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MADRAS RECORD OFFICE

Government of Madras

Public Works DEPARTMENT

G.O. No.	704	(Ry)	Press
B.P. No.			Mis.
Dated	17.3.		18 76.

Not to be folded or roughly handled

*Proceedings of the Madras Government, Public Works Department,
17th March 1876.*

No. 288. Read the following Proceedings of the Madras Government in the Revenue Department, dated 19th February 1876, No. 247 :—

ABSTRACT.—*Lands in Madras District acquired for Carnatic Railway.*—Communicating to the Public Works Department Proceedings of the Board of Revenue on Collector's letter furnishing explanation on certain points in connection with the sale of —.

No. 289. ORDER THEREON, 17th March 1876, No. 704.

RAILWAY, No. 27-A.

It was not intended in G.O., No. 3,582, of 19th December 1874, to blame any department or person in particular; but simple mention was made of the fact that certain acquisitions and demolitions of property had turned out to have been unnecessary and too hasty; and clearer statements were required of the details of the valuations of the properties, No. 6¹, 6², and 8¹, for which Rupees 3,600, Rupees 7,200, and Rupees 1,369 were paid, but only Rupees 610, Rupees 860, and Rupees 300 realized or offered, irrespectively of the sums which the materials of the buildings on 6¹ and 6² fetched, which have been stated as aggregating Rupees 2,255.

2. The explanations given in the Collector's letter are accepted.
(True Extract.)

Major-General, R.E.,
Secretary to Government.

To the Revenue Department, with Plan.

Exd. S. T. Austin.
Spare Copies

2.

*Proceedings of the Madras Government, Revenue Department,
19th February 1876.*

No. 238. Read the following Proceedings of the Board of Revenue, dated 26th January 1876, No. 222 :—

Read the following letter from J. HUNTER-BLAIR, Esq., Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 20th December 1875, No. 412.

I HAVE the honor to report on G. O., No. 3,582, of the 19th December 1874, Public Works Department, communicated with the Board's Proceedings, No. 190, of the 11th January 1875.

2. The acquisition of properties for the Carnatic Railway Company including those adverted to in the Government Order, which form lands taken up for the originally contemplated diversion of the Male Asylum Road, was ordered in G. O., dated 16th September 1873, Public Works Department, No. 2,292-A.

3. The Directors of the Civil Orphan Asylum represented that the loss of the old play-ground of the Asylum would put their boys to great inconvenience, and Government in their Order, No. 2,325, of the 19th September 1873, directed that before occupying the Male Asylum premises, the diversion of the Asylum road and the conversion of the old road and the intervening ground into a new play-ground should be carried out by the Railway authorities, and the latter plot given to the Asylum authorities for *immediate* occupancy and use. The Railway authorities represented several times that they urgently required the land for their works being carried on. It was only after this correspondence that the purchases were effected, the date of the first acquisition being December 1873.

4. As the lands were to be given to the Railway Company free of all buildings, &c., and as it was required for immediate occupancy, there was no alternative but to pull down the buildings and to sell the materials to the best advantage, which was accordingly done in January 1874. The abandonment of the diversion of the Asylum Road having been ordered in G. O., dated 15th April 1874, it is therefore submitted that there were no *unnecessary* acquisitions and demolitions of property as remarked by Government.

5. Next as to the valuations of the properties—

The valuations of properties Nos. 6⁴ and 6⁵ by Deputy-Collector R. Ragoonatha Row amounted to Rupees 3,104 and 6,682 respectively, but the owners having complained to the Acting Deputy-Collector Suryamoorthy Pillay that the estimates were low, the latter after personal inspection of the properties increased the amount to Rupees 3,600 and 7,200 respectively. No doubt the estimates were low, as in the case of other neighbouring compounds Ragoonatha Row had paid as much as Rupees 150 per ground for the land, and in the case of one house, it was ascertained that rattan mats, punkahs, and water fountains had not been included in the valuation. As the amounts were granted in lump, no details for the figures are available. This accounts for the difference so far as 6⁴ and 6⁵ are concerned.

6. As to lot No. 8¹, which it may be observed has no buildings on it, Government states that the award referred to in the Deputy-Collector's letter,

No. 1,527, of the 8th October 1874, does not agree with the valuation quoted in the list printed in G. O., dated 24th July 1874, No. 2,007-C, Public Works Department.

