

Estn (1947) Department.

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SERIES.

G.O. NO.

176

Edw.

Dated

31.1.1947

[Despatch Abstract.]

Grant - Building and Playground - Madras Christian College
School - Purchase of site for school buildings and hostel and for
playground - Estimated cost and maximum grant - Refixed.

Back Papers.

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

Further Papers.

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

From

Dr. S.R.U.Savoor, M.A., D.Sc., I.E.S.,
Director of Public Instruction, Madras.

To

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

Rc.705 D2/46 dated 14-12-1946.

Sir,

Grant--Building and Playground - Madras Christian
College School - Purchase of site for school
buildings and hostels and for playground -
Estimated cost.

Ref: G.O.Ms.No.805 Edn., dated 12-4-1946.

With reference to para 2 of the G.O. read above, I have
the honour to submit herewith a copy of letter from the Corres-
pondent, Madras Christian College School with a copy of letter
from the Collector and to state that as the Solicitor's fees,
stamp duty, Registration fees etc. incurred by the management
inconnection with the purchase, form part of the cost of
purchase of the property in respect of which grant is applied
for, these may also be taken into account for determining the
estimated cost of the scheme.

2. According to the valuation of the Collector the
value of 3 acres of land is Rs.54,450/- and that of 10 acres
is Rs.1,81,500/-. Though the management purchased more than
14 acres of land for Rs.2,32,600/-. the actual purchase price
including stamp duty etc. as ordered in the G.O. cited above
would be, if the claim is restricted to 13 acres much less
than the valuation by the Collector, as shown below:

Extent of land.	Valuation by the Collector	Purchase price of land above.	Purchase price in- cluding stamp duty, Registration Solicitor's fees etc.
Building Grant: 3 acres of land.	54,450	45,962	48,811
Playground: 10 acres of land.	1,81,500	1,53,208	1,62,704
Total: 13 acres of land.	2,35,950	1,99,170	2,11,515

I suggest that the estimated cost and the maximum grant
mentioned in para 1 of the G.O. read above may be suitably
modified as shown below:

Description of Scheme.	Estimated cost.	Maximum grant.
1. Building grant: Purchase of 3 acres of land for use as site for construction of school building & Hostel.	48,811	24,405
2. Playground grant: Purchase of 10 acres of land for use as playground.	1,62,704	81,352

p.t.o.

Education Department.



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3. With reference to para 3 of the above G.O. I submit herewith a copy of letter dated 11-3-1946, from the Correspondent and to state that there are no records here to show that any portion of the present school building in George Town is under mortgage to Government.

4. The Government Solicitor is being addressed to settle the mortgage in connection with the above grant.

for Director of Public Instruction.

k.h.17-12.

Copy of letter No.L.Dis.No.3841/46 dated 22nd August, 1946 of the Collector of Madras.

Sub: Land - (Madras) Egmore - R.S.No.357/1 Parts valuation:
Ref: R.C.No.211/B/46 dated 16-5-46.

The lands referred to in your above letter from parts of R.S.No. 357/1 of Egmore. A portion of land measuring 150 grounds in the same field was sold for Rs.1,50,000 in document No.2181/45 dated 29-12-1945. The rate works out to Rs.1000/- per ground. Though there is a general increase in the price of land, there is no specific transaction relating to lands in the vicinity which warrants the increase in the price of lands. Further the lands in question lie adjacent to the S.I.Ry. lines and are vast in extent. Hence, a flat rate of Rs.1000/- per ground appears to be fair and reasonable. At this rate the value of 3 acres of land works out to Rs.54,450/- and that of 10 acres works out to Rs.1,81,500/-.

Copy of letter from the Correspondent, Madras Christian College School, dated 17-10-1946 to the Director of Public Instruction.

I have to report that at the time we sent our application for the purchase of land for site for the school building and playgrounds we were able to acquire only 12 acres and 5 grounds though the G.O. No. 805 Edn., dated 12-4-1946 had permitted us to buy 13 acres for this purpose. We have since then been able to acquire a plot adjacent to it with an area of 24 grounds and 439 sq. feet at a price of Rs.24,000/- (Rs.1,000/- per ground approx.). A certificate from Messrs. King & Partridge, our Solicitors regarding this purchase is enclosed. We shall forward the title deeds to you as soon as we get the papers from the Registrar's Office. We request you to include 13 and 2/3 grounds of this plot for grant purposes, thus making 13 acres in all for the calculation of grants.

The 13 acres of land we have purchased for the building site and playgrounds are portions of the same property. 3 acres of these will be set apart for buildings and 10 acres for playgrounds. The cost of purchasing the plots are as below:-

<u>PLOT A.</u>	Price of 150 grounds & 280 sq. ft.	Rs. 1,50,000	
	Solicitors' fee.	1,300	
	Stamp duty.	7,500	
	Registration fee	384	
	Miscellaneous	16	
		-----	1,59,200 0 0

<u>PLOT B.</u>	Price of 79 grounds & 1652 sq.ft.	Rs. 45,000	
	Solicitors' fee.	500	
	Stamp duty	2,250	
	Registration fee	121/8/-	
	Miscellaneous.	10	
		-----	47,881 8 0

: 3 :

<u>PLOT C.</u>	Price of 24 grounds & 439 sq. ft.	Rs.24,000 0 0
	Stamp duty.	1,451 4 0
	Registration fee.	68 8 0
Solicitor's fee (not paid yet)		----- 25,519 12 0

The cost of 13 and 2/3 grounds from plot C is Rs.14,432. The total cost of purchasing 13 acres of land (3 acres for building and 10 acres for playgrounds) is Rs.2,21,513-8-0 (Rs.1,59,200 + Rs.47,881-8-0 + Rs.14,432-0-0).

