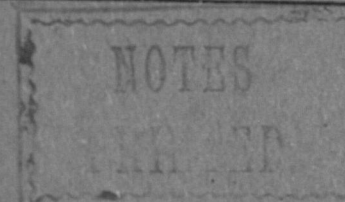


Government of Madras.

HOME DEPARTMENT.

(EDUCATION).

G.O. No. 864, 10th August 1916.



Building grant

Sanctioning, with remarks, a grant not exceeding Rs. 6,538 or one-half the actual cost towards acquiring lands for extension of the Voorhees College, Vellore, and for construction of a hostel and warden's quarters and publishing in the Gazette the notification for the acquisition of the land.

2
Government of Madras.

HOME DEPARTMENT.

(EDUCATION).

G.O. No. 864, 10th August 1916.

NP

ORIGINAL.

Building grant

Sanctioning, with remarks, a grant not exceeding Rs. 6,538 or one-half the actual cost towards acquiring lands for extension of the Voorhees College, Vellore, and for construction of a hostel and warden's quarters and publishing in the Gazette the notification for the acquisition of the land.

GOVERNMENT OF MADRAS

HOME DEPARTMENT

(Education)

READ—the following papers:—

I

G.O. No. 326, Educational, dated 24th March 1916

ABSTRACT.—Approving the acquisition of land by the authorities of the Voorhees College, Vellore, for extending the college buildings and for the construction of a hostel and warden's quarters, promising a half grant towards its cost and requesting the Collector of North Arcot to report the cost of the acquisition and to submit a draft notification for publication.

II

Letter—from F. J. RICHARDS, Esq., M.A., I.C.S., Collector of North Arcot.
To—the Secretary to Government, Educational Department.
Dated—Vellore, the 28th June 1916.
No.—Dis. 416/R.

In continuation of my letter Ref. No. 854-Gl., dated 10th June 1916, I have the honour to submit herewith a draft declaration for the acquisition of T. S. Nos. 534-1 and 2 and 535 of ward No. V of Vellore town for the extension of the Voorhees College buildings and for the construction of a hostel and warden's quarters to be attached thereto and request that the Government may be pleased to order its publication in the *Fort St. George Gazette*.

2. The lands are owned by two undivided brothers Margabandu Chetti and Chinnaswami Chetti of Vellore town. The fields are classed as poramboke "grant lands" and measure 4.18 acres assessed at a ground-rent of Rs. 219-0-0. The owners are unwilling to part with them for the mere reason that they are their ancestral property. They state that in case the lands are compulsorily acquired by the Government, they should be paid a compensation of Rs. 75 per cent for the site alone in addition to the value of the bungalows standing thereon as per estimate made by the Public Works Department officers, and that of certain coconut and palmyrah trees in the compound at the seigniorage rates. The rate of Rs. 75 per cent demanded by them is not based on any data.

3. The Revenue Divisional Officer, Vellore, has fixed the total cost of the acquisition at Rs. 13,077-1-4. He has based his valuation on the capitalized rental for the buildings and lands. The reasons for adopting this method have been fully dealt with by the Revenue Divisional Officer in his letter Dis. No. 921/D., dated 23rd June 1916, copy of which is enclosed. The valuation is fair and may be accepted. In this connection it is submitted that this method of valuation was adopted both by the District Court of North Arcot and the High Court of Judicature, Madras, in respect of the bungalow acquired for the Collector's residence in Vellore. It is true that in the case of the Collector's bungalow the High Court based the award on the full rental of the bungalow plus a compound twice as large, as that which was actually acquired, and in addition to the valuation so fixed enhanced the valuation by granting a separate award for the land and I doubt whether the High Court's decision would be sustainable in law if the case had been properly presented.

4. The effect of enhancement of ground-rent remains to be seen. I doubt as to whether the Deputy Collector's forecast will be realized or not. If bungalows on "grant lands" are required by Government or European officers or missionaries, the increased assessment will of course be recovered by the land-lords with interest from their tenants. The bungalows now to be acquired however are too decayed for European habitation.

No. 864, HOME (EDUCATION), 10TH AUGUST 1916

3

5. It is of course extremely difficult to foretell what will happen in appeal against awards. In view of the extraordinary luck that has befallen the owners of the build-

1. Copy of letter Dis. No. 921 D., dated 23rd June 1916, from the Revenue Divisional Officer, Vellore.
2. English translation of the statements of the owners.
3. Statement of the sub-agent of Messrs. Rally & Bros.
4. English translation of the statement of Sri Venkatapathi Raja.
5. Report No. 630, dated 23rd May 1916, from the Sub-Divisional Officer, Public Works Department, to the Executive Engineer, North Arcot division.
6. Copy of letter No. 58 A., dated 17th April 1916, from the Principal, Voorhees College, to the Revenue Divisional Officer, Vellore.
7. Two plans (in original) of the buildings existing on the lands to be acquired with estimates.

ings for the Collector's bungalow and the Collector's Office in the district and High Courts, land acquisition proceedings in Vellore town have come to be regarded as a profitable gamble.

6. The marginally-noted records (not printed) are enclosed for reference.

Order—No. 834, Home (Education), dated 10th August 1916.

The Government are pleased to sanction a grant not exceeding Rs. 6,533 or one-half of the actual cost, whichever may be less, towards the cost of acquiring a piece of land measuring 4.18 acres required for the extension of the Voorhees College, Vellore, and for the construction of a hostel and warden's quarters attached to the college, to be paid when funds become available.

2. The draft notification for the acquisition of the land, submitted by the Collector of North Arcot, will be published in the *Fort St. George Gazette*.

3. The Collector of North Arcot will be requested to call upon the authorities of the college to deposit in the treasury the half of Rs. 13,077 or such larger amount as may be found necessary on actual determination of the award.

