

-Edu. (1950) Department.

Ms. SERIES.

G.O. NO. 3161 Edu.

Dated 28-11-50.

[Despatch Abstract.]

Hostel - Law College, Madras - Addl. hostel accommodation - Purchasing the "Bodham Hostel", J. T. y Madras - Proposal negatived.

Back Papers.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.
S.O.	1979	Edn.	19-6-49				
"	1046	"	7-9-14				

Further Papers.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.
Ms.	747	Edn	30-3-51				

OFFICE OF THE
DIRECTOR OF PUBLIC INSTRUCTION,
M A D R A S.



Rec. No. 898 K.1/50 Dated 30-9-1950.

The Director of Public Instruction,
M a d r a s.

To

The Secretary to Government,
Education Department, M a d r a s.

Subject:-

BUILDINGS- Hostel for the Law College, Madras- Acquisition of
Bodham Hostel- Proposals submitted.

Sir,

I have the honour to report that there is no hostel at present attached to Law College, Madras. The strength of the College, at present is reported to be over 750. Out of these 750 students, the Principal estimates that hardly about 150 students would have been able to secure accommodation in one or other of the hostels in the city, and other students are put to considerable hardship and inconvenience for want of a hostel. He has proposed that the Bodham Hostel owned by the Muslim Educational Association may be acquired for providing hostel accommodation for the students of the College. He states that the Bodham Hostel can accommodate about 50 students provided some of the partitions which were removed, are again put up.

(1) Government in their order No. 1046 Edn. dated 7-9-1914 sanctioned as a special case a grant not exceeding Rs.32,700/- towards the cost of constructing the Bodham Hostel in G.T. for Muslim students studying in Christian, Law and Medical Colleges, though the Association spent only Rs.11,000/- towards the purchase of the site. In G.O. Ms. No. 1046 Edn. dated 19-6-1949, the Government have accorded permission to the Muslim Educational Association to sell or rent the Hostel buildings before the expiry of the period of mortgage of 40 years and to utilise the proceeds of the sale or rent realised to liquidate the mortgage loan of Rs.2.5 lakhs outstanding against the newly purchased 'Limbadi Gardens' with the buildings thereon at Royapettah for a hostel. The Government have also waived the recovery of the proportionate grant of Rs.4,905/- repayable to Government. The Principal is of opinion that it will be more advantageous to acquire the building than to have it on rent for the reasons stated in his letter Rc. 1750/- dated 23-8-1950 (copy enclosed). At present the owners of the building are demanding a sum ranging from Rs.750 to Rs.1000 as rent. They are also prepared to sell the building at a cost of Rs. two to three lakhs. A copy of letter from the Secretary of the Association dated 18-9-1950 to the Principal is also enclosed for information. It is understood that the cost of the building may be about 2 lakhs of rupees.

2. In view of the urgent need for a hostel for the College, I recommend that Government may be pleased to accord

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sanction to acquire the Bodham Hostel providing necessary funds in Part II of the Budget Estimate 1951-52. In case Government agree to the purchase of the building, I would suggest that it may be handed over to the University students club for management as in the case of other Government buildings as such an arrangement would obviate future commitments in regard to its maintenance.

Yours faithfully,

W. S. S. S. S.

for Director of Public Instruction.

~~W. S. S. S. S.~~ A.S./30-9.

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1.10.50

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Copy of letter Rc. 1/50 dated 23-8-1950 from the Principal, Law College, Madras to the Director of Public Instruction, Madras.

Sub:- Buildings- Law College- Madras- Hostel.

Ref:- Director's Proceedings Rc. 898-K.I/50 dated 17-8-1950.

The old Bodham Hostel building in George Town is the property of the Muslim Educational Association. From informal enquiries made by me, I understand that it has been let out to an Ironware Merchant for one year on a rent of Rs.600/- a month. It will not therefore be possible to get it on rent for the present. But one of the conditions of the lease I am told is that the lessee should give up possession in the event of the building being sold. The Association appears to be desirous of selling the building.

