

Public Works
Education (1926) Department.
Labour

Ins SERIES.

G.O. No. 1654

DATED 27-8-1926

[Despatch Abstract.]

School - Government Muhammadan Secondary - George Town -
Acquisition of a site in Broadway for a building - Proposal
dropped

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

CF. 30-41,000-8-9-2a.

LAW (EDUCATION)

DEPARTMENT.

Law Edu 4038

11.2.25

Received



Registered

192

Subject.

Site for the Government Muhammadan Secondary School,
George Town, Madras.

ENCLOSURES.

No.

in original

Spare copies

R.O.C. No. 1098 D/22

Station Madras, Date the 5th February 1925 192

From (Name) R. Littlehales Esq., M.A.

(Designation) Director of Public Instruction.

To The Secretary to the Government of Madras,

LAW (EDUCATION)

Department.

Sir.

I have the honour to address Government with reference to their Memorandum No. 5284 A-1, Law (Education) dated 22nd December 1922 regarding the selection of a new site for the construction of a building for the Government Muhammadan Secondary School, George Town Madras.

2. The site that I have now selected for the purpose is one in Popham's ~~Boundary~~ ^{Broadway} bearing R.S.No. 2346. The site adjoins the Mussalman Centre which contributes most largely to the present attendance in the Muhammadan Secondary School. It is separated from other buildings on three sides by roads or streets. Adjoining it is a

2
a corporation Muhammadan Elementary School with standards 1 to 5 so that there will be little need to continue the Primary classes in the Secondary school and considerable saving in the cost of maintenance can be effected by the abolition of the lower classes. In proximity to the site there is the Corporation dumping ground which the Commissioner of the Corporation of Madras has consented to place at the disposal of the school for use as a play ground. There is however a latrine in this dumping ground but the Commissioner has expressed his willingness to shift it to the northwest corner of the ground if the cost of removal is borne by the Government. I enclose herewith a plan showing the site in question, the corporation dumping ground and the latrine thereon. I submit herewith letter D.Dis A-1025-24, dated 19th September 1924 from the Collector of Madras, in which he estimates the entire property with the land and buildings including the 15% statutory allowance at Rs 34000/- in round figures. The Executive Engineers valuation of the buildings on the site is Rs 6300/- (vide his valuation statement enclosed) If this be added to the Collector's valuation of the land viz Rs 21412-8-0, the full value would come to about Rs 27712/- and if the 15% statutory allowance is added to it, the total valuation would rise to about Rs 31869/- as against the Collector's total valuation of Rs 34000/-

4. I have to state further that in accordance with the Collector's suggestion in his letter referred to above that the property may be purchased by "private treaty". I asked the District Educational Officer, Madras to get into touch with Khan Bahadur Muhammad Usman Sahib and request him to lend his assistance in the matter of the negotiation. The District Educational Officer, Madras and Khan Bahadur Muhammad Usman Sahib accordingly interviewed the owner about the purchase of the site in question. The District Educational Officer reports as a result of this interview that the owners are willing to part with the property for Rs 40,000/- exclusive of incidental expenses like registration charges etc and that he wants the bargain to be made soon as he has got an electric plant --

3
ready for installation. The District Educational Officer further reports that Dr. Usman Sahib is of opinion that the property could not be got for less than Rs 40000/-

5. I recommend that steps may kindly be taken for securing the site in question for the school. The question whether the property should be accepted for Rs 40000/- or proceedings instituted for ^{under the Land Acquisition Act} acquisition may, I submit, be kindly decided by Government.

I have the honour to be,

Sir,

Your most obedient servant,

Asst
for Director of Public Instruction

P.R.K. 9/2

M. 2. ✓

In future letters, please
quote No. D.Dis.A-1025-24
dated 19-9-24
and short title &

Rec'd
1025-24

Enclosures

Reg'd

Spare copies

Telephone No. 1452
Post Box No.
Telegraphic Address:

Dated 19th September '92 4.

From (Name) H.T. Reilly Esquire, I.C.S.,
(Designation) Collector of Madras,
(Address) G.P.O., Madras.

To The DISTRICT EDUCATIONAL OFFICER,
M a d r a s.

Sir,

Land Acquisition - George Town - R.S.2346 - Government
Muhammadan Secondary School - Your letter No. R.C.164/M
-20 dated the 2nd August 1924.

