

Home (19/6) Department.
Education

Ordinary SERIES.

G.O., No. 988

DATED 16 - 9 - 16

INDEXED

[Despatch Abstract.]

Acquisition of land.

Declining to proceed with the ----- required by the authorities of the S.P.G. College, Trichinopoly, as the cost of such acquisition is likely to be far in excess of what the Government were originally given to understand.

PAPERS PUT UP WITH CURRENT No.

Papers of the department to which the current belongs.

Number.	Date.	Original (= O) or spare copy (= S.O.)	Remarks. (In this column such of the papers as have been removed for copying, printing, etc., should be marked with a cross.)	Initials of Referencer with date in token of return to Reference department.

Papers of other departments.

Department.	Number	Date.	Original (= O.) or spare copy (= S.O.)	Initials with date of (1) Referencer acknowledging returns of the paper concerned or (2) Despatcher to denote the return of the papers to the department concerned.

EDUCATIONAL DEPARTMENT.

R.F.D.—80-j.

CN^o 29798e

Received 191 , Registered 12 8 1916 ✓

148

Subject.

Extension of the S.P.G. College:

Submitting draft declaration for the acquisition of
7.60 acres of land in T.S.No.2566 of 4th ward,Trichinopoly
Municipality, known as "Singara tope" for the-----at
Trichinopoly.

ENCLOSURES.
No. 3
Spare copies

R.Dis.No. 924/Rev.of 1916.

Station Trichinopoly , Dated the 7th A u g u s t 1916 .

From (Name) E.S. Lloyd, Esquire, I.C.S.,

(Designation) collector of Trichinopoly,

To the Secretary to the Government of Madras

Educational Department.

O o t a c a m u n d .

Sir,

With reference to paragraph 2 of G.O.No.389, Educational,
dated 6th April 1916, I have the honour to forward a copy of
the Trichinopoly Deputy Collector's D.Dis.No.1362, dated 2nd
August 1916 and of the owner's statement dated 5th June 1916.

2. It will be seen that the owner claims RS.80000
exclusive of the additional 15% for compulsory acquisition and
of the cost of houses etc. The Divisional Officer arrives at
a total valuation of RS.42579-12-4. In a case of this sort, it
is very difficult to determine what the ultimate decision of the
Acquisition Officer and of the courts would be as to the proper
price to be paid, but the Divisional Officer's estimate appears
to me to be approximately correct. I therefore submit a draft

notification

2
based on his figures. Considering the exceptionally favourable situation of the land and the excellent state in which the garden is kept, I should be inclined to consider that the estimate is by no means excessive and may even prove to be less than may eventually be adjudged.

I doubt if it is imperatively necessary to acquire the tank near what is known as the "store". That point may perhaps be subsequently decided in communication with the College authorities.

I have the honour to be,
Sir,
Your most obedient servant,

David
For Collector.

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108/6

Before the Revenue Officer in the matter of
LAND ACQUISITION PROCEEDINGS.

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The claimant begs to give the following details for his claim of compensation and the full reasons for such claims.

1. The principal of the S.P.G. college wanted only a small portion of the garden to be acquired under private negotiation- without giving any price for it. The said attempt failed. He having learnt that the claimant is going to sell the garden as house-sites, he began to entertain the intention of acquiring the garden under the Land Acquisition Act for a low price.

2. The sale-deed dated---

- i. 22nd May 1914.
- ii. 21st October 1910.
- iii. 1st February 1915.
- iv. 1st February 1915.

will show that one square foot was sold for annas four and a half.

3. The Nabob's garden which is on the northern side of this garden measures about $1\frac{1}{2}$ acres-- 4 years ago this waste land was about to be purchased by the Manager of the St. Joseph's College, for RS.18,000/- and RS.1,000/- were paid in advance. The sale was not effected on account of the objection by the Local Mahomedans on the ground, that the price settled is very low. According to these rates, the value of the garden will amount to more than RS.80,000/- (Eighty thousand rupees).