4. After acquisition the property should be conveyed to the manager of the college by a formal deed of conveyance to be drawn in consultation with the Government Solicitor.

(True Extract)

P. RAJAGOPALA ACHARIYAR,
Secretary to Government.

To the Collector of North Arcot (with plans and estimates).

- .. Director of Public Instruction.
- .. Accountant-General.
- .. Revenue Department.
- .. Public Works Department.
- .. Superintendent, Government Press, with notification for publication.
- Editors' Table (Order only).

[Notification,

NOTIFICATION

Under section 6 of the Land Acquisition Act of 1894, the Governor in Council hereby declares that the land mentioned in the following schedule and measuring 4.18 acres, be the same a little more or less, is needed for a public purpose, to wit, for the extension of Voorhees College buildings and for the construction of a hostel and warden's quarters; and, under sections 3 and 7 of the same Act, the Revenue Divisional officer, Vellore, is appointed to perform the functions of a Collector under the Act and directed to take order for the acquisition of the said land.

2. A plan of the land is kept in the office of the Revenue Divisional officer, Vellore, and may be inspected at any time during office hours.

SCHEDULE.

Description of land, wet or dry, inam or poramboke, with survey or palmash number.	Name of owner or occupier.	Boundaries of the land required to be taken up.	Extent to be taken up.
<i>North Arcot district, Vellore taluk, South Vellore (in Ward No. V of Vellore Municipality) village.</i>			
Poramboke (grant and) T.S. No. 534-1.	Margabandu Chetti and his brother Chinnaswami Chetti.	North, No. 535; east, No. 534-2; south, No. 532; west, No. 543.	ACS. 1.57
Do. No. 534-2.	Do. do.	North, No. 535; east No. 541; south, No. 533; west, No. 534-1.	0.80
Do. No. 535.	Do. do.	North, Nos 535, 537; east, No. 541; south, No. 534; west, No. 543.	1.81
Total ..			4.18

HOME DEPARTMENT (EDUCATION).

NOTES CONNECTED WITH G.O. No. 864, HOME (EDUCATION),
DATED THE 10TH AUGUST 1916.

[SUBJECT.—*Acquisition of land for the extension of the Voorhees College, Vellore.*]

From the Collector of North Arcot, dated the 28th June 1916, No. 416.

A draft order is submitted which may issue with the concurrence of the Revenue Department. For a precedent please see G.O. No. 284, Educational, dated the 17th March 1916.

S.V.—25-7-16.

T.K.—25-7-16.

P. RAJAGOPALA ACHARIYAR—28-7-16.

To the Revenue Department.

REVENUE DEPARTMENT.

The draft may, it is submitted, be accepted in this department. The amount of compensation to be awarded is a matter for the decision of the land acquisition officer and the civil court.

R.V.—3-8-16.

V. A. ANANTARAMA AYYAR—4-8-16

Accepted.

A. H. A. TODD—4-8-16.

To the Home Department (Education).

HOME DEPARTMENT (EDUCATION).

Submitted that the draft, already approved by the Secretary, may now issue.

S.N.P.—8-8-16.

T.K.—8-8-16.

C. RAMANUJA ACHARIYAR—10-8-16.

[G.O. No. 864, Home (Education), dated the 10th August 1916.]

Prep Page 4 will not be printed

Copy of letter from M.R.Ry. P. Krishnan Nambiar Avargal, B.A.,
Revenue Divisional Officer, Vellore to the Collector of North Ar-
cot, No. 921/D-1916, dated 23rd June 1916.

Adverting to your letter Ref. No. 854/G1., dated 19th Febru-
ary 1916, and endorsement, dated the 29th March 1916, on Govern-
ment Order No. 326 Ed1., dated the 24th March 1916, I have the --
honour to submit the draft declaration and other connected records
for the proposed acquisition of sites required by the authorities
of the Voorhees College, Vellore, for extending the College build-
ings and for the construction of a hostel and wardens' quarters.

J

2. The particulars of the lands applied for are as given below:--

Situation of the lands.	Description of the land.	Survey No. and Sub-Division No.	Extent Acres	Assessment Rs.	Improvement if any, on the land	Names of owners.
In ward No. V of Vellore Municipality.	Poramboke (Grant lands)	584/1	1.57	118-8-0 (ground rent)	A bungalow with out-houses well to trees etc. The premises are rented to Messrs. Rally & Bros.	1. Marigalanda Chetti and 2. Chinnaswami Chetti residents of Vellore town.
		534/2	0-80			
		535	1-81	90-8-0 (ground rent)	Do. do. The premises are rented to Palkonda Raja	

The owners, while expressing their unwillingness to part with the site demand that in the event of compulsory acquisition they may be paid a compensation at Rs 75 a cent for the bare site in addition to the value of the bungalows, out-houses, etc., as fixed by the Public Works Department. They also say that they wish to cut and

remove for their own use all the trees standing in the premises with the exception of coconut and palmyrah trees for which they are willing to be paid at the seigniorage rates adopted for Government purposes. The compensation demanded appears to be highly exorbitant.

3. In estimating the market value of the property two methods were tried with a view to arrive at the valuation as accurately as possible based on the results obtained according to the two methods. One method adopted was to ascertain separately the value of bare site with reference to the selling price of similar lands in the vicinity and to add to this the value of the

buildings, wells and trees as estimated by a professional agency; while the second method was to arrive at the capitalized value

of the property on the basis of net annual rental. The former method has proved to be of little use in the present case for

the reasons stated in paras 4 and 5 infra. The results of the

investigations made are briefly stated below:-

4. As the result of the enquiries made by the Tahsildar in regard to land value, the following facts are brought to light.

