REPORT

ON THE

HISTORY, CONDITION AND PROSPECTS

OF THE

TALUK OF WYNAD.

Dated the 22nd August 1857.

BY

W. ROBINSON,

Acting Collector of Malabar.

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FROM

W. ROBINSON, ESQR.,
ACTING COLLECTOR OF MALABAR.

To

J. D. SIM, ESQR.,
ACTING SECRETARY TO THE BOARD OF REVENUE, FORT SAINT GEORGE.

SIR,

From Board 15th January 1856- No. 102.
Do. 10th December 1856- No. 4137.
Do. 20th April 1857- No. 1215.

In replying to the requisition contained in the papers noted marginally I propose entering somewhat fully into the history, condition and prospects of the Talook of W ynaad, and with a view to acquainting myself with the subject, I have recently undertaken a tour over every part of it during which I visited most of the Coffee Estates.

Description of Wynaad.

2. The Talook of Wynaad, the onl, Balghaut Talook of Malabar, lies just above the range of the Western Ghaut and, stretching away to the eastward of the range, forms, properly speaking, a portion of the table-land of Mysore, and in this as in other respects it somewhat resembles the Talooks of the Balghaut or Canara. The rivers of Wynaad fall into the Cavery. Along the immediate neighbourhood of the line of the Western Ghaut, the country is rugged and broken, and t - -um-mits of this mountain range, as they ascend from the low country, rise above the general level of this elevated plateau of Wynaad, giving to and southern parts a mountainous appearance. The central parts ranges of low hills of easy slopes and covered with grass and low bamb while the eastern part of the Talook, tho' covered with jungle, is open merges insensibly into the table-land of Mysore. The Neilgherry abruptly on the south-east corner of the Talook, and a portion of that plateau belongs likewise to Wynaad as a part of the Nambalakode Wawnak Bramagherry hills on the north separate Wynaad from Coorg, a country w its physical appearance and structure, climate and soil, it much resembles.

Ward and Conner's description.

3. The Talook is described in Lieuts. Ward and Conner's Memoir (accomp ing the Trigonometrical Survey) by date 1821, as measuring "from the west south-east 60 miles in breadth, about centre 30 miles and in shape oval," contains "a superficial area of 1160 square miles, of which $106\frac{1}{2}$ square mi occupied by rice land; 1/5 of the Talook may be considered waste and mar the whole was once cultivated, the remainder is composed of low ridges of They found the eastern part "almost deserted" and a "large portion of become a perfect wilderness."

4. The height of Wynaad above the sea is on the average about 3,000 feet. Goodaloor is about 3,500. Being within the influence of the south-west monsoon, the climate throughout a great part of the year is moist and fine, to the eastward the fall of rain is much more scanty, and dry land-winds prevail from January to April. The soil is reputed as peculiarly fertile.

Continued climate.

5. On the earliest history of Wynaad it is unnecessary to touch. It was doubtless once the country of Canarese tribe, but was visited largely by Malabar races on account of the sanctity of several of its ancient temples, to which a great part of the country belonged. The traditional history of Wynaad carries back the date of the early aggression of Malabar Princes on the country above the Ghauts several centuries. The first to carry war into it was the Rajah of Cotteyote, one of the Rajahs of North Malabar, and gradually the various branches of this family and of the kindred families of Pychy, Kartenaad and Coormenaad and other Nair and Namboory families established extensive properties within the District in addition to their possessions below the Ghaut. A number of influential Nair families thus became naturalized in and usurped the land of the Province, and Malabar tenures and customs became the law of the land. The sovereignty of the Kotyote Rajah family of Malabar was acknowledged, and possibly at first some of the minor $\frac{\text{Jenmies}}{\text{Proprietors}}$ held under conditional tenure, as was frequently the case in Malabar, but the conditions have long since become obsolete and the Proprietors became the acknowledged and hereditary (Jenmy or fee simple) owners of the land. The right to escheats and to other royalties seems to have vested in the Kotvote Rajah, but there was probably no public land-tax, etc., paid to that family during the Hindoo rule.

History prior to Mussulman rule.

ynaad generally, but especially the eastern parts, remained long in a very ed condition and in consequence became over-run with jungle, but other parts of the Talook are believed to have been once well peopled, and more extensively cultivated than is now the case. At length in 1783–84 Tippoo took possession of the Province by exacting, sorely against the will of the Rajah of eyote (to whose territory below the Ghaut of Wynaad was annexed), a written deed of relinquishment of his country above the Ghaut called the Wynaad District, which after some reluctant delay the said Rajah was forced finally to give up by the middle of next Malabar year or about February 1787, so that it is stated to have become a new annexation to, and to have been registered as a dependency on, he Cutcherry of Seringapatam, under the name of Chakanaloor from otember 1787.

Tippoo's usurpation.

of Joint Commissioner's Report of 1792.

a 16 of Joint Commissioner's Report of 1792.

7. The nature of Tippoo's administration or revenue settlement of Wynad t now be traced, but his power was never really consolidated therein and the Kotteyote Rajah and other Wynad proprietors who joined the British in the war 1791–92 "availed themselves of the occasion of this war to resume Wynad and to re-annex it to Kotteyote of Malabar proper, which was ceded at the peace of 1792. The Rajah replaced his own officers in the country, and was found in 1793 in quiet possession by the Company's officers. This step became one of the grounds of complaint by Tippoo's vakils to the Joint Commissioners, who were charged with the settlement of Malabar; and they decided that although the annexation of Wynad to the Mysore cutcherry had been a forcible one in the first instance, yet as the district had not been included in the schedule of cession, Wynad could not be considered as belonging to the British Government," and they disapproved in strong terms of the Rajahs having proceeded to such daring *extremities," and in the latter end of March 1763, "they advised the Rajahs of Kotteyote and Coormenad (who being relatives are both equally interested) of our resolution neither to support or countenance them in violating, in respect to that district, the sovereignty of Tippoo Sultan." The Rajahs, etc., then British subjects, continued most anxious that Wynad should be brought under the British power, and an attempt was made through the Madras Government to negotiate for placing Wynad under the Company's Government but without its being carried to successful issue.

