3-8-18

25-7-36 III

Government Brickfield at Madras.

2. The Committee's report has now been received and has been considered by the Government together with subsequent communications made by Mr. Groves. The conclusion arrived at, after giving due weight to all the circumstances of the case, is that the brickfields should be retained by the Government. Mr. Groves will be informed accordingly.

21.1.88

23/1/88

23.1.88

Mis

No. 303 W of 25th January/88

To,

G. W. Norris Groves Esqr.

C.A. to Govt.

Col: Vibart R.E.

Messrs Arbuthnot & Co.

Despd. 25-1.88,

Hw 3

PUBLIC WORKS DEPARTMENT.

No. 303 W

PROCEEDINGS OF THE MADRAS GOVERNMENT.

UNDER date the 25th January/88

READ the following

Letter from Mr. G.S. Rogé (H.E. No. — d/ Dec. 16, 1887)
" " the Cons: Architect to Govt (" " 1234 d/ " 21, ")
" " Mr. G.W.N. Groves (" " — d/ " 28, ")
Report of the Brickfield Committee } (" " 4039 d/ " 20, ")
Telegram from Mr. G.W.N. Groves (" " — d/ Jan: 10. 1888)
Letter from — do — (" " — d/ " 11. ")

---

21 Jan

In G.O. No. 2379 W dated 3rd September 1887, the Govt. appointed a Committee to consider the terms of an agreement with Mr. Groves of Messrs Groves & Co., Coonoor, for working the

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~~The Hon. Mr. P. P. Hutchins C.S.~~
~~The Hon. Mr. C. G. Master C.S.~~
~~The Rt. Hon. the Governor~~

Circ. 10.1.88
R 21.1.88

be seen on the Govt.
Brickfields.

Jou:
10/1/86

W.

---

is suggested that the order should state that the Govt. are desirous to encourage local enterprise and will undertake not to supply bricks to the general public from the Government brickfields if other brickfields are started and will restrict their operations as soon as a supply can be obtained in the market - also - in view to the probable immediate construction of the High Court that tenders should be invited for the supply of bricks of the same quality as a sample to

be

for tenders.

5. It is submitted however that it would be much better, instead of creating a monopoly, to offer inducements to capitalists to undertake the manufacture of bricks and tiles. The idea seems to be prevalent that it is useless to interfere with the Gvt monopoly, but the Gvt would of course withdraw from competition if other works were started. The Municipality and others come to us for good bricks because they cannot now get them elsewhere and we can readily dispose of all the bricks we can
make

make and do not require for our own works. Should the High Court buildings be commenced, our brickfield could not turn out the bricks we should require fast enough and not only could we spare none for outsiders, but we could gladly avail ourselves of a supply from outside. Mangalore tiles also we should be glad to purchase in Madras, as we have at present to pay 40 or 45 per 1000 for carriage from the West Coast.

6. If it is decided to reject the applications of Messrs Graves & Co. and Messrs Arbuthnot & Co., it
is

is suggested that the order should state that the Govt are desirous to encourage local enterprise and will undertake not to supply bricks to the general public from the Government brickfields if other brickfields are started and will restrict their operations as soon as a supply can be obtained in the market - also - in view to the probable immediate construction of the High Court that tenders should be invited for the supply of bricks of the same quality as a sample to be

over, and the manufacture replaced on its present footing, but this could not be done without inconvenience and possibly delay to works. The real objection however lies in creating a monopoly and Messrs Graves & Co. would certainly not take over the brickfields unless the Govt agreed to purchase all bricks and tiles required from them. It is known that one reason for their being anxious to get the brickfields is that they wish to introduce in Madras the so-called Mangalore tiles for which they expect there will be a certain definite proposals, and the terms he proposed are no doubt unfavourable to Govt but it is possible that on reconsideration he might be disposed to modify them considerably. In a recent letter received from Mr Graves since the Committee's report was written he refers to the question of the price of bricks to be supplied to the Govt, intimates that he does not press for the advance of £10,000, and states that he proposes to set up on the ground machinery free from all encumbrances worth fully 50 per cent more than the

advance

advance asked for, on which Govt would have a lien.

