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TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

P. W. DEPARTMENT

G.O. No.	1947 W	Press.
B.P. No.		Mis.
Dated	9-8-1884	197

Not to be folded or roughly handled

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads
Civil Works.

READ—the following papers:—

From N. St.B. BEARDMORE, Esq., Assoc. Mem. Inst. C. E., Acting Superintendent, Madras Harbour Works, to the Secretary to Government, Public Works Department, dated Madras, 28th July 1884, No. 16 W.

I have the honor to report that the purchase-money, Rs. 25,000, has been paid to the Government Solicitor, and the Government Harbour Works are now practically owners of Carlton House, the residence of the late Honorable J. G. Coleman, in Ráyapuram. The present tenants are the Mess of the 26th Regiment, Madras Native Infantry, and have been in the habit of paying Rs. 200 monthly to Messrs. McDowell and Company for the house furnished. They still remain tenants.

2. Mr. Coleman, representing the former owner, has called on me once or twice and has offered Government, through me, all the furniture at present in the house for Rs. 5,500. He subsequently sent me an inventory list with estimated value attached to each article, made by Messrs. Oakes and Company, I understand, in March last. The total value by that list is Rs. 6,518. In looking over the list, I see there are some 500 to 600 rupees for articles such as mats, verandah blinds, and punkahs, which are usually considered as fixtures in a house in Madras, so the sum for which the furniture is offered is not so great a reduction on the estimated value as would appear at first sight; still the reduction is considerable. I have not examined the furniture, but the prices entered are, I should say, fair auction prices in Madras. If the Government think proper to carry out what I am about to suggest, I should propose, before purchasing the furniture, to have each article examined with the list.

3. On the offer being made, I put myself into communication with the Secretary of the Mess of the 26th Regiment, Madras Native Infantry, the present tenants, and with the President of the Mess of the 15th Regiment, Madras Native Infantry, who had been in correspondence with Messrs. McDowell and Company (agents of former owner of Carlton House) as to taking the house when succeeding the 26th Regiment, Madras Native Infantry, in Ráyapuram. The Mess Secretary, 26th Regiment, says they are willing to pay us Rs. 150 for the house unfurnished, but would much prefer to remain tenants of the furnished house at Rs. 200 until their expected removal from Madras in January next. The Mess President of the 15th Regiment says his Mess are only anxious to take the house furnished and will willingly pay Rs. 225 during their stay in Ráyapuram (my proposal in the event of the Government buying the furniture, as I know the house had been let rather below its value) and would agree to a lease, *ad hoc* of Government for the removal of the regiment. They make no remark to my alternative to let them the house unfurnished for Rs. 175.

4. In either case the rent for the furniture would be Rs. 50 per month, and this would be nearly 11 per cent. per annum on the value, which I consider would be fair. The value of a house is generally considered to be ten years' purchase, but even at my proposed rent of Rs. 175, the value of this house would only be repaid in about twelve years. At the rent of Rs. 225, the value of the house *plus* the value

of the furniture, equal to Rs. 30,500, would be repaid in about $11\frac{1}{3}$ years. If one could ensure getting a tenant at Rs. 175, for twelve years, one could hardly advise Government to purchase the furniture; but in this neighbourhood, except the Officers' Mess of a regiment, there is no one who would be likely to pay that rent, and, as shown, Presidents of Regimental Messes very much prefer to obtain a house furnished. If my opinion were asked, therefore, as I have already tenants at Rs. 200 and a distinct offer and understanding from the 15th Regiment Mess of Rs. 225 for the furnished house, I should feel disposed to advise Government to purchase the furniture at the price of Rs. 5,500 at which it is offered. We should then ensure letting the house, and at any time the Government could sell the furniture by auction and obtain a large portion of the sum again.

5. I think Mr. Coleman would be glad to have an early decision on his offer, because, as it is now, the tenants pay a portion of the rent to us for the house, and a portion to him for the furniture.

From the same Officer, dated Madras, 2nd August 1884, No. 17 W.

Re. sale of Carlton House.

Referring to my letter, No. 16 W., of the 28th July last, I have the honor to inform you that Mr. Coleman has sent me a list of the fixtures in Carlton House, and it does not include the mats, punkahs and verandah blinds, so that the reduction on the sum for the furniture is as represented, viz., from Rs. 6,518 valued, to Rs. 5,500 as offered.

2. In any case, I think Government would be obliged to buy mats, punkahs and verandah blinds (in this list valued at Rs. 590), because it is always the custom to let a house thus furnished in Madras.