The proposed acquisition takes away the entire field bearing R.S.No.2346 of George Town with its 3 sub-divisions covering an extent of Caw.0-3-1365 sq.ft. in all. All the 3 sub-divisions in the field are owned by Muhammad Oomer Sahib and J. Abdul Karim Sahib of Messrs. Roshan and Co., Broadway. There are on the field two tiled buildings and one tiled shed, 10 cocoanut trees, 4 miscellaneous trees, a disused well and a water tap. The superstructures and the trees etc. may be approximately valued at Rs.8,125/-.

2. The land may be valued at Rs.6,000/- a ground. At this rate its value works out to Rs.21412-8-0. The entire property with the land and buildings including the 15% statutory allowance may be valued at Rs. 34,000/- in round figures. The owners however want Rs.65,000/- but I understand that they would part with for Rs.40,000/- if they are approached by responsible officers. I would suggest that it may be purchased by private treaty.

The value of the buildings which I have furnished above is only approximate and I would request you to address the Public Works Department for a more correct estimate. I enclose a sketch and a valuation statement.

I have etc.,

Collector.

M.K./ 20-9-24/P

Statement to be jointly prepared by an Officer of the Department requiring land and an Officer of the Revenue Department and to be signed by the District Collector.

Department requiring land.	Purpose for which land is required.	Taluk.	Village.	Whether ryot-wari, inam or zamindari.	Boundaries.	Number of field.	Description, dry or wet.	Area.	Assessment or rental.
1	Government Educational Department. donation of Government land. Maddur. George Town. Ryotwari North - R.D.No. 2346/1. East - R.D.No. 2347. South - R.D.No. 5524. West - R.D.No. 2337. R.D.No. 2346/1. R.D.No. 2346/2. R.D.No. 2346/3. Dry. Local. 0-3-1365 404 1-1-0 1-1-0 2-9-46	3	4	5	6	7	8	9	10

