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TAMIL NADU ARCHIVES

GOVERNMENT OF TAMIL NADU

REVENUE DEPARTMENT

G.O. No.	344	Press.
B.P. No.		Mis.
Dated	18-1-1877	197.

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GOVERNMENT OF MADRAS.
JUDICIAL DEPARTMENT.

15th January 1877, No. 117.

Houses for Officers.

Read the following papers:—

No. 96. *Proceedings of Government in the Revenue Department, dated 5th December 1876.*

Read the following Proceedings of the Board of Revenue, dated 27th November 1876, No. 2973.

Read again—

Proceedings of the Board of Revenue, dated 7th August 1876, No. 6672, (Mis.).
Read the following letter from A. J. STUART, Esq., Acting Collector of Tinnevely, to the Acting Secretary to the Board of Revenue, dated Melagaram, 12th July 1876, No. 436:—

I have the honor strongly to recommend the offer of a fair price to Messrs. Arbuthnot and Co. for their bungalow at Tuticorin for the use of the Head Assistant Collector.

2. There is absolutely no suitable house available now for the Head Assistant, the bungalow hitherto occupied having been given up by Mr. Rice, who lived latterly with Messrs. Arbuthnot's Agent, and taken by the Assistant Superintendent of Police, for whom in any case house accommodation is required in Tuticorin.

3. There is now only one vacant bungalow in the place besides Messrs. Arbuthnot and Co.'s, but it is not a suitable residence for any one, being on the edge of the swamp and its compound under water in the wet season. It was built by a late Police Inspector, and is in no way suitable for the residence of the Head Assistant Collector.

4. The price asked for Messrs. Arbuthnot's bungalow, together with a portion of the compound common to it and the cotton godowns attached to it, is Rupees 35,000. I have obtained from the District Engineer an estimate of its value, which I beg to enclose, as also an extract from a letter from the Acting District Engineer on the subject.

5. Of course Messrs. Arbuthnot and Co. will not be willing to take the same price for the bungalow by itself as they would for the bungalow if sold with the cotton godowns, &c., the more valuable part of the property; but, taking everything into consideration, I think that an offer of Rupees 15,000 would be a liberal and a reasonable one, while, if the Head Assistant Collector pays a rent of Rupees 65 (in my opinion sufficient), and Rupees 15 are deducted for repairs, there will remain Rupees 50 a-month, or Rupees 600 a-year, that is to say, 4 per cent. on the outlay.

6. In the event of the purchase suggested not being made, I beg to recommend the construction of a bungalow as soon as possible, for the Head Assistant Collector will be obliged to live in Palamcottah out of his division until a house can be secured for him. I may add that the bungalow it is proposed to buy is in very good order,

Exhibited in pursuance of Resolution of the Council of the Government of Madras, dated 15th January 1877.

spacious and comfortable, and excellently situated. It will be known to Sir William Robinson as that in which he lodged when at Tuticorin for the reception of His Royal Highness the Prince of Wales.

ENCLOSURE No. 1.

Extract from the demi-official letter of the District Engineer, dated 10th July 1876.

I send you an estimate made out by Overseer of value of Arbutnot's house and attached offices. I think he has rather underrated the buildings, and that they are worth about 15 per cent. more than he puts down. The walls are, of course, as good as new, only the roof, doors, &c., have deteriorated. I should say the buildings are worth now Rupees 10,000, and that we could build a new house, &c., of similar design and materials for under Rupees 13,000; then there is the ground and the convenience of situation. Rupees 15,000 would be rather a fancy price, but I think Government had better go up to it, if necessary, rather than build a new house, for which, I think, no really nice site can be had.

(True Extract.)

(Signed) A. J. STUART,

Acting Collector.

The Board question the advisability of purchasing the building at the price named. The District Engineer remarks that "only the roof, doors, &c." have deteriorated, but the outlay necessary for renewing these will materially add to the cost of the building, and it would appear preferable to construct a new house, if a suitable site can be found, on which point the Collector will make further inquiries and report.

(True Copies and Extract.)

(Signed) C. A. GALTON,

Acting Secretary.

Proceedings of the Board of Revenue, dated 24th October 1876, No. 9129 (Mis.).

Read the following letter from A. J. STUART, Esq., Acting Collector of Tinnevely, to the Acting Secretary to the Board of Revenue, dated Courtalam, 7th October 1876, No. 595:—

With reference to the Proceedings of the Board of Revenue, dated 7th August 1876, No. 6672, I have the honor to inform you that there is no suitable site available for the construction of a new house for the Head Assistant Collector at Tuticorin, and I therefore again respectfully recommend the purchase of Messrs. Arbutnot's bungalow.

