G.O. No. 11. 344 D ... [illegible]

344 D 5. 7. 86.
324 W 6. 2. 86.
1740 W 10. 7. 86.
1430 W 7. 6. 86.
2848 W 30. 11. 85.
2459 W 3. 9. 83.
1915 W 9. 7. 83
2761 W 13. 9. 84
1632 W 30. 6. 84

No. 5682 [illegible] to the Public Works Dt in reply to Memo No. 344 D dated 5 July 1886.

(Circular)

A Kenney Herbert [illegible]

Ootacamund [illegible]
13 Sept 86

B. No. 2532 W d/ 28-9-86.

B

Recorded

2. The S. E. I circle is requested to substitute "Vizianagram" for "Vizagapatam" in item 7, I circle, G. O. No. 324 W. d/ 6th Feby. 1886

24/9/86

24/9/86

S. E. I circle

Mily. Dept

Desp'd 28-9-86

3-7-86

P. W. C. No. 7197

Military (1886) Department.

~~No. 6083.~~

From

THE QUARTER MASTER GENERAL,

To

THE SECRETARY TO GOVERNMENT,
MILITARY DEPARTMENT.

No. 3281 A

Dated 11 } Septr
Received } 13

Recd. 16.9.86

B. No. 2532 W d/ 28-9-86.

ENCLOSURES.

Relative to provision of Lightning Conductors for magazines at Vizianagram.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

6th December 1881, No. 3037 W.

Buildings and Roads.
Civil Works.

Read the following paper :—

No. 16. From Major H. R. MEAD, R.E., Superintending Engineer, Fourth Circle, to the Chief Engineer, Public Works Department, dated Coimbatore, 22nd November 1881, No. 510.

1 Detail Estimate and Specification.
1 Abstract Estimate.
1 Duplicate do.
1 Comparative Statement.
13 Tracings.

At the request of the Government Architect, I have the honor to forward to you direct the revised plans and estimates for Government House, Ootacamund, amounting in the aggregate to Rs. 4,02,914, as shown below.

	Rs.	Rs.
I.—As per comparative statement	3,17,093	
II.— Do. water-supply for new building	8,582	
		3,25,675
III.—Cost of Upper Norwood properties		20,306
IV.—Improvements to do.		21,440
V.—Covered way from new building to Upper Norwood ...		1,693
VI.—New road approaches including compensation for land.		33,800
		4,02,914

2. Owing to the numerous changes ordered from time to time and also to the change of the staff at Ootacamund, I regret that fuller explanation than given in the comparative statement cannot be afforded, but Mr. Chisholm's report explains generally the reason of the necessity of the present revised estimate and also the cost of the additions and alterations it is proposed to carry out.

3. I earnestly request that I may be allowed to put all the work now estimated for in hand without delay, unless this is done I fear the house will not be complete and ready for occupation by the 15th of April 1882, a few days over four and a half months hence ; there is a great deal to be done, and the zinc roofing has to be ordered from England, and much material has to be prepared.

4. Further delay must necessarily cause extra expense.

No. 17. Order thereon, 6th December 1881, No. 3037 W.

Ordered that the revised estimate for Government House, Ootacamund, amounting to Rs. 4,02,914, be forwarded to the Government of India for sanction, and in the meanwhile that the work as estimated for be carried to completion.

2. In addition to the sum of Rs. 20,000 allotted in G.O., No. 2108 W., dated 25th August 1881, a further assignment of Rs. 40,000 may now be availed of for the further prosecution of the work during the current official year ; a specific appropriation will shortly be made.

(Here enter No. 3038 W., dated 6th December 1881.)

(True Extract.)

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle.
" Military Secretary to the Right Honorable the Governor.
" Examiner of Public Works Accounts.

Exd. E. C. Shunker.

Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1881} Madras.

PUBLIC WORKS.

To

THE SUPERINTENDING ENGINEER,
FOURTH CIRCLE,
&c., &c., &c.

Dated December, 6th.

Issued

Recd. *Encl.*

G.O., 6th December 1881, No. 3037 W.

DECEMBER.
Nos. 16-17.

Government House, Ootacamund.—Revised estimate, amounting to Rs. 4,02,914, ordered to be forwarded to the Government, and directing that the work as estimated for be carried to completion.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

No. 3038 W.

No. 18.

FROM
THE SECRETARY TO THE GOVERNMENT OF MADRAS,
Public Works Department,

To
THE SECRETARY TO THE GOVERNMENT OF INDIA,
Public Works Department.

SIR,—With reference to correspondence ending with your letter No. 364 A.G., dated 11th October 1881, I am directed to forward, for sanction of the Government of India, the annexed revised estimate for the construction of Government House, Ootacamund.

2. The estimate is made up of the following items:—

		RS.
(1)	Purchase of the Upper Norwood property	20,306
(2)	Improvements to do. do.	21,440
(3)	New building	3,17,093
(4)	Water-supply for the Upper Norwood property	8,582
(5)	Covered way connecting new and old building	1,693
(6)	New road of approach including compensation for land, &c. ...	33,800
	Total ...	4,02,914

3. (1) and (2) are items which have been already provided for and met from the Provincial Budgets of past years.

4. Of the amount now provided under (3) for the new building, Rs. 2,76,000 has been already sanctioned by the Government of India,* and the difference represents some slight additional accommodation, providing a new pent roof for the north wing so as to harmonize with the southern wing, and finishing the drawing room.

*Letter from Government of India, No. 560, dated 31st January 1880.

5. With regard to the last of these items, I am to remark that, in accordance with the wish of His Grace the Duke of Buckingham, the inner walls of the building were in some cases only plainly rendered with plaster and color-washed, and in others simply color-washed over the brick. The bald appearance which this gave to the interior of the building did not commend itself to his immediate successor in office and is quite unsuitable to the character and uses of the building.

6. Items (4) and (5) call for no remark; but as regards (6) I am to state that the old road of approach is so narrow, steep and tortuous that the necessity for its replacement by an entirely new line at once attracted the attention of the late Governor, and the work is now well advanced.

7. Advantage was taken in making the new line to improve materially a portion of Ootacamund, which from the presence of swamp was considered to be very unhealthy.

8. The total expenditure to date is nearly as follows :—

	Rs.
Outlay under all heads to end of 1880-81, including the acquisition, &c., of the Upper Norwood property	3,08,342
Outlay to date during current official year, nearly	23,400
Total ...	3,31,742

thus leaving to be expended from the estimate now sent up Rs. 71,172.

9. With reference to your letter quoted above, I am desired to say that as the work could not possibly be suspended without the most serious personal inconvenience to the Governors who were living in the building in its unfinished state, an assignment of Rs. 20,000 was made for the current year to complete the most immediately necessary work, and a further allotment of Rs. 40,000 is now requisite. Under these circumstances I am to solicit the favor of an early sanction to the estimate submitted, and to the action taken as regards the progress of the work.

10. In conclusion I am directed to state that the only items which, as now foreseen, have not been provided in the estimate are—

(1) Finishing and decorating the central reception hall, dining and bed rooms.
(2) Certain alterations to the out-houses, some of which are inconveniently situated with reference to the main building.

Neither of these items are, it is thought, likely to cost much, and the Government of India will be duly supplied with the needful supplemental estimate when the work, which cannot be decided on for some months, has been properly laid down.

11. It is needless to add that the estimate framed in this department does not include any part of the cost of furniture.

I have the honor to be,
Sir,
Your most obedient servant,

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

Fort St. George,
6th December 1881.

Exd. E. C. Shunker.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Gubt. of {1881} Madras.

PUBLIC WORKS.

To

THE SECRETARY TO THE
GOVERNMENT OF INDIA.

Dated December, 6th,

Issued

Read *Encl,*

6th December 1881, No. 3038 W.

DECEMBER.
No. 18.

FORWARDING for sanction revised estimate, amounting to Rs. 4,02,914, for the Government House at Ootacamund.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

11th February 1882, No. 390 W.

Buildings and Roads.
Civil Works.

Read the following paper:—

No. 40. From Major G. R. GIBBS, Officiating Assistant Secretary to the Government of India, Public Works Department, (Civil Works—Buildings,) to the Secretary to the Government of Madras, Public Works Department, dated Fort William, 30th January 1882, No. 39 B.

IN reply to your letter No. 3038, dated 6th December 1881, I am directed to state that the Government of India approves of the expenditure of Rs. 60,000 to be provided for from Provincial Funds, during the current official year, on the new Government House at Ootacamund.

2. The revised estimates received with your letter under reply amounting to Rs. 4,02,914 are herewith sanctioned. The submission of the supplementary estimates referred to in paragraph 10 should be expedited.

3. The sanction herein given is registered as No. 11 of 1881-82, and the plans and estimates are returned.

No. 41. ORDER THEREON, 11th February 1882, No. 390 W.

COMMUNICATED to the officers concerned.

2. The supplemental estimate referred to by the Government of India will include the cost of —

(1.) Finishing and decorating the central reception hall, dining and bedrooms.

(2.) Requisite alterations to the out-houses, some of which are inconveniently situated with reference to the main building.

3. The sanction accorded by the Government of India to the revised estimate of Rs. 4,02,914 for the Government house at Ootacamund has been registered as Provincial No. 124 W. of 1881-82, and classified as Civil Buildings, Original Works. It cancels No. 89 B. of 1879-80.

(True Extract.)

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle, with twelve enclosures.
„ Consulting Architect to Government.
„ Examiner of Public Works Accounts, with comparative Statement.
„ Financial Department.

Exd. S. T. Austin.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of (1882) Madras
PUBLIC WORKS.

To

The SUPERINTENDING ENGINEER,
FOURTH CIRCLE,
&c., &c., &c.

Dated February, 11th.

Issued

Recd. *Encl.*

G.O., 11th February 1882, *No.* 390 *W.*

FEBRUARY.
Nos. 40-41.

Government House at Ootacamund.—The sanction of the Government of India to the revised estimate for the —, communicated to the officers concerned.

P. W. Department.

Read the following :—

From the Consulting Architect to Govt No 960 of 16 March/82

FOR ORDERS.

The Chief Engineer agrees with Mr. Chisholm as to the necessity for determining, by means of a Committee composed somewhat as proposed by him, the further requirements of Government House.

Major Mead, the Supply Engineer, might be nominated a President.

R. W. Lawley Colonel R.E.
Chief Engineer & Secretary to Govt P.W.D.

This is a matter for decision by H.E. the Govt. in the first instance. The provision for any expenditure in excess of the Est. of G.I. have sanctioned is to be somewhat difficult/
W.H.
20/3/82

R.S.

FOR ORDERS.

The Hon'ble the Chief Secretary
The Rt. Hon'ble the Governor

Original Submitted
to the Private Secretary

Note by the Officiating Supt: Engineer 4th Circle on the outbuildings &c at Govt: House Ootacamund

I Consider some of the servants houses to be too near Govt: House. I believe it has been proposed before to remove at least one of the ranges but no new site has been fixed.

There is a very unsightly shed close to the house for boiling water. I am unable to improve it or to point out where it could be put.

The servants have been in the habit of making bathing places of mats behind their houses. If it is considered these are necessary thin half-brick walls in mortar should take their place. It is a rule generally that no temporary

Encl 15-3.

additions should be made to permanent Govt: buildings.

The servants houses are made of inferior materials and the tiles require turning occasionally, at considerable expense. Even when in repair they have a rough appearance and soon get smoked inside.