3. Assuming that it is possible to arrange terms for the sale or lease of the brickfields the only serious objection raised by the Committee is that "In the event of the failure of Messrs Grave & Co, Govt would be put to great expense and inconvenience, for the brick manufacture would be a monopoly supported by Govt." Of course the terms agreed upon would be such that on Messrs Graves & Co failing to supply the wants of Government, the works could be at once taken

over

Circ

P.W. Department.

Letter from Mr G.S. Rogé dated 16.12.87
Letter from C.A. to Govt. No 1234 d/ 21.12.87
" Messrs Groves & Co d/ 28.12.87.
Report of the Brickfield Committee No, 4039 d/20.12.87.

For Orders.

The Committee appointed in G.O. No 2379 W dated 3d September 1887 have submitted their report on the subject of selling or leasing the Brickfields at Madras to Messrs Groves & Co, Coonoor, and they are unanimously opposed to such an arrangement.

2. So far as their objections relate to the terms offered by Messrs Groves & Co they may not be insuperable; the Committee called on Mr Groves to submit certain

I think the Committee are right & that we should retain the brickfields.

I see no objection to the suggestions made in the last page of this note provided it is quite certain the kilns cannot supply all the bricks needed & that we do not bind ourselves to take any partr quantity

PPH
16 Jany

16/1

I think it safer to make no suggestions

C

The order will accordingly merely state ~~that~~ Govt are going to retain the Brickfields W 20/1/88

Mch. 10494

8

No 4762 C d/ 19.12.87
" 4264 C d/ 23.11.87
" 2379 W d/ 3.9.87
" 396 D d/ 25.7.87
B.h. 3216 W d/ 25/11/87

From

The Brickfield Committee

To

21 DEC 87

The Chief Engineer,
P.W. Department.

Dated 20th }
Recd. 21 } December 1887

No 4039.

Report of the Committee appointed in G.O.'s No 2379 W of 3d September 1887 and No 3216 W of 25th November 1887.

OF CHARGE FOR INLAND TELEGRAMS.

(including name of Sender, and name and residence of Addressee) is transmitted free.

R.W.C. / 280

First 8 words.	Each additional word.	
... 8 Annas	... 1 Anna.	A group of 3, or less figures is reckoned as one word.
... 1 Rupee	... 2 Annas.	
... 2 Rupees	... 4 Annas.	

very within a distance of 5 Miles.

R.W. / 88

The Hon Mr S P Hutchins (C.S.)
The Hon Mr C G Master (C.S.)
The Rt Hon the Governor

Circulated in continuation of the papers on the subject of the disposal of the Govt. Brickfields circulated on the 10.1-88

11.1.88

13

Brought too late. This letter can be circulated with file.

16/1/88.

Sir,

[illegible] [illegible] [illegible]
telegram of yesterday which
[illegible] [illegible] the date for Council
[illegible] [illegible] the Governor
[illegible] [illegible] the [illegible] to
[illegible] [illegible] the brickfields
[illegible] – [illegible] [illegible] up to the
[illegible] of Government [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] the
Company and of [illegible] [illegible].
[illegible] [illegible] the [illegible] the

T—14.

Class XP

INDIAN TELEGRAPH.

To Station Triplicane

From Station Coonoor

Words.	Day.	Hour.	Minute.	Official Instru
22	10	15	16	Urgent

To (Person) Col. J. C. Hasted
Chepauk

From (Person) Jo. N. Graves

Will deposit ten
thousand rupees
Tender as Garantee
Government
Frischfield

Recd. from L. N. At Hrs. Mts. By
Sent to L. N. At Hrs. Mts. By

TRIPLICANE 10-1-88

Date

Postmaster.

of the desirability of Government interfering as little as possible, with private enterprise, and as matters stand, all bricks sold to private persons from the Government Brickfield are charged at 24 per cent in excess of Government rates in order to avoid underselling the market.

