& M.
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Local & Munl. (1899) Department.

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G.O., No. 2363 L

DATED 20-11-99

[Despatch Abstract.]

The formation of towns in the Vicinity of Railway stations. Recording G.O. R.D approving, with remark, the rules proposed by the Board of Revenue for the guidance of Collectors in connection with —

BACK PAPERS.

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

FURTHER PAPERS.

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

Government (1899) of Madras.

LOCAL AND MUNICIPAL.

Recd.	1899.	*Enclosures*
Regd.		*Spare copies*

G.O., No. 2363 L., 20th November 1899.

NOVEMBER.

Formation of towns in the vicinity of Railway Stations.

Recording Government Order, Revenue Department, approving, with remark, the rules proposed by the Board of Revenue for the guidance of Collectors in connection with the —.

GOVERNMENT OF MADRAS.

LOCAL AND MUNICIPAL DEPARTMENT.

Read—the following paper :—

G.O., No. 724, Revenue, dated 25th October 1899.

Read—the following Proceedings of the Board of Revenue (Land Revenue), No. 230, dated 23rd September 1899 :—

The Hon'ble Mr. J. Sturrock, I.C.S.
The Hon'ble Mr. F. A. Nicholson.

Read—again Proceedings of the Board of Revenue (Land Revenue), No. 166, dated 5th July 1898.

Abstract.—Communicating to the Collectors of districts except South Canara and the Nilgiris Government Order regarding the formation of towns in the vicinity of railway stations, and requesting them to submit a report at the end of six months on the most practical mode of complying with applications for land required for building purposes in the neighbourhood of the stations in their districts.

Read—also replies from Collectors.

Resolution—No. 230, dated 23rd September 1899.

In its Order, Mis. No. 2256, Revenue, dated 25th May 1898, Government directed that the rules proposed by the Sanitary Board for the formation of towns in the vicinity of railway stations should be revised by the Board of Revenue in consultation with Collectors and that District-officers should be instructed to carry out the policy indicated in Government Order, No. 5005, dated 8th December 1896. Accordingly the Board in paragraph 4 of its Proceedings, No. 166, dated 5th July 1898, requested the Collectors of all districts, except South Canara and the Nilgiris, to notify that Government would be prepared to consider applications for land for building purposes in the neighbourhood of railway stations. Collectors were at the same time desired to submit a report at the end of six months on the following points :—

(1) the number of applications received ;

(2) the localities in respect of which applications have been made ;

(3) the best and most practical mode of complying with them ;

(4) the additions or alterations which might be considered necessary in the rules appended to Board's Proceedings, No. 166, dated 5th July 1898, in order to make them applicable to actual conditions without involving at the same time any serious infringement of sanitary principles ; and

(5) the extent of land to be reserved for the future extension of each railway station.

2. Reports have now been received from all districts. For the following reasons no notifications were issued by the Collectors of Vizagapatam, Madras and Malabar :—

(1) in the Vizagapatam district, no Government land is available near any railway station ;

(2) in Madras, all the stations are within the limits of the municipality which with its suburbs is already over crowded, and

(3) in the case of Malabar, it is reported that it is not likely that application will be made by private individuals in accordance with the proposed rules. The reason assigned in the last case being somewhat vague, the Collector of Mabalar is requested to report fully the cause of the alleged disinclination of the public to build in the neighbourhood of railway stations.

Although applications were invited in Bellary, South Arcot and Trichinopoly, none were received by the Collectors of those districts.

3. The applications received in the remaining fifteen districts for building-sites in the neighbourhood of railway stations have been tabulated in the statement appended to these Proceedings. Except at the nineteen stations named in the margin, little or no Government land is actually available for building purposes, and when allowance is made for unimportant stations and those which are already close to existing villages, the number of places where there is any probability of a railway town being formed is five, viz., Bápatla and Chirala in Kistna, Gudur in Nellore and Virinjipuram and Polur in North Arcot. A beginning, however, may possibly be made in these five places and the Collectors of Kistna, Nellore and North Arcot will be requested to take action accordingly.

District.	Name of station.
Ganjám ...	... Berhampur.
Gódávari ...	... Bhimadolu.
Kistna ...	... Bápatla. Chirala
Nellore ...	... Gudur.
Kurnool ...	... Dhone.
North Arcot	... Tirutani. Vellore. Virinjipuram. Polur.
Madura ...	... Dindigul. Ambaturai. Tiruparankunram.
Tinnevelly ...	... Tuticorin.
Coimbatore ...	... Perundurai. Pasur. Sulur. Somanur. Tiruppur.

4. In its Proceedings, No. 68, dated 16th March 1898, the Board, after an examination of the plans of railway stations prepared in pursuance of Government Order, No. 305, dated 28th June 1871, concluded that "at all the more important railway stations the elaborate rules proposed by the Sanitary Board" (which will be found printed in the appendix to Board's Proceedings, No. 166, dated 5th July 1898) "would be wholly inapplicable for want of space at the disposal of Government and at unimportant rural stations where space may be available, the rules would be equally unsuitable for want of population and an effective demand for building-sites." The detailed reports now received from Collectors tend to confirm this view. The Board accordingly recommends that the idea of framing rules to suit all railway stations should be given up and that no attempt should be made in the present stage of the question to fetter the discretion of local officers. All that need now be done is to indicate in general terms the essential points to be observed in regard to the few places where a beginning can be made towards the formation of railway towns, but even in the enforcement of these general rules, the Board would allow considerable latitude to the discretion of local officers. The points which should be borne in mind are indicated below :—

(1) The Collector should notify the extent of land available as building site in the neighbourhood of such railway stations as he may select for the purpose and the maximum and minimum size of plots that may be applied for. The extent notified should be exclusive of such space as the railway authority concerned may desire to reserve for the future requirements of the railway.

