

Govt. of (1883) Madras.

MILITARY.

To
THE GOVERNMENT SOLICITOR,
&c., &c., &c.

Dated August 7th.

Issued

Recd.

Encl.

G.O., 7th August 1883, No. 4320.

N^o 2273 W of 14th August/83

Communicated to the Sup.
Engineer **AUGUST** Fifth circle
Nos. 102-106.

in continuation of G. O. No: 2533
W of 28th September 1882.

S. E. 5th circle
Gen. D. W. Accts. 20/6. 13
El. S.

Cantonments—Lands.

Vepery.—C. V. Cunniah Chetty informed
that the Government decline to rent or purchase
the land and premises at — on the terms stated
by him.

S.C.

B. No. 2533 W. 28-9-82

Secondly.—That from the apportionment of rent made in the form of the bill referred to in your letter, which has been submitted for payment to the Military authorities, month after month, for over probably not less than half a century, and which has always been accepted and remained unchallenged, it is clear that the form in question was furnished by the Government officers of the day.

Thirdly.—That from this apportionment of rent, it will be seen that the land and buildings occupied by Government under the lease of 1841, were divided into three blocks, of which the first one is exactly what the Government now require, and that the fact that a sum of Rs. 245 has been fixed for this block is conclusive enough to prove that this building, which the Government now call as 'the place of arms' and which is by far the largest in the cluster of buildings, belonged to my family, as otherwise Rs. 245 would not have been fixed and paid by Government for that block.

Fourthly.—That from the use of the word 'buildings' in the lease as 'used as a place of arms,' it seems to me that more than one building was originally used for placing arms, and that subsequently the same may have been removed by Government as provided for in the lease, and a large and commodious single building for the place of arms substituted by my ancestors.

2. As to the proposal to buy off that portion of my property which the Officer in charge of Military Works pointed out to me, and which is, as I have already said, exactly what the first item in the monthly rent bill indicates, I have the pleasure to inform you that I am willing to sell to Government the portion of land referred to and accept as price the capitalized value of the monthly rent of Rs. 250 demanded by me, at 4 per cent. interest, and I submit that, when Government convert tax-paying lands into free-holds, the capitalized value of the same rate of interest of the annual taxes of the land is demanded and taken.

No. 103. ORDER THEREON, 7th August 1883, No. 4320.

C. V. Cunniah Chetty will be informed, through the Government Solicitor, that the Government decline to rent or purchase the land and premises at Vepery on the terms stated in his letters, dated 2nd April and 3rd July 1883, respectively.

(True Extract.)

(Signed) E. L. HANKIN, Colonel,
Secretary to Government.

To the Government Solicitor, with site plan.
" Military Secretary to the Right Honorable the Governor.
" Public Department.
" Public Works Department.

No. 104. From the Government Solicitor; dated 2nd April 1883, No. 186.

ABSTRACT.—Forwarding the following letter:—

From M.R.Ry. C. V. CUNNIAH CHETTY, to E. BARCLAY, Esq., Government Solicitor; dated Madras, 2nd April 1883.

With reference to your letter, No. 177, dated the 29th ultimo, I have the honor to state that I am willing to let to Government, at the expiration of the present tenancy, viz., from the 1st December 1883, the premises at Vepery pointed out to me by Lieutenant Hamilton, R.E., on the following terms:—

- I. That the premises be let and taken for a term certain of five years.
- II. That the annual rent of the premises be Rs. 3,000, payable at a monthly instalment of Rs. 250.
- III. That all necessary repairs for keeping the premises in a tenantable order be executed by and at the cost of Government *as usual*.
- IV. That in the event of Government holding over the premises beyond the said term, the tenancy should be regarded as one from year to year on the aforesaid terms as regards the amount and payment of rent and repairs, beginning with the expiration of the said term of five years, and terminable by giving six months' notice on either side.

2. I may as well add that out of the monthly rent of Rs. 374-8-0 now paid, the sum of Rs. 245 is being charged, as will be seen from the enclosed copy of the monthly rent bill, for the portion of the premises now required and some adjacent open ground not now needed by Government. I need hardly point out that at the period when the rent now being paid was originally fixed, viz., over forty years ago, the rate of Municipal Assessment was only 5 per cent., whereas the present rate is more than *thrice* the said rate. In view to these considerations, I have fixed the rent at Rs. 250 per month which, I am sure, will be deemed fair and reasonable.

