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TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

PW DEPARTMENT

G.O. No. 3072 (W) Press.
~~B.P. No.~~ ~~Mis.~~

Dated 20 11 1882 ~~198~~.

Not to be folded or roughly handled

Archives 1--10,006 1 -80.

20TH NOVEMBER 1882, No. 3072 W., PUBLIC WORKS.

3072
1

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

No. 133.

READ—the following papers :—

From W. R. CORNISH, Esq., F.R.C.S., C.I.E., Surgeon-General with the Government of Madras, to the Secretary to Government, Public Works Department, dated Ootacamund, 18th May 1882, No. O/127.

I have the honor to bring to the notice of Government that the lease of the premises used as the Eye Infirmary of Madras expired on 1st [illegible] 1879, and that the occupation has since been continued on monthly rental. I was not aware that the lease had expired until the subject was brought to my notice in the enclosed correspondence from the Superintendent of the Eye Infirmary.

2. The buildings generally are in a bad state of repair, and being old and not well built in the first instance, it seems very doubtful whether it is worth while to enter into a new lease on the conditions of the last, viz., that the Government should put and maintain the premises in tenantable repair.

3. The Superintendent of the Eye Infirmary shows that in the past ten years Rs. 33,440 have been paid by Government for rent and taxes. This is probably more than the market value of the property, and it would apparently be more economical for Government to purchase a site and build a suitable hospital thereon for the treatment of ophthalmic cases than to continue to pay a high monthly rental for the occupation of the building.

4. Before any steps are taken for the renewal of the lease, I would suggest that the Superintendent of Works, Presidency, may be called upon to submit a report on the condition of the buildings, and an estimate of the cost of putting them into substantial repair.

5. According to Surgeon-Major Drake-Brockman's report, the terms of the lease, now expired, were not carried out by Government, viz., whitewashing has not been executed annually, nor has the painting of the wood-work been done once in three years, so that the owner may have a claim for dilapidations unless the premises are kept up in a condition of fair repair.

6. I am not aware at present of any suitable premises which might be bought and converted into an Ophthalmic Hospital, but inquiries can be made on the subject if Government should rule that it would be better to purchase a site than to continue the rental of the present premises.

No. 133-A.

From Colonel H. L. PRENDERGAST, R.E., Superintending Engineer, Fifth Circle, to the Chief Engineer, Public Works Department, dated Chepauk, 5th October 1882, No. 2430.

In returning the enclosures of your memorandum No. 151 E., dated 25th May 1882, I have the honor to submit an estimate of Rs. 7,240 for putting the various buildings at the Eye Infirmary into the condition as contemplated in the lease; also a report, in the form of a tabular statement, on the state of the buildings, and a statement of their present value.

One letter from the Surgeon-General with the Government of Madras, No. O/127 of 18th May 1882.
" letter from the Superintendent, Eye Infirmary, No. 137 of 15th May 1882.
" Lease.
" detailed Estimate.
" abstract do.
" report on condition of buildings.
" valuation sheet.
" Plan.

2. The buildings which are built of brick-in-clay and plastered are generally in very bad order, while many of the doors and windows and much of the woodwork of the roof requires renewal. For the present immediate requirements however there is another estimate of Rs. 2,980 for ordinary general repairs now in progress.

3. According to the valuation statement the value of the buildings comes to Rs. 52,700, but considering the present bad state and the "kutcha" construction of the buildings, the Executive Engineer is of opinion that they are not worth more than Rs. 35,000, viz. :—

	RS.
Present annual rent...	2,400
Cost of annual repair, say	1,000
	3,400
Ten years' purchase, say	35,000

4. A tracing plan of the premises is enclosed, but the compound which is a large one, and extends to the south of the Resident Surgeon's house, is not fully shown on it.

No. 133-B.

From Surgeon-Major E. F. DRAKE-BROCKMAN, F.R.C.S., Superintendent, Eye Infirmary, to the Surgeon-General with the Government of Madras, dated 15th September 1882, No. 271.

