C F 73. Trans [illegible] Madras Records DEPARTMENT.

Date taken out.	For what purpose.			Initials of clerk taking the paper or of attender.	Date returned.	Initials of attender.
	Department.	C. No.	Year.			

Local & Munl. (189) Department.

MISCELLANEOUS.

G.O., No. 400 M

DATED 20-3-99

[Despatch Abstract.]

Marlimund Reservoir.

Requesting the Sanitary Board to meet at Ootacamund, after the Government go up there, to inspect the catchment area of the Marlimund reservoir with the Collector and to report on the utility of acquiring a narrow strip of land round the reservoir, inste of the whole area.

BACK PAPERS.

DEPARTMENT.

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

FURTHER PAPERS.

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

Con

LOCAL AND MUNICIPAL DEPARTMENT.

Papers to be read in proceedings:—

rlimund Reservoir – Ootacamund

Again G.O., No. dated 189 .
Again G.O, No. dated 189 .
Current No. of 189 , dated , from
" " " 189 , " , "
" " " 189 , " , ,

Misc

ORDER. No. 400 M, dated 20th March 1899.

The Sanitary Board is requested to meet at Ootacamund after the Government goes up ~~there~~ to go over ~~&~~ the catchment area of the Marlimund reservoir with the Collector, and then to report whether the acquisition of a narrow strip of land round the reservoir – instead of the whole area, would be of real utility.

2. A map of the reservoir and catchment basin, showing the areas of private and Government land, should also be ~~pre~~ prepared and submitted to Govt.

(From orders)

H. T.
20 3 99

Despd. 20/3

D. "My dear Stuart,
With ref to a G.O. that the Sany Bd. should inspect Marlimund, I am to inform you that the Hon Mr. A. wishes to be present at the inspection.

H. T.
20 3 99

The Sanitary Board Despd. 20/3
Collector of the Nilgiris. Despd. 20/3

V. R.
18/3/99

G.
25
1,000—10-3-98.

LOCAL AND MUNICIPAL DEPARTMENT.

C. No.............

SUBJECT.

Acquisition of
Marlimund catchment
area.

FOR ORDERS.

H.M.
H.E. The Gov.
thro' Fin.

The Collr. Nilgiris reports d.o. that Mr. Akilandayar values his propy. at Rs. 5,22,500 but will accept 3½ lakhs paid before 15 March (if allowed to remove his tea machinery) in 5 p.c. Munic. bonds guaranteed by Govt.

Govt. will not be allowed to guarantee any bonds: it can not borrow.
17-2-

Mr. Lewis is having the details of the ~~larger claim~~ 5 lakh valuation checked, but his present views are as follows;

(i) 185 acres @ Rs. 1500 p.a. = Rs. 2,77,500. he is advised that the rate is high but not absurdly so.

(Remark. There is no saying what some Civil Courts, & indeed some Rev. officers will not give in the way of compensation against Govt. I can only say that with the machinery removed, &

[G.
25]
1,000—16-3-98.

LOCAL AND MUNICIPAL DEPARTMENT.

C. No.........................

SUBJECT.

Acquisition of Marlimund catchment area.

FOR ORDERS.

H.M.
H.E. The Gov.
thro' Fin.

The Collr. Nilgiris reports d.o that Mr. Akilandayar values his propy. at Rs. 5,22,500 but will accept 3½ lakhs paid before 15 March (if allowed to remove his tea machinery) in 5 p.c. Munic. bonds guaranteed by Govt.

Mr. Lewis is having the details of the ~~larger claim~~ 5 lakh valuation checked, but his present views are as follows;

Govt. will not be allowed to guarantee any bonds: it cannot borrow.

17.2.

(i) 185 acres @ Rs. 1500 p.a. = Rs. 2,77,500. he is advised that the rate is high but not absurdly so.

(Remark. There is no saying what some Civil Courts & indeed some Rev. officers will not give in the way of compensation against Govt. I can only say that with the machinery removed, &

DEPARTMENT.

3

	Considering how much is swampy or steep land, an acre of Rs. 1000 p.a. seems to me personally, reasonable.)
(ii) Good will of Estate & Factory	25,000 } at present Mr. Weir
(iii) Loss of external business of Factory	35,000 } Considers this not Extra-vagant. (Remark. Please see Land Acq. Act. I of 94. S. 23. "fourthly damage by acquisition injuriously affecting earnings". This has to be read with "fifthly, if compelled to change his place of business, reasonable expenses incidental thereto". These items could hardly be reduced below ½ lakh, so 60,000 might stand. But Coll. might be asked later in Rev. whether he assesses Income tax on the factory's profits from working external leaf. I believe he does not so.)
iv Compensation for abandonment of another estate 2½ m. distant, useless without this factory	25,000. Mr. Weir thinks this moderate. (Remark. I doubt whether this comes under the Act, esp. since machinery is removed)
v. Buildings, lines, factory, machinery etc	75,000. Mr. Weir, not excessive. (Remark. Perhaps excessive, considering the machinery is to be removed)"
vi. Timber, fuel & peat.	25,000. Mr. Weir, moderate

vii. 15 p.c. on 4 lakhs.

