

[E]
500-1-8-05.

Educational (1906.) Department.

ORDINARY MS.

G.O., No. 26

DATED 18-1-06

17

RECEIVED

[Despatch Abstract.]

Land Acquisition

Requesting the Collr of Guntur to take early steps for the acquisition of the site, shown in the plan forwarded to him, for the Govt. Training School, Guntur.

BACK PAPERS.

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

FURTHER PAPERS.

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

77C/295/06
Trans to the M.O.
1.3.18/06

CURRENT FILE.

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C.N. 8232) From the Collector of Quarter	Ref: 3226	12-12-05	5-9.
[48] the D.P.O.	Re 6237	9-1-06	11-12

PAPERS PUT UP WITH CURRENT No. 1759

Papers of the department to which the current belongs.

Number.	Date.	Original (=O) or spare copy (=S. C.).	Remarks. (In this column such of the papers as have been removed for copying, printing, &c., should be marked with a cross.)	Initials of Referencer with date in token of return to Reference department.
403	30-6-04	O.		

Papers of other departments.

Department.	Number.	Date.	Original (=O) or spare copy (=S. C.).	Despatcher to note the return of the papers to the departments concerned.

3 Educational Deptt

Memo. no. 5408/19-9-05

In his progress report of works for July last the Superintending Engineer 2nd Circle observes that the Director's approval of the Site for the Govt. Training School at Guntur has not been received by him. The Director is requested to report the cause of the delay and whether any Site has been approved since July.

18/9/5

18/9

18/9/5

To the D.P.D. Despatched

19/9/5

another site. I considered it undesirable to recommend so great an expenditure as that proposed on the site in question and I therefore instructed the Inspector of European and Training Schools to select another suitable site that would be less expensive. Meanwhile I received on the 8th August last a communication from the Superintending Engineer inquiring whether another site at a cost of Rs 250/ per acre selected by the Collector might be acquired. I forwarded this letter to the Inspector for immediate report as to the suitability of the new site and he is about to visit Guntur to examine the site proposed.

I have the honour to be,

Sir,

Your most obedient servant,

T. Adinarayana

for Director of Public Instruction.

81.
5-10-05

1st Reminder to issue in 1 month

Reminded 21.12.05

REVENUE DEPARTMENT.

Encl
O. No. 1911 of 23.10.05.

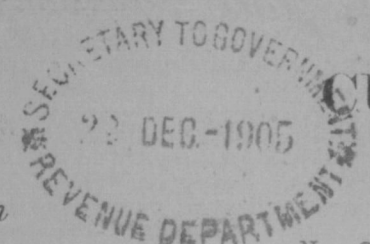
with reference to the enclosed letter from the Director of Public Instruction, Ref. on c no. 6239, dated 5th Oct. 1905, the Collector of Guntur is requested to report how the site ordered to be acquired in G.O. no. 4039, dated 30th June 1905, for the Govt. Training School, Guntur, came to be incorrectly valued at Rs. 150 per acre against Rs. 2000 to Rs. 2000^{per acre} as now estimated by the Head Quarters Deputy Collector.

on the discrepancy in the valuation of the site. The name of the officer responsible for the erroneous valuation should be reported.

cyll
21.10.05

To the Collr. of Guntur
with copy of 23.10.05
Ref. no. 6239 of 5.10.05.
C.F.

Revenue
Public Works (190⁵) Department.



CURRENT No. 8232

From

[Name]

N. S. Brodie Esquire M.A., I.C.S.,

[Designation]

Collector

[Station]

Guntur District.

Ref No.

3226

Dated

12th December 1905.

Received

22-12-1905

Registered

23-12-1905

Enclosures

Plans
Others one

Total one

Passed on, by—

Registering Clerk

190

U. R. Clerk

190

Referencer

190

Record Supdt.

190

Drafting Officer

190

DESPATCHED

20 DEC 1905

SUBJECT.

Submitting report on the discrepancy in the valuation of the site selected for Government Training School in Guntur.

BACK PAPERS.

FURTHER PAPERS.

Supd
2/1/06

To

The *Chief Engineer*
Secretary to Government, *Revenue*
Public Works Department.

Sir,

With reference to endorsement No. 1911 Rev dated

23rd October 1905, I have the honour to enclose a copy of Guntur -
Tahsildar's explanation and to report as follows:--

2. The site originally ordered to be acquired in G.O. No. 403 dated 30th ~~July~~ ^{June} January 1904 belongs to Sanivarpet estate which is at present under the management of a Receiver appointed by the District Court, Rajahmundry. The plot of ground selected adjoins that now occupied by the A. E. L. M. College and so the Tahsildar, M.R.Ry., S. Kuppusamy Chetti garu in submitting the Draft Notification on 13th September 1904 ^{estimated} ~~intimated~~ that the land might cost Rs. 150 an acre, which was the rate paid for the land acquired for the College in 1890.