ORDER—dated 9th August 1884, No. 1947 W., Public Works.

The Superintendent, Madras Harbour Works, is authorised to purchase, if in good order, the mats, punkahs, and verandah blinds of Carlton House, at the price named, Rs. 590. The house can then be let unfurnished.

(True Extract.)

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

To the Superintendent, Madras Harbour Works.
" Examiner, Public Works Accounts.

Exd. A. F. Aaron.
Spare Copies

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BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of Madras.

PUBLIC WORKS.

Dated August, 9th.

Read.

G.O., 9th Aug. 1884, No. 1947 W.

AUGUST.

"Carlton House" at Rayapuram

Authorising the purchase of the mats,
punkahs and verandah blinds only of —.

To W

1947 W

Mrs. Hardmore recommends
the purchase of the furniture
in Carlton House for Rs. 5,500.

It would seem hardly advisable
for the Govt. to become the purchaser
of furniture & household effects,
the ownership of which must be
always subject to an amount of
trouble to the Officers handling
to be compensated for by any
advantages gained.

However in this case the
investment would appear to be
in judicious manner but before
deciding on the purchase for
a fixed sum it could be well
to have the inventory checked &
priced by some competent person
or by a Committee.

Cd.

31.7.84

1947 W

No. 1011

1947 W

ENDENT,
MADRAS HARBOUR WORKS,

Copy to Government
Public Works Department
Madras
MADRAS, 28th July 1884.

the honour to report that
money, Rs. 25,000, has been
Government Solicitor, and
that Harbour Works are
actual owners of Carlton
Residence of the late
G. Coleman, in Rayapuram.
Tenants are the Messrs of
Regiment of Madras Native
and have been in the
paying Rs 200-0-0 (Two
hundred rupees) monthly to Messrs
& Co. for the house &
& . They still remain

Coleman representing the

W. F. A. P. 7

No. 16111
1947 W
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FROM
THE SUPERINTENDENT,
MADRAS HARBOUR WORKS,

TO
The Secretary to Government
Public Works Department
Madras, 28th July 1884.

Sir, I have the honour to report that the purchase money, Rs. 25,000, has been paid to the Government Solicitor, and the Government Harbour Works are now practically owners of Carlton House, the residence of the late Honble J. G. Coleman, in Royapuram. The present tenants are the Messrs of the 26th Regiment of Madras Native Infantry and have been in the habit of paying Rs. 200-0-0 (Two hundred rupees) monthly to Messrs McDowell & Co. for the house & furnished. They still remain tenants.

Mr. Coleman representing the

W. P. P.
former owner has called on me once
or twice and has offered Government
through me all the furniture at
present in the house for Rs. 5,500
(Five thousand five hundred rupees)
He subsequently sent me an Inventory
list with estimated value attached
to each article, made by Messrs
Oakes & Co. I understand in
March last. The total value by
that list is Rs. 6,518 (Six thousand
five hundred and eighteen rupees)
In looking over the list I see
there are some five hundred to
six hundred rupees for articles
such as mats, verandah blinds
and Pankhas, which are usually
considered as fixtures in a house
in Madras, so the sum for
which the furniture is offered
is not so great a reduction on
the estimated value as would
appear at first sight, still the

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reduction is considerable. I have not
examined the furniture but the prices
entered are I should say fair auction
prices in Madras. If the Government
think proper to carry out what I am
about to suggest I should propose,
before purchasing the furniture,
to have each article examined with
the list.

3. On the offer being made, I put
myself into communication with the
Secretary of the Mess of the 26th Regi-
ment M. N. I., the present tenants,
and with the President of the Mess
of the 15th Regiment M. N. I. who had
been in correspondence with Messrs
McDonnell & Co. (Agents of former
owner of Cavilton House) as to taking
the house, when succeeding the
26th Regiment M. N. I. in Poyappuram.
The Mess Secretary 26th Regiment
says they are willing to pay us
Rs. 150 (one hundred and fifty rupees)

for the house unfurnished, but would much prefer to remain tenants of the furnished house at Rs 200-
(Two hundred rupees) until their expected removal from Madras in January next. The Messrs President of the 15th Regiment says his Mess are only anxious to take the house furnished and will willingly pay Rs 225 (Two hundred and twenty five rupees) during their stay in Pozzafuram (my proposal in the matter of the Government buying the furniture, as I knew the house had been let rather below its value) and would agree to a lease, on orders of Government for the removal of the Regiment. They make no remark to my alternative to let them the house unfurnished for Rs 175 (one hundred and seventy five rupees).

