

E.&.P.H. (194 8) Department.

SERIES.

G.O. NO. Ms. 100 Edn.

107.

16-1-48

Dated

16th January 1948.

[Despatch Abstract.]

Hostel - Presidency College Women students' hostel - Increase of
rent for "Narayana Castle" - Payment - Sanctioned.

Back Papers.

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

Further Papers.

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

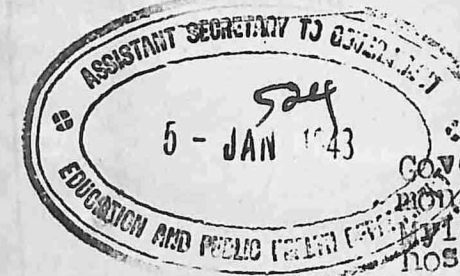
C.F. 32 (a).

From (Name) Dr. S.R.U. Savor, M.A. D. Sc. Designation Director of Public Instruction, Station Madras. To The Secretary to Govt. Education & P.H. Dept. Madras.

Enclosures:

Roc. No. 1026-A2/46 dated 23.12.1947.

Sir, Sub: Hostel - Presidency College - Women Student's Hostel - Increase of rent for "Narayan Castle" - Payment of - sanction requested.



In their order No. Ms. 201-Edn. dated 8.2.45 Government sanctioned the payment of rent at Rs 300/- a month for the premises No. 10-B, Edward Elliot's Road, Mylapore (Narayan Castle) occupied by the Women Students' Hostel of Presidency College until it was shifted to the 'Retreat' on 11.10.47. On the owner's application under Section 4 of the Madras Buildings (Lease and Rent Control) Act 1946, the Rent Controller, Madras, has in his L. Dis. 2107/BRC/47 dated 18.11.47 (Copy enclosed) fixed the fair rent for the building "Narayan Castle" at Rs. 265/- a month from 1.12.1946 besides the rent of Rs. 60/- a month for furniture, utensils etc. The total rent amounts to Rs. 325/- a month. I therefore request that Govt. may kindly sanction the payment of rent for the premises 10B Edward Elliot's Road, Mylapore, at Rs 325/- a month (Rupees Three Hundred and Twentyfive only) for the period from 1.12.1946 to p. t. o.

L. Dis. 2107/HRC/47.

Madras, D/18.11.47.

MADRAS BUILDINGS (LEASE AND RENT CONTROL) ACT, 1946 - fixation of fair rent - premises No.10-B, Edward Elliot's Road, Mylapore, Madras.

P. Subba Rao .. Petitioner (Landlord)
The Director of Public Instruction, Madras } Respondent (tenant)

ORDER.

The landlord has applied for fixation of fair rent for the building which was let out to the Director of Public Instruction, Madras, for the use as "Women Students' Hostel" Presidency College, Madras. In 1939-40 the owner was occupying the premises and the Corporation assessment was based on a rental of Rs 175/- per mensem. On 1.10.1943 when it was let out to the respondent the rent was fixed at Rs 190/- per mensem for the building and Rs 60/- for the use of furniture, utensils, etc. Subsequently, at the request of the respondent, the petitioner carried out certain alterations and improvements to the premises and the respondent agreed to pay an additional rent of Rs 50/- per mensem on account of the expenditure incurred by the petitioner. The petitioner now claims an increase of 25% with effect from 1.10.1946. His letter to the respondent demanding enhanced rent is dated 29.11.1946.

2. The building is located in Edward Elliotts Road, in a good residential area. AS it was used as "Women's Hostel", the increase of 25% claimed by the petitioner is quite fair. I therefore fix the fair rent as shown below with effect from 1.12.1946.

Rent for the governing period	..	Rs 175/- per mensem.
<u>ADD</u> Increase allowed	..	" 40/- Do
Total	..	<u>215/- Do</u>
<u>ADD</u> Additional rent on account of alterations and improvements	{	" 50/- Do
Grand Total		<u><u>" 265/- Do</u></u>

3. In addition to this, the petitioner will be entitled to charge rent for furniture, utensils, etc., at the agreed rate of Rs. 60/- per mensem.

To both parties.
Copy to the Commissioner, Corporation of Madras,
with reference to G.O.No.631 dated 17.9.1947.