(2) A rough plan of the space available should be drawn up by the Collector in communication with the District Medical and Sanitary Officer. In case there is sufficient space for laying out a new town, the plan should show the proposed alignment of streets, lanes and side drains, the source of water-supply, the location of sites for rubbish depots and burning and burial grounds, and any land to be reserved for public and communal purposes. The services of the establishment of the District Board Engineer should be utilized for the preparation of the plan which should be approved by the Presidents of the Local Boards concerned. A copy of the plan should be forwarded to the Sanitary Board.

No. 21 in the new edition

(3) Houses should be divided as in the rules contained in Standing Order No. 37 into "thatched" and "tiled or terraced" and applications for as well as assignments of house-sites should be made in accordance with Part II of Standing Order No. 37, headed "In Towns."

(4) The Collector may restrict applicants for thatched houses to particular parts of the proposed town and may require any applicant to execute a subsidiary agreement such as that contemplated in paragraph 15 of Standing Order No. 37 regarding the following matters:—the provision of facilities for drainage, the alignment of the house-front with the line of street as indicated in the plan, the provision of access at the rear for scavengers, &c.

(5) Plots may be divided into first and second class according to their position, business advantages and other conveniences.

(6) All plots of the same class should be of uniform size and the houses built thereon should conform to such dimensions as may be prescribed by the Collector in accordance with the requirements and usages of each locality.

(7) The sub-division of plots and the erection of more than one house in each plot should be forbidden.

5. The Board requests the permission of Government for the communication of these rules to the Collectors of all districts where there are railway stations.

(True Copy and Extract.)

(Signed) LIONEL DAVIDSON,
Acting Secretary.

To the Secretary to Government, Revenue Department.

APPENDIX.

District.	Taluk.	Names of railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
1	2	3	4	5	6	7	8
			ACS.				
Ganjám ..	Berhampur ..	Berhampur	139·16	Scattered ..	4	In some cases land is required not for permanent residence shops or the like, but for rest-houses. Nearly all the stations in this district are situated in zamindari tracts or proprietary villages and a very large area of the land around the stations on the East Coast Railway consists of land under occupation.	....
	Do. ..	Chatrapur	..	..	1		
	Do. ..	Ichchhápuram ..	..	..	3		
Gódávari.	Tuni	Tuni	Insignificant.	..	..	....	....
	Rámachandrapuram.	Dwarapudi					
	Ellore	Bhímadólu	26·93	In one block.	2	One application for 500 square yards and the other for 5 cents ..	....
Kistna ..	Répalle ..	Chundur	0·29	..	51	The land available in these cases is so small in area that it may all be required for the Bezwada-Madras railway. The Collector considers it not likely that new villages of any size will spring up near these stations as Chundur is an insignificant village, Ponnur is half way between two populous villages and is not far from either, and at Vetapalem the station is quite close to the village.	The Colector promises a report on receipt of reply from the Manager, East Coast Railway, under whose control the Bezwada-Madras Railway is as to the extent that may be required for the future extension of the stations.
	Bápatla ..	Ponnur	0·40	In Nidubrolu village.	11		
	Do. ..	Vetapalem	1·51	..	18		
	Do. ..	Chirala	6·50	In Perala ..	16	This is a place of considerable but declining trade in cloths.	
	Do. ..	Bápatla	6·20	..	8	The demand for house-sites is far greater than the number of applications indicates, and it is not improbable that the whole land available will be eagerly taken up when the sites are actually offered for sale.	
						No applications have been received for the land available near twelve of the nineteen remaining stations, and the other seven stations are situated in zamindaries and agraharams and no Government land is available near them.	
Nellore ..	Ongole	Ammanabrolu ..	1·59	..	8	*Note.*—No applications were received for the sites near the stations on the Bezwada-Madras State Railway and on the South Indian Railway south of Gúdúr.	No land is likely to be required for the future extension of the stations on the Bezwada-Madras Railway and on the South Indian Railway in the near future.
	Do.	Ongole	1·76	..	4	....	
	Kávali	Kávali	1·89	..	9	....	
	Gúdúr	Gúdúr	30·64	..	15	There is some probability of a town being formed sooner or later at this station.	
	Ongole	Tangutur	No land available.	..	44	There is no unoccupied land close to this station and the applicants were apparently under the impression that land would be acquired for them by Government.	
	Kandukúr ..	Singaroyakonda ..	Do.	..	2	There is a nice elevated piece of ground available near this station but the place itself is unimportant.	
	Kavali	Bogavole	Do.	..	3	....	