5 (Remark. Personally, I should estimate this under the 1000 Rs p.a. valuation of land; but of itself it is fairly moderate.)

60,000. allowed by Act on market value, whatever it may be.

(on 3 lakhs which is about the same I should make out, it wd be 45,000, making an aggregate of 3½ lakhs.

For orders what answer shd be sent to this firm's offer. As this Govt cannot get 3½ lakhs before 15 March & has not the power to guarantee a Munic! loan for that amount, it wd seem that the offer shd be declined. Govt may then either await Coll detailed report on the valuation which seems much the better course, or might without prejudice offer 3 lakhs payable early in next financial year.

If the detailed valuation is too high, Govt might content itself with one of the newest methods of filtration.

H.T.
16.2.99

The Municipality may borrow from India. We have just recd sanction of India to lend money to them for Plague purposes. and I have no doubt India wd lend to a Municipality on good cause shewn. I ~~[illegible]~~ doubt however whether they wd lend for the purpose now under discussion.

17.2.99

Records

DEPARTMENT

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March." But the price asked is so exorbitant that I am reluctantly driven to the conclusion that the proposal to acquire all the land in the Marlimund catchment basin must be given up. Further information as to Anderson's views has I suppose been asked for; and there is also the Pasteur filter used at Darjeeling for consideration.

But if Marlimund catchment area cannot be acquired, there is all the greater reason for acquiring private land in the basin of the Dodabetta reservoir, and in that of the proposed new reservoir at Tiger Hill. The Collr. should be asked to expedite the report called for in para 6 of G.O. 2156 M. dated 2nd Oct. 1897 — indent. it has been received

MA
27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant, — quite inadmissible. But, before giving up all idea of dealing with the catchment area, I would venture to suggest that it might be of use to acquire a narrow strip round the reservoir, — instead of the whole area. This would be better than nothing. What would my Hon. Colleague say to inviting the Sanitary Board to meet on the spot, to go over the ground with the Collector, — and then to [illegible] a modified measure of acquisition would be of real utility?

Information as to Anderson's filter should of course be got.

A.S.
13.3.99

Hon. H. M. again with a d.o.

I have no objection to H. E.'s proposal but should like the S. Bd. to meet about after unless Govt. goes up as I should like to discuss the matter with them on the ground. A map should be prepared showing areas of private & Govt. land

Note for the Secretary. the reservoir & catchment basin

This has been received already. Vide the Collr's letter in G.O. No. 702 M. dated 1st April 1898 — flag P. in the linked file.

17.3.99

I.R.
15/3/99

Nilgiri Collector's Office,
Ootacamund, 13.2.99.

15.2.99

My dear Trevenbeere

In my d.o of yesterday I forgot to state the reasons Mr. Akilandiah gave for his willingness to accept so large a reduction on his original claim provided the money was paid before March 15th.

He told me that he, with one other, was running a large Cotton Mill at Aurangabad capital 12 lakhs.

HALL,
ACAMUND.

at Rs 1000 — 17,500 —

2. Compensation for extinction of Tudor Hall Estate "name & good will" as a going concern, which is now widely known not only here but in Bombay where after much expenditure in advertisements &c. it has attained a prominent position —— 25,000 —

3. Compensation for loss of profits derived from working the tea leaf of several Coly. gardens such as Arnee Jaghirdar's Wood-lands 40 acres Belmont 25 acres Cordall's 20 acres Misquith's 20 acres &c &c. for all of which the Tudor Hall Factory is the only one available. 35,000.

4. Compensation for the abandonment of my Madanakhola Tea Estate

P = Copy abstract only.
Q = Copy heading only.

address the Colr.

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March". But the price asked is so exorbitant that I am reluctantly driven to the conclusion that the proposal to acquire all the land in the Marlimund catchment basin must be given up. Further information as to Anderson's [illegible] has I suppose been asked for; and there is also the Pasteur filter used at Darjeeling for consideration.

