

Government of Madras.

EDUCATIONAL DEPARTMENT.

Recd.

Regd.

} 1916.

Enclosures

Spare copies

G.O. 389, 6th April 1916

Acquisition of land

Approving the — required for a hostel attached to the S.P.G. College, Trichinopoly, under the Land Acquisition Act, 1894, promising a half-grant for the purpose, and requesting the Collector of Trichinopoly to submit a draft notification for publication in the Gazette.

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GOVERNMENT OF MADRAS.

EDUCATIONAL DEPARTMENT.

READ—the following paper :—

Letter—from the Hon'ble Mr. J. H. STONE, M.A., F.R.H.S., C.I.E., Director of Public Instruction, Madras.
To—the Secretary to Government, Educational Department.
Dated—the 10th March 1916.
No.—Ref. on Cur. 1758.

In submitting herewith a copy of letter 134-C., dated 21st February 1916, of the Principal, S.P.G. College, Trichinopoly, regarding the acquisition of the site marked A in the enclosed plan, I have the honour to state that, in the circumstances reported, the immediate acquisition of the site in question is necessary and to recommend that a grant not exceeding one-half of the estimated cost of acquisition may be sanctioned. I may mention in this connection that Mr. Vibert, lately Collector of Trichinopoly, supports the proposal—vide copy of letter 693/Rev., dated 22nd February 1916, of the Sub-Collector in charge, Trichinopoly.

2. As the attempts to acquire the site by private negotiations have not proved successful, I recommend that it may be acquired under the Land Acquisition Act.

3. The expenditure will be met from the hostel allotment.

ENCLOSURES.

(i)

Letter—from G. W. PRIESTLEY, Esq., I.C.S., Sub-Collector in charge of Trichinopoly.
To—the Director of Public Instruction.
Dated—the 22nd February 1916.
No.—D. Dis. 693-Rev.

I have the honour to forward herewith an application from the S.P.G. College, Trichinopoly, for a grant to enable them to acquire some land urgently required for extension of the college.

2. Mr. Vibert, the late Collector, himself a member of the governing body of the college, has authorized me to say that the scheme has his full approval; that the estimated value of the land can, he considers, be provisionally accepted, that he is convinced of the real urgency of the matter and that it will be a true economy to purchase the whole site as described, some 6 or 7 acres at once.

(ii)

Letter—from the Rev. A. F. GARDINER, M.A., Principal, S.P.G. College, Trichinopoly.
To—the Director of Public Instruction.
Dated—the 21st February 1916.
No.—134/C.

At the request of the governing body of this college, I have the honour to submit the following matter to you for kind consideration :—

I. (a) I enclose a ground plan of the site of the buildings and play-ground of this college and of the collegiate high school attached to it. It will be noted that this property consists of a play-ground 875 feet long (from north to south) and 110 feet wide (from east to west), running from Singara tope street, along the Western Boulevard road, as far as the main guard gate. At this point the property turns at right angles to the east and consists of a strip of land 280 feet long (from east to west) and 190 feet wide (from north to south), along the main guard gate road as far as the Arcot estate property.

(b) On this land are situated all the buildings of the college and the high school, and while it has been found possible temporarily to carry on the work of the institution in the present buildings, it has been recognized by the Board of Governors that further accommodation is urgently needed and also that it is not possible to erect any other buildings on the existing property, which is already fully occupied.

(c) In these circumstances it becomes necessary to acquire more land for the extension of the existing buildings and for the erection of a new hostel. It will be seen from the plan that the only possible direction in which such extension can be made is to the south of the existing buildings and to the east of the play-ground, by the acquisition of the land situated appropriately in the angle formed by the play-ground and the site along the main guard road.

(d) This land consists of a large cocoanut tope of about 10 acres in extent, including houses. It was purchased by one Mr. N. G. Gopala Ayyar, a vakil (deceased) for Rs. 13,250 and now stands in the name of his second son by his second wife, who is now, I believe, 23 years of age. The manager of the estate is one Mr. Rama Rao, the son-in-law of the deceased.

(e) These 10 acres were purchased for Rs. 13,250 eighteen years ago. Of this estate 3 or 4 acres (painted yellow and marked B on the accompanying plan) are occupied by buildings and the rest is vacant. The value of this remaining portion (painted red and marked A) has been estimated by the Revenue authorities at between Rs. 1,500 and Rs. 2,000 per acre of land and trees.

(f) The Board of Governors of the college now request the Government to be so good as to proceed to acquire the site A under the provisions of the Land Acquisition Act, 1894, for the public purpose of education, and, on payment by the college of the compensation awarded under the Act, to vest that land in the college.