10 . . . The question regarding the more rapid using up of the brick earth, does not appear to the Committee to be a serious one, whether the Brickfield is in the hands of Government, or of a private person, as brickearth can be obtained in the neighbourhood, from the bed of the Spur Tank, and a tramway would reduce the cost of carriage to a minimum.

President - Alex. J. H. Nibbet Coll. R.E.
Supty: Engineer, V Circle.

Members.
W. Hunter Major R.E.
Examiner of P. W. Accounts.
J. W. Brassington
Consulting Architect to Government
W. C. Baddeley Captain R.E.
Dy: Chief Engineer, P. W. D.

there is any occasion to do.

(d) The proposals for the payment of the purchase money in 10 instalments and the suggested advance of Rs 10,000 on insufficient security appear to the Committee to be very disadvantageous terms for Government.

(e) As regards the time of the Consulting Architect being occupied in manufacture, the Committee are of opinion that, even should no disputes, or legal questions arise; the careful examination that will be required for all deliveries of bricks at different work sites throughout the town, will practically take up more time than is ~~nece~~ necessary, when the supervision is concentrated, and nothing is to be gained by the issue of inferior material.

9. The Committee have not lost sight of

Brickfield being leased to him, Government should advance him, 10,000 Rs on the security of the Machinery, sheds &c., but as the Machinery, sheds &c. already in use at the Brickfield are sufficient to meet the capacity of the kiln, and are Government property, it appears to the Committee that this application for an advance to commence manufacturing operations, is not supported by any real security, and also should not be necessary.

8. Having thus outlined the steps taken by the Committee to enable them to form an opinion on the main question before them; they beg to state that they are unanimously opposed to the Government Brickfield being leased or sold to Mr G.W. Norris Groves or to Messrs Groves &Co for the following reasons:—

(a) The cost of stock bricks, that is practically the price of all brick work in the town of Madras, will be increased for Government.

(b) In the event of the failure of

Messrs

Messrs Groves and Co., Government would be put to great expense and inconvenience; for the brick manufacture would be a monopoly, supported by Government.

(c) The terms on which Messrs Groves and Co propose to meet Government requirements, appear to be very unsatisfactory; the main point being that no profit shall be made on the bricks &c supplied to Government; the obvious inference from which is, that the smaller the Government requirements, out of any year's out-turn, the larger the amount of profit to the manufacturers; and the Committee cannot believe that under these circumstances, Government requirements would be promptly and satisfactorily met, unless the cost of manufacture is fixed at a higher rate than the average of the last five years, or in other words, unless Government are prepared to pay more for their bricks than

there

Stock bricks - -	@ Rs 13	per 1000.
Do splay - -	@ Rs 13-8-"	—o—
Do Clinder - -	@ Rs 6-12-0	—o—
Clayton's Preſs bricks	@ Rs 15-	—o—
Red Roofing tiles	@ Rs 13-8-"	—o—
Patent do (our pattern)	@ Rs 55	—o—
Claytons Patent Ridge tiles	@ 4 annas	each
6" Square flooring tiles	@ Rs 21	per 1000
Blue jelly - - -	@ Rs 1-6-0	per Cyd
Red jelly - - -	@ Rs 1-4-0	—"—

(vii) That Government hold a lien on the property during term of contract, any loſs accruing to Government from failure on our part to meet Government demands being made good by us, and in the event of our failing to make due reparation for such loſs, Government be at liberty to take whatever steps they may deem neceſsary to recover the same and to protect their own interests."

7. It will be observed that the question of security for the due fulfilment of his contract has not been definitely or satisfactorily replied to by Mr Groves, but in a letter dated 22d November 1887 to the Chief Engineer Public Works Department, Mr Groves asks that in the event of the

Brickfield

"(i) That the property be valued as it at present stands, due allowance being made for wear and tear and past consumption of clay.

