

E & P H.

(194₇) Department.

Ms. SERIES.

G.O. NO. Ms. 1326 Edov.

Dated

24-6-1947

[Despatch Abstract.]

Buildings - Municipal Council Tirunelveli - Three Elementary School
Payment of enhanced rent - Reference answered.

Back Papers.

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

Further Papers.

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



Seott. II-15 (a)—30,206—16-11-40.

Received _____ 194 . Registered _____ 194 .

Abstract.

Buildings - Municipal Council Tirunelveli - Three Elementary
Schools - Payment of enhanced rent - Reference answered.

Education and Public Health DEPARTMENT.

G.O. No. MS.1326 Edn. dated the 24th June 1947.

ENCLOSURES.

No. _____

READ the following paper :—

From the Commissioner Tinnevelli Municipality RC No.C2-
11839/46 dated 5-3-1947, RC No.C2-173/47 dated 5-3-1947
and RC No.C2-2894/47 dated 9-5-1947.
From the Director of Public Instruction RC No.1039-B2/47
dated 17-5-1947 and RC No.1040-B2/47 dated 17-5-1947.

ORDER: The Commissioner and Special Officer, Tirunelveli
Municipality

- 2 -

Municipality is informed that the sanction of Government is not necessary, for the payment of an enhancement rent to the owners in the cases referred to in his letters read above.

2. He is also informed that if an owner presses for a further increase of rent and if the Municipal Council considers the demand excessive, it may apply to the Rent Controller concerned to fix fair rent under the Madras Buildings (Lease and Rent Control Act), 1946.

(By Order of His Excellency the Governor)
M. V. Subramanian,
Secretary to Government.

To the Commissioner and Special Officer, Tirunelveli Municipality
Copy to the Director of Public Instruction.

True copy/Forwarded/By Order.

SKG/24/6

Superintendent

g e

From
Sri. C.E. Rangavadivelu, B.A.B.L.,
Commissioner,
Tirunelveli Municipality,
Tirunelveli.

* To
* The Secretary to the Government
* of Madras,
* Education & Public Health Department
* Madras
** Through the Chairman, Municipal
* Council, Tirunelveli.
*

No. C2-11839/46 Dated 5-3-1947.

Sir,



Sub:- Education - Building - Kantimati ward school -
Tirunelveli Municipality - owner - Notice to vacate
through lawyer - increased rent - recommended for
sanction.

The Kantimati ward school in ward 7 of this Municipality is now located in door No.32, Ammansannadhi street, Tirunelveli Town belonging to Sri. T.S. Nellaiyappa Iyer. He gave notice to the Commissioner on 12-12-46 through lawyer to vacate the same and hand it over to him before 31-12-46 for his own private occupation. No other suitable building was available in the locality and all efforts to secure one proved futile.

The school was shifted to this building on 5-7-27 and a monthly rent of Rs.15/- was paid till 30-6-33. The owner having agreed to let the house for Rs.10/- per mensem the said rent was paid from 1-7-33 and till date. According to section 4(2)(a) of the Rent Control Act, the owner is entitled to receive a rent of Rs. 13-12-0 per mensem. In view of the present scarcity and demand for houses and in view of the high rate of rents prevailing for the adjacent buildings an increase of rent of Rs.25/- per mensem may be reasonable and may be paid. The lawyer notice was placed before the Council at its meeting held on 1-3-47. The Council after considering all the aspects of the case in its resolution No.477 dated 1-3-47 (copy enclosed) has strongly recommended to Government for sanction for payment of a rent of Rs.25/- per mensem failing which sanction of the Government is requested to take emergency proceedings for the acquisition of a suitable building for school as the school cannot be closed now.

I, therefore, request under the circumstances that the Government may be pleased to sanction payment of the increased rent of Rs.25/- per mensem as a special case and in the event of the Land Lord insisting to vacate the building, sanction may kindly be accorded to take emergency proceedings for the acquisition of a suitable building for school purposes.

C.E. Rangavadivelu
6.3.47
Commissioner.

Forwarded.

T. Srinivasan
7/3/47
Chairman.
t.s.s.

Proceedings of the Tirunelveli Municipal Council,

Dated 1-3-47.