Their improvement is connected not only with building but the access to Govt: House and its grounds and has to be separately considered.

Lower Norwood has had the drainage improved a new ceiling cloth put up and a couple of rooms white got ready. I observed a Bathroom at the back would be the better of asphalting and that the room formerly occupied by a European manservant was very damp. Want of labor prevented this being done. The rest of the house appeared in its usual order. Capt. Bagot after occupying his room for a night complained and asked me to look at it. I strongly recommended him not to sleep in the house. We took up one of the floor boards and found the soil below very damp and I said I would Concrete the floor and relay the boards but could not promise the entire removal of damp.

The house is ill built and apparently old. I am of opinion that a thorough repair would almost amount to a renewal and that it would be best taken down and new Staff quarters built.

The timbers no doubt verges on decay and if the roof were much disturbed it might have to be taken off.

At present by laying Concrete and opening out at the back to let in the sun the quarters may be made to answer a little longer.

The covered ascent to Govt: House cannot be repaired. I would recommend the posts to be replaced by 2 inch pipes and a corrugated iron roof of suitable design made at Madras. The ground at the side I would keep a step slope.

I have directed a portion of the covered passage at the back of the staff quarters to be removed.

The servants houses are of the ordinary description met with on the hills. The situation of some of them is damp and cold and they are too near the house.

For the present they had better be left. I think that the Range at the side should be retained but rebuilt of better materials.

It is very undesirable that permanent Govt: buildings should be constructed of Brick in mud and I have known this prohibited in the Public Works Department.

When they can be spared the range of quarters at the back should be taken down and a range built from the angle of the remaining Servants' houses back pointing to the road.

I consider that the floors of all Servants' houses should be raised at least 18 inches above the ground level. If on almost a level with the ground though apparently they can never be really dry.

With regard to buildings like the staff quarters placed in a cutting I am of opinion that the main building should be on a basement of three feet all round.

Garden Cottage is not I think so old as Lowes Norwood. Even if some inconvenience were caused I would however recommend the bedroom floors to be concreted under the

boarding.

It is all built of inferior materials and some of the walls look damp but it is not I suppose very different from most small houses in the place.

I do not see any way as yet to recommend any improvement in the position of its out offices.

Col. Major RE.
Offg: Supt: Engineer
4th Circle

Otacamund
9th March 1882

No 92

A Copy of a note on the Out Offices of Lower Norwood &c prepared at the request of the Private Secretary for Submission for the Excellency's

Consideration forwarded for the information of the Chief Engineer.
2 His Excellency's Wishes are not known.

A.H. Fraser Maj RE
Offg. Supt. Engr

Ootacamund
March 10. 1882
Desp. No. 13th — Do —

No. 643 C d/15th March/82

To the Consulting Architect for any remarks he may desire to offer & early return

H. E. the Governor's wishes are as yet unknown

A. W. Hankey
C. E. [illegible]

14/3/82
Secy: to Govt.
P. W. D.

From
The Offg: Supg: Engineer
4th Circle
[illegible] 1725/[illegible]
P. W. C. No. 465

Dated 10th } March 1882
Despd. 13th }
Recd. 14th

No. 92.

Outbuildings of Government House at Ootacamund:—

Forwarding for information copy of Note by the Offg: Supg: Engineer, 4th Circle on the —; and remarking that H. E.'s wishes are not known.

Referred.

ROADS AND BUILDINGS.

CONSULTING ARCHITECT'S OFFICE,
Chepauk, 15 March 1882.

No. 958

From
THE CONSULTING ARCHITECT TO GOVERNMENT,

To
THE CHIEF ENGINEER, PUBLIC WORKS DEPARTMENT,
BUILDINGS AND ROADS BRANCH.

SIR,

Enclosures.

I have the honor to report that I inspected the works of Government House Ootacamund on the 11th instant.

With the exception of the Servants quarters all the work proposed to be undertaken during this working season has been completed.

Sergt. Smith in explanation of the reason why this work remains incomplete says that the difficulty of getting labor (always felt in Ootacamund) is greatly increased during this season owing to the demands on the labor market by private individuals this subject merely ~~proves~~ forms part of the question of high rates which will be dealt with seperately hereafter. I have no reason to believe that Sergt. Smith has not done all in his power to push forward

the work and the fact that the essential parts are completed, shows that he exercised due judgement in disposing of the labor at his command.

At the request of His Excellency I gave Orders for the removal of the Verandah North and South of the central feature of the West front. As the House is to be occupied on the 27th instant, I could make no official reference before commencing the work and I trust under the circumstances the action I have taken will meet with your approval.

I fear this will be regretted when experience of the Monsoon rains has been obt'd. [illegible]
JM

I have the honor to be
Sir
your most obedt. servt.
[signature]
Consg Archt. to Governmt.

P. W. C. No 1687

ROADS AND BUILDINGS.

From

The Consulting Architect
to Government,

To

The Chief Engineer, P. W. Department,
Buildings and Roads Branch.

No. 958

Dated 15th March 1882

Received 16

No. of Enclosures.

Inspection Report
Government House Ooty.

Rly
Rtd 18/3

ROADS AND BUILDINGS.

Consulting Architect's Office,
Chepauk, 16th March 1882.

No. 960

From

The CONSULTING ARCHITECT to GOVERNMENT,

To

The CHIEF ENGINEER, PUBLIC WORKS DEPARTMENT,
BUILDINGS and ROADS BRANCH.

Sir,

Enclosures.
1 file.

I have the honor to acknowledge the receipt of your Memo No. 643 C dated the 15th March 1882 enclosing copy of a Note by the Superintending Engineer 4th Circle on the subject of the buildings Subsidiary to Government House Ootacamund.

I would earnestly recommend that no further alterations should be made in any of the outbuildings under consideration until a definite Scheme for housing the whole of His Excellency's Staff and attendants be laid before His Excellency in Council for formal sanction, this Scheme being based on the strength of the Establishment of His Excellency the present Governor. —

It was imagined when the proprietors forming the Government House lands were first purchased that the buildings then existing on the sites would be ample for

all the wants of Government if merely public reception rooms were added, and indeed the first Sketch of what was to be undertaken showed these rooms as actual additions to upper Norwood. As the main building progressed the inadequacy and unsuitableness of the Subsidiary works became more and more apparent, additions, alterations and demolitions have gone on unceasingly and will continue to go on so long as mere personal opinions decide the positions of buildings, their extent, and magnitude, for it is manifest that what one Gentleman would consider a convenient distance for a boiling shed, another would consider too close. Again I venture to disagree with Major Fraser in his opinion of Lower Norwood which I am rather inclined to consider what London builders would term a "desirable residence" but this question I would leave to the officers who so recently permitted it to be purchased, and to the medical officers who have since allowed it to be occupied—

It is the earliest acquisition on the property & became Govt. property when the Lunatic Asylum was built. MA

If I might be permitted to offer a suggestion I would propose that a Committe consisting of The Private Secretary to His Excellency the Governor, The Physician to His Excellency, and Major Fraser or myself should assemble and draw up a definite Scheme for housing the Staff, attendants, and Servants of His Excellency The Governor and that when that Scheme or modifications of it met with approval and confirmation, no alterations should be permitted without formal written sanction. The question affects the personal comfort of every one connected with His Excellency Staff and household for a considerable portion of the year, and mere "tinkering" so to speak is a costly and inadequate way of dealing with it.

I have the honor to be
sir
your most obedt. servt.

[signature]

Consulting Archt. to Government

P. W. & No. 1725

ROADS AND BUILDINGS.

From
The Consulting Architect
to Government,

To
The Chief Engineer, P. W. Department,
Buildings and Roads Branch.

643 C dt 15-3-82

No. 960

Dated 16th March 1882

Received

No. of Enclosures. 1 file.

Government House and
Outbuildings Ootacamund.

Cr 18.3

This seems to be a
matter for H.E.: consid:
first at least:

I will only say that my
experience of Sergt. Smith
is decidedly in his favor.

I fear the removal of
the Verandah will be regretted
in the monsoon if not
at other seasons also.

W.H. 20/3/82

Cr 18/3

Hon W Huddleston

To Rt. Hon the Governor

For orders

In the annexed report
by Mr. Chisholm of
the work executed to
Govt. House Ootacamund
he shews that all ex-
-cepting the Servants
Quarters had been dealt
with, and that Sergeant
Smith had done all
in his power to push on
the work. I have however
reason to know that
His Excellency the Governor
was dissatisfied with
the condition of the house
and I shall make it
my duty to call on the
Superintg. Engineer Major Mead
(who has unfortunately
been absent in Travancore)
for close enquiry and
report on the matter.

All that can at present
be said is that Sergeant
Smith has hitherto borne
a good character as

that there are serious difficulties connected with the proper execution of the work in question

1st Being occupied through-out the "season" work cannot go on continuously at the house

2d The difficulties at all times present at Ootacamund in connection with labor are intensified as the "season" approaches

Major Morant the former Executive Eng. [?] tried to some extent by either directly or indirectly en-couraging his Establishment to undertake private work, but this mode of commanding the labor market I had to stop summarily as leading to abuses

The question of rates and labor have for some time engaged my attention, and when the case is complete the matter will be laid before Govt. but I will not disguise my fear that the difficulties of commanding the labor market with the immense competition at present going on will prove almost insuperable, excepting under what may be considered unjustifiably high rates

Another point connec-ted with the unsatis-factory condition of Govt. House is the want of a small Establishment which would relieve our subordinates of duties foreign to their depot routine e.g. the care of furniture, ven-tilation &c of the house while the Govt. is absent at Madras

Mr Chisholm in his report mentions that in accordance with His Excellency's wish the verandah was ordered to be removed

In the cases of all

all ordinary Provincial Buildings radical changes in design can only be carried out under an order of Government, but in a building like this ~~[illegible]~~ intended to be the personal accommodation of the Head of the Government the ordinary rule may possibly be held to be in abeyance

As his Excellency may desire to record his opinion on this subject I have marked the papers to him as well as to the H. Sec.

16. 3. 82

There are really only two things connected with the construction of the Buildings at and near Government House Macarthur in which I take the smallest personal interest,

(1) That they should be fit for wholesome habitation, and (2) That, if possible, no more good money should be thrown after bad.

I think the assembling of a Committee consisting of

Colonel Scratchley
The Private Secretary
Mr. Christesen
and Mr. Mackenzie

would be extremely proper, but it should be an instruction to them to do everything in their

By all means assent to it.

22/3/82

power to avoid proposing anything which would oblige us to go again to the Govern=ment of India. If the existing buildings can, as I believe, be made to do, that is be made fit for wholesome habitation with a few inexpensive additions, I should infin=itely prefer it to a plan, however good, which would cost more money. No human power can ever now make Government House a good one. The Hall is an Architec=tural atrocity, and it is only one of many blunders about which it is now useless to lament.

I gather from Mr Addison

that something will be saved by removing rather than completing the Verandah.

As to Serjt Smith I do not suppose he was more to blame than any other man in his position of his position would probably have been. Over all the arrange=ments there appeared to me to preside the genius of higgledy-piggledyness. I should have thought that the only way to get such a piece of work done satisfactorily could have been to have given long ago the carrying into effect of the plans agreed upon to some one man and to have made him responsible for everything in and about Government

House. Colonel Sankey's suggestion of a small establishment to look after furniture and the like is one obviously wise and I shall act upon it the instant the house is handed over to me as fit for safe and wholesome habitation.