But if Marlimund catchment area cannot be acquired, there is all the greater reason for acquiring private land in the basin of the Dodabetta reservoir, and in that of the proposed new reservoir at Tiger Hill. The Colr. should be asked to expedite the report called for in para 6 of G.O. 2156 M. of 2nd Oct. 1897 — it has been received in dept.

M.

27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant & quite inadmissible. But, before giving up all idea of dealing with the catchment area, I would venture to suggest that it might be of use to acquire a narrow strip round the reservoir, — instead of the whole area. This would be better than nothing. What would my Hon. Colleague say to inviting the Sanitary Board to meet on the spot, to go over the ground with the Collector, — and then to report [illegible] manner of acquisition would be of most utility?

Information as to Anderson's filter should of course be got.

13.3.99

Hon. H.M. again with a d.o.

I have no objection to ~~H.E.~~ H.E.'s proposal but should like the S.Bd. ~~to meet at Ooty~~ after unless Govt. goes up as I should like to discuss the matter with them on the ground. A map of the reservoir & catchment basin should be prepared showing areas of private & Govt. land.

17.3.99

Note for the Secretary

This has been received already. Vide Ag. Colr's letter in G.O. No. 702 M. dt 1st April 1898 — flag P. in the linked file.

I.R.
28/3/99

15-2-99

Nilgiri Collector's Office,
Ootacamund, 13.2.99.

My dear Tremenheere

In my d.o. of yesterday I forgot to state the reasons Mr. Akilandiah gave for his willingness to accept so large a reduction on his original claim provided the money was paid before March 15th.

He told me that he, with one other, was running a large Cotton Mill at Aurangabad Capital 12 lakhs. ...

ground it seems necessary to have the Estates valued.

I am
Yours sincerely
[illegible]

J. H. Tremenheere Esqr.
ICS
Secretary to Govt.

Mr. Akilandiah's offer must
f course be refused as it is
ot possible for any sum
hatever to be paid him "on or
efore the 15th March." But
he price asked is so exorbitant
hat I am reluctantly driven to
he conclusion that the proposal
o acquire all the land in the
Marlimund catchment basin
must be given up. Further
nformation as to Anderson's
ilters has I suppose been asked
or; and there is also the "Pasteur"
filter used at Darjeeling for consid-
eration.

But if Marlimund catchment area
cannot be acquired, there is all
the greater reason for acquiring
private land in the basin of
f Dodabetta reservoir, and in
that of the proposed new reservoir
t Tiger Hill. The Collr. should
e asked to expedite the report
called for in para 6 of G.O.
2156 of 2nd Octr. 1897 —
8th inst. it has been received
M.A.
27.2.99

I concur that Mr. A's offer must be
refused. His price is exorbitant &
quite inadmissible. But, before
giving up all idea of dealing with the
catchment area, I would venture to
suggest that it might be of use to
acquire a narrow strip round the
reservoir, — instead of the whole area.
This would be better than nothing.
What would my Hon. Colleague say
to deputing the Sanitary Board to meet
on the spot, to go over over the
ground with the Collector, — and then
[illegible] modified
[illegible] measures of acquisition would be of
the real value.
Information as to Anderson's
filters should of course be got.
A.S.
13.3.99

Hon. H. M. [illegible] with a d.o.

I have no objection to ~~W.E.~~ H.T's proposal
but should like the S.Bd. to meet about after
unless Govt. goes up as I should like to discuss
the matter with them on the ground. A map
of the reservoir & catchment basin
should be prepared showing areas of private & Govt. land
17.3.99

Note for the Secretary
This has been received already. Vide Actg. Collr.
letter in G.O. No. 702 M, d/ 1st April 1898 - flag
P. in the linked file.
I.R.
18/3/99

---

the concern is being run to
some extent with borrowed
money. & I think, he said
there were debentures out.
Anyhow in the busy season
he said he had to finance
their transactions' i.e borrow
money. And that if he got
this lump sum of 3½ lakhs,
he would be able to dispense
with the "financing".
This is the reason why he makes
the date of payment the
essence of his offer.
In my letter of yesterday
proposing to have Mr.
Akalandayya's claim for the
Madqwashola Estate valuated
I forgot to say that I knew
that its acquisition was not
contemplated by Govt.
Mr. Akalandayya will however
doubtless have a good
claim for compensation in
respect of this estate on
account of the closure of
the parent Estate 'Under
Hall' & the removal of the
machinery for manufacturing
tea. To estimate his
probable loss on this

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March." But the price asked is so exorbitant that I am reluctantly driven to the conclusion that the proposal to acquire all the land in Marlimund catchment must be given up. Furt information as to Anderson's ness has I suppose been ask for; and there is also the filter used at Darjeeling for co ration.

