20

(1) Number of pages 38

(2) Date of repair 7.87

(3) Initials of the Referencer

TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

PUBLIC WORKS DEPARTMENT

G O. No 2488 w

B P. No

Press

Mis

Dated 5 9. 1883

128

MY

Not to be folded or roughly handled

Archives —1 10,C06-9 88

GOVERNMENT OF MADRAS

PUBLIC WORKS DEPARTMENT.

Buildings and Roads
Civil Works

READ—the following letter from Colonel J BEATTY, R E, Superintending Engineer, Fourth Circle, to the Chief Engineer, Public Works Department, dated Vellore, 27th August 1883, No 165-C E W —

With reference to your demi-official letter of 10th instant and memorandum, No 275 E (the three enclosures of which are returned herewith), I have the honor to forward the report of the Acting Executive Engineer, Coimbatore, on the question of purchasing the additional plot of land X A B Y belonging to Messrs Stanes and Co at Calicut

1 Plan of Parry and Co's Coffee Works at Calicut
2 Plan of a portion of the grounds with lettered references by the Executive Engineer
3 Note by the Executive Engineer, Coimbatore Division, dated 1st August 1883
4 Valuation of plot of land and buildings
5 Letter No 1020, dated 25th August 1883, from the Executive Engineer, Coimbatore Division

2 From the statement attached to his report, you will observe that Captain Romilly estimates the value of that plot of land (which is 1 69 acres in extent) with the buildings on it at Rs 8,021, but while he mentions * that it is "surrounded by a high laterite wall" he apparently makes no † allowance in the estimate for the wall On the other hand, it is doubtful whether the materials composing the sheds, which would be of no use to Government as they stand, would realize Rs 6,310

* Paragraph 3

† See end of paragraph 3

3 Supposing the plot of ground is entirely surrounded by a high wall, there will be at least 1,000 running feet of it, and the cost of building such a wall would not be less than Rs 3,000 to 4,000 So, though the buildings should have to be pulled down, and realize much less than he has valued them at, Captain Romilly's valuation of Rs 8,000 is probably not too high. I assume that the *wall* would not be pulled down

4 With reference to paragraph 5 of Captain Romilly's report, I have to state that Mr Davidson did not value the buildings on the plot C D E F G B, because he considered that the sale of the old materials would probably not more than cover the cost of pulling down

5. As regards the expediency of purchasing the additional plot of land X A B Y you will observe that, so far as the requirements of the Law Courts are concerned, that plot is not ‡ wanted, though, if it is not purchased, its future disposal may occasion discomfort or annoyance to the officials in the Courts

‡ See report, paragraph 2 (*a*)

6 But, though not wanted for the Law Courts, both Judge and Collector consider it a desirable § site for "other Government buildings"

§ See report, paragraph 7

7 As Captain Romilly estimates that a week would be sufficient time for Messrs. Stanes and Co to remove all machinery, I would propose that half the purchase-money be paid as soon as the purchase is settled, and the other half when the machinery has been removed

---

ORDER—dated 5th September 1883, No 2488 W, Public Works

The Government are of opinion that it is essential to acquire the plot of ground marked X A C B Y on the plan, and situated to the south of the plot for which the offer of Rs 33,500 has been accepted by Messrs. Stanes & Co

2 It is observed that the estimate, amounting to Rs 8,021, framed by Captain Romilly does not include the high wall surrounding the plot, and that this wall is separately valued by the Superintending Engineer at not less than Rs 3,000 to Rs 4,000

3 It is understood that Messrs. Stanes & Co, decline to reduce the price, Rs 11,500, placed by them upon this second plot, and, under the circumstances, the Government consider it desirable to acquire it at that figure The price to be paid for the entire property will therefore be Rs 45,000

4 The draft of the conveyance can be at once drawn up No payment can, however, be made until the Government shall have been legally placed in possession of the property

(True Extract)

Major, R E,
Under Secy to Govt, P W.D.