T. S. No. 560, a site just in front of the Voorhees College and to the west of the Officers' Line road measuring 86 cents and bearing a ground rent of Rs 45-0-0, with a tiled hut, well, compound wall and some trees all valued at Rs 500, was purchased by the authorities of the Voorhees College for Rs 4,500 in the

year 1912. According to this transaction the selling price of one cent of land comes to Rs 48 and odd. Another site T.S. No. 540, measuring 26 cents with a ground rent of Rs 15-0-0 and forming the site of the present Hindu Hostel attached to the Voorhees College was purchased by the Mission for Rs 650 in the year 1902. This transaction refers to a distant date and is therefore not of much use at present. A third site, T.S. No. 1414, measuring 23 cents assessed to ground rent of Rs 8-10-0 and lying at the back of the College buildings on the Arni road side was purchased by one Mr. T. S. Kumaraswami Aiyar, B.A., 4.T. for Rs 825 in the year 1911. This brings the price of one cent to Rs 35 and odd. At a family partition which took place in 1913, the price of a portion measuring 4 1/2 cents in T.S. No. 518 near the Vellore Head Post Office (the entire field being 1-35 acres in extent and bearing ground rent of Rs 50-10-0) was fixed at Rs 650. This being not a case of regular conveyance of property may safely be ignored. In regard to the first item of sale, I submit, that the price paid by the Mission in the year 1912 appears to be very high and cannot be taken to represent the real market value of the property at the time of sale. A kind perusal of the letter, dated 17th June 1916, from Mr. F. M. Potter, Principal of the Voorhees College, would shew the special circumstances under which such high price came to be paid. Here I must point out that all the above transactions took place prior to the

introduction of the re-settlement of the taluk in fasli 1323, and
 that the re-settlement has radically altered the position of
 the lands by the imposition of ground-rent at Rs 50 and 37½ per
 acre and thus placed them at a great disadvantage. For instance,
 the lands proposed to be acquired which originally paid assess-
 ment of Rs 21-14-0 have now to pay ground-rent of Rs 208, which is
 about 10 times as much. Usually, ground-rent is fixed at a sum
 slightly less than the rent value of the lands. The levy of
 ground-rent which is no small burden on the lands, deprives the
 owners of the major portion of the income derived therefrom,
 and any reduction in income from landed property must necessari-
 ly bring about a fall in their capitalized value also. There-
 fore, consider it unsafe to deduce the market value of the lands
 to be acquired on the basis of sales of lands referred to above
 which for the reasons stated have since lost much of their value.

5. As for the valuation of the bungalows, out-houses, etc.,
 the Executive Engineer, P.W.D., has forwarded to me plans and
 estimates of the buildings and premises prepared by his Sub-Di-
 visional Officer. The bungalow occupied by Palkonda Rajah is
 estimated to cost Rs 7,000 while the other in the occupation of
 Messrs. Rally & Bros., at Rs 9,000 inclusive of the out-houses,
 wells and compound walls. The Sub-Divisional Officer, in his
 letter, dated 23rd May 1916, (enclosed) says that in arriving at
 the value the method adopted by him was to compare the build-
 ings in question with similar buildings erected by Government

and giving them the Government value. He has also remarked
 that both the buildings are in decayed condition. The Sub-Di-
 visional Officer's estimate evidently represents the cost of
 constructing such bungalows according to the rates usually
 allowed by the Public Works Department which are admittedly
 liberal and include margin for contractor's profits. I don't
 think that the Sub-Divisional Officer's estimate is of much
 use to us, for we are only to consider the price which the pro-
 perty would now fetch in open market in settling the amount of
 compensation, and not what it would cost to construct such --
 buildings at the Government rates. The cost of construction
 of a building is not identical with its market value, for exam-
 ple, a building in an important and attractive locality may
 fetch in the market much more than its actual cost, while a --
 similar building in an out of the way place may not fetch even
 half the amount expended on it. In the present case the Sub-
 Divisional Officer has estimated the value of the two bunga-
 lows exclusive of the sites on which they stand at Rs 16,000.
 In December 1904, Danikachala Chetti the elder brother of the
 present owners offered to part with these two bungalows to the
 Mission authorities for a sum of Rs 11,000; (vide copy of let-
 ter, dated 10th December 1904, from Danikachala Chetti to --
 Dr. Chamberlain enclosed). This offer was at a time when the
 bungalow sites in question were not subject to the payment of

ground-rent. Had they been subject to ground-rent they would have been valued at Rs 11,000 minus the capitalized value at 20 years' purchase calculated on the difference between the amount of ground-rent and the low assessment ordinarily fixed on lands classed as wet and dry, which would amount to Rs 4,000. This inference is drawn on the principle that the market value of real property depends on the amount of annual income derived therefrom. The depreciation in the value of the bungalows and premises to be acquired caused by the imposition of ground-rent may, I submit, be taken as a set off for the increase in prices in the past 12 years. It will thus be seen that the property in question will fetch only about Rs 11,000 at the present day. For these reasons and for the reasons adduced in para 6 infra I am inclined to hold that the valuation made by the Public Works Department is high and I do not therefore adopt it.