District.	Taluk.	Names of railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
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			ACS.				
Cuddapah ..	Pullampet ..	Nandalur	Not given.	..	Not given.	Some applications were received for building houses in Nagireddipalli village near the Nandalur railway station, but the land is likely to be required for railway purposes at a future date, and the applicants are said to be low-paid servants of the Railway and Public Works Departments. A report is still due from the Deputy Collector, Cuddapah division. No applications were received from any one in the remaining taluks. The Collector notes that should the change of the head-quarters of the district be decided on and Chinna Tippasamudram in the Madanapalle taluk or Kamalapuram in the Cuddapah taluk be selected, an important town will be formed at either of these places.	....
Anantapur.	Gooty	Gooty	..	..	1	Application for 8 cents of land. The absence of demand for house-sites in this district is attributed to the prevalence of plague.	....
Bellary ..	....	....	..	..	..	No land is available at the more important railway stations of Bellary, Adóni and Hospet and there is absence of demand at the less important places.	Two hundred feet outside the existing boundaries on the Southern Mahratta Railway and the Madras Railway Company.
Kurnool ..	Rámallakót ..	Kurnool Road (Dhone).	22·75	In one block.	23	Twenty-two applications were received in 1896 and one in 1898. The extent entered in column 4 was acquired for the purpose of shifting the village-site of Dhone which has been in an insanitary condition; but effect will not be given to this proposal pending the construction of the projected railway line from Dhone to Kurnool. No applications have been received for sites at any of the remaining 16 stations in the district.	....
	Pattikonda .. Rámallakót .. Nandyal .. Cumbum .. Markapur ..	Other stations ..	Information called for by the Collector.	..	..	....	....
Chingleput.	Chingleput .. Conjeeveram ..	Guduvancheri .. Wallajabad	.. ..	.. ..	8 155	The present village-site is not far from the railway station. Only a small area will be available for disposal after reserving the margin specified by the railway, and the applicants are unwilling to pay for the plots but want them free of cost. *Note.*—There are already towns or villages existing close to, or within the easy reach of, the remaining stations in the district.	A margin of 330 feet round the two stations on the South Indian Railway.

k.	Names of Railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
		Extent.	Whether in one block or scattered.			
2	3	4	5	6	7	8
		ACS.				
ni ..	Tirutani	8·19	Railway B class land.	..	The land available is uneven and liable to inundation besides being divided by the railway line. It is utterly unsuited for the erection of a town.	The Agent, South Indian Railway, does not consider it necessary to reserve any portion of the Polur fort land for the future requirements of the railway. The Collector promises a report on receipt of information called for from the Madras Railway authorities as to the extent of land required around the stations in the Gudiyattam taluk.
e	Vellore	10·00	..	..	The Collector considers it desirable to keep the land as an open space.	
.. ..	Polur	6·66	Ruined fort land.	15	....	
dragiri ..	Tukivakkam ..	Not given ..	..	..	Some land is available for disposal, but there is no demand for it.	
Do. ..	Pakala	Do. ..	..	..		
Do. ..	Damalcheruvu ..	..	..	..		
attam ..	Virinjipuram ..	Not given ..	..	10	Land is available for building purposes, but there are already villages near the railway stations.	
Do. ..	Tiruvallum	Do. ..	..	1		
Do. ..	Gudiyattam	Do. ..	..	1		
Do. ..	Valatur	Do. ..	..	No application.		
Do. ..	Katpadi	Do. ..	..	Do.		
					Note.—The Collector states that Polur and Virinjipuram are the only stations where there is any possibility of erecting a model village. He applies for sanction to deal with these cases under the proposed rules and to dispose of the sites under the ordinary rules regulating the grant of village-sites. There are no lands around the railway stations in the divisions of Puttur, Kuppam and Kálahasti and in the taluk of Chittoor.	
Vallajah ..	Sholinghur	..	..	13	....	
Do. ..	Ammoor (Arcot) ..	..	..	2	....	
Do. ..	Thalangi	..	..	No application.	....	
Do. ..	Ponnai Road	..	..	..	....	
	....	..	..	..	....	
nam ..	Sundaraperu[illegible]ovil.	..	..	1	The application was for seven buildings for purposes of trade ..	100 feet around 9 stations, 20[illegible] feet around 6 others.
..	Coleroon	..	..	1	....	The Collector states that he has received information from the Railway authorities as to the amount of space to be reserved for the future extension of railway stations.
..	Koradacheri	..	..	31	The applicants will be able to build only huts of an objectionable nature.	
..	Vettar	..	..	1		
..	Tiruvalur	..	..	1		
pundi.	Tillaivilagam ..	Small extent in scattered plots.	..	6		
	Pandi	..	..	2	*Note.*—The Collector states that the Divisional officers have not sent up statements of lands at the disposal of Government around railway stations, but that he believes that there is no station in the district where land is available for forming a town.	
	Ponnirai	..	..	1		

Taluk.	Names of Railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
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2	3	4	5	6	7	8
Dindigul ..	Dindigul	ACS. 86·65	..	No applications were received.	The town of Dindigul is already well provided with dry land fit for building purposes. A considerable portion of the area in question lies on the eastern side of the Railway line near the Municipal pumping station where the erection of buildings should be prohibited altogether. This is an unimportant station. This is an important place of pilgrimage but the Collector is unable to explain the absence of demand. This land consists of small bits not fit for the construction of houses. *Note.*—No land is available around the stations of Vadamadurai, Ammayyanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.	Hundred feet clear space around the Railway stations at Ambatturai, Ayyalúr, Tiruparankunram and Kalligudi and 200 feet clear space around Railway stations at Dindigul and Tirumangalam and all the available space around Vadamadurai, Ammayanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.
Do. ..	Ayyalúr	1·56	..			
indigul ..	Ambatturai	121·32	..			
adura ..	Tiruparankunram ..	12·03	..			
rumangalam ..	Tirumangalam ..	0·20	..			
Do. ..	Kalligudi	3·06	..			
apidaram ..	Tattappárai	0·70	..	..	....	....
ur	Koilpatti	..	..	2 for land in the inam village.	This station lies in an inam village. Twenty acres of land are available in the adjoining Government village of Iluppaiyurani partly within and partly outside the half a mile limit. No applications have been received.	....
evelly ..	Tinnevelly	..	Scattered areas.	37	The Collector considers it undesirable to sell the scattered plots pending the extension of the station compound which will become necessary when the Tinnevelly-Quilon Railway is undertaken.	....
pidáram ..	Tuticorin	55·8	..	..	An important station within the Municipal limits. The land is proposed to be sold under the provisions for town-sites in S. O., No. 37.	...
velly ..	Gangaikondán ..	..	..	..	This is an unimportant station. 14·70 acres of land are available in the adjoining village of Alankaraperi. The Collector intends to issue a fresh notice inviting applicants. *Note.*—The remaining six stations are in Zamin or Inam villages.	....
.. ..	Perundurai	10·0	..	..	No applications have been received in respect of land adjoining these stations.	...
m ..	Súlúr	39·96	..	..		
..	Sómanúr	86·23	..	..		
.. ..	Pásúr	52·47	..	5	....	....
n ..	Tiruppúr	51·31	..	18	Fifteen of these applications relate to adjoining land used as camping ground which is not available for private occupation.	....
rai ..	Mallápuram ..	Not given.	..	2	These are insignificant stations	....
..	Sámalpatti ..					
god ..	Mcdonald's Choultry.	15	..	30	The whole extent is required by the Railway Department to be reserved for railway purposes. Twenty-seven of the applications were received in 1897.	....