When I went up to Ootacamund in January, to look after the sanitation of the place, I lived in Government House. There were not any banisters on the great staircase and my Private Secretary was within an ace of breaking his neck in consequence. In one of the passages there was a great gulf fixed which might easily have cost an incautious person his life.

I have not attempted, and do not mean to distribute blame for this, nor for the accumulation of rubbish, the general untidiness, not to say filth and leaving of things to manage themselves which I found in January, and which prevailed to a very considerable extent in the earlier days of March; but I wish to put on record that the whole state of affairs was not satisfactory and totally contrary to my ideas of the way that works of this kind should be managed.

When the Committee

above suggested has come to its conclusions and those conclusions have been accepted by Government I ~~for one~~ shall be quite prepared to veto as Governor in Council any further proposals for change which I may make as Governor. Interest rei publicae ut sit finis litium. It is infinitely desirable that there should be once for all an end of the controversies about this hapless building.

It is to be remembered that there will still have a good deal to be spent in the furnishing and proper decoration of ~~the building~~ Government House. There are things which I pretend to know something about, but about construction I pretend to know nothing and hate bricks and mortar with all my soul. If the Committee wishes to please me they will patch up those old houses so as to last my time, but of course they must so patch them up that there ~~be~~ maybe no question as to their perfect weathertightness and decent villeggiatura comfort for my staff.

MEGD

March 21st

1882.

B

From native

№ 799 W

PUBLIC WORKS DEPARTMENT.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the 24th March 82

Read the following:—

From the Consg Architect to Govt (P.E. № 958 of 15th March 1882)

Do do (" " 960 of 16th " ")

A Committee composed as shewn below is hereby appointed to consider the most economical means of completing Government House at Ootacamund and rendering the detached buildings intended for the accommodation of the Staff both wholesome and comfortable without incurring unnecessary outlay:—

Colonel

Colnel R. H. Sankey, CB. RE
Chief Engineer & Secretary to Govt. P.W. Dept.
President.

Members

Captain A. Awdry, RE.
Private Secretary to
HE the Governor

R. F. Chisholm Esqre F.R.I.B.A.
Consulting Architect
to Government

B. No. 799 Wa/24th March/82

Surgeon Major J. MacKenzie
M.D.
Surgeon to HE the Governor

Colnel R. H. Sankey CB. RE
Capt. A. Awdry RE
R. F. Chisholm Esqre
Surgeon Major J. MacKenzie, M.D.

Despatched 24-3-82.

23/3/82

Entd. in Receipt Regr.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

No. 125.

READ—the following Report of the Committee on Government House, Ootacamund, dated 10th August 1882 :—

The Committee assembled under orders of Government, No. 799 W., dated 24th March 1882, have the honor to submit the following concise record of their conclusions as to the best means of meeting, with every regard for economy, the requirements of Government House at Ootacamund, with a view to the completion of the main building and to rendering the subsidiary ones suitable for the accommodation of His Excellency the Governor's staff and household.

2. With the requirements of so large an establishment it is needless to observe that some of the works necessary are of more immediate importance than others. While therefore recommending the alterations and improvements to the main and subsidiary buildings, as also to the grounds, which they consider essential, the Committee have, in specifying the several works as follows, placed them in order of urgency according to the best of their judgment.

3. As time will be required for working out the several estimates in detail, and as on other grounds it would appear desirable that the early orders of Government should be obtained regarding the general scope of the proposals submitted, the Committee have considered it best at this stage to submit the list with only approximate amounts entered opposite each item, accompanied by an index survey for reference.

4. The letters appended to each heading denote the position of the work on this survey and the figures in the right hand margin the probable sums which the several re-accommodations will cost if carried out.

WORKS URGENTLY REQUIRED.

Main Building, A.

	Rs.
(1.) Provision of the best and most air-tight description of water closet in lieu of those now in the building, including complete arrangements for the discharge of bath-water, slops, &c., from the different stores ... ... [*N.B.*—Alternative arrangements may be considered for the employment of dry conservancy, if so desired, in lieu of the water closets.]	500
(2.) Re-arrangement of the windows in the hall and staircases to make them capable of being easily opened for ventilation if necessary (say six swing windows)	300
(3.) Approved swing doors to be placed— (*a*) at top of the back-stairs; (*b*) opening from house to kitchen-yard; (*c*) between the serving and maty's rooms; (*d*) between serving and dining rooms;	432
(4.) The interior decoration of all the rooms, but chiefly that of the drawing-room	50,000
(5.) Placing two extra windows in the south wing on east face	300

Lower Norwood, L.

The residence of His Excellency's Military Secretary.

The main building to be cleared as much as possible of the small structures in rear to secure the thorough perflation of air so much needed with the low situation of this house. The godowns on the west to be removed and reconstructed a little lower down the slope of the hill. The water-supply to be led by a pipe into a cistern and the surplus water carried clear of the premises. The northern earthen slopes to be trimmed to 1½ to 1 and properly drained along the back and turfed. Rs.

The roof to be reconstructed permanently, and opportunity taken of making such slight improvements in the plan of the building as may be found essential. The floors to be thoroughly ventilated, and every precaution taken to make the house as dry as possible.

The present temporary covered passage leading up to the hall of the main building to be reconstructed in a more permanent form ... 6,000

Upper Norwood, K.

The roof of Upper Norwood, the residence of His Excellency's Private Secretary and the Secretary's Office, to be reconstructed and rendered perfectly water-tight either by a permanent form of tile or by zinc sheeting. Opportunity to be taken, while doing this, to make small improvements much required to the building.

Probable cost 5,000

Aides-de-Camp Quarters, M.

New quarters for two Aides-de-Camp, the accommodation for each being as follows:— 11,000

1 Sitting-room.
1 Bed-room.
1 Bath-room.
1 Servant's room.

Head Butler's House and Cistern, N.

The present small and unsightly building with the cistern to be removed in order to allow of the proposed new road of approach being constructed. The butler to be provided with accommodation in the servants' houses and the cistern reconstructed in any convenient locality 150

Coachman's House, B.

The foundations of a coachman's house were laid last year; this building to be carried forward to completion 11,000

Cow-shed and Store-room, F.

A new cow-shed, capable of containing 10 or 12 cows and a sufficient supply of straw, wood, &c., to last the whole establishment for three months, to be constructed on the spot indicated in rear of the stables.

Probable cost 3,000

Gram Boiler, H.

At any convenient spot as G a gram-shed and boiler to be constructed ... 800

Drainage of Stables, I.

The drainage of the stables to be carried out as being very essential ... 500

Slopes, J.

All slopes in and about the stable-yard to be trained and neatly turfed.

Probable cost 300

Garden Cottage, O.

The residence of His Excellency's Surgeon.

The cottage to be re-roofed with a permanent water-tight covering, and the accommodation re-arranged and improved to suit the requirements of the occupant.

Probable cost 3,500

Small Cottage by the Fern House, P.

At present used by the Apothecary.

To be re-roofed permanently and put in repair for the Apothecary.

Probable cost 1,200

Bungalow, Q.

This bungalow to be converted into a residence for the Governor's Band Master, and the adjacent gardener's house re-arranged so as to answer as a barrack for 12 men of the Governor's Band ... ... Rs. 1,200

Total, Urgent Works ... 95,182

WORKS OF LESS URGENCY.

Main Building, A.

The main building externally possesses, owing to its mass, a certain degree of dignity, but from alterations or other causes there is not that unity of design which the Committee think it so important that a public structure should possess, and they recommend that the Consulting Architect be called on to submit for approval four elevations, *i.e.*, one for each face of the building, showing in detail how the exterior is to be finished in every part. These designs after alteration, if necessary, and if eventually approved, to be adopted and strictly adhered to 20,000

House for Cook and Guard Room, D.

Opposite the coachman's house a house, as far as possible similar in design, to be constructed for the French cook, and connected therewith a guard-room, the present guard-room marked thus * on the plan being dismantled. A room to be moreover provided for the supply of hot water to the main building.

Probable cost 11,000

Sapper Lines, now Servants' Houses, E.

With a view to clearing the north side of the building, a matter much required, the existing row of servants' houses (originally Sappers' lines) to be removed entirely and reconstructed with old and new materials near the western range of servants' houses marked ⊙ on plan, and this latter range to be extended as much as may be necessary to accommodate comfortably the servants shown in Captain Awdry's list.

Probable cost 5,000

Approach Road, R.

Instead of approaching the main building from the west or garden face, the present road to be turned south at the point shown on the plan and taken by a new line with uniform and easy gradients so as to approach the building on the south-east side 2,500

N.B.—Advantage may subsequently be taken of this to give a better approach to the Surgeon's house 1,200

Entrance to Stable-yard, C.

A suitable entrance to the stable-yard to be constructed between the coachman's house B and the house for the cook D.

Probable cost 2,000

Stable for Sick Horses, G.

At some convenient spot apart from the general stables two stalls to be constructed for sick horses in order to seggregate them from the others.

Probable cost 2,000

Road to Snowdon, S.

The road to Snowdon to be retraced where necessary and completed ... 3,000

Garden Front, T.

The garden front to be laid out as an Italian garden with a fountain in the centre in keeping with the surroundings generally.

Probable cost 6,000

General Surroundings.

	RS.
For planting and trimming slopes and general horticultural improvements and finishing	15,000
NOTE.—Before carrying out the work already sanctioned for a covered passage to Upper Norwood it should be revised, and the estimated amount increased, so as to enable it to be constructed of glass, like a conservatory. A conservatory should also be placed against the south wall of the staircase at this end of the house, extending to and embracing one window of the drawing-room. Out of this conservatory the covered passage will lead	10,000
Unforeseen contingencies	15,000
Furniture not included, but *roughly* estimated at Rs. 1,25,000.	
Grand Total, say ...	1,88,000

OOTACAMUND,
10th August 1882.

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.
(„) A. AWDRY, Captain, R.E.,
Private Secretary.
(„) R. F. CHISHOLM, F.R.I.B.A.
(„) J. MACKENZIE, M.D., Surgeon-Major
and Surgeon to His Excellency
the Governor.

No. 126.

ORDER—dated 19th August 1882, No. 2139 W., Public Works.

The Right Honorable the Governor in Council approves of the several recommendations contained in the Proceedings, dated 10th August, of the Committee assembled under G.O., 24th March 1882, No. 799 W., and directs that the Consulting Architect make immediate arrangements for the preparation of the detailed estimates.

2. As it is very desirable that portions of work most urgently required should be put in hand and carried to completion while the Government is in Madras during the next season, Mr. Chisholm will prepare and submit the estimates in the following order of importance—

(1) Those noted as being urgently required in the Main building A, omitting item (4) for the decoration of the interior, for which other arrangements are now being made.
(2) Those recommended for the improvement of Lower Norwood, L.
(3) Cow-shed and Store-room, F.
(4) Gram boiler, H
(5) Drainage of Stables, I.
(6) Slopes, J.
(7) Those recommended for the improvement of Upper Norwood, K.
(8) Do. Garden Cottage, O.
(9) Do. Small Garden Cottage by the Fern House, P.
(10) Do. Bungalow, Q.

For the rest the estimates may be submitted subsequently.

3. As both site and detailed plans of the existing and proposed buildings have to be prepared, the Consulting Architect should submit at an early date an application for the temporary establishment which may be needed.

(True Extract.)

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Consulting Architect to Government.
„ Superintending Engineer, Fourth Circle.
„ Private Secretary to His Excellency the Governor.
„ Financial Department.

