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MADRAS RECORD OFFICE.

Government of Madras.

Public Works DEPARTMENT.

G.O. No. 260 S^e Press ~~Mis.~~

122-123

Dated 8-10-1862.

Not to be folded or roughly handled

Proceedings of the Madras Government, Public Works Department, 8th October 1862.

No. 122. Read the following Proceedings of the Madras Government in the Revenue Department, dated 2nd October 1862, No. 2,126 :—

Declining to sanction the construction of the necessary approaches to the new building lots near the Town of Negapatam from the sale proceeds of Government land, but permitting their construction at once at Government expense and proposing to grant an annual sum not exceeding three thousand Rupees out of the Local Funds for the next three years for local operations, to be expended under the orders of a Committee composed of the Collector and the District and Resident Engineers, &c.

(Vide Revenue Proceedings, 2nd October 1862, Nos. 10 @ 12.)

No. 123. ORDER THEREON, 8th October 1862, No. 2,405.

Communicated to the Deputy Chief Engineer, Southern Circle, for information.

(Signed) W. I. BIRDWOOD, Colonel, R. E.,
Secretary to Government.

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following Proceedings of the Board of Revenue, dated 16th April 1862, No. 2,496:—

Read the following letter from G. A. BALLARD, Esq., Acting Collector of Tanjore, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Madras, dated Vellum, 5th April 1862, No. 117.

SIR,

1. I have the honor to bring to the notice of the Board that there are certain lots* of Government ground in and about the town of Negapatam, regarding the sale or rental of which it is most desirable, both for the interests of Government and the public, that arrangements should at once be made.

* Vide Minute of Sir C. Trevelyan, dated 18th January 1860, para. 8.

2. There are about 16 acres of unoccupied† Government ground in the vicinity of the old Fort, well adapted for building purposes. It is proposed to reserve about 9 acres of this in the best situation for a Court House and public buildings hereafter to be built.

† Vide plan accompanying.

3. There are about 7 acres which have been divided into‡ 19 allotments each having an area of from 19,000 to 13,400 Square feet, and a face of 100 feet. The allotments are purposely small to adapt them to the requirements of Europeans, Eurasians, or Natives, who are likely to build cottages upon them, and of course any one requiring a larger area could secure it by purchasing several contiguous lots. I propose putting these up to auction at an upset price of Rupees 10 per Gunta§, and knocking them down to the highest bidder. If the upset price is not bid, I would reserve them for the present.

‡ Vide plan. This Division was made by the District Engineer at the instance of His Excellency Sir C. Trevelyan soon after his visit. The lots have been again marked out.

§ One-fortieth of an acre.

4. There is a line of docks along the river bank in the vicinity of the allotments abovesaid. There are at present occupied at will by any one desirous to repair their vessels. The docks are very irregular and mere temporary excavations. At my request the Head Assistant Collector conferred with the shipowners as to the best arrangement; and after doing so, he has had the river bank marked off into 16 uniform lots of 100 × 150 feet each. I propose renting these singly for five years, putting them up at an upset rent of Rupees 30 per lot per annum.

5. There are about 574 Gulis or 2 Acres of Government land admirably situated for, stowage of heavy goods lower down the river, over and above portions presently occupied, or that will probably soon be required by the District Engineer, that are unoccupied, or occupied at will, or at an utterly inadequate rent for storing timber, &c. About 300 Gulis of this is in lots, and rented at 2 Annas a Guli per annum, but the rents expire in June. Mr. Plumer has divided the unoccupied land into seven lots. I propose letting out the whole 574 Gulis in convenient lots on annual rents, putting them up to auction at upset rents of Annas 6 per Guli.‖

‖ 144 square feet.

6. I requested my Head Assistant Mr. Plumer to confer freely with the merchants and boat-owners, and communicate with me; and the foregoing arrangements are proposed accordingly. Mr. Plumer has taken much interest in the subject, and informs me that the people quite recognize the justice and advisability of the several measures, and that very considerable competition may be expected at the auctions.

7. I have, however, to observe that the roads of Negapatam are in a very wretched condition, and that, in connection with the above proposals, it is most advisable, indeed imperative, that some pieces of old road should be repaired and of new road opened. In the plan the length between the red ink letters A and B is old tract that must be repaired, and that between red ink letters C and D road that must be opened. I would therefore most strongly urge that the funds accruing from the sale¶ of the lots mentioned in paragraph 3, and from the first five years, rentals mentioned in paragraphs 4 and 5 of this letter, should be placed at the disposal of the Collector for the purpose of improving these communications through the agency of his Department. I urge especially their being placed at the Collector's disposal,

Vide Minute of Sir C. Trevelyan, above quoted (January 18th 1860, paragraph 8).

¶ At upset prices a sum of about Rupees 2,800 would be realized. At upset rents, with all lots, let a sum of about Rupees 695-4-0 would be realized annually.

because the work to be done is simple and easily superintended, because it can be more economically carried out by the Revenue than by the Professional Department, and because, though of great local convenience, it may not be thought of great general importance, and if entrusted to one authority will be carried out without delay, whereas if there is divided authority or responsibility it may hang fire for years.

8. It is of great importance that this point be settled, as I wish to be able to state in my advertisements of the auctions that the roads will be at once put in repair, which will of course very greatly enhance the value of the properties.

9. There are some other bits of Government land which it is thought advisable to leave for the present, as their value will certainly increase; and they are not at present required by the public, or in a state to be advantageously disposed of.

10. In conclusion, I respectfully request as speedy orders as possible. Some arrangements have been allowed to be necessary for years, but though there has been much purpose there has been little done. The late opening of the rail to Trichinopoly has given an impetus to Negapatam affairs; the opportunity for action is a good one, and though the arrangements suggested may not appear of very great importance, their satisfactory completion will really be advantageous to the rising town.

11. It is requested the plan accompanying may be returned as soon as done with.

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1. In his Minute on the town of Negapatam, His Excellency Sir Charles Trevelyan directed that certain Government land, which was conveniently situated, should be marked out in building lots and sold on freehold, the proceeds being devoted to the improvement of the town. It appears from Mr. Ballard's letter above recorded that these allotments have been made over an area of seven acres, nine acres being retained for the site of a Court House and public buildings. Mr. Plumer, the resident Head Assistant Collector, has shown much interest and judgment in the matter, and after due consultation with the inhabitants of the town (shipowners) has set apart 16 lots of 100 × 110 each for a line of docks on the river bank, where the public have hitherto been accustomed to dock their vessels at pleasure.

2. The object of Mr. Ballard's communication is to obtain sanction for the sale of the building sites at an upset price of Rupees 10 per Gunta* and of the allotments for docking at an upset yearly rent of Rupees 30 for each lot of 100 × 150 feet the lease to extend to five years. He further proposes to let on yearly lease some additional land which is well situated lower down the river at an upset rent of Annas 6 per Guli (144 square feet).

* One-fortieth of an acre.

3. It seems likely from the communications that have passed between Mr. Plumer and those interested, that the competition for all the lots will be brisk as the necessity and propriety of the arrangements are recognized by all. Mr. Ballard strongly urges that the assurance held out by Sir Charles Trevelyan that the sums realized by the sales of the allotments should be devoted to the improvement of the town communications which are much in want of it, and he urges that they may be expended for this purpose under the directions of his own Department, without being subject to the joint control which takes place regarding the outlay of the Local Fund.

4. The Board quite approve of Mr. Ballard's propositions, and should Government see no reason for withholding the assurance held out in Sir Charles Trevelyan's Minute would recommend that the funds realized by the sale and rent of the lots described by him, which will