To the Superintending Engineer, Fourth Circle, with Plans.
" the Examiner, Public Works Accounts.
" the Government Solicitor
" Messrs Stanes and Co
" the Judicial Department

Exd E Fernandez
Spare Copies

BUILDINGS AND ROADS
CIVIL WORKS

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated September, 5th

Read *Encl*

G.O., 5th Sept. 1883, No. 2488 W.

SEPTEMBER.

Messrs. Stanes and Co.'s Property at Calicut

The purchase of a plot of ground to the south of — proposed to be purchased for the accommodation of the Law Courts, considered essential and an offer accordingly made to Messrs Stanes and Co

2488

Plans are annexed
and reference is
solicited to acquiring the
block of land marked
X A B Y on the annexed
plan — 1.69 acres in
extent adjoining the
block which with buildings
I at present occupy
& purchase for Rs 33,500
the owners states
are willing to sell
at this but cannot
carry it with a good
title

If an endeavour
be made to secure the entirety
a new Sub-Jail and
Sub Magistrate's Court
is badly required I
should certainly consider
it "Imperative" desirable
to acquire this block
if it can be had for

21/8 H 3/4

a moderate amount

Before however Specifically naming the Sum it might be advisable to ascertain (1) if the enclosure & sale would suit the requirements of the Sub Jail (2) what would be the value of the sale in that case, and (3) data of the materials of the Land if used in the buildings

As regards No(1) the Ex Engineer could answer the civil authorities - like the superintending a district Row could be made to the Vendors

Peter

31/8/63

Executive Engineers Office

No 1020

Coimbatore 25th August 63

From

The Executive Engineer,

Coimbatore Division.

To

The Superintending Engineer,

4th Circle.

Sir

I have the honor to forward

Enclosures

1 Plan of Survey & Estimate &c. by Messrs Parry & Co

2. Plan of portion of the ground with letter reference by the E.E.

3 Letter from E.E. Coimbatore dated 25th August 63

4. Valuation of old Jail & buildings

that agreeable to instructions contained in your letter No 548/63 dated 11th instant I proceeded to Calicut and visited Messrs Parry & Co's offices and in company with the Judge of Calicut and Collector.

2. The following are the observations arrived at in consultations with that Officer and after references made on the spot to the letters & plan now returned with the other enclosures that accompanied your letter under reply.

(1) That

(a) That so far as the requirements of the Law Courts are concerned the portions of ground North of the line A, C, B, already proposed to be purchased is acceptable. No lock up is required, and should any additional buildings be found necessary at some future time there is plenty of space for building on on the North part of the plot.

(b) That the line A, C, B, should be adhered to as the Southern boundary of the plot

(c) That the proposal by Messrs Slaven and Co to keep the portion lettered C, D, E, F, G, B, should not be entertained as the encroachment on the Court premises would be much objectionable.

(d) That in the event of the plot South of A, C, B, not being purchased some reservation as to its future disposal should be secured for Government to prevent its occupation for any purpose that might result in discomfort or annoyance to the Officials occupying the Courts, or be objectionable on other grounds.

2436/5

3. The plot of land South of the line A, b, B, measures 1.69 acres and is surrounded by a high laterite wall enclosing two upstairs garbling sheds, part of a pounder shed, and a lean to shed constructed against the Western wall. The whole of the surface of this enclosure is floored with masonry and plastered and has a considerable slope from N to S. Taking the Collector's valuation at Rs 1000 per acre the value of the plot is Rs 1690. The value of the buildings standing on it may be taken at 6331 Rs. The garbling sheds are merely light sheet iron roofs supported on laterite pillars of sufficient height to allow of a low upper story with a boarded floor, the space beneath being open. A fair valuation would be 12 annas per square foot. The pounder shed is of similar construction but with walls and battened doors and windows, and may be valued at 8 annas per Sqr foot, while 4 annas per Sqr foot may

may be taken as the value of the land to the material of the compound walls would be worth little or nothing if dismantled, the soft laterite stones would be colonies in the forces as to be unfit for use as building material.

