

EDUCATION (1950) Department.

M. S. SERIES.

G.O. NO. 331 Ldn.

Dated 7. 2. 1950.

closed
3
Subt

3

[Despatch Abstract.]

Hostels - Govt. Arts College, Madras -
Addl. hostel accommodation - Acquisition
of Lady Wellesley Nursing Home
Proposal dropped - Papers recorded

Back Papers.

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

Further Papers.

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

Mem. 3978/G/52
3/10/53

REVENUE DEPARTMENT. SUBJECT.

Land acquisition (Madras) - Madras City - Government
Muslim College, Madras - hostel accommodation - R.S.No.
22/1 - Draft Declaration - Submitted.



Station, Madras

Ref.I.5421/48-3

Dated 13-5-49.

N.C.Thomas Esq., B.A.,
Joint Secretary, Board of Revenue

V.N.Kudva Esq., I.C.S.,
Commissioner of Land Revenue, Excise and Prohibition.

Read:- Collr.of Madras R.Dis.3240/48 dated 22-9-48.
Board's Ref.I.5421-48-1 dated 6-11-48.
Collr.of Madras A7.12153-48 dated 23-3-49.

Read:- Collr.Madras R.Dis.3240-48 dated 22-9-48.

The Board considers that the cost of the acquisition of the site in question is likely to be prohibitive. The present occupant also objects to the acquisition on the ground that it will cause irreparable injury to his business. The question of providing a hostel for students at a reasonable cost within a short distance from the College, rather than depriving the objector of his business, should be considered. The Collector is requested to report whether there is sufficient extent of vacant land in the College Compound itself for the construction of hostel buildings or whether a suitable site in a non-industrial area and also within a short distance from the College is available for the purpose.

A clear topo sketch showing therein the site proposed for acquisition, the College compound with College buildings and the alternative sites if any with their distance from the College, should also be submitted.

Board's Ref.I.5421/48-2 dated 6-11-1949.

I submit herewith a topo sketch in duplicate showing therein the site proposed for acquisition, the College buildings and their surroundings. There is no space available in the College compound itself for the construction of hostel buildings as the vacant lands are used as playground and for parades especially in view of the growing needs of the College as it has been thrown open to all communities.

2. Of the several adjoining fields only R.S.No.22/2 of Nungambakam and R.S.No.1629 of Egmore are considered suitable for the purpose in view. R.S. No.22/2 of Nungambakam is adjoining R.S.No.22/1, which was originally proposed for acquisition and measures C.O-9-315 Sft. There is a building in it occupied by M/S Agfa Co., and this plot is too small for the purpose.

3. As regards R.S.No.1629 of Egmore which is situated within two furlongs from the College measures C.7-18-760 Sft. There is sufficient vacant space available in this field and a suitable portion of it could be acquired. The field stands registered in the Revenue accounts as follows:-

"The Wellington" Registered Holders:- Represented by the trustees (1) H.E. The Governor of Madras, (2) The Administrator General, Madras and (3) The Secretary and Treasurer of the Imperial Bank of India at Madras represented by Mis Gerard, Secretary of the above Club.

4. There are no other suitable sites in the vicinity for the purpose in question.

5. The objection petition received with the Board's reference cited above is submitted herewith.

Reference.

Submitted to the Government.

2. In his first letter read above, the Collector reported that though the objections put forth by the objector seem reasonable, the need for providing hostel accommodation for the students of the Government Muslim College, should be given priority over his business needs. He recommended that the objections might be over ruled and the draft declaration published. According to the valuation statement submitted by the Collector, the cost of acquisition was estimated at Rs.4,47,431-1-2 and as the cost was very high the Collector was asked to consider the question of providing a hostel for students at a reasonable cost within a short distance from the college, rather than depriving the objector of his business and to report on the following points:- (i) whether there is sufficient extent of vacant land in the college compound itself for the construction of hostel buildings, and (ii) whether a suitable site in a non industrial area, and also within a short distance from the College is available for the purpose. The Collector in his last letter cited above reported that out of several adjoining fields, R.S.No.1629 of Egmore, which is situated within two furlongs from the College is suitable for the purpose and that a sufficient portion of it could be acquired. He has also reported that there is no space available in the College compound itself for the construction of the hostel buildings.

3. The Board considers that as the cost of acquisition of the site in question is prohibitive, it is not worth the trouble at the present moment to acquire the site already proposed. It therefore recommends that the question of selecting a less costly site may be considered. The Collector of Madras has been asked to report as to whether the alternative site suggested by him is available for the purpose. The Board's further report will be submitted on hearing from the Collector.

4. In his letter last cited above, the Collector has reported that there is another land in R.S.No.1629 of Egmore, which is situated within two furlongs from the College, and that a suitable portion of it where sufficient vacant space is available, could be acquired for providing hostel accommodation to the Government Muslim College. The Board observes that this site is being used for recreation purposes. The Collector is therefore requested to consider this and report whether this site can be acquired for the purpose. He is also requested to ascertain the opinion of the Principal of the Muslim College as to the alternative site in S.No.1629 of Egmore

M/ Egmore is suitable for the location of a hostel.

For Joint Secretary

To: The Secretary to the Government,
Public Works Department, Madras.
(with enclosures)

ta.13.5.

2/13/5

From
V.V.Subramanian Esq., OBE., ICS.,
Collector of Madras,
Madras.

To
The Secretary to Government,
Public Works Department., Fort. St.
George., through the Secretary
Board of Revenue, Land Revenue Chopal

R.Dis. 3240/48 dated 22-9-48.

Sir,

Land Acquisition-Madras City-Government Muslim
College, Madras Hostels accommodation- D.D.
Submitted.

G.O.No. 569 Public works dated 25-6-1948. *not put up*

1. The notification under section 4(1) of the Land
Acquisition Act was published at page 614 of part I of the Fort St.
George Gazette, dated 6-7-48. The notices under section 5 (A) were duly
served on the interested parties.

2. In my letter No.A.7. 3240/48 dated 11-6-48, I
reported that the registered owner of the site viz., The Lady Amphill
Nurses Institute and the purchaser of the property Sri. M.R.Rajagopalan
might be shown in the 4(1) notification as the interested parties. The
institute authorities have now written to me to say that they are
vacating the building by 30-9-48 and that after that date they have no
interest in it. The only interested party now is Sri. M.R.Rajagopalan.
He put in a petition on 5-8-48 objecting to the acquisition. His
objections are that his firm, Royals Corporation, is holding the Hudson Co
and international Trucks Franchise for Southern India on the specific
condition that the firm should have a decent show room, station service
station and a work shop for which he says, he cannot secure any other
suitable property, if the present building is acquired and that he has
already entered into arrangements with some firms for structural work
and roofing, for the construction of buildings and for the manufacture
of automobile spare parts. He also says that the additional hostel
accommodation required can be arranged for within the compound of the
Government Muslim College and that if this is not possible some other
building in a ~~near~~ industrial area may be acquired.

3. The objections seem reasonable but I think the need
for providing hostel accommodation for the students of the Government
Muslim College should be given priority over his business needs. The
objection may be overruled; and the enclosed draft declaration may be
approved and published in the Fort.St.George Gazette.

4. There are no discrepancies between the 4 (1)
notification and the Draft Declaration excepting for the omission of the
name of the Registered Holder from the D.D.

5- I am also sending herewith a valuation statement
for approval. I request that necessary funds may be sanctioned to meet
the cost of acquisition. *P7-8 up*

6. The following records are enclosed. *P11-12 up*

- (i) Served copy of the 5 A notice.
- (ii) Objection petition of Sri. M.R.Rajagopalanaidu,
- (iii) D.D.
- (iv) Valuation statement.

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FOR COLLECTOR. *W. H. M. / al*

Statement to be jointly prepared by an Officer

Name of owner or occupier. (11)	Selling price of similar lands in the vicinity. (12)
Si. M.R. Rajagopal Naidu.	Rs. ground PER ACRE. Rs. 6,000/-

Statement to be jointly prepared by an Officer

Department requiring land. (1)	Purpose for which land is required. (2)	Taluk. (3)
Government Public works Department	For providing hostel accommo- dation for Government Muslim College Students.	Madras South

R.F. XVIII-A-9.

Statement to be jointly prepared by an Officer of the Department requiring land and an Officer of the Revenue Department and to be signed by the District Collector—cont.

Name of owner or occupier. (11)	Selling price of similar lands in the vicinity. (12)	ESTIMATED VALUE OF					Fifty cent additional allowable under Act 23 (2) of Act 1894.	Total compensation payable. (19)	REMARKS. (20)
		Land. (13)	Houses. (14)	Wells. (15)	Trees. (16)	Total. (17)			
	RS. PER ACRE.	RS.	RS.	RS.	RS.	RS.		RS.	
Sri. M.R. Rajagopal Naidu.	Rs. 6,000/-	2,37,475	1,51,300	-	295-8-0	3,89,070	58-0-9-2	4,47,431-1-2	* adopted by the Public Works department.

