

6. Educational (1902) Department.

SY ORDINARY PRINTED.

G.O., No. 160

DATED 19-3-02

10 sheet

10 INDENTED.

ORIGINAL

[Despatch Abstract.]

Amrah. Bafu

Recording certain papers relating to the purchase of the — with an expression of appreciation of the munificence of MRR, Krishnaswami & Co in parting with the property less than its market value with a view to afford facilities for the education of the poor.

Government {1902} of Madras.
EDUCATIONAL.

2

FURTHER PAP

No.	Department.	Date.	G.O.

Recd.

Enclosures

1902.

Regd.

Spare copies

ORIGINAL

G.O., No. 160, 19th March 1902.

N. P.

MARCH.

Umdah Bagh.

Recording certain papers relating to the purchase of the — with an expression of appreciation of the munificence of M.R.Ry. Krishna Das Balamukunda Das in parting with the property for less than its market value in order to afford facilities for the education of Musalmans.

செப்பனியவர்பெயர்

செப்பனியவதற்காக எடுத்த
கொள்ளப்பட்ட நாள்

செப்பனிய முடிக்க நாள்

சுரிபார்க்கும்
மு.நி.பா.எ.
கையெழுத்தம்

GOVERNMENT OF MADRAS.

EDUCATIONAL DEPARTMENT.

Read—again the following papers:—

G.O., No. 526, Educational, dated 17th September 1901.

ABSTRACT.—Stating that orders will issue in the Public Works department for the purchase of the Umdah Bagh being effected at once in consultation with the Director of Public Instruction.

G.O., No. 608, Educational, dated 28th October 1901.

Read—the following paper:—

G.O., No. 2673 W., dated 7th October 1901.

Read—the following papers:—

From G. S. T. HARRIS, Esq., Consulting Architect to Government, to the Chief Engineer, Public Works Department, dated Chepauk, 13th September 1901, No. 1818.

With reference to G.O., No. 1519 W., dated the 6th June last, I have the honour to submit a valuation report with plans of the buildings and a survey plan of the site of the Umdah Bagh premises.

In my opinion the value of the buildings in their present condition is not worth more than Rs. 41,786. The Deputy Collector of Madras states that the valuation of the land may be taken from Rs. 600 to Rs. 765 per ground of 2,400 square feet. I scarcely think that the value of the entire area can be taken at anything like these rates; the grounds bordering the Mount Road may be put down at a high value, but the portion bordering the river should not, in my opinion, be valued at so high a rate as even Rs. 600 per ground. I have, however, put down in the valuation statement for Rs. 600 and Rs. 700 per ground.

Note by the Chief Engineer, Public Works Department.

With his letter read above, the Consulting Architect submits a valuation report with plans of the buildings and a survey plan of the site of the Umdah Bagh premises.

2. The Consulting Architect considers that the buildings in their present condition are not worth more than Rs. 41,786. The Deputy Collector of Madras states that the valuation of the land may be taken from Rs. 600 to Rs. 765 per ground of 2,400 square feet. The Consulting Architect does not, however, think that the value of the entire area can be taken at anything like these rates. He is of opinion that the grounds bordering the Mount Road may be put down at a high value, but that the portion bordering the river should not be valued at so high a rate as even Rs. 600 per ground. The cost of the property will amount to Rs. 2,73,776 or Rs. 3,12,441 according as the value of the land is taken at Rs. 600 or Rs. 700 per ground, respectively.

3. Government has decided to purchase the property for Rs. 1,50,000, which, after paying Rs. 41,786 for the house, leaves Rs. 1,08,214 for the land, or at the rate of Rs. 280 per ground as compared with Rs. 600 to Rs. 765, the value placed on it by the Deputy Collector. The property may, therefore, be said to be worth the sum asked for it, but it will probably require a considerable sum to be spent on repairs.

4. It is recommended that the purchase of the buildings and the land for Rupees 1,50,000 may be sanctioned.

W. B. DEWINTON,
Chief Engineer.

27th September 1901.

Order—No. 2673 W., dated 7th October 1901.

The purchase of the Umdah Bagh for Rs. 1,50,000 is sanctioned, but to give an indefeasible title to the property, the Government considers that it should be formally acquired under the Land Acquisition Act and that the price agreed to should be treated as the total award under the Act. The Collector of Madras will, as soon as possible, submit the necessary draft notification.

2. There is a provision of Rs. 1,50,000 in the current year for the purchase of the property.

3. The sanction accorded in paragraph 1 has been registered as Provincial No. 68 W. of 1901-1902 and classified as Civil Buildings—Original Works.

(True Extract.)

W. B. DEWINTON,
Secretary to Government.

To the Consulting Architect to Government,
with the valuation statement and plans.
" Examiner, Public Works Accounts.
" Collector of Madras.
" Educational Department.