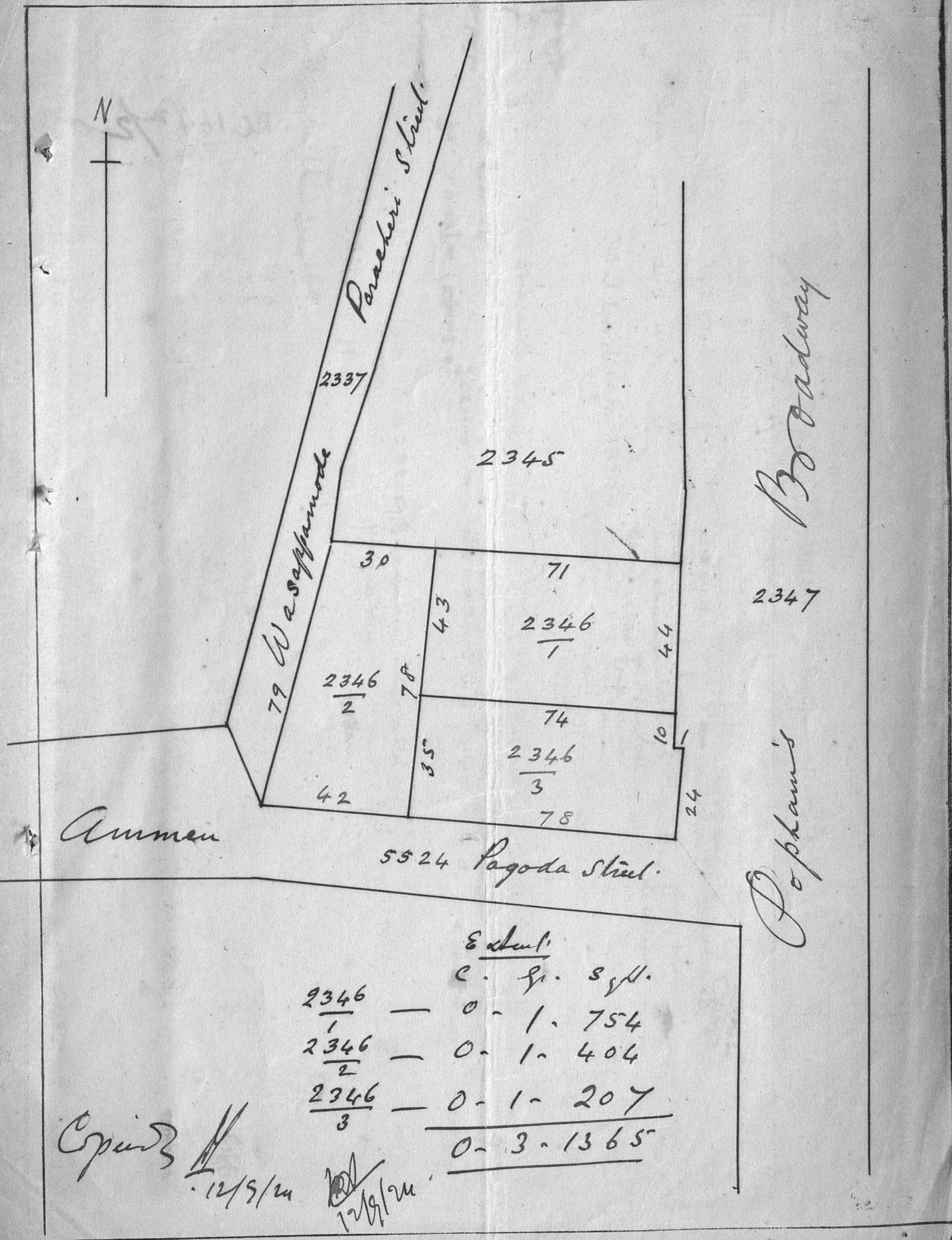
District *Madras*
Taluk *George Town*

18-2-138

No. *21*
Village Name *(6)*

Field No *2346*
183

Area Acres.



Extent

<i>2346</i>	<i>—</i>	<i>0 - 1 - 754</i>
<i>2346</i>	<i>—</i>	<i>0 - 1 - 404</i>
<i>2346</i>	<i>—</i>	<i>0 - 1 - 207</i>
<i>3</i>	<i>—</i>	<i>0 - 3 - 1365</i>

Cpind
12/5/24
12/6/24

Statement to be jointly prepared by an Officer of the Department requiring land and an Officer of the Revenue Department and to be signed by the District Collector—cont.

Name of owner or occupier.	Selling price of similar lands in the vicinity.	ESTIMATED VALUE OF					Fifteen per cent. addition allowable under section 23 (2) Act I of 1894.	Total compensation payable.	REMARKS.
		Land.	Houses.	Wells.	Trees.	Total.			
<i>11</i>	<i>12</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>	<i>18</i>	<i>19</i>	<i>20</i>
<i>H. Muhammed</i> <i>Gomra Luvit</i> <i>of g. Abdul</i> <i>of g. Abdul</i>	<i>Rs. 6,000/-</i> <i>a ground.</i>	<i>Rs. 2,112.8-0</i>	<i>Rs. 8,050-00</i>	<i>-</i>	<i>Rs. 75-0-0</i>	<i>Rs. 2,957.8-0</i>	<i>Rs. 443-0-10-0</i>	<i>Rs. 2,3968.2-0</i>	

from
22-9-24

the call
to be made of revenue.

No.	Name of Buildings.	No.	Measurements	Nature of the Building.	Area	Rate	Amount.
			Length Breadth Depth	Walls	Roofs	Doors & Windows.	Rs as per Rs as per.
1.	Black Shed Block No. 1. Deduct Court-yard. Do. Room.	1 1 1	24.0 61.0 10.10 1/2 14.0 7.6 24.9 4.3	Country brick in clay + plastered over with chunam with major quarter are covered.	Roofing with P ^o ce flat tiles with chunam with major quarter are covered. 2nd class quality.	Doors and windows 1st & 2nd class in cement.	3 6 30 14
2.	Shed shed. Ratha II.	1 1	37.0 22.6 10.10 1/2 12.3 9.6	do.	do.	do.	3 6 216
3.	Cum shed.	1 1	28.9 10.0 10.0 2880 sq ft do. Wall as per side. 2880	do.	do.	do.	2 48 360
4.	Compound boundary wall.	1 1 1 1 1	24.9 19.0 54.6 23.6 183.9 or 184 ft.	Country brick in clay with mud plaster.	Nil	Nil	2 48 552

P. J. O.

No. 164
Village Name
Area Acres.