6. Turning to the second method of valuation mentioned in para 5 supra, it is seen from enquiries made that Palkonda Rajah pays monthly rent of Rs 40, and Messrs. Rally & Bros., Rs 20, and that the tenants are in occupation of the entire premises. The Sub-Agent of Rally's was examined by the Tahsildar has stated that the bungalow has been in occupation of the company for the last 7 years, that they paid Rs 35 rent till about 2 years ago, when for the addition of go-downs the rent was raised to Rs 45, that owing to slackness in trade the rent was reduced to Rs 20

in June last, and that there is an understanding between them and the landlord to pay Rs 45 rent when the business is started again in October next. The landlord in his statements before the Tahsildar and the Revenue Inspector has stated that only one half of the buildings and compound are in the occupation of the company, the other half being in their own possession. This fact is not however admitted by the company's sub-agent. From all consideration I think it will be very fair to fix the rental of this bungalow at Rs 45 the amount which it fetched till recently under normal conditions. As already observed both the bungalows are in decayed condition and are not likely to attract European tenants paying higher rents. There is also little prospect of any increase in rent in future. Assuming the monthly rental of the two bungalows to be Rs 85 (40 plus 45), I proceed to determine their capitalized value. The gross annual rental is Rs 85 X 12 or 1,020. Deducting from this Rs 209 on account of ground-rent payable to Government, Rs 158-6-6 for house and water-tax to the Municipality, and a month's rent of Rs 85 for annual repairs the net annual income to the owners is Rs 567-9-6. Allowing 20 years' purchase, the market value of the property comes to Rs 11,351-14-0. Adding to this Rs 19-8-0 the value of cocoanut and palmyrah trees, the total value is Rs 11,371-6-0. 15 % additional on this sum is Rs 1,705-11-4. The total compensation payable comes to --

Rs 16,077-1-4 and this amount, I consider, is a reasonable price

and the landlord to pay Rs 45 rent when the business is at a profit

again in October. All the connected records are submitted.

the Tahsildar and the Revenue Inspector has stated that only

one half of the buildings and compounds are in the occupation

of the company, the other half being in their own possession.

This fact is not however admitted by the company's agent.

From all consideration I think it will be very fair to fix the

rental of this bungalow at Rs 45 the amount which is returned

will recently under normal conditions. As already observed

both the bungalows are in decayed condition and are not likely

to attract European tenants paying higher rents. There is

also little prospect of any increase in rent in future.

the monthly rental of the two bungalows to be Rs 35 (40 plus

Rs 5) instead of the present Rs 45. The gross

annual rental is Rs 420 or Rs 450. Deducting from this

Rs 100 on account of ground-rent payable to Government, Rs 150

for house and water-tax to the Municipality, and a month's

rent of Rs 35 for annual repairs the net annual income to the

owners is Rs 205-0-0. Allowing 10 years' purchase, the market

value of the property comes to Rs 11,131-14-0. Adding to this

Rs 12-0-0 the value of document and painting thereon, the total

value is Rs 11,143-14-0. Rs 100 additional on this sum is

Rs 1,103-14-0. The total compensation payable comes to

W. M. W. M.
for Collector.

P.G.M.
1-7-16

Handwritten notes in margin:
The value of the property is Rs 11,131-14-0. Adding to this Rs 12-0-0 the value of document and painting thereon, the total value is Rs 11,143-14-0. Rs 100 additional on this sum is Rs 1,103-14-0. The total compensation payable comes to Rs 12,246-14-0.

Handwritten notes in margin:
The value of the property is Rs 11,131-14-0. Adding to this Rs 12-0-0 the value of document and painting thereon, the total value is Rs 11,143-14-0. Rs 100 additional on this sum is Rs 1,103-14-0. The total compensation payable comes to Rs 12,246-14-0.

Notifs
FORM OF DRAFT DECLARATION.

87005 1

(of the Land Regn Act)

UNDER Section 6, ~~Act I~~ of 1894, His Excellency the Governor in Council hereby declares that the Land mentioned in the following Schedule and measuring ⁸ ~~4.18~~ ^{acres}, be the same a little more or less, is needed for a public purpose, to wit, for ^{the extension of Vorkers' College buildings and for the construction of a hostel and wardens' quarters.}; and, under sections 3 and 7 of the same Act, the Revenue Divisional officer Vellore is appointed to perform the functions of a Collector under the Act and directed to take order for the acquisition of the said land.

2. A plan of the land is kept in the office of the Revenue Divisional officer Vellore, and may be inspected at any time during office hours.

SCHEDULE.

District.	Taluk.	Village.	Description of Land, Wet or Dry, Inam or Poramboke, with Survey or Painash number.	Name of Owner or Occupier.	BOUNDARIES OF THE LAND REQUIRED TO BE TAKEN UP.				Extent to be taken up.	Estimated Cost of the Land to be taken up and the authority sanctioning it.
					North.	East.	South.	West.		
North Arcot	Vellore	South Vellore	Poramboke (Grant Land) T.S. No. 534/1 Vellore Municipality	Mangabandu Chetti and his brother Chinnaswami Chetti Do.	535	534/2	532	543	1.57.	7,268-7-8 5,808-9-8
					535	541	533	534-1	0.80	
					536, 537	541	534	543	1.81	
					Total 4.18					
Total Rupees 13,077-1-4										
Warrant under Sec. 4710 For Collector.										
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Printed by 13 to 20
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English translation of the statement of Margabandu Chettiar of Vellore before the Tahsildar of Vellore on 20th April 16.

T. S. Nos. 534 and 535 of Ward No. V of Vellore town as per particulars noted in the margin ^{are} ~~is~~ our ancestral property. They are registered in the name of my elder brother Bokkai Dhaniachala Chetti. He died about 12 months ago. We are granting maintenance allowance to his wife Ammani Ammal. We have obtained a release deed from her. The above lands are in the possession of myself and my younger brother Chinnasami Chetti. As the above lands are our ancestral property, we are not willing to hand them over to the Government. Of the two bungalows existing in the above fields, we have let one-half of one of them to Messrs. Rally & Co., for rent. The other half is in our possession. Messrs. Rally & Co., were paying us a monthly rent of Rs 20. It has been stipulated that hereafter they should pay a monthly rent of Rs 50 from June. In the other bungalow Palkonda Rajah resides. He pays a monthly rent of Rs 40. If the above lands and the bungalows therein are to be acquired by the Government, we pray that compensation at the rate of Rs 75 per cent for the land above and the present market value of the buildings and trees thereon may be paid to us in accordance with the existing rates of selling prices at present. The letter which you have just now read over to us was written about 12 years ago. We know nothing of it. In 1912 a plot of 86 cents of land was purchased for Rs 4,500. According to the present rates of selling prices an acre of vacant site is worth Rs 7,500. I shall enquire about the selling prices of lands in the vicinity and inform you of the same tomorrow. Read over and acknowledged to be true. As the above property is our patrimony we are not willing to give it up.