Order—No. 608, Educational, dated 28th October 1901.

Recorded.

(True Extract.)

C. J. WEIR,
Ag. Secretary to Government.

To the Director of Public Instruction.

G.O., Mis. No. 6, Educational, dated 3rd January 1902.

Read—the following paper:—

G.O., No. 3499 W., dated 19th December 1901.

Read—the following paper:—

From the Consulting Architect to Government, to the Secretary to Government, Public Works Department, dated 14th November 1901, No. 2520.

The budget estimate was submitted on the 19th October; the name of project was merely entered as it was not known for what amount the building was to be purchased. G.O., No. 2673 W., dated 7th October, was received in this office on the 25th idem. Provision should, however, be made for adapting the buildings, tiffin rooms, latrine and general repairs which will amount to about Rs. 25,000 approximately.

Order—No. 3499 W., dated 19th December 1901.

The sum of Rs. 25,000 required for adapting the Umdah Bagh buildings for the use of the Madrasa-i-Azam and for additions thereto will be included in the Provincial budget estimate for 1902-1903.

2. The Consulting Architect will submit the necessary plans and estimates for the proposed improvements.

(True Extract.)

S. B. MURRAY,
Ag. Under Secretary to Government.

To the Educational Department.
„ Consulting Architect to Government.

Order—Mis. No. 6, Educational, dated 3rd January 1902.

Recorded.

(True Extract.)

C. J. WEIR,
Ag. Secretary to Government.

To the Director of Public Instruction.

Read—also the following papers:—

G.O., No. 616 W., dated 21st February 1902.

Read—the following papers:—

From the Consulting Architect to Government, dated 22nd January 1902, No. 3212.

From the Collector of Madras, dated 22nd January 1902, No. 70-G.L.

Order—No. 616 W., dated 21st February 1902.

No orders are now required on the questions raised in the letters read above, as the Collector of Madras has since reported that the owner or owners of the “Umdah Bagh” are willing to accept Rs. 1,50,000 for the property under the Land Acquisition Act and that he is proceeding with the acquisition.

2. The Examiner, Public Works Accounts, will place himself in communication with the Collector of Madras and arrange for the payment of the purchase-money as soon as the Collector intimates that it is wanted.

(True Extract.)

S. B. MURRAY,
Ag. Under Secretary to Government.

To the Consulting Architect to Government.
„ Examiner, Public Works Accounts.
„ Collector of Madras.
„ Educational Department, with a copy of the notes.

G.O., No. 817 W., dated 11th March 1902.

Read—the following paper:—

From the Collector of Madras, to the Secretary to Government, Public Works Department, dated 4th March 1902, Dis. No. 81-R.

Adverting to the correspondence ending with G.O., No. 616 W., of the 21st ultimo, I have the honour to state that the acquisition of the property known as Umdah Bagh has been completed on payment of the compensation of Rs. 1,50,000 obtained from the Accountant-General.

Order—No. 817 W., dated 11th March 1902.

Communicated to the officers concerned.

(True Extract.)

S. B. MURRAY,
Ag. Under Secretary to Government.

To the Consulting Architect to Government.
„ Examiner, Public Works Accounts.
„ Educational Department.

ORDER—No. 160, Educational, dated 19th March 1902.

Recorded.

2. The Governor in Council desires to take this opportunity to place on record his appreciation of the munificence of M.R.Ry. Krishna Das Balamukunda Das in parting with the Umdah Bagh for a price considerably less than its market value with a view to afford every possible facility for the education of Musalmans.

(True Extract.)

M. HAMMICK,
Secretary to Government.

To the Public Works Department.
„ the Director of Public Instruction.
„ the Collector of Madras.
„ M.R.Ry. Krishna Das Balamukunda Das. (order only)

NOTES CONNECTED WITH G.O., No. 160, EDUCATIONAL,
DATED 19TH MARCH 1902.

PUBLIC WORKS DEPARTMENT.

[SUBJECT.—Purchase of the Umdah Bagh.]

From the Consulting Architect to Government, No. 3212, dated 22nd January 1902.

For orders—

In his letter to the Collector of Madras, Ref. No. 67 C., dated 16th January 1902, forwarded by the Consulting Architect to Government, with his endorsement read above, the Deputy Collector of Madras states that M.R.Ry. Krishnadas Balamukunda Das, the proprietor of the "Umdah Bagh," has intimated to him that, while he was prepared to make over the property, on certain conditions, to the Muhammadan Association for Rs. 1,50,000, as an act of charity for the education of poor Muhammadans, he had not made up his mind as to whether he should transfer the property to Government on the same terms when it was being acquired under the provisions of the Land Acquisition Act.