4. The total value of the plot and buildings may be taken at 8000 Rs or a little more than $\frac{2}{3}$ d. the price asked viz Rs 11,500.

The accompanying statement gives the necessary details.

5. In the note on the Coffee until by Mr Clarkson one of the enclosures that accompanied your letter and now returned it is stated in para 6 that "the buildings standing on "C D E F G B are of no value to Government, and "were not included in the valuation." These buildings are similar to those standing on the plot South of A, C, B, and in case the information should be required I now give their value at Rs 2654.

6. There are 10 pieces of machinery connected with coffee manufacture which I cannot describe by name, but only as one of any bulk viz a portable engine about the size of a steam sapper and probably weighing about 12 tons. In my opinion a week would be ample time for the removal of the machinery.

7. Though so far as the requirements of the Law Courts are concerned the purchase of the additional plot South of the boundary A, C, B, seems to be quite unnecessary, both the Judge and the Collector of Malabar with whom I discussed the question expressed their opinion that the plot in question would form a desirable site for other Government buildings that would probably be constructed as talent. The margin for a new Sub Jail and Sub Magistrates court has already been represented and the Sub Legislative Office in consultation with the Collector has recently selected a site on a portion of the custom house compound for the purpose, which if as is probable the Malay Cutchery is moved into

unto the town additional lands will be required for the accommodation of the new buildings that will then be required.

I have the honor to be

Sir

Your most Obdt Servt

F. J. Romilly Capt RE,

Commg Engineer.

15 AUG 83
AD
IN CIRCLE

Chas
Chf Executive Engineer
Carrabelle Dist

Mailed 20th
Rec'd 20th } August 83

No 1020

Enclosures.

Enclosed, herewith, the
Surety and Cash Certificate
Blanks prepared to be
taken up for Lieut
Comdg at the Caloosahatchee

Messrs Parry & Co. Coffee works Calicut.

Valuation of plot of land and buildings South of the portion for which a valuation statement has already been submitted.

Name.	Nature.	Extent	Rate	Value	Remarks.
Land.	Stoned with masonry and surrounded by high lateritic wall.	1.69 acres	1000 . .	1690	Land and Buildings South of the line $A_1 C_r B_r$ on plan of Parry & Co. Coffee works at Calicut which represents the South boundary of the portion already proposed to be purchased by Government.
Upstairs Packing Shed.	Light sheet iron roofed on laterite pillars, with a low upper story with boarded floor, lower story open.	7143 Sft	" 12 "	5358	
Peons Shed (portion)	Light sheet iron roof with lateritic walls. Batten door & windows	930 "	8 "	465	
Lean to Shed	Light sheet iron roof on lateritic pillars, enclosed against high lateritic walls.	2030 "	" 4 "	808	
				8021	Say Rs 8,000.
Garbling shed		3099 "	" 12 "	2324	Buildings in portion $C_1 D E F G B_r$ not included in the original valuation statements as noted in para 6 of Mr Davidson's Note dated 1st Sept 57
Peons Shed (portion)		660 "	" 8 "	330	
				2654	

F. J. Ronaldson. Capt RE
Executive Engineer.

B. Project Secretariat Office
Coimbatore 5th September

2 Vol 79

Note on the purchase of
Messrs Parry and Co's works at Calcutt

In the plan returned by
Stanes & Co the portion shewn
as not required by Government
does not agree with that
marked in the plan submitted
by me.

2. Starting from "Chetty Lane"
the portion of land not required
by Government as laid down
in the plan submitted by me
is the portion enclosed in the
five sided figure X A_1 B_1 BY; *I have*
shewn this by blue lines.