[Signature]
 for Collector.

P.G.M.
 2-7-16.

Red
 2/3/16

S. No.			Extent.			Assessment.			are registered in the name of my elder		
			A.C.			Rs. A. P.			brother Bokkai Dhaniachala Chetti. He		
534/1	wet	1 57	14	14	0	died about 12 months ago. We are grant-			ing maintenance allowance to his wife Ammani Ammal. We have ob-		
534/2	dry	0 80	2	12	5	obtained a release deed from her. The above lands are in the --			possession of myself and my younger brother Chinnasami Chetti.		
535	wet	1 81	4	3	7	As the above lands are our ancestral property, we are not willing			to hand them over to the Government. Of the two bungalows ex-		

RECEIVED

NOTARIAL DEED

English translation of the statement of Margabandu Chettiar of Vellore before the Tahsildar of Vellore on 20th April 16.

13 to 20

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English translation of the statement of Chinnaasami Chettiar before the Taluq Head Accountant, Vellore, on 24th April 1916.

I have heard the statement given by my elder brother Margabandu Chettiar on 20th April 1916 read over to me. The facts stated therein are correct. I am not willing to give up the lands to the Government. The reason for it is the same as that expressed by my brother.

[Signature] for Collector.

P.G.M. 2-7-16 [Signature]

English translation of the statement of Margabandu Chettiar before the Taluq Head Accountant, Vellore, on 24th April 1916. T. S. Nos. 334 and 335 of Ward No. V of Vellore town as per particulars noted in the margin is our ancestral property. They are registered in the name of my elder brother Chettiar at Chinnaasami Chettiar. We are granted a maintenance allowance to his wife and small children. We have obtained a release deed from her. The above lands are in the possession of myself and my younger brother Chinnaasami Chettiar. As the above lands are our ancestral property, we are not willing to hand them over to the Government. Of the two bungalows one sitting in the above fields, we have let one-half of one of them to Messrs. Kelly & Co., for rent. The other half is in our possession. Messrs. Kelly & Co., were paying us a monthly rent of Rs. 100. It has been stipulated that hereafter they should pay a monthly rent of Rs. 50 from June. In the other bungalow sitting in the above fields, we have a monthly rent of Rs. 40. It is the above lands and the bungalows therein are to be acquired by the Government, we pay that compensation at the rate of Rs. 75 per cent for the land above and the present market value of the buildings and thereon may be paid to us in accordance with the existing rates of selling prices at present. The latter which you have just now read over to us was written about 12 years ago. We know nothing of it. In 1903 a plot of 80 cents of land was purchased for Rs. 4500 according to the present rates of selling prices an acre of vacant site is worth Rs. 7,500. I shall enquire about the selling prices of lands in the vicinity and inform you of the same tomorrow. Read over and acknowledged to be true. As the above property is our patrimony we are not willing to give it up.

for Collector.

P.G.M. 2-7-16

English translation of the statement of Margabandu Chettiar
before the Revenue Inspector of Vellore on 20th May 1916.

In my deposition before the Tahsildar of Vellore on 20th April 1916, I have said that value may be paid for the buildings and trees with reference to the present selling prices. I am willing to receive payment for the buildings at the estimate made by the Public Works Department officers and for the coconut and palmyrah trees at the seigniorage rates fixed by the Government. I shall cut the other trees for my use. I have filed the release deed executed by Ammani Annal in the Civil Court at Chittoor in connection with the execution proceedings taken for certain decrees. I shall file the maintenance deed executed by us on the same date in favour of Ammani Annal. I have demanded — Rs 75 per cent. I do not know if there are any sale deeds for that rate. But we can give up the lands only on payment at that rate. We have taken an agreement from Palakonda Rajah for a monthly rent of Rs 40. We have not taken any such agreements from Messrs. Rally & Brothers. We have executed them a karar-nama. It is observed from our ledger in the mandi that a — monthly rent of Rs 45 has been collected from them for the months of Ani, Adi, Avani and Perattasi in the Ananda year. As Messrs. Rally and Brothers represented to us that their trade has become dull on account of the war, we have let the bungalow to them for a monthly rent of Rs 20. The portion of the building where goods are stocked and one half of the other portion in the whole field is in our possession. We enjoy it. Read over and acknowledged to be true. Before the month of Ani in the Ananda year a sum of Rs 180 has been credited in the accounts of Vykasi for the rent for four months.

[Signature]
for Collector.

P.G.M.
2-7-16.

[Handwritten initials]

16 13

Before the Tahsildar of Vellore, dated 28rd May 1916.

Statement of Shaik Adam Sahib, Sub-Agent to Messrs. Rally Brothers at Vellore.

I am the sub-agent to Messrs. Rally Brothers for purchasing ground-nut supplies for that company. The buildings have been occupied for the last 7 years. The compound is also in our ~~business~~ occupation. We have been paying Rs 35 a month till about 2 years ago when the rent was raised to Rs 45 for the addition of the godown to our main buildings on the south. Owing to slackness in ground-nut trade we have reduced the rent to Rs 20 from June last. There is a private understanding between us and the owners orally that the rent should be raised from Rs 20 to 45 again when the business is started -- again about October next. It is true that there is an understanding between us that the vacant ground to the north of the main building which will be about one half of the whole compound may be reserved for the owners whenever they may require it.