Order—No. 724, Revenue, dated 25th October 1899.

Miscellaneous.

The rules proposed are approved and may be communicated to Collectors.

(True Extract.)

(Signed) H. TREMENHEERE,
Ag. Secretary to Government.

To the Board of Revenue (Land Revenue).
„ the Local and Municipal Department.

ORDER—No. 2363 L., dated 20th November 1899.

Recorded.

(True Extract.)

M. HAMMICK,
Ag. Secretary to Government.

Copy to all Presidents of District Boards.
„ all Chairmen of Municipal Councils.
„ the Sanitary Commissioner.
„ „ Engineer.
„ „ Board.

District
1
Cuddapah ..
Anantapur.
Bellary ..
Kurnool ..
Chingle-put.

Government {1899} of Mad

LOCAL AND MUNICIPAL.

Proof for approval
Rb
24.11.99
Strike off as revised
V.R. 24/11/99

Recd. } 1898. *Enclosures*
Regd. *Spare copies*

G.O., No. 2363 L., 20th November 1899.

NOVEMBER.

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(2) A rough plan of the space available should be drawn up by the Collector in communication with the District Medical and Sanitary Officer. In case there is sufficient space for laying out a new town, the plan should show the proposed alignment of streets, lanes and side drains, the source of water-supply, the location of sites for rubbish depots and burning and burial grounds, and any land to be reserved for public and communal purposes. The services of the establishment of the District Board Engineer should be utilized for the preparation of the plan which should be approved by the Presidents of the Local Boards concerned. A copy of the plan should be forwarded to the Sanitary Board.

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5. The Board requests the permission of Government for the communication of these rules to the Collectors of all districts where there are railway stations.

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(Signed) LIONEL DAVIDSON,
Acting Secretary

To the Secretary to Government, Revenue Department.

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	Rámachandrapuram.	Dwarapudi					
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2

District.	Taluk.	Names of railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
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Chingleput.	Chingleput ..	Guduvancheri ..	..	..	8	The present village-site is not far from the railway station. Only a small area will be available for disposal after reserving the margin specified by the railway, and the applicants are unwilling to pay for the plots but want them free of cost. *Note* – There are already towns or villages existing close to, or within the easy reach of, the remaining stations in the district.	A margin of 330 feet round the two stations on the South Indian Railway.
	Conjeeveram ..	Wallajabad	..	..	155		

District.	Taluk.	Names of Railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
1	2	3	4	5	6	7	8
			ACS				
North Arcot.	Tirutani ..	Tirutani	8·19	Railway B class land.	..	The land available is uneven and liable to inundation besides being divided by the railway line. It is utterly unsuited for the erection of a town.	The Agent, South Indian Railway, does not consider it necessary to reserve any portion of the Polur fort land for the future requirements of the railway. The Collector promises a report on receipt of information called for from the Madras Railway authorities as to the extent of land required around the stations in the Gudiyattam taluk.
	Vellore	Vellore	10·00	..	..	The Collector considers it desirable to keep the land as an open space.	
	Polur	Polur	6·66	Ruined fort land.	15	....	
	Chendragiri ..	Tukivakkam	Not given ..	..	..	Some land is available for disposal, but there is no demand for it.	
	Do. ..	Pakala	Do. ..	..	..		
	Do. ..	Damalcheruvu ..	..	..	..		
	Gudiyattam ..	Virinjipuram ..	Not given ..	..	10	Land is available for building purposes, but there are already villages near the railway stations.	
	Do. ..	Tiruvallum	Do. ..	..	1		
	Do. ..	Gudiyattam	Do. ..	..	1		
	Do. ..	Valatur	Do. ..	..	No application.		
	Do. ..	Katpadi	Do. ..	..	Do.		
						Note.—The Collector states that Polur and Virinjipuram are the only stations where there is any possibility of erecting a model village. He applies for sanction to deal with these cases under the proposed rules and to dispose of the sites under the ordinary rules regulating the grant of village-sites. There are no lands around the railway stations in the divisions of Puttur, Kuppam and Kálahasti and in the taluk of Chittoor.	
	Wallajah ..	Sholinghur	..	..	13	....	
	Do. ..	Ammoor (Arcot) ..	..	..	2	....	
	Do. ..	Thalangi	..	..	No application.	....	
	Do. ..	Ponnai Road	..	..	..	....	
South Arcot.	....	....	..	..	..	....	100 feet around 9 stations, 200 feet around 6 others.
Tanjore ..	Kumbakónam ..	Sundaraperumalcovil.	..	..	1	The application was for seven buildings for purposes of trade ..	The Collector states that he has received information from the Railway authorities as to the amount of space to be reserved for the future extension of railway stations.
	Shiyali ..	Coleroon	..	..	1	....	
	Nannilam ..	Koradacheri	..	..	31	The applicants will be able to build only huts of an objectionable nature.	
	Do. ..	Vettar	..	..	1		
	Negapatam ..	Tiruvalur	..	..	1		
	Tirutturaippúndi.	Tillaivilagam ..	Small extent in scattered plots.	..	6	*Note.*—The Collector states that the Divisional officers have not sent up statements of lands at the disposal of Government around railway stations, but that he believes that there is no station in the district where land is available for forming a town.	
	Do.	Pandi	..	..	2		
	Do.	Ponnirai	..	..	1		