The following are the disadvantages of taking in on rent:-

- (i) It will not be available for this academic year as there is a subsisting lease;
- (ii) Even at the end of that period the owners must be willing to refuse renewal of the present lease and give it to us; if the Collector has power to take it over on rent for a hostel this is not a difficulty;
- (iii) If the present rent of Rs.7,200/- a year has to be paid the rent for each student in a double room will come to at least Rs.15/- a month $\frac{7200}{10 \times 50}$. This is not higher than what students has to pay for private rooms in George town but it will certainly be higher than the normal hostel rents in Madras.
- (iv) The present tenant has pulled down some partition walls. Rebuilding them and building some additional both rooms is an expense which must be borne by the owners or by us according to agreement.

I am enclosing a rough sketch of the grounds and the present structure. A correct plan may be available in the Director of Public Instruction's Office as a grant-in-aid was made sometime between 1916-18. So far I have not officially addressed them about the proposal. It is for consideration whether the correspondence should be by me or the Director.

There are seven windows in each wing of each floor. As already stated by me some of the partitions have been removed. If partitions are put up allowing one window for each partitioned room, we can get 28 rooms. There are two other rooms at the back. On the basis of two for each room, 50 to 60 students can be accommodated.

Copy of letter Rc. 1/50 dated 21-9-1950 from the Principal, Law College, Madras to the Director of Public Instruction, Madras.

Sub:- Bodham Muslim Hostel Buildings- to buy the building.

Ref:- Letter from the Bodham Muslim Hostel, No. BMH/S/50-220, dated 18-9-1950.

Director's Proceedings RC. 898 K.I/50 dated 5-9-1950.

I have the honour to send enclosed copies of my letters to the Honorary Secretary, the Muslim Educational Association of South India and his reply thereto.

He is obviously in a bargaining spirit because he puts the sale price between 2 and 3 lakhs and the rent for a long lease

I cannot get a correct plan unless I write to the owners.

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-2-
between Rs.750/- and Rs.1000/- a month. They are believed to be now getting a rent of Rs.600/- a month and I had already reported that even on this rent for the building, the rent that each student will have to pay will be higher than the usual hostel rent in Madras.

I am not in a position to say whether the price or the rent demanded is fair according to the prevailing conditions in Madras. I have kept the Collector of Madras appraised of this correspondence and he will probably let us have his views.

On the whole it appears to me to be advantageous to buy the building.

Copy of the letter from the Principal, Law College, Madras to the Secretary, Muslim Educational Association, Triplicane, Madras, dated 11-9-1950.

I have for sometime been in search of additional hostel accommodation for students of the Law College. I understand that the Bodham Hostel at 12 Singanna Naickan Street, Georgetown, is not being run by your association now, and that you may be willing to sell or lease the building.

I have been asked by the Director of Public Instruction to obtain the following information and I shall be grateful if you can furnish.

(i) In case the Association is willing to sell the building to Government:-

- (a) What is the lowest price required?
- (b) Whether there are any impediments in the way of transfer of valid title free of encumbrances?
- (c) Whether vacant possession can be given on sale?

(ii) In case the Association is willing to let out the building on lease:

- (a) What is the minimum rent required.
- (2) Whether the letting out can be on a long lease, if so what is the minimum and maximum term;
- (3) Whether the association will agree to terms in the lease regarding additions and alterations that the tenant may make;
- (4) whether the association will make any small alterations such as partition walls and additional bath rooms.

I shall be obliged if an early reply can be sent.

Letter from the Secretary, Muslim Educational Association of Southern India, Madras to the Principal, Law College, Madras, No. BMH/S/50 220 dated 18-9-1950.

Sub:- Bodham Muslim Hostel Buildings.
Ref:- Your letter No. Rc. 1/50, dated 11-9-1950.

In continuation of my letter dated 13th September 1950, I am to state that the Governing body of my Association expected to sell the building in question for a net sum of 3 lakhs of rupees and there were negotiations in that connection with certain intending purchasers from up-country. Meanwhile there was also a definite offer from some other local intending purchasers to purchase the building for a net sum of 2 lakhs of rupees. Before the negotiations could take a final shape, the proposal to lease out

the building on a temporary basis was accepted and the building is now under a lease for 11 months, which lease expires by the end of February 1951. But the lease is however, terminable on 2 month's notice even before the expiry of the stipulated period in view of the agreed fact that the premises were under negotiations for sale.