4. Two sale deeds dated 19th April 1916 and another sale-deed dated 20th April 1916 will show that the claimant was about to realize $4\frac{1}{2}$ annas per square foot. According to these calculations the value of the entire garden will be above RS.80,000.

There are two tanks with stone parapet- walls. tanks are absolutely necessary for the Brahman residents of the garden. It will be unjust to acquire the tanks without houses. The value of the houses will be more than RS.20,000. If the tanks were to be acquired without buildings higher price will have to be paid for the garden and the tanks.

The claimant claims Rs.80,000/- with the usual compensation allowance for the entire garden exoluding the houses, etc.

/Sd/ N.G. Narahari Ayyar,
5-6-1916.

/True Copy/.

[Signature]
For Collector.

[Handwritten initials]

Copy of letter No.D Dis.1362/R.of 1916, dated 2nd August 1916, from the Revenue Divisional Officer, Trichinopoly, to the Collector of Trichinopoly.

Adverting to your R.C.No.484/B & G.of 1916, dated 3rd May 1916, I have the honour to submit therewith draft declaration and joint statement in respect of the land proposed to be acquired for the extension of the buildings of the S.P.G. College and for the construction of a hostel attached thereto and to report as follows.

2. The land required by the authorities of the S.P.G. College forms a portion (7 acres and 26556 square feet) of T.S. No.2566 in IVth ward of Trichinopoly Municipality, registered as private property "Singara Tope" in the T.S. accounts and owned by N.G. Narahari Ayyar. The owner is willing to part with the land and demands compensation of Rs.80000/- for the land and trees and Rs.4000/- for the buildings. He requests that the tank adjoining the store may not be acquired as it is used by the Brahmin residents of the store and that, in case it is acquired, either the store also may be acquired or higher price may be given for the garden and tanks, in consideration of the depreciation caused to the value of the store by the loss of the tank. He claims compensation at 4½ annas a square foot of land relying on the following documents.

Date of document:	Particulars of land sold.	Rate per sq.ft.
1. 21-10-1910.	Thatched house with vacant site.	0-5-0.
2. 1--2-1915.	Thatched house.	0-4-0
3. 22-5-1914.	Thatched house with vacant site, well etc., northern compound wall to be enjoyed in common.	0-4-6
4. 1-2-1915.	Same as No.2.	0-4-0
5. 19-4-1916.	Nature of the manai sold not specified. But it was sold with the trees thereon and with certain conditions.	0-4-9
6. 20-4-1916.	Do.	0-4-11
7. 19-4-1916.	Do.	0-4-10

The Tahsildar reports that the first four sale deeds relate to natham sites, having no bearing on the present land which is a garden land, that the last three are unregistered documents

documents and that they need not therefore be taken into consideration. The whole tope was purchased by Gopala Ayyar, father of the present owner, for RS.13,250/- in 1892. At that time the tiled house and most of the trees are said to have not existed. After making deductions for the trees, houses and tanks which existed at the time of sale, the Tahsildar arrived at a net value of RS.9547 for the vacant land, which with the addition of 20% representing the increase in the value of the land since 1892 worked out to RS.1508 an acre or at 7 pies a square foot. This is the rate recommended by the Tahsildar. I inspected the site on 30th July 1916. It is a very fine tope in the heart of the town and as such commands a very advantageous position. It is also very valuable. The Tahsildar's valuation is certainly very low and cannot therefore be accepted. At the same time I have to say that the owner's demand is very exorbitant. He says that the sale of certain sites in the very tope at the rate of 4 annas 6 pies per square foot for the construction of houses was arranged by him, in April 1916, though the sale deeds were not registered (vide copies enclosed) and requests that compensation for the whole of the site may be paid to him accordingly. His calculation is not a fair and correct one, for the sale of small bits of land for house building purposes involves the setting apart of portions of vacant site for lanes between houses and these portions occupied by lanes and cross lanes will not fetch him any price. The full extent of the tope cannot therefore sell at annas 4 pies 6 per square foot and an appreciable deduction will have to be made. Moreover the whole tope was purchased for RS.13250 in 1892 or 23 years ago and after allowing deductions for the trees, buildings and tanks which existed then, the rate per square foot was a little more than 6 pies. The value of lands has of course increased considerably since 1892, but certainly not so much as the owner would put it. ^{See} The consideration of the advantageous position of the site, which is very close to the houses in the town and a great demand for house sites, so much so that people are prepared to pay any price demanded, I submit that 1½ annas a square foot is a fair and reasonable rate and may be adopted.

