No. 417. Read the following letter from J. HUNTER BLAIR, Esq., Collector of Madras, to Colonel G. W. WALKER, R.E., Secretary to Government, Public Works Department, dated Madras, 18th November 1874, No. 284:—

WITH reference to the Order of Government, dated 24th July 1874, No. 2,007-C, Public Works Department, authorizing the sale of certain lands purchased for the Carnatic Railway, I have the honor to submit copies of the correspondence marginally noted, reporting the result of the sale which was entrusted to Messrs. Franck & Co.

Copy of Deputy Collector's letter, No. 1,527, dated 8th October 1874.
Do. Office Memorandum to Deputy Collector, dated 27th October 1874, No. 977.
Copy of Deputy Collector's reply and enclosures, dated 9th November 1874, No. 1,689.

2. It will be observed that plots Nos. 6 (4) and 6 (5) have realized more than 100 Rupees per ground. They form good building sites with road frontages. The price paid for the acquisition of these lots by the Acting Deputy Collector Suryamurthi Pillay is not distinctly stated, but generally he did not pay more than 100 Rupees per ground, excluding the 15 per cent. for compulsory acquisition. So that in these two cases the auction sale proceeds appear to have amounted to more than was paid for them. I have confirmed their sale agreeably to my recommendation in paragraph 2 of my letter, dated 13th May 1874, No. 84, recorded in Government Order quoted in paragraph 1 *supra*.

3. As regards the third lot, 8 (1), no one bid for it more than 300 Rupees against Rupees 1,369-1-6 paid. The lot was bought in in consequence, but Messrs. Franck & Co. explain that there is no likelihood of a higher offer being made. I therefore request permission for selling it for the best price obtainable.

No. 418. ORDER THEREON, 19th December 1874, No. 3,582.

RAILWAY, No. 60.

FURTHER inquiry will be made in the Revenue Department into the details of the valuations of these blocks of land; those given in the Deputy Collector's letter not being clear or satisfactory. The buildings or blocks 6 (4) and 6 (5) having been estimated at Rupees 2,099 and Rupees 5,092, and the compounds at Rupees 600 and Rupees 719, their total valuation, including 15 per cent. on account of forced sale, should apparently have been Rupees 3,104 and Rupees 6,682, and not Rupees 3,600 and Rupees 7,200 as actually paid. The valuation of block 8 (1) as entered at Rupees 1,369-1-6 in the list printed with G. O., No. 2,007-C, of 24th July, does not agree with the award now stated to have been made of Rupees 815 in addition to Rupees 100 per ground, which latter sum alone would appear from the late sale to have been much above the real value of land so sited.

2. A heavy loss has been sustained by Government owing to unnecessary acquisitions of property in the first instance, and to too hasty demolitions in the second; and it is desirable that all details of the valuations made should be clearly stated. Allowing for Rupees 2,255, stated in one of the Collector's letters recorded

with the Government Order above quoted, to have been recovered by sale of materials, that loss on blocks 6 (4) and 6 (5) alone has amounted to Rupees 7,075.

3. Meanwhile the confirmation of the sales of blocks 6 (4) and 6 (5) by the Collector is approved. Block 8 (2) will be added to the school play-ground with the other four blocks already reserved for that purpose.

(True Extract.)

Colonel, R E.,
Secretary to Government.

To the Collector of Madras.
" Revenue Department.
" District Engineer, Presidency.
" Financial Department.
" Consulting Engineer for Railways.
" Controller of Public Works Accounts.

Exd. S, T. Austin.
Spare Copies

Madras 6th November 1874

To,

The Deputy Collector of Madras.

Sir,

We have to acknowledge receipt of your letter of 30th Ultimo Ct. 1646 accompanied by an Official Memorandum from the Collector on the Subject of the piece of land, lot Ct. 3, put up by us at our Sale of 9th October and knocked down to you for Rs. 300.

We note that this lot is to be considered as having been bought in on account of Government and having altered our Sale book accordingly, we have now the pleasure to hand you our account Sale of the other two lots in Kennetts road, sold on the same occasion, net proceeds amounting to Rupees 1316-2-9, which Sum we are prepared to pay, on hearing from you to whom we are to pay it.