7. The extent of this block is 7 grounds and 1,080 square feet, and its value at 100 Rupees per ground, which is the rate prevailing in that locality, amounts to Rupees 745; adding the 15 per cent. on account of fixed sale, the compensation payable is Rupees 856-12-0.

8. The land originally formed part of the low-lying paddy fields in the neighbourhood, and the owner spent a good sum of money in raising its level and turning it into a building site. He was accordingly considered to be entitled to reimbursement for these expenses, which was roughly calculated at Rs. 512-5-6. Thus the total amount paid on account of this plot was Rupees 1,369-1-6. The figure 815 referred to by Deputy-Collector Ragoonatha Row in his letter, dated 8th October 1874, appears to be a clerical error.

9. I beg to point out that block 8^a in paragraph 3 of the Government Order under reply should be 8ⁱ, as block 8^a was never purchased at all on behalf of Government. It is evidently a clerical error.

10. A copy of the Deputy-Collector's letter on the subject and a plan showing the position of the land is herewith forwarded. It is requested that the plan may be returned when no longer required.

ENCLOSURE No. 1.

From C. CUNDASAWMY MOODELLIAR, Ag. Deputy-Collector, to J. HUNTER-BLAIR, Esq.,
Collector of Madras, dated 4th December 1875, No. 1,534.

I HAVE the honor to submit the report called for in G. O., No. 3,582, of 19th December 1874, Railway No. 60, and in your dockets Nos. 34 of 14th January last, and 1,124 of 23rd ultimo.

2. In their Order, No. 984-A., dated 15th April 1874, Government directed the abandonment of the new road proposed to be opened in lieu of the Male Asylum road, and in their subsequent Order, No. 2,007-C., dated 24th July 1874, they directed the pieces of land marked 6^a, 6^b, 6^c, and 6^d to be incorporated with the new Asylum play-ground, and further directed the sale of the pieces of land marked 6^a, 6^b, and 8ⁱ.

3. These seven pieces of land were purchased for opening a new road marked No. 6 in the Railway plan, and Government have remarked in their Order, No. 2,007-C., that the price paid by this office for the first four pieces of land was moderate.

4. The remaining three pieces of land were sold by Messrs. Frank and Co., and the result of the sale was communicated to you in this office letter, No. 1,527, of 8th October 1874, and you reported the same for the information of Government in your letter, No. 284, of 18th November following.

5. In reviewing these reports, Government in their Order, No. 3,582, of 19th December 1874, remarked that more money was paid as compensation for blocks 6^a, 6^b, and 8ⁱ than was proper; that properties have been unnecessarily acquired in the first instance and hastily demolished in the second, involving a sacrifice of Government money; and that details of valuations should be submitted. In the same order, Government have directed the incorporation of block marked 8ⁱ (incorrectly mentioned as 8^a in the order) with the new Asylum play-ground in addition to the four pieces already transferred under G. O., No. 2,007-C., dated 24th July 1874.

6. With respect to unnecessary acquisitions and hasty demolitions of properties, I beg to submit that, although the acquisition of properties for the Carnatic Railway Company was ordered by Government in their Order, No. 2,092-A., dated 16th September 1873, it was not till after a pressing demand from Government, as per their Order, No. 2,325, of 19th September 1873, from the Chief Engineer of the Railway to the Agent and Manager of the Carnatic Railway Company, in his letter, No. 612, of 6th December 1873, from the Consulting Engineer for Railways to the Collector of Madras, in letter, No. 1,227, of 12th idem, from the Collector of Madras to the Deputy-Collector, in letter, No. 605, of 17th October 1873, from the Assistant Engineer to the Deputy-Collector, in letter, No. 81-B., of 3rd November 1873, all urging the *immediate* acquisition of properties for the new play-ground marked 7 and the new road marked 6, that the properties situated on the line of road were purchased; and the first property was purchased in December 1873.

7. It will be seen therefore that there was no haste in the purchase of properties for the Company so far as this office is concerned.

8. Next as to demolitions, I beg to state the properties marked 6^a, 6^b, and 8ⁱ, the two first sites of which were covered with buildings, were formally purchased in December 1873, and it was not till after an urgent* request from the Railway Engineer that the subject of demolition

of buildings and the sale of materials was brought to your notice in this office letter, No. 954, dated 3rd December 1873. It will be seen from that letter that, owing to the pressure of work in this office in connection with acquisition of lands for various public purposes, my predecessor applied to you for the aid of a professional auctioneer to dispose of the materials of the buildings and to clear the land as quickly as the Engineer wanted.

