M.R.O. 1—88,000—16-10-29.

MADRAS RECORD OFFICE.

Government of Madras.

Political DEPARTMENT.

G.O. No. 385 . 386 Press ~~Mis.~~

Dated 30 . 6 . 1859

Not to be folded or roughly handled

Proceedings of the Madras Government, Political Department, from 25th June to 1st July 1859.

Read the following letters.

No. 15. From Lieut. Colonel, J. H. BELL, Chief Engineer; to T. PYCROFT Esq., Chief Secretary to Government, Fort Saint George, dated 20th June 1859, No. 1854.

27th May 1859, *No.* 331.

Collector, 13*th June* 1859, *No.* 17.
Civil Architect, 17*th June* 1859, *No.* 469.

I have the honor, with reference to the order of Government as per margin in the Political Department, to submit the accompanying letters from the Collector of Madras and the Civil Architect supplying their respective valuations of the Ground and Buildings constituting the Chepauk Property.

The Ground is valued by the Collector's Amildar at Rupees 1,97,000, allowing 100 Rupees per Ground for the Area of about 82 Cawnies.

The Buildings are valued by the Civil Architect at Rupees 1,74,000, and the compound wall at 20,000.

The total valuation is thus:—

Ground.....	1,97,000
Buildings.....	1,74,000
Wall.....	20,000
Rupees	3,91,000

From B. CUNLIFFE, Esq., Collector of Madras; to Lieutenant Colonel J. H. BELL, Chief Engineer, dated Madras, 13th June 1859, No. 17.

1. In reply to your letter of the 30th Ultimo, and its enclosures (herewith returned) I have the honor to inform you that my Amildar, after local enquiry, is of opinion, that the Chepauk Palace premises, extending to about 82 Cawnies, are worth, taking it as one lot, 1,97,000 Rupees, at the rate of 100 Rupees per Ground.

2. This seems to me a large sum, but it appears that the actual selling price of land in the immediate neighbourhood to the westward, varies from 200 to 100 Rupees per Ground, and to the South from 250 to 50 Rupees per Ground.

3. On the Sea face it is still more valuable, and the rate of 100 Rupees per Ground, all round, is thought not too high.

4. If parcelled out into convenient Building lots of 8 and 10 Grounds, it would, it is supposed, fetch 120 Rupees per Ground.

5. About $\frac{1}{4}$ of the Area is occupied by the dwellings of the late Nawaub's servants, dependants, &c.

From Captain H. W. HITCHINS, Civil Architect at the Presidency; to the Chief Engineer, Department Public Works, Fort Saint George, dated 17th June 1859, No. 469.

With reference to your letter, No. 1065, dated 30th Ultimo, I have the honor to forward a valuation Statement of the Buildings within the Chepauk premises amounting to Rupees (1,74,145) One Lac seventy four thousand, one hundred and forty five; this does not include the compound wall, which I have valued at (20,000) Twenty thousand Rupees.

List of Buildings situated within the compound of the Chepauk Palace shewing the probable value of the original cost of construction, their deterioration and to put the Building in proper condition with the net value of the present worth of each Building.