But if Marlimund catchment cannot be acquired, there is the greater reason for acquiri private land in the basin of Dodabetta reservoir, and in that of the proposed new reser at Tiger Hill. The Collr. shoul be asked to expedite the report called for in para 6 of G.O. 2156 M. dy 2nd Octr. 1897 — in dent. It has been received

M A

27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant quite inadmissible. But, before giving up all idea of dealing with the catchment area I would venture to

ground it seems necessary to have the Estate valued by

I am

yours sincerely

E. S. Weir

J. H. Tremenheere Esq

I.C.S.

Secretary to Govt.

when Govt. goes up as I should like to discuss the matter with them on the ground. A map of the reservoir & catchment basin should be prepared showing areas of private & Govt. lands.

Note for the Secretary

This has been received already. V. Collr's letter in G.O. No. 702 M. dy 1st April 1898 – flag P. in the linked file.

17.3.99

I.R.

18/3/99

decision of Govt. in the matter.

At the second interview he presented me with the enclosed memo. which shows the compensation which he considers he can legally obtain if he is dispossessed under the Land Acquisition Act, assuming that he does not avail himself of the option offered by Govt. of removing the buildings machinery & blue gums.

It will be seen that the total claim is for the somewhat formidable sum of Rs 5.22.500!

From the previous papers dealing with the Marlimund Reservoir I gather that it was never calculated that the acquisition of the catchment area would cost anything like the

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th. March." But the price asked is so exorbitant that I am reluctantly driven to the conclusion that the proposal to acquire all the land in Marlimund catchment b must be given up. Furt information as to Anderson new has I suppose been ask for; and there is also the filter used at Darjeeling for co ration.

But if Marlimund catchment cannot be acquired, there is the greater reason for acquiri private land in the basin of Dodabetta reservoir, and in that of the proposed new reser at Tiger Hill. The Colr. shoul be asked to expedite the report called for in para 6 of G.O. 2156 M. d. 2nd Octr. 1897 - it has been received in deut.

27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant & quite inadmissible. But, before giving up all idea of dealing with the catchment area I would venture to

after

unless Govt. goes up as I should like to discuss the matter with them on the ground. A map of the reservoir & catchment basin should be ~~prepared~~ showing areas of private & Govt. land.

Note for the Secretary

This has been received already. Vide Colr's letter in G.O. No. 702 M. d. 1st April 1898 - flag P. in the linked file.

17.3.99

I.R.
18/3/99

Nilgiri Collector's Office,
Ootacamund, 12.2.99

SECRETARY TO GOVERNMENT
1899
LOCAL & MUNICIPAL DEPARTMENT

My dear Trevenheere

As soon as possible after my arrival here I took action on G.O. No 36 M. dated 9.1.99 by sending for Mr Akilandayya & by inspecting the Tudor Hall Estate. I had 2 interviews with Mr Akilandayya & explained to him the

sum but the question of the cost was never thoroughly gone into before. Mr Akilandayya professes to be confident of the moderation of his claims & certain that any Court would give him the full amount he ~~claims~~, asks for. At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu of the amount claimed in the memo. provided

ground it seems necessary to have the Estates valued.

I am
Yours sincerely
C. A. Weir

J. H. Trevenheere Esqr
I.C.S.
Secretary to Govt.

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March." But the price asked is so exorbitant that I am reluctantly driven to the conclusion that the prop to acquire all the land in Marlimund catchment b must be given up. Furt information as to Anderson there has I suppose been as for; and there is also the filter used at Darjeeling for ration. ¶

But if Marlimund catchment cannot be acquired, there is the greater reason for acqu private land in the basin of Dodabetta reservoir, and that of the proposed new re at Tiger Hill. The Collr. be asked to expedite the re called for in para 6 of G.O. 2156 M. of 2nd Octr. 1897 — indent. it has been received

M.A.
27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant & quite inadmissible. But, before giving up all idea of dealing with the catchment area, I would venture to

speak

after but should like the S.B. to meet after unless Govt. goes up as I should like to discuss the matters with them on the ground. A map of the reservoir & catchmt. basin should be ~~prepared~~ prepared showing areas of private & Govt. land

17.3.99

Note for the Secretary

This has been received already. V. Jeffery Collr letter in G.O. No. 702 M. dy 1st April 1898 - flag P. in the linked file.

I.R.
18/3/99

Should it seem necessary to have the bottle returned.

I am
Yours sincerely

J. H. Stonehouse Esq
I.C.S.
Secretary to Govt.

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March." But the price asked is so exorbitant that I am reluctantly driven to

---

sum but the question of the cost was never thoroughly gone into before.