In the light of the above circumstances, I am directed to inquire from you the price which the Government will be prepared to pay for the building. I may however add that the Governing Body may be persuaded to sell the buildings for any net figure ranging between 2 and 3 lakhs of rupees.

There is absolutely no impediment in the way of transfer of valid and good title free from all encumbrances. The only encumbrance that existed on the property was the mortgage in favour of the Government for a sum of Rs.32,700/- But by order of the Government in G.O. Ms. No. 1979, Education dated 19th June 1949, the Government have waived their claim on the property and have permitted the Association to sell or lease the property.

I do not think that there should be any difficulty in giving vacant possession of the property on sale.

With regard to the points comprised in item (ii) of your letter, I am to state that if the building is to be leased on rent, the Governing Body may agree to have it leased out for any sum ranging between Rs.750/- and Rs.1,000/- I do not see that there can be any objection to enter upon a long lease for any period exceeding 5 or 10 years. So long as there are no additions or alterations which are likely to affect the structural stability of the building, there can be no objection to the tenant carrying out at his expense any additions or alterations to the building after giving due notice to the Association. In fact the Governing Body had planned to put up a second floor and expand accommodation, but owing to financial stringency, the plans could not be executed.

There were already partition walls in the building but they were removed when the present lease was entered into on a temporary basis. The Association is not in a position now to incur any extra expenditure either on partition walls or additional bath-rooms in view of its present straitened financial circumstances.

I hope I have furnished you all the information required. If I could have definite proposals from you either in regard to the purchase or lease of the building specifying the price or rent the Government may be prepared to pay, I shall place the matter before the Governing Body and let you know its decision.

Thanking you,

Yours faithfully,

Sd). xx xx xx
Hony. Secretary.

(True Copies)

for Director of Public Instruction.

f.c. 690

④ T.M. No. 30581-1/50 A dated 12-10-50.

To

The Dy. D.P. - 9.

O.C. A.P.
12/10/50

Sub: Hostel - Law College, Madras

Acqn. of Bodham hostel -

Pl-2 of Ref: your No. 898K1/50 d. 30-9-50.

pl-2 of

The number and date of the G.O. quoted as G.O. No. Ms. 1046 Edu. d. 19-6-49 in para 1(b) of your letter cited don't tally. Please quote the correct number and date of the G.O. urgently. Please also send a copy of the G.O. for ready reference.

Issued

G.B.
12-10-50

b
9-10-50
Cua
10-10-50

MM
12/10/50

30581/50
Post Copy of Telephonic Message No. 898.K.1/50 dated 13.10.50

From

The Director of Public Instruction,

To

Madras

The Assistant Secretary to Government,
Education Department.



Sub: Colleges - Hostel - Law college, Madras - Acquisition of Bodham hostel
Ref: Your Telephonic Message No. 30581.1/50.A. Edn dated 12.10.50

The correct number and date of the G.O. in question is G.O.Ms. No. 1979 Edn. dated 19.6.1949. Copies of both G.O.s. i.e., G.O. No. 1046 Edn. dated 7.9.1944 and G.O Ms.No. 1979 Edn. dated 19.6.1949 are enclosed for information.

Copy of this G.O. not need.

Ord. 14.10.

Lux.

for Director of Public Instruction

GP
14/10

10

GOVERNMENT OF MADRAS
Education and Public Health Department
G.O.Ms.No. 1979, Education, dated 19th June 1949

Abstract

Grant - Building - Boddam Muslim Hostel - Sale of building within the period of mortgage - Permitted - Recovery of proportionate Grant - Waived.

Read again:- G.O.Ms.No. 1046, Education dated 7.9.1914.
Read also: From the Hony. Secretary, Muslim Educational Association of South India, No.9/49-61 dated 9.1.49 and B.M.H/S.49 dated 13.5.1949.
From the Director of Public Instruction, Rec. No.18-D.2/49 dated 16.3.49 and 27.4.49.