2. From the enclosed correspondence, it appears that Messrs. Arbutnot and Co. now demand 20,000 Rupees for the bungalow, godown, and a portion of the compound, but with the Engineer's valuation before them perhaps the Board will prefer to offer Rupees 15,000. I have not heard of any other probable purchase. Possibly the valuation, if communicated to Messrs. Arbutnot, might induce them to accept the offer.

3. The Board appear to have misunderstood the District Engineer's remarks as to the probable cost of the repairs. Only some trifling repairs to the out-houses are required for the present (*vide* District Engineer's letter enclosed).

ENCLOSURE No. 1.

From A. J. STUART, Esq., Acting Collector of Tinnevely, to the Acting District Engineer of Tinnevely, dated 23rd August 1876, No. 203.

In forwarding, herewith, copy of Board's Proceedings, Miscellaneous No. 6672, dated the 7th instant (with estimate), I have the honor to request you will be good enough to let me know if the Board have rightly construed your observations, and also if there is any other suitable site.

From W. HUGHES, Esq., Acting District Engineer of Tinnevely, to the Acting Collector of Tinnevely, dated Streevelliputtur, 31st August 1876, No. 266.

In reply to your letter, No. 203, of 23rd instant, I have the honor to inform you that I know of no eligible site near Tuticorin where a new bungalow might be built for the Head Assistant Collector. There is plenty of waste ground, as you are aware, to the west of the town, and some to the north, but there is none near the beach. I do not remember the precise terms of my demi-official letter forwarding you the estimate, but I did not mean to convey that any immediate extensive repairs are required to the bungalow. I only meant that an old roof and doors being necessarily not so valuable as new ones, this ought to be taken into account in valuing the bungalow. All that is required at present is some trifling repairs to the out-houses. For details please see the Overseer's report attached to the estimate.

From J. A. DAVIS, Esq., Acting Head Assistant Collector, to the Acting Collector of Tinnevely, dated Courtalam, 24th August 1876, No. 274.

In reply to your footnote to the Miscellaneous Proceedings, No. 6672, dated 7th instant, I have the honor to state that I know of no suitable site available for a house at or near Tuticorin, and I believe there is none; but even if there were, the price of it would be very great. Messrs. Arbutnot and Co.'s compound, in which the house and cotton godown stand, is several acres in extent, and they might be willing to sell a fitting site out of that, but I feel sure they would charge a very long price, land being so valuable in the town.

From W. H. GLENNY, Esq., Acting Sub-Collector in charge of Tinnevely, to the Acting Head Assistant Collector of Tinnevely, dated 18th September 1876, No. 932.

As it appears from your letter, No. 274, dated 24th ultimo, and from the District Engineer's No. 266, dated 31st ultimo, that Messrs. Arbutnot and Co.'s compound is the only place in which a suitable site exists for the Head Assistant's house, I have the honor to request that you will ask Messrs. Arbutnot and Co. whether they will entertain an offer for a plot in the compound selected for the purpose by you. If they are disposed to entertain such proposal will you be good enough personally to select a site and report particulars to me of its extent, position, &c., what Messrs. Arbutnot demand for it, and your own opinion as to the reasonableness or otherwise of the price asked.

From J. A. DAVIS, Esq., Acting Head Assistant Collector, to the Acting Collector of Tinnevely, dated Palamcottah, 28th September 1876, No. 310.

In reply to your letter, No. 932, dated 19th instant, I have the honor to forward, for your information, copies of my letter to, and a reply from, Messrs. Arbutnot and Co., regarding a plot of ground required for a house-site being obtainable in any part of their acreage at Tuticorin.

I also asked them, on my own authority, if they would sell the bungalow by itself with only so much land as it and its godowns cover, and with just a small extent for a garden, and to this also their letter contains a reply.

I beg to be informed if I may give any answer, and, if so, what, to their query in the last paragraph of their letter.

From J. A. DAVIS, Esq., Acting Head Assistant Collector, Tinnevely, to Messrs. ARBUTHNOT AND Co., Madras, dated 20th September 1876, No. 304.

I have the honor to inquire, with reference to your property at Tuticorin, whether or not you would entertain an offer for a plot of ground sufficient for a house-site and compound anywhere in your acreage, or in any particular part of it.

I have also to inquire whether or not you are willing to sell the bungalow with only so much land as it and its godowns cover, and with just a small extent for a garden, and, if so, what your price would be.

From Messrs. ARBUTHNOT AND Co., to the Acting Head Assistant Collector of Tinnevely, dated Madras, 23rd September 1876.

In reply to your letter, No. 304, of 20th instant, we beg to inform you that we are not prepared to sell any part of the compound of our bungalow at Tuticorin for a building-site.