FOR COLLECTOR. *[Signature]*

Statement to be jointly prepared by an Officer of the Department requiring land and an Officer of the Revenue Department and to be signed by the District Collector.

R.F. XVIII-A-9-71.006-1-1-40.

Department requiring land. (1)	Purpose for which land is required. (2)	Taluk. (3)	Village. (4)	PARTICULARS OF LAND REQUIRED.					
				Whether ryotwari, inam or zamindari. (5)	Boundaries. (6)	Number of field. (7)	Description, dry or wet. (8)	Area. (9)	Assessment or rental. (10)
Government Public works Department	For providing hostel accommodation for Government Muslim College Students.	Madras South	Nungambakkam.	Government Dry.	North- R.S.No.21 East-R.S.No.22/2 South-R.S.No.23 West-R.S.No.24,	R.S.No. 22/1	Dry	ACRES. C-Gns.Sq.ft. 1-15-1390	Exempted property.

The Department requiring land and an Officer of the Revenue Department and to be signed by the District Collector.

R.F. XVIII-A-9-71006-1-1-40.

Village.	PARTICULARS OF LAND REQUIRED.				
	Whether Govt. or private.	Boundaries.	Number of field.	Description, dry or wet.	Area. (9)
(4)	(5)	(6)	(7)	(8)	(9)
Nungambakkam.	Government Dry.	North-R.S.No.21 East-R.S.No.22/2 South-R.S.No.23 West-R.S.No.24;	R.S.No. 22/1	Dry	ACRES. C-Gns.Sq.Ft. 1-15-1390
					Exempted property.
					Assessment or rental. (10)

DRAFT DECLARATION.

Under Section 6 of the Land Acquisition Act, His Excellency the Governor of Madras hereby declares that the land specified below and measuring 1 Cawnie 15 Gnds & 1390 Square Feet, he the same a little more or less, is needed for a public purpose, to wit, for providing hostel accommodation to the Govt. and under Sections 3 & 7 of the same Act, the Personal Assistant to the Collector of Madras is appointed to perform the functions of a Collector of Madras is appointed to perform the functions of a Collector under the Act and directed to take order for the acquisition of the said land. A plan of the land is kept in the office of the Collector of Madras, Old High Court Buildings, Madras and may be inspected at any time during office hours.

SCHEDULE.

Madras District- Madras South Taouk, Nungambakkam village- Dry exated property- R.S.No. 22/1, belongint to Sri. N.R. Rajagopai Naidu, 3/186, Mount Road Madras.

C. Gnds. Sq.Ft.
1- 15. 1390

Note. Building Site.

FOR COLLECTOR. *[Signature]*

NOTICE UNDER SECTION 4(1) and 5-A of the Land Acquisition Act
I of 1894 as amended by the Land Acquisition Amendment Act
XXXVIII of 1923.

Notice is hereby given that the land specified in the
appended schedule and situated in the village of *Nungambur*
in the taluk of *Madras* in the district of *Madras*
is needed or is likely to be needed for a public purpose, to wit,
for *Providing hotel accommodation to the Govt. Medical College in Madras*.
accordance with the notification under section 4(1) of the Land
Acquisition Act I of 1894 as amended by the Land Acquisition
Amendment Act XXXVIII of 1923 published by Government at page 614.
of Part I A of the Fort St. George Gazette, dated, 6. 7. 48
All persons interested in the land are accordingly required

You
to lodge before the Personal Assistant to the Collector of Madras
within 30 days from the date of publication of the above notification
a statement in writing of their/your objections, if any, to the
acquisition of the said land.

Any objection statement which is received after the due
date or which does not clearly explain the nature of the sender's/
your interest in the land is liable to be summarily rejected.

Objections received within the due date, if any will be
enquired into on 9. 8. 48 at 11. AM in the Madras Collector's
Office, Old High Court Buildings, Madras when the objectors/you
will be at liberty to appear in person or by pleader and to
adduce any oral or documentary evidence in support of their/your
objections.

SCHEDULE.

Survey No.	Description.	Extent required.	Reputed owner.
Rs. 22/1.	Doy. Exempted Property	C. Gds. 88 1-15-1390	Lady Amphitil Nurser Institute represented by: Mr. H.M. Small, the Hon. Secretary and Treasurer of the Institute. Interested Party Sri. N.R. Rajagopalai 3/186, Mount Road Madras.

6/14. 7. 48

John
Personal Assistant/76
to the Collector Madras.

34/12

Paid at the spot.

NARAYANAN

Witness

Govi

GOVINDA NAIR.

Kirtana

Paid by me.

hamanahew.
22.7.48.

III Per Supra
Chms

A. R. K. R. S.

to

F. B. Nungambakam

Police Station
24/7/48.

I certify that the notices
have been served in the
manner prescribed in the
L. A. Manual. except in
the case of the Institute.

M. G. J. S.

24-7-48

Received Notice on 2.8.48.

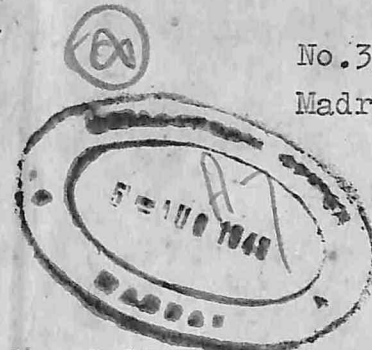
Notik.

for Hon. Secretary & Treasurer
L. A. N. S. I. A.

to
4/8
Tahsil

M. R. RAJAGOPAL NAIDU,

No. 3/186, Mount Road,
Madras, 4th August 1948.



The Personal Assistant to the Collector of Madras,
Madras.

Sir,

Notice under Section 4(1) and 5(a) of
the Land Acquisition Act I of 1894 as
amended by the Land Acquisition Amend-
ment Act 38 of 1923 - Acquisition of
R.S. No. 22/1 - One Cawnie 15 Grounds
1390 Sq. feet, Mount Road.

Notification in Fort St. George Gazette dated 6-7-48.

I have been served with the above notice of the proposed
acquisition of the above property situate on Mount Road for the
purpose of providing Hostel Accommodation for the Muslim College
and I have to object to the acquisition of the said property as
the same if effected will not only deprive me of a valuable
property but also cause me irreparable injury.

I have set out below the various considerations that may
well weigh with the Government in coming to a decision not
to acquire the above property.

I as partner of the Rayala Corporation am the purchaser of
the above property for a consideration of Rs. 3,50,000/- from
the Lady Ampthil Nurses Institute, who are now in occupation
with my permission and I have also entered into arrangements
with Messrs. Chitram & Co., Royapuram, Madras, for structural
work and roofing and also with Mr. Stanley Gargan Engineer
for construction of buildings for a Show-Room, Workshop and
Service Station and for manufacture of Automobile Spare Parts
for my firm on the said premises.

Over and above the price of Rs. 3,50,000/- I have incurred
expenses of Rs. 10,000/- and though during the last 12 months
I have had offers from Rs. 5 to 5½ lakhs I could not think of

parting with the property because it is situate in a declared Industrial Area on Mount Road suitable for Automobile business and Industry and as it will not be possible to get any other suitable property on Mount Road for my Automobile Business. My Firm is holding the Hudson Car and International Trucks franchise for Southern India and the Manufacturers have granted the rights to my firm on the specific condition that my firm will be having a decent Show-Room, service Station and Workshop in a good locality on Mount Road.

If therefore Government decide to acquire the above property, my firm will be put not only to considerable pecuniary loss but also to irreparable injury by reason of the impossibility of obtaining other suitable property on Mount Road and the consequent effect on my firm's business.

Apart from the above, I wish to point out that it will not be advantageous from the point of view of Government nor can it be said to be necessary. In the first place, Hostel accomodation for the Muslim College can be provided within the existing compound and should that not be considered suitable, suitable buildings can be acquired within a distance of two or three furlongs at a considerably cheaper price. Whereas the price per ground at this place on Mount Road is more than Rs.10,000/-, properties farther off on Mount Road or in and around the Commander-inChief's Road, a non-industrial area could be acquired at about Rs.2 to 3 thousands per ground.

I hope Government will appreciate that both Government's object and my purpose can be satisfied with advantage to both parties by Government deciding

not to acquire the above property but some other property near by in a non-industrial area for the required Hostel accomodation at a considerably cheaper cost.