(ii) That the purchase money be liquidated by equal annual payments to extend over a period of contract viz 10 years.

(iii) That during term of contract Government purchase exclusively from us all their requirements in bricks, tiles &c at rates to be hereinafter specified (vide para (vi)).

(iv) That a Reserve stock of bricks, tiles &c to the value of Rs 10,000 be set apart exclusively for Government purposes, it being of course understood that should at any time the Government demands exceed the capability of the Kilns, the Reserve must neceſsarily fall short, or disappear altogether as the case may be.

(v) That such reserve be considered as actual sale to Government and be paid for accordingly.

(vi) That the following be the rates at which we supply:—

the hands of a manufacturer, whose object would be to make and dispose of as large a quantity as possible of bricks, tiles &c during the tenure of his lease.

3. After careful enquiry into the whole question of brick manufacture by Government, and after some correspondence with Mr Groves, the Committee met him to discuss the subject, and it soon became evident that his opinion regarding the cost of manufacture, differed considerably from that held by the Committee.

4. The important bearing which this had upon the general question before the Committee, lies in the fact that according to the proposals made by Mr Groves for leasing the Brickfield, all Government requirements of bricks &c were to be met at the actual cost of manufacture, the rates being settled by agreement based on an examination of the books, of the Consulting Architect, the Officer in charge of the Brickfied.

5. White Mr Groves and his agent

Roge

Mr Rogie were engaged in examining the books

books and accounts connected with the Brickfield, the Examiner of Public Works Accounts, who had later been appointed a member of the Committee, was asked to take up the question of the cost of manufacture, and he furnished statements showing that the average cost of stock bricks (which form the bulk of the manufacture) for the last five years had been Rs 11-3-0 per 1000 including a reasonable share of the cost of establishment.

6. Before receiving the statements from the Examiner of Public Works Accounts, the Committee again met, and decided on obtaining from Mr Groves definite proposals regarding:-

(i) the terms on which he would purchase the entire property.

(ii) the rates at which he would contract to supply bricks &c to Government.

(iii) the security he was prepared to offer for the due fulfilment of his contract.

and his replies to these enquiries were received in a letter dated 28th November 1887, the terms being as detailed below:-

"(i) That the property be valued as it at present stands, due allowance being made for wear and tear and past consumption of clay.

(ii) That the purchase money be liquidated by equal annual payments to extend over a period of contract viz 10 years.

(iii) That during term of contract Government purchase exclusively from us all their requirements in bricks, tiles &c. at rates to be hereinafter specified (vide para (VI).

(IV) That a Reserve stock of bricks, tiles &c. to the value of Rs. 10,000 be set apart exclusively for Government purposes, it being of course understood that should at any time the Government demands exceed the capability of the Kilns, the Reserve must necessarily fall short, or disappear altogether as the case may be.

(V) That such reserve be considered as actual sale to Government and be paid for accordingly.

(VI) That the following be the rates at which we supply:—

W DEPARTMENT

P.W.C. No. 10516

Public Works Department.

21

From

THE CONSULTING ARCHITECT
TO THE GOVERNMENT OF MADRAS,

To

The Chief Engineer
P. W. D.

No. 1234.

Dated 21st December 1887

Received 21.12.87

21 DEC 87

E. 1

No. of Enclosures. one

I think this must wait till the Brickfield Committee's report is circulated, when it can be considered. J.M.

Subject.