Order:

Permission is accorded to the Muslim Educational Association of South India to sell or rent the Bodham Muslim Hostel buildings at No. 11, Singanna Naick St., G.T. Madras, before the expiry of the period of mortgage of 40 years and to utilise the proceeds of the sale or the rent realised to liquidate the mortgage loan of Rs.2.5 lakhs outstanding against the newly purchased 'Limddi Gardens' with the buildings thereon at Royapettah for the hostel.

2. The recovery of the proportionate grant of Rs.4,905/- repayable to Government on account of the sale of the hostel buildings before the expiry of the period of mortgage is waived, as the sale proceeds of the Boddam Muslim Hostel or the rent realised in case it has to be rented out will be utilised only in furtherance of the purposes for which the grant was originally sanctioned.

/By Order of His Excellency the Governor/

J.M. Lobo Prabhu,
Secretary to Government

/True Copy/

Shrinidharan
For Director of Public Instruction

16/11/49

Vun

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GOVERNMENT OF MADAGASCAR
MINISTER OF EDUCATION
TANANARIVE, 10th SEPTEMBER 1950

Madagascar

Subject: Hostel - Law College, Tananarive - Addl. hostel accommodation - purchasing the "Bodham" hostel, Tananarive.

Reference is made to the letter of the Director of Education, Tananarive, dated 28.9.50, and to the letter of the Director of the Law College, Tananarive, dated 28.9.50, both relating to the above subject.

The Director of Education, Tananarive, is requested to inform the Director of the Law College, Tananarive, of the decision of the Government in this matter.

The Government has decided to approve the proposal for the purchase of the "Bodham" hostel, Tananarive, for use as an additional hostel for the Law College, Tananarive.

The Director of Education, Tananarive, is requested to inform the Director of the Law College, Tananarive, of the decision of the Government in this matter.

Yours faithfully,
The Minister of Education

13 Edu (A)

Sub: Hostel - Law College, Tananarive - Addl. hostel accommodation - purchasing the "Bodham" hostel, Tananarive.

From the D.P.T. No. 898k, 150 d. 30.9.50.
Go. No. No. 3161 Edu. dated 28.11.50

The Govt. don't approve of the proposals contained in the letter of the D.P.T. cited above.

27/11/50

32
28.11

p1-2 of

To the D.P.T.
38/c

Part II Scheme

Sub:- HOSTEL - Law College, Madras - Provision of hostel accommodation - Acquiring the Boddam Hostel, G.T.

Ref:- From the D.P.I., No.898-K1/50, dated 30-9-1950

The D.P.I. proposes that the "Boddam Hostel", G.T., belonging to the Muslim Educational Association of S.I., Madras, may be acquired for providing hostel accommodation for the students of the Law College, Madras. The Boddam hostel was constructed with a view to provide hostel accommodation for Muslim students in the Christian, Law and Medical Colleges. The Govt. sanctioned a grant of Rs.32,700/- towards the cost of constructing the hostel. The Muslim Educational Association of South India, Madras, has recently purchased "Limbadhi Gardens", Royapettah, in order to provide for greater number of boys than is possible in the "Boddam Hostel", G.T. The Association intends to sell or let out for rent the latter hostel in G.T. in order to liquidate the mortgage loan of Rs.2.5 lakhs outstanding against the newly purchased "Limbadhi Gardens", Royapettah. Necessary permission has been given by the Govt. to the Association in this regard. The D.P.I. now suggests that it is better if Govt. themselves purchase the "Boddam Hostel", G.T. in order to provide hostel accommodation for the Law College students.

2. The cost of ~~the~~ purchasing the building will be between Rs.2 to 3 lakhs. Then the partitions that have been removed have to be put up again. The cost of this is not known. It is doubtful whether in these days of financial strigency the Govt. should invest Rs.2 to 3 lakhs on purchasing the "Boddam Hostel", G.T. and then incur some more expre. for putting up partitions etc. only to accommodate 50 students - a tiny fraction of the 750 ^{Law} students who ~~form~~ the strength of the ~~college~~ ^{may}.

