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TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

Revenue DEPARTMENT

G.O. No. / B.P. No.	5661.	Press. / Mis.
Dated	22. 9. 1877	197 .

Not to be folded or roughly handled.

Archives I—10,006—19-4-79.

5661
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GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

5th September 1877, No. 401 R.

Railway.

Read the following paper :—

No. 27. From R. J. MELVILLE, Esq, Acting Collector of Madras, to the Secretary to Government, Public Works Department, dated Madras, 9th August 1877, No. 224.

I HAVE the honor to submit, for the orders of Government, an application from Messrs. Oakes and Company as Agents for the trustees of the "Egmore Property," which forms the premises at present occupied by the School of Arts, for compensation on account of the property having been injuriously affected by the extension of the South Indian Railway line to the beach.

2. A plan of the Railway line is herewith forwarded, from which it will be seen that the damage complained of arose, not from any acquisition of land by Government, but by the closing of Jordan's Road to public traffic, in consequence of which the only gateway which the building (marked B in the plan) had has been shut up, and a new one has to be opened on the Poonamallee Road.

3 The matter was referred to the District Engineer for his opinion, and that officer considers the sum of Rupees 827-3-3 asked for by Messrs. Oakes and Company for constructing a new road and gateway moderate. With regard to Messrs. Oakes and Company's further application for compensation on account of depreciation in saleable value and injury to the entire property, the District Engineer states that he is unable to offer an opinion, and suggests arbitration as being the best and fairest means of settling the point. In the absence of any data to proceed upon, I see no use in leaving the question to arbitration, and beg to suggest that Government obtain the opinion of Messrs. Franck and Company or some other person who is in the practice of appraising house-property.

4. I beg to add that any compensation that may be allowed to Messrs. Oakes and Company should be paid from the Harbour Works Funds, as under G.O., No. 3,300, dated 7th December 1876, Public Works Department, the extension of the South Indian Railway line to the beach is a charge to the Madras Harbour Works.

From Messrs. OAKES AND Co., Agents for Trustees of the "Egmore Property," to the Collector of Madras, dated Madras, 20th March 1877.

As agents for the trustees of this property we beg to inform that the railway constructed on Jordan's Road blocks up the front entrance and right of way to the premises occupied as the School of Arts.

The Superintendent would be much inconvenienced by having no road-access to the works, and a new gate and road to the house and premises is necessitated from the Poonamallee Road.

We beg to enclose a plan and two estimates of Messrs. Ostheider and Company for the necessary works—A *Rupees* 545, B *Rupees* 282-3-3, and will feel obliged by your early consent to have the work carried out.

Besides the foregoing work and inconvenience, we beg to bring to your notice the depreciation in saleable value and injury to the entire property, and we shall feel obliged by your laying it before Government and obtaining their orders thereon with a view to compensation.

We enclose a letter received from Messrs. Ostheider and Company, who have great experience on such matters, and their estimate of Rupees four to five thousand for depreciation we think very moderate.

The trustees, some time since, were anxious to dispose of the property; we should be very glad to know that it was agreeable to Government to become the purchasers.

From Messrs. OSTHEIDER AND Co., to Messr. OAKES AND Co., dated Madras, February 1877.

IN accordance with your request we beg to hand you an estimate for the opening out a new gateway from the Poonamallee Road leading into the premises occupied by the School of Arts. From the plan herewith you will notice that it will be necessary, at much inconvenience and loss of room, to remove a portion of the building to construct the roadway, which in itself will have to be laid and metalled; all this, of course, is in consequence of the blocking up of Jordan's Road (this being the only legitimate approach to the dwelling house), involving an outlay of about Rupees 500,* which doubtless the Government will repay. The cost of re-erecting the building removed as stated above is included in the estimate.

* This without the wall.

2. We may mention that, without adopting the proposed roadway, access to the house would be impracticable, and that the marketable value of the property is to a great extent lowered by the contiguity of the railway and the loss of the approach into it from Jordan's Road.

3. We consider these circumstances equivalent to appropriation of the ground facing the house; the depreciation consequently must be accordingly estimated, and in our opinion should be put down at from four to five thousand rupees, and this only as compensation, as we are not prepared to say that the property will now realize its original value.

No. 28. ORDER THEREON, 5th September 1877, No. 401 R.

MESSRS. OAKES AND COMPANY, on behalf of the trustees of the premises occupied by the School of Arts, claim a sum of Rupees 827-3-3 as the cost of constructing a new road and gateway, the former approach to the building being blocked by the extension of the South Indian Railway from Egmore to the Penitentiary.

2. They also claim a sum of from Rupees 4,000 to Rupees 5,000 as compensation for depreciation of the property.

3. His Grace the Governor in Council sanctions the sum of Rupees 827-3-3, the sum claimed for the construction of a new road and gateway, but the claim for depreciation of the property cannot be admitted.

(True Extract.)

Lt.-Col., R.E.,
Joint Secy. to Govt., P.W.D.,
Railway Branch.

To Messrs. Oakes and Co.
To the Consulting Engineer for Railways.
" Examiner of Railway Accounts.
" Revenue Department.
" Examiner of Public Works Accounts.

Exd. J.W. Fischer.

Spare Copies

5661/2

Revenue Order No 4101

RAILWAY.

Govt. of 1877 Madras

PUBLIC WORKS.

To

MESSRS. OAKES AND Co.,

&c., &c., &c.

Dated September 6th.

Rec'd. 21 September Encl.

G. O., 5th September 1877, No. 401 R.

SEPTEMBER.

Nos. 27-28.

Promises occupied by the School of Arts—Rupees 827-3-0, the amount claimed by Messrs. Oakes and Company on behalf of the trustees of the — for the construction of a new road and archway sanctioned; claim for depreciation of the property not admitted.

No 5861

Communicated to the Board of Revenue

12 Sept 77

12 Nov 77 (Revenue 25-9-77)