Effect of War of 1791–2.

Paragraphs 231, 232 and 233.

Paragraph 235.

* They repelled Tippoo's forces by arms.

8. Tippoo however never again really held Wynad. His dominion was abhorred by the Malabar Rajahs and people, and the mutual recriminations which took place after 1792 clearly show that the Malabar jenmies never acquiesced in the usurpation. The Mysore Government probably did little more than work some of the teak forests in the eastern extremity of the taluk.

Tippoo's administration.

9. In the year 1795, the Pychy Rajah, a subject of the Company and one of the numerous junior branches of the Kotteyote family and himself a considerable landed proprietor (jenmi) in Wynad, retired into the forest and commenced o rebellion against Tippoo, a rebellion sympathized in by the Kotteyote and Coor nad families and all the Malabar jenmies who had possessions in Wynad. T rebellion continued unsuppressed when second Mysore war commenced. Wyr fell in 1799 to the share of the Company under treaty of Seringapatam.

1799.

10. Wynad was re-annexed to Malabar to which, as above shown it belonged, and for a short interval, peace was restored. The Malabar proprietors (jenmies, etc.) reoccupied their ancient properties on the tenures ordinarily prevailing in Malabar and their right to do so appears never to have been doubted. However the right of its ancient Princes to *Malikanah in consideration of Wynad, was not admitted.

Wynad re-annexed to Malabar.

*Being one-fifth of the revenues allowed to the Regent Princes of Malabar proper in 1792.

11. Before long, however, the rebellious spirit of the Pychy Rajah and other inhabitants of the country broke out anew and prevented any general settlement of the country till 1806, when the rebellion was suppressed, the Pychy Rajah and his followers were destroyed and peace restored. The properties of the actual rebels against the Company were declared Escheats to Government and were to a certain

Pychy rebellion 1802—1806

Escheats.

extent taken possession of by Mr. Baber, the then Sub-Collector, but otherwise all private property, claims and rights seem to have been respected.

N. B.—Mr. Baber was an advocate of the proprietary nature of all property in Wynad.

12. These escheat operations were very imperfect, and the forfeitures consisted mainly of the paddy lands then in cultivation. No doubt they were intended to have included likewise all the hill, forest, etc., belonging to those proprietors, but no survey was then made, there were no official accounts, and all the documents and accounts of the rebel proprietors themselves were suppressed or destroyed; these hills and waste properties were not therefore ascertained and brought to account at the time, and they have ever since remained uncertain and disputed. The hills and lands, then waste or only enjoyed as Cardamom jungle, have ever since in a great measure been usurped on alleged fee simple by other parties in whose possession they were at the time as tenants or mortgagees, or by the kindred Rajah families of Kotteyote and Coormenad, etc. The actual rebels formed but a small part of the population of Wynad.

Hills, waste, not formally escheated.

Mostly usurped.

13. In this uncertain state matters continued till 1824, when the then Principal Collector, Mr. James Vaughan, issued an official proclamation enumerating 24 hills and forests over which and no more the Government held claims within Wynad. These hills however form a very limited portion of Wynad hill and forest land and even over these the public title has never been fully substantiated. Most of them are in the occupancy of private parties.

Proclamation of 1824.

14. I have entered thus at length into the history and circumstances of Wynad, because I fear that some misapprehension exists as to the extent of the Government title over the forests, etc., and land fitted for coffee in Wynad.

State of landed property in Wynad.

15. The Province is, practically speaking, much in the condition of Malabar generally, a proprietary country. It was evidently considered as such by the early administrators of the Province, Messrs. Baber, Warden, Vaughan, etc., although the circumstances of its acquisition differed somewhat from those under which the Malabar proper was acquired and the ancient (Jemmi) proprietor families universally, claim and deal by their properties as fee simple possessions, perhaps the only valid titles under which the Government could now claim any forest or other tract of land even in succession to properties to which in default of heirs or owners no title can be *formed, or as escheat in consequence of the forfeitures by a former rebel possessor difficult now to trace.

Proprietary.

Malabar was ceded, its Hindoo proprietors having been friendly in the war of 1792. Wynad formed part of the conquest of 1799, but its proprietors were our subjects and friendly.

* Most of the forest land in the east of the taluk is in this condition.

16. The question whether these fee simple titles and claim to forest land in Wynad are to be admitted, and to what extent, is one surrounded with difficulty. To negative these claims generally and to interfere with transactions which have taken place under these alleged titles, would involve public officers in much litigation.

Difficulty of resumption.

To be effectual such a resumptive measure, requires to be general, and now that land is becoming highly valuable, the step could not fail to give rise to great discontent. A regular survey and settlement of the taluk, however, accompanied by a registration of titles, would no doubt serve to bring to light much public land and to expose the worthlessness of many titles now set up; but it will likewise be seen that 50 years' prescriptive title and possession, supported by deeds however doubtful, is difficult to contend against, unless the whole matter be systematically taken in hand.

17. In short a thorough survey settlement is what Wynad urgently requires in the interest of the public generally, of planters and of the public revenue.

Survey required.