With regard to the minimum price at which lot Ct. 3 can be sold, it is of course useless to expect that any such price could be obtained for it by offering it again for sale and that to do so would be a needless expense for advertising and other charges.

We

We take this opportunity of returning to you the Documents or title deeds connected with the three pieces of land which were forwarded with your letter of 15th August last and shall be obliged by your acknowledging receipt of the same.

I Lane & Co.

1st/ Frank & Co.

/True copy/

1st/ R. Rayaroatha Row

Deputy Collector.

/True copy/

J Hunter Blair

Collector of Chadras.

Account Sale of Lands property sold at auction by Frank & Co on account of Her Majesty's Government of India.

No 1 A piece of land measuring 7 grounds and 448 Sq ft or thereabouts situate in Kennetts Road in the Village of Egmore on which formerly stood a House belonging to Mr I Bennet bounded on the North by Mr Elmy's House and ground on the East by the premises known as Edinbro House on the South by Patten Lawrey's House and ground and on the West by Kennetts Road. — Mr R. Hamilton 860 . .

2 A piece of land measuring 6 grounds and 1 3/4 Sq ft or thereabouts also situate in Kennetts Road nearly opposite to No 1 on which formerly stood a House belonging to Mr Dabney bounded on the North by Mr Dickens House and ground on the West by Government land on the South by Mr Fitzgeralds House and ground and on the East by Kennetts Road. — P. Ringiah Chetty 610 . .

1470 . .

Commission @ 5 per cent 73-8-

Do paid for advertising above property in Madras Times 8 times 34-0-

Do Do Do. in Madras Mail 4 times . . . 17-0-

Do. in Athenaeum and Daily Advertiser 4 times 24-0-

Do Coolies distributing hand bills 4-0-9-3

Do Cart with tent to and from Egmore and Coolies fetching Do 1-12-0

153-13-3

Net Proceeds Rupees 1316-2-9

E. E. Madras 4th October 1872.

/True copy/

1st/ Frank & Co

/True copy/

1st/ R. Rayaroatha Row

Deputy Collector

/True copy/

J Hunter Blair

Collector of Madras

No. 1689

Dy. Collectors Office Chadras
9th September 1874.

From,

The Deputy Collector of Mayaveram

To,

The Collector of Madras

Sir,

With reference to your official Memorandum No. 977 of 24th ultimo, directing the resale of plot of land marked No. 8, I have the honor to forward for your perusal Copy of a letter to my address from Brgt. Frankfin on the Subject.

I have &c.

1st/ R. Ragoonatha Rau
Deputy Collector
/True copy/
H Hunter Blair
Collector of Madras

No 911.

Official Memorandum

Letter from Deputy Collector, dated 8th October 1874 No 1522.

He has marked 8' should be put up to sale again. It should be treated as having been bought in for Government.

2. The Deputy Collector will please

Item para 2 of the Collector's letter dated 13th Nov 1874 No 8/4 recorded in Government Order dated 24th July 1874 No 2097 c and the latter part of the Government Order that may seek lease as will prefer a price not lower than that paid for them minus the 15 per cent should be deducted for lot 8' Rs 1369-1-6 were paid. The lot at the auction was only Rs 300 and it cannot be sold under present conditions as the scheme making for last year 1190 Rs.

Mofussil Collector's Office
24 Oct 1874

1st/ A. Smith Clerk
2 " Register & Abstract
1 " Accountant
1 " Cashier
1 " Head Clerk

Collector & Magistrate

Rev. 45437/74.

In a letter from the Collector of Madras to the Secretary to the Government P.W.D. dated 18th November 1874 No 287.

P. W. 7286/74

Other Offices

Reporting on the resale of plot of land No 8 by Messrs Binny & Co in B. No 417 Fulpetta Rd 36 175 G.O. 3582 - 17 Dec 74.

No. 1527.

Madras Dy Collectors Office
8th October 1874.