Field No.

District
Taluk

Scale inch = One Chain.

5. ~~Wali. Tapa +~~ *disputed* ~~disputed~~ *Walla.*

1 No.
14

(2).
1 No.
14

150
2 - - Evd 28 ~ ~

30rd.
6272/- - 2

Rs. 6300.

Madras
District Educational Officer,
Madras.

DESPATCHED
26 JAN 1925

CORPORATION SCHOOL

← 15 →



Floor plan of Shed 31-9. The shed is rectangular with a width of 31'-9" and a depth of 11'-0". The word "SHED" is written in the center. The plan shows a single room with a door on the left wall.

4 - - 31-9" - - -

DL SITE

[illegible]

BUILT HOUSE

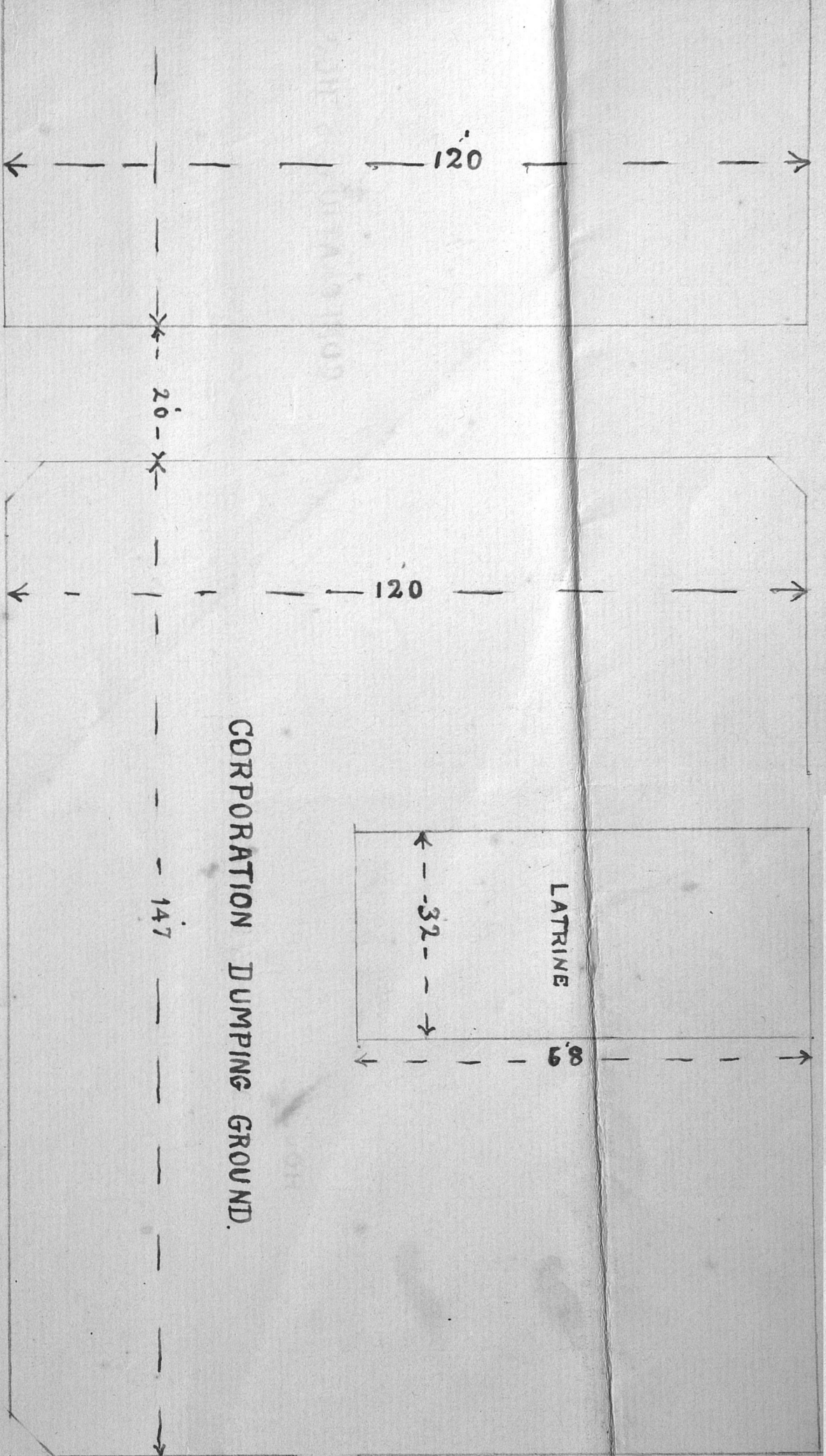
← - 16-9 →

$$-\frac{1}{2} - \frac{1}{2} = -1$$
$$\leftarrow \quad \quad \quad 41\overset{\cdot}{-}\overset{''}{3} \quad \quad \rightarrow$$