18. The question is however not material to the consideration of an assessment. In accordance with the well known principles of land taxation in Malabar, it will be best for the present to keep distinct the two questions of (janmabogham) proprietor's fee and that of the land tax or nigidy in considering the subject before us. Land tax applies universally; jenmy fee only where proprietary title is established on the part of Government. The former question may be dealt with at once. Extensive private rights are involved in the latter.

Assessment.

19. The right of Government to derive a tax from cultivated land of all description in Malabar is undoubted and acknowledged. The district is a proprietary one, but its fiscal administration is purely ryotwary, and any extension of cultivation over waste, when ascertained, is assessed. This subject is well known to the Board and is only alluded to as some misapprehension exists in the mind of several planters to whom I have spoken on the subject.

Right to take assessment.

20. They urge that, as purchasers of private land, they are fee simple owners of land, free of all public burdens. A private individual however alienates only his own right, but such alienation does not ... the public claim, and it never does ... Malabar. It is likewise urged that a tax could not now fairly be imposed ... continued immunity. Forbearance clearly does not entitle to perpetual immunity from public burdens, especially as the circumstances which called forth the considerate forbearance no longer exist.

Objection of planters.

21. Before considering the question of the assessment of coffee land in Wynad it may be well to shew the nature of the revenue settlement now existing in that taluk and the principles on which it was formed, differing as they do, from those of Malabar proper.

Revenue settlement now existing.

22. Wynad did not participate in the Mahomedan revenue settlement of 1783-84, commonly called Arshed Beg's settlement of the land tax, at least no trace of it now exists. When Wynad fell in after the conquest of Seringapatam, the cession was unaccompanied by any ancient account and the six years' subsequent rebellion further delayed a settlement.

Early settlement.

23. The earliest notices on these points are contained in Mr. Baber's letter dated 1st * March 1806, reporting his measures for the pacification of the country

Mr. Baber's settlement.

* A few months after the death of the Pychy Rajah.

and the introduction of a fixed revenue system. Mr. Baber, intending eventually to survey the country, commenced, as in the case of the jenma pymash of 1805–06,

Vide my letter, dated 5th August 1857, No. 128.

conducted by Mr. Warden in Malabar, by calling on all proprietors to make returns of all assessable lands, etc., showing seed sown, rental, gross produce, etc., of their land, remarking at the same time: for, although it is not to be expected "that funds of the country can be ascertained with precision from the statement furnished

* One half of the gross produce.

by the inhabitant, or that the * proportion of the produce, I have now made a demand on them for, will be paid to the full, still the payment of a revenue demand will after an intermission of so long an interval, be a great point gained, at the same time that the statement, tho' doubtless incorrect on particulars, will be a more

N. B.— Mr. Baber proposed, it will be observed, to follow up the step by a measurement of the lands, etc., as was done in Malabar between 1806-10 under Mr. Warden (Alwa pymash)—vide my letter, dated 5th August 1857 No. 128, Paragraph 13.

complete register of property than any hitherto obtained, and so far will be a very material and valuable document, when I shall have leisure to commence upon a regular survey of the district".

24. Then follow the principles on which he assessed the country. "As I have always considered produce as the fair criterion of taxation, I have carefully xplained in my present demand for revenue that it is a proportion of this that is

* Arshed Beg's assessment of Malabar proper was on the rental which was divided between the proprietor (jenmi) and the Government.

† The acceptation is precisely the same. Mr. Baber found the rent lower in that unhealthy, depopulated and waste province, than in the low country.

expected and not of the rent (pattom *) as is in use in the district below, for here, the † acceptation of the word pattom is widely different from what is understood by it below; for as the *greatest part* of the country is the *property* of the temples he Koodarwattat Illom, the rent was fixed at the low rate of double only the ..ity of seed sown, which upon an average is not more than one-fifth of the roduce . . . . To make therefore the pattom (proprietor's rental) the

‡ 4/10th of the rental to proprietor.
6/10th of the rental to Government.

ground of a revenue demand, as obtained ‡ in margin, would be in fact only taking as e Government share of the produce one-tenth". On the principle therefore of king one-half of the gross produce, Mr. Baber introduced as a temporary measure to each amshom a kind of "rivaz" or standard rate of assessment on rice land, ..ich has been continued more or less ever since. Rice land alone became subject this assessment. Upland is not taxed.

25. The people defeated the utterly exorbitant demand by withholding nuch cultivation from the returns and by greatly understating the gross produce of the rest. The result has been a reason-

Returns grossly fraudulent.

able land tax, as far as it goes, but it is in greatest confusion. Accounts are lost and a great deal of land enjoys immunity m taxation, while the rent is subject to (a nominal) annual inspection with a iew to ascertaining the gross produce.

26. The average rivaz rates of riceland assessment drawn from Mr. Baber's settlement are shewn in the margin, as with reference to some subsequent suggestion on the subject of assessment of Coffee land, the Board may wish to be acquanted with the subsisting rates. The average tax on cultivated land in Wynaad is about 2 – 7 annas pe. acre.

Existing rates of assessment.

Umshoms,	Rate of assessment for each pothee (measure) of seed. Rs.	A.	P.	Average on an acre of land the acre being taken C. $1\frac{5}{6}$ pothee Rs.	A.	P.
Elloornnd	2	2	0	2	9	7
Nalloornaad	2	2	0	2	9	7
Kuppatode	2	5	7	2	14	0
Periah	2	0	0	2	7	1
Edavagah	2	0	0	2	7	1
Paroor	2	0	0	2	7	1
Poroonanoor	2	0	0	2	7	1
Tondarnaad	2	0	0	2	7	1
Kooroombala	2	2	0	2	9	7
Nambalakode	1	0	0	1	5	7
Sultan,s Battery	2	5	7	2	14	0
Poothady	2	5	7	2	14	0
Moonnaad	1	4	10	1	9	5
Cherangode	1	4	10	1	9	5
Moopainaad	1	12	10	2	3	2
Eddanadacor	2	2	0	2	9	7
Average ...				2	7	0

27. Mr. Baber left shortly after the date of this report in ill-health contracted in Wynaad, then a very unhealthy country. The survey was not undertaken and many causes have since so operated, chiefly the fear the native and other officials entertain of the climate, to retard any effective measures.