6

From,

The Deputy Collector of Madras

To,

The Collector of Madras

Sir,

With reference to your Memo No. 644.
and Government Order No. dated 24th July last,
the three lots of land therein referred to were sold
yesterday evening by Messrs. Frank & Co. The lot
marked 1st, the best of the three was sold for Rupees
860--, that marked 6th for Rupees 610, and the
last marked 8th for Rupees 300. The last is a
Spot of ground surrounded by the paddy fields
and houses so completely, that there is no passage
leading to it from any of the existing roads. There
was no offer for it some time and it had to be
knocked down eventually for Rupees 290. Mr.
Frank suggested that it might be as well to
buy in this lot for Government rather than sell
it at so much below what had been paid for it,
as the land might lay and by be required.
I was also of the same opinion, but hesitated
to sanction the course without your orders to
obtain which we had no time. I then suggested

to

Rec'd No. 4543 of 7/74.

I have the honor to forward herewith a letter from the
Collector of Madras and to request that the
Government Order may be issued
dated 7th Oct 1874 No. 2874
L.B. No. 1417
G.O. 3582-15 Dis. 74.
P.D. 7286/74
2

about Sale of Lot
No 8 at Egmore
Enquiries 30 74

to Mr. Grant that I would purchase it in my name, and Report the matter to you, and that, Should you approve of the Step of buying it in for Government. I would transfer the purchase to Government, Seeing that there was no better alternative, this Course was adopted, and I bid for it Rupees 300. to one offering a higher Sum for it, it was knocked down to me. I beg to request your instructions whether I Should ask Mr. Grant to enter in his Sale Register the name of the Government as the purchaser, or pay Mr. Grant Rupees 300 and make the purchase my own.

2. The first two pieces of these lands with buildings therein were purchased by Deputy Collector Lucas Pillai for Rupees 7200 and 3600 respectively, but there is nothing on record to show how these Sums were made up and how much was paid for the land and how much for the buildings and furniture. It appears however from a rough Copy of the estimate of the values of these properties that the buildings were valued at Rs 5092 and 2099 respectively and the lands at 719 and 609 Rupees respectively. The totals of these

Sums

Sums come up to 5811 and 2700 Rs respectively; but the amounts actually paid were Rs 7200 and 3600. It is therefore difficult whether the difference of 1389 and 900 Rs represents the addition made to the value of the land or of the buildings or of both. If the land had been purchased at Rs 100 per ground, the Sales of yesterday show that more than what had been paid has been realized.

8. grounds sold.

3. For the third lot Luryamurthi Pillai is said to have offered Rs 100 per ground and promised to pay in addition thereto for certain improvements and damages. When I took charge of the office, the Settlement of the Compensation was not complete, and I made an award giving Rs 100 per ground and Rs 815 as value of improvements, damages and 15 per cent allowed by the Court.

I have &c

(Signed) P. Rayanatha Rau
Deputy Collector.

(True Copy)
W. Hunter Bell
Collector of Chingleput

No 282

Madras Collector's Office
18th November 1874

From

J. Hunter Blair Esquire
Collector of Madras

To

Colonel G. W. Walker R. E.
Secretary to Government
P. W. Department

Sir,

With reference to the order of Government dated 24th July 1874 No 2009 c. Public Works Department authorizing the sale of certain lands purchased for the Carnatic Railway, I have the honor to submit Copies of the correspondence marginally noted, reporting the result of the sale which was entrusted to Messrs Frank & Co.

It will be observed that plots No 4. b. 4 and b. 5 have realized more than 100 Rupees per ground. They form good building Sites with road frontages. The price paid for the acquisition of these lots by the Acting Deputy Collector Suryamurthi Pillai is not distinctly stated, but generally he did

Copy of Dy Collector letter dt 1524 dated 8 October 1874.
do D. M. to Dy Collector dated 27 October 1874 dt 977.
Copy of Dy Collector reply and enclosures dated 9 November 1874 dt 1689.

2.

Rec'd No 4525 of 1874.