↑ — — — — — 63. — — — — — ↓

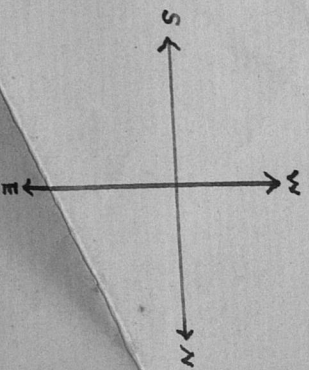
↑ 1 1 1 1 1 1 08 1 1 1 1 1 1 ↓

BROAD WAY



HOUSES

SCALE 20'-1"



	Initials.	Date.
Received in Fair-copying Section.	<i>WJ</i>	<i>30/7</i>
Copied ..		
Examined ..	<i>WJ</i>	<i>30/7</i>
Signed ..		
Despatched ..		

*pp 4-5 of
p 2 C.F.*

DESPATCHED
31 JUL 1925
Ag

To the Collector of Madras.
(with C.F.)

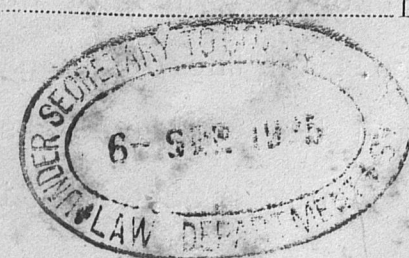
Memorandum No. *403B-1* dated *30. 7. 1925.*
Acquisition of a site for the Govt.

Muhammadian Secondary School, George-town

The papers are forwarded to the Collector of Madras for advice as to whether the site in question should be purchased by private negotiation or should be acquired under the Land Acquisition Act. From the estimate of the value of the land given by the Collector in his letter No. D.Dis. A-1025-24, dated ^{the} 19th September 1924 to the D.E.O, Madras and the valuation of the superstructures on the site by the Executive Engineer, the total value of the site and the buildings with the statutory allowance of 15 per cent, will amount to only Rs. 31,869 against Rs. 40,000 reported by the D.E.O. to be demanded by the owner ~~will~~ ^{if} the property is to be purchased by private negotiation. If the Collector advises acquisition under the Act, he is requested to submit a draft notification under section 4 of the Act.

CP
29.7.25

DEPARTMENT.

Received 192 . Registered L. E. 2369 B 192 .

Subject.

7/9/25

Ca

ENCLOSURES.

No. on the 3rdEnclosure No. 1

Spare copies

No. A-2-1454/25

Station G.P.O., Madras, Dated the 3rd September 1925.From (Name) Dewan Bahadur R. Ramachandra Row Esq.,
C.S.I.,(Designation) Collector of Madras

To The Secretary to the Government of Madras,

Law (Education) Department.

Fort Saint George, Madras.

Sir.

Land acquisition - George Town - R.S.No.2346 - for
Government Muhammadan Secondary School. Memo. from
Law(Education) Department No.403/B-1 dated the 30th
July 1925.

On receipt of the above memorandum I sent
for an accredited representative of Roshan and Co. the
owners of the above field to settle the price with them.
Mr. J. Haji Abdul Karim Sahib one of the partners came to me
on the 31st August and the discussion was to the follow-
ing effect :--

He purchased the land for Rs.30,000/- some years
ago and he wants the principal plus interest. Further
The Hon'ble Khan Bahadur Oosman Sahib Bahadur agreed to

to give Rs.40,000/- and he does not see how a Collector is justified in settling a lower figure when a Member of Government has already promised to give more. On the other hand under the valuations of the Revenue and the Public Works Departments the total value is only about Rs.32,000/- inclusive of the 15 per cent.