3. It will be seen that the
Extent of land proposed to be
taken up by me differs from
that which Stanes & Co mow

propose to sell in the following points :—

(1) Stanes and Co. give a strip of land A C C_1 A_1

(2) They take back the portion of land enclosed by the figure C_1 D E F G B_1.

4. I am of opinion that the line originally proposed by me as a boundary viz :— the straight line A_1 C_1 B_1 is preferable to the irregular boundary proposed by Stanes & Co. viz.— A C D E F G

5. The Encroachment to the north of the line A_1 C_1 B_1 is objectionable

(1) because it destroys the squareness of the Compound

(2) because it brings Stanes property into too close proximity to the Court house.

6. The buildings standing on the piece of land C_1 D E F G B_1 are of no value to Government and were not included in the valuation, but the land itself was included in the statement of area of land to be bought.

7. The land to be left in the possession of Stanes & Co. is that which lies to the east of the line A_1 X and to the south of the line A_1 B_1 ; and is enclosed by the lines X A_1

A_1 B_1

B_1 B

B Y &

Y X

P.T.O

R Davidson

Executive Engineer

Coimbatore
1 Aug 1933

Forwarded to the Supg Engr with reference to Chief Engr's Demi official letter of 30th July/83.

R Davidson
1. 8 83

1/151 SE/ CC/

C. A. W.

Rec: 5-9-83 - No. 24886 I

24883

Please note that the G.O. published in above Rec: is cancelled.

I send herewith ten copies that sent to Staves No

Ten other copies which have been sent out should be at once recalled - & all destroyed. 24882

Herewith I send the revised order. Which will bear the same No. & date.

It has been approved by the Board Members. & should go at once to the Printer, — but a Red. Copy should be sent to Delhi & Meerut & to the Executive Engineers

Noted.

1 9 3

24883

Forwarded to the

Re

× Regarding purchase of Stamps for Land Schedule

L.S.

Law

This will be done in each case on issuing the revised order.

L.S.
15/9

Sanc.

For information

L.S.
15/9

forwarded to the

with re

24785
15

Revised Order - dated 5-9-83.
2248 W. Public Works,

(previous case of 2 similar plots
dated to be cancelled - &
the superior letter to be
~~two~~ recalled.) -

The Govt are of opinion that it is essential to acquire the plot of ground marked XACBY on the plan, and situated to the south of the plot for which the offer of £33,500 has been accepted by Messrs Staines & Co.

It is observed that the estimate amounting to £8,021, framed by Captain Romilly, does not include the high wall surrounding the plot, and that this wall is separately valued by the Superintending Engineer at not less than £3,000 to £4,000.

It is understood that

Messrs Stanes to decline to reduce the price, £11,500, placed by them upon their second plot; and, under the circumstances, the Govt consider it desirable to secure it at that figure. The price to be paid for the entire property will therefore be £45,000.

The draft of the Conveyance can be at once drawn up. No payment can, however, be made until the Govt shall have been legally placed in possession of the property.

LLS.
7.9.13.

L/S's copies detached & sent to Messrs Stanes & Co 17/9/13

S. Eld. Circle
Ex P. W.D. Secy 21/9
Sol Solicitor Legal 21/9
Messrs Stanes & Co
Ind. Secy

Secy 21/9
K
11
S
Secy 21/9
2
Secy 21/9

F.C

Sr 2864 xx 11 10 83
" 284 xx 2 2.84
" 679 xx 12 3 82

Supg. Engineer's Office 4th Circle,
Camp Vellore, 27th August 1883.

No. 165C/EW.

From,

The Superintending Engineer,
Fourth Circle.

To, The Chief Engineer
P.W.D., Ootacamund.

Enclosures 5

1 Plan of Parry & Co's Coffee works at Calicut
2 Plan of a portion of the grounds with lettered references by the E E
3 Note by the E E Combatore Dr No 91 1st August/83
4 Valuation of plot of land & buildings
5 Letter No 1020 of 25th August/83 from the E E Combatore Dr No.