I have the honor to forward the enclosed estimate for relaying new water-pipes for the use of this Institution, and request that the sanction of Government be obtained for carrying out the work.

2. The necessity for this step has arisen from the fact that the old pipes (which have been laid down some years) are repeatedly leaking and incapable of permanent repair.

3. The work being of an urgent character may I request that the matter be dealt with at your earliest convenience.

No. O/501.

Endorsement on the above.

Forwarded to the Secretary to Government, Public Works Department, for approval and sanction.

(Signed) W. R. CORNISH, F.R.C.S., C.I.E.,
Surgeon-General with the Govt. of Madras.

OOTACAMUND,
18th September 1882.

3072/2

No. 134.

ORDER—dated 20th November 1882, No. 3072 W., Public Works.

The estimates, amounting to Rs. 7,516, as noted in margin, for repairs to the Eye Infirmary buildings at Madras, is sanctioned for early execution.

	RS.
Repairing Eye Infirmary buildings ...	7,240
Relaying water-pipe	276
Total ...	7,516

2. The Superintending Engineer, Fifth Circle, will report whether he can propose any re-appropriations of budget grants to meet the amount required for the work.

3. The Surgeon-General with the Government of Madras is requested to submit his opinion as respects the renewal of the lease, with reference to the remarks of the Superintending Engineer on the general condition of the buildings.

4. If a new lease be determined on the Government are of opinion that the clause binding the State to execute the necessary repairs should certainly be omitted.

5. The sanction accorded in paragraph 1 of these Proceedings has been registered as Provincial No. 163 W. of 1882-83 and classified as Civil Buildings, Repairs.

(True Extract.)

Lieut.-Col., R.E.,
Ag. Under Secy. to Govt., P.W.D.

To the Superintending Engineer, Fifth Circle, with seven enclosures.
" Examiner, Public Works Accounts, with Abstract Estimate.
" Surgeon-General with the Government of Madras.
" Public Department.

Exd. S. T. Austin.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of (1882) Madra

PUBLIC WORKS.

Dated November, 20th.

Recd.

G.O., 20th Nov. 1882, No. 3072 W

NOVEMBER.
Nos. 133-134.

Eye Infirmary Buildings, Madras.

The estimate amounting to Rs. 7,516 fo repairs to the — sanctioned, and th Surgeon-General asked to report in regar to the renewal of the lease.

O.L. 19/9/82. only 13/9

Public Works Department, 1882-83.

Current No. 6773
Letter No. 2430
Dated the 5th Octr/82
From the Supt. Engr. Fifth Circle.

NOTE OF REMARKS.

The Est: with plan & valuation report for putting the various buildings at the Eye Infirmary at Madras into the conditions as stipulated for by the Lease, amounts to Rs: 7240 -

The proposed repairs cost 1/5 of their dead stock value, according to the Ex. Engr's valuation -

The annual repairs are roughly estimated at Rs. 1,000 -

These buildings are prov property, & mention should have been made by the S. E. when last repaired & cost o such repairs -

The Est: provides for ne doors & windows, plastering Teakwood, reroofing, Pain &c &c

most of the rates agree with the Dist. Schedule

The Plan & Est: should be returned for the countersignature of the C.E. & the medical authorities concerned.

/82.

C. No. 6773

P. W. Secretariat.

Note by Budget Section.

Work

Repairs to the Eye Infirmary buildings at Madras.

Remarks and References.

30/9

Fund Provincial

Service Head Civil Buildings

Departmental Head Repairs

Amount of Estimate ... ... Rs. 7240

Expenditure in previous year ... ... „ ..

Allotment in current year ... ... „ ..

Balance required to complete ... ... „ 7240

Total Rs... 7240

Note of available funds.

The balance of Provincial Reserve on this date amounts to Rs 84,420, of which Rs 84,300 have to be provided as follows, leaving 120 Rupees available.

Decorations for Govt House Party	Rs 50,000
Set aside for W particulars not given	31,000
Application from the S. Civil (Ch. 7691).	3300
	Rs 84300

The S.E. may be able to propose a reappropriation of the grants to meet the funds now required

Budget Clerk.