Number.	Names of Buildings.	* Class.	Amount of original cost of construction.	Amount of deduction for repairing and putting the Building in good condition.	Deduction of per centage for wear and tear.	Amount of deduction for wear and tear.	Total amount of deduction for repair & wear & tear.	Net value or present worth of each Building.	Remarks.
1	Kalasamahaul	1st	63,300 0 0	4,000 0 0	10	6,330 0 0	10,330 0 0	52,970 0 0	Plastering, flooring, and part of the Terrace requires repair.
2	Lungur Khanah.....	2nd	6,700 0 0	1,800 0 0	25	1,675 0 0	3,475 0 0	3,225 0 0	Plastering, flooring, painting doors, &c., and Terrace requires repair.
3	Divan Khanah.....	1st	57,000 0 0	3,000 0 0	5	2,850 0 0	5,850 0 0	51,150 0 0	Flooring and part of the Terrace to be completed, painting and partial repair required.
4	Hoossan Navasskhan old Palace.....	2nd	13,040 0 0	3,500 0 0	25	3,260 0 0	6,760 0 0	6,280 0 0	Roof to be renewed, flooring, painting and plastering required.
5	Roshurkhanah or Wooden Bungalow.....	,,	4,900 0 0	700 0 0	33	1,617 0 0	2,317 0 0	2,583 0 0	Repair to floor and painting, &c., required.
6	Frash Khanah.....	2nd	5,250 0 0	2,500 0 0	25	1,313 0 0	3,813 0 0	1,437 0 0	Terrace to be renewed, flooring and partial repair required.
7	Hoonahs Cutcherry.....	4th	2,350 0 0	700 0 0	15	353 0 0	1,053 0 0	1,297 0 0	Requires floor and partial repair.
8	Phosa Khanah.....	2nd	7,310 0 0	2,000 0 0	25	1,828 0 0	3,828 0 0	3,482 0 0	Doors floors, plastering and painting requires repair.
9	Mucca Store.....	2nd	1,750 0 0	600 0 0	20	350 0 0	950 0 0	800 0 0	Terrace to be renewed and requires partial repair.
10	Mauhl Mohammed Abdoorkhan.....	4th	3,930 0 0	400 0 0	30	1,180 0 0	1,580 0 0	2,350 0 0	Habitable; but requires partial repair.
11	Nugara Khanah.....	1st	3,920 0 0	1,500 0 0	25	980 0 0	2,480 0 0	1,440 0 0	Upper and part of the lower story are in a dilapidated state.
12	Wallajah Mauhl.....	4th	2,060 0 0	1,000 0 0	20	412 0 0	1,412 0 0	648 0 0	In a dilapidated state.
13	Ditto Patheen Ghoor.....	4th	2,590 0 0	700 0 0	25	648 0 0	1,348 0 0	1,242 0 0	Ditto. part requires repair.
14	Shedunkhan Mauhl.....	4th	2,020 0 0	500 0 0	35	707 0 0	1,207 0 0	813 0 0	Ditto.
15	Ditto Devan Khanab...	4th	1,750 0 0	500 0 0	25	438 0 0	938 0 0	812 0 0	Ditto.
16	Wallajahka Ghur.....	4th	1,685 0 0	700 0 0	25	421 0 0	1,121 0 0	564 0 0	In a dilapidated state.
17	Royapettah Mauhl.....	4th	4,557 0 0	1,500 0 0	30	1,367 0 0	2,867 0 0	1,690 0 0	Ditto.
18	Pucca Choukey.....	4th	4,130 0 0	1,000 0 0	33	1,363 0 0	2,363 0 0	1,767 0 0	Ditto.
19	Hoovoor or Water works.....	1st	2,000 0 0	... ...	25	500 0 0	500 0 0	1,500 0 0	Wood work requires thorough repair.
20	Hospital including Compound.	4th	3,930 0 0	700 0 0	30	1,179 0 0	1,879 0 0	2,051 0 0	Habitable; but requires thorough repair.
21	Thabaliah.....	4th	3,450 0 0	1,000 0 0	25	863 0 0	1,863 0 0	1,587 0 0	Requires thorough repair.
22	Puth Khanah or Wooden Bungalow.....	,,	4,700 0 0	700 0 0	33	1,551 0 0	2,251 0 0	2,449 0 0	Repair to floor and painting, &c., required.
23	Mukhanah.....	1st	12,000 0 0	2,500 0 0	25	3,000 0 0	5,500 0 0	6,500 0 0	Requires thorough repair.
24	Chata Mauhl.....	1 & 4th	12,775 0 0	4,000 0 0	30	3,833 0 0	7,833 0 0	4,942 0 0	In a dilapidated state but can be made habitable by extensive repairs.
25	Horse Stable.....	4th	15,150 0 0	1,000 0 0	30	4,545 0 0	5,545 0 0	9,605 0 0	Plastering and part of the roof requires repair.
26	Shocan Khanah.....	4th	6,740 0 0	600 0 0	40	2,696 0 0	3,296 0 0	3,444 0 0	Requires partial repair.
27	Shathecay Bauboos Khanah...	4th	2,490 0 0	900 0 0	30	747 0 0	1,647 0 0	843 0 0	Roof, floor and plastering, &c., require repair.
28	Emarthecay Mauhl.....	1, 2 & 4th	8,770 0 0	2,000 0 0	30	2,631 0 0	4,631 0 0	4,139 0 0	Flooring and thorough repair required.
29	Store Khanah.....	2 & 4th							
30	Godavalaka Ghur, exclusive of Compound.....	4th	1,925 0 0	800 0 0	20	385 0 0	1,185 0 0	740 0 0	In a dilapidated state.
31	Large gate with room, &c., complete.....	1st	2,100 0 0	200 0 0	5	105 0 0	305 0 0	1,795 0 0	In good condition requires partial repair.
	Total...		2,64,272 0 0	50,853 0 0	...	49,127 0 0	90,127 0 0	1,74,145 0 0	

* 1st Class Brick in Chunam Terraced Building.
2nd ,, do. in Clay do. do.
3rd ,, do. in Chunam Tiled Building.
4th ,, do. in Clay do. do.