No survey undertaken etc.

No fixed revenue system was introduced and the condition of the Forest land remained unascertained.

N.B.—No Tahsildar of ability will consent to go thither on any consideration. The District is enormous (1100 sqre. inches) and sickness and other causes have prevented the tenure of office being long held by any superior native official.

27. The revenue system since tolerated, involving an annual but nomi inspection of crops, annual remissions additions etc. etc., is I consider so fa and wrong as to require early revisi For this to be effective however a gene survey is required and would even now be *remunerative, while prospectively must prove as highly advantageous to the public revenue as its further delay wil prove detrimental..

Faulty revenue system.

Survey required for revenue purpose.

28. The only other important source of revenue from Wynaad consisted in the Cardamom Farm. A very fine cardamom grows almost spontaneously in most of the forest-clad hills of the western part of the Talook. Over this cardamom a species of royalty has been asserted. The monopoly of all cardamom produced in Wynaad belong to Government and it is let to the highest bidders, yielding a revenue averaging Rs. 12,760 per annum. Under the changing circumstances of

Cardamom Farm.

Average of the last 15 years.

*N.B.—The Land Revenue of this Talook is based on a set of hastily obtained temporary returns of the cultivation and its value, which were asked from the people with a view to their taxation within a few months after the suppression of a rebellion of 9 years' duration and when the District had been reduced to a state of unparallelled distress and desolation by a period of anarchy, confusion, and uncertainty arising out of political events to which it was subjected.

Wynaad, this matter requires reconsideration, and I propose addressing the Board separately on the subject.

It is likely to be seriously affected by the extension of coffee cultivation.

29. It will be interesting to the Board to have in a tabular form all the statistical information we possess of the Talook, and I have prepared a return for the last 30 years. The revenues generally have declined and the land revenue, it will be observed, has participated in this falling off. Emancipation of the slaves and hill tribes, and then emigration to Coorg, and likewise coffee cultivation, have interfered a little with the local labor and agricultural interest. But the principal item of diminution is to be found in the cardamom revenue and is attributable to the great facility which increased population and the influx of the dependants and coolies of European Planters afford to smuggling. For, the exports of Malabar produce, which averaged between 1836–37 and 1845–46 cwt. 394, averaged between 1846–47 and 1855–56 cwt. 572. In fact the monopoly is in a precarious state, tho' the production has not fallen off.

Statistics of Wynaad

Appendix I.

30. It will be unnecessary to go into the history of coffee plantation in Wynaad which commenced about 1840; suffice it to say that mismanagement, injudicious choice of soil and locality, and an ignorant, inefficient mode of planting, together with want of encouragement by the formation of ghaut and roads, difficulty of getting good titles to land, etc., have all tended to render the early attempt at coffee planting in Wynaad, despite the obvious advantages it might enjoy over that of Ceylon, discouraging. Several estates were abandoned, altho' a mere song had been paid for the land and no tax was assessed and others were maintained at a loss. This accident no doubt threw back the country many years. This circumstance it was which led the late Mr. Conolly to defer bringing forward the question of assessing the land till the estates had recovered heart and the eligibility of Wynaad as a coffee planting country had been established.

Coffee planting in Wynaad.

Discouraging at first.

Mr. Conolly's unwillingness to tax.

31. A country presenting so many advantages cannot lose permanently its attraction, and for some years coffee plantation has been making steady advances in Wynaad. The aptitude of the District and of the slopes of the Western Ghaut generally for coffee cultivation has been established and is increasingly drawing the attention of capitalists. Every facility and encouragement should now be offered to the introduction of capital. And, altho' I think that the time has come when the subject of taxation must be set at rest, I am satisfied that the greatest care should be taken not to check the tendency by heavy taxation or disadvantageous terms as compared with Ceylon or other countries.

Present prospects.

32. Here it is requisite to draw special attention to a subject well worthy of the mature consideration of the Board and of the Government. The Government Officers in Malabar can at present do little or nothing to facilitate the planters, operation in regard to the purchase of private land from private claimants and still less towards a guarantee of the unsatisfactory and inconclusive titles with which they are in 9 cases out of 10 obliged to content themselves. Coffee culture in Malabar has no obstacle to contend with which can be compared with this and it indirectly affects the interest of the whole Province. There are hundreds of thousands of acres of waste and forest land in Wynaad and along the Western Ghaut, where European capital might be profitably invested which are claimed and owned by native *proprietors for which nothing is paid to the State and which at the same time the proprietors have the power to close against all enterprize a power which they are using most disadvantageously to the public interest. To the dislike to the European settler generally may be attributed some of this backwardness. To resist this is obviously the duty and interest of Government. Great consideration has been shown to the proprietors of Malabar, many of whom enjoy the profit of vast and most lucrative Forest properties without assessment or charge of any kind. It is not too much to provide against this privilege being abused.

Difficulty of obtaining land for agricultural purpose.

33. It is difficult to devise a remedy. The most effectual, but least practicable were to oblige the proprietors to part with their land at fair valuation; another were to fix a quit rent, permanent or renewable at certain periods in consideration of which the land must be made over in perpetuity to the cultivator, or 3rdly an acreable revenue demand might be fixed on all land for which the proprietor would be held responsible in the event of his refusing to grant it to persons able and willing to cultivate the land and to pay the dues. The question is one of obvious difficulty, but likewise of great and immediate moment, and the present circumstances of Wynaad on this point of view, place it in a disadvantageous position as compared with Ceylon. A proper settlement survey would directly lead to the necessary measures being devised.