Resolution No.477

Notice from Sri. S.Ramadoss, B.A.B.L., Vakil, Tirunelveli Town dated 12-12-46 on behalf of Sri. T.S.Nellaiyappa Iyer, owner of the Kanthimathi ward school building in Ammansannadhi street, Tirunelveli to vacate the school from his building and put him in possession of the same before 31-12-46 as he requires the said house No.32 bonafide to be enjoyed in conjunction with door No.31 which he is occupying at present.

Note. In spite of efforts no suitable building is available in the locality.

In view of the fact that there is no other building available in the locality from the report of the Commissioner and in view of the restrictions imposed on the increase of rent in the Rent Control Order, the Council feels its inability to comply with the request of the Land Lord to vacate the building and therefore strongly recommends to Government for payment of a rent of Rs.25/- per mensem for the portion of the building now occupied; failing which sanction of the Government is requested to take emergency proceedings for the acquisition of a suitable building for school purposes as the Council feels that the school cannot be closed.

Carried nem con.

(Sd)T.Sriman Kantimatinathan,
Chairman.

(True extract)

t.s.s.

C. S. Rangaswami
Commissioner
6/3-47

3468.
S.2 4 /47

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Q. U²/20/3 Schools - Ely - M. d. ⁽⁵⁾ E.P. HCC-1) ~~1~~
Kantimati Ward school - increased rent
C-No. 19512C-1/47 From the Commr. Tirunelveli City,
ple. M.C.2-11839/46, 1/5.3.47.
Endt: No. 19512C-1/47-1 Edn. 4/19/3/47
Referred to the D.P.T. for
early remarks.

To the D.P.T. ✓
(with c.f. pp 1-4 in
originals to be
returned with
reply)

continued
24/3

17/3/47
17/3/47
O.M.
18/3/47

⑥ 41

Q 105
9/8

Mr. 5555 only

12/10/47

21/10

⑥

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Edn 80/10
E

Schools — Ely — M-L Tisunebuoli — Kanha
matu Wond School — increased sent.

Ref: — Elyt Endt in 19512 C-1/47-1 Ean
dt 19-3-47.

Memo: — in 19512 - 2 C/47 Ean dt 9-5-47.

The SOI is requested to
expedite his reply to the Elyt Endt
cited above.

2
20 SOI 10/5

10/5
10/5

10/5
7-5-47

OFFICE OF THE DIRECTOR OF PUBLIC INSTRUCTION, MADRAS.
R.C.NO.1039-B2/47, dated 17-5-1947. ⑦

SUBJECT:- Elementary Education - Tirunelvely - Kanthimathi Ward Municipal
School - Increased rent - Sanction for the payment of -

pp12 CF Ref:- Letter C.2 .11839/46, dated 5-3-1947 from the Commissioner,
Tirunelveli Municipality.
p5 CF, Government Endorsement No.19512-C.1/47-1, Edn., dated 19-3-1947.
Resubmitted.

43068 2) In consideration of the high rates of rent prevailing
in the town, the proposal to pay an enhanced rent of Rs.25/- per mensem
is recommended.

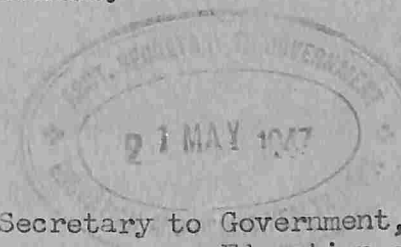
To

The Secretary to Government,
Education and Public Health Department.

kp.19/5.

sol
19/5

R. S. V. Mahalingam
19547
for Director of Public Instruction.



C2 - 10327/47.

Tirunelveli Municipal Office,
Dated 11 -- 6 -- '47.

From

Sri R. Lakshmipathy, B.A.,
Commissioner & Special Officer, Tirunelveli Municipality.

To

The Secretary to Government of Madras,
Education and Public Health Department,
M A D R A S.

Sir,

Sub: Education - building - Kanthimathi Ward School -
Tirunelveli Municipality - Owner - Notice to
vacate through lawyer - increased rent - early
sanction solicited.

Ref: This Office C2-10327/47 dated 5-3-47, 16-4-47
and 22-5-1947.

above subject.

I request the favour of early orders on the

k.s.

Commissioner & Special Officer.