There

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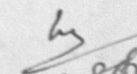
3. There are a tiled house, one pial (thatched roofing) and one thatched house on the land. The building and compound wall are made up partly of brick in chunnam and partly of brick in mud. The tiled building is said to fetch a rental of RS.240 per annum. There are two tanks, one big and the other small. The big tank adjoins a store and is the one which the owner says, should either be not acquired or be acquired along with the store. I have seen this tank also. It is not used for drinking purposes, for the houses in the store are served by pipes. The existence of a tank close to the hostel may in the long run turn out a nuisance. The value of the buildings, wall and tanks have been estimated by the Tahsildar at RS.2000, RS.600 and RS.400 ----- respectively. The owner claims a compensation of RS.4000 for the buildings and has not fixed any value for the tanks. His seems to be a very high price. The Tahsildar's valuation may therefore be adopted.

4. There are several trees on the land, as per list enclosed. The rates according to Collector's circular No.24/1914 have been adopted in all the cases except some, such as, flower plants, plantains, crotons etc., for which local rates have been adopted. The value of trees comes to RS.2950-0-2.

5. At the rate mentioned above the ~~fast~~ cost of acquisition works out to RS.42579-12-4, including the 15% additional allowance payable under Section 23-2 of the Land Acquisition Act.

6. Records as noted below are submitted herewith.


For Collector.


10866

FORM OF DRAFT DECLARATION.

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 ~~not~~ ^{be} the same a little more or less, is needed for a public purpose, to wit, for ^{extending the S. P. College building} and, under sections 3 and 7 of the same Act, the Revenue Divisional Officer 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 ^{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 Pannash 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.		
Trichinopoly	Trichinopoly	Trichinopoly 2men 10 k ward	T. S. no 2566 Part	N. S. Karatani ammas	T. S. no 2564, 2562	Dahlu Cutchery	Ingaratope Street	P. S. College Hospital	1 acre 60 Cents	Rs 42,579-12-4 Rs 42,579-12-4 for college

Trichinopoly
Trichinopoly
Trichinopoly 2men
10 k ward
T. S. no 2566
Part
N. S. Karatani ammas
T. S. no 2564, 2562
Dahlu Cutchery
Ingaratope Street
P. S. College Hospital
1 acre 60 Cents
Rs 42,579-12-4
Rs 42,579-12-4
for college

Revenue Divisional Officer
Trichinopoly

for the purpose of extending the S. P. College building and, under sections 3 and 7 of the same Act, the Revenue Divisional Officer is appointed to perform the functions of a Collector under the Act and directed to take order for the acquisition of the said land.

NOTES.

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Home (Edn) Dept.

Acquisition of land for the S.P.G. Collge. Trichinopoly

[C2979] From the Collector of Trichinopoly R.O. No. 924 Rev. dated the 7th August 1916.

For Regr.

Attention is requested to letter No. 134 C, of 21st Feb 1916, from the Principal of the S.P.G. Collge, Trichinopoly, to the Dir. of Pub. Instrn on pp 2-4 of G.O. No. 389 Est, of 6th April 1916, and in para IV ^{there} the governing body wished to know the intention of the Govt. in the matter of their application "for a half grant-in-aid, of probably not more than Rs 8,000" and they desired sanction "in view of the fact that the site will at some future date be partly utilised for hotel purposes;" ~~and~~ the Govt. promised a grant not exceeding one-half of the actual cost of acquisition on the distinct understanding that a scheme for building a hotel on the site is expected in the near future - G.O. No. 389 Est, of 6th April 1916.