Remedy.

N. B.—and Sh[illegible] etc.

34. Coffee in India is subject to the export duty of 3 per cent. on a tariff *value of Rs. 50 per candy of 500 lb. This amounts to As. 5 P. 4½ per cwt. or Rs. 6–11–6 per ton. The prices of coffee at the ports of shipment during the last five years are given in the margin. They greatly exceed the tariff value. The substitution of an *advalorem* * duty would at once double the revenue. As it is, the duty does not exceed 1½ to 1¾ per cent. of the declared value of the article exported. No such duty is however levied in

Export duty.

*Equal to Rs. 11–3–3 per cwt. of 112 lb. or 224 Rs. per ton of 2240 lb.

	Export tariff value.	Can[illegible]	[illegible]herry	Calicut.	Cochin.	Average of 4 Ports.
	1	2	3	4	5	6
	Per cwt. Rs. A. P.	Per cwt. Rs. A. P.	Per cwt. Rs. A. P.	Per cwt. Rs. A. P.	Per cwt. Rs. A. P.	Per cwt. Rs. A. P.
1853 ...	11 3 3	15 10 0	17 4 0	18 0 0	19 0 0	17 0 0
1854 ...	11 3 3	16 8 0	18 4 0	18 6 0	20 4 0	18 5 6
1855 ...	11 3 3	14 12 0	20 0 0	20 10 0	20 0 0	18 13 6
1856 ...	11 3 3	16 2 0	21 0 0	20 6 0	21 0 0	19 10 0
1857 ...	11 3 3	21 8 0	23 12 0	21 10 0	24 0 0	22 11 6
Average ...						19 4 10

N.B.—Instances are of daily occurrence in Wynaad etc. of applicants giving up their enquiries after land in disgust. A party recently applied for a tract of jungle under Moorkoorty peak for coffee cultivation 30 or 40 miles into the Nellamboor jungles, but notwithstanding my intervention more than once, it was resolutely refused by the Tiroopad, its proprietor, on the pretext (false and frivolous) that he intends planting Teak seedlings there, tho' the land is beyond the range of Teak and the operation is one which Malabar proprietors do not prosecute even on these more accessible Forest lands.

Several enterprizing gentlemen have wasted this year (the season is past and if lost a year is lost) in futile attempts to get land and others have returned to Ceylon, where safe titles and rapid transaction of business hold out what an Englishman prefers to Native Deeds, Leases, and Mortgages, and dancing attendance on various petty Hindoo and Mopla Proprietors.

			Rs. A. P.
N. B.—Average of 1857	...	...	22 11 6.
Tariff value	...	...	11 3 3.

Ceylon, and the existence of this duty in India is urged as an argument against the imposition of any land tax. Taking the average produce per acre in Wynaad at 6 to 8 cwt. of coffee, the import duty amounts to an indirect tax of from Rs. 2–0–3 to Rs. 2–4–0 on the produce of an acre. The statement in the margin shows the export of Wynad coffee from Calicut and Tellicherry (with the duty realized) since the article became one of produce in the district. The planters as a body would I think prefer an increased export duty to a direct land tax.

Statement of export of Wynaad coffee from the ports of Calicut and Tellicherry.

	Wynaad coffee exported.	Duty realised.
Average of 4 years.	Cwts.	Rs.
1840–41 to 1843–44	54½	175
1844–45	399	177
1845–46	1,696	1,164
1846–47	927	672
1847–48	3,465	1,467
1848–49	7,286	2,716
1849–50	4,957	893
1850–51	8,713	1,670
1851–52	7,229	1,702
1852–53	8,223	1,639
1853–54	15,540	2,720
1854–55	13,855	390
1855–56	23,041	2,814
1856–57	20,946	4,034

N. B.—No export duty is paid on coffee sent to Bombay, Cochin, etc., for shipment.

35. In the margin is given an approximate statement of present condition of the coffee interests in Wynaad, shewing that about 36 estates have been formed in the three different districts of the taluk of which about 4,700 acres are cleared and for the most part planted out or in bearing, while 26,000 acres are supposed by the proprietors to be held by them on various tenures under which they have made their arrangements with the native proprietors. Add to this about 1,500 acres of coffee plantation in the hands of natives who are taking a great interest in the cultivation of coffee, and we have between 6,000 and 7,000 acres of coffee plantation in Wynaad in bearing or in course of coming rapidly into that

Condition of coffee cultivation.

District.			Name of estates or of individuals in charge.	Acres. Cleared and opened.	Acres. Total acres, etc., supposed to belong to the estate.	Remarks.
South-west.	1	1	Mr. Kennedy ...	80	1,000	New.
	2	3	Luckady estate (Mr. Wells).	400	1,200	Old.
	3	1	Pokote	150	200	Old.
	4	3	Kulie Mr. Ferguson.	250	2,000	New.
	5	2	Vythree Mr. Glasson.	200	2,000	Large portion new.
	6	2	Mr. Vernon ...	200	1,000	New.
	7	2	Kalpetta Parry & Co.	231	600	In full bearing.
	8	3	Terryot	350	800	A large portion in bearing
North District.	9	1	Lopez	50	100	New.
	10	1	Manantoddy ...	100	1,000	Old and in bearing.
	11	2	Dindimul	500	1,000	In bearing.
	12	1	Do.	300	500	Do.
	13	2	May	150	300	
	14	1	T. Richmond ...	160	300	
	15	1	Mr. Brown ...	151	200	New.
	16	1	Tiroonolly	100	100	Old.
Nambalakode District.	17	1	Pillay (Sultans Battery).	60	100	In bearing.
	18	4	Ouchterlony ...	700	10,000	500 acres do.
	19	1	Godfrey	200	600	Do.
	20	1	Robertson & Co. ...	400	...	New.
	21	1	Lascelles & Co. ...	300	1,000	Do.
	22	1	Wright & Co. ...	100	500	Do.
Total. ...		36		4,725	24,500	
...native cultivation				1,500		
			Total. ...	6,225		