We regret that the cost of purchasing this land has exceeded our estimates, but considering the prevailing prices in the locality, the cost is not excessive. We request you to give us half grant towards the cost at an early date.

Copy of letter dated 11-3-1946 of the Correspondent, Madras Christian College School, to the Director of Public Instruction, Madras.

In order to move the school to the new site which we have purchased according to the G.O.No.47466-B/45-4 Edn. dated 16th November 1945, it is necessary that new buildings should be put up in the new site. To enable us to do this, the school buildings in George Town have to be sold to raise funds. As we have already pointed out in our letter dated 7-11-1945, the new block of the present school buildings was constructed as the Science block of the College between 1907 and 1908. Our records show that in 1908 the Management received Rs.50,000/- from the Govt. of India as a special building grant and that in 1909 a Provincial grant of Rs.10,000/- was received as building grant. Records also show that building grants of Rs.6,000/- and Rs.11,379 were received by the College from Provincial Funds in 1910 and 1911. We do not have any further information regarding these payments and it is possible that some portions of these grants were in connection with the construction of this block and equipments. According to the rules of Grant-in-aid Code, we understand that these buildings cannot be sold without the permission of the Govt. before the expiry of 40 years from the time of construction, because it was built with Govt.aid. It is unlikely that the school will be able to move from the present site before 1948 or 1949 and besides, the proceeds of the sale will be used entirely for developing the school in the new site. We would request you, therefore, to recommend the Government to permit us to sell the school buildings in George Town to help us to proceed with the new scheme. The rest of the present school building is more than 50 years old.

(True copies)

for Director of Public Instruction.

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ETON (87)

Grant - Building and Playground - Madras Xian College School - Purchase of site for school buildings and hostel and for playground - Estimated cost 11 + maximum grant - Refixed.

Read.

Go. no 805 Edu dated 12.4.46
From the DP9 Re. 705 D2/46 14.12.46
Order no 176 Edu dated 31-1-1947

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p16

30/1/47
(J) 16-17cf

In partial modification of para 1 of Go. no 805 Education dated 12.4.46. the Govt approve the proposal of the DP9 that the total estimated cost of the purchase of land for use as a site for the construction of buildings for the Madras Xian College School + hostel and as playground and the maximum grant for which

the management will be eligible may be reversed & fixed as shown below :-

1. Purchase of 3 acres of land for use as site for the construction of school building & hostel

Estimated Cost
Rs

Maximum grant
admissible
Rs

48,811

24,405 (Twenty four thousand four hundred and fifty only)

2. Purchase of 10 acres of land for use as a playground

1,62,704

81,352 (Eighty one thousand three hundred and fifty two only)

2/ The D.P.O is requested to obtain the

records available with the Correspondent of the Madras Christian College School and make a further report with reference to para 3 of this letter cited above

To

The D.P.O.

... A.C. through.

Note. The maximum amount of grant payable towards the cost of purchase of the site both for buildings & playground according to G.O. no 805 Edn & 12.4.46 is Rs 1,07,050. The actual purchase price including incidental charges is less than the valuation made by the Collector

and the maximum grant payable according to the actual cost of purchase works out to Rs 1,05,757. The Director's proposal to modify the limits laid down in the G.O. mentioned above may be accepted.

The draft order may be sent to Finance for acceptance. It is presumed that the Director would have permitted the management to sell the existing school buildings in George Town as he has reported that there are no records to show that

any portion of the building is under mortgage to any bank or person. But the Correspondent, Madras Christian College, has reported that the school has received grants from the Govt of Madras and the Provincial Govt for building the Science block of the college which is used as the new block of the present school buildings. This is sufficient evidence to show that the grants were paid. It is not clear from the Director's letter whether no records on the subject are available or the records available

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16/4/47

do not know any light regarding the mortgage of
the building to Govt. If the former, the Director should
obtain copies of the order sanctioning payment for his
correspondence and proceed ^{on that basis}. ~~He can~~

hr
25-12-46

Fin. (Exp. A)

The draft order on pp. 1-2 above
may be accepted.

HR
6.1.47

Cis
6.1.47

Ed. H.

2400 (B1)

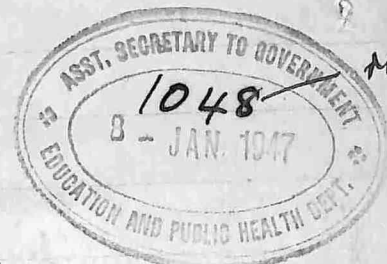
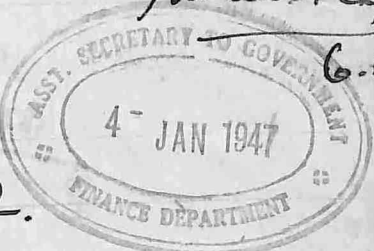
Maybe circulated to HM (Rou) for approval of the
draft order on pp. 2 ante

KSK
8.1.47



WJ
15/1/47

TSR
29.1.47



EXP. No. m.
28136-B1/ub-180m
29/1/47 ub

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29/1/47

Fin. and B1 Exp. A-1
(6.1.47)

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