Note by Budget Section.

Read the following papers — 81

OFFICE OF SURGEON-GENERAL
WITH THE GOVERNMENT OF MADRAS,
Ootacamund ~~Fort St. George~~ 18th May 1882

No. O/127

From
W. R. Cornish Esqre F.R.C.S. C.I.E.
~~The~~ SURGEON-GENERAL WITH THE
GOVERNMENT OF MADRAS,
~~Fort St. George.~~

3072/5

To
THE ~~CHIEF~~ SECRETARY TO GOVERNMENT,
Public Works DEPARTMENT.

SIR,

I have the honor to bring to the notice of Government, that the lease of the Premises used as the Eye Infirmary of Madras expired on 1st June 1879, and that the occupation has since been continued on monthly rental. I was not aware that the lease had expired until the subject was brought to my notice in the enclosed Correspondence from the Superintendent of the Eye Infirmary.

2. The buildings generally are in a bad state of repair, and being old and not well built in the first instance it seems very doubtful whether it is worth while to enter into a new lease on the conditions of the last, viz: that the Government should put and maintain the premises in tenantable repair.

3. The Superintendent of the Eye Infirmary shows that in the past

10 years Rs: 33,440 have been paid by Government for rent and taxes. This is probably more than the market value of the property, and it would apparently be more economical for Government to purchase a site, and build a suitable hospital thereon for the treatment of ophthalmic cases than to continue to pay a high monthly rental for the occupation of the building.

4. Before any steps are taken for the renewal of the lease, I would suggest that the Superintendent of Works Presidency may be called upon to submit a report on the Condition of the buildings, and an Estimate of the Cost of putting them into substantial repair.

5. According to Surgeon Major Drake Brockman's report, the terms of the lease, now Expired, were not carried out by Government – viz: whitewashing has not been executed annually, nor has the painting of the wood work been done once in three years, so that the owner may have a claim for dilapidations unless the premises are kept up in a Condition of fair repair.

6. I am not aware at present of any suitable premises, which might be bought and converted into an ophthalmic Hospital, but Enquiries can be made on the Subject, if Government should rule that it would be better to purchase a site, than to continue the rental of the present premises.

I have the honor to be,
Sir,
Your most Obedt: Servant,

W R Cornish
Surgeon General
with the Govt: of Madras

R.W.

1882 DEPARTMENT. 25 OCT 82

2/12

3/3/82

From

The Surgeon-General with the
Government of Madras,
~~Fort St. George.~~

No. O/127

Dated 18 } May 1882.
Recd. 29 }

No. [illegible]

Subject.

Recmds. a new building being purchased for the Govt. Eye Infy.

MCA 26-8

37.

EYE INFIRMARY, MADRAS.

15TH. MAY, 1882.

3072
7

FROM THE SUPERINTENDENT,
EYE INFIRMARY, MADRAS.

TO
THE SURGEON-GENERAL
WITH THE GOVERNMENT OF MADRAS.

SIR,

I HAVE THE HONOR TO BRING TO YOUR NOTICE THAT THE LAST LEASE COVENANT BETWEEN THE MADRAS GOVERNMENT AND THE PROPRIETOR OF THESE PREMISES, MR. CUNNIAH CHETTY, WAS DRAWN UP IN 1874, BY WHICH THE GOVERNMENT AGREED TO RENT THESE BUILDINGS FOR 5 YEARS FROM THE 1ST JUNE 1874. THIS HAS NOW LAPSED, AND BEFORE THE GOVERNMENT ENTERS INTO A FURTHER CONTRACT, PERHAPS IT MAY BE WELL TO CONSIDER WHETHER IT WOULD NOT BE MORE ADVANTAGEOUS TO THE GOVERNMENT TO PURCHASE A SUITABLE PIECE OF GROUND IN A CONVENIENT LOCALITY AND BUILD A HOSPITAL WHICH SHALL BE THE PROPERTY OF GOVERNMENT, RATHER THAN TO RENEW THE PRESENT LEASE ON THE TERMS WHICH HAVE HITHERTO OBTAINED.