141

AT 1/10/22

Part 14

The precedent relates to a
Govt institution and not to
a municipal school. Please
take it up & suitable
precedent and also to provide
to the items debitable to
the Fund. Please consult
Mr. Kandamuri also whether
in cases of this kind, the
should be.

in
28/5/22

Submitted. A suitable precedent
is put up at [V]. The G.O.
referred to at 'A' above is put
up at [C]. A revised draft
order is submitted for approval.
3 similar cases have
been linked together &
submitted

28/5

144

10

15

Edn. Sh.
C.I.

For a precedent
Pl see Gono
1491 Edn dt- 9-10-44
at (9)

for 3 CF

if 9 CF

Buildings - Tirunelveli Mty - Kantamati
(Elementary) Ward School - Payment of enhanced
rent. Sanctioned.

Regd:- From the Commr. Tirunelveli Mty.

No. C. 2- 11839/46 dt- 5-3-47.

2) From the D. P. J. R. No 1039-32/47 dt-
17-5-47.

Order / No. 100 to Edn. Sh.

In the circumstances stated
by the H.C. Tirunelveli,
Govt. sanction the payment of a rent
of Rs 25/- per mensem, for the building
belonging to Sri P. S. Nallaiyappa Iyer,
in which, the Kantamati Ward School
is located.

To
The Commr. & S.O.
Tirunelveli Mty.

The S.D.I.

MMR
23/5/47

P.T.O.

16

Note: - May be sent to DW: &

Fin. no for acceptance

gm

23/5

23/5

House rent
Control

For precedent please

Memorandum 36567 C-1/46-2

at (V)

22-9-46

Buildings - M.L. ch. Tirunelveli - ^{the} ~~the~~ schools.

Payment of enhanced rent - Reference annexed

pp 1-3 CF Ref: From (a) the Commr. of Tirunelveli Mty.

R.C.M. C2-11839/46 dt 5-3-47;

pp 1-3 CF of Lkd. pl (1)

2) the Commr. R.C.M. C2-173/47 dt 5-3-47

pp 1-2 CF of Lkd. pl (2)

and R.C.M. C2-2894/47 dt 9-5-47.

pp 9 CF of Lkd. pl

2) From the B.P.I. R.C.M. 1039-12/47 dt 17-5-47 and R.C.M. 1040-12/47 dt 17-5-47

Lkd. pl (1)

Memorandum No 1326 Edu. dt. 24.6.47

The Commr. & S.O., Tirunelveli Mty. is informed that sanction of Govt. is not necessary for the payment of enhanced rent to the ~~landlord~~ ^{owners} in the cases referred to in his letter read above.

2) He is also informed that if an owner ~~or landlord~~ ^{or owner} presents for a further increase of rent and if the M.L. considers the demand excessive, it may apply to the House Rent Controller ^{of the District} to fix the

fair rent under the ^{Madras Buildings (Lease} ~~Madras Non-Residential~~ ^{- not put up.}
and Rent Control) Act, 1946.
Building Rent Control Order, 1942'. To the Commr & Co.

note:- May be sent to development as before

A circular ink stamp is located in the upper right corner of the document. The outer ring of the stamp contains the text "ASST. SECRETARY TO GOVERNMENT" at the top and "EDUCATION AND PUBLIC HEALTH DEPT." at the bottom, separated by small decorative symbols. In the center of the stamp, the date "14 JUN 1947" is stamped.

EPN 100-19372-39/47
FIRST ASST. SECRETARY TO
7/6/47
6 - JUN 1947
DEVELOPMENT DEPARTMENT

Subject to the slight alterations indicated in pencil, the draft Memo. on pp. 1-2 above may be accepted and the file returned to E. S. P. H.

May 19th as arranged

Case No 54101N/41A
13. 6. 48

Sub: Elementary Education - Tirunelveli Municipality - Puttavarathi
Ward- Payment of enhanced rent at Rs.35/- a month.
REF: Letter C.123/47 dated 5-3-47 from the Commissioner, Tirunelveli
Municipality referred in Government Endt.No.19511-C1/47-1
dated 19-3-47.

3. In consideration of the present rate of rents in the town, the proposal to pay an enhanced rent of Rs. 35/- per mensem is recommended for approval.

R. S. V. Mammambal
2084
for DIRECTOR OF PUBLIC INSTRUCTION.

The Secretary to Government,
Education and Public Health Department.

Ram. 19/5.

This is included in the draft
put up in the top file. May be added
to that file.