3. The Tahsildar has not based his estimate on any documentary evidence but seems to have framed the estimate with reference to the ordinary value of ryotwari land in Guntur. After the publication of the Notification under G.O. No. 52 dated 7th January 1905 when the Revenue Divisional Officer Guntur began enquiries for the necessary award under the Act, the Receiver, Sanivarpet Estate, put in a claim for Rs. ⁷²⁶⁰ ~~9680~~ per acre and produced two documents bearing Registration Nos. 2971 and 2972 executed on the 6th and 22nd September 1904 respectively showing that 598 ²/₃ square yards forming part of the ^{were sold} ~~seri~~ land adjoining that now proposed to be acquired for Rs. 525 or 14 annas per square yard. The Pleader who appeared on behalf of the Receiver of the said Estate has also brought to notice that there was some 13 years ago a proposal to acquire Ac. 21 of the land in question and that the case was referred to in the District Court, Kistna by the then Sub Collector and that the District Judge in his decision

② = land cultivated by the Ryots on account of the State, paying usually, at the rate of half the net produce of ordinary cultivation or one third of that of garden cultivation, or cultivated land in general. (Revenue Department, pp. 424 & 475)

-2-

of the case (No. 2 of 1890 of the District Court, Kistna) expressed his opinion that less than 2 annas per square yard or Rs. 605 Rs. per acre would not be a fair price to pay the proprietrix the late Pannama Rao garu of Sanivarpet. In drawing attention to the above opinion of the District Judge the Vakil of the Zamindar urged that since 1890 the value of the land has considerably increased in Guntur and claimed compensation at the rate of at least Rs. 1-8-0 per square yard.

4. The records of the case above referred to have not been fully traced in the Divisional Office and the District Judge who was requested to send the record reported that it was already destroyed. A certified copy of the judgment in the case was however traced in the Divisional Office from which it appears that what the Pleader said is founded on a fact.

5. As the District Judge, Kistna so far back as 1890 pronounced an opinion that less than 2 annas a square yard or Rs. 605 per acre would not be a fair price and as documentary evidence has been produced to prove that plots in the adjoining land were sold in September last at annas 14 ^{per} square yard the Head Quarters Deputy Collector considered that the value of the land likely to be awarded by a Civil Court cannot be less than double the rate held fair in 1890. In the circumstances I stopped further proceedings and wrote to the Director of Public Instruction informing him that the land would probably cost Rs. 1200 or Rs. 2,000 per acre and asking him whether he was prepared to go on with the acquisition at all hazards or would rather select another site.

6. The documents executed after Tahsildar's enquiry could not have been ^{known} ~~known~~ to the Tahsildar at the time of his submitting the Draft Notification and there is no reason to consider that the transactions evidenced by the registered documents are collusive. The Tahsildar still maintains that the site is not worth so much as Rs. 1200 or 2000 per acre being only a grazing land; but on account of the importance which

the

the town of Guntur has acquired on account of its being made -
the headquarters of the newly formed District, the land under
reference which is situated in the heart of the town is --
worth much more than the Tahsildar's estimate and its acquisi--
tion seems prohibitive.

7. In these circumstances I have the honour to request
to request that the matter may be dropped and the Director of -
Public Instruction asked to have a fresh site selected for the
purpose. I am again addressing him on the subject.

I have the honour to be

Sir,

Your most obedient servant,

P. H. H. H.
For Collector.

15.12.05

Copy of arzi Dis. 281 R/Rev of 05 dated 23rd November 1905
From the Tahsildar of Guntur Taluk to the Deputy Collector, Gun-
tur Division.

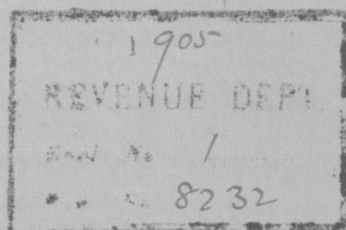
With reference to your R.C.No. 1189/Huz of 05 dated
the 13th instant, I beg to report that the officer who original-
ly estimated the cost of the land at Rs. 150 an acre was Revenue
Inspector, G. Veerabrahmam who has since been transferred to -
Ongole Taluk. Vide his report dated 15-5-04 submitted with my
N. Dis. No. 1062/Mis Huz dated 15-5-04 in reply to your office
N R C No. 1207/Mis dated 30-4-04 and the Draft Declaration and
the Joint Visit statement submitted to your office with my Dis-
No. 230R/Rev of 04 dated 13-9-04.

