safer and more expedient course for Government will be to take the land comprised in lots 2 and 3 and some if not all of the buildings upon it, for public purposes under the provisions of Act VI. of 1857; but upon this subject I will again address Government.

*Proceedings of the Madras Government, Public Works Department,
10th August 1865.*

No. 262.

ORDER THEREON, 10th August 1865, No. 2,313.

CIVIL WORKS, No. 34.

To enable the Government Solicitor to complete the purchase of the houses and lands at Chepauk, which are required as a site for the new Presidency College buildings, the Governor in Council resolves to direct that a sum of Rupees 33,000 be placed at Mr. Boyson's disposal from the amount (Rupees 50,000) provided for that work in the Educational Building Fund Budget for the current year.

(True Extract.)

(Signed) CHARLES A. ORR, Colonel, R. E.,
Secretary to Government.

To the Superintending Engineer, 4th Division.

„ Government Solicitor.
„ Accountant General.
„ Contrôller of Public Works Accounts.
„ Educational Department.
„ Director of Public Instruction.

Exd. S. T. Augustin.

N^o 423.

Madras July 31st 1865.

From John Robert Boyson,
Government Solicitor, Madras.

To Col^l. C. A. Orr R.E.
Secretary to Government P. W. D.
Madras.

Sir,

Referring to the Proceedings noted in the margin relative to the proposed purchase by Government of the Sand and Buildings on the South Beach, which lie between the Dewan's late premises and Pycroft's Road, I have the honor to report that, since the receipt of those Proceedings, I have had much and constant communication with the various owners and occupiers of the property in question as well personally and through my own Department as through the medium of Abbeebolliah Saib, one of the Dewan's relatives, who has afforded me his assistance in effecting the proposed purchase. I for a time temporised in my negotiations in the hope of inducing the owners of the Land or some of them to accept 140 Rupees for each ground of 2400 Square feet, but as I anticipated, my efforts to purchase the

Sand

Sand on these terms proved unnecessary, as the owners declined to take less than 250 Rupees per ground. There was, therefore, no alternative but to purchase at this price, 250 Rupees per ground, or to take the Sand for public purposes under Act VII of 1857, with the contingency, in the event of an Arbitration, of having to pay more even than 250 Rs. a ground, and as the former course seemed to me for various reasons to be the most expedient of the two, I have completed the purchase of some lots at 250 Rupees per ground.

2. The Sand with the Buildings thereon, needed by Government may be described generally for the purpose of reference under four lots viz.

1st. The Sand (with the Buildings thereon) belonging to various parties, and held in small quantities, making an aggregate of 1 Canmy 2 grounds and 1933 $\frac{1}{16}$ square feet or thereabouts, partly facing towards the South Beach and partly facing Venkata Grammy Street.

2nd. The Sand (with the Buildings thereon) belonging to the Triplicane Pagoda measuring 1 Canmy 18 grounds and 53 square feet and facing towards the South Beach.

3rd. The land (with the Buildings thereon) lying to the West of the Triplicane Pagoda and adjoining the Chepauk Compound claimed by Hyder Jung Bahadur and measuring 3 Canmys 1 ground and 578 square feet and.

Fourthly

17
Fourthly. The strip of Sand belonging to Government which lies West of the South Beach Road measuring 16 grounds and 390 square feet.

3. As regards the last mentioned piece of Sand nothing further need be said, such Sand being already the property of Government.

4. Before proceeding to purchase the Sand and Buildings comprised in the first three Lots, it became necessary, in consequence of the inefficiency of the funds placed at my disposal to purchase the whole of the property, that I should determine which of the three Lots I would first deal with, and it being questionable 1st whether the Durmakurthas of the Triplicane Pagoda could lawfully sell and effectually convey the Sand belonging to their Pagoda, and 2nd whether the Title of Hyder Jung Bahadur was such as Government could safely accept, there being a counter claim to the property, and a suit in the High Court in contemplation for asserting such claim, I determined to proceed at once with the purchase of the first Lot of the estimated value in the aggregate of Rupees 13,650 or thereabouts. I have succeeded in purchasing and obtaining actual possession of a considerable portion of the Sand and Buildings comprised in this Lot at a present gross expenditure of between 7000 and 8000 Rs. and as there does not appear to

to be any serious difficulty in the way of acquiring the rest of the Lot, I hope to complete the purchase of the remaining portion of it at an early date.