Mr Akilandayya professes to be confident of the moderation of his claims & certain that any Court would give him the full amount he ~~claimed~~, asks for.

At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu of the amount claimed in the memo. provided

Nilgiri Collector's Office,
Ootacamund, 5.

1°. The money was paid on or before the 15th March next,

2°. He was allowed to remove the machinery.

Mr Akilandayya said he would accept Municipal Bonds. 5 p.c. guaranteed by Govt. in lieu of ready cash. This offer he confirmed in a letter written next day which I enclose for perusal.

that if the matter went to a Civil Court that the rate might be allowed.

In ~~proposing~~ the compensation cases for land acquired for Havelock Road I see that Rs 3000 per acre is being claimed for some land situated near the Church & Butterworth was disposed apparently to admit this rate.

It is to be observed that the claim is for a uniform rate of Rs 1500 an acre. A good deal of the land is swamp. & some of it

ground it seems necessary to have the Estates valued.

I am
Yours sincerely
[illegible]

J. H. Tremenheere Esq.
I.C.S.
Secretary to Govt.

---

called for in para 6 of G.O. 2156 dated 2nd Oct. 1897 — it has been received in dept.

M.A.
27.2.99

I concur that Mr. A's offer must be refused. His price is exorbitant & quite inadmissible. But, before giving up all idea of dealing with the catchment area, I would venture to

but should like the [illegible] after unless Govt. goes up as I should like to discuss the matter with them on the ground. A map of the reservoir & catchment basin should be prepared showing areas of private & Govt. land.

Note for the Secretary

This has been received already. Vide Collector's letter in G.O. No. 702 M, dated 1st April 1898 - Flag P. in the linked file.

17.3.99

I.R.
18/3/99

Mr. Akilandiah's offer must of course be refused as it is not possible for any sum whatever to be paid him "on or before the 15th March." But the price asked is so exorbitant that I am reluctantly driven to

I concur that Mr. A's offer must be refused. His price is exorbitant quite inadmissible. But, before giving up all idea of dealing with the catchment area, I would venture to

---

seen but the question of the cost was never thoroughly gone into, before.

Mr Akilandayya professes to be confident of the moderation of his claim & certain that any Court would give him the full amount he ~~claims~~, asks for.

At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu of the amount claimed in the memo. provided

ground it seems necessary to have the Estates valued.

I am
Yours sincerely
C. A. Weir

J. H. Tremenheere Esqr
I.C.S.
Secretary to Govt.

The offer now made is of course a great reduction on the 1st claim.

The question is whether that claim is at all a reasonable one.

I propose having each item of that claim examined by such experts as are available here, but I may say that I have already made some enquiries on the subject —

As regards Item No. 1. Rs 277.500 for land.

Mr Akilandayya urges that by the new Havelock Road Tudor Hall is only 1 m. 5 f. distant from Collector's Office that it is admirably adapted for building sites &c. & much ~~larger~~ higher rates have been paid for building sites in localities not far distant.

I have consulted Messrs. Hamnett Somers Eve & Douglas about the rate claimed & their general opinion is that the rate though high is not absurdly so &

---

called for in para 6 of G.O. 2156 M. dy 2nd Oct. 1897 — in dext. It has been received

M A
27.2.99

but should like the S.[illegible] after unless Govt. goes up as I should like to discuss the matter with them on the ground. A map of the reservoir & catchment basin should be prepared showing areas of private & Govt. land.

Note for the Secretary.

This has been received already. V. [illegible] Collr. letter in G.O. No. 702 M. dy 1st April 1898 - flag P. in the linked file.

17.3.99

I.R.
18/3/99

seen but the question of the cost was never thoroughly gone into before.

Mr Akilandayya professes to be confident of the moderation of his claims & certain that any Court would give him the full amount he ~~[illegible]~~, asks for.

At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu

Nilgiri Collector's Office,

Ootacamund, 12-2-99

SECRETARY TO GOVERNMENT 1899 LOCAL & MUNICIPAL DEPARTMENT

My dear Tremenheere

As soon as possible after my arrival here I took action on G.O. No 36.M. dated 9.1.99. by sending for Mr Akilandayya & by inspecting the Tudor Hall Estate & had 2 interviews with

that if the matter went to a Civil Court that the rate might be allowed.

In ~~proposing~~ the compensation cases for land acquired for Havelock Road I see that Rs 3000 per acre is being claimed for some land situated near the church & Butterworth was disposed apparently to admit this rate.