6666

22
C.F. 98. 14 B 2
Edn. P. 1469 DEPARTMENT.
Education Branch.
To The Director of Public Instruction
Madras
28 APR 1947
I have the honour to invite
I am directed to invite attention to Endr
MADRAS
No. 19510C/47 dated 19.3.47 and
to request that the reply to it may be expedited
request that this reminder may be returned at once
with information as to—

- (1) the stage at which the matter now is,
- (2) the date by which a reply may be expected,
and
- (3) the circumstances which have caused the
delay.

Office Secretary
Station Fort St George
Dated - 4-47
Signature
Designation.
Superintendent
21.4.47

SUBJECT. Schools - Ely - Melal
Dinneluchi - Puttalanthe
Wand School - Payment of
enhanced rent

C.F. 98.

REPLY.

RECEIVED

12/2/47

To The

Buildings - Tirunelveli Mty - Puttatharathi
Ward School (Elementary) - Payment
of enhanced rent - Sanctioned
Rear: From the Commr. Tirunelveli Mty
No C2 - 143/47 dt-5-3-47.
2) From the DDP. Remo 1040-132/47
dt-17-5-47.

Order / Ms To Edm. Dt.

In the circumstances stated
by the Commr. Tirunelveli Mty,
Govt. sanction the payment of an
enhanced rent of Rs 35/- per
annum, to the building, belonging
to Srimathi Anurachalakammal,
in which the Puttatharathi Ward

C2-173/47

Tirunelveli Municipal Office,
Dated 5th March, 1947.

From Sri. C.E.Rangavadivelu, B.A., B.L.,
Commissioner, Tirunelveli Municipality, Tirunelveli.

To The Secretary to the Government of Madras,
Education & Public Health Department, Madras.

Through The Chairman, Municipal Council, Tirunelveli.

Sir,

Sub:- School Building - Puttatharathi ward - owner demanding increased rent - notice - payment - sanction - requested.

Ref:- ^{Notice} from Srimathi Arunachalathammal - Othidar dated 4-1-47.

The Othidar, Srimathi Arunachalathammal of the building occupied by the Municipal Puttatharathi ward school petitioned to this office demanding an increased rent of Rs. 75/- per mensem from January, 1947 for the building occupied by the school or to vacate the same for her own occupation if her request is not complied with.

The school is no doubt located in a busy street. It was shired to the building under reference on 20-9-20 on a monthly rental of Rs. 16/- which rent was increased to Rs. 25/- a month from 1-3-25 and then to Rs. 30/- a month upto 1-7-33. Afterwards with the consent of the then owner, the rent was reduced to Rs. 18/- a month and subsequently raised to Rs. 20/- with effect from 1-1-42. This rate of rent continues to be paid till today. Finding that the present owner demanded a very high rent, enquiries were made in the locality and in the neighbourhood to fix a suitable building for housing the school. No suitable building was available for the purpose and the petition was taken before the Council for orders apprising the situation. The Council felt that the rent demanded by the Land Lady was too high and it could not vacate the building. At the same time, it resolved in its resolution No. 478 dated 1-3-47 to recommend to Government for sanction by them of the payment of a rent of Rs. 35/- a month to the building by the Municipal Council as this rate exceeds the normal increase of 37 1/2% allowable under section 4(a)(1) of Madras Act XV of 1946 over and above the present rental and should the Government do not accede to the request of the Council to request them to order taking emergency proceedings for the acquisition of a suitable building for housing the school as it cannot be closed. I enclose a copy of the resolution of the Council and request the favour of early orders.

Forwarded.

J. Srinan Kankunathan

Chairman.

t.s.s.

Commissioner.

6.3.47

7/3/47

4/6/47

Municipal Elementary School is located.

2

The Commr. S.
Tirunelveli Mty.
The S.P.I.

Note:- May be sent to Secy. Fin. no. for acceptance

If the expenditure is
admissible to F.F. Fund,
why should the Secy. see?
Are there no precedents?

23/5/47

Proceedings of the Tirunelveli Municipal Council,

Dated 1-3-47.

Resolution No.478

Letter dated 4-1-47 from Srimathi Arunachalathammal wire or Muthiah Thevar, Othidar of the building occupied by the Municipal Puttanarathi ward school, Tirunelveli claiming a rent of Rs.75/- per mensem for the building from 1-1-47 and in the event of unwillingness to pay the said rent, to vacate the building and hand it over to her for her own occupation.