Sir,

With reference to your demi-official letter of 10th instant and Memo No 2756 (the 3 enclosures of which are returned herewith) I have the honor to forward the report of the Ag. Executive Engineer Coimbatore on the question of purchasing the additional plot of land X A B Y belonging to Messrs Stanes & Co at Calicut.

2. From the statement attached to his Report you will observe that Captain Romelly estimates the value of that plot of land (which is 1.69 acres in extent) with the buildings on it at

at Rs 8021, but while he mentions that it is "surrounded by a high laterite wall" he apparently makes no allowance in the estimate for the wall. On the other hand it is doubtful whether the materials Composing the sheds, which would be of no use to Government as they Stand, would realize Rupees 6310!

para 3

see end of para 3

3. Supposing the plot of ground is entirely surrounded by a high wall, there will be at least 1000 running feet of it, and the Cost of building such a wall would not be less than Rs 3000 to 4000. So though the buildings should have to be pulled down, and realize much less than he has valued them at, Captain Romilly's valuation of Rs 8000 is probably not too high. I assume that the wall would not be pulled down.

4. With reference to para 5 of Captain Romilly's Report I have to state that Mr Davidson did not value the buildings on the plot

Cc

C D E F G B because he considered that the Sale of the old materials would probably not more than cover the cost of pulling down.

5 As regards the expediency of purchasing the additional plot of land X A B Y, you will observe that, so far as the requirements of the Law Courts are concerned, that plot is not wanted; though, if it is not purchased, its future disposal may occasion discomfort or annoyance to the Officials in the Courts.

re report para 2 (a)

6. But, though not wanted for the Law Courts, both Judge and Collector consider it a desirable site for "other Government buildings"

re Report para 7.

7 As Captain Romilly estimates that a week would be sufficient time for Messrs Stanes & Co to remove all machinery, I would propose that half the purchase money be paid as soon as the purchase is settled and the other half when the machinery has been removed.

I have the honor to be,
Sir,
Your Most Obt. Servant.
C. Beatty Col R.E.
Supg Engineer, 5th circle.

So copy No. 2333 w w S 83,
No. 275. E. 11. P. 1/3
- 27f. E. 11. F. 1/3

From,
The Supg. Engineer
4th Circle

Dated 27th August 1883
Rd

No. 165C
E W

Enclosures 5

Law Courts at Calicut
Submits plan and
Report on the Parry & Co's
Coffee works proposed
to be taken up for ——

82/46.8
Cir 3118 R 3/9
with 25/8 R 5/9

13 & 14
Nov. 83

No 2488 P.W. Department

Proceedings of the Madras government
under date the
5th September 1883
Read the following.

Letter from the Supdg: Engr.
Fourth Circle A.E. No. 165C E W dd 27th Augt/83

The Government
are of opinion that it is
essential to acquire the
plot of ground marked
XACBY on the plan, and
situated to the South
of the land for which
Rs 33,500 have been of-
fered. The sale of this
Southern plot must be
regarded as a condition
of the purchase already

agreed upon. The Govern-
ment are prepared to
pay an additional
sum of Rs 8000 for the
land in question, or
a total of Rs 41,500
for the whole property.
This offer is final, and
should it not be ac-
cepted, the negotiation
cannot proceed further.
2. Should Messrs
Staines & Co agree to these
terms, the draft of
the conveyance can at
once be drawn up. No
payment can however
be made till Govern-
ment have been le-
gally placed in possession
of

of the property.

Supdg. Engr Fourth Circle
with 4 plans
Examiner N.W. Accts " "
Govt. Solicitor 4
Messrs Staines & Co.
Judicial Dept.

Encd
4/9



Agreement

Stones & Co

Purchase of Lot
of Ground in the South
Front
Purchased by the
Company from the
Corporation of Calais
in accordance with
Certain Articles
of Agreement
Dated 24th Sept.
Recorded according
to Deeds
Stones & Co