2. I HAVE ASKED THE PUBLIC WORKS DEPARTMENT TO FURNISH ME WITH A STATEMENT OF THE EXPENSES TO WHICH THE GOVERNMENT HAS BEEN PUT DURING THE PAST 10 YEARS, IN THE REPAIRS &C CONNECTED WITH THESE BUILDINGS, AND

I HAVE CALCULATED THE AMOUNT THAT HAS BEEN PAID ON ACCOUNT OF HOUSE-RENT &C ACCORDING TO THE TERMS OF THE LEASE CONTRACT. THE SUM TOTAL WHICH HAS BEEN SPENT IS AS FOLLOWS:-

307/8

HOUSE RENT AT RS. 200 A MOTH FOR 10 YRS	RS. 24000
ASSESSMENT AT RS. 180 FOR 6 YRS.	RS. 1080
DO AT RS. 240 FOR 2 YRS.	RS. 480
DO AT RS. 366 FOR 2 YRS.	RS. 732
WHITEWASHING, REPAIRS, &C	RS. 6219
ERECTION OF NEW BUILDINGS	RS. 929
TOTAL	RS. 33,440

3. THESE ABOVE FIGURES ONLY REPRESENT THE AMOUNT WHICH HAS ~~BEEN~~ ACTUALLY BEEN EXPENDED DURING THE PAST 10 YEARS, AND NOT WHAT SHOULD, ACCORDING TO THE TERMS OF THE AGREEMENT, HAVE BEEN SPENT. THE WHITEWASHING HAS NOT BEEN EXECUTED ANNUALLY, NOR HAS THE PAINTING OF THE WOOD WORK BEEN DONE ONCE IN THREE YEARS. HAD THESE CONDITIONS BEEN COMPLIED WITH, THE EXPENDITURE WOULD HAVE BEEN MUCH INCREASED.

4. THE EYE INFIRMARY HAS BEEN IN EXISTENCE FOR 60 YEARS, SO THAT AN EASY APPROXIMATE CALCULATION MAY BE MADE OF THE SUMS OF MONEY WHICH HAS BEEN PAID AWAY BY THE GOVERNMENT DURING THAT PERIOD ON THESE BUILDINGS. OF COURSE IN MAKING SUCH A CALCULATION IT MUST BE BORNE IN MIND, THAT, IN FORMER YEARS, THE EXPENSES WERE NOT SO HEAVY: THE MUNICIPAL TAXES WERE NOT THEN IN EXISTENCE.

1

3072/9

BY ADDING THEREFORE TO THE TOTAL AMOUNT ABOVE GIVEN THE SUM OF RS.120,000 WHICH REPRESENT THE HOUSE-RENT ALONE FOR THE PRECEDING 50 YEARS, IT WILL BE FOUND THAT THE LARGE SUM OF RS.153,440 HAS BEEN PAID BY GOVERNMENT FOR THE USE OF THESE PREMISES FOR THE PAST 60 YEARS. I HAVE NOT TAKEN INTO CONSIDERATION THE REPAIRS &C WHICH WERE UNDERTAKEN BY THE GOVERNMENT DURING THAT PERIOD OF 50 YEARS, BUT CALCULATING THE SUM TO BE AT THE SAME RATE AS DURING THE 10 YEARS LAST PAST, THE FURTHER SUM OF RS.36,000 MUST BE ADDED TO COMPLETE THE GRAND TOTAL OF RS.189,440, OR NEARLY 2 LAKHS OF RUPEES.

5. ANOTHER POINT TO BE NOTICED IS, THAT, AS YEARS GO ON, THE BUILDINGS WILL REQUIRE REPAIRS TO BE MADE TO THEM OF GREATER EXTENT EACH YEAR. BEING ORIGINALLY INDIFFERENTLY BUILT, SOME PARTS OF THE HOSPITAL HAVE LATELY SHEWN INDICATIONS OF TUMBLING TO PIECES. IF SUCH DESTRUCTION DOES OCCUR, THE EXPENSE OF REBUILDING ALL SUCH WILL FALL ON THE GOVERNMENT. THE WOOD WORK IN SEVERAL PLACES HAS BECOME OLD, AND DESTROYED BY WHITE-ANTS, AND WILL AT NO LATE DATE DEMAND REPLACEMENT BY NEW MATERIAL.