W. Amudunay
for Collector.

P.G.M.
2-7-16.

2/5.7.16

In my deposition before the Tahsildar of Vellore on 28th May 1916, I have said that value may be paid for the buildings and trees with reference to the present selling prices. I am willing to receive payment for the buildings at the estimate made by the Public Works Department officers and for the compound and buildings trees at the self-assessed rates fixed by the Government. I shall put the other trees for my use. I have filed the lease deed executed by Shaik Adam Sahib in the Civil Court at Vellore in connection with the execution proceedings taken for certain decrees. I shall file the maintenance deed executed by us on the same date in favour of Shaik Adam Sahib. I have demanded 25 per cent. I do not know if there are any sale deeds for that rate. But we can give up the lands only on payment at that rate. We have taken an agreement from Shaik Adam Sahib for a monthly rent of Rs 40. We have not taken any such agreements from Messrs. Rally & Brothers. We have executed them a karnam. It is observed from our ledger in the month of June a monthly rent of Rs 45 has been collected from them for the months of July, August and September in the current year. As Messrs. Rally & Brothers represented to us that their trade has become dull on account of the war, we have let the building to them for a monthly rent of Rs 20. The portion of the building where goods are stacked and one half of the other portion in the whole field is in our possession. We enjoy it. Need over and no knowledge to be true. Before the month of July in the current year a sum of Rs 150 has been credited in the accounts of Shaik Adam Sahib for the rent for four months.

P.G.M.
2-7-16.

17
Statement of Sri Venkatapathi Rajah before the Revenue Inspector of Vellore on 21st May 1916.

14
I have rented this bungalow (door No. 6) which belongs to Bokkai Daniachala Chetti. I pay a monthly rent of Rs 40. I have executed an agreement for the rent from July 1914 to May 1915. I have not executed any agreement after that. I pay the rent every month and take a receipt therefor. The present monthly rent is Rs 40. The whole of the bungalow including the compound and out-houses is in my enjoyment.

[Signature]
for Collector.

P.G.M.
2-7-16.

[Handwritten initials]
21.7.16

P.G.M.
2-7-16.

for Collector.

18 15
Copy of communication No. 630, dated 23rd May 1916, from
Conductor J. Whittaker, Sub-Divisional Officer, P. W. D., --
Vellore, to the Executive Engineer, North Arcot Division.

13
Subject:--Extension of the Voorhees College buildings
at Vellore.

With reference to your Nos. 1260 S.D., dated 19th April
1916, and 1551 S.D., dated 14th May 1916, I have the honour
to forward herewith plans of the buildings which it is pro-
posed to acquire for the Voorhees College as per Vellore Re-
venue Divisional Officer's letter Ref. No. 285/Supr. of 1916,
dated 15th April 1916, viz., the building occupied by Rajah of
Pallikonda and Rally Brothers.

The method adopted in arriving at the value has been to
compare the different kinds of buildings and roofs met with
to similar buildings erected by Government and giving it the
Government value as near as possible. The Pallikonda Rajah's
house is very old and in a decayed condition; so 10% at least
of the total value should be deducted by depreciation. An
abstract showing the area of the various buildings and the
value per square foot is enclosed for information.

Rally Brothers' buildings are also in a decayed condi-
tion except a new porch on north side of building which is
new and the long row of godowns which are in very good order.
5 % should I think be deducted from the total value for dep-
reciation and this has been done.

W. Amundson
for Collector.

P.G.M.
2-7-16. Red
2/5-7-16

Copy of letter from the Principal, Voorhees College, Vellore, to the Revenue Divisional Officer, Vellore, No. 58 A, dated June 17th, 1916.

In reply to your letter No. 285/Supr. of 1916, dated 7th June 1916, I have the honour to submit the following facts for guidance in estimating the value of T. S. Nos. 534 and 535.

A question was raised as to the high price which we paid for the price of land on the west of Officers' Line, bought in 1912 for Rs 4,500. The following information was obtained from Mr. Appadurai Mudaliar, Vellore, as he was employed by Mr. Cole to negotiate for the land with the owner in Chittoor.

The College was being pressed by Government to put up new buildings, the University even going so far, I understand, as to raise the question of disaffiliation. It being impossible at that time to purchase T. S. Nos. 534 and 535 and Government refusing to acquire, we were compelled to buy land across the street from the College. This put us in a position where we were somewhat at the mercy of the owner, and this was intensified by the fact that the Sri Mahant School was also trying to extend its property to the road and we had to compete with them. Under such circumstances it was only by offering an exorbitant price that Mr. Appadurai Mudaliar could induce his friend to sell. It was hoped, then, to buy adjacent property, but this again proved impossible, and we have had to try again to secure T. S. Nos. 534 and 535. The University still continues to demand periodical reports as to our progress in securing new buildings.

The comparison of the price which we paid with prices of other land sold in the vicinity will amply bear out my statements. Even the prices quoted today further prove the point, e.g., the offer made to us of the bungalow where Mr. Cornwell lived, for Rs 12,500 with about 3 acres of land, and the bungalow a large one.

I feel sure also that Mr. Appadurai Mudaliar, if called on, will further substantiate the statements herein made.

Copy of communication No. 630, dated 23rd May 1916, from the Divisional Officer, Vellore, to the Executive Engineer, Vellore, North-West Division.

Subject: Extension of the Voorhees College buildings at Vellore.

With reference to your letter No. 285/Supr. of 1916, dated 7th June 1916, and 1st 2nd, dated 12th May 1916, I have the honour to forward herewith plans of the buildings which it is proposed to acquire for the Voorhees College as per Vellore Revenue Divisional Officer's letter No. 285/Supr. of 1916, dated 12th April 1916, viz., the building to be used by the Palitana and Rajy Brothers.