I remain,

Yours faithfully,

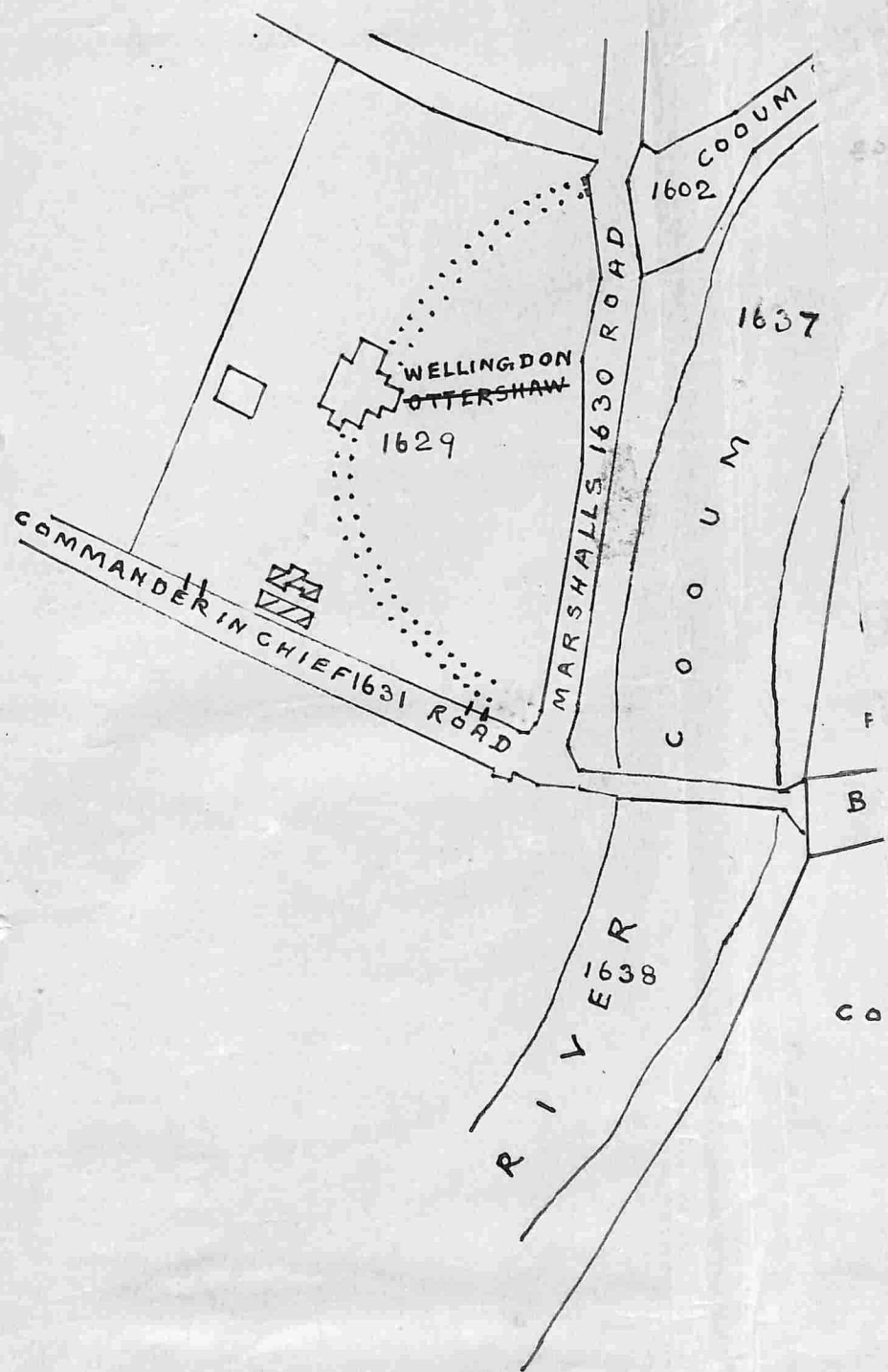
Madras,

4--8--1948

M. V. R. S.

4. 8. 48

Topo sketch



copied by ~~hp~~
22.5.09
Compared
2 23³/09

12

State of Maryland

Dated 26-7-49.

N.C. Thomas Esq., B.A.,
Joint Secretary, Board of Revenue, Madras.

Read:- Board's Reference I.5421/48-3 dated 13-5-49.

Collector Madras A.7.12153/48 dated 2-7-49. *p23 infra*
G.O. Ms. No. 2343 P.W.D. dated 24-6-49.

Submitted to the Government.

The Board submits that, if the further report called for from the Collector in its reference cited above, is not necessary, the draft declaration submitted by the Collector with his letter R.Dis.3240/48 dated 22-9-48 may be approved and orders to be published in the Gazette, over ruling the objections.

For Joint Secretary.

✓ The Secretary to Government (P.W.D)
Copy to the Collector of Madras.

11.
L.N.26.7.

Copy of letter No.A.7-12153/48 dated 2-7-1949, from the Collector of Madras.

Sub:- LAND ACQUISITION - Land and building - Lady Wellington Nursing Home - Mount Road -R.S.No.22/1 of Nungambakkam for hostel accommodation for Government Muslim college.

Board's Ref. 1.5421/48-3 dated 13-5-49.
G.O.No.Ms.2343/ P.W.D. dated 24-6-1949.

In the G.O. referred to above, a copy of which is enclosed, Government have ordered that the site referred to above is acquired for additional hostel for the Government Muslim college. In the light of the above G.O., I request to be informed whether the report called for in the Board's reference cited above may be sent.

The draft declaration and valuation statement sent in my reference R.Dis.3240/48 dated 21-9-1948 may be sent to Government for their approval, as further action can be taken in the matter, only after the publication of the draft declaration.

It is reported that M/s Royala Corporation have since purchased the property in Sale deed No.642/49 dated 31-3-1949.

/True copy/

L.N.

For kind attention of Dr. Pattabhi Sitaramayya Garu.

The old Willingdon Nursing Home in Mount Road, has a ground area of 39 and odd grounds, and the old building has 18 rooms, and this is situated in the Industrial Area of Mount Road.

This property was purchased at a cost of Rs.4 lakhs including registration and brokerage. Further extensive repairs cost Rs.50,000/-.

Permission was obtained from the Corporation of Madras for constructing a workshop, and work in this connection has already begun. A plan has been prepared for constructing a showroom in front of the premises facing Mount Road, and this has been submitted to the Corporation for approval.

In the meantime, the Collector of Madras, served a notice for acquiring this property for the Mohammedan College hostel purposes. Immediately an objection to the acquisition of the property was submitted to the Collector, stating that as the property is situated in the Industrial Area of Mount Road, and as no other suitable place in Mount Road was available for carrying on the automobile business, particularly for assembling vehicles, the Government should give up the idea of acquiring this property.

On the 22nd November, 1948, answering an interpellation of Mr. B. Bhima Rao, in the Legislative Council, Mr. T.S. Avinasalingham Chettiar, the then Minister for Education, gave the following reply :-

"That the Government had decided that the question of implementing the recommendations of the Provincial Housing Committee as far as they related to hostels, should be deferred for the present. So far as aided colleges in the City of Madras were concerned, the Minister stated, there was no definite information about the sufficiency or otherwise of the accommodation in the provided for students in the respective hostels. In the case of Government Colleges in the City, it was true that accommodation in the hostels attached to some of these Colleges fell short of the needs of the students. There was no proposal to construct hostels for men students studying in Government Colleges in the City. A proposal to acquire the building of the Lady Willingdon Nursing Home for the purpose of a hostel for men, was under consideration. Recently the Government had started a hostel in "Amir Manzil" in Mount Road for City College students, who were not able to get accommodation in hostels attached to the college in which they were studying. As regards women students, there was a proposal to construct a hostel in the compound of the Lady Willingdon Training College for Women. The Government had also opened a hostel for women in "Retreat", Kilpauk.

"Answering supplementary questions, the Minister stated that the Government were aware of the fact that there was insufficient hostel accommodation for college students in the City. There was no particular programme of work before them. As far as he knew, no representation had been received by Government from the University in this matter".

Subsequently, this matter was discussed with one or two Ministers, who however, said that this question of acquiring the property of the Rayala Corporation was dropped, as the property was considered costly. But recently, it is understood, the Cabinet has decided to acquire this place. It is our opinion that if this property is acquired for hostel purposes, it would be a waste of public money, as the Mohammedan College itself has spacious grounds where a hostel could be easily constructed without inconveniencing the present owners and their business, as it is not easy to obtain a suitable place, in this Industrial Area, for carrying on the automobile business.

The connected file is in P.W.D. This may be sent to that Dept. and

that dept. maybe requested to let

all (E.L) and H.M.(Pw) see the file

11.8.49

11/8/49

12/8/49

E.P.H.u.o.60771-1/49A

dated 12.8.49



26

P.W.D. (C)

The main file on the subject was returned to E.P.H. with this Dept. No. 5643 C/49-3 dt 17.8.49 for circulating a summarising note. Please the notes on H2-3 in the L.F. above. This may also be returned to E.P.H. for consideration of the objections on H1 ante. (vide also A on H2 in the L.F. above.)