5. I apprehend, however, that there will be difficulties to overcome in the acquisition of the premises comprised in Lots 2 and 3; more especially as regards the property claimed by Hyder Inge, his title to it being at present in dispute, - and this is the more unfortunate because such land will probably form the site of the contemplated University Buildings - Even if the defect in Hyder Inge's title were removed or got rid of by means of an amicable arrangement with the Counter Claimants and obtaining their concurrence in and execution of the necessary Conveyance or by taking the Land under the Public Purposes Act, the amount now remaining in my hands would not only be wholly insufficient for purchasing the whole of the remainder of the property, but would not even suffice to pay for the Land claimed by Hyder Inge and the Buildings upon it, the value of such land alone at the rate of 250 Rs. per ground, being upwards of Rupees 18,300 (which would nearly exhaust the balance in my hands after deducting the amount required for completing the purchase of the 1st Lot), whilst the estimated value of the Buildings upon such Land is very considerable in amount. -

6. I am endeavouring in communication with
the

the Deputy Collector of Madras, to ascertain conclusively whether the Durmakurthas can lawfully sell and convey the Pagoda Land, and hope in a few days to arrive at a definite conclusion and such as I feel I can safely act upon.

7. The gross value of the Land comprised in the 1st, 2nd and 3rd Lots at the rate of 250 Rupees per Ground is about Rupees 35,500 and the estimated gross value of the Buildings upon such Land is Rupees 37,986 or thereabouts making an aggregate of about Rs. 73,500 exclusive of stamp duty on Assignments and incidental expenses &c. -

8. Under the sanction of Government conveyed in Proceedings dated 26th April 1864 - N^o 1194 P. W. D., I drew from the Public Treasury on account of these purchases a sum of Rs. 40,000 - I have a balance in hand from the advances made to me for purchase of the Dewani late property on the Beach, of Rupees 19,67-15-1; and I have now to request that I may be placed in further funds to the extent of Rupees 33,000 to enable me to complete the required purchases.

9. I think it very probable that the result of enquiries I am now making will lead me to the conclusion that the safer and more expedient course for Government will be to take the Land comprised in Lots 2 and

3 and some if not all of the Buildings upon it
for Public purposes under the provisions of Act VI
of 1857; but upon this subject I will again address
Government.

I have the honor to be,

Sir,
Your most obedient servant,

A. R. Noyson

Govt. Secy.

Proceedings of the Madras Government
Under date the 10th August 1865
Read the following

Reports the result
of the proposed purchase
by Govt. of the Land and
Buildings on the South
Beach between the Devans
late premises and Eggecroft
Road.

To enable the Go-
vernment Solicitor to
complete the purchases
of the houses & lands at
Chepauk ^{which are} required as a
site for the new Presidency
College Buildings, the
Governor in Council re-
solved to direct that a
sum of Rs 33,000 be
placed at Mr Boyson's disposal

[Handwritten signature]

Wahl

2077
 No. 1 Cincinnati Avenue
 St. Louis Mo.
 June 28th 1854
 My dear Mr. Garrison,
 I have your letter of the 21st
 and am glad to hear from you.
 I am well and hope this finds you
 the same.
 Yours truly,
 Wm. L. Chapin

No 423.
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No

Reports the result of the proposed purchase by Govt of the land 71 miles in the South 71 each between the Texas and late premises to be sold. —

Lindquist 1865. Dr. 311

261

ev. 2813-1044 Aug 7/16

from the amount (Rs. 50,000)
provided for that work
in the Educational Budget.

ing Fund Budget for
the Current year.

AB

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To
The Secy to Govt ✓
" Govt Solicitor ✓
" Secy to Govt ✓
" Controller ✓
" Educational Secy ✓
" Secy of Public Instruction ✓

Dec 11th August -

90 1865 Dep't
No: of Gov't for
Augt.

No. 2013
Pro: of the M. Geo
2/10 Augt/65

A sum of \$33,000
placed at the disposal of
the Government Solicitor
to enable him to complete
the purchase of the horse &
lands at Chepauk which
are required as a site for
the new Presidency College.

No. 261. 242