Exd. S. T. Austin.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1882} Madras.

PUBLIC WORKS.

Dated August, 19th.

Read. *Encl.*

G.O., 19th Aug. 1882, No. 2139 W.

AUGUST.

Nos. 125-126.

Government House, Ootacamund.

The Consulting Architect to Government directed to make immediate arrangements for the preparation of detailed estimates for certain urgent improvements to the —.

Report to accompany the Estimate for completing the construction of Government House at Ootacamund and for furnishing it, called for in letter from the Government of India, No. 87, of the 13th January 1883.

Owing to the yearly increasing difficulties of securing a suitable residence for His Excellency the Governor and Staff at Ootacamund, during the annual hot-weather sojourn of Government on the Nilgiri Hills, it was decided in 1876 to acquire the property known as "Upper Norwood," adjoining closely to which was the "Lower Norwood" property, already in possession of Government. On each of these existed bungalows built in the old style, ill-arranged, constructed of very indifferent materials, and not even water-tight. Lower Norwood was especially, from its low situation and bad construction, extremely damp and unfitted as a residence.

2. In view to economy, the first intention was to use the bungalows for the Governor's family and staff; adding merely such public rooms, in a separate building, as were deemed to be indispensably necessary for His Excellency's office and for reception purposes.

3. The plans proposed under this view when in great measure carried out were found very inadequate, but no final decision as to their precise scope could be arrived at in 1877, as the Government did not go to the Hills that year. In 1878 it became, however, sufficiently clear that the two old bungalows above adverted to were quite unsuited, both as regards character and amount of accommodation, for the Governor's family and staff; and that considerable additions must be made to the buildings.

4. This led to organic changes in the original design, and after a series of modifications the plan finally adopted was that of a large two-storied building, affording complete accommodation for the family, in addition to the public reception rooms of the first design, but making no provision for the Private and Military Secretaries, Staff, &c.

5. It is needless to trace the various changes and many alterations of the plans which this rather wide departure from the original scheme necessarily involved, or which arose from other causes. Suffice it to say that, by September 1878, the outlay had reached 2¼ lakhs, when the Government of India raised objections to the provision of a residence for His Excellency the Governor at a Hill Station at the public expense, on the ground that it was opposed to the orders of the Secretary of State. But in reply it was submitted that the principle of "prohibiting the transfer, periodically, of the seat of Government to the Hills" had been abandoned by the Home authorities; that it had been assumed that the Local Government had full authority to incur expenditure within their powers of sanction (Rs. 10,00,000); and that economy had been consulted by spreading the outlay over several years.

6. The estimate framed under the above circumstances, and which for all practical purposes may be considered as the original estimate, amounted to Rs. 2,66,660, and was sanctioned by the Madras Government in G.O., No. 4488 W., of 25th November 1878. But even as regards this, economy was still so much kept in view that no provision was made for either decorating the outside or inside of the building (in fact, interior plastering was to a great extent omitted), for furniture, for providing quarters for His Excellency's Staff, for adequate servants' houses, &c., or, indeed, for anything much beyond the bare walls of the principal mansion.

7. The first revised estimate was forwarded to the Government of India for sanction with G.O., No. 3016 W., of 27th November 1879, and amounted to Rs. 2,76,000; but this again provided for little more than a revision of the rates of the work, and made no further provision than the first for even necessary adjuncts, to say nothing of securing even the most ordinary comfort. This revised estimate was formally sanctioned by the Government of India in their Secretary's letter, No. 560, of 31st January 1880.

8. As neither of the abovementioned estimates had any amount entered in them for the cost of acquiring the Norwood Estate, and as it had been shown that a large expanse of terraced roof was altogether unsuited to a wet monsoon at Ootacamund, and that the expense of an iron pent roof must be incurred; further, as became clear, first to the late Mr. Adam, and subsequently to Mr. Hudleston, the Acting Governor, that some additions must be made to the scheme in order to secure a habitable house with a road of approach to it, the estimate was again recast in 1881, providing for the following items:—

	Rs.
1. Purchase of Upper Norwood property	20,306
2. Improvements to do.	21,440
3. Constructing the new building	3,17,093
4. Water-supply	8,582
5. Covered passage from the new building to Upper Norwood ...	1,693
6. New road of approach	33,800
Total	4,02,914

9. At the time of the submission of this estimate the outlay had reached Rs. 3,31,742, the yearly expenditure on the work from the commencement being as follows :—

	Rs.
1876-77	62,733
1877-78	1,10,662
1878-79	57,967
1879-80	30,990
1880-81	45,990
to December 1881	23,400
Total ...	3,31,742

10. As this was the condition of matters when His Excellency the present Governor assumed office, it may be as well to advert to the fact that practically there was little more than the bare walls of what could no doubt in time and with adequate outlay become a suitable Government House. The flat roof (which had not been approved of by the department) had proved leaky, and only the south wing had been provided with an iron pent roof over the terracing; most of the dwelling rooms had remained unplastered, and many essential conveniences were absolutely wanting. Accommodation for the staff further than such as could be found in the old bungalows (one of which proved quite uninhabitable) there was none; the provision for servants and cattle was either entirely inadequate or wholly wanting; the furniture consisted only of a few old articles brought up from the Government House at Guindy (Madras); the new road of approach in substitution for the old steep and dangerous track which previously served as such had only just been commenced; the roads near the house itself and its surroundings had only been worked out in the roughest fashion, &c. In fact, although the skeleton of a suitable Government House was there, some of the most clearly proved necessities had not been provided for. As to ordinary conveniences, to say nothing of comforts or embellishments, they had no existence.

11. Under the above circumstances, in August 1882 a Committee assembled to report on the further requirements of Government House, with a view to the completion of the main building, and the adaptation of the subsidiary ones for occupation by His Excellency the Governor's Staff and household, and their report is recorded at length in G.O., No. 2139 W., of 19th August 1882. The approximate estimate framed by the Committee for the proposed additions, not including furniture, &c., amounted to Rs. 1,88,000. The expenditure on the building in 1882-83 was Rs. 42,083, making, with the outlay previously incurred, a grand total of Rs. 3,89,524, or including furniture Rs. 4,54,524.

12. The letter of this Government forwarding the above report showed that, notwithstanding this sensible increase to the outlay, some essential items, such as furniture, had not been entered, and the Government of India, in their reply, No. 87, of 13th January 1883, called for "a complete estimate of the cost of finishing and furnishing the house."

1. In consequence of a reminder from the Government of India, dated 19th April 1883, the Superintending Engineer was called on to submit the complete estimates, the preparation of which was to take precedence of all others.

14. The estimate now submitted, amounting to Rs. 7,79,150, is in reply to the last-quoted demand to the Government of India, and comprises the following items, which it is believed will be found to cover all actual requirements of the scheme from first to last :—

I. The six sub-heads of the estimate sanctioned in G.O., No. 390 W., of 11th February 1882, *i.e.*, all previous outlay, whether on account of the Norwood property or new works as then foreseen.

II. Twenty-four of the works specified in the report of the Committee of August 1882 as above adverted to. That report mentioned twenty-eight works; but four of these having since then been held as being more correctly chargeable to the sanctioned estimate, have been so treated.

III. Six additional minor works, which on the latest information were found to be essential.

IV. Contingencies to the amount of Rs. 15,000 as previously recommended by the Committee.

15. As regards the six sub-heads of the estimate of February 1882, no outlay whatever has been incurred since that date on the first two,* which had previously been completed; consequently no revision of those sub-heads is necessary.

* Nos. 1 and 2.

16. But expenditure has been incurred against three† of the others, and those estimates have consequently been revised.‡ As regards No. 5, a small outlay was incurred for a rough temporary covered passage, which is to be superseded by sub-head No. 12 of the present estimate.

† Nos. 3, 4, and 6.

‡ See accompanying comparative statements.

17. The general result of the revision of the sub-heads in question is as follows :—

No.	Nature of Work.	As sanctioned.	As revised.
		Rs.	Rs.
3	New building	3,17,093	3,12,460
4	Water-supply	8,582	6,900
5	Covered passage	1,693	115
6	Road of approach	33,800	56,770
	Total ...	3,61,168	3,76,245
	Excess over previous sanctions ...	...	15,077

The comparative statements* for the new building, water-supply, and road of approach clearly show, in separate columns, the work done, remaining to be done, and not required. The principal cause of the apparent reduction in the cost of the new building is the provision of a separate estimate for "decorations"† on a greater scale than was formerly contemplated, and which was clearly inadequate to a work of this character. But the revised amount for the new building includes Rs. 10,258 for completing the roofs, ceilings, floors, windows, fire-places, &c., where they are still in an unfinished state.

* See the three comparative statements accompanying.

† Sub-head No. 8.

18. Of the remaining thirty-one sub-heads, detailed estimates are furnished for twenty-five, and lump sums have been entered against the remaining six, the details of which cannot now be estimated more exactly. These lump-sum entries are as follows :—

		Rs.
I.	Finishing exterior of main building	20,000
II.	Conservatory and glass covered passage from Upper Norwood ...	10,000
III.	Furniture (see the annexed appendix by the Private Secretary, giving the needful information in reference to this item) ...	1,25,000
IV.	Completing the garden front	6,000
V.	General surroundings and laying out and planting the grounds.	15,000
VI.	Unforeseen contingencies	15,000

19. The following remarks seem necessary in regard to some of the sub-heads of the estimate :—

No. 4. *Water-supply.*—The saving occurred in the cost of iron piping, which had been over-estimated.

No. 5.—Only a rough temporary covered passage has yet been built, which cost Rs. 115; for this a conservatory and glass covered passage is to be substituted.

No. 6. *Road of approach from "Charing Cross."*—It may here be observed that nothing could well have been worse than the old road, which was so narrow, steep and tortuous as to be quite dangerous. Near its commencement it leads through one of the most frequented business portions of the station, and after that leads to a number of private houses and hotels and the Public Gardens, lastly to Government House; on the whole it may be looked on as forming one of the most important of the Ootacamund roads, quite irrespective of its incidental connection with Government House, and its cost might thus have been fairly debited to Miscellaneous Public Improvements.

The late Governor, Mr. Adam, saw at once the absolute necessity of providing for this road, and after his death the Acting Governor, Mr. Hudleston, decided finally to carry it out. As this work progressed alterations were found necessary in various features of the estimate, and several of the original proposals were improved upon. Stone curbing was substituted for brick-work in defining the footpaths as being more durable; gravelled side paths were provided; also additional means of cross drainage; and especially for dealing with the unwatering of a very insanitary swamp through which the road was taken, and the drainage of which was considered to be most desirable. This latter has led to rather heavier expenditure than was anticipated. The revised estimate provides also for ornamental parapets, surmounted by lamps, at the Garden Bridge; and on the branch line towards Stonehouse Hill a new masonry culvert is to take the place of an old and unsightly platform bridge. Provision has also been made for ornamental gate piers, with suitable lamps, at the entrance to the Gardens.

Nos. 8 *and* 31.—The decorations and furniture are being provided under the immediate supervision of the Private Secretary. That officer's memorandum in regard to the latter is appended.

No. 9. *Improvements to Lower Norwood.*—As before noted, this old building, from defective construction, was condemned as unfit for habitation, and the improvements here provided for have been in progress this season, and much of the work required has already been carried out.