3. The lease on which the premises are now held by Government, was originally for a term certain of eight years. I propose a term of five years for the portion now required by Government, and I have no objection to let the premises for a term of eight years if the Government so desire it.

No. 105. From the Government Solicitor; dated 4th July 1883, No. 331.

ABSTRACT.—Forwarding the following correspondence:—

From E. BARCLAY, Esq., Government Solicitor, to M.R.Ry. C. V. CUNNIAH CHETTY; dated Madras, 1st May 1883, No. 242.

With reference to your letter of the 2nd ultimo, I am instructed to inquire whether you claim the place of arms at Vepery as your property. I am instructed to make this inquiry because in the bill which accompanied your letter under reply, you make a separate charge for the rent of the place of arms, whereas by the terms of the lease from Collah Vencatachellum Chetty to the Honorable East India Company, dated 30th November 1841, it was expressly provided that it should be lawful for the Company, their successors or assigns at the expiration of the lease "to take down the buildings then standing on the premises and used as a place of arms."

2. I am also instructed to inquire whether you would be willing to sell to Government the buildings pointed out to you by the Officer in charge of Military Works as those required by Government (including the place of arms if it should be proved to be your property), together with the land on which such buildings stand, and, if so, upon what terms.

From M.R.Ry. C. V. CUNNIAH CHETTY, to E. BARCLAY, Esq., Government Solicitor; dated Madras, 3rd July 1883.

With reference to your letter, No. 242, dated May 1st, 1883, which I much regret I was not able to reply to earlier, owing to my long and unavoidable absence at Conjeeveram and its vicinity, I have the honor to inform you that I claim 'the place of arms' therein referred to as my property, and my reasons for doing so are as follow:—

Firstly.—One of my goomastahs, who has been longest in the service of my family and who had been attending under the orders of my deceased father, during his lifetime, to the repairs of the hospital, &c., which, under the terms of the lease, we were bound to repair, always represented that the building, which the Government now call as 'place of arms', belonged to my family.

Gobt. of (1883) Madras.
MILITARY.

To
THE GOVERNMENT SOLICITOR,
&c., &c., &c.

GOVERNMENT OF MADRAS.

MILITARY DEPARTMENT.

7th August 1883, No. 4320.

Cantonments—Lands.

Read the following papers :—

No. 102. From Major A. G. SPENCER, Military Secretary to His Excellency the Governor, to Colonel E. L. HANKIN, Acting Secretary to Government, Military Department; dated Madras, 14th December 1882, No. 536.

With reference to Proceedings of Government, Military Department, No. 4818, of the 11th September, I have the honor to inform you that I am of opinion that these lines could be made very suitable quarters for His Excellency the Governor's Band at a probable expenditure of about 3,000 rupees as per estimate furnished by the Executive Engineer. As, however, it would not be advisable to incur this expense until the question of the rent of the land is settled, I am desired to inquire whether it would not be possible to come to an understanding at once with the proprietors of the land as to the rent to be paid for the land in which the Government buildings now stand, with a view to their being converted into quarters for His Excellency's Band, their present quarters in the Fort having been reported to me as unfit for the men to live in.

No. 103. From Major A. G. SPENCER, Military Secretary to His Excellency the Governor, to Colonel E. L. HANKIN, Acting Secretary to Government, Military Department; dated Madras, 21st December 1882, No. 538.

In reply to official memo., No. 6824, of the 20th instant, Military Department, I have the honor to state that the buildings required for His Excellency's Band are those alluded to in Proceedings of Government, No. 4818, of the 11th of September, as A. B. C. D. E., and the out-houses to the south and between A and B Sergeants' quarters.

No. 6888.

Referred to the Government Solicitor, with advertence to para. 2 of his letter, No. 632, dated 14th December 1882, in view to his communicating with C. V. Cunniah Chetty.

(By Order.)

FORT ST. GEORGE,
22nd December 1882.

To the Government Solicitor.

(Signed) E. L. HANKIN, Colonel,
Ag. Secretary to Government.

Dated August 7th.

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To the Government Solicitor, with site plan.
" Military Secretary to the Right Honorable the Governor.
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Exd. P. L. Pereira.

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