It is to be observed that the claim is for a uniform rate of Rs 1500 an acre. A good deal of the land swamps. & some of it

1°. The money was paid on or before the 15th March next.

2°. He was allowed to remove the machinery.

Mr Akilandayya said he would accept Municipal Bonds. 5. p.c. guaranteed by Govt in lieu of ready cash. This offer he confirmed in a letter written that day which I enclose for perusal.

Item No. 7 is of course allowed by law & needs no discussion.

The impression on my mind though I admit it is derived from very imperfect information is that though a careful investigation of Mr Akilandayya's claim may result in reducing them below Rs 5. 22. 500, it is hardly likely to reduce them below the 3½ lakhs for which he now offers to give up the Estate.

is too steep for building on. & for these portions ~~[illegible]~~ a much lower rate is only claimable. Mr Akilandayya of course replies that the area remaining suitable for building upon is worth much more than he asks. — In this connection he told me that though the transaction was not closed he had had an offer or the equivalent of an offer from the Gaikawar of Baroda

seen but the question of the cost was never thoroughly gone into before.

Mr Akilandayya professes to be confident of the moderation of his claims & certain that any Court would give him the full amount he ~~claims~~, also for.

At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu

that if the matter went to a Civil Court that the rate might be allowed.

In ~~[illegible]~~ the compensation cases for land acquired for Havelock Road I see that Rs 3000 per acre is being claimed for some land situated near the church & Butterworth was disposed apparently to admit this rate.

It is to be observed that the claim is for a uniform rate of Rs 1500 an acre.

deal of the land

Nilgiri Collector's Office,

Ootacamund, 12.2.99

SECRETARY TO GOVERNMENT
1899
LOCAL & MUNICIPAL DEPARTMENT

My dear Trevenheere

As soon as possible after my arrival here I took action on G.O. No 36-M. dated 9.1.99. by sending for Mr Akilandayya & by inspecting the Tudor Hall Estate

I had 2 interviews with

Nilgiri Collector's Office, 5.

Ootacamund,

1°. The money was paid on or before the 15th March next,

2°. He was allowed to remove the machinery.

Mr Akilandayya said he would accept Municipal Bonds. 5. p. c. guaranteed by Govt in lieu of ready cash. This offer he confirmed in a letter written that day which I enclose

---

of 1½ lakhs for 50 acres of Tudor Hall Estate situated outside the catchment area.

Items 2 & 3.

Mr Akilandayya offers to satisfy me by the production of his books of the correctness of his claims.

If the inquiry is to proceed the books will be of course investigated. I can only say now that the claims do not seem extravagant.

Item. No. 4.

This claim seems moderate

Item No 5.

I went all over Tudor Hall & the out houses & saw the machinery. I cannot of course offer an opinion of any value on the subject, but I am disposed to think that the claim is not excessive

Item No. 6.

This claim is at the rate of 4 annas a tree, which Vaughan thinks is moderate if the trees are of at all decent growth. Some I saw are of fine growth.

seen but the question of the cost was never thoroughly gone into before.

Mr Akilandayya professes to be confident of the moderation of his claims & certain that any Court would give him the full amount he ~~claims~~, asks for.

At the end of the interview Mr Akilandayya made me an offer to accept 3½ lakhs of rupees in lieu

---

item No. 7 is of course allowed by law & needs no discussion.

The impression on my mind though I admit it is derived from very imperfect information is that though a careful investigation of Mr Akilandayya's claims may result in reducing them below Rs 5.22.500, it is hardly likely to reduce them below the 3½ lakhs for which he now offers to give up the Estate.

Nilgiri Collector's Office,

Ootacamund, 12.2.99 1899

TO GOVERNMENT
JUDL & MUNICIPAL DEPARTMENT

My dear Tremenheere

As soon as possible after my arrival here I took action on G.O. No 36.M. dated 9.1.99. by sending for Mr Akilandayya & by inspecting the Tudor Hall Estate & had 2 interviews with

---

Nilgiri Collector's Office,

Ootacamund, 9

is too steep for building on, & for these portions ~~[illegible]~~ a much lower rate is only claimable. Mr Akilandayya of course replies that the area remaining suitable for building upon is worth much more than he asks.

– In this connection he told me that though the transaction was not closed, he had had an offer or the equivalent of an offer from the Gaikwar of Baroda

---

the subject, & have some surveying work done.

It seems however pretty certain that a thorough & detailed enquiry into the claims can not be completed & placed in the hands of Govt before March 15th. A good deal of information could be however collected before that date, & I am therefore taking steps to do so at once.

Of course if Govt decide not to consider Mr

13.