9. The buildings were accordingly sold as materials on 27th January 1874, an intimation of which was given you in this office letter, No. 352, of 24th March 1874, and the sums realized were reported in a statement, dated 12th August 1874, which formed an enclosure to this office letter of the same date, No. 1,174. Thus it will be evident that there was no unnecessary haste in this office, but that the demolition of the buildings was hastened by urgent requisitions from the Railway authorities.

10. I now proceed to the valuation of sites marked 6^a, 6^b, and 8ⁱ, the former two with buildings on and the last without any building upon it. In his letter of the 8th October 1874, No. 1,527, my predecessor Ragoonatha Row clearly explained that the estimates of the buildings or blocks 6^a and 6^b amounted to Rupees 2,099 and 5,092, which together with the valuation of sites at 100 Rupees per ground, and compensation at 15 per cent. on account of forced sale, amounted respectively to Rupees 3,104 and 6,682, but that Acting Deputy-Collector Suryamoorthy Pillay without entering into the details of the valuation awarded Rupees 3,600 and 7,200 in lump sums, and that it was therefore difficult to trace out the reasons which induced him to award Rupees 496 for block 6^a and Rupees 518 for block 6^b in excess of the estimates. I, however, find from inquiry that the parties then complained to the Acting Deputy-Collector Suryamoorthy Pillay that the estimate made by this office maistry was very low, and declined to receive that amount, that the Deputy-Collector thereupon went and personally inspected the properties and slightly increased the estimates. That the estimates were somewhat low is also corroborated by the fact that in one of them rattan mats, punkahs, and water fountains were not included. This accounts for the excess noticed in regard to sites marked 6^a and 6^b.

11. There remains but block 8ⁱ to dispose of, and its history is as follows:—Its extent is 7 grounds and 1,080 square feet. Calculating the compensation thereon at 100 Rupees per ground, which is the rate prevailing in the locality, its value is Rupees 745. If to this sum Rs. 111-12-0 be added, which is 15 per cent. on the value on account of forced sale, the amount comes up to Rupees 856-12-0. The owner thereof however, Mr. Fitzgerald, spent a large sum of money on the low-lying paddy field and raised its level considerably and turned it to a building site, and he also dug a tank and built a wall round the land. In justice the owner was entitled to reimbursement for these expenses, and the sum of Rupees 512-5-6 was therefore added to the above valuation, raising the total compensation paid for block 8ⁱ to Rupees 1,369-1-6. The figure quoted

*Proceedings of the Madras Government, Revenue Department,
19th February 1876.*

in Mr. Ragoonatha Row's letter, No. 1,527, of 8th October 1874, as compensation paid for value of improvements and damages at Rupees 815 seems a clerical error, and I request it may be rectified accordingly.

12. The details of compensation paid for blocks 6^a, 6^b, and 8^a being given, and the charges of unnecessary acquisitions and hasty demolitions of properties being, in my opinion, satisfactorily explained, I now proceed to point out that the sale proceeds of blocks 6^a and 6^b with the materials of buildings thereon are not bad. It has been found from experience, and I believe it is admitted by the professional officers also, that generally when materials are sold to be pulled down and removed at the cost of the purchaser, the sale proceeds never exceed one-third of the estimated value of the building. When the walls are of brick and chunam the sale proceeds fall still lower. Applying this rule, I think that the amount realized for the materials may be considered fair in the case of blocks 6^a and 6^b. The sale proceeds of the land in both the cases did not fall below the value paid, and therefore call for no remark. The case of block 8^a is however very different. Owing to its separation from the other house property of Mr. Fitzgerald, its very limited extent, being too small to allow of a house being built upon it, its being surrounded by paddy fields on three sides without a way so as to lead to it on the fourth side, it cannot be expected to realize any value, and it does not seem a wonder that a better price than 300 Rupees was not offered for it in the sale conducted by Messrs. Franck and Co. on the 7th October 1874.