N. B.—This is but a rough estimate collected by me on a tour through Wynaad. I doubt greatly the figures shewn in column 5, but the planters' estimate their properties at something approaching these figures. A large portion of the cleared and planted area was in its 2nd and 3rd years when I visited the estates. Several are in poor condition. The statement shows the state of the plantations in February 1857.

condition and a vast quantity of land is in a fair way to become converted into coffee estate by Europeans and natives chiefly on private land.

36. Three Estates only of the above list are on a land satisfactorily established to be public land and their holders pay a proprietor's fee (jemaboghum) of ¼ Rupee per cawny.

Umshome.		Names of holders.	Names of hills.	Total cawnies.	Jemaboghum @ 4 annas per cawny.	
Edanarasoor	1 ...	Mr. Bassana ...	Kodoongala mala.	16	4 0 0	Included in the Jemabundy from 1262
Do.	2 ...	,, Morris ...	Do.	200	50 0 0	Do. do. 1263
Eloornaad	3 ...	Pew Estate Mr. Richmond.	Koothora Koodoo Mashala mala.	49	12 4 0	Do. do. 1264
			Total ...		66 4 0	

N.B.—2 of No. 8. 1 of No. 14. of the above List.

Not assessed to Land Revenue.

I have ascertained the principle on which this amount of fee was fixed. It however amounts to about 4 per cent on a valuation of 10 Rupees or one Pound Sterling per acre, the upset price of Land in Ceylon at the time it was adopted. No proprietory or regular grant has been conferred to these Planters. This fee is wholly unconnected with a Land Revenue (Nigady) Demand and this land would be equally affected by an assessment.

Public Land should be sold outright.

37. I consider that a revised rule in the matter of this Proprietor's fee is called for, however small the portion of Public land likely to be affected by it. English Capitalists naturally seek in a Foreign Land fee simple land purchased under the guarantee of Government and to the facility of getting such titles is in some measure to be attributed the comparative prosperity and advancement of C[illegible] He there obtains a Government title and becomes a fee simple propriet[illegible] reverse is the case here. The agents of European Capitalists now enqui[illegible] land in Wynaad and in Malabar, unanimously attribute the reluctance [illegible] constituents to invest there, to the badness and uncertainty of the titles, th[illegible] enabled to obtain from private individuals. With regard to private land the matter is full of difficulty. There is no reason why the objection should not be removed at once in regard to Public Land. I would therefore recommend in case of application for Public Land that preliminary valuation be made of the $\frac{\text{Jenm}}{\text{Fee Simple}}$ value (independent of the Land tax) and that it be left at the option of the Capitalist to purchase outright and thus commute the proprietor's fee and obtain a fee simple tenure subject only to the Public Revenue or that he be permitted to pay an annual Land-lord's fee amounting to five per cent on that valuation to be redeemed by the payment of the principal within a fixed number of years, say 21 years, but if not so redeemed, the land to be liable to a fresh valuation and revised Proprietor's fee at the end of that period. Such a rule would enable the richer capitalist to become fee simple Proprietor at once, and still not deter the smaller capitalist from opening land with the hope of becoming a proprietor by the redemption of this fee when his Estate should have been brought into condition which should enable him to do so, without sacrificing the capital required for bringing the land into bearing.

38. A fair upset price for Public Land for the next 3 years would be 5 to 8 Rupees per acre. It must be borne in mind that the land still continues subject to a rent charge in the shape of Public Revenue. Most would prefer for the present to pay the Proprietor's fee at say 2 annas to 4 annas per acre. Good private Land has changed hands in Wynaad at 3 to 5 Rupees per acre during this year.

Price of Land.

39. The aptitude of Wynaad for Coffee seems quite established and the experiments made prove likewise that the Coffee shrub may be cultivated in almost every part of it. The heavy jungle along the Ghaut ranges and the slopes of the Neelgherries have, and will be preferred by the first, but the extent is limited. However the *success of the Culpetta Estates (Messrs. Parry and Co's.) and the condition of a native Estate near Sultan's Battery show that Bamboo Jungle Land and even more open localities yield fair Return to proper horticultural enterprize and judicious management so that probably a full third or more of the area of Wynaad (1,160 square miles, 7,25,000 acres) might be made available for Coffee cultivation. A finer field, where obstacles removed and communications improved, for the employment of British capital, could scarcely be met.

Available Land for Coffee.

40. The soil of Wynaad is fertile and the climate, of West and south Wynaad at least, highly favorable. The shrub if properly guarded bears the 3rd year. An estate probably pays the expenses of the years cultivation in the 4th year and is in full bearing the 5th. No tax on Coffee cultivation should take effect till the 5th year, as otherwise the tax would be paid from capital.

Growth of the shrub.

41. The more experienced Planters even have not arrived at an average of the yield per acre in Wynaad and as a large No. of the Estates have been badly ...aged, their present yield can scarcely be termed an average one. Where Estates are fairly done by, 7 or 8 cwt. per acre will not be an unreasonable assumption as the average usual produce of an acre ...re worth 120 to 150 Rupees. A thousand to 1,200 trees occupy an acre. Labor is not abundant and has to be called in from Mysore however; good and just managers obtain a sufficiency at very reasonable rates. The cost of bringing Estates into bearing and of maintaining them in a productive and cleanly state is therefore considerably below that of Ceylon, altho' it varies even in Wynaad. The value of an average Estate in bearing may be taken at 100 to 200 Rupees per acre.