Nos. 11 *and* 19.—The old bungalows here adverted to are Upper Norwood and Garden Cottage, the first of which has been before mentioned. Both are very old bungalows of faulty construction and with leaky roofs, quite unfit in their present condition for affording the needful accommodation of the Private Secretary and His Excellency's Surgeon with their families, for which they are intended.

No. 12. *Conservatory and Glass Covered Passage.*—Information regarding this work, on which to base an estimate, has been written for to England, and in the course of another month it will probably be possible to furnish a detailed estimate.

No. 28. *Road to Snowdon.*—The estimate only provides for widening to 15 feet, metalling, and improving the cross drainage, as approved by His Excellency the Governor As regards this item, it may be observed that on much the same grounds the outlay on this road might, like that of the new road of approach, have been debited to Miscellaneous Public Improvements, and not specially to the Government House estimate. It connects the Public Gardens with the house now occupied by His Excellency the Commander-in-Chief, as also with Snowdon and Dodabetta, which are so frequently visited by the residents in Ootacamund.

Similar remarks apply to No. 20, Road to Garden Cottage.

OOTACAMUND,
4th July 1883.

(Signed) R. H. SANKEY, Colonel, R.E.,
Chief Engineer, P.W.D.

Appendix to the Report.

List of Works included in the Complete Estimate of Government House, Ootacamund.

No. of Sub-heads.	Nature of Work.	Amount.
		RS.
1.	Cost of Upper Norwood property	20,306
2.	Improvements to Upper Norwood property	21,440
3.	Constructing the new Government House	3,12,640
4.	Water-supply for the new building	6,900
5.	Covered way to Upper Norwood	115
6.	New road of approach	56,770
7.	Completing the water closets, and providing three trap sinks and four swing doors	820
8.	Interior decorations	53,000
9.	Improving Lower Norwood	13,657
10.	Covered passage from Lower Norwood to the main building.	4,980
11.	Improving Upper Norwood	16,860
12.	Conservatory and glass covered passage to the main building.	10,000
13.	New blocks of servants' quarters	20,530
14.	Moving the drinking-water cistern and relaying the pipes...	120
15.	House for the coachman, and similar building to accommodate the cook, and afford shelter to the guard and fire-engine	18,140
16.	New cow-shed and store-room	3,290
17.	New gram-shed and boiler	880
18.	Stable-yard improvements	1,370
19.	Improvements to Garden Cottage	10,000
20.	Improving road to Garden Cottage	1,620
21.	Repairing small cottage by the Fern House for the Apothecary	390
22.	Improving the bungalow above Garden Cottage	1,880
23.	Finishing the exterior of the main building	20,000
24.	Clearing away existing row of servants' houses and forming a standing ground for carriages	900
25.	New south-east approach	5,300
26.	Entrance to stable-yard	760
27.	Stable for sick horses	1,960
28.	Improving road to Snowdon	6,620
29.	Completing the garden front	6,000
30.	General surroundings	15,000
31.	Furniture	1,25,000
32.	Improvements to kitchen, store-rooms, cellars, &c. ...	2,930
33.	Passage from servants' rooms to hall, and dry-earth closet...	1,100

No. of Sub-head.	Nature of Work.	Amount.
		RS.
34.	Passing drainage of roofs under verandah floors	280
35.	Shed to be used for cutting up wood, and for horses to stand in on party nights	832
36.	Completing the harness-room	1,760
37.	Unforeseen contingencies	15,000
	Total ...	7,79,150

2nd July 1883.

(Signed) J. BEATTY, Colonel, R.E.,
Superintending Engineer, Fourth Circle.

Estimate for furnishing Government House, Ootacamund.

A lump sum of Rs. 1,25,000. In this lump sum are included the items amounting to Rs. 48,975, about which the Honorable Major Baring spoke when in Madras in 1882, and to the sanction of which in the Financial Department of the Government of Madras the Government of India accorded their confirmation in paragraph 3 of their Financial letter, No. 87 of 13th January 1883. In contracting not to exceed an additional expenditure of Rs. 76,025 for completing the furnishing of the house, His Excellency the Governor agrees that out of that sum no further expenditure shall be incurred on glass, China, or linen in accordance with the instructions conveyed in the latter part of paragraph 4 of the letter of the Government of India above quoted.

OOTACAMUND,
3rd July 1883.

(Signed) A. AWDRY, Captain, R.E.,
Private Secretary.

FOURTH CIRCLE—PUBLIC WORKS DEPARTMENT—NILGIRI DIVISION.

LIST of Plans connected with Government House, Ootacamund.

	Estimate Item No.	Plan No.	Names of Plans.
	...	1	Plan showing Government House and Garden.
	...	2	Gate piers with lamps to Garden Entrance.
	6	3	Skew culvert on Stonehouse approach road.
	...	4	New faces to Garden Bridge.
	9	5	Lower Norwood.
	10	6	Covered way from Lower Norwood.
	11	7	Upper Norwood.
	13	8	New blocks of servants' quarters.
	15	9	Coachman's house, and House for cook, guard and fire-engine.
	16	10	Cow-shed and straw store.
	17	11	Gram store and gram-boiling shed.
	19	12	Improvements to Garden Cottage.
	20	13	Improving road to Garden Cottage.
	22	14	Improving bungalow to accommodate the Governor's Band.
	24	15	Standing ground for carriages on party nights.
	25	16	New south-east approach.
	26	17	Entrance to stable-yard.
	27	18	Sick horse stable.
	28	19	Improvements to Snowdon Road.
	35	20	Shed for standing horses and cutting wood.
	...	21	Ground plan of upper floor.
	...	22	Do. of lower floor.
	...	23	Elevation of main building.

NILGIRI DIVISION,
30th June 1883.

(Signed) J. C. LARMINIE,
Executive Engineer, Nilgiri Division.

(Signed) J. BEATTY, Colonel, R.E.,
Superintending Engineer, Fourth Circle.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

From Colonel J. BEATTY, R.E., Superintending Engineer, Fourth Circle, to the Chief Engineer, Public Works Department, dated Ootacamund, 2nd July 1883, No. 123 C.W.

As directed in your letter, No. 83 E., of 4th May 1883, I have the honor to forward, herewith, the complete estimate of Government House, Ootacamund. The accompaniments of this letter are as follow :—

1	Report * with Appendix.
1	Specification.†
20	Plans.†
4	Comparative Statements.‡
25	Detail edEstimates with Abstracts.‡
1	List showing the different Sub-heads of the Estimate.§
1	List of Plans.‖
1	General Abstract Estimate.¶

* Sent herewith.
† In a separate cover.
‡ Do. do.
§ With the bundle of estimates.
‖ With the bundle of plans.
¶ Will follow.

From the same Officer, dated Wellington, 3rd July 1883, No. 151 C.

In submitting the estimate for completing Government House and furnishing it, I did not send copies of the sanctioned plans and elevations of the main building, as these were submitted with the sanctioned estimate of February 1882, and there are copies with the Private Secretary to His Excellency the Governor, as well as possibly in your own office. But, lest they should be wanted, I have now the honor to send you the copies that were sent me with G.O., No. 346 W., of 1st February 1883.

"Report" on Estimate, dated 4th July 1883.

ORDER—dated 9th July 1883, No. 1915 W., Public Works.

Ordered to be forwarded to the Government of India.

(Here enter No. 1916 W., dated 9th July 1883.)

(True Extract.)

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle, with copy of Report.
" Private Secretary to His Excellency the Governor, with copy of Report.
" Financial Department.

Exd. A. F. Goodall.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated July, 9th.

Recd. *Encl.*

G.O., 9th July 1883, No. 1915 W.

JULY.

Government House, Ootacamund

Ordered that the complete estimate for —
be forwarded to the Government of India.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

LETTER—from

COLONEL R. H. SANKEY, C.B., R.E.,

Secretary to the Government of Madras,

Public Works Department,

To

THE SECRETARY TO THE GOVERNMENT OF INDIA,

PUBLIC WORKS DEPARTMENT.

SIR,

I am directed by the Right Honorable the Governor in Council to forward, herewith, with the documents noted in the margin, the complete estimate for Government House at Ootacamund as called for by the Government of India in their letters of the 13th January 1883, No. 87, and 19th April 1883, No. 394.

"Report" on Estimate, dated 4th July 1883.
List of Sub-heads of Estimate.
Twenty-five Estimates of new Sub-heads.
Four Comparative Statements of old Sub-heads.
Specification of Work.
Memorandum by Private Secretary, dated 3rd July, on Furniture Charges.
Twenty-three Plans as per accompanying list.
G.O., No. 2139 W., dated 17th August 1882.

2. The present estimate, amounting to Rs. 7,79,150, covers, I am to say, not only the outlay originally incurred in acquiring the Upper Norwood property on which the house has been built, but also of various roads and other improvements only incidentally connected with the work, together with all past and probable future outlay upon it and its surroundings, including decorations inside and outside, as well as furniture.

3. It is understood that the Government of India has signified its readiness to accept a lump sum estimate for the furniture, and as regards some few items, of which, owing to their special character, it is impossible at the present moment to give the details, full explanation will be found in the report appended to the estimate.

4. From that report it will be observed that altogether inadequate provision was made in the earlier estimates for suitable accommodation for the household and establishment of the Governor.

5. From the Proceedings of the Committee assembled in August 1882 under the orders of this Government it will, moreover, be found that several of the old buildings, which had been originally intended for the partial accommodation of His Excellency's Staff, had been built of bad materials, and had become almost uninhabitable from damp (one indeed was medically condemned from this cause), and that the provision of servants' quarters and other out-houses was altogether insufficient.

6. With no other object than to make the place suitable as a residence for the Governor, his staff and servants, His Excellency in Council has found it indispensable to make certain additions to the previous schemes, which will be found duly set forth in the report.

7. The expenditure booked against the work, including Rs. 65,000 out of the lump sum of Rs. 1,25,000 for furniture up to end of the past official year, amounts to Rs. 4,54,524, thus leaving Rs. 3,24,626 for expenditure during the present and following years. During the year now current about Rs. 60,000 will in all probability have to be spent, and the remainder will be distributed over the following years in such amounts as may be found to be convenient with reference to the other demands no Provincial Funds.

I have the honor to be,

Sir,

Your most obedient servant,

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

OOTACAMUND,
9th July 1883.

Exd. A. F. Goodall.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated July, 9th.

Recd. *Encl.*

G.O., 9th July 1883, No. 1916 W.

JULY.

Government House, Ootacamund

FORWARDING complete estimate for —.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following letter from J. E. O'CONOR, Esq., Assistant Secretary to the Government of India, Department of Finance and Commerce, to the Chief Secretary to the Government of Madras, dated Simla, 21st August 1883, No. 2779:—

I am directed to acknowledge the receipt of the letter from the Government of Madras, in the Public Works Department, No. 1916 W., dated the 9th July 1883, submitting the complete estimate for the Government House at Ootacamund, called for in my letter, No. 87, of the 13th January 1883.

2. The estimate amounts to Rs. 7,79,150, and it includes all past and probable future outlay upon the house, as well as upon various roads and other works incidentally connected with it. It also includes a sum of Rs. 1,25,000 for furniture. The expenditure incurred to the end of 1882-83 amounts to Rs. 4,54,524, and thus a sum of Rs. 3,24,626 is left for expenditure during the present and following years.