District.	Taluk.	Names of Railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
1	2	3	4	5	6	7	8
Madura ..	Dindigul ..	Dindigul	ACS. 86·65	..	No applications were received.	The town of Dindigul is already well provided with dry land fit for building purposes. A considerable portion of the area in question lies on the eastern side of the Railway line near the Municipal pumping station where the erection of buildings should be prohibited altogether.	Hundred feet clear space around the Railway stations at Ambatturai, Ayyalúr, Tiruparankunram and Kalligudi and 200 feet clear space around Railway stations at Dindigul and Tirumangalam and all the available space around Vadamadurai, Ammayanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.
	Do. ..	Ayyalúr	1·56	..			
	Dindigul ..	Ambatturai	121·32	..		This is an unimportant station.	
	Madura ..	Tiruparankunram ..	12·03	..		This is an important place of pilgrimage but the Collector is unable to explain the absence of demand.	
	Tirumangalam ..	Tirumangalam ..	0·20	..		This land consists of small bits not fit for the construction of houses.	
	Do. ..	Kalligudi	3·06	..		*Note.*—No land is available around the stations of Vadamadurai, Ammayyanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.	
Tinnevelly.	Ottapidaram ..	Tattappárai	0·70	..	..	....	....
	Satur	Koilpatti	..	..	2 for land in the inam village.	This station lies in an inam village. Twenty acres of land are available in the adjoining Government village of Iluppaiyurani partly within and partly outside the half a mile limit. No applications have been received.	....
	Tinnevelly ..	Tinnevelly	..	Scattered areas.	37	The Collector considers it undesirable to sell the scattered plots pending the extension of the station compound which will become necessary when the Tinnevelly-Quilon Railway is undertaken.	....
	Ottappidáram ..	Tuticorin	55·8	..	..	An important station within the Municipal limits. The land is proposed to be sold under the provisions for town-sites in S. O., No. 37.	....
	Tinnevelly ..	Gangaikondán ..	..	..	..	This is an unimportant station. 14·70 acres of land are available in the adjoining village of Alankaraperi. The Collector intends to issue a fresh notice inviting applicants. *Note.*—The remaining six stations are in Zamin or Inam villages.	....
Coimbatore	Erode	Perundurai	10·0	..	..	No applications have been received in respect of land adjoining these stations.	....
	Palladam ..	Súlúr	39·96	..	..		
	Do. ..	Sómanúr	86·23	..	..		
	Erode	Pásúr	52·47	..	5	....	....
	Palladam ..	Tiruppúr	51·31	..	18	Fifteen of these applications relate to adjoining land used as camping ground which is not available for private occupation.	....
Salem ..	Uttankarai ..	Mallápuram ..	Not given.	..	2	These are insignificant stations	....
	Do. ..	Sámalpatti ..					
	Tiruchengod ..	Mcdonald's Choultry.	15	..	30	The whole extent is required by the Railway Department to be reserved for railway purposes. Twenty-seven of the applications were received in 1897.	....

Order—No. 724, Revenue, dated 25th October 1899.

Miscellaneous.

The rules proposed are approved and may be communicated to Collectors.

(True Extract.)

(Signed) H. TREMENHEERE,
Ag. Secretary to Government.

To the Board of Revenue (Land Revenue).
„ the Local and Municipal Department.

Order—No. 2363 L., dated 20th November 1899.

Recorded.

(True Extract.)

for *Ag. Secretary to Government.*

Copy to all Presidents of District Boards.
„ all Chairmen of Municipal Councils.
„ the Sanitary Commissioner.
„ „ Engineer.
„ „ Board.

Exd. A. F. Eccleston.

Government (1899) of Madras.

REVENUE.

~~[illegible]~~ Lr 2363 L9 20-11-99

Standing

LOCAL & MUNICIPAL DEPT.
CURRENT No. 31062.

Standing
21/11/99

Recd. 7th Nov. 1899.
Regd. " Nov. 1899.

Enclosures
Spare copies 4.

G.O., No. 724, 25th October 1899.

n/ps Order No. 2363 L9 20/11/99

Recorded

OCTOBER.

26
17.11.99

18-11-99

Copy to all Presidents of D. Bds.
" " Chairmen of M. Cs.
the Sanitary Commr.
" " Sanitary Engr.
" " Sanitary Board
dspd 29/11/99

The formation of towns in the vicinity of Railway Stations.

Approving, with remark, the rules proposed by the Board of Revenue for the guidance of Collectors in connection with —.

GOVERNMENT OF MADRAS.

REVENUE DEPARTMENT.

Read—the following Proceedings of the Board of Revenue (Land Revenue), No. 230, dated 23rd September 1899:—

The Hon'ble Mr. J. Sturrock, I.C.S.
The Hon'ble Mr. F. A. Nicholson.

Read—again Proceedings of the Board of Revenue (Land Revenue), No. 166, dated 5th July 1898.