23.8.49.

23/8/49

24.8.49 E.P.H.

65288A

P.W.D. u.o

6644 C/49-1

24.8.49.

Issue ldy
28/8

p210f

28/8-30f

Tell the Bd. of Revenue
Copy to the Principal,
Govt. Arts College,
Mount Road
in the D.P.S

27-8.P.H.(A)
Memo. No. 65288-1/49A Ed. dated 28-9-49.
Sub: colleges - Govt. Arts College, Madras (previously called the Govt. Muslim College, Madras) - Addl. hostel accommodation - Acqn. of L.W. Nursing Home.
From the Bd. of Rev. Ref. I. 5421/48-4 dt 26.7.49

The Bd. of Rev. is requested to obtain and forward to the Govt. the further report called for by it from the Collr. of Madras in its reference I. 5421/48-3 dt 13.5.49 is about the suitability of S. No: 1629 of Egmore for the location of a hostel.

27.9.49
28/9/49

28/9/49

76/4/11

16

Z.P.H. (A)

Memo. No. 65288-2/49A Edn. Dated 3-11-49.

Sub: Hostels - Govt Arts College, Madras. Acqn. of L.W. Nursing Home for addl. hostel accommodation.

Ref. Memo. No. 65288-1/49A Edn. d. 28-7-49.

The Bd. of Rev. is requested to expedite his reply to the memo read above.

To the Bd. of Revenue

Sub
MD
1-11-49

MD
3/11/49

30

Edu and P.H. Dept

Dear Mr. Ramasubramanian

Please get the enclosed letter signed by the Principal and return it per branch.

Yours truly

M. S. Rama Subramanian

Supdt.

26/8/49

Dear Mr. Menon,

The Principal will be coming to office within an hour. I will return the letter with his signature tomorrow morning positively, if it is not possible to obtain the signature this evening.

Yours sincerely

M. S. Rama Subramanian

26.9.49

EDUCATIONAL DEPARTMENT

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

Roc 931 K4/49 Dated 29-10-1949

Sir,

Sub:- Government Arts College, Madras - additional hostel accommodation - acquisition of Lady Willingdon Nursing Home -
Ref:- Government Memo. No. 65288-1/49 dated 28-9-49

I request that I may kindly be furnished with copies of letters Ref. I 5421/48-3 dated 13-5-49 and I - 5421/48-4 dated 26-7-49 of the Board of Revenue referred to in the Government Memo.

Yours faithfully,

M. S. Rama Subramanian
For Director of Public Instruction

MSR 31/10

31/10

32

S
16/12.11

p 31 of

p 1-3 of

p 2 of

To ^{supd w. E} the D. P. 9
(with copy of p 1-3 & 2 of)

33
E.P.H. (A)
Memo. No. 65288-3/49A Edu. dated 10-11-49.
Sub: ~~coll~~ Hostel - Govt. Arts College, Madras.
Addl. hostel accommodation - Acq. of the
L.W. Nursing Home.

Re on the D.P. 9. No. 931 K4/49 d. 29.10.49.

Copies of the letters of
the Bd. of Rev. No. I. 5421/48-3 d. 13.5.49
and I. 5421/48-4 d. 26.7.49 are ~~being~~
forwarded to the D.P. 9, w.r.t. to
his letter cited.

7-11-49

SM
10/11/49

DISTRIBUTORS FOR
INTERNATIONAL TRUCKS.
HUDSON CARS
AND
HALDA TYPEWRITERS ETC.

RAYALA CORPORATION (MADRAS) LTD.
1/155, 3486, MOUNT ROAD,
MADRAS. 2.

TELEGRAMS:
"RAYCOR" MADRAS.
TELEPHONE: 84119
CODES:
BENTLEYS

From:

Raja Sir Rao Swthachalapathi Ramakrishna
Rangarao Bahadur, S.N.S.,
Rajah of Bobbili,
Managing Director.

9th November, 1949.

To:

The Hon'ble Mr. P.S. Kumaraswami Raja,
Premier of Madras,
Madras.

Sub: Acquisition of Buildings and Grounds
No.1/155, Mount Road - R.S.22/1 - One Acre
15 grounds & 1390 sq. feet.

THE petition of the Managing Director of the Rayala Corporation (Madras) Ltd.,
abovenamed most respectfully sheweth.

The above property was purchased by the petitioner for the purpose of carrying
on the said business of Rayala Corporation (Madras) Ltd., as Automobile Dealers
and Engineers and as Manufacturers' Representatives and General Merchants who
have been carrying on their business at the said premises.

Your petitioner has invested several lakhs not only for the purchase of the
property but also for making improvements to the same and have also entered
into arrangements for constructing Show Rooms and Workshop and the Workshop
construction is in progress. Negotiations have also been concluded with the
Standard Vacuum Oil Company for installing a Super Service Station for
servicing motor cars and automobiles. Such a Service Station when installed
will be the only one of its kind in the whole of India and will be a great
boon to the motoring public. The property is situate in an, out and out,
business locality and most suitable for the business carried on by the
petitioner.

The property is also situate in a Declared Industrial Area on Mount Road.

With regard to the above property there was a notice published under Sec.4(1)
and 5 (a) of the Land Acquisition Act in Part IA of the Fort St. George Gazette
dated 6.7.48 inviting objections, if any, to the proposed acquisition. Your
petitioner filed his objections in writing through Sri M.R. Rajagopal Naidu,
a Director on 4.8.48 pointing out how such acquisition will not only seriously
affect your petitioner financially but will also cause irreparable injury by
reason of the impossibility of obtaining other suitable property on Mount Road
in or about the locality and the consequent effect on your petitioner's business.
It was also pointed out that apart from the above it will not, even from the
point of view, of the Government be advantageous to them for the following reasons:-

The proposed acquisition being for the purpose of providing hostel
accommodation for the Muslim College, the same can be provided within
the existing compound and should that not be considered suitable,
buildings can be acquired within a distance of 2 or 3 furlongs at
a considerably cheaper price. The ground value on Mount Road is

36

RAYALA CORPORATION (INDIA)
1/155, SWAN MOUNT ROAD,
MADRAS 2.
BENTLEY'S
10088
TELEPHONE : 2485
RAYACHOR, MADRAS
1518888888

ALL DAY TYPEWRITERS ETC.
AND
HUDSON CARS
INTERNATIONAL TRUCKS
DISTRIBUTORS FOR

**DISTRIBUTORS FOR
INTERNATIONAL TRUCKS,
HUDSON CARS
AND
HALDA TYPEWRITERS ETC**

RAYALA CORPORATION (MADRAS) LTD.
1/155, 2486, MOUNT ROAD,
MADRAS. 2.

TELEGRAMS: "RAYCOR" MADRAS.
TELEPHONE: 84119
CODES: BENTLEYS

- 2 -

more than four or five times the ground value in and around the Commander-in-Chief Road, a non-industrial area.

Acquisition of other suitable property for the purpose in a non-industrial area will be not only advantageous to the Government but will also save your petitioner from harm.

The above property was originally sold by Government to your petitioner's vendors The Lady Ampthill Nurses Institute & The South Indian Nursing Association under a Title Deed dated 6.10.31 signed by the Secretary to Government and a Sale Certificate issued by the Collector of Madras on 26-10-30. The land has been conveyed by way of sale according to the Title Deeds is subject only to the payment to Government of an annual ground rent of Rs.4,701/- or of such sum as may be fixed at every periodical revision. If the property is acquired the present market value and the compensation will have to be paid by Government.

Your petitioner is annexing hereto the report of valuation of the said property by the Consulting Architect, Mr. L.M. Chitale, F.R.I.B.A., R.I.I.A., A.M.T.P.I., which shows that the value of the property in July 1949 is estimated at Rs.7,82,791/-.

Your petitioner believed that in view of all the above considerations the proposed acquisition of the above property had been dropped, but has recently come to understand that under orders of the Government, the Collector has been directed to take further proceedings to acquire the property.

Your petitioner, therefore, appeals to you to call for the records and consider the matter sympathetically in the various aspects set out above and pass orders cancelling the proposal for acquisition of the above property and save your petitioner from incalculable loss and injury that may otherwise result and render justice.

for Rayala Corporation (Madras) Ltd.

Ranga Rao
Managing Director.
Petitioner.

Accomp: —
M:

AND
HUDSON CARS
INTERNATIONAL TRUCKS
FOR SALE BY

and around the Commander-in-Chief Road, a non-industrial area.

Handwritten signature: *Wm. A. R. ...*

—: qmooA

VALUATION REPORT.