Average yield.

...age of Ceylon has been variously stated ...6 cwt. per acre.

Labor and cost.

43. The average distance of Estates from the port of shipment does not exceed 50 miles and despite the badness of the road, abundance of carriage is always procurable at rates per mile very much below those of Ceylon. There is however a serious deterioration of property in the transit consequent on the employment of bullocks in carrying the Coffee. The communications of Wynaad have however already received the attention of Government.

Carriage.

*The most productive of Wynaad yielding perhaps 18 to 20 cwt. per acre.

44. In regard to the assessment of Coffee Land, I have carefully considered the subject of its taxation in accordance with the principles laid down by the Board in Para — of their Proceedings under acknowledgment with that of an uniform and acreable rate of one Rupee per acre, assessed on the entire Estate taken for Coffee cultivation by any Coffee Planter.

Assessment.

45. The proposed principle and rate find little favor among the Planters and I think its application, under present circumstances, to Malabar presents some difficulties.

Difficulties in applying the proposed acreable rate

1st. It were a principle of taxation new to the District where cultivated land only has as yet been assessed. The European Coffee interest naturally object to a differential mode of treating their highly cultivated holdings, purchased or otherwise obtained from private proprietors, while it remains in the power of Native owners to withhold from improvement and free of tax any extent of Jungle, to the possession of which their claim may be undisputed. A reference to the statement given in para 35 shows that 25,000 to 30,000 acres are believed to be in European hands of which between 4,000 and 5,000 acres only are in cultivation. To some Estates in existence such a principle of taxation would prove ruinous and a retrospective effect therefore could not be given to it without great hardship. Much land would be abandoned perhaps, but as it would relapse to Native Proprietors it would not be one whit more available to new comers than before. Were a survey however completed and an uniform rate assessed on all good forest land property in whosoever hands it might be, or howsoever used, Proprietors would more willingly throw up or dispose of the land for agricultural purposes and one of the great obstacles to extension of Coffee culture would be in part modified and a practical argument gained in favor of system.

New and unequal.

N.B.—Not 1/10 of Messrs. Ouchterlony's area is in cultivation.

Second.—An uniform rate of assessment has the advantage of tending to check land-jobbing and the monopolizing by individuals, for speculative purposes of tracts of land beyond what they themselves require or can cultivate. But in Wynaad, as it is at present, waste and forest land fitted for coffee is not generally public land. The land is in short already jobbed and it is "clubbed" in the hands of a few native proprietors, who as above noticed, present the great obstacle to the development of the country. It is therefore not the interest of the Government or the public to throw obstacles in the way of jobbing by Europeans within the bounds that Native cupidity will permit. The European is more interested in retailing his investment in land and in getting opened quickly than the lazy native proprietor has as yet been found to be.

Land jobbing by Europeans advantageous.

N. B.—In the case of public land it can be guarded by special rules and the principle of the Board, except as regards the rate were most applicable.

Thirdly.—The Collector has no means of ascertaining the nature and extent of any planters' transaction with the proprietors of his land and the extent of the holdings of the individual planter.

Extent of holding cannot be ascertained.

Fourthly.—An uniform acreable rate over great tracts of jungle land were difficult of adjustment and perhaps it could not be practicably carried out in Wynad, without an accurate scientific survey, from which Boundaries and correct area, etc. might be authoritatively and officially asserted and maintained. The settler in Wynaad is not suing for a grant of public land, but the public officer is taxing the private land of an unwilling payer.

Authoritative measurement, etc., required.

Fifthly.—Land transactions in Malabar differ widely from those of the Shevroys etc., where a choice piece of public land is occupied under safe titles and a clear *quid pro quo* can be pointed to, and where probably no burden beyond the uniform rupee 1 per acre attaches to the land. Here large tracts are taken, the good with the bad from private parties, whose titles and demises we do not guarantee and whose claim in many cases an annual rent, have to be *satisfied, etc. An average tax of rupee 1 per acre would for years to come have the effect of retarding the opening of the country.

Government does not guarantee or aid the planter.

*Concurrently with the land revenue demand rate too high.

46. The remedy for those difficulties is obvious and I consider that it cannot be too early applied to Wynaad, from which it ought to spread throughout Malabar, with a thorough survey settlement and valuation of the land of the taluk. The country ought at once to be surveyed and mapped, all the titles carefully ascertained and registered, the land should likewise be carefully valued and laid out in convenient revenue lots, and assessed on this valuation to an uniform and very light land revenue demand. And on the same data a proprietor's fee or permanent rent charge should be fixed on all land. A proprietor's fee ought to be fixed, which should not be exceeded, nor should the land be any longer resumable when cultivated by private individuals as long as the rent ..rge is duly paid. The entire country should be made as available as possible ..uropean and native enterprize and capital and I have little doubt that within ..ars, Wynad and the western ghaut country might rival Ceylon or any country ..e world as a field for the enterprize of the European and the cultivation of the ..ore valuable commercial products.

Survey settlement required.

This is a difficult point without a legislative enactment, but the prosperity of the country depends upon it.

47. Irrespective of the revenue considerations, it is the duty of the Government and for the interest of the British commerce that the present unsatisfactory condition of the land tenure be changed.