2. It will, however, be seen from his letter to the Director of Public Instruction, dated 22nd July 1899, that he agreed to sell the building to Government for Rupees 1,50,000, and from his letter, dated 5th September 1901, that he was willing to hold good his offer till the 31st March 1902. In G.O., No. 2673 W., dated 7th October 1901, the Government sanctioned the purchase of the building and considered that, in order to give an indefeasible title to the property, the land should be formally acquired under the Land Acquisition Act.

The owner appears to have taken umbrage at this latter order, but it is difficult to see how it affects the transaction, or to account for his present attitude in the matter. It is submitted that the Collector of Madras may be directed to interview Mr. Krishnadas Balamukunda Das on the subject and endeavour to arrive at an understanding with him. The matter is urgent as the grant of Rs. 1,50,000 will lapse if not spent before 31st March, and it cannot be spent on other works.

W. B. DEWINTON.
24-1-02.

Educational department u.o.

EDUCATIONAL DEPARTMENT.

The Educational department may accept the Public Works department note, but with reference to the suggestion in the concluding portion would it not be better for the Collector to associate with him the Director of Public Instruction and Mir Sultán Muhi-ud-din Sahib in the interview? The negotiation was originally carried on between Sultán Muhi-ud-din Sahib and Balamukunda Das—vide page 3 of the notes attached to G.O., No. 526, Educational, dated 17th September 1901.

P. T. THARYAN.
25-1-02.

Council box. There seems to be danger that Government may place themselves in a false position if undue anxiety is shown in this matter. It is suspected that there may be other reasons than those on the surface for this change of attitude of the owner.

A. T. PRINGLE.
27-1-02.

[Order in Council.]

Government Solicitor to be consulted on the legal position of Government and whether we can compel Lodd Govindas to proceed with the sale.

2. [Mr.] Twigg to tell Krishnadas that no bargain will be made and no land given.

3. The Director of Public Instruction to be asked about Elphinstone hotel, its suitability for Madrasa-i-Azam and its price, etc.

C. J. WEIR.
4-2-02.

Mr. Twigg has reported that the owner or owners of Umdah Bagh are willing to accept 1-50 lakh under Land Acquisition Act.

C. J. WEIR.
11-2-02.

The file may now go back to Public Works department. The Collector is proceeding with the acquisition and it is understood he will make his award early. The Public Works department will no doubt find out from him when the money is wanted.

2. It is understood that Mr. Krishnadas has made it a matter of complaint that the decision of Government to accept his offer of the Umdah Bagh for 1-50 lakh was never communicated to him.

3. It is true that the Educational department did not communicate the decision to him, but it is not known whether Public Works department or Director addressed him on the subject subsequent to Government Order, Educational, of 17th September 1901. The Director will be asked about the matter and this department will be glad to know from Public Works department if any communication other than the notification under the Act was made to Mr. Krishnadas.

C. J. WEIR.
12-2-02.

Public Works department u.o.

PUBLIC WORKS DEPARTMENT.

No communication was made to Mr. Krishnadas either by this department or the Consulting Architect.

A. H. GARRETT.
15-2-02.

Educational department u.o.

Demi-official from the Director of Public Instruction, to the Ag. Secretary to Government, Educational department, dated Madras, 15th February 1902.

We did not communicate G.O., No. 526, dated 17th September 1901, to Mr. Krishnadas Balamukunda Das as we waited the further orders in the Public Works department mentioned in the Government Order. The next order was No. 2673 W., dated 7th October 1901, and as that stated that the property would be acquired under the Land Acquisition Act, I presumed it would be done by the Collector.

EDUCATIONAL DEPARTMENT.

The Public Works department might have furnished this information after disposing of the reference from the Collector. It may now be asked to make the disposal and send copy of the orders to Educational with copy of these notes.

P. T. THARYAN.
17-2-02.

Yes.

C. J. WEIR.
17-2-02.

Public Works department u.o.

Demi-official from the Ag. Collector of Madras, to the Ag. Secretary to Government, Educational department, dated 14th February 1902.

Can you set things going so that I may have a reply to my reference about the Umdah Bagh (with enclosures returned) so that I can send Coombes an official reply to his letter in which he reported Lodd's objection? My letter was to Public Works department, I think, but the papers are—or were—all with you.

I've told Coombes meantime to go on with the acquisition, and he says it will be completed on 18th or 20th instant.

Demi-official from the Secretary to the Public Works department, to the Ag. Secretary to Government, Educational department, dated 15th February 1901.

I return Twigg's letter. The papers are being sent back to the Educational department to-day.

EDUCATIONAL DEPARTMENT.

The papers have gone back to Public Works department with the suggestion that the Collector's reference may be disposed of and copy of the Government Order sent to Educational with copy of notes. Should Mr. Twigg's demi-official be separately answered?

P. T. THARYAN.
17-2-02.

Demi-official from the Ag. Secretary, Educational department, to the Collector of Madras, dated 19th February 1902.