22nd July, 1949.

Name of Property: "WESTERN CASTLE", 1/155, Mount Road, Madras,
occupied by Messrs. Rayala Corporation Ltd.

Site Cost :- 39½ Grounds at Rs.12,500 per ground Rs. 4,93,750/-

Building Value:- Rs.

Old building:	Ground floor	2621 s.ft. @ Rs.20/-	52420
	First floor	2186 "	12/- 26232
			<u>78652</u>

Electricity, water supply and roads 20%.	15730
Total Rs.	94382

Deduct: Depreciation $3\frac{1}{4}\%$ for
30 years. 21240

Rear Portion: Ground floor 6894 sft. @ Rs.19/- 130986
First floor 6894 " 10/- 68940
199926

Electricity, water supply and roads 20%.	39985
Total Rs.	<u>239911</u>

Deduct:- Depreciation 1/2% for
30 years. 36000 2.03.911/

Compound Wall 999 r.ft. @ Rs.12/- 11988 11,988/-

TOTAL - RS. 7,82,791/-

Sd/- L. M. Chitale,
F.R.I.B.A., R.I.I.A., A.M.T.P.I.

(TRUE COPY)

Ms

40

From Education Department
The Director of Public Instruction,
Madras

To
The Secretary to Government,
Education and Public Health Department



Roc 931 Kl/49 dated 15-11-49

Subject: Buildings - Government Arts College, Madras - additional hostel facilities - acquisition of the Lady Willingdon Nursing Home.

Reference G.O. No. 2343 P.W.D. dated 24-6-49 as amended by memo No. 5643 C/49-2 P.W.D. dated 12-8-49
ii. Memo No. 65288-1/49-A Edn dated 28-9-49

I understand from the memo second quoted above that Government propose to allot an alternative building in Egmore to serve as additional hostel for the Government Arts College, Madras. In enclosing herewith a copy of letter Rc No. 1044/47 dated 12-11-47 of the Principal to the Collector of Madras, I may point out that in view of the availability of the Lady Willingdon Nursing Home adjacent to the College for immediate occupation and in view of the pressing need to provide additional hostel facilities, the acquisition of the building may kindly be expedited.

2. I may also point out that the present strength of the College is 1025 and even the Lady Willingdon Nursing Home will not be adequate. I would therefore suggest that Government may also kindly acquire the South East portion of the site in Egmore also which is considered by the Principal as suitable for a hostel.

Yours faithfully,

hank am am

for Director of Public Instruction

Vk 16.11

16/11/49

Copy of letter Rc.No. 1044/47 dated 12th Nov. 1949 from the Principal, Govt. Arts College, Madras to the Collector of Madras.

Ref: Letter No. Bl. 8129/49 dated 5-11-49 of Thasildar South Range, Madras, and G.O. 2343 P.W. dated 24-6-49 regarding Lady Willingdon Nursing Home (R.S.No. 22/1 of Nungambakkam)

I inspected S.No. 1629 (Egmore) with your Surveyor and I consider that the South East portion of S.No. 1629 (Egmore) fronting Marshall's Road (1630) and Commander-in-Chief's Road (1631) would be suitable for a Hostel.

However I wish to draw your attention to my letter Rc.No. 1044/47 dated 15-10-49 copy enclosed and to reiterate that the ~~premises~~ premises of Lady Willingdon Nursing Home (R.S.No. 22/1 of Nungambakkam) will be much more suitable for the following reasons:-

- 1. the buildings are already there for immediate occupation;
- 2. the premises are more adjacent to the College;
- 3. the place can be used for lectures and classes as well as for residence and will thus form a much more valuable and integral addition to the College than the alternative site in S.No. 1629 (Egmore)

/True copy/

hank am am

for Director of Public Instruction

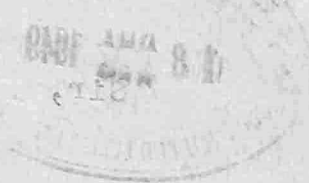
16/11/49

42

The Director of Public Instruction,
Madras

The Secretary to Government,
Education and Public Health Department

Ref No 931 KI/48 dated 15-11-49



Subject: Buildings - Government Arts College, Madras - acquisition of additional hostel facilities - acquisition of the Lady Willington Nursing Home. Reference G.O. No. 2343 P.W.D. dated 24-8-49 as amended by Memo No. 5643 C/48-2 P.W.D. dated 12-8-49 by Memo No. 5628-1/49-A Bn dated 22-8-49

I understand from the memo second quoted above that Government propose to allot an alternative building in Remore to serve as additional hostel for the Government Arts College, Madras. In enclosing herewith a copy of letter No. 1044/47 dated 15-11-47 of the Principal to the Collector of Madras, I may point out that in view of the availability of the Lady Willington Nursing Home adjacent to the College for immediate occupation and in view of the pressing need to provide additional hostel facilities, the acquisition of the building may kindly be expedited.

S. I may also point out that the present strength of the College is 1085 and even the Lady Willington Nursing Home will not be adequate. I would therefore suggest that Government may also kindly consider the South East portion of the site in Remore which is contained in the Principal's letter for a hostel.

Yours faithfully,
[Signature]

The Director of Public Instruction

11.10.11

Copy of letter No. 1044/47 dated 15th Nov. 1947 from the Principal, Govt. Arts College, Madras to the Collector of Madras. Ref: Letter No. 51. 618/48 dated 5-11-48 of the Principal, Govt. Arts College, Madras, and G.O. No. 2343 P.W.D. dated 24-8-49 regarding Lady Willington Nursing Home (R.S. No. 2343) of Remore (Madras).

I inspected S.No. 1629 (Remore) with your Secretary and considered that the South East portion of S.No. 1629 (Remore) fronting Marshall's Road (1629) and Commander-in-Chief's Road (1631) would be suitable for a hostel.

However I wish to draw your attention to my letter No. 1044/47 dated 15-10-48 copy enclosed and to request that the necessary measures of Lady Willington Nursing Home (R.S. No. 2343) will be such more suitable for the following reasons:

The buildings are already there for immediate occupation and the ground is more adjacent to the College. The place can be used for kitchen and mess hall. For residence and all other things for a hostel and it is situated at the end of the College and is not in the way of the main road.

[Signature]

43



Revenue Department.
Subject.

LAND ACQUISITION (Madras) Government Arts College, Madras, Previously called Government Muslim College - Additional hostel accommodation - R.S. No.22/1 - Draft Declaration.

Ref.I.5421/48.

Dated 18.11.49.

Station: Madras.
From

Sri C.V. Narasimhan I.C.S.,
Secretary, (in charge)
Board of Revenue, Madras.

Srin.S. Ranganathan I.C.S., Commissioner of Land Revenue.

Read:- From the Government, Education and Public Health Department, Memo.No.65288.2./49.A. dated 3.11.49.

Reference:-

With reference to the Government Memo. read above, the Board submits that the further report called for from the Collector of Madras has not so far been received. He has been reminded on 3.11.49. The Board's remarks will be submitted soon after the Collector's report is received and considered.

[Signature]
For Secretary.

To the Secretary to the Government, Education and Public Health Department. Copy to the Collector of Madras. who is requested to expedite the submission of his report.

ADN.18.11.
21/11/49

466

Revenue Department
Madras

18.11.49

With reference to the Government order dated 18.11.49, regarding the proposal to acquire Western Castlet belonging to Rayala Corporation (Madras) Ltd., I am herewith submitting copies of the sale deeds executed by the Government in favour of the Lady Ampthill Nurses' Institute and the South Indian Nursing Association, and the sale certificate issued by the Collector of Madras for your kind information.

With best regards,

Yours sincerely,
Ranga Rao

Hon'ble Sri P.S. Kumaraswami Raja,
Premier of Madras,
"Brodie Castle",
Adyar, Madras.

91871
23 NOV 1949

Rev. W.O. 646704/4
22.11.49

Rev. dept.
E & P.H.W.O. with contribution
of Rev. W.O. 674874/49 dated 15.11.49.
22.11.49
6
22.11.49
for H.S.

466

Revenue Department
Madras

18.11.49

With reference to the petition personally presented to you regarding the proposal to acquire Western Castlet belonging to Rayala Corporation (Madras) Ltd., I am herewith submitting copies of the sale deeds executed by the Government in favour of the Lady Ampthill Nurses' Institute and the South Indian Nursing Association, and the sale certificate issued by the Collector of Madras for your kind information.

With best regards,

Yours sincerely,
Ranga Rao

Hon'ble Sri P.S. Kumaraswami Raja,
Premier of Madras,
"Brodie Castle",
Adyar, Madras.

91871
23 NOV 1949

Rev. W.O. 646704/4
22.11.49

Rev. dept.
E & P.H.W.O. with contribution
of Rev. W.O. 674874/49 dated 15.11.49.
22.11.49
6
22.11.49
for H.S.