II. In making this request the Board of Governors desires to submit the following particulars :—

Private negotiations for the acquisition of the whole or of part of this site have not proved satisfactory as the vendor's desire is to exchange the N section of his property for the S portion of the college play-ground, and to this the college cannot consent as the sacrifice of a part of the play-ground in exchange for part of the tope would in no way relieve our pressure or meet the educational needs of the institution. In fact such an exchange would be highly prejudicial in every way to the work of the college and the school.

III. *The urgency* of the question may be appreciated from the following facts :—

Site.—(a) Extension of the college grounds and buildings can only be effected by the inclusion of this site, there being no other direction in which any extension is possible.

(b) The college is in urgent need of further buildings if its work is to be carried on efficiently and extended with its growing activity and development.

(c) Another hostel, for instance, will be needed in the future, and no other suitable site is available.

(d) Were this site to pass into other hands the future of the college would be imperilled, or at least most seriously restricted.

Date.—(e) The land is now vacant, but in the near future it is not improbable that shops, etc., might be built along the Singara tope road which leads into the main bazaar street thereby considerably enhancing its value.

(f) The value of land in this quarter of the town is steadily increasing.

Consequently any postponement of purchase would involve the college either in the loss of the property altogether and with it the loss of all opportunity of increased efficiency or of future extension, or at least would compel the college to pay a much enhanced price for the property if it were offered for sale later.

I think these considerations indicate with sufficient clearness the extreme urgency of the question.

IV. It will have been noted that the rough estimate made by the Revenue Department of the cost of this site A is about Rs. 14,000 to Rs. 16,000. It is unfortunate that the urgency of the question has made itself felt acutely at a time when, owing to the war, the Government is necessarily committed to a policy of a strict economy but the governors wish to approach the Government with an application for the half-grant usually made in such cases.

The governing body has already advanced the sum of £3,000 for the building of the new Christian hostel, and before incurring any further immediate liability would be glad to know the intention of the Government in the matter of this application for a half-grant in aid, of probably not more than Rs. 8,000.

The governors would be glad to be able to inform the society at home that, though no grants for such purposes were being made during the war, the payment of such a half-grant by the Government would be made as soon as funds become available after the termination of the war. It is earnestly desired that the sanction of such a grant at least will be accorded by the Government and that possibly, in view of the fact that the site will at some future date be partly utilized for hostel purposes, a special grant may be available earlier.

V. I have endeavoured to show the urgency of acquiring this particular site and at this particular time, and approach the Government only after private negotiations have been suspended by the vendor. The application for a half-grant in aid, payable, if necessary, only after the termination of the war, has been accompanied by a statement of the special considerations involved which, I think, have been sufficiently indicated.

I trust therefore that the Government will see its way kindly to give this matter its best and most sympathetic consideration at its earliest convenience.

Order—389, Educational, dated 6th April 1916.

The Government consider that the site required by the authorities of the S.P.G. College, Trichinopoly, for extending the college buildings and for the construction of a hostel attached to the college and specified in the sketch submitted by the Director of Public Instruction should be acquired under the Land Acquisition Act, 1894; and they will be prepared to give a grant not exceeding one-half of the actual cost of acquisition on the distinct understanding that a scheme for building a hostel on the site is expected in the near future.

2. The Collector of Trichinopoly will be requested to report the approximate cost of the acquisition and to submit at an early date a draft notification for publication under section 6 of the Land Acquisition Act.

(True Extract.)

P. RAJAGOPALA ACHARIYAR,
Secretary to Government.

To the Collector of Trichinopoly, with a sketch.

" Director of Public Instruction.
" Accountant-General.
" Revenue Department.

EDUCATIONAL DEPARTMENT

NOTES CONNECTED WITH G.O. 389, EDUCATIONAL, DATED
THE 6TH APRIL 1916.

[SUBJECT.—Acquisition of land for the S.P.G. College, Trichinopoly.]

From the Director of Public Instruction, dated the 10th March 1916,
R.O.C. 1758.

The general principles governing the application of the Land Acquisition Act to secure lands for private educational institutions are contained in G.O. 599, Educational, dated the 27th June 1913. Both the Collector of Trichinopoly and the Director of Public Instruction recommend that the land required for the S.P.G. College, Trichinopoly, may be acquired under the Act. As private negotiations for the purchase of the land are said to have proved futile, the land may, it is submitted, be acquired under the Act.