I have the honor to be
the Collector & Magistrate
& the Secretary to the
Government. P. W. Dept
dated 18th No 282
1874. No 13 A. 417.
G.O. 3582. 5 Dec 74
P. W. 1 282/74
3
Rents Tuesday
auction Land at
Egmore & Purchased
by Suryamurthi Pillai
Acting Deputy Collector
at Rs 30

not fix any more than 100 Rupees per ground excluding the 15 per cent for compulsory acquisition. So that in these two cases the auction sale proceeds appear to have amounted to more than was paid for them. I have Confirmed their Sale agreeably to my recommendation in para 2 of my letter dated 13th May 1874 No 84 recorded in Government order quoted in para 1 Supra.

3. As regards the third lot 8:1, no one bid for it more than 300 Rupees against Rs 1869-1-6 paid. The lot was bought in consequence. Messrs Grant & Co explain that there is no likelihood of a higher offer being made. I therefore request permission for selling it for the best price obtainable.

I have the honor to be
Sir,
Your most obedient Servant
J Hunter Blair
Collector of Madras

No application to have been received at the sale. The lot remained unsold at the close of the auction. Dr Cole has the refusal of it at Rs 300 and has declined to purchase it at that price.
6 to 6-12-74
Deputy Secretary to Government 20-11-74

Sd No 1874 Dept
From Pro: Board of Revenue
Dated 18 November 1874
The Collector of
Madras
To the Secretary to Govt
Board of Revenue
Dated 18 November 1874
Recd 23 do
No 284
Enclosures (3)

With reference to G.O. dated 24 July 1874 No 2007 P.W.D. submitting copies of correspondence regarding the result of the sale of certain lands.
Rc. No. 3582. 19-12-74.

P. W. D.

Proceedings of the Madras Government,

Under date the 187

Read the following:—

From

The Collector of Madras

3582

(No. 284 dt. 18th Nov. 74)

Further inquiry will be made in the Revenue Department into the details of the valuations of those blocks of land - those given in the by Collector's letter not being clear or satisfactory - The Buildings or Blocks 6/4 and 6/5 having been estimated

at

at Rs 2099 and Rs 5092.
And the Compounds at
Rs 600 and Rs 719, their
total valuation including
15 per Cent on account of
forced sale should ap-
parently have been
Rs 3104 and Rs 6682, and
not Rs 3600 and Rs 7200
as actually paid. The
valuation of Block 8(1) as
entered at Rs 1369-1-6 in
the list printed with
G.O. No: 2007C of 24 July,
does not agree with the
Award now stated to have
been made of Rs 815 in
addition to Rs 100 per
ground

ground; which latter sum
alone would appear from
the sale sale to have been
much above the real
value of land so sited.

2. A heavy loss has been
sustained by Government
owing to unnecessary ac-
quisitions of property in
the first instance, and
to too hasty demolitions
in the second; and it is
desirable that all details
of the valuations made,
should be clearly stated.
Allowing for Rs 2255 stated
in one of the Collector's
letters recorded with the G.O.
above quoted, to have
been

been recovered by sale of
materials that lies on
blocks 6/4/ and 6/5/ alone
has amounted to Rs 7,075.

3 Meanwhile the Con-
firmation of the sales of
Blocks 6/4/ and 6/5/ by
the Collector, is approved.
Block 8/2/ will be added
to the school playground
with the other 4 blocks
already reserved for that
purpose.

Cmm

To the Collector of Madras ✓
" Revenue Dept^t with 3 Encls. ✓
" D. C. Presidency ✓
" Financial Dept^t ✓
" Cant^t Engr^r for Ryt. ✓
" Controller ✓
Dep^t to all 21/12/74.

417- 418.

7286

Govt. of Madras.

PUBLIC WORKS.

To

The Collr of Madras.

Dated

Recd. Encl.

G. O., 19 Dec 1874, No. 3578

Nos. 417-478

Land — (Pr)

Passing orders on letter from the Collector of Madras submitting papers reporting the result of the sale of certain lands purchased for the Carnatic Railway.