(24) 17

TITLE DEED FOR THE SITE OF LAND WITH A
BUILDING ON IT.

KNOW ALL MEN BY THESE PRESENTS that R.S.No.22/1 of Nungambakkam Village, Madras Taluk, measuring 1 Cawnie, 15 Grounds and 1390 Square Feet and bounded on the North by R.S. 21, East by R.S.22/2, South by Mount Road R.S.23 and West by R.S.24 and delineated in the plan hereto attached, has been sold to The Lady Ampthill Nurses' Institute and the South Indian Nursing Association, for a consideration of Rs.2,193 (Rupees Two thousand one hundred and ninetythree) on the following conditions:-

(1) That an annual ground rent of Rs.4,701/- (Rupees Four thousand seven hundred and one) or of such sum as may be fixed at every periodical revision shall be paid to Government on or before the 15th July each year.

(2) That in default of such payment the ground rent may be realised under the Madras Act VI of 1867 or any similar enactment for the time being in force provided for the recovery of arrears of revenue.

(3) That the right of Government shall be reserved to all Gold or other minerals or coal contained in the said land, and that access shall always be allowed to Government to work these minerals subject to the payment of compensation for any damage that may be caused by entering upon the land and working the minerals.

(4) That the alienation of the site or building without the sanction of the Government to any person other than a British subject or a subject of an Indian State shall invalidate the grant.

IN WITNESS WHEREOF I, Henry Reginald Pate, Secretary to the Government of Madras in the Revenue Department or behalf of the Secretary of State got India-in-Council (the Vendor) and I, James Alexander Cruickshank on behalf of the Lady Ampthill Nurses' Institute and the South Indian Nursing Association (the purchaser) have hereto set our hands this Sixth day of October 1931 in the presence of the following witnesses and this 26th day of November 1931 in the presence of the following witnesses respectively.

Witness:
E.A.Ponnaiya, Clerk
Revenue Department.

Witness:
M.Raja,
Chief Clerk, Chief Medical
Officer's Office,
M.& S.M.Rly.,
MADRAS.

Sd. H.R.Pate.
Secretary to Government
Revenue Department.

Sd.-J.A.Cruickshank
Chairman
The Lady Ampthill Nurses' Institute
The South Indian Nursing Asscn.

TRUE COPY.
Sd.- A.J.Pandya.

TITLE DEED FOR THE SITE OF LAND WITH A
BUILDING ON IT.

KNOW ALL MEN BY THESE PRESENTS that R.S.No.22/1 of
Nungambakkam Village, Madras Taluk, measuring 15
Grounds and 1390 square feet and bounded on the North by R.S.
21, East by R.S.22/2, South by Mount Road R.S.23 and West by
R.S.24 and delineated in the plan hereto attached, has been sold
to The Lady Ampthill Nurses' Institute and the South Indian
Nursing Association, for a consideration of Rs.2,197 (Rupees Two
thousand one hundred and ninetythree) on the following conditions:

(1) That an annual ground rent of Rs.4.70/- (Rupees Four
thousand seven hundred and one) or of such sum as may be fixed
at every periodical revision shall be paid to Government on or
before the 15th July each year.

(2) That in default of such payment the ground rent may
be realised under the Madras Act VI of 1867 or any similar
enactment for the time being in force provided for the recovery
of arrears of revenue.

(3) That the right of Government shall be reserved to all
Gold or other minerals or coal contained in the said land, and
that access shall always be allowed to Government to work these
minerals subject to the payment of compensation for any damage
that may be caused by entering upon the land and working the
minerals.

(4) That the alienation of the site or building without
the sanction of the Government to any person other than a
British subject or a subject of an Indian State shall invalidate
the grant.

IN WITNESS WHEREOF I, Henry Reginald Fete, Secretary
to the Government of Madras in the Revenue Department on behalf
of the Secretary of State for India-in-Council (the Vendor) and
I, James Alexander Cruickshank on behalf of the Lady Ampthill
Nurses' Institute and the South Indian Nursing Association (the
Purchaser) have hereunto set our hands this 26th day of October
1930 in the presence of the following witnesses and this 26th day
of November 1931 in the presence of the following witnesses
respectively.

26. H.R. Fete.
Secretary to Government
Revenue Department.

Witness:
M.A. Ponnusamy, Clerk
Revenue Department.

26. J.A. Cruickshank
Chairman
The Lady Ampthill Nurses' Institute
The South Indian Nursing Assoc.

Witness:
M. Raju,
Chief Clerk, Chief Medical
Officer's Office,
M. & S.M. Rly.,
MADRAS.

TRUE COPY.
26. A.J. Pandya.

SALE CERTIFICATE.

This is to certify that Major J.A. Cruickshank, Chairman of the
Executive Committee for the time being, of the Lady Ampthill Nurses'
Institute and the South Indian Nursing Association, "Western Castlet",
Mount Road, has purchased the undermentioned immovable property and has
paid the full amount of the purchase money viz., Rs.1,10,242/- (One Lakh
ten thousand and two hundred and forty two only).

SCHEDULE.

Date and re- gistration district.	Registration sub-district.	Taluk and village.	Description of building.
Madras.	Nungambakkam.	Madras and Nungambakkam.	All the building known as "Western Castlet", Mount Road, bearing Re-survey No.22/1 Nungambakkam bounded on the North by R.S.21, East by R.S.22/2, South by Mount Road. R.S.23 and West by R.S.24, measuring 1 Cawnie 15 grounds and 1390 Sq. ft. or thereabouts.

Dated 26th October 1930
Madras Collector's Office.

Sd.-
Collector of Madras.

TRUE COPY.
Sd.- A.J. Pandya.

50
SCHEDULE.

This is to certify that Major J.A. Crickshaw, Chairman of the Executive Committee for the time being, of the Lady Ambthill Nurses' Institute and the South Indian Nursing Association, "Western Castlet", Mount Road, has purchased the undermentioned immovable property and has paid the full amount of the purchase money viz., Rs. 1,10,242/- (One lakh ten thousand and two hundred and forty two only).

SCHEDULE.

Description of building.

Taluk and village.

Registration sub-district.

Date and re- gistration district.

All the building known as "Western Castlet", Mount Road, bearing Re-survey No. 22/1 Nungambakkam bounded on the North by R.S. 21, East by R.S. 22/2, South by Mount Road, R.S. 3 and West by R.S. 24, measuring 1 Cawnie 15 grounds and 1390 sq. ft. or thereabouts.

Madras and Nungambakkam.

Nungambakkam.

Madras.

Collector of Madras.

Dated 26th October 1930
Madras Collector's Office.

TRUE COPY.
Sd.- A.J. Pandya.

SCHEDULE.

Date and registration district.

Registration sub-district.

Taluk and village.

Description of building.

Madras.