3. The Governor-General in Council regrets that so large an expenditure has been found necessary for completing the house, and is of opinion that if, in the first instance, careful designs and estimates had been prepared and considered, the erection of a suitable house for His Excellency the Governor, of which the Government of India recognise the necessity, might have been ensured at a considerably less cost. The Government of India are, however, aware that His Excellency the Governor is in no way responsible for this result.

4. Under present circumstances it would, it appears to the Governor-General in Council, be false economy not to complete the house and to render it fit for habitation. His Excellency in Council is therefore pleased to sanction the present estimate, and desires that all possible care may be taken not to exceed it. I am to add that His Excellency in Council relies upon the Government of Madras to carry out the work to completion with due regard to other, and possibly more pressing, demands on the Provincial Revenues.

ORDER—dated 3rd September 1883, No. 2459 W., Public Works.

Recorded.

2. The sanction accorded by the Government of India has been registered as Provincial No. 203 W. of 1883-84 and classified as Civil Buildings, Original Works.

(True Extract.)

(Signed) R. H. SANKEY, Major-General R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle.
" Private Secretary to His Excellency the Governor.
" Examiner, Public Works Accounts.
" Financial Department.

Exd. A. F. Goodall.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated September, 3rd.

Recd. *Encl.*

G.O., 3rd Sept. 1883, No. 2459 W.

SEPTEMBER.

Government House,
Ootacamund

Letter from the Government of India sanctioning, with remarks, the revised estimate for the —, recorded.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following letter from Colonel J. BEATTY, R.E., Superintending Engineer, IV Circle, to the Chief Engineer, Public Works Department, dated Coimbatore, 13th June 1884, No. 291 E.W. :—

I have the honor to forward, herewith, for the sanction of Government, two estimates, viz. :—

		RS.
(1.)	For quarters for silk-washers, &c., at Government House ...	1,630
(2.)	Do. for bandsmen, &c., at do.	1,890

2. These estimates have been prepared at the request of the Military Secretary to His Excellency the Governor, and the rooms are proposed to be built in the place of "20 rooms for peons, horse-keepers, and lascars" below Lower Norwood, included in item No. 13, new blocks of servants' quarters of the Government House estimate.

	RS.
Cost of servants' quarters already built	5,697
Present estimate	3,520
Total ...	9,217
102 Servants' quarters, sanctioned amount	20,530
Balance still available ...	11,313

Work as now proposed is merely a different arrangement for different purposes of work as sanctioned.

3. The buildings are in progress.

ORDER—dated 30th June 1884, No. 1632 W., Public Works.

The undermentioned estimates are sanctioned against item No. 13 of the complete estimate for Government House at Ootacamund, printed with proceedings of Government, No. 1915 W., dated 9th July 1883 :—

	RS.
Quarters for silk-washers at Government House, Ootacamund ...	1,630
Do. for bandsmen at do. do. ...	1,890

2. These sanctions have been registered as Provincial No. $\frac{76 \text{ W.,}}{1 \text{ and } 2}$ of 1884-85, and classified as Civil Buildings, Original Works.

(True Extract.) Shaw Stewart

(Signed) J. ~~O. HASTED~~, Colonel, R.E.,
~~Joint~~ Secy. to Govt., P.W.D.,
~~Irrigation Branch.~~

To the Superintending Engineer, IV Circle, with seven enclosures.
„ Examiner, Public Works Accounts.
„ Private Secretary to His Excellency the Governor.

Exd. E. Fernandez.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1884} Madras.

PUBLIC WORKS.

Dated June, 30th.

Read. *Encl.*

G.O., 30th June 1884, No. 1632 W.

JUNE.

Government House, Ootacamund

Estimates, amounting respectively to Rs. 1,630 *and Rs.* 1,890, *for constructing quarters for silk-washers and bandsmen at* —, sanctioned.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following letter from Colonel J. BEATTY, R.E., Superintending Engineer, IV Circle, to the Chief Engineer, Public Works Department, dated Coimbatore, 21st August 1884, No. 392 E.W.:—

I have the honor to forward, for sanction, five plans and six estimates, amounting to Rs. 1,941, for the undermentioned works, to be charged against the item No. 37, "unforeseen contingencies," of the complete estimate of Government House, Ootacamund, which was sanctioned in G.O., No. 1915 W., of 9th July 1883:—

		RS.
(1)	Poultry godown and out-houses	860
(2)	Fire ladders	145
(3)	Rebuilding partition wall in the sitting-room of Lower Norwood.	155
(4)	Nineteen wooden cots for servants' quarters	171
(5)	Latrines for bandsmen	110
(6)	Do. for Government House servants	500
	Total ...	1,941

2. These works were not asked for, and apparently not thought of, when the complete estimate was prepared.

3. A statement of new items sanctioned and excesses that must be charged against the item No. 37 is herewith sent for your information, showing a balance available of Rs. 8,133.

4. The works for which sanction is now wanted have been asked for by the Military Secretary.

—

ENCLOSURE.

Statement of Charges incurred against, and proposed to be debited to, Item No. 37, "Unforeseen Contingencies," provided in the complete Estimate of Government House, Ootacamund.

No.	Particulars.	Total Value of Work done up to 30th June 1884.	Sanctioned Amount.	Remarks.
		RS.	RS.	
	I. WORKS FOR WHICH CHARGES HAVE BEEN INCURRED.		15,000	Sanction already given.
	New Items not provided for in the Sanctioned Estimates.			
1	Improving the scullery	458		G.O., No. 3661 W., 20th Dec. 1883.
2	Guest suits of apartment	2,525		
3	Converting bed and dressing room into new school-room.	340		G.O., No. 101 W., 14th Jan. 1884.
	II. EXCESSES ON ITEMS OF THE SANCTIONED ESTIMATE.			
4	Covered way to Upper Norwood	21		
5	Improving Garden Cottage	3,523		
	Total ...		6,867	
	Balance ...	...	8,133	

No.	Particulars.	Amount of Estimate.	Sanctioned Amount.	Remarks.
		Rs.	Rs.	
	III. Works for which Estimates have now been received.			
6	Poultry godown and out-houses	860	...	Sanction now required.
7	Fire ladders	145	...	
8	Rebuilding partition wall in the sitting-room of Lower Norwood	155	...	
9	Nineteen wooden cots for servants' quarters ...	171	...	
10	Latrines for bandsmen at Government House ...	110	...	
11	Do. for Government House servants	500	...	
	Total ...	1,941	...	

Order—dated 13th September 1884, No. 2261 W., Public Works.

The undermentioned estimates, in connection with Government House at Ootacamund, are sanctioned against item No. 37 of the complete estimates for the project referred to in Proceedings of Government, No. 1915 W., dated 9th July 1883 :—

		Rs.
142/1	Poultry godown and out-houses	860
142/2	Fire ladders	145
142/3	Rebuilding partition wall in the sitting-room of Lower Norwood.	155
142/4	Nineteen wooden cots for servants' quarters	171
142/5	Latrines for bandsmen	110
142/6	Do. for Government House servants	500
	Total ...	1,941

2. The expenditure will be met from the current year's grant for work at Government House.

3. These sanctions have been registered as Provincial No. 142 W./1 to 6 of 1884-85, and classified as Civil Buildings, Original Works.

(True Extract.)

(Signed) J. SHAW-STEWART, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, IV Circle, with fifteen enclosures.
„ Examiner, Public Works Accounts.
„ Private Secretary to His Excellency the Governor.

Exd. E. Fernandes.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1884} Madras.

PUBLIC WORKS.

Dated September, 13*th.*

Recd. *Encl.*

G.O., 13th Sept. 1884, No. 2261 W.

SEPTEMBER.

Government House, Ootacamund

Estimates, amounting to Rs. 1941, in connection with —, sanctioned.

Report to accompany the Estimate for completing the construction of Government House at Ootacamund and for furnishing it, called for in letter from the Government of India, No. 87, *of the* 13*th January* 1883.

Owing to the yearly increasing difficulties of securing a suitable residence for His Excellency the Governor and Staff at Ootacamund, during the annual hot-weather sojourn of Government on the Nílgiri Hills, it was decided in 1876 to acquire the property known as "Upper Norwood," adjoining closely to which was the "Lower Norwood" property, already in possession of Government. On each of these existed bungalows built in the old style, ill-arranged, constructed of very indifferent materials, and not even water-tight. Lower Norwood was especially, from its low situation and bad construction, extremely damp and unfitted as a residence.

2. In view to economy, the first intention was to use the bungalows for the Governor's family and staff; adding merely such public rooms, in a separate building, as were deemed to be indispensably necessary for His Excellency's office and for reception purposes.

3. The plans proposed under this view when in great measure carried out were found very inadequate, but no final decision as to their precise scope could be arrived at in 1877, as the Government did not go to the Hills that year. In 1878 it became, however, sufficiently clear that the two old bungalows above adverted to were quite unsuited, both as regards character and amount of accommodation, for the Governor's family and staff; and that considerable additions must be made to the buildings.

4. This led to organic changes in the original design, and after a series of modifications the plan finally adopted was that of a large two-storied building, affording complete accommodation for the family, in addition to the public reception rooms of the first design, but making no provision for the Private and Military Secretaries, Staff, &c.

5. It is needless to trace the various changes and many alterations of the plans which this rather wide departure from the original scheme necessarily involved, or which arose from other causes. Suffice it to say that, by September 1878, the outlay had reached 2¼ lakhs, when the Government of India raised objections to the provision of a residence for His Excellency the Governor at a Hill Station at the public expense, on the ground that it was opposed to the orders of the Secretary of State. But in reply it was submitted that the principle of "prohibiting the transfer, periodically, of the seat of Government to the Hills" had been abandoned by the Home authorities; that it had been assumed that the Local Government had full authority to incur expenditure within their powers of sanction (Rs. 10,00,000); and that economy had been consulted by spreading the outlay over several years.

6. The estimate framed under the above circumstances, and which for all practical purposes may be considered as the original estimate, amounted to Rs. 2,66,660, and was sanctioned by the Madras Government in G.O., No. 4488 W., of 25th November 1878. But even as regards this, economy was still so much kept in view that no provision was made for either decorating the outside or inside of the building (in fact, interior plastering was to a great extent omitted), for furniture, for providing quarters for His Excellency's Staff, for adequate servants' houses, &c., or, indeed, for anything much beyond the bare walls of the principal mansion.

7. The first revised estimate was forwarded to the Government of India for sanction with G.O., No. 3016 W., of 27th November 1879, and amounted to Rs. 2,76,000; but this again provided for little more than a revision of the rates of the work, and made no further provision than the first for even necessary adjuncts, to say nothing of securing even the most ordinary comfort. This revised estimate was formally sanctioned by the Government of India in their Secretary's letter, No. 560, of 31st January 1880.