2. Though the grant applied for was only about Rs 8,000 and the Govt. promised a half-grant in aid subject to certain conditions, this business ^{now} appears to be a

NOTES.

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costly one and it is for consideration whether before notifying the acquisition of the land information should not be obtained as to the extent of the land that is going to be utilised and that is absolutely necessary for the hostel purposes.

3 The approximate cost of the land as now reported varies roughly from Rs 42,000 to Rs 80,000; and taking the latter of these two figures ^(as likely to be more approximate) the S.P.C. Mission might require a grant of Rs 40,000 - an amount which the Govt. may not be in a position to grant especially in view of the present financial stringency.

4 It is submitted the remarks of the D.P. I. may be obtained in the case u.o. in the first instance as to

- GM 15.8.16
- (i) whether irrespective of the ~~value~~ award that may be passed the grant may be limited to the amount mentioned by the College Authorities (Rs. 8,000)
- (ii) whether in that case the College would be prepared ~~to~~ to bear the balance of the cost of the land from its own funds even in the present high valuation

NOTES.

Page 3

+ (iii) whether the acquisition of the bank may not be ~~dropped~~ dropped, in view of the doubt expressed to the Collector.

CA
20/8/16

See

D. P. I. Co

21/8/16

21/8/16.

N.O. No. C-26/1916, dated 2nd September 1916.

1/- This scheme is proceeding with Government & the manager will not have to find something between Rs 20,000 and Rs 40,000. I do not think it likely that the manager will be able to find his share and it is at least doubtful whether Government would be justified in going to work for a hotel site. It would be no use I think to simply limit the amount to Rs 8000.

I think the manager may be informed of the facts and told that in the circumstances he will not proceed with the acquisition.

He may be able to propose something cheaper for 17/16.

Esno 2979-1

22.8.

Notes in Co

4.9.16

Box 43
Circ 15.9
Sept. 16/19
C. no. 2979

NOTES.

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For Regr.

Home (Edn) Dept

A draft order is placed
below for approval.

SM
9.9.16
JL
9.9.16

LA
11.9.16
cu

HE

Plaster See D.F.D's
note on previous page.

Draft for abt l.

Mr. Gold

P
15.9.16.

J. H. H.
16/9

READ AGAIN G.O. No. 389, Educl., dated the 6th April 1916. (c)

C. No. 2979, From the Collector of Trichy., No. 924, dated the 7th August 1916.
Rev.

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No. 988, dated 16 9 - 1916

In connection with the proposal of the authorities of the S.P.G.College, Trichinopoly, to acquire lands for the ~~an~~ extension of the college and for the construction of a hostel, the Government undertook in G.O.No.389, dated the 6th April 1916, to sanction a grant from Provincial funds not exceeding one-half of the actual cost. In giving this undertaking they were influenced by the fact then reported that the total cost of the acquisition would be between Rs.14,000 to Rs.16,000 and that the Government grant would not probably be more than Rs.8,000. The report from the Collector of Trichinopoly now received shows that the cost of the acquisition may vary from Rs.42,580 to Rs.80,000 and will thus be far in excess of that originally intimated to

Part IV on p. 3 of G.O. 389 ©
6.4.16

Para 2 of Col. #1's letter on p. 1C.F.

C.R.
12-9-16.

The D.P.I.

- " A.G.
- " Collector of Trichinopoly.
- " Revenue Department.

When signed

DATE _____

Quayle, A.

ВЕРСИЯ 1.0

ORDER OF GOVERNMENT

LETTER OF GOVERNMENT

STATEMENT WITH EXHIBITS

PATERS NOT FILED UP, KING WANT FOR DISPATCH
IN ORIGINAL.

И.Б.—

- A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.