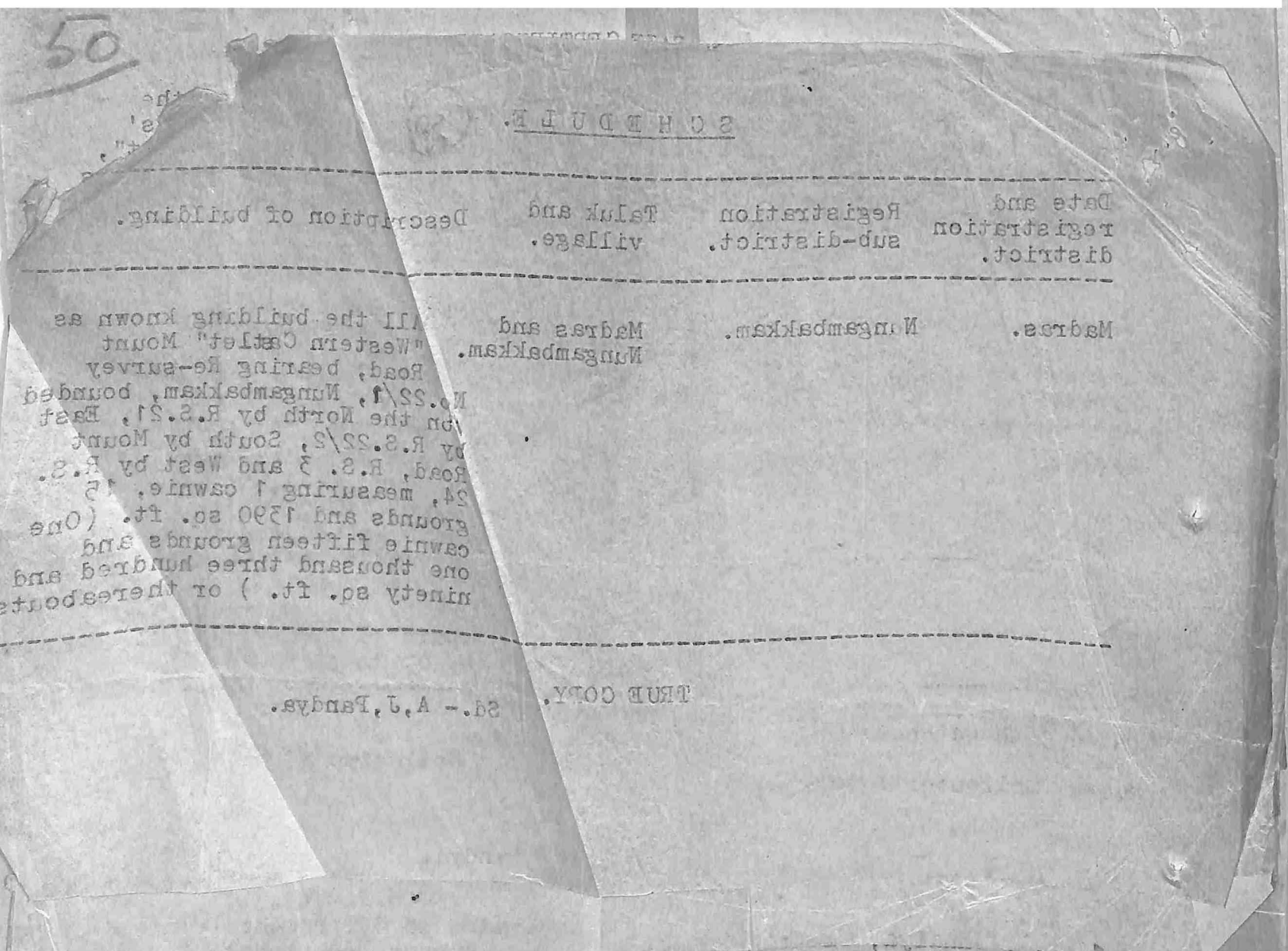
Nungambakkam.

Madras and Nungambakkam.

All the building known as "Western Castlet" Mount Road, bearing Re-survey No. 22/1, Nungambakkam, bounded on the North by R.S. 21, East by R.S. 22/2, South by Mount Road, R.S. 3 and West by R.S. 24, measuring 1 cawnie, 15 grounds and 1390 sq. ft. (One cawnie fifteen grounds and one thousand three hundred and ninety sq. ft.) or thereabouts

TRUE COPY.

Sd.- A.J. Pandya.



Revenue
File up in
file
15.12.49



'Bacton',
Khader Navaz Khan Road,
Cathedral P.O., Madras.
Dated. 14th Dec 1949.



4544

My dear Sri P.S. Kumaraswami

Seeing how busy you are now-a-days I always hesitate to ask for interviews. Hence this letter. On 12th November I personally presented to you a petition on behalf of the Rayala Corporation (Madras) Ltd., praying that the order of acquisition of the property may be withdrawn. Subsequently, as desired by you, I have sent to you copies of the Title Deeds. I have reminded your Private Secretary last week. Further work on the work-shop has been stopped and the construction of the showrooms could not be started as this question has been pending for nearly an year. One of the conditions of the Agency for Hudson Cars and International Trucks is that Showrooms should be constructed before the end of 1949. Our principals have been constantly reminding us of this condition. I shall be deeply grateful to you sir, if you will kindly pass final orders and

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56

Copy of R.C.No. 1044/47 dated 12th November 1949 from the Principal Government Arts College, Madras to the Collector of Madras.

Ref:- Letter No.B.1.8129/49 dated 5-11-49 of Tahsildar South Range Madras, and G.O.No. 2343 P.W., dated 24-6-49--re..Lady Willingdon Nur-s-ing Home R.S.No. 22/1 of Nungambakkam.

I inspected S.No.1629 Egmore with your Surveyor and I consider that the South East portion of S.No. 1629 Egmore fronting Marshall's Road 1630 and Commander-in-chief's Road (1631) would be suitable for a Hostel.

However I wish to draw your attention to my letter Rc.No.1044/47 dated 15-10-49 (copy enclosed) and to reiterate that the premises of Lady Willingdon Nursing Home (R.S.No. 22/1 of Nungambakkam) will be much more suitable for the following reasons.

1. The buildings are already there for immediate occupation.
2. The premises are more adjacent to the College.
3. The place can be used for lectures and classes as well as for residence and will thus form a much more valuable and integral addition to the College than the alternative site in S.No. 1629 (Egmore)

true copy .

T.T.16-12.

57

For Joint Secretary.

and integral addition to the college than the alternative site in R.S.No.1629 of Egmore. For the reasons stated above the Principal prefer R.S.No.22/1 of Nungambakkam to R.S.No.1629 of Egmore.

Further particulars regarding R.S.No.1629 of Egmore will be submitted on hearing from the Principal, Government Arts College, regarding the dimensions of the plot if required.

True Copy.

for Joint Secretary.

A.P.16-12.

Secy

Edn and P.H. Dept

Memo N°. 65288-4/9A dated 3-1-50.

Govt Arts College, Mount Road - Acquisition of the Lady Willington Nursing Home -

Ref letter from the Board of Rev Ref.1-5421/493
D. 13.5.49 and 18.11.49

Letter from the D.P.S No. 931 K1/49
D. 15.11.49.

The Govt have decided that the proposal to acquire the site and buildings of the former Lady Willington Nursing Home, Mount Road, should be dropped.

At the same time it is necessary to find out an adequate site elsewhere to provide suitable hostel accommodation with provision for playing fields. The Board of Rev. is requested to examine the question and submit a report to Govt as quickly as possible.

It is understood that the premises now occupied by Baxters may be available for sale - it appears that the Indian Express Syndicate are the owners. The Board of Rev is requested to explore the possibility of acquiring these premises, which will provide a ready made hostel in consultation with the D.P.S.

There are a number of buildings in the Old Madras Club compound also owned by the Indian Express. It is possible that the Indian Express may agree to lease some of these buildings for use as a hostel. The possibility of getting these buildings may also be explored.

DPd.
2-1-50.
To the Board of Rev.
(Land Rev)

" D.P.S.

2 copies

31/12/49.

31/1/50

3/1

PTO

56 62

2

Letter no. 65288-5/49A Enclaled 3-1-50.
Ref

To.

The Raja of Bottili,

"Bastan"

Khader Nawaz Khan Road,
Cathedral Port, Madras

Recd.
3.1.50.

Sir,

1544

with ref to your letter to the Honble Premier
of 15.11.49 I am directed to state that the
Govt have since decided to drop the proposal
to acquire the site and buildings of the former
Lady Willingdon Nursing Home, Mount Road and that
steps are being taken to withdraw the notification
of the land acquisition act already issued. Yours faithfully

1/12/50

3/1/50

3/1

Action after
13/1/50

(M)

63
P.W.D.C.

G.O. no. 630/50-1 8) 12.1.50

Govt Arts College, Mount Road.

Acquisition of Lady Willingdon Nursing
Home.

G.O. No. 569 P.W.D. 25-6-48

16/1/50

The Collr. of Madras is informed
that the proposal to acquire the
site and buildings of the former
Lady Willingdon Nursing Home Mt Road
for the Govt Arts College has been
dropped. He is requested to submit
necessary withdrawal notification
under Section 48(1) of the C.A. Act
for publication.

Dr. M. S. I.

The Collr. of Madras
Phase copy

1.50

11/1/50

12.1.50

Sub:Buildings - (Madras) - Govt. Muslim College - Hostel
Accommodation - R.S.No.22/1 - Land Acquisition - Draft
Declaration.

Ref:From the Bd. of Revenue, I.5421/48-3., dated 13-5-49.

The proposal in this file relates to the acquisition of a suitable site for providing hostel accommodation to the Govt. Muslim College. In this connection, the Collector was asked to examine the suitability of R.S.No.22/1, in Nungambakkam for acquisition for the purpose. The Collr. had reported that the cost of the site would come to Rs.4,47,431-1-2 and there was objection from the present occupant for acquisition on the plea that it would do irreparable injury to his business. The Board considers that the cost of the site is prohibitive and that it is not worth the while to acquire the site in question.

2.The Collr. has also stated that another site in R.S. No.1629 of Egmore is suitable for the purpose. The Board of Revenue has asked the Collr. to report in consultation with the principal Govt. Muslim College, whether this site would be available and has promised to send a further report in the matter on receipt of report from the Collr. It may be awaited.

14/6/49.

E.P.H. may perhaps see in the mean while.