In reply to your second inquiry however we have, since we first communicated with you on the subject, made further inquiries as to the saleable value of the property, and we are informed that our previous valuations are somewhat high.

To avoid further loss of time in correspondence we now write to make a definite offer of the house, godowns, and sufficient land for a garden for Rupees 20,000.

We shall be glad to hear at your early convenience if our offer is accepted.

(True Copies.)

(Signed) A. J. STUART,
Acting Collector.

The Collector will ascertain whether Messrs. Arbuthnot and Co. will accept Rupees 15,000. If they will, the Board will be prepared to recommend the purchase to Government.

(True Copies and Extract.)

(Signed) H. E. STOKES,
Acting Secretary.

Read also the following letter from A. J. STUART, Esq., Acting Collector of Tinnevely, to the Acting Secretary to the Board of Revenue, dated 1st November 1876, No. 641:—

With reference to the Board's Proceedings, Miscellaneous No. 9129, dated 24th ultimo, I have the honor to inform you that Messrs. Arbuthnot and Co. accept* the offer of Rupees 15,000 for their bungalow at Tuticorin, and to request that orders may be passed on the subject as early as may be convenient.

2. I recommend the purchase, as otherwise there is no alternative but to build, and the present seems a very favorable opportunity.

ENCLOSURE No. 1.

From Messrs. ARBUTHNOT AND Co., to the Acting Collector of Tinnevely, dated Madras, 30th October 1876.

We have the honor to acknowledge your telegram of the 28th:—

"Your house Tuticorin valued by District Engineer at 1,000 (? 11,000) Rupees, exclusive of site. Board of Revenue consent to recommend Government 15,000; will you accept?"

And have replied—

"Will accept fifteen thousand for property described in our letter, 23rd September," which we confirm. We agree to accept Rupees 15,000 for the bungalow and domestic offices with a sufficiency of land for a garden, &c. We would suggest that a 5-acre plot of land might be marked off with the buildings in the centre. This would give sufficient space for all purposes. The eastern boundary would be the sea beach, and the western a line drawn about fifty yards west of the buildings.

We shall be glad to learn that this matter is in order.

(True Copy.)

(Signed) A. J. STUART,
Acting Collector.

Submitted for the orders of Government.

2. The Collector of Tinnevely proposes that the bungalow at Tuticorin belonging to Messrs. Arbuthnot and Co. shall be purchased by Government as a residence for the Head Assistant Collector for Rupees 15,000, which sum it has been ascertained the Firm are willing to accept.

3. The Board strongly recommend the proposal to the favorable consideration of Government. No house can now be had for the Head Assistant Collector, and no suitable site can be found for the erection of one. The bungalow which it is proposed to purchase is admirably situated, and well suited for the purpose.

4. The Board are informed by Mr. Puckle that there is a small bungalow in the compound which was used by Captains or Snips, and which would answer for an office for the Head Assistant, and thus save the sum of Rupees 60 per mensem which is paid as rent of the office in the town. The Collector will report whether this bungalow is included in the 5 acres of ground which Messrs. Arbuthnot and Co. propose to sell. It is presumed that Messrs. Arbuthnot and Co. will allow a right of way by the existing road past their cotton screw buildings, but this must be distinctly stipulated, and the limits of the land sold marked on a plan if the purchase is carried out. Government would then be at liberty to erect a fence to separate the land purchased from the rest of Messrs. Arbuthnot and Co.'s compound.

(True Copies and Extract.)

(Signed) H. E. STOKES,
Acting Secretary.

Transferred to the Judicial Department.

FORT ST. GEORGE,
5th December 1876.

(Signed) D. F. CARMICHAEL,
Secy. to Govt., Rev. Dept.

No. 97.

ORDER THEREON, 15th January 1877, No. 117.

Under the circumstances represented in the papers above recorded, and from other information submitted to Government, the Governor in Council deems it essential that the Acting Collector of Tinnevely should, at once, arrange for the purchase of the bungalow at Tuticorin, belonging to Messrs. Arbuthnot and Co., as a residence for the Head Assistant Collector.

2. The Collector will, in communication with the Government Solicitor, complete the transaction.

(True Extract.)

J. M. M. M.

Chief Secretary.

To the Acting Collector of Tinnevely.

- " Revenue Department.
- " Board of Revenue.
- " Public Works Department.
- " Accountant-General.
- " Government Solicitor.

Exd. J. Wright.

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19-11-08

Revenue Officer

No 539

Copy of 1877

JUDICIAL

THE ACTING COLLECTOR

OF PINNEVELLY

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JANUARY
Nos. 96-97

Notice to the Acting Collector, Pinnevelly, for the purchase of the land at Pinnevelly, belonging to Messrs. Arthur and Co., as a residence for the District Collector.

No. 344

1877