2. If it be true that a Honourable Member of Government has offered Rs.40,000/- I recommend that the promise be kept up and the premises be bought by private treaty. If not, I submit that the properties be acquired and accordingly submit for approval and publication in the Fort Saint George Gazette a draft notification under section 4(1) of the Land Acquisition Act. It is just possible that the Civil Courts may enhance our valuation, though I doubt it.

I have the honour to be,

Sir,

Your most obedient servant,

Mamachandran

Collector.

G

M.K./ 4-9-25/A

DRAFT NOTIFICATION UNDER SECTION 4(1) OF THE LAND ACQUISITION ACT.

Whereas it appears to Government that the lands specified in the schedule below and situated in George Town Division, Madras Taluk, Madras District are needed for a public purpose to wit for a Government Muhammadan Secondary School, George Town, Madras notice to that effect is hereby given to all whom it may concern in accordance with the provisions of Section 4(1) of the Land Acquisition Act I of 1894 as amended by the Land Acquisition Amendment Act XXXVIII of 1923. The Government hereby authorise the Collector of Madras and his subordinates to exercise the powers conferred by section 4(2) of the Act under section 3 appoint the Collector of Madras to perform the functions of a Collector under section 5-A of the Act. All persons interested in the lands are required to lodge before the Collector of Madras within 30 days after the publication of this notification a statement in writing of their objections if any to the proposed acquisition.

SCHEDULE ABOVE REFERRED TO.

George Town Division - Madras District.

R.S.No.	Registered holder.	North R.S.No.	East R.S.No.	South R.S.No.	West R.S.No.
2346/1, 2346/2 & 2346/3 Measuring in all C.O-3- 1365 sq.ft.	Mr. A. Mohammad Omer, Sahib and Mr. J. Haji Abdul Karim Sahib of Messrs. Roshan and Co.	2345	2347	5524	2337

Mamachandran

4/9/25

COLLECTOR OF MADRAS.

G

(11)

Ex. 107 (C)

No. 21
 57. 1. 20

Pages 2 + 3 of cf.

(p 15 up in linked
file)

made in the next year's budget for the opening of higher forms in the school. In these circumstances it does not appear that the question of the selection of the site and the construction of a building for the school should now be considered. The question may be taken up after the reply of the Corporation is received and a decision is arrived at as to who should maintain the school.

CPA
8/19
19.2.25

GA
19.2.25

V.K.
20.2

A.S.
The Corporation's reply has been received and is submitted in the linked file. The Corporation is not willing to take over the management of the Govt Muhammadan Middle School, Georgetown. The cost of the site and the buildings thereon, selected by the D.P.I. amount to Rs. 31,869 ^{taking the valuation made} ~~as valued~~ by the Collector of Madras and the Executive Engineer. ^(together) If the site is to be purchased by private negotiation as suggested by the Collector and the Director, the Govt will have to pay Rs. 40,000 to the owners exclusive of incidental charges such as registration fees etc.

pp 21-22 of linked file

p 20 f

p 1 ante

p 2 CF

2 As already stated on page 1 and no provision has been made for the expenditure in the current year's budget. It is too early to say whether the amount required for the acquisition of the site for the Muhammadan High School can be met by reappropriation. It has also to be decided whether private negotiations will be resorted to to obtain the site or the land will be compulsorily acquired. It is for orders therefore whether the proposal will be proceeded with in the current year.

now 17.6.25. Please see notes in the linked file. It will be difficult to find the amount needed for this object in the current year. If it is decided to retain the school under Govt, negotiations may be proceeded with and the scheme developed so that steps may be taken for the provision of funds for the work in next year's budget in good time.

GA
19.6.25

V.K.
20.6

P.T.O.

Please see notes in the linked file. There is no way of inducing the Corporation to take over the school under their control. The school will have to be retained under govt management.

As no provision for the acquisition of the site has been made in the current year budget this may be treated as a part II scheme for the next year. For orders it is also for orders whether the site should be purchased by private negotiation or it will be compulsorily acquired under the Land Acquisition Act.

The cost of the site, if purchased by private arrangement, will be Rs. 40,000 while the valuation of the site with the buildings thereon is Rs. 31,869.

In view of this variation, we may perhaps resort to acquisition under the Act.

AK 25.7.25

Draft memo to the Collector of Madras is submitted.