Abstract.—Communicating to the Collectors of districts except South Canara and the Nilgiris Government Order regarding the formation of towns in the vicinity of railway stations, and requesting them to submit a report at the end of six months on the most practical mode of complying with applications for land required for building purposes in the neighbourhood of the stations in their districts.

Read—also replies from Collectors.

Resolution—No. 230, dated 23rd September 1899.

in G.O. 2168 L
14-11-98

in G.O. 1775 L
23/9/98

In its order, Mis. No. 2256, Revenue, dated 25th May 1898, Government directed that the rules proposed by the Sanitary Board for the formation of towns in the vicinity of railway stations should be revised by the Board of Revenue in consultation with Collectors and that District-officers should be instructed to carry out the policy indicated in Government Order, No. 5005, dated 8th December 1896. Accordingly the Board in paragraph 4 of its Proceedings, No. 166, dated 5th July 1898, requested the Collectors of all districts, except South Canara and the Nilgiris, to notify that Government would be prepared to consider applications for land for building purposes in the neighbourhood of railway stations. Collectors were at the same time desired to submit a report at the end of six months on the following points:—

(1) the number of applications received;

(2) the localities in respect of which applications have been made;

(3) the best and most practical mode of complying with them;

(4) the additions or alterations which might be considered necessary in the rules appended to Board's Proceedings, No. 166, dated 5th July 1898, in order to make them applicable to actual conditions without involving at the same time any serious infringement of sanitary principles; and

(5) the extent of land to be reserved for the future extension of each railway station.

2. Reports have now been received from all districts. For the following reasons no notifications were issued by the Collectors of Vizagapatam, Madras and Malabar:—

(1) in the Vizagapatam district, no Government land is available near any railway station;

(2) in Madras, all the stations are within the limits of the municipality which with its suburbs is already over crowded, and

(3) in the case of Malabar, it is reported that it is not likely that application will be made by private individuals in accordance with the proposed rules. The reason assigned in the last case being somewhat vague, the Collector of Mabalar is requested to report fully the cause of the alleged disinclination of the public to build in the neighbourhood of railway stations.

Although applications were invited in Bellary, South Arcot and Trichinopoly, none were received by the Collectors of those districts.

3. The applications received in the remaining fifteen districts for building-sites in the neighbourhood of railway stations have been tabulated in the statement appended to these Proceedings. Except at the nineteen stations named in the margin, little or no Government land is actually available for building purposes, and when allowance is made for unimportant stations and those which are already close to existing villages, the number of places where there is any probability of a railway town being formed is five, viz., Bápatla and Chirala in Kistna, Gudur in Nellore and Virinjipuram and Polur in North Arcot. A beginning, however, may possibly be made in these five places and the Collectors of Kistna, Nellore and North Arcot will be requested to take action accordingly.

District.	Name of station.
Ganjám	Berhampur.
Gódávari	Bhimadolu.
Kistna	Bápatla. Chirala
Nellore	Gudur.
Kurnool	Dhone.
North Arcot ...	Tirutani. Vellore. Virinjipuram. Polur.
Madura	Dindigul. Ambaturai. Tiruparankunram.
Tinnevelly	Tuticorin.
Coimbatore	Perundurai. Pasur. Sulur. Somanur. Tiruppur.

4. In its Proceedings, No. 68, dated 16th March 1898, the Board, after an examination of the plans of railway stations prepared in pursuance of Government Order, No. 305, dated 28th June 1871, concluded that "at all the more important railway stations the elaborate rules proposed by the Sanitary Board" (which will be found printed in the appendix to Board's Proceedings, No. 166, dated 5th July 1898) "would be wholly inapplicable for want of space at the disposal of Government and at unimportant rural stations where space may be available, the rules would be equally unsuitable for want of population and an effective demand for building-sites." The detailed reports now received from Collectors tend to confirm this view. The Board accordingly recommends that the idea of framing rules to suit all railway stations should be given up and that no attempt should be made in the present stage of the question to fetter the discretion of local officers. All that need now be done is to indicate in general terms the essential points to be observed in regard to the few places where a beginning can be made towards the formation of railway towns, but even in the enforcement of these general rules, the Board would allow considerable latitude to the discretion of local officers. The points which should be borne in mind are indicated below:—

(1) The Collector should notify the extent of land available as building site in the neighbourhood of such railway stations as he may select for the purpose and the maximum and minimum size of plots that may be applied for. The extent notified should be exclusive of such space as the railway authority concerned may desire to reserve for the future requirements of the railway.

(2) A rough plan of the space available should be drawn up by the Collector in communication with the District Medical and Sanitary Officer. In case there is sufficient space for laying out a new town, the plan should show the proposed alignment of streets, lanes and side drains, the source of water-supply, the location of sites for rubbish depots and burning and burial grounds, and any land to be reserved for public and communal purposes. The services of the establishment of the District Board Engineer should be utilized for the preparation of the plan which should be approved by the Presidents of the Local Boards concerned. A copy of the plan should be forwarded to the Sanitary Board.

(3) Houses should be divided as in the rules contained in Standing Order No. 37 into "thatched" and "tiled or terraced" and applications for as well as assignments of house-sites should be made in accordance with Part II of Standing Order No. 37, headed "In Towns."

(4) The Collector may restrict applicants for thatched houses to particular parts of the proposed town and may require any applicant to execute a subsidiary agreement such as that contemplated in paragraph 15 of Standing Order No. 37 regarding the following matters:—the provision of facilities for drainage, the alignment of the house-front with the line of street as indicated in the plan, the provision of access at the rear for scavengers, &c.

(5) Plots may be divided into first and second class according to their position, business advantages and other conveniences.

(6) All plots of the same class should be of uniform size and the houses built thereon should conform to such dimensions as may be prescribed by the Collector in accordance with the requirements and usages of each locality.