6. I HAVE THE HONOR TO ENCLOSE THE LAST LEASE, AND IN DOING SO, I HAVE THOUGHT IT MY DUTY TO DRAW THE ATTENTION OF THE GOVERNMENT TO THE FACTS I HAVE PLACED ON RECORD ABOVE.

I HAVE THE HONOR TO BE,
SIR,
YOUR MOST OBEDIENT SERVANT,

E. F. Drake-Brockman F.R.C.S. &
Surgn.-Major

5095 1006

23 OCT 82
ACCOUNTS

1882

30X2W

From

The Superintendent
Eye Infirmary
Madras

To

The Surgeon General
with the Govt of Madras

OFFICE OF SURGEON GENERAL
16 MAY 82
WITH GOVT. OF MADRAS

No 137

Eye Infirmary, Madras 15 May 1882

Representing the advantages or
of erecting new premises for the
Eye Infirmary in view of the
large outlay during the past on
the present buildings and the
extensive disrepair at present
existing which will entail still
further expenditure

No P3

SUPERINTENDING ENGINEER'S OFFICE,
5TH CIRCLE, MADRAS,
Chepauk, 5th October 1882.

No. 2430.

307X/10

From

THE SUPERINTENDING ENGINEER,
5TH CIRCLE,

To

THE Chief Engineer,
P. W. D.

Enclosures. 8.

- 1 Letter from the Surgn. Genl. with the Govt. of Madras No. 0-127 of 18th May 1882.
- 1 Letter from the Supdt. Eye Infirmary No. 137 of 15th May 1882.
- 1 Lease
- 1 Detailed estimate
- 1 Abstract —do—
- 1 Report on condition of buildings.
- 1 Valuation sheet
- 1 Plan.

SIR,

In returning the enclosures of your Memorandum No. 151 E dated 25th May 1882, I have the honor to submit an estimate of Rs. 7,240, for putting the various buildings at the Eye Infirmary into the condition as contemplated in the Lease; also a report, in the form of a Tabular Statement, on the state of the buildings, and a statement of their present value.

2. The buildings which are built of brick in clay & plastered, are generally in very bad order, while many

of the doors and windows, and much of the woodwork of the roof, requires renewal. For the present immediate requirements however, there is another estimate of Rs 2980 for Ordinary genl. repairs, now in progress.

3. According to the valuation statement the value of the buildings comes to Rs 52,700, but considering the present bad state and the "Kutcha" construction of the buildings, the Executive Engineer is of opinion that they are not worth more than Rs 35,000 viz

Present annual rent	- - - -	Rs 2,400
Cost of annual repair	say - -	" 1,000
		3,400.
Ten years purchase	- - say - -	35,000.

4. A tracing plan of the premises is enclosed - but the compound which is a large one, and extends to the South of the Resident Surgeon's house, is not fully shown on it.

Ms 21/10

I have the honor to be
Sir
Your most Obedient Servant
Hew Lindsay Lt Col R.E.
Supdg. Engineer, 5th Circle

Recd 3.10.82 No 620 D/ 26.10.82

To W. Encs. 8.

There is nothing in the rules either for or against the proposal but if it is intended to renew the lease it appears in my opinion to be desirable that the clause providing that Government must put and maintain the premises in tenantable repair should be omitted even if this should necessitate a higher rate of rent.

2. The Estimated cost of repairs now contemplated amounts as Government will observe, to more than 20 per cent of the value of the property.

30/10/82

for C.

26/10

No 251. E. 16.6.82
" 839. E - 5.10.82
" 917. E - 18.10.82

No 150 E 25.5.82
151
Pub: E.O. 25 - 13.1.74
" 742. 2.7."