8. As neither of the abovementioned estimates had any amount entered in them for the cost of acquiring the Norwood Estate, and as it had been shown that a large expanse of terraced roof was altogether unsuited to a wet monsoon at Ootacamund, and that the expense of an iron pent roof must be incurred; further, as became clear, first to the late Mr. Adam, and subsequently to Mr. Hudleston, the Acting Governor, that some additions must be made to the scheme in order to secure a habitable house with a road of approach to it, the estimate was again recast in 1881, providing for the following items:—

	Rs.
1. Purchase of Upper Norwood property	20,306
2. Improvements to do.	21,440
3. Constructing the new building	3,17,093
4. Water-supply	8,582
5. Covered passage from the new building to Upper Norwood ...	1,693
6. New road of approach	33,800
Total	4,02,914

9. At the time of the submission of this estimate the outlay had reached Rs. 3,31,742, the yearly expenditure on the work from the commencement being as follows :—

	Rs.
1876-77	62,733
1877-78	1,10,662
1878-79	57,967
1879-80	30,990
1880-81	45,990
to December 1881	23,400
Total ...	3,31,742

10. As this was the condition of matters when His Excellency the present Governor assumed office, it may be as well to advert to the fact that practically there was little more than the bare walls of what could no doubt in time and with adequate outlay become a suitable Government House. The flat roof (which had not been approved of by the department) had proved leaky, and only the south wing had been provided with an iron pent roof over the terracing; most of the dwelling rooms had remained unplastered, and many essential conveniences were absolutely wanting. Accommodation for the staff further than such as could be found in the old bungalows (one of which proved quite uninhabitable) there was none; the provision for servants and cattle was either entirely inadequate or wholly wanting; the furniture consisted only of a few old articles brought up from the Government House at Guindy (Madras); the new road of approach in substitution for the old steep and dangerous track which previously served as such had only just been commenced; the roads near the house itself and its surroundings had only been worked out in the roughest fashion, &c. In fact, although the skeleton of a suitable Government House was there, some of the most clearly proved necessities had not been provided for. As to ordinary conveniences, to say nothing of comforts or embellishments, they had no existence.

11. Under the above circumstances, in August 1882 a Committee assembled to report on the further requirements of Government House, with a view to the completion of the main building, and the adaptation of the subsidiary ones for occupation by His Excellency the Governor's Staff and household, and their report is recorded at length in G.O., No. 2139 W., of 19th August 1882. The approximate estimate framed by the Committee for the proposed additions, not including furniture, &c., amounted to Rs. 1,88,000. The expenditure on the building in 1882-83 was Rs. 42,083, making, with the outlay previously incurred, a grand total of Rs. 3,89,524, or including furniture Rs. 4,54,524.

12. The letter of this Government forwarding the above report showed that, notwithstanding this sensible increase to the outlay, some essential items, such as furniture, had not been entered, and the Government of India, in their reply, No. 87, of 13th January 1883, called for "a complete estimate of the cost of finishing and furnishing the house."

1. In consequence of a reminder from the Government of India, dated 19th April 1883, the Superintending Engineer was called on to submit the complete estimates, the preparation of which was to take precedence of all others.

14. The estimate now submitted, amounting to Rs. 7,79,150, is in reply to the last-quoted demand to the Government of India, and comprises the following items, which it is believed will be found to cover all actual requirements of the scheme from first to last :—

I. The six sub-heads of the estimate sanctioned in G.O., No. 390 W., of 11th February 1882, *i.e.*, all previous outlay, whether on account of the Norwood property or new works as then foreseen.

II. Twenty-four of the works specified in the report of the Committee of August 1882 as above adverted to. That report mentioned twenty-eight works; but four of these having since then been held as being more correctly chargeable to the sanctioned estimate, have been so treated.

III. Six additional minor works, which on the latest information were found to be essential.

IV. Contingencies to the amount of Rs. 15,000 as previously recommended by the Committee.

15. As regards the six sub-heads of the estimate of February 1882, no outlay whatever has been incurred since that date on the first two,* which had previously been completed; consequently no revision of those sub-heads is necessary.

* Nos. 1 and 2.

16. But expenditure has been incurred against three† of the others, and those estimates have consequently been revised.‡ As regards No. 5, a small outlay was incurred for a rough temporary covered passage, which is to be superseded by sub-head No. 12 of the present estimate.

† Nos. 3, 4, and 6.

‡ See accompanying comparative statements.

17. The general result of the revision of the sub-heads in question is as follows :—

No.	Nature of Work.	As sanctioned.	As revised.
		Rs.	Rs.
3	New building	3,17,093	3,12,460
4	Water-supply	8,582	6,900
5	Covered passage	1,693	115
6	Road of approach	33,800	56,770
	Total ...	3,61,168	3,76,245
	Excess over previous sanctions ...	...	15,077

The comparative statements* for the new building, water-supply, and road of approach clearly show, in separate columns, the work done, remaining to be done, and not required. The principal cause of the apparent reduction in the cost of the new building is the provision of a separate estimate for "decorations"† on a greater scale than was formerly contemplated, and which was clearly inadequate to a work of this character. But the revised amount for the new building includes Rs. 10,258 for completing the roofs, ceilings, floors, windows, fire-places, &c., where they are still in an unfinished state.

* See the three comparative statements accompanying.

† Sub-head No. 8.

18. Of the remaining thirty-one sub-heads, detailed estimates are furnished for twenty-five, and lump sums have been entered against the remaining six, the details of which cannot now be estimated more exactly. These lump-sum entries are as follows :—

		Rs.
I.	Finishing exterior of main building	20,000
II.	Conservatory and glass covered passage from Upper Norwood ...	10,000
III.	Furniture (see the annexed appendix by the Private Secretary, giving the needful information in reference to this item) ...	1,25,000
IV.	Completing the garden front	6,000
V.	General surroundings and laying out and planting the grounds.	15,000
VI.	Unforeseen contingencies	15,000

19. The following remarks seem necessary in regard to some of the sub-heads of the estimate :—

No. 4. *Water-supply.*—The saving occurred in the cost of iron piping, which had been over-estimated.

No. 5.—Only a rough temporary covered passage has yet been built, which cost Rs. 115; for this a conservatory and glass covered passage is to be substituted.

No. 6. *Road of approach from "Charing Cross."*—It may here be observed that nothing could well have been worse than the old road, which was so narrow, steep and tortuous as to be quite dangerous. Near its commencement it leads through one of the most frequented business portions of the station, and after that leads to a number of private houses and hotels and the Public Gardens, lastly to Government House; on the whole it may be looked on as forming one of the most important of the Ootacamund roads, quite irrespective of its incidental connection with Government House, and its cost might thus have been fairly debited to Miscellaneous Public Improvements.

The late Governor, Mr. Adam, saw at once the absolute necessity of providing for this road, and after his death the Acting Governor, Mr. Hudleston, decided finally to carry it out. As this work progressed alterations were found necessary in various features of the estimate, and several of the original proposals were improved upon. Stone curbing was substituted for brick-work in defining the footpaths as being more durable; gravelled side paths were provided; also additional means of cross drainage; and especially for dealing with the unwatering of a very insanitary swamp through which the road was taken, and the drainage of which was considered to be most desirable. This latter has led to rather heavier expenditure than was anticipated. The revised estimate provides also for ornamental parapets, surmounted by lamps, at the Garden Bridge; and on the branch line towards Stonehouse Hill a new masonry culvert is to take the place of an old and unsightly platform bridge. Provision has also been made for ornamental gate piers, with suitable lamps, at the entrance to the Gardens.

Nos. 8 *and* 31.—The decorations and furniture are being provided under the immediate supervision of the Private Secretary. That officer's memorandum in regard to the latter is appended.

No. 9. *Improvements to Lower Norwood.*—As before noted, this old building, from defective construction, was condemned as unfit for habitation, and the improvements here provided for have been in progress this season, and much of the work required has already been carried out.

Nos. 11 *and* 19.—The old bungalows here adverted to are Upper Norwood and Garden Cottage, the first of which has been before mentioned. Both are very old bungalows of faulty construction and with leaky roofs, quite unfit in their present condition for affording the needful accommodation of the Private Secretary and His Excellency's Surgeon with their families, for which they are intended.

No. 12. *Conservatory and Glass Covered Passage.*—Information regarding this work, on which to base an estimate, has been written for to England, and in the course of another month it will probably be possible to furnish a detailed estimate.

No. 28. *Road to Snowdon.*—The estimate only provides for widening to 15 feet, metalling, and improving the cross drainage, as approved by His Excellency the Governor As regards this item, it may be observed that on much the same grounds the outlay on this road might, like that of the new road of approach, have been debited to Miscellaneous Public Improvements, and not specially to the Government House estimate. It connects the Public Gardens with the house now occupied by His Excellency the Commander-in-Chief, as also with Snowdon and Dodabetta, which are so frequently visited by the residents in Ootacamund.

Similar remarks apply to No. 20, Road to Garden Cottage.

OOTACAMUND,
4th July 1883.

(Signed) R. H. SANKEY, Colonel, R.E.,
Chief Engineer, P.W.D.

Appendix to the Report.

List of Works included in the Complete Estimate of Government House, Ootacamund.

No. of Sub-heads.	Nature of Work.	Amount.
		RS.
1.	Cost of Upper Norwood property	20,306
2.	Improvements to Upper Norwood property	21,440
3.	Constructing the new Government House	3,12,640
4.	Water-supply for the new building	6,900
5.	Covered way to Upper Norwood	115
6.	New road of approach	56,770
7.	Completing the water closets, and providing three trap sinks and four swing doors	820
8.	Interior decorations	53,000
9.	Improving Lower Norwood	13,657
10.	Covered passage from Lower Norwood to the main building.	4,980
11.	Improving Upper Norwood	16,860
12.	Conservatory and glass covered passage to the main building.	10,000
13.	New blocks of servants' quarters	20,530
14.	Moving the drinking-water cistern and relaying the pipes...	120
15.	House for the coachman, and similar building to accommodate the cook, and afford shelter to the guard and fire-engine	18,140
16.	New cow-shed and store-room	3,290
17.	New gram-shed and boiler	880
18.	Stable-yard improvements	1,370
19.	Improvements to Garden Cottage	10,000
20.	Improving road to Garden Cottage	1,620
21.	Repairing small cottage by the Fern House for the Apothecary	390
22.	Improving the bungalow above Garden Cottage	1,880
23.	Finishing the exterior of the main building	20,000
24.	Clearing away existing row of servants' houses and forming a standing ground for carriages	900
25.	New south-east approach	5,300
26.	Entrance to stable-yard	760
27.	Stable for sick horses	1,960
28.	Improving road to Snowdon	6,620
29.	Completing the garden front	6,000
30.	General surroundings	15,000
31.	Furniture	1,25,000
32.	Improvements to kitchen, store-rooms, cellars, &c. ...	2,930
33.	Passage from servants' rooms to hall, and dry-earth closet...	1,100

No. of Sub-head.	Nature of Work.	Amount.
		RS.
34.	Passing drainage of roofs under verandah floors	280
35.	Shed to be used for cutting up wood, and for horses to stand in on party nights	832
36.	Completing the harness-room	1,760
37.	Unforeseen contingencies	15,000
	Total ...	7,79,150

(Signed) J. BEATTY, Colonel, R.E.,
Superintending Engineer, Fourth Circle.

2nd July 1883.

Estimate for furnishing Government House, Ootacamund.

A lump sum of Rs. 1,25,000. In this lump sum are included the items amounting to Rs. 48,975, about which the Honorable Major Baring spoke when in Madras in 1882, and to the sanction of which in the Financial Department of the Government of Madras the Government of India accorded their confirmation in paragraph 3 of their Financial letter, No. 87 of 13th January 1883. In contracting not to exceed an additional expenditure of Rs. 76,025 for completing the furnishing of the house, His Excellency the Governor agrees that out of that sum no further expenditure shall be incurred on glass, China, or linen in accordance with the instructions conveyed in the latter part of paragraph 4 of the letter of the Government of India above quoted.

(Signed) A. AWDRY, Captain, R.E.,
Private Secretary.

OOTACAMUND,
3rd July 1883.

FOURTH CIRCLE—PUBLIC WORKS DEPARTMENT—NILGIRI DIVISION.