Nilgiri Collector's Office,

Ootacamund,

I do not know whether Govt is prepared to pay an amount approximating either of these sums, & whether it would be possible even if no other objections existed to find the sum of 3½ lakhs by 15th March.

It seems pretty certain however that the compensation amount Govt will have to pay will in any case be very large & possibly

seen but the question of the
cost was never thoroughly
gone into before.
Mr Akilandayya professes
to be confident of the
moderation of his claims
& certain that any Court
would give him the full
amount he ~~[illegible]~~ asks for.
At the end of the interview
Mr Akilandayya made
[illegible]

Nilgiri Collector's Office,
Ootacamund, 12-2-99

[illegible] TO GOVERNMENT
1899
LOCAL & MUNICIPAL DEPARTMENT

My dear Trevenheere

As soon as possible
after my arrival here I
took action on G.O.
No 36 M. dated 9.1.99.
by sending for Mr Akiland-
ayya & by inspecting
the Tudor Hall Estate

Item No. 7 is of course
allowed by law & needs no
discussion.
The impression on my mind
though I admit it is derived
from very imperfect inform-
ation is that though a
careful investigation of
Mr Akilandayya's claims
may result in reducing
them below Rs 5.22.500.
It is hardly likely to reduce
them below the 3½ lakhs
for which he now offers to
give up the Estates.

swamp.

Nilgiri Collector's Office,
Ootacamund, 9

is too steep for building on.
& for these portions ~~[illegible]~~
a much lower rate is only
claimable. Mr Akilandayya
of course replies that the
area remaining suitable for
building upon is worth
much more than he asks.
— In this connection he told
me that though the transaction
was not closed he had
had an offer or the equi-
valent of an offer from
the Gaikwar of Baroda

it may be decided to adopt
some alternative scheme for
improving the Ooty water
supply.
I am writing d.o. as I
can in this way bring the
matter more quickly before
Govt. & can best ensure
secrecy. I have kept copies
of Mr Akilandayya's memo.
& letter.
I intend to take immediate
steps to have the amount
claimed in the memo

checked, & with this end
to ask. Dist. Forest Officer
to check item 6.
The Exec. Engineer to check
item ~~8~~5. & Mr Standen
of the Chinchona Plantation
item 4.
Items 2 & 3 would best be
checked by an Auditor but
it might be done in
my office. Item 1. I could
do myself but would pro-
bably have to take a
good deal of evidence on

When given for copying
When copied
When
When

Memo

TUDOR HALL,
OOTACAMUND.

1. Actual market value of 185 Acres catchment area at Rs 1500 – per acre ——— 277,500 –

2. Compensation for extinction of "Tudor Hall Estate name" & "good will" as a going concern, which is now widely known not only here but in Bombay where after much expenditure in advertisements it has attained a prominent position ——— 25,000 –

3. Compensation for loss of profits derived from working the Tea leaf of several Coly. gardens such as Arnee Jaghirdar's Woodlands 40 acres, Belmont 25 acres, Misquitte's 20 acres, Cordall's 20 acres &c &c for all of which the Tudor Hall factory is the only one available. 35,000 –

4. Compensation for the abandonment of my Madanakhola Tea Estate which

N.B.—
A = Copy in full.
B = Not to be copied.
F = Copy abstract only.
Q = Copy heading only.

5

which will be of no more use than
without the Tudor Hall Factory
which works up its leaf —

(N.B This estate, which is within the
easy reach of 2½ miles from
Tudor Hall, consists of 117 acres
of which about 35 acres are
under Tea and the rest first-
class Khola land, which also
I am gradually bringing under
Tea cultivation. I cannot do
anything with this property in
the ~~tea~~ line without the
Tudor Hall estate. I shall
simply have to parcel it out
for Badaga cultivation.
This property was first opened
out by Col: Denison. The land
is so rich that the very first year
I bought it, it yielded 10,000 lbs
of made Tea for 20 acres & more
than paid itself out of the
purchase money — it has been
virtually an appanage of the
Tudor Hall estate —— 25,000 —

When given for copying
When copied
When

189

3

5. Compensation for Tudor Hall buildings, out-houses, godowns, cooly lines, stables, cattlesheds; Conservatories, orchard & kitchen gardens; factory buildings, machinery & appurtenances, at the lowest calculation – Rs 75,000–

6. Value of large standing timber. One lakh & more of blue gum trees of 15 years growth including the Municipal lease-hold lands; stacked fuel & peat. all at the absurdly low total of – Rs 25,000–

Total Rs 4,52,500–

7. Compensation for forcible acquisition according to the Land Acquisition Act at the rate of 15 per Cent on Rs 4,00,000 — 60,000

Grand Total Rs 5,12,500–

N.B.—
A = Copy in full.
B = Not to be copied.
F = Copy abstract only.
Q = Copy heading only.