48. Such a survey settlement of Wynaad of a superficial area of 1,160 square miles would cost 40,000 rupees and occupy two seasons. The land revenue would be at once largely increased and no doubt soon be doubled by the introduction of a proper revenue system. The public land now fraudulently usurped would be brought to light and the basis be laid for a handsome revenue from coffee culture ..a new life would be given to the condition of that neglected but most valu.. district.

Cost of such a survey settlement.

49. If it is deemed desirable to levy a tax before such a survey settlement can ..ndertaken, we might leave it at the option of the planter to select one of the two modes of assessment, *viz.*, either an acreable rate to be assessed on his entire holding, or a reasonable but considerably enhanced assessment on the cultivated land of his estate.

Measurement be adopted at once.

50. The first mode, the uniform acreable rate, is clearly the more eligible. It would no doubt be preferred by many and every encouragement should be held out to induce persons to come under this rule. As good a cowle should be granted in this case as when the land tax on cultivated area is elected, and the rate of land tax should not exceed one-half to three-fourths of a rupee per acre. Where public land is taken up the land tax will be added to the proprietor's fee unless commuted. Where the soil is private the land-lord's dues have to be paid in addition to the public burdens.

Uniform rates.

N. B.—One rupee is considered sufficient on the Sheveroys and in Coimbatore where Government is proprietor, and confers a good and effectual title which is not generally the case in Wynaad.

51. In the event of the 2nd mode being chosen by the owner a tax at the Rivaz of the amshom or the average of the taluk (vide paragraph 26) might be exacted.

Rate on cultivated area. Rs. 2-8-0.

52. The applicants in either case should be allowed five years free, the object being not to trench upon capital; and there seems to be no certainty of an Estate paying all its expenses and yielding good profit till the fifth year. Two instalments should bring it up to full rates. An Estate pays as well the 5th or 6th year as ever it does.

N. B.—The fact being that some have 5 to 10 times as much land as they cultivate.

53. The assessment rules must have retrospective effect on land already in cultivation, but I would allow 3 years further immunity to such as give in their adhesion at once, otherwise the assessment should take effect as soon as the extent of cultivation could be ascertained.

I have the honor to be,
Sir,
Your most obedient servant,

(Signed) W. ROBINSON,
Collector.

(True Copy).

(Signed) P. GRANT,
Collector.

Statement exhibiting the Statistics of the Talook of Wynaad during the last 30 years.

Years.	Population.	Land Revenue.	Quit rent on coffee land public @ 4 annas per cawny.	Moturpha.	Abkarry.	Cardamom.	Gold Dust.	Upland Hill Farm and Hill produce.	Total Revenue.
1827	...	33,414	...	439	2,625	13,355	1,260	1,301	52,394
1828	...	33,436	...	457	3,855	20,325	1,260	1,502	60,325
1829	...	33,450	...	430	3,835	28,[illegible]25	1,260	2,[illegible]07	69,507
1830	34,[illegible]16	33,744	...	449	8,845	42,505	1,260	2,190	83,993
1831	31,179	32,640	...	486	4,000	35,215	954	2,261	75,5[illegible]6
1832	31,806	31,149	...	415	2,105	20,050	1,260	1,145	56,122
1833	35,891	31,308	...	409	2,600	19,500	1,260	1,153	56,280
1834	34,916	32,7[illegible]9	...	401	3,000	20,500	1,260	1,[illegible]8	59,018
1835	34,916	33,[illegible]20	...	379	3,115	19,000	1,218	1,227	58,259
1836	35,647	33,150	...	377	3,115	20,250	1,134	1,238	59,264
1837	35,824	3[illegible],609	...	366	2,600	20,500	1,131	1,247	
1838	35,959	33,659	...	365					
1839	37,189	33,235	...	357					
1840	36,413	34,033	...	368					
1841	36,424	33,912	...	357	1,820				
1842	38,985	34,382	...	329	1,820	6,505	1,008	1,446	
1843	38,9[illegible]5	34,651	...	330	1,615	6,505	1,008	1,506	45,615
1844	39,843	34,209	...	389	2,010	6,505	1,008	1,380	45,507
1845	39,218	34,862	...	389	3,105	6,505	1,008	1,560	47,429
1846	39,743	33,801	...	416	3,218	6,505	1,008	1,598	46,541
1847	38,685	33,528	...	412	3,400	13,005	1,008	1,681	53,084
1848	39,610	33,814	...	398	3,485	13,005	1,00[illegible]	1,634	53,344
1849	39,772	33,158	...	39[illegible]	4,500	13,005	1,008	632	52,6[illegible]8
1850	38,896	32,[illegible]78	...	360	5,200	13,005	1,008	64[illegible]	53,193
851	41,216	33,44[illegible]	...	378	4,335	13,005	1,00[illegible]	[illegible]76	5[illegible],818
52	41,216	32,55[illegible]	...	35[illegible]	4,4[illegible]5	18,775	1,008	652	57,78[illegible]
[illegible]	41,216	32,2[illegible]4	4	[illegible]42	5,405	18,775	1,008	1,036	58,[illegible]24
	41,216	30,[illegible]42	54	349	5,405	1[illegible],77[illegible]	882	922	[illegible]6,[illegible]29
	41,216	30,135	66	341	5,225	18,775	792	77	5[illegible],411
	41,216	28,68[illegible]	66	297	3,368	18,775	792	[illegible]7	52,060
..	10,22,288	9,88,784	190	11,464		5,39,085	31,980	38,815	17,07,577

தமிழ்நாடு ஆவணக்காப்பக நூலகம்,
எழும்பூர், சென்னை-600 008.

தவணைநாள்.

சே. எண் : ப. எண் :

வழங்கிய நாள். (1)	திரும்பிய நாள். (2)	வழங்கிய நாள். (1)	திரும்பிய நாள். (2)
10/11	2/12		
13/4/74			

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