CPA 25.7.25 KOW 25.7.25

AK 25.7

(distinct)

p 3 ante

AK 25/7 VTK

p 2 ante

42 CP ASK the Coltr VTK 25/7

page of Memo to the Collector of Madras No. 403 B-1 D 30.7.25. H-12-14 of C. No. 2369 B From D.O. - No. A-2-1454/25 D 3.9.25

file no II distinct

Attention is invited to the note in p. 3 of the linked file in which the D.P. J. says that if the ^{two sites} ~~land~~ in Davidson Street, Georgetown (45 grounds and 1164 sq. ft in the aggregate) which were originally reserved for the ~~use of the~~ Police Dept but which are not now required for it are made available for the Govt Muhammadan Secondary School, Georgetown the proposal for the acquisition of the site in ^{this file} ~~question~~ may be dropped. This file may therefore lie over till it is heard definitely from the Rev. Dept whether the sites in Davidson Street will be placed at the disposal of the Edl. Dept.

CA (a copy of the relevant portion of CP memo in file II has been sent for perusal of the Rev. Dept.) Rev. reminded 9/9

CPA 8.9.25 KOW 9.9.25

AK 9.9.25

VTK 11.9

Revenue Dept is being asked separately on this point.

20
A.S. Please see note on p. 5 above.

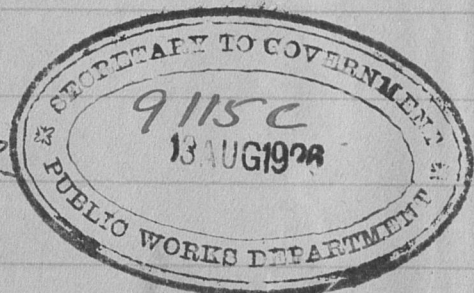
In reply to a reminder the Rev. Dept. stated that the file relating to the disposal of certain vacant land in charge of the P.W. Dept. had been transferred finally to the latter Dept.

The P.W. and Labors Dept. may be requested to state in what stage the proposals for the disposal of the vacant ~~land~~ ^{sites} stand at present and whether there is any ~~chance~~ ^{likelihood} of the sites in Davidson Street, Georgetown, being placed at the disposal of the Edl. Dept.

C.P.A.
11.8.26
S.K.
11.8.26.

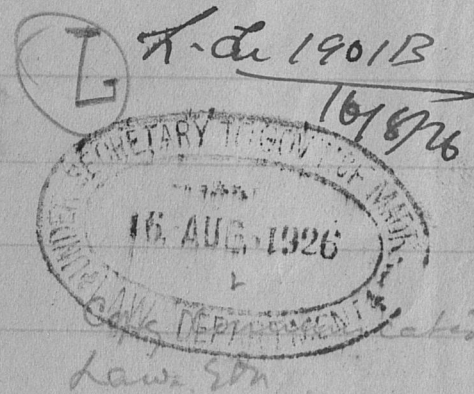
A
11/8

P.W. & Labors Dept.



Edno 403 B-2
12/8/26
WJ

P.W. & L.



Edno 9115C/26
of 14.8.26

The land in Davidson Street bearing S Nos 5695 A, 5696, 5697 and 5698, has been reserved for a Secondary School for Muhammadans (vide item 20 in the Annexure to Govt No 6714 of 24.6.1926). With this information this may be returned to Law & Edn.

13/8/26
13/8/26

Law & Edn.

21
7.

(14)

Education Department.

Two plots of land in Davidson Street, George Town, have been reserved for a building for the Government Muhammadan Secondary School, Madras. The D.P.I. may be requested to submit proposals for the construction of a building for the school on these sites. No further action is necessary in this file which relates to the acquisition of a site for the school. A draft order is submitted for approval.

C.P.A.
S.K.
26.8.26.

A
26/8

V.T.K.
27.8

When given for copying _____
 When copied _____
 When examined _____
 When signed _____

192 .

READ AGAIN G.O. No. _____
 192 . DATED _____

CURRENT No. _____

ENCLOSURES TO C. No. _____

ORDER OF GOVERNMENT A A A A A A A

LETTER OF GOVERNMENT

STATEMENT WITH DITTO.

PAPERS NOT FILED OF, BEING PRESENT FOR DESPATCH
 IN ORIGINAL.

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