Requesting to know whether Government are willing to sell or lease the Government Brickfields to Messrs. Arbuthnot & Co. of Madras

GROVES & Co
ASHLEY WORKS

SECRETARY TO GOVT P.W. DEPARTMENT MADRAS
5 JAN 88

Coonoor Dec 28th 1887

To Col The Hon
J O Hasted RE

Dear Sir

With reference to the question of my undertaking to work the Govt Brickfields at Madras I trust I may be permitted to call attention to the fact that in the event of my proposal being accepted Government would run no practical risk even in case an advance being made me as regards the fulfilment of my undertaking for the supply of Materials

In the first place I propose to set up on the ground machinery free from all encumbrances worth fully 50% more than the advance I have asked for & in any case Govt would have a lien on this machinery as well as all future improvements

Moreover I asked for this advance not as a condition of the undertaking but as simply a collateral concession optinal on the part of Government which I should be glad to obtain to enable me to start the business without taking cash capital out of my Coonoor business

Again the risk to Government as regards supply of bricks is practically nil inasmuch as the work might be continued as heretofore with little or no skilled labor so that if satisfactory progress was not being made in the contract the hole concern could be at once taken over out of my hand without any damage to materials or loss of time And besides this the machinery alone which I should set up is capable of being at once adapted & utilized to turn out fully as much as the Govt is now manufacturing in case of any scarcity of manual labor a thing most improbable in Madras

Regarding the question of price of stock bricks as a datum from which other prices are to be regulated the figure of Rs 13 per 1000 indicated in my last letter to Government is simply the result of an abstract of actual expenditure from the architects books with the addition of the actual cost of superior supervision which does not appear in those accounts I have calculated that on 20 lacs per annum the average for the last 5 years this superior supervision & office expenses have together cost Govt Rupees 2 on every 1000 bricks turned out. If however my estimate be in any way erroneous I am prepared to abide by your decision as final what the actual cost to Govt has been being satisfied that you will recognise that superior supervision is a real item in the cost of Bricks

I remain your obedt servt
Geo Harris Groves

P.W.C. No 100

Cw 1049½

P. W. D

Consulting Architect's Office,
Chepauk, Madras,
21st December 1886.)

No 1234.

From J. W. Brassington Esq
~~The~~ Consulting Architect
to the Government of Madras,

To

The Chief Engineer
Public works Department,
Madras

Sir,

Enclosure.
one letter.

I have the honor to forward for the orders of Government a letter from Messrs Arbuthnot & Company requesting to be informed whether Government are inclined to sell or lease the Brickfields.

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

J. W. Brassington
Consulting Architect to Govt

W DEPARTMENT.

harge of the Referencer.

E-1
PW 10526/87

Madras, 19th December, 1887.

J. W. Brassington, Esqr.,
Consulting Architect to Government,
Madras.

Sir,

We understand Government is inclined to part with the brick fields and kilns at Spur Tank and we shall be obliged if you can give us any information on the subject specially whether the works are to be sold out right or let on lease. What is the annual outturn of the works in bricks and tiles and what valuation does Government put on the works as a going concern.

We have the honor to be,
Sir,
Your most obedient Servants,

W DEPARTMENT.

of the Referencer.

Await Committee's report

Sec. 14/12/87

P.W.C. No. 10322

(38)

Rg 16.12.87

E.O. vide instruction on reverse - C.S. 17-12-87 could see our way but. In reply. I have received a memo. from the President. Col. Vibart to say that my letters had been considered by the Council & that their Report w'd be submitted to Govt. within a a few days. I think it necessary therefore to acquaint you of my presence in Madras for the special purpose of supplying any information Govt may require. I hold full powers from Mr Groves to act for him in the matter.

I have the honor to be
Sir
Your most obedient Servant
G.S. Rogé

[illegible] orders

16 DEC 7
DEPARTMENT

Rundall's Rooms.
Madras, 16 Decr. 1867.

The Hon'ble
Colonel J.C. Hasted R.E.
Secretary to Government
P.W.D.

Sir.

As Mr. G. N. Groves' representative in Madras. I have the honor to write and inform you that I shall always be at your service to supply any information you might require in reference to the Brickfields question. I might mention that we are willing to purchase or rent the property as Government may elect. At the request of the Committee appointed by Govt. I submitted on paper the terms on which we wd. purchase the property adding that we shd. be glad to alter or modify any of the proposed terms, as the Comtee. might wish if we

Could