When given for copying
When copied 189
When
When

Appendix No 1

Kodanadkhola

Yearly green leaf average 40,000 lbs
Equivalent to made tea 10,000 lbs.
present Average price 8 annas a lb = Rs 5000 - gross

Yearly expenses.

Salaries	Rs 230 —
One pruning & weeding	250 —
One monsoon do	100 —
picking 40,000 lbs say	600 —
N.B. Discount pays for the carriage to Tudor Hall	1180 say Rs 1200 —
Assessment	100 —
10,000 lbs packed in 100 chests of 100 lbs each - packing lead, chest & all Rs 3-8- each	350 —
	Rs 1650
Carriage to Bombay at 9 pies per lb; for 10,000 lbs	468-12
	2118-12

my nett profit - therefore is over Rs 2500 —; and 20 years purchase is equal to Rs 50,000 -
I have charged only Rs 25,000 — !

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

Appendix No. 1

Madanakhola

Yearly green leaf average 40,000 lbs
Equivalent to Made Tea 10,000 lbs.
~~point~~ Average price 8 annas a lb = Rs 5000 - gross

//

Yearly expenses.

Salaries	Rs 230 —
One pruning & weeding	250 —
One monsoon do.	100 —
picking 40,000 lbs say	600 —
	1180 say Rs 1200 —
N.B. Discount pays for the carriage to Tudor Hall	
Assessment	100 —

//

10,000 lbs packed in 100 chests of 100 lbs each — packing lead, chest & all Rs 3-8- each	350 —
	Rs 1650

//

Carriage to Bombay at 9 pies per lb; for 10,000 lbs	468-12
	2118-12

My nett profit therefore is over Rs 2500 — ; is equal to Rs 50,000 —
and 20 years purchase
I have charged only Rs 25,000 — !

Appendix No 2

My dealings with Sundry Coty gardens

I pay 9 pies per lb of green leaf delivered at the Tudor Hall Factory. I buy about 60,000 lbs green leaf, which means 15,000 lbs of made tea, costing me ~~[illegible]~~ 3 annas a lb. Adding an anna & a half for packing & transit to Bombay the balance of 3½ annas is clear profit. This on 15000 lbs is equivalent to over Rs 3000- a year; and 20 years purchase means Rs 60000 — & I have charged only Rs 35,000!

I incur no extra manufacturing charges for Madanachola & the Sundry Coty-gardens, as the staff I have to keep for the Tudor Hall Tea is enough to operate on the outside leaf as well; and fuel is no consideration there, I have so much.

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

When given for copying ....
When copied
When ex
When s

189

TUDOR HALL,
OOTACAMUND.

9th February 1899

COLLECTOR'S OFFICE
9 FEB 1899
NILGIRI DISTRICT

To
The Collector
Nilgiris, Ootacamund

Sir,

With reference to the firm & final offer I made to you yesterday of my willingness to accept the lump sum of Three lakhs and fifty thousand — in lieu of the amount mentioned in the memo I gave you & which I honestly believe to be the proper value & compensation — provided the former sum was paid into the Bank on or before the 15th of next month & that I am allowed to remove all the buildings, machinery & trees standing & cut within a reasonable time to be fixed, I beg not only to

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

When given for copying
When copied
When
189

to confirm the same, but only to repeat here, what I told you yesterday, that time is of the essence of the offer for the reasons I stated to you, and that in the event of the payment not being made by that date I reserve to myself my full rights for compensation according to the memo, and that my offer to accept the smaller sum is absolutely without prejudice to my rights in case the acquisition is enforced under the Land Acquisition Act.

I have the honour to be
Your most obedient
servant
C. Arilamany

When given for copying
When copied
When examined
When signed
189

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.

When given for copying
When copied
When examined
When signed } 189 .

READ AGAIN G.O., No.

Local & Municipal Department.

H.M.
Please see also
H.T.'s note

See note here

FORT ST. GEORGE,
14. March 1899

My dear Noeir,

Your d.o.s dated 12 & 13 Feb.

I am directed to ask you to inform Mr. Akilandagar that Govt is unable to accept his offer.

Y. S.

H.T.

Despd 18/3/99

A

14/3

STATEMENT WITH DITTO.

PAPERS NOT FILED UP, BEING MEANT FOR DESPATCH IN ORIGINAL.

N.B.—
A = Copy in full.
B = Not to be copied.
P = Copy abstract only.
Q = Copy heading only.