4. In either case the rent for the

1947 W / p 3

furniture would be fifty rupees per month, and this would be nearly Eleven per cent per annum on the value, which I consider would be fair. The value of a house is generally considered to be ten years purchase, but even at my proposed rent of Rs 175, the value of this house would only be repaid in about twelve years. At the rent of Rs 225, the value of the house plus the value of the furniture equal to Rs 30,500 would be repaid in about 11½ years. If one could secure getting a tenant at Rs 175, for twelve years one could hardly advise Government to purchase the furniture, but in this neighbourhood, except the Officers Mess of a Regiment, there is no one who would be likely to pay that rent, and as shown, Presidents of Regimental Messes very much prefer to obtain a house furnished

1947 W
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If any opinion were asked therefore,
as I have already tenants at Rs 200
and a distinct offer and an
understanding from the 15th Regi-
ment Mess of Rs 325 for the
furnished house, I should feel
disposed to advise Government
to purchase the furniture at
the price of Rs 5500 at which
it is offered. We should then
insure letting the house, and at
any time the Government could
sell the furniture by auction
and obtain a large portion
of the sum again.

I think Mr Coleman would
be glad to have an early decision
on his offer, because as it is now,
the tenants pay a portion of the
rent to us for the house, and
a portion to him for the furniture.

I have the honour to be
Sir

Your most obedient servant
Nathl. Beardmore Assoc. Mm. Inst. C.
As. Superintendent

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G.O. No 1250W. 27 16-8-84
D.O. No 1467W. " 12. 6. 84
" 1548W. " 20. 6. 84
G.O. No 1671W. " 11-7-84

Buildings & Roads

From

The Ag Superintendent
Madras Harbour Works

(5)

No 1467W. 27-8-84

No. 16 W

Dated 28th

Recd } July 1884

Carlton House.

Recommend purchase
of Furniture in - for
Rs 5500

out

0-1-8-84 12-9-84

FROM

THE SUPERINTENDENT,

MADRAS HARBOUR WORKS,

TO

The Secretary to Government
Public Works Department

MADRAS, 2nd August 1884.

Sir,

Re. Sale of Carlton House.

CE 6229-28th July 1884
to be sold before

Referring to my Letter 16 W of the
28th July last I have the honour to
inform you that Mr (Plenum) has
sent me a List of the fixtures in
Carlton house and it does not include
the Mats, Pankhas and Verandah
Blinds, so that the reduction on the
sum for the furniture is as
represented viz. from Rs 6518 valued,
to Rs 5500. as offered.

July 28th 1884
Mr Plenum
Rs 150

2. In any case I think Government
would be obliged to buy Mats, Pankhas
and Verandah Blinds (in this list
valued at Rs 500 - Five hundred and
ninety paces) because it is always
the custom to let a house thus
furnished in Madras

I have the honour to be
Sir

Your most obedient servant

Walter B Beardmore Assistant
Ag Superintendent

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1674 4. 7. 84
 1548 20. 6. 84
 1467 12. 6. 84
 1250 16. 6. 84

Buildings & Roads

From

The Ag. Superintendent
 Madras Harbour Works

No. 17 IV

Dated 2nd }
 Rec^d } August 1884

No. 17 IV

To

Director General
 of Public Works
 Madras

CU

Carlton House - suggests
 purchase of Mats, Pankhas
 & Verandah Blinds for - not
 included in Mr. Coleman's
 list of fixtures

1674 4. 7. 84

1548 20. 6. 84

1674 4. 7. 84

PUBLIC WORKS DEPARTMENT.

1947 W
 10

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the

Read the following

From

The Ag. Supt. Madras
 Harbour Works } (H.B. No. 16 W of 28th July 1884)

Do do (a. 17 W of 2nd August 1884)

The Superintendent

Madras Harbour Works
 is authorised to purchase,
 if in good order, the mats,
 pankhas, and verandah
 blinds of Carlton house,
 at the price named, Rs 590.
 The house can then be let
 unfurnished. at Rs 150 per
 month

15/8/84

Supt. Madras Harbour Works
 Esq. Mr. Accounts

E. Esq.

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Govt. of Madras

PUBLIC WORKS.

(11)

11/8

20th August 1947

"Carlton house" at
Peyyampuram

Authorising the
purchase of the
mats, punkas &
verandah blinds
only of —

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Jan 1948

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