(7) The sub-division of plots and the erection of more than one house in each plot should be forbidden.

5. The Board requests the permission of Government for the communication of these rules to the Collectors of all districts where there are railway stations.

(True Copy and Extract.)

(Signed) LIONEL DAVIDSON,
Acting Secretary.

To the Secretary to Government, Revenue Department.

APPENDIX.

District.	Taluk.	Names of railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
1	2	3	4	5	6	7	8
Ganjám	Berhampur	Berhampur	ACS. 139·16	Scattered	4	In some cases land is required not for permanent residence shops or the like, but for rest-houses. Nearly all the stations in this district are situated in zamindari tracts or proprietary villages and a very large area of the land around the stations on the East Coast Railway consists of land under occupation.	....
	Do.	Chatrapur	..	..	1		
	Do.	Ichchhápuram	..	..	3		
Gódávari.	Tuni Rámachandrapuram.	Tuni Dwarapudi	Insignificant.	..	..	....	....
	Ellore	Bhímadólu	26·93	In one block.	2	One application for 600 square yards and the other for 5 cents	....
Kistna	Répalle	Chundur	0·29	..	51	The land available in these cases is so small in area that it may all be required for the Bezwada-Madras railway. The Collector considers it not likely that new villages of any size will spring up near these stations as Chundur is an insignificant village, Ponnur is half way between two populous villages and is not far from either, and at Vetapalem the station is quite close to the village.	The Colector promises a report on receipt of reply from the Manager, East Coast Railway, under whose control the Bezwada-Madras Railway is as to the extent that may be required for the future extension of the stations.
	Bápatla	Ponnur	0·40	In Nidubrolu village.	11		
	Do.	Vetapalem	1·51	..	18		
	Do.	Chírala	6·50	In Perala	16	This is a place of considerable but declining trade in cloths.	
	Do.	Bápatla	6·20	..	8	The demand for house-sites is far greater than the number of applications indicates, and it is not improbable that the whole land available will be eagerly taken up when the sites are actually offered for sale.	
						No applications have been received for the land available near twelve of the nineteen remaining stations, and the other seven stations are situated in zamindaries and agraharams and no Government land is available near them.	
Nellore	Ongole	Ammanabrolu	1·59	..	8	*Note.*—No applications were received for the sites near the stations on the Bezwada-Madras State Railway and on the South Indian Railway south of Gúdúr.	No land is likely to be required for the future extension of the stations on the Bezwada-Madras Railway and on the South Indian Railway in the near future.
	Do.	Ongole	1·76	..	4	....	
	Kávali	Kávali	1·89	..	9	....	
	Gódúr	Gúdúr	30·64	..	15	There is some probability of a town being formed sooner or later at this station.	
	Ongole	Tangutur	No land available.	..	44	There is no unoccupied land close to this station and the applicants were apparently under the impression that land would be acquired for them by Government.	
	Kandukúr	Singaroyakonda	Do.	..	2	There is a nice elevated piece of ground available near this station but the place itself is unimportant.	
	Kavali	Bogavole	Do.	..	3	....	

District.	Taluk.	Names of railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
1	2	3	4	5	6	7	8
Cuddapah ..	Pullampet ..	Nandalur	ACS. Not given.	..	Not given.	Some applications were received for building houses in Nagireddipalli village near the Nandalur railway station, but the land is likely to be required for railway purposes at a future date, and the applicants are said to be low-paid servants of the Railway and Public Works Departments. A report is still due from the Deputy Collector, Cuddapah division. No applications were received from any one in the remaining taluks. The Collector notes that should the change of the head-quarters of the district be decided on and Chinna Tippasamudram in the Madanapalle taluk or Kamalapuram in the Cuddapah taluk be selected, an important town will be formed at either of these places.	....
Anantapur.	Gooty	Gooty	..	..	1	Application for 8 cents of land. The absence of demand for house-sites in this district is attributed to the prevalence of plague.	....
Bellary ..	....	....	..	..	..	No land is available at the more important railway stations of Bellary, Adóni and Hospet and there is absence of demand at the less important places.	Two hundred feet outside the existing boundaries on the Southern Mahratta Railway and the Madras Railway Company.
Kurnool ..	Rámallakót ..	Kurnool Road (Dhone).	22·75	In one block.	23	Twenty-two applications were received in 1896 and one in 1898. The extent entered in column 4 was acquired for the purpose of shifting the village-site of Dhone which has been in an insanitary condition; but effect will not be given to this proposal pending the construction of the projected railway line from Dhone to Kurnool. No applications have been received for sites at any of the remaining 16 stations in the district.	....
	Pattikonda .. Rámallakót .. Nandyal .. Cumbum .. Markapur ..	Other stations ..	Information called for by the Collector.	..	..	....	....
Chingleput.	Chingleput ..	Guduvancheri ..	..	..	8	The present village-site is not far from the railway station.	A margin of 330 feet round the two stations on the South Indian Railway.
	Conjeeveram ..	Wallajabad	..	..	155	Only a small area will be available for disposal after reserving the margin specified by the railway, and the applicants are unwilling to pay for the plots but want them free of cost. *Note* – There are already towns or villages existing close to, or within the easy reach of, the remaining stations in the district.	