Civil Architect's Office,
MADRAS,
17th *June* 1859.

(Signed) H. W. HITCHINS, Captain,
Civil Architect at the Presidency.

No. 16. From CLEMENT DALE, Esq., Receiver of the Carnatic Property; to THOMAS PYCROFT, Esq., Chief Secretary to Government, Fort Saint George, dated Madras, 29th June 1859, No. 195.

Para: 1. With reference to the letter, &c., noted in the margin, I do myself the honor of returning the letter from the Engineer Department Public Works, with its enclosures, which accompanied the Official Memo. and of enclosing you a copy of a letter received by me this afternoon from Messrs. Franck and Co., with their observations and opinion on the Collector's valuation of the land, whereon the Chepauk Palace stands and forming the Area of the Palace Compound.

Letter from Receiver, to Chief Secretary, 26th May 1859, No. 142.

Official Memo: from Chief Secretary, June 24th 1859.

2. I observe that the Dewan valued this property at Rupees 7,61,678.

3. The Supreme Court having decided that they have no power to make an order directing the sale of property, until a suit is instituted, I purpose proceeding with the sale; I should however wish to know whether Government acquiesce in Messrs. Franck and Company's views, and are willing to bid as far as 5½ lacs for the property.

4. I solicit your attention to the 7th para: of Messrs. Franck and Company's letter.

From Messrs. FRANCK, and Co.; to CLEMENT DALE, Esq., Receiver of the Carnatic Property, dated 29th June 1859.

1. We beg to return herewith the papers connected with the valuation by the Chief Engineer, of the Chepauk Palace, Buildings and Ground, which you left with us on Saturday last; and having carefully considered the subject, have to submit the following as our opinion thereon.

2. We consider that the price at which the Ground has been valued by the Collector is much below what it is really worth, and what it might be expected to realise if parcelled out into small and convenient allotments. Indeed this may be proved from the Collector's own Report. He states in para. 2 of his letter that "the *actual selling price* of land in the immediate neighbourhood to the Westward varies from 200 to 100 Rupees per ground," or a mean of 150 Rupees; and "to the South from 250 to 50 Rupees per Ground," or a similar mean of 150 Rupees, while in para. 3 he adds that "on the Sea face it is still more valuable," an assertion in which he is unquestionably quite correct. If therefore the mean average actual selling price of land in the immediate neighbourhood of the *less valuable part* of the Chepauk Property be 150 Rupees per ground as shown by himself, he must be considerably below the mark in estimating the average value of the *whole* Property at only two-thirds of that price.

3. We are of opinion that the greater portion of the land towards the North and East would realise at least 250 Rupees per Ground, if sold in small lots, an opinion which we own is deduced more from the Collector's Report than our own positive knowledge or actual experience of the value of land in that neighbourhood, but which is fully corroborated by his statement that this price is not more than might be expected for some of the land to the South, which is unquestionably of less value than that to the North and East.

4. Taking these facts therefore into consideration, and making allowance for the quantity of Ground which would necessarily be lost for roads or pathways, if it were to be cut up and sold in small lots, we are of opinion that 50 Pagodas, or 175 Rupees per ground would not be more than a fair average rate at which to value the land; or say for the whole extent of nearly 82 Cawnies within the walls, Rupees 3,44,400.

5. As regards the Buildings we see no reason to dissent from the Civil Architect's valuation of them, which we doubt not represents their fair present value. It is quite possible that by parcelling out the land into lots, we might not in some instances realise so much for the Buildings as is set down in this valuation; although there would probably not be very much difference on the whole, seeing that a considerable margin has been allowed for deterioration averaging very nearly 35 per cent.