Your letter of the 14th instant. I have asked Public Works department to reply to your official letter.

Draft order on letter from the Consulting Architect, No. 3212, dated 22nd January 1902, and from the Collector of Madras, No. 70-Gl., dated 22nd January 1902.

As soon as the Government order above has issued, I would suggest that Public Works department send back the file so that it may be considered whether Government should now make any communication to the owner of the property acknowledging his generous conduct in the matter. It is understood that the Government Architect and Public Works department are satisfied that 1-50 lakh is much below the market value.

C. J. WEIR.
20-2-02.

To Public Works u.o.

PUBLIC WORKS DEPARTMENT.

As the land is being purchased at Rs. 280 per ground as compared with Rs. 600 to Rs. 765, the value placed on it by the Deputy Collector, the price paid for the property must be considered as much below its market value. Please see Chief Engineer's note with G.O., No. 2673 W., dated 7th October 1901.

S. B. MURRAY.
20-2-02.

A. H. GARRETT.
20-2-02.

EDUCATIONAL DEPARTMENT.

The Public Works department has now returned the file connected with the proceedings forming the current and it is linked with this. It is presumed that no notice is to be taken of the failure to communicate to the owner of the Umdah Bagh the decision of Government to purchase it in the current official year.

2. With reference to the Secretary's note of the 20th instant, it has to be considered whether the owner has to be thanked for his generosity.

P. T. THARYAN.
26-2-02.

A. T. PRINGLE.
26-2-02.

H.M.—

H.E. the Governor—

It is true that the decision of Government to purchase the Umdah Bagh was not communicated to the owner.

2. It did not occur to me that this should be done in this department or that it should be suggested to Public Works Department or the Director of Public Instruction.

3. What the owner no doubt wanted was an acknowledgment by Government of his generosity in selling the property below its market value.

4. Until we had an official report as to the value of the land, Government was not in a position to say whether the owner was really making a sacrifice or not.

5. It now appears that if we rely on our official valuers, the land is being acquired for a price considerably below its market value and it is for consideration whether Government should express its recognition of the owner's beneficence.

C. J. WEIR.
1-3-02.

I think an acknowledgment—carefully worded—is due.

J. T. [HOMSON].
3-3-02.

Yes, please let me see the draft.

A. [MPHILL].
11-3-02.

The draft placed below may issue.

T. KANAKASUNDARAM PILLAI.
14-3-02.

P. T. THARYAN.
14-3-02.

This may meet the case.

A. T. PRINGLE.
15-3-02.

M. HAMMICK.
15-3-02.

A. [MPHILL].
17-3-02.

Educational (1902) Department.

CURRENT No. 303

From

[Name]

[Designation]

The Public Works department

[Station]



No.

Dated 21st February 1902.

Enclosures

Received 190

Registered 24.2.1902

"Umdah Bagh" SUBJECT.

Directing the Examiner, P.O. Accounts, to place himself in communication with the Collector of Madras, and to arrange for the payment of the purchase money of Rs. 1,50,000 to the owner or owners of the — when required.

BACK PAPERS.

FURTHER PAPERS.

Educational (1902) Department. (9)

CURRENT No. 414 ✓

From

[Name]

[Designation]

The P. W. Department.

[Station]



No.

817 W.

Received _____ 190 .

Dated

11 March

1902

Registered _____ 190 .

Enclosures

SUBJECT.

"Amadah Bagh"

Communicating to the officers concerned letter from the Collector of Madras, stating that the acquisition of the property known as _____ has been completed on payment of the compensation of Rs. 1,50,000/- obtained from the Accountant General.

BACK PAPERS.

FURTHER PAPERS.

6909

✓

READ AGAIN G.O., No. 526, dated 17th sept. 1901. P.
 " " " " 604, " 28th oct. 1901. A
 " " " " 6, " 3rd jany 1902. A
 READ ALSO:—
 C. No. 303, From the P.W.D. *Final 19*, No. 616 w, dated 24th Feb. 1902. A
 " " 414, " " " " 817 w, " 11th March 1902. A
 " " " " " " " " " " " " 190

ORDER No. 160, dated 19. 3. 1902

P.S.

Min. Sec. attending to Govt.

A
17-3-02

Recorded.

2. The Governor in Council desires to take this opportunity to place on record his ~~single~~ appreciation of the ^{munificence} beneficent act of M.R. Ry Krishna Das Balamukunda Das in parting with the 'Undah Bagh' for a price considerably less than its market value with a view to afford ^{every} all possible facility for the education of muslims.

To
 The P.W.D.
 B.P.D.
 Collector of Madras
 M.R. Ry Krishna Das Balamukunda Das.

Issue in M.S. first
7/2
19-3-02

14/3/2
15
15-3-2
14-3-02