District.	Taluk.	Names of Railway stations.	Government unoccupied land available.		Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
			Extent.	Whether in one block or scattered.			
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North Arcot.	Tirutani ..	Tirutani	ACS. 8·19	Railway B class land.	..	The land available is uneven and liable to inundation besides being divided by the railway line. It is utterly unsuited for the erection of a town.	The Agent, South Indian Railway, does not consider it necessary to reserve any portion of the Polur fort land for the future requirements of the railway. The Collector promises a report on receipt of information called for from the Madras Railway authorities as to the extent of land required around the stations in the Gudiyattam taluk.
	Vellore	Vellore	10·00	..	..	The Collector considers it desirable to keep the land as an open space.	
	Polur	Polur	6·66	Ruined fort land.	15	....	
	Chendragiri ..	Tukivakkam	Not given ..	..	..	Some land is available for disposal, but there is no demand for it.	
	Do. ..	Pakala ..	Do. ..	..	..		
	Do. ..	Damalcheruvu ..	..	..	..		
	Gudiyattam ..	Virinjipuram ..	Not given ..	..	10	Land is available for building purposes, but there are already villages near the railway stations.	
	Do. ..	Tiruvallum	Do. ..	..	1		
	Do. ..	Gudiyattam	Do. ..	..	1		
	Do. ..	Valatur	Do. ..	..	No application.		
	Do. ..	Katpadi	Do. ..	..	Do.		
						Note.—The Collector states that Polur and Virinjipuram are the only stations where there is any possibility of erecting a model village. He applies for sanction to deal with these cases under the proposed rules and to dispose of the sites under the ordinary rules regulating the grant of village-sites. There are no lands around the railway stations in the divisions of Puttur, Kuppam and Kálahasti and in the taluk of Chittoor.	
	Wallajah ..	Sholinghur	..	..	13	....	
	Do. ..	Ammoor (Arcot) ..	..	..	2	....	
	Do. ..	Thalangi	..	..	No application.	....	
	Do. ..	Ponnai Road	..	..	..	....	100 feet around 9 stations, 200 feet around 6 others.
South Arcot.	....	....	..	..	..	....	
Tanjore ..	Kumbakónam ..	Sundaraperumalcovil.	..	..	1	The application was for seven buildings for purposes of trade ..	The Collector states that he has received information from the Railway authorities as to the amount of space to be reserved for the future extension of railway stations.
	Shiyali ..	Coleroon	..	..	1	....	
	Nannilam ..	Koradacheri	..	..	31	The applicants will be able to build only huts of an objectionable nature.	
	Do. ..	Vettar	..	..	1		
	Negapatam ..	Tiruvalur	..	..	1		
	Tirutturaippúndi.	Tillaivilagam ..	Small extent in scattered plots.	..	6	*Note.*—The Collector states that the Divisional officers have not sent up statements of lands at the disposal of Government around railway stations, but that he believes that there is no station in the district where land is available for forming a town.	
	Do.	Pandi	..	..	2		
	Do.	Ponnirai	..	..	1		

District.	Taluk.	Names of Railway stations.	Government unoccupied land available. Extent.	Government unoccupied land available. Whether in one block or scattered.	Number of applications.	Collector's remarks.	Extent required for the future extension of railway stations.
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Madura ..	Dindigul ..	Dindigul	ACS. 86·65	..	No applications were received.	The town of Dindigul is already well provided with dry land fit for building purposes. A considerable portion of the area in question lies on the eastern side of the Railway line near the Municipal pumping station where the erection of buildings should be prohibited altogether.	Hundred feet clear space around the Railway stations at Ambatturai, Ayyalúr, Tiruparankunram and Kalligudi and 200 feet clear space around Railway stations at Dindigul and Tirumangalam and all the available space around Vadamadurai, Ammayanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.
	Do. ..	Ayyalúr	1·56	..		This is an unimportant station.	
	Dindigul ..	Ambatturai	121·32	..			
	Madura ..	Tiruparankunram ..	12·03	..		This is an important place of pilgrimage but the Collector is unable to explain the absence of demand.	
	Tirumangalam ..	Tirumangalam ..	0·20	..		This land consists of small bits not fit for the construction of houses. *Note.*—No land is available around the stations of Vadamadurai, Ammayyanáyakkanúr, Sólavandán, Samaiyanallúr and Madura.	
	Do. ..	Kalligudi	3·06	..			
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	Satur	Koilpatti	..	..	2 for land in the inam village.	This station lies in an inam village. Twenty acres of land are available in the adjoining Government village of Iluppaiyurani partly within and partly outside the half a mile limit. No applications have been received.	....
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	Ottappidáram ..	Tuticorin	55·8	..	..	An important station within the Municipal limits. The land is proposed to be sold under the provisions for town-sites in S. O., No. 37.	....
	Tinnevelly ..	Gangaikondán ..	..	..	..	This is an unimportant station. 14·70 acres of land are available in the adjoining village of Alankaraperi. The Collector intends to issue a fresh notice inviting applicants. *Note.*—The remaining six stations are in Zamin or Inam villages.	....
Coimbatore	Erode	Perundurai	10·0	..	..	No applications have been received in respect of land adjoining these stations.	....
	Palladam ..	Súlúr	39·96	..	..		
	Do. ..	Sómanúr	86·23	..	..		
	Erode	Pásúr	52·47	..	5	....	....
	Palladam ..	Tiruppúr	51·31	..	18	Fifteen of these applications relate to adjoining land used as camping ground which is not available for private occupation.	....
Salem ..	Uttankarai ..	Mallápuram ..	Not given.	..	2	These are insignificant stations	....
	Do. ..	Sámalpatti ..					
	Tiruchengod ..	Mcdonald's Choultry.	15	..	30	The whole extent is required by the Railway Department to be reserved for railway purposes. Twenty-seven of the applications were received in 1897.	....

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Miscellaneous.

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(True Extract.) Tremenheere

Ag. Secretary to Government.

To the Board of Revenue (Land Revenue).
,, the Local and Municipal Department.

Exd. Shaik Karim.

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