LIST of Plans connected with Government House, Ootacamund.

Estimate Item No.	Plan No.	Names of Plans.
	1	Plan showing Government House and Garden.
...	2	Gate piers with lamps to Garden Entrance.
...	3	Skew culvert on Stonehouse approach road.
6	4	New faces to Garden Bridge.
...	5	Lower Norwood.
9	6	Covered way from Lower Norwood.
10	7	Upper Norwood.
11	8	New blocks of servants' quarters.
13	9	Coachman's house, and
15		House for cook, guard and fire-engine.
16	10	Cow-shed and straw store.
17	11	Gram store and gram-boiling shed.
19	12	Improvements to Garden Cottage.
20	13	Improving road to Garden Cottage.
22	14	Improving bungalow to accommodate the Governor's Band.
24	15	Standing ground for carriages on party nights.
25	16	New south-east approach.
26	17	Entrance to stable-yard.
27	18	Sick horse stable.
28	19	Improvements to Snowdon Road.
35	20	Shed for standing horses and cutting wood.
	21	Ground plan of upper floor.
...	22	Do. of lower floor.
...	23	Elevation of main building.
...		

NILGIRI DIVISION,
30th June 1883.

(Signed) J. C. LARMINIE,
Executive Engineer, Nilgiri Division.

(Signed) J. BEATTY, Colonel, R.E.,
Superintending Engineer, Fourth Circle.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following papers :—

From Colonel J. BEATTY, R.E., Superintending Engineer, Fourth Circle, to the Chief Engineer, Public Works Department, dated Ootacamund, 2nd July 1883, No. 123 C.W.

As directed in your letter, No. 83 E., of 4th May 1883, I have the honor to forward, herewith, the complete estimate of Government House, Ootacamund. The accompaniments of this letter are as follow :—

1 Report * with Appendix.
1 Specification.†
20 Plans.†
4 Comparative Statements.‡
25 Detail edEstimates with Abstracts.‡
1 List showing the different Sub-heads of the Estimate.§
1 List of Plans.‖
1 General Abstract Estimate.¶

* Sent herewith.
† In a separate cover.
‡ Do. do.
§ With the bundle of estimates.
‖ With the bundle of plans.
¶ Will follow.

From the same Officer, dated Wellington, 3rd July 1883, No. 151 C.

In submitting the estimate for completing Government House and furnishing it, I did not send copies of the sanctioned plans and elevations of the main building, as these were submitted with the sanctioned estimate of February 1882, and there are copies with the Private Secretary to His Excellency the Governor, as well as possibly in your own office. But, lest they should be wanted, I have now the honor to send you the copies that were sent me with G.O., No. 346 W., of 1st February 1883.

"Report" on Estimate, dated 4th July 1883.

ORDER—dated 9th July 1883, No. 1915 W., Public Works.

Ordered to be forwarded to the Government of India.

(Here enter No. 1916 W., dated 9th July 1883.)

(True Extract.)

(Signed) R. H. SANKEY, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle, with copy of Report.
" Private Secretary to His Excellency the Governor, with copy of Report.
" Financial Department.

Exd. A. F. Goodall.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated July, 9th.

Recd. *Encl.*

G.O., 9th July 1883, No. 1915 W.

JULY.

Government House, Ootacamund

Ordered that the complete estimate for — be forwarded to the Government of India.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

READ—the following letter from J. E. O'CONOR, Esq., Assistant Secretary to the Government of India, Department of Finance and Commerce, to the Chief Secretary to the Government of Madras, dated Simla, 21st August 1883, No. 2779:—

I am directed to acknowledge the receipt of the letter from the Government of Madras, in the Public Works Department, No. 1916 W., dated the 9th July 1883, submitting the complete estimate for the Government House at Ootacamund, called for in my letter, No. 87, of the 13th January 1883.

2. The estimate amounts to Rs. 7,79,150, and it includes all past and probable future outlay upon the house, as well as upon various roads and other works incidentally connected with it. It also includes a sum of Rs. 1,25,000 for furniture. The expenditure incurred to the end of 1882-83 amounts to Rs. 4,54,524, and thus a sum of Rs. 3,24,626 is left for expenditure during the present and following years.

3. The Governor-General in Council regrets that so large an expenditure has been found necessary for completing the house, and is of opinion that if, in the first instance, careful designs and estimates had been prepared and considered, the erection of a suitable house for His Excellency the Governor, of which the Government of India recognise the necessity, might have been ensured at a considerably less cost. The Government of India are, however, aware that His Excellency the Governor is in no way responsible for this result.

4. Under present circumstances it would, it appears to the Governor-General in Council, be false economy not to complete the house and to render it fit for habitation. His Excellency in Council is therefore pleased to sanction the present estimate, and desires that all possible care may be taken not to exceed it. I am to add that His Excellency in Council relies upon the Government of Madras to carry out the work to completion with due regard to other, and possibly more pressing, demands on the Provincial Revenues.

ORDER—dated 3rd September 1883, No. 2459 W., Public Works.

Recorded.

2. The sanction accorded by the Government of India has been registered as Provincial No. 203 W. of 1883-84 and classified as Civil Buildings, Original Works.

(True Extract.)

(Signed) R. H. SANKEY, Major-General R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, Fourth Circle.
" Private Secretary to His Excellency the Governor.
" Examiner, Public Works Accounts.
" Financial Department.

Exd. A. F. Goodall.

Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1883} Madras.

PUBLIC WORKS.

Dated September, 3rd.

Recd. *Encl.*

G.O., 3rd Sept. 1883, No. 2459 W.

SEPTEMBER.

Government House,
Ootacamund

Letter from the Government of India sanctioning, with remarks, the revised estimate for the —, recorded.

Quarter Master General's office
Ootacamund 6th October 1885.

No. 3331 A.

From,

The Quarter Master General.

To,

The General Officer,
Commanding Bangalore Divn.

Sir,

In returning the plan and estimate for Rs 1800 for constructing a Magazine for the Detachment Madras Infantry at Ootacamund received under your No. 219 dated 28th August 1885, I have the honor, by order, to state that, at present there seems no urgent necessity for considering this requirement.

2. The work in question not having been entered in the list of Minor Works from the Bangalore Division proposed for inclusion in the Public Works budget for 1886-87, the Provincial Commander-in-Chief considers that it may lie over until it is entered in

that list for a future year and finds a place in the Public Works Budget, when the necessity for constructing one Magazine for both the Detachment Madras Infantry and the Nilgiri Volunteer Rifles might be considered/

I have &ca.

(Signed) D. J. S. McLeod Major.
Dy 2r: Mr: General.

Dy. No. 3023 of 9.10.85.

True Copy forwarded to the Superintending Engineer, 4 Circle for information

Plan and estimate herewith returned.

(By order)

(Sd) G. Swinley Lt Col.
Asst 2r Mr: General,
Bangalore Division

(A true Copy)

E. Beatty Colonel RE
Superintending Engineer 4 Circle

pd 6745/85

No. 237 / E.W.

Supg: Engineer 4th Circle
Coimbatore 1st July 1886.

From

The Superintending Engineer
4th Circle.

To,

The Chief Engineer
P. W. Department

Enclosure 1

Sir,

With reference to para 4 of G. O No. 1430 W. of 7th Instant, I have the honor to inform you that there is no building distinguished by the name of Powder Magazine at Ootacamund.

2. There is an old Cook room, attached to the Bombay Castle Buildings, which was used as a Magazine by the officer Commanding the Detachment of the 10th Regiment N. I.

3. This Officer applied for repairs to the building, stating that it was in a bad condition, and dangerous to keep powder in; but as it was in such

a

a state as to be not worth repairing, I forwarded, on the 19th August 1885, to the officer commanding the detachment for transmission to Government, if approved by His Excellency the Com-mander-in-Chief, a plan and estimate amounting to Rs. 1,800 for constructing a new Magazine with Lightning Conductor complete, on the Bombay Castle Hill.

4. The Dy Master General returned the plan and estimate informing me that "there seems no urgent necessity at present for considering this require-ment." A copy of his letter to the General Officer Commanding Bangalore Dvn, which was communicated to me with an endorsement by the Asst Quarter Master General Bangalore Division, is herewith enclosed for your informa-tion.

5. Under these circumstances I request you will be good enough to let me know whether an estimate should be

be provided for protecting the old Cook room from Lightning.

I have the honor to be
Sir.
Your most obedt Servant
E. Beatty. Colonel R.E.
Superintending Engineer
1st Circle.

G.O. No 1430W 7.6.86 G.O. 1916W 9-7-83
No 142D. 17.5.86 " 2139. 19.8.82
B.No 3661W 20.12.83 B.No 799W 24-3-82
G.O. 2459W 3.9.83 G.O. 390W 11.2.82
" 1915W 9-7-83 " 3037W 16-12-81
" 2261W 13.9.84 " 324W 6.2.86
" 1632W 30.6.84 " 2848W 30-11.85
" 2459W 3.9.83

No: 1740W d/10th July 1886.

In the circumstances reported, the Govt. consider it unnecessary to incur the expense of attaching a lightning conductor to the old cook room in temporary use as a magazine at Ootacamund.

~~In the circumstances reported the Govt. consider it unnecessary to go to the expense of attaching a lightning conductor to the old cook room in temporary use as a magazine at Ootacamund.~~

3/7/86

Cu 5.7.86

5.7.86

Note. "Magazine at Ooty" was not included in the list sub. by S.E. IV C. vide G.O. 3240 W 6.2.86. The Mag. refd: to is presumably the one at Wellington.

~~...~~

10/7/86

S.E. IV C. √ 10/7/86

E. Encl. 13/7 13/7

3-7-86

M.C. 5145

(1)

From

The Supg: Engineer
4th Circle

To,

The Chief Engineer
P. W. Department

Dated 1st July 1886
Received 3/7/86

No. 237/E.W.

Enclosure. 1

No. 1740W. d/10th July 1886

Powder Magazine at Ootacamund.

Requests to know whether the old cook room attached to the Bombay Castle buildings used as a — is to be provided with a lightning Conductor.

Entd: in RR 19/7.

QUARTER MASTER GENERAL'S OFFICE,
Ootacamund,
11th September 1886.

No. 3281. A.

From
THE QUARTER MASTER GENERAL,

To
THE SECRETARY TO GOVERNMENT,
MILITARY DEPARTMENT.

SIR,

In returning as requested papers received under Reference Order No: 4043 of 6th Ultimo, I am desired to state as follows for the information of Government:- all the 4 magazines at Vizianagram (three with 28th M. I. and one with Depôt 16th M. I.) are in use and reported to be strong, dry and fit to hold ammunition. They are however very small, very far apart, of an obsolete pattern, and have no

surrounding

surrounding walls, besides being in close proximity to inhabited buildings.

2. The General Officer Commanding Eastern District therefore recommends the provision of a magazine on the standard plan in a convenient situation but thinks that meanwhile the ~~3~~ 2 magazines in use are ample for all requirements at Vizianagram. in which view the Commander-in-Chief concurs.

3. I may note that P.W.D. memo No: 344.D of 5th July 1886 / one of the enclosures / mentions "Vizagapatam" which it is presumed was meant for "Vizianagram"

In the S.E. original list, it is Vizag. In the printed Vizagapatam entered by me

G.

I have the honor to be
Sir
Your obedt. Servant

L. Innes
Brigr. Genl
Offg. Qr. Mr. Genl Mdy