CN

16-6-49

18/6/49 E.P.H. (A)

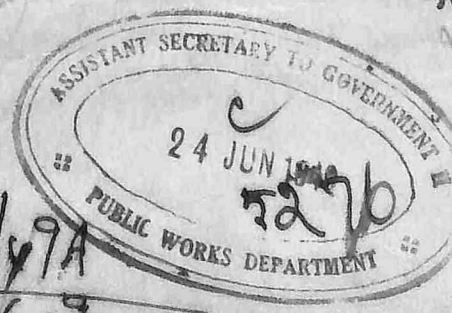
Maybe perused and returned to P.W.D. a.o.

P.W.D. a.o.
4126C/49-1

23-6-49

23/6/49.

24/6/49 JWO



now
the file may lie over till
20.7.49., with reference to
'A' above.

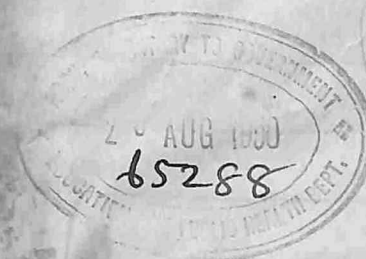
24-6-49
CN
25-6-49

26/6/49

46499
E.P.H. a.o. 46499-1/49A
dated 24-6-49
4126C/49-2
16-7-49

P.W.D. (C)

Please see the letter from the Bd. of Rev.
on h 21 of. ~~Exo. 2343 P.W. dt 24.6.49~~
The acquisition of the site and building
"Lady Willingdon Nursing Home" was at
a cost not exceeding Rs. 4,47,100/-
and improvements to the above building
involving an expenditure of Rs. 27,000/-
were sanctioned. In view of the urgency for
the acquisition, emergency procedure
prescribed for 'New Service' Schemes has
been followed in this case. After issue of
orders the file has been sent to E.P.H.
for circulating a summarising note to the H.M.s
who have not seen the case, to the
Chief Secretary and to the Fin Dept.
~~Exo. P.H. may be requested to link the
connected file and return this file.~~
The Bd. of Rev. has stated that, if further
report called for from the Collector
is not necessary, the draft declaration
submitted by the Collector on h 9 of
may be approved and ordered to be
published in the Gazette overruling the
objections. ~~Presumably~~ the Bd. has
requested and it is presumed that
the question of selecting an alternative
site referred to it at 4 on h 2 of need
not be considered now in view of the orders
issued in Exo. 2343 P.W. dt 24.6.49.
The question of selecting an
alternative site (in view of the remarks
of the Bd. at 1 on h 1 of) has to be considered
by E.P.H. The objections of the owners
of the properties on h 13-17 of and also in
the petition in the L.F. may be examined
by them. Only if orders are passed on these
two questions, the draft declaration can be
approved.



the file may be transferred to
E.P.H. with reference to A on h
2 ante.

24.8.49 E.P.H. (A)

23.8.49.

The notes of P.W.D. on pages 1-3 above may be
perused. The Board may be asked to
obtain and forward to the Govt. the further
report called for by it from the Collector
Madras in its reference on 1-3 of. A
draft memo is submitted for approval.

21.9.49
28/9/49

28/9/49

p27 of

[Issued as Memorandum No. 65288-1/49-A-Edn., dt. 28-9-49]

p35-37 of
p10 of
p30 of
p45 & 53 of

From Messrs. Rayala Corporation, Madras, dt. 9-11-1949.
From the D.P.I., No. 931-K1/49, dated 15-11-1949.
From the Board of Revenue, I. 5421/48, dated 18-11-49.
From the Rajah of Bobbili dated 15-11-49 and 14-12-49

The file relates to the question of providing addl.
hostel accommodation for the students of the Govt.
Arts College, Madras, which has been engaging the atten-
tion of the Govt. for some time past. Proposals for
the construction of an additional building for the pur-
pose were deferred by the Govt, as they were too costly.
The D.P.I. then proposed that the building and site
of the Lady Willingdon Nursing Home, Mount Road, might be
acquired. The cost of acquiring the property was esti-
mated at Rs. 4,47,100/- and the cost of effecting neces-
sary improvements to the building to make it suitable
for hostel purposes was estimated at Rs. 27,000/-. Since
last year, the Intermediate classes in the Presidency
College, Madras, had been transferred to the Govt.
Arts College, Madras; and consequently the provision
of addl. hostel accommodation for the students of the
Arts College

This property was acquired by the Rayala Corporation, for 3.5 lakhs in the middle of 1947. Since then, in view of other sales the Collector has admitted the cost at 4.47 lakhs. The price cannot be considered prohibitive considering the present cost of putting up structure like the one in the premises. The only objection, therefore, to be considered is that the site is required by the Rayala Corporation for carrying out their contract with Hudson Cars and International Trucks. Whatever the nature of this contract, it must be subject to the law of the land and cannot involve the Company in damages, though it may involve it in loss of prospective income.

Considering that the Arts College is already on Mount Road, the question of avoiding the business locality for the Hostel is not relevant. The site proposed is adjoining the College and is the most natural one for the Hostel. We may therefore proceed with the acquisition.

H.M.(E. & L.)

H.M.(P.W.)

H.M.(Fin.)

H. Pr.

20
12
49

21.12

22.12

need not be concerned

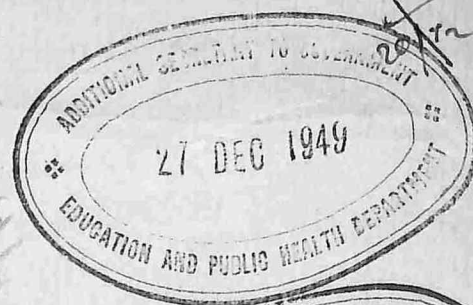
22.12

Submitted with reference to H.P.'s minute.

H.M. (C.A.) The number of students in the Arts College is about a 1000 now of the University.

H.M. (P.W.) will be pressing us to have hostel accommodation. I do not know how we are going to find it.

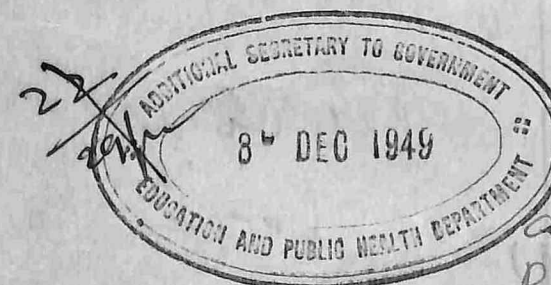
I agree H. Pr.



It is submitted that, in the circumstances, the question of finding an adequate site elsewhere in the city to house the entire block of hostel buildings and to provide for playing fields etc., may be examined in consultation with the Board of Revenue.

I also understand that the premises now occupied by Bosottos may be available for sale - the owners are the Indian Express Syndicate, so far as I am aware. The possibility of acquiring these premises which will provide a ready-made hostel may be examined in consultation with the Board of Revenue.

As Director of Industries, I was on the look-out for suitable premises for locating the office of the department and in this connection the Joint Director and I inspected some buildings in the old Madras Club compound owned by Indian Express. It is possible that the Indian Express may agree to lease some of their buildings for use as a hostel. The D.P.I. may be asked to explore this possibility also.



It is presumed that the proposal to acquire the L.W. Nursing Home, Mount Road, is now to be dropped finally. But I will have to see to it that the proposal is dropped. A draft memo asking the D.P.I. to explore alternative arrangements is subd. for approval. After this, the file may be sent to P.W.D. for further action.

A draft memo to the Board of Rev. with reference to the orders above is subd. A

draft letter to the Raja of Botthli is also subd.

After issue of the drafts the file may be sent to the Public works Dept for withdrawing the

4 (1) notifi.

31/1/50

3

PWD (ai)

E.P.H.U.O. 65288-6/49A

dated 3-1-50.

PWD (C)

Pl see the notes of E.P.H. on pp 7-8 above and the memo. of 155 C.P. The

Cuo 63
3.1.50

4 (1) notification was issued

in Cr no. 569 P.W. D) 25-6-48.

~~Approved by the memo. of 155 C.P.~~

~~may be communicated to.~~

The Collr of Madras may be asked to submit draft withdrawal notification

Draft memo. is subd. After

issue the file may be

returned to E.P.H. for further action.

12.1.50 E.P.H. (ai)

P.W. U.O.

630/50-2

7.1.50

E.P.H. (A)

The D.P.J. may be reminded on 24-2-50.

of his reply to the memo on 6/1/50.

~~These papers may be closed as~~

~~30.569 P.W. D. 25-6-48. Memo. No. 630/50 P.W. D. 12.1.50~~

24/1/50

7.0.331 Edy

7-2-50.

19.1.50

28 JAN 1950

Abstract

Hostels - Govt

pts college

Madras Adm. Hostels

accommodation -

Acqu. of R.W. Nursing

Home - Proposal

dropped. Paper

retraced.