RENT CONTROLLER.

MDS.
30/12

True copy.

[Signature]
For Director of Public Instruction

[Signature]
30/12

2.

to 11.10.1947 instead of Rs 300/- only a month.

2. The additional expenditure can be met from the Current Year's budget position.

[Signature]
FOR DIRECTOR OF PUBLIC INSTRUCTION.

Encl.
MDS
30/47

[Signature]
30/12

800
7800 9 titles per area (SOPC)
800 800 21/1/68 Accepted. 2000 SOPH

R.O.C.1026 A2/46.

Office of the
Director of Public Instruction,
Madras, Dated 23/1/1947.

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

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

Sir,

Sub:- Rent - Women Students' hostel, Presidency College,
Madras - Increase of.

I have the honour to submit herewith for favour of orders a copy of the letter dated 13-12-1946 from Sri Kapa P. Sarathy, Advocate together with a copy of the letter of Sri P. Subba Rao, to the Principal, Presidency College, Madras, regarding the increase of rent for the building occupied by the Presidency College Women Students' Hostel. The landlord requests that the building be vacated at an early date and that the rent be increased to Rs.375/- a month from 1-10-1946 with reference to the Madras Buildings (Lease and Rent) Control Act, 1946.

2. The landlord's request for possession of the building cannot be complied with till another building suitable for the hostel is secured. The Collector of Madras may kindly be asked to expedite the allotment of a building for the purpose.

3. The owner claims an increased rent of Rs.375/- a month (i.e. an increase of 25% over the present rate of Rs.300/-) from 1-10-1946 under the Madras Buildings (Lease and Rent) Control Act. In their order No.Ms.634 (Education), dated 25-4-1944 Government sanctioned a monthly rent of Rs.250/- for the building which was subsequently raised to Rs.300/- in G.O.No.Ms.201 (Education), 1945. The Executive Engineer, South Presidency Division, increased rate may be the increased rate may be admitted if

I therefore recommend that the 1-10-1946 if admissible.
4. Rent is now collected from each of the students in the hostel at Rs.4/- a month for rooms in the ground floor and at Rs.6/- a month for rooms on the top floor. These rates cannot be increased at all in the event of the rent of the building being raised to Rs.375/- a month, for even now the rents collected from the students are somewhat high compared to the rates prevailing in other hostels with better conveniences. The entire extra expenditure will have, therefore, to be met by Government. The amount of rent to be borne by Government in a year will be Rs.1950, as shown below:-

1. Rent at Rs.375/- a month for 12 months
2. Rent from students at Rs.200/- a month for 9 months

Rs.4500.
=====

3. Contribution of the University

1800

750

Total receipts (2 plus 3)

2550

4. Amount to be borne by Government

1950

The additional expenditure on account of the increase will be Rs.900/- per annum.

for Director of Public Instruction

Copy of letter dated 13-12-1946 from Vepa P. Sarathy.

Re: Tenancy of the House No. 10-B Edward Elliotts Road, Mylapore, Rent.

I have been instructed by my client M. P. Subbarao, landlord of the above premises to bring to your notice the following:--

Though the Collector of Madras has passed an order directing you to put the landlord in possession of his premises (the aforesaid 10-B Edward Elliotts Road) further proceedings were stayed by the Government by Order dated 12-11-1946.

My client hereby requests that you may take some early steps to vacate the building as he is anxious to get back possession and is put to great inconvenience by living elsewhere,

My client further instructs me to state that the rent for the aforesaid premises may be paid at Rs. 375 per month from 1-10-1946.

Sd.....

Copy of letter Rec. 568/46, dated 23/12/1946

Submitted to the Director of Public Instruction with reference to Proceedings Re. 1026 A2/46, dated 11-12-1946.

Sd..
Professor in charge of
Principal's duties.

Copy of letter from Sri Papu Subbarao, B.A., Professor of Electrical Engineering, College of Engineering, Madras, to the Principal, Presidency College, Madras.

Your Ref: R.O.C. No. 5556-A2/47 dated 17-12-1946
Sub: Accommodation - Women students' hostel.

With reference to the above I have sent my written request through my advocate Mr. V.P. Sarathy by registered post to the Director of Public Instruction.