13. In paragraph 3 of the G.O., No. 3,582, dated 19th December 1874, Government have directed the incorporation of block 8^a with the new Asylum play-ground, and this seems to me an error of printing. The purchase of block 8^a, which consists of several certificate lands with a large extent was countermanded in G.O., No 934-A., of 15th April 1874, and no steps have since been taken to acquire them. It was never contemplated by Government to annex this land to the new play-ground, and judging from the contents of Government Order quoted immediately above, it occurs to me that what they mean to be added to the play-ground, in addition to 6^a, 6^b, 6^c, and 6^d, is block 8^b and not 8^a. I request that this may be pointed out to Government.

14. The blocks 6^a, 6^b, and 6^c have also been paid for and handed over to the Railway Engineer with the view of incorporating the same with block No. 7, and after raising its level and converting it into a play-ground to be handed over to the Civil Asylum authorities.

15. The report was called for some time before I joined this district. The subject was therefore new to me when it was brought to my notice, and I had to see the whole records connected with the subject. The pressure of other and more emergent work left me no sufficient leisure to go over the whole record, and hence the delay. I very much regret this long delay, and shall guard against it in future.

16. Your docket No. 34, of 14th January last, was omitted in the quarterly return of unanswered references by an oversight.

(True Copy.)

(Signed) J. HUNTER-BLAIR,
Collector of Madras.

ENCLOSURE No. 2.—Plan.

SUBMITTED to Government with reference to G.O., dated 4th January 1875,
No. 8.

2. The explanation of the Deputy-Collector for the delay in replying to the reference is not altogether satisfactory.

(True Copies and Extract.

(Signed) C. A. GALTON,
Acting Secretary.

*Proceedings of the Madras Government, Revenue Department,
19th February 1876.*

No. 239. ORDER THEREON, 19th February 1876, No. 247.

Miscellaneous.

COMMUNICATED to the Public Works
Department.

(True Extract.)

H. J. Blair
Secretary to Government.

To the Public Works Department
" the Board of Revenue.

H. J. Blair (No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

16-Sept/73 No 2292 A
 19- " " 2325
 15-Apr/74 - 984 A
 24-July " - 2007 origl
 19-Decr " - 3582 -
 Memo: No 486 of 24/7/74.

P. W. 1896 Sept.
 No. 1350

Index to Madras District acquired for the Public Works Department Proceedings of the Board of Revenue on Collector's letter furnishing explanation on certain points in connection with the sale of -

FEBRUARY.
 No. 238-239.

G.O. 10th February 1876, No. 217.

Dated February, 1876.
 Sect.

Encl.

Recd. 22 Feb. 1876.
 B.1.

Govt. of 1876: 3310ms
 REVENUE.
 THE PUBLIC WORKS DEPARTMENT.
 Co., Co., No.

No. 704

Public Works Department.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the 17th March 1876.

Read the following:—

Pro: Madras Government.
 Rev. Department. { No. 247 of 17 Feb. 1876.

I was not intended
 in Feb. 3582 of 19 Decem-
 ber 1874 to blame any
 Department or person
 in particular, but
 simple mention was
 made of the fact that
 certain acquisitions and
 demolitions of property
 had turned out to have
 been unnecessary and
 too hasty; and clearer
 statements were required
 of the details of the
 valuations of Nos 6,
 6 and 8, for which Rs 3600

17 March 76 B.1. 388

Rs 4200, and Rs 1369 were paid, but only Rs 610, Rs 860 and Rs 300 realized or offered, irrespective of the sums which the materials of the building on 6⁴ and 6⁵ fetched, which have been stated as aggregating Rs 2255.

2. It is not yet satisfactorily shown why Deputy Collector Ragoanatha Rao's valuations of Nos 6⁴ and 6⁵ were embraced by Acting Deputy Collector Sooryamoorthy Pillay by the sums of Rs 496 and Rs 518 respectively; the former evidently did not concur in the revision of his figures.

Given in the
Collector's letter

It is now explained with reference to No 8¹ that the sum of Rs 815 stated by Deputy Collector Ragoanatha Rao to have been awarded by him for improvements was a clerical error for Rs 518, but the explanation does not interfere with the Government's finances.

Office 17
Rev. Sept 21 with one plan
to Government office - 29.3.76

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Sect. of 1876

PUBLIC WORKS.

The Rev Depott

17 March

704

Lands acquired for Carnatic
Railway Presidency - Dist
Passing order on 17th Dec
- Encl. Dept. Communicating
Proc of the Board of Revenue
on Collector's letter furnishing
Explanation on certain
points in connection with
the Sale of —