The method adopted in arriving at the value has been to compare the different kinds of buildings and roofs met with to similar buildings erected by Government and giving it the Government value as near as possible. The Palitana bungalow is very old and in a decayed condition - it is at least of the total value should be deducted by depreciation. Abstract showing the area of the various buildings and the value per square foot is enclosed for information. Rajy Brothers' buildings are also in a decayed condition except a new porch on north side of building which is new and the long row of godowns which are in very good order. I should think be deducted from the total value for depreciation and this has been done.

For Collector.
P.G.M.
2-7-16

I regret to state that I have not the title deeds here in Kodai, and the Mission writer does not seem able, in my absence to secure possession of them. If it not possible for you to secure certified information in some other way, and on my return to Vellore the last of the month, I shall try to give anything further required. I enclose a telegraph form, however, and if you feel that my presence and the deeds are required at once, kindly wire and I shall return earlier.

for the price of land on the west of Chicago, Illinois, bought in
the following information was obtained from
Mr. [redacted] at Chicago, as he was employed by Mr. [redacted]
for Collector.

2-7-66 P.G.M. *Red 26*

and political reports as to our progress in securing new
T. A. Nos. 504 and 505. The University still continues to do
again proved those idle, and we have had to try again to secure
self. It was hoped, then, to buy adjacent property, but this
wrote that Mr. Agassiz would be able to induce his friends to
under such circumstances it was only by offering an equivalent
extend the property to the road and we had to compete with them
ticed by the fact that the high school was also trying to
were somewhat at the mercy of the owner, and this was interest
street from the College. This put us in a position where we
refusing to acquire, we were compelled to buy land across the
at that time to purchase T. A. Nos. 504 and 505 and Government
to raise the question of direct taxation. It being impossible

READ AGAIN G.O. No. 326 Encl, dated the 24 Nov 1916

" " " " , " abstract 191

READ ALSO:—

C. No. 2455, From the Colls of N. Great, No. 416, dated the 28-6-1916

” ” ” ” ” ” 191

" " " " , , , " 191

ORDER.

P. S.

No. 864, dated 10.8.191

The Govt are pleased to sanction a grant not exceeding Rs 6,538, or one half of the actual cost, whichever may be less, towards the cost of acquiring a piece of land measuring 4.18 acres required for extending the extension of the Voorhees college, Vellore, and for the construction of a hostel and warden's quarters attached to the college, to be paid when funds become available.

2. The draft notification for the acquisition of the land, submitted

by the Colls of North Arcot, will be published in the Fort St George Gazette.

3. The Colls of North Arcot will be requested to call upon the ~~Principal~~ of the college to deposit in the treasury the half of Rs 13,077/- ~~or~~ or such larger amount as may be found necessary on actual determination of the award.

4. After acquisition the property should be conveyed to the manager of the college by a formal deed of conveyance to be drawn in consultation with the Govt Solicitor.

Rs
2577/16
25.7.16

authorities

Recd & dispatched
with 25
plans & estimates
MWS
23.8.16.

To
The Colls of N. Arcot
" D. P. G. (with plans & estimates)
" Acctt - Genl
" Revenue Dept.
" P. W. D.
" S. G. P with notice for publication
editors' table (Order only)

Please see query 14/8



GOVERNMENT OF MADRAS
HOME DEPARTMENT
(EDUCATION)

READ—the following papers:—

I

G.O. No. 326, Educational, dated 24th March 1916.

ABSTRACT.—Approving the acquisition of land by the authorities of the Voorhees College, Vellore, for extending the college buildings and for the construction of a hostel and warden's quarters, promising a half grant towards its cost and requesting the Collector of North Arcot to report the cost of the acquisition and to submit a draft notification for publication.

II

Letter—from F. J. RICHARDS, Esq., M.A., I.C.S., Collector of North Arcot.

To—the Secretary to Government, Educational Department.

Dated—Vellore, the 28th June 1916.

No.—Dis. 416/R.

In continuation of my letter Ref. No. 854-G1., dated 10th June 1916, I have the honour to submit herewith a draft declaration for the acquisition of T. S. Nos. 534-1 and 2 and 535 of ward No. V of Vellore town for the extension of the Voorhees College buildings and for the construction of a hostel and warden's quarters to be attached thereto and request that the Government may be pleased to order its publication in the *Fort St. George Gazette*.

2. The lands are owned by two undivided brothers Margabandu Chetti and Chinnaaswami Chetti of Vellore town. The fields are classed as poramboke "grant lands" and measure 4.18 acres assessed at a ground-rent of Rs. 219-0-0. The owners are unwilling to part with them for the mere reason that they are their ancestral property. They state that in case the lands are compulsorily acquired by the Government, they should be paid a compensation of Rs. 75 per cent for the site alone in addition to the value of the bungalows standing thereon as per estimate made by the Public Works Department officers, and that of certain cocoanut and palmyrah trees in the compound at the seigniorage rates. The rate of Rs. 75 per cent demanded by them is not based on any data.

3. The Revenue Divisional Officer, Vellore, has fixed the total cost of the acquisition at Rs. 13,077-1-4. He has based his valuation on the capitalized rental for the buildings and lands. The reasons for adopting this method have been fully dealt with by the Revenue Divisional Officer in his letter Dis. No. 921/D., dated 23rd June 1916, copy of which is enclosed. The valuation is fair and may be accepted. In this connection it is submitted that this method of valuation was adopted both by the District Court of North Arcot and the High Court of Judicature, Madras, in respect of the bungalow acquired for the Collector's residence in Vellore. It is true that in the case of the Collector's bungalow the High Court based the award on the full rental of the bungalow plus a compound twice as large, as that which was actually acquired, and in addition to the valuation so fixed enhanced the valuation by granting a separate award for the land and I doubt whether the High Court's decision would be sustainable in law if the case had been properly presented.