2. The question is whether any grant may be promised now. The Director of Public Instruction is not apparently able to meet the grant out of the ordinary building grant provision. He states that the grant will be met from the hostel allotment. This seems to be inadmissible. For, the special recurring grant of Rs. 96,000 sanctioned by the Government of India is intended for expenditure on hostel purposes and not on other school purposes for which the necessary provision exists under "building grants." The land now under reference is required immediately for the extension of the college buildings; the erection of a hostel at some future time on the land is mentioned apparently with a view to justify the grant being paid out of the hostel grant now on the presumption that otherwise the grant will be postponed till after the close of the war. In the circumstances it is doubtful whether the Director of Public Instruction's proposal may be accepted.

3. If, however, it is decided to sanction the grant out of the provision for "hostels" in deference to the wishes of the Director of Public Instruction, a draft order is submitted for approval. If approved, it may be forwarded to the Revenue Department for acceptance.

P.R.—17-3-16.

T.K.—17-3-16.

Will the Director of Public Instruction please note on paragraph 2 above?

P. RAJAGOPALA ACHARIYAR—19-3-16.

To the Director of Public Instruction.

OFFICE OF THE DIRECTOR OF PUBLIC INSTRUCTION.

The statement of the use to which this land is to be put by the managers is rather vague. On page 6 of his letter, however, he says: "the college is in need of further buildings . . . another hostel for instance." So that apart from the general and very urgent reasons for acquisition, the idea of building a hostel for Hindus on the land is the main reason for the grant.

A | If it is promised it should be on the distinct understanding that a scheme for building a hostel on the site is expected in the near future.

B | If they should want to use any of it for non-hostel buildings we should take this into account in fixing any grant for such purpose and arrange to, so to speak, restore to the hostel fund an appropriate sum to compensate for land acquired for hostel purposes being devoted to general college uses.

J. H. STONE—22-3-16.

To the Educational Department.

EDUCATIONAL DEPARTMENT.

A has been embodied in the draft order, and **B** will apparently be borne in mind by the Director of Public Instruction.

2. The draft order may be sent to the Revenue Department for acceptance.

P.R.—23-3-16.

T.K.—23-3-16.

P. RAJAGOPALA ACHARIYAR—25-3-16.

To the Revenue Department.

REVENUE DEPARTMENT.

The draft may, it is submitted, be accepted in this department and the file returned to Educational.

R.V.—28-3-16.

T.S.R.—29-3-16.

H. A. B. VERNON—30-3-16.

To the Educational Department.

EDUCATIONAL DEPARTMENT.

Submitted that the draft may issue.

T.K.—31-3-16.

Yes.

P.R.—5-4-16.

[G.O. 389, Educational, the 6th April 1916.]

PRESS SLIP.

ORDINARY.

PREFERENCE.

URGENT (a).

Seott. II—38—2-15.

DEPARTMENT.

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}

Brief subject.....

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‡ To be initialled and dated.

As the matter is clear manuscript and has been carefully edited, (b) proof need not be sent. Please print and supply number of copies as indicated.

Type may be released after usual interval.

R. Ramani ~~Director~~
Clerk

Suvid

Acqⁿ of land

Approving the — required for ~~the~~ a hostel
attached to the S. P. J. College, Trichunopoly, under the Land
Acqⁿ. Act, 1894, promising a half grant for the purpose
& requesting the Com^r. of Trichy to ~~report the~~ ^{submit a}
~~appropriate cost~~ draft notification for publi-
cation in the Gazette.

Diary.

Initials of
Press official

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” ” ” ” ” ” 191

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C. No. 937, From the State of New York, No. 1758/16, dated 10 March 1916

.....

ORDER

No. 5892, dated 6-4-191

PS.
D⁷ in mms
574 to the Coll.
8.19

The Govt. consider that the site required by the authorities of the S. P. G. College, Trichinopoly, for extending the college buildings and for the construction of a hostel attached to the college and specified in the sketch submitted by the S. P. G. should be acquired under the Land Acquisition Act, 1894; and they will be prepared to give a grant not exceeding one-half of the

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2. The Collector of Trichinopoly will be requested to report the approximate cost of the acquisition and to submit

P 13

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PP
17.3.16.

17.3.16.

25/3/16

Order in hand to P.P. collector
as 8/4/16

To the Collector, Trichinopoly
with a sketch
209
A.G.

Revenue Dept

Recd types
20/3/16
B.A.

Notes in CD
20/3/16

This was with the tabling Clerk who showed it to me on the 8th.

PP
8/4/16

published map must be a full print-out
a sketch on the table is not a full print-out
near future

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ENCLOSURES TO C. No. _____

ORDER OF GOVERNMENT A A A A A A A

LETTER OF GOVERNMENT.

STATEMENT WITH EXITS.

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