6. To recapitulate, let us take the Buildings at the Civil Architect's,

Valuation...	Rupees 1,74,000
The wall at do	,, 20,000
And the land at our Estimate based on the Collector's own statement.	,, 3,44,400
And there is a total of	Rupees 5,38,400

we consider therefore that the upset price of the Property should be fixed at not less than 5½ lacs of Rupees, and even this sum, large as it may seem, is not too large we think to make competition altogether impossible, if there be any truth in the rumour which is current that a sort of joint stock speculation is on foot for the purpose of providing the means to bid against Government for the purchase of this Property. We have heard that it is the opinion of many that the purchase would prove a good speculation even at a much higher sum than we have named, if it were judiciously parcelled out into convenient lots, and disposed of as opportunity offered without forcing an immediate sale, there being no doubt that the best portions of the land would be eagerly competed for; taking into account also the sum which might be realised for the materials of the buildings. Hence as we have already observed, we are by no means certain that the upset price we have named would secure the Government from competition.

7. We observe that no mention is made by the Civil Engineer, of three small pieces of land, situated outside of the wall, Eastward of the Palace, which were pointed out to us by the Dewan as belonging to His late Highness the Nabob, and which are shown in the accompanying plan. We presume therefore that these are to be put up separately, and shall describe them accordingly in our hand Bills.

No. 17. ORDER THEREON, 30th June 1859, No. 385.

Resolved that the Receiver of the Carnatic Property be informed in reply to his letter of the 29th Instant, that the Government are prepared to bid Rupees 5,50,000 Five lacs and fifty thousand for the Chepauk Property, on its being put up at that upset price.

2. The three small pieces of land outside the wall, alluded to by Messrs. Franck and Co. in the last para. of their letter to the Receiver, will as proposed be put up separately.

(Signed) T. PYCROFT,
Chief Secretary.

No. 18. TO THE GOVERNMENT SOLICITOR, dated Fort Saint George, 30th June 1869, No. 386.

I am directed to forward for your information and guidance, a copy of a resolution, under this day's date, from which you will perceive that the Government have intimated to the Receiver of the Carnatic Property, that they are prepared to bid five and a half lacs of Rupees for the Chepauk premises on their being put up at that upset price.

2. I have to request that you will attend the Auction on the 5th Proximo, and will bid on behalf of Government. I have at the same time to inform you, that the Government deem it indispensable on every consideration, Political, Civil, and Military that the property should not pass into other hands than theirs. If therefore there should be any advance upon the upset price you will continue the bidding, and will buy in the Chepauk Property for Government at whatever price.

3. Three small pieces of land without the wall will be sold separately. These you will also purchase on account of Government.

(Signed) T. PYCROFT,
Chief Secretary.

Exd. A. P. W. Begbie.

Proceedings 30 June 1859 No 385

From the Chief Engineer —— 20 June 1859 & 1854

From Receiver Carnatic Property - June 24/59

Resolved that the Receiver of the Carnatic Property be informed in reply to his letter of the 24 inst. that his Govt can not consent to his accepting of R 5,50,000 Five Lacs & fifty thousand Rupees for the Carnatic Property - on the being paid 2. The three small pieces of Land outside the wall, adjudged to Messrs Frank & Co in the 2nd para of their letter & the Receiver, with

W Hudson

JG

HG

upon that report price.

to propound to you
up separately —

JPS

Receiver of Carnatic Peng.— Dispt. 30 June

No. 386

Fort Solicitor

Sam to request you
to give information &
guidance, a copy of
a Resolution, under
this days date; from
which you will perceive
that H. Govt has instituted
proceedings against the Receiver
of the Carnatic Property
that Bryan purchased
at his late sale
and a writ has issued
for the Chepauk premises
on the being put up at that
upset price.

2. I have to request that
you will attend the
Justices on the 5th Prox.
and will bid on behalf
of Govt. I have at the
same time to inform
you that the Govt. deem

it in this point of view
consideration, Political,
and
Civil, Military, & Other

That the property shall
not pass into other hands
than theirs - If they
then shd be any advance
upon the agreed price you
will continue the bidding
and will buy in the
Chippewa Property for
fort at what it may sell.
3. There shall be a piece of
Land without the
Walls will be sold
separately - Then you
will also purchase
on account of Govt -

JW

Dated
Dept 30th June 1849

Pro: 25th June 61st Leg

Political 1859 Depart

Col. Lr. to Enyr. 12th
Augt. No. 23 of 1859

No. 385

Proceedings of Govt.

D/ 30 June 59.

15 to 18.

15 to 18