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For approval

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15816

GOVERNMENT OF MADRAS
HOME DEPARTMENT
(Education)

Re: the following papers:

G.O. No. 828, Educational, dated 24th March 1916.

Abstract.—Approving the acquisition of land by the authorities of the Voorhees College, Vellore, for extending the college buildings and for the construction of a hostel and warden's quarters, and granting a grant towards the cost and requesting the Collector of North Arcot to report the cost of the acquisition and to submit a draft notification for publication.

II

Letter from Mr. J. B. Brown and Mr. J. C. B. to the Secretary to Government, Educational Department, Madras, dated 24th June 1916.

No. 851-GI, dated 10th June 1916.

In continuation of my letter No. 851-GI, dated 10th June 1916, I have the honor to submit herewith a draft notification for the acquisition of the Nos. 18-1 and 2 and 5-5 of ward No. 7 of Vellore town for the extension of the Voorhees College buildings and for the construction of a hostel and warden's quarters to be attached thereto and request that the Government may be pleased to order its publication in the Fort St. George Gazette.

3. The lands are owned by two individuals, Brothers Maragadha Chetti and Chinnayyan Chetti of Vellore town. The fields are known as "Pottampokk" and "Pottampokk" and measure 4.18 acres and 2.18 acres respectively. The owners are willing to part with them for the purpose of the acquisition of the lands and are ready to accept a compensation of Rs. 6,538 or one-half of the actual cost, whichever may be less, towards the cost of acquiring a piece of land measuring 4.18 acres required for the extension of the Voorhees College, Vellore, and for the construction of a hostel and warden's quarters attached to the college, to be paid when funds become available.

4. The draft notification for the acquisition of the land, submitted by the Collector of North Arcot, will be published in the Fort St. George Gazette. 5. The Collector of North Arcot will be requested to call upon the authorities of the college to deposit in the treasury the half of Rs. 13,077 or such larger amount as may be found necessary on actual determination of the award. 6. After acquisition the property should be conveyed to the manager of the college by a formal deed of conveyance to be drawn in consultation with the Government Solicitor.

ENCLOSURE.
Draft notification.

Order—No. 864, Home (Education), dated 10th August 1916.

The Government are pleased to sanction a grant not exceeding Rs. 6,538 or one-half of the actual cost, whichever may be less, towards the cost of acquiring a piece of land measuring 4.18 acres required for the extension of the Voorhees College, Vellore, and for the construction of a hostel and warden's quarters attached to the college, to be paid when funds become available.

2. The draft notification for the acquisition of the land, submitted by the Collector of North Arcot, will be published in the Fort St. George Gazette.

3. The Collector of North Arcot will be requested to call upon the authorities of the college to deposit in the treasury the half of Rs. 13,077 or such larger amount as may be found necessary on actual determination of the award.

4. After acquisition the property should be conveyed to the manager of the college by a formal deed of conveyance to be drawn in consultation with the Government Solicitor.

(True Extract)

P. RAJAGOPALA ACHARIYAR,
Secretary to Government.

To the Collector of North Arcot (with plans and estimates).
" Director of Public Instruction.
" Accountant-General.
" Revenue Department.
" Public Works Department.
" Superintendent, Government Press, with notification for publication.
Editors' Table (Order only).

[Notification,

G.O. No. 864, 10th August 1916.
Building grant.

Sanctioning, with remarks, a grant not exceeding Rs. 6,538 or one-half the actual cost towards acquiring lands for extension of the Voorhees College, Vellore, and for construction of a hostel and warden's quarters and publishing in the Gazette the notification for the acquisition of the land.

22

HOME (EDUCATIONAL) DEPARTMENT
NOTES CONNECTED WITH G.O. No. 864, HOME (EDUCATIONAL)
DATED THE 10TH AUGUST 1916

[SUBJECT.—Acquisition of land for the extension of the Voorhee's College, Vellore.]

From the Collector of North Arcot, dated the 28th June 1916, No 416,
A draft order is submitted which may issue with the concurrence of the Revenue Department. For a precedent please see G.O. No. 284, Educational, dated the 17th March 1916.

S.V.—25-7-16
T.K.—25-7-16.

P. RAJAGOPALA ACHARIYAR—28-8-16.
To the Revenue Department u.o.

REVENUE DEPARTMENT.

The draft may, it is submitted, be accepted in this department. The amount of compensation to be awarded is a matter for the decision of the land acquisition officer and the civil court.

R.S.—3-8-16.

V. A. ANANTARAMA AYYAR—4-8-16.

Accepted.

A. H. A. TODD—4-8-16.

To the Home (Educational) Department u.o.

HOME (EDUCATIONAL) DEPARTMENT

Submitted that the draft, already approved by the Secretary, may now issue.
S.N.P.—8-8-16.
T.K.—8-8-16.

C. RAMANUJA ACHARIYAR—10-8-16

[G.O. No. 864, Home (Educational), dated the 10th August 1916.]

*27 copies
1000*

For approval

168/16

168/16

TO PRESS, MADRAS OOTY.

A

Please send proof in duplicate. The papers have been carefully edited.

B

Proof returned corrected. Please strike off and send number of copies indicated.

C

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 at once.

Type may be released after usual interval.

Referencer.
Clerk.

Referencer.
Clerk.

Referencer.
Clerk.

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There is a notification for publication in the next issue of the Gazette

TO BE FILLED IN BY THE PRESS.

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Received in Press on.....	12/8/16 ST
First proof furnished on.....	14/8/16 ST
Call for revised proof received on.....	
Revised proof furnished on.....	
Corrected proof received for striking on.....	15/8/16 ST
Final copies supplied on.....	

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1810/82/2946/RH
5261/82