As regards renting the building, the rate of Rs.750 to Rs.1,000 ^{a month} is too high for a building for 50 students.

W-1-2 of

Para 11/5 on

N/5

R/19 of

R/21 of

Para 2, W-1-2 of

P/1 of

Para 11/5 on
W-1 of + P/4 of

14

3, P.W.D. and Finance may see before circulation.

Cen
25.10.50

PM
25/10/50

adn

PWD
Fin.

P.W.D(C)

The note of Gov. beginning from p1 ante may be perused and the file passed on to Fin.

Ce
25/10/50

MM
28.10.50

Or
28.10.50

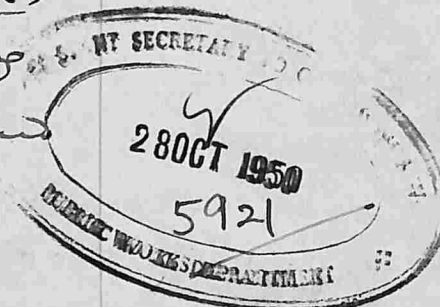
Finance (B.E.I.) Deptt

Part II Scheme for 1951-52

The D.P.I. has proposed that the 'Boddam Hostel', G.T., belonging to the Muslim Educational Association of Southern India, Madras, may be acquired by the Government for providing hostel accommodation for the students of the Law College, Madras. The strength of the college at present is 750. The Hostel can accommodate ~~only~~ about 50 students, provided some of the partitions which were removed are again put up. The cost of purchase of the building will be between Rs 2 to 3 lakhs. Further expenditure will have to be incurred for putting up partitions etc.

Education consider that it is doubtful whether in these days of financial stringency, the Government should invest Rs 2 to 3 lakhs on purchasing the "Boddam Hostel" G.T. and then incur some more expenditure for putting up partitions etc only to accommodate 50 students - a tiny fraction of the 750 students who form the strength of the Law College.

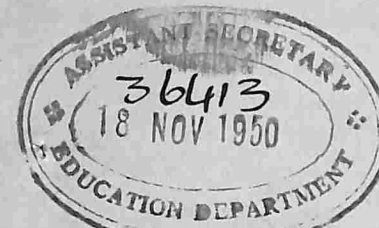
Edn. u. o. 30581-2/50 A
dated 28-10-50
Should reach
Fin. by 1-11-50



P.W.D.
5921/50-1
28/10/50



Fin. U.O. 89945/B.E.I.-1.
17-11-50



para (a) on p1
para (b) on p1
para (c) on p1

vide p1 ante

ibid

ibid

ibid

ibid

ibid

vide p2.3 above

ibid



C.No. 30581/50 A

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Finance may agree with the view of Education and suggest that the proposal need not be treated as a Part II Scheme for 1951-52.

MM
15.11.50

DM
16/11/50

Edn (A)

The D.P.I. has proposed the acquisition of the Boddam Hostel, G.T., belonging to the Muslim Educl. Assn. of S.I., for consideration as a Part II Scheme for 1951-52. The cost of purchasing providing hostel accommodation for the Law College students. The building can accommodate about 50 students. The cost of purchasing it is Rs 2 to 3 lakhs. Some extra. will also have to be incurred on putting up the partitions that were removed. This Dept. considers it doubtful whether, in the present financial stringency, the Govt. should invest an amount of Rs 2 to 3 lakhs on purchasing the "Boddam Hostel", G.T., and then incur some extra. on putting up the partitions etc. only to accommodate 50 students, a fraction of the total strength of the Law College. The rent of Rs 750 to Rs 1,000 ^{per m} that may have to be paid for the building, in case it is to be taken on rent, is also considered too high for a building for 50 students. Finance agree with this Dept. and suggest that the proposal need not be treated as a Part II Scheme for 1951-52. The case may be circulated to A.M. (E-42) for orders.

19.11.50

MM
21.11.50

DM
22/11/50

MM
26/11

22/11 AM (E-42)

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Order in circulation overleaf maybe perused.
A draft order is subd. for approval.

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25-11-50.

23/11/50
S H
20/11.

(11)

20/11