I shall send the copy to your good self. If it is mislaid please take this as my request for increasing the rent by Rs. 75/- from 1st October 1946 the date of the passing of the New Rent Control Act till the building is released for my occupation.

Once more I request you to release the building and save me from extreme trouble.

Yours faithfully
Sd. P. Subbarao.

/true copy/

For Director of Public Instruction

24/1

21/22/2

Hostel Rent - Women's Students Hostel, Presidency College, Madras - increase of.

From the SPI - No. R.O.G. 1026 A2/46 H 23.1.47.
Memo. No. 5556-A2/47 Dn 21.7.47.

The SPI is informed that the increase in the rent applied for by the owner of the building ^{in which} occupied by the Presidency College Women's Students Hostel is located, cannot be allowed automatically. He is requested to instruct the owner of the building to apply, under Section 4 of the Madras Buildings (L & R Control) Act 1946, to the Rent Controller, Madras, for the fixation of a fair rent.

To.

the SPI.

21/2/47

18/2/47

21/2/47

21/2/47

G. No: 5556 A. From the D. P. S. No: 1026 A2/46 87

23.1.47

Hostel - Presidency College - Women's
Hostel - increase of rent.

The hostel in question is now located in the building called "Narayana Castle", Edward Elliotts Road, Mylapore. The building was taken on rent in 1944 on a monthly rent of Rs 250/- Subsequently the owner carried out certain alterations to the building and the Govt sanctioned an increased rent of Rs 300 p.m. For some time past the owner has been pressing Govt to vacate the building and he even took the matter to the Collector of Madras under the Madras House Rent Control Order. The Collector decided in favour of the owner and the Govt. were asked to vacate the building. At this stage the Govt interfered and passed a stay order. The stay order will expire on 1.7.47. and after that the building will have to be vacated. The Govt have proposed and taken into consideration to construct permanent buildings for the women's hostel but they are not likely to be completed before 1.7.47. In the linked file the Dev dept is being asked whether extension of time up to 1.7.48. can be granted for the "Narayana Castle".

The owner of "Narayana Castle" has now come up with a request for increased rent at Rs 375 p.m from 1.10.46 under the Madras Buildings (Lease and Rent) Control Act. The Executive Engg, South Presidency Durin and the D. P. S consider that the request may be complied with if admissible. The remarks of the

GO No. 634 Edn
25.4.44.
d.F.I.
In the Dev

GO No. 201 Edn
8.2.45
a

d.F.I.
Remd

In the Dev.

L.F.I.
Remd

cf

Dev Dept may be invited to: about the advisability
of the increased rent.

The D.P.I. says that the rates of rent collected
from the inmates of the hostel cannot be increased
if the rent for the building is increased. In the
circumstances stated by the Director his recommendation
may be accepted. Finance will have to see the file.
But this question will arise only if the increased
rent is to be sanctioned.

The file may be sent to Dev. first for
remarks.

1/10/47
57/1(67).

15/1/47 S

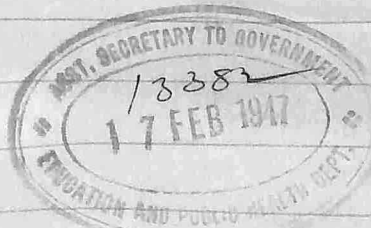
Edm 105556A/47
8-2-47
10-2-47



To As.

Please see the letter from the D.P.I., Madras and
the Esp. H notes at pp 1-2 above. Subd that the increase
in rent demanded by the land lord cannot be
allowed automatically. Under Sec. 4 of the Madras
Buildings (Lease and Rent Control) Act, 1946, the
tenant or the land lord should apply to the Rent
Controller for the fixation of fair rent for the building
and in fixing the fair rent, the Rent Controller may
allow the increase specified in sub-section (3) or (4). The
D.P.I. may therefore requested to instruct the owner
to apply to the Rent Controller, Madras for the increase
of rent or in the alternative to instruct the D.P.I.
concerned to apply to the Rent Controller. With these
remarks the file may be returned to E & P.H.

p 2 of (W)



Edm 105556A/47
17-2-47

The suggestion at A above may be adopted.
A draft memo is sent.

1/10/47
18/2/47

15/1/47 S

15/1/47 S