2. At the time of my first report no documentary --
evidence as regards the market value was available except the -
acquisition of 7 acres of the same land for the A.E.L.M. Col--
lege for which compensation at the rate of Rs. 150 per acre was
allowed by the District Court. The two documents produced in
your Office at the time of settlement of compensation were exe-
cuted in August 1904 and registered on the 6th September 1904,
while ~~any-joint-report~~ my first report was sent on the 15th May
1904 and the Draft declaration on the 13th September, so that -
these two transactions could not have been known at the time of
the submission of my reports. Moreover the lands covered by -
the two documents are situated in the midst of houses to the
north of the road leading to the Railway station while the land
proposed to be acquired for the training School is situated to
the south of the said road and is used only for grazing purposes.
Similar lands near the Taluk Office have been recently purchased
for building purposes at the rate of Rs. 200 an acre. The re-
ceiver who promised to produce documents in support of his --
claims did not produce them at all before me; so that there -
was nothing to be guided by except the solitary case of acqui-
sition for the College building.. Even now in my humble opini-
on the land is not worth so much as Rs. 1200 or Rs. 2000 an -
acre.

an acre.

(True copy)

For Collector.



Stock Form No. 135
3,700-17-5-05.

EDUCATIONAL DEPARTMENT.

Received



190

Registered

1906

Subject.

Requesting that Government may be pleased to authorize the acquisition of a site for the Government Training School, Guntur.

ENCLOSURES.

No.

Spare copies

Ref. on C. No. 6237 of 05,

Station Madras, Dated the 9th January 1906

From (Name) The Hon'ble Mr. A.G. Bourne, D.Sc., F.R.S.,

(Designation) Director of Public Instruction,

To The Secretary to the Government of Madras,
Educational Department.

Sir,

In continuation of my letter Ref. on C.No.6237 of 05, dated 5th October 1905, I have the honour to request that Government may be pleased to authorize the acquisition of the site shown in the accompanying site plan received from the Superintending Engineer. This site to the acquisition of which the Collector has no objection is in the block to be acquired for the Government offices. The Executive Engineer, Kistna Northern Division states that at present it will be difficult to say what the exact amount required for land ^{compensation} ~~compensation~~ will be but that it is not likely to exceed the provision of Rs 700/- provided in the estimate already sanctioned.

I have the honour to be,

Sir,

Your most obedient servant,

J R Scott

Director of public Instruction.



Memorandum No.

Read the following paper :-

Cuo. 1759

With reference to his letter Ref. on Cuo. 6237 dated 5th October 1905, the D.P.D. is requested to be so good as to report very urgently the result of his reference to the Inspector of European and Training Schools as to the suitability of the site selected by the Collector of Quinter for the ^{Govt} Training School in that Station.

Page 2 & 3, 4, 5

W.D.

nd. - raised

nsR
10/1/6
M
10/1/6

Chd
10/1/6

To the D.P.D. (at memo)

8291. au

With reference to his letter Ref. on Cuo. 6237 dated 5th October 1905, the D.P.D. is requested to be so good as to report very urgently the result of his reference to the Inspector of European and Training Schools as to the suitability of the site selected by the Collector of Quinter for the Training School in that Station.

nsR
10/1/6
M
10/1/6

Chd
10/1/6

To the D.P.D. (at memo)

C. No. 1759 From the D.P. 2

No. 6237, dated 5-10-1905.

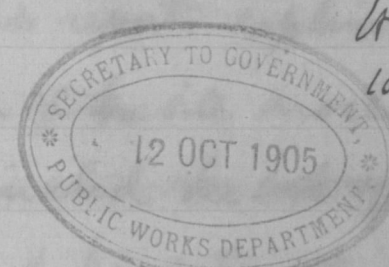
SUBJECT.
Selection of a site for the Gov. Training
School at Guntur.

The Director's reply to memo. no. 540 Educational,
dated 19th September 1905 on page 1 of the Current file may
be shown to the P.W.D. and then recorded.

no. 6237/10/5
12/10/5
14/10/5

Yes. But a difference in price 2000 -
against R 100 originally estimated by the
L.S. Collector does not indicate that
any case was referred on the original
valuation of the land. Revenue
should see after P.W.D.

P.W.D.
Rev. Jho



Seen and passed on.