Note. A monthly rent of Rs.20/ is being paid. No other suitable building is available in the locality.

In view of the fact that there is no other building available in the locality from the report of the Commissioner and in view of the restrictions imposed on the increase of rent in the Rent Control Order, the Council feels its inability to comply with the request of the Land Lady to vacate the building and therefore strongly recommends to Government for payment of a rent of Rs.35/- per mensem for the portion of the building now occupied; railing which sanction of the Government is requested to take emergency proceedings for the acquisition of a suitable building for school purposes as the Council feels that the school cannot be closed. In 1925 the Council was paying a rental of Rs.30/ for the same building and the adjoining vacant site.

Carried nem con.

(Sd)T.Sriman Kantimatinathan,
Chairman.

(True extract)

t.s.s.

Commissioner.

1st batch

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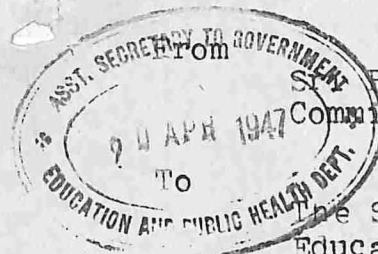
24.47

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G No. 19511 C-1/47 ple	(18) (5) BPH(C-1) Schools - Ely - Al. cl. Tirunelveli - 29 Puttacherathi Ward School - Payment of enhanced rent.
to the D.P.I. (with c.f. pages 1-4 in original to be returned with reply)	From the Commr. Tirunelveli city. C2-193/47, d/ 5.3.47. Endd: No. 19511 C-1/47-1 Edn. d/ 19/3/47 Referred to the D.P.I. for early remarks.
17/8/47 17/8/47 17/8/47	17/8/47 17/8/47 17/8/47

C2-173/47

Tirunelveli Municipal Office,
Dated 16--4--1947.



From R Lakshmipathi, B.A.,
Commissioner & Special Officer, Tirunelveli Municipality.

To The Secretary to Government of Madras,
Education and Public Health Department, Madras.



Sub: School Building- Puttarathi ward- owner demanding
increased rent- notice- payment- sanction-requested.

Ref: This Office C2-173/47 dated 6--3--'47.

I request that the Government may be pleased to pass
early orders, on the subject cited above.

M. Lakshmipathi
17.4.47
Commissioner & Special Officer.

k.s.

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17.4.47

Ex-R. filed to
D.P.I. on 25/4/47
26/4/47

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10/ The Secretary to Govt S and P. H.
1906.
Wendras

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35 (1)

18 MAY 1964

Secretary to Government of Madras,
Education and Public Health Department,
Madras.

Sub: Education-building-meenakshipuram girls school-
Tirunelveli Municipality-owner demanding-increased
rent-recommended for sanction.

The building occupied by meenakshipuram girls school of this municipality belongs to one Srimathi S.Velammal. A monthly rent of Rs.14/- is being paid for the school building. She now demands an increased rent of Rs.50/- per mensem. According to section 4(2)(a) of the rent control Act the owner is entitled to receive a rent of Rs.19-4-0 per mensem. In view of the present scarcity and demand for houses and in view of the high rate of rents prevailing for the adjacent buildings in that locality an increase of rent of Rs.25/- per mensem may be reasonable. The Special Officer after considering the present situation has sanctioned to enhance the rent of Rs.25/- per mensem subject to the approval of the Government. A copy of the resolution No.98 dated 6--5--147 on this subject is enclosed.

I request that the Government may be pleased to sanction payment of the increased rent of Rs.25 per mensem as a Special case.

This is included in the draft
in the top file. May be added
to that file.

Commissioner & Special Officer.

• t • 0 •

Proceedings of the Special Officer, Tirunelveli Municipality,
Dated 5--5--'47.

Resolution No.98.

Srmathi S.Velammal owner of the Municipal Girls school building, Meenakshipuram requests increased rent for the school building.

Note. The Commissioner has inspected the building and since no other building seems to be available in the locality he has recommended to increase the rent to Rs.25 per mensem from Rs.14/- Sanction is solicited to increase the rent as stated above.

Enhanced rent of Rs.25/- sanctioned subject to Government approval.

(Sd) R. Lakshmipathy,
Special Officer.

(True extract)

[Signature]
Commissioner & Special Officer.

k.s.

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