A. No 3449 D/23.10.82

No 917 E. of 18th Octr/82

To C

For opinion as to whether the rules of the Department preclude expenditure on the repair of a building which is private property. It must be borne in mind that the terms of the lease provide for such expenditure, and that the rent was doubtless fixed with due regard to this obligation on the part of Government.

Ag W

24/10

O.S.L. 19/9/82. reply 13/11

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25 OCT 82

From

THE SUPERINTENDING ENGINEER,

5TH CIRCLE,

To

THE Chief Engineer
P.W. Deptt.

Dated 5th October 1882.
Recd.

ENCLOSURES. 8.

No. 2430.

Eye Infirmary

Submits an estimate of Rs 7240 for putting the various buildings at the into the condition as contemplated in the Lease.

To/

P.4

No 271

Eye Infirmary, Madras
15 September 1882

3072
12

From

The Superintendent
Eye Infirmary, Madras.

To

The Surgeon General
with the Government of Madras.

OFFICE OF SURGEON GENERAL
15 SEP 82
WITH GOVT. OF MADRAS

Sir,

I have the honor to forward the enclosed Estimate for relaying new water-pipes for the use of this Institution, and request that the sanction of Government be obtained for carrying out the work.

2. The necessity for this step has arisen from the fact that the old pipes (which have been laid down some years) are repeatedly leaking and incapable of permanent repair.

3. The work being of an urgent character may I request that the matter be dealt with at your earliest convenience.

I have the honor to be
Sir
Your most obedient Servant

E.F. Drake-Brockman, FRCS.
Surgeon Major,
Superintendent Eye Infy.

7761 May

No O/501

Forwarded to the Secretary to Government Public Works Department for approval and sanction

W R Cornish

Surgeon General with the Government of Madras

Ootacamund 18th Septr 1882

1882

From . The Superintendent Eye Infy. Madras

To The Surgeon General with the Govt of Madras

No 271

Eye Infirmary, Madras 15 Sept. 18

8395 d/ 5.10.82

Forwarding an Estimate for relaying new water pipes for the use of the Eye Infy for the sanction of Government.

No 5072 W

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the 20th Novr /82

Read the following:—

From the Surgeon General with the Govt. of Madras (No. O/129 d/ 18th May 1882)

From S.E. Fifth Circle (" " 2430 d/ 5th Octr ")

From the Surgeon General with the Govt of Madras (" " O/501 d/ 18th Septr 1882)

Repairing Eye Infirmary buildings — Rs 7240
Relaying Water Pipes - Rs 276
Rs 7516

The estimates amounting to Rs ~~7240~~ 7516 as quoted in Margin for repairs to the Eye Infirmary buildings at Madras is sanctioned for early execution.

2. The Supdg Engr. Fifth Circle will report whether he can propose any reappropriations of Budget grants to meet the amount required for the work.

3. The Surgeon General with the Govt. of Madras

is requested to submit his opinion as respects the renewal of the lease, with reference to the remarks of the Supt. Engineer on the general condition of the buildings.

4. If a new lease be determined on, the Govt. are of opinion that the clause binding the State to execute the necessary repairs should certainly be omitted.

5. The sanction accorded in para 1 of these Proceedings has been registered as Sprl. No. 163 W of 1882/83 & classified as Civil Buildings - Repairs

Cu 16/11/82 16-11-82

Despd 18/11/82

CH 17/11

SE Fifth Circle with 7
7. ~~&~~ Enclosures
Examiner PW Accts with abstract & items
Surgeon Genl with the
Govt of Madras's
Public Dept
21

6723
6390
444

Govt. of (1882) Madras.

PUBLIC WORKS.

Date 21/11 5-3 Dr

Recd. (15) Encl.

G. O., 20 Nov. 1882, No. 3072. W

Nos. 733 to 734

Eye Infirmary Buildings, Madras.

The Estimate amounting to Rs. 7516 for repairs to the — Sanctioned, and the Surgeon General asked to report in regard to the renewal of the lease.

Entd. in Receipt Regr

2/11