14/10/5

Revenue

Sec

Revenue Department

Should the Commr. be asked

P.W. no R 1165-
12/10/5
Est. no. 653 D of 11/10/5

Rev. Dept.
U. O. R. No. 1156
Dated 18.10.1905

to explain how the discrepancies in the estimate of the cost of the site arose?

all 10.00

Yes. Unless the land was wet, ~~it ought~~ or in the middle of the town, it ought not to cost Rs. 2000 an acre.

Alf 19.10.05

To Under Secy.

A draft om. is submitted below for approval.

19.10.05.
C.A.
24/10/05

all 10.00

O.M. to the Collector of Guntur N. 1911 Dated 23-10-05.

C. No 8232, From the Collector of Guntur, N. Ref. 3226, Dated 12-12-05.

To Under Secretary.

The Collector in his report explains how the enormous valuation of the site arose. In May 1904 the late D. N. estimated the cost of the land at Rs 150 per acre & his estimate was based on the rate paid in 1890 for the land acquired for the A. E. L. M. College which adjoins the site selected for the Govt Training school. Documents executed after the Jabi Chari enquiry and the growth of the importance of Guntur on account of its being made the headquarter.

pp. 5-8, CF

15 years before
N. 31
11.7 CF

11.8 CF

of the newly formed District account
for the higher value set upon the site.
The Collector's Explanation may, if sub-
mitted, be accepted and the file
returned to the Educational Deptt.

Sd/-
4.1.06.
C.P.
4/1/06

Sd/-
5.1.06

A very unsatisfactory result, I should say.
Reliance should of course not have been placed
on a sale which occurred in 1890, but the Tahsildar alleges
that similar land in the Tq office have been recently
purchased at 200 Rs per acre. However if Edt. is
going to drop the acquisition, the file may go back

Sd/-
6.1.06

Edt. no.

Edt. Deptt.

D.P.D. has been asked to report very urgent
the result of his reference to the District
as to the land site selected by the Tahsildar

Sd/-
9.1.06.

A draft reference is placed below for approval.

Sd/-
10/1/06

Sd/-
10/1/06

Before the issue of the Draft reference, a Communication has been
received from the D.P.D. on the subject.
From the D.P.D., Re. no. 6237 d/9-1-06.

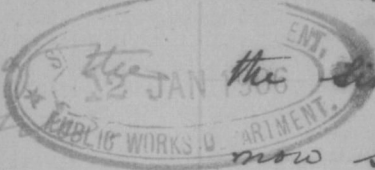
Sd/-



Returned from Revenue on
9/1/06

Sd/-

page 12



In this, the Director requests that the site shown in the site plan now submitted with his present letter, may be acquired & that in the present case the cost of the site is not likely to exceed the provision of Rs 700/- made in the estimate already sanctioned.

R

A draft is submitted below for approval, which, if approved, may issue with the concurrence of the Public Works Deptt.

Edl no. no 362
12-1-06
12/1/06

K.K. M.
12.1.06
12/1/06

Chd
12/1/06

P.W.D. - - -

P.W. no 69
12.1.06

Public Works Deptt.

For the Under Secretary

The draft order may, it is submitted, be accepted by this Deptt.

The declaration, published under the authority of G.P. No 52 W., of 7-1-05, for the acquisition of the site first proposed will now have to be formally withdrawn, and the Collector will, on receipt of the Educational Order, be asked by this Deptt. to submit the necessary declaration for that purpose.

Flay L. L. L.
unrecorded
P.W.D.

S.S.C.

by
Educational no

yes
from
16.1.06

Educational Departt

The draft may now issue ?

P.W.D has promised to take further action on receipt of the Educational order.

PH 17/1/06

Rsul

Cos 17/1/06



READ ALSO:—

ORDER

Ohio

2. Further orders will issue
in the Public Works department.

K. Kille
12.1.06

12/1/16

Chas
12/1/15

L
The Colls of Gunders. ¹⁹⁴¹ ¹⁹⁴¹ ¹⁹⁴¹
with the site plan. ¹⁹⁴¹ ¹⁹⁴¹ ¹⁹⁴¹
The D. C. I. ¹⁹⁴¹ ¹⁹⁴¹ ¹⁹⁴¹
P. W. D. ¹⁹⁴¹ ¹⁹⁴¹ ¹⁹⁴¹

When given for copying
 When copied
 When examined
 When signed

190

READ AGAIN G.O., No.
 190

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 UP, BEING MEANT FOR DESPATCH
 IN ORIGINAL.

N.B.—

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

The Director of Customs is
 requested to take such steps
 for the registration of the bills
 shown in the accompanying
 list, and to report for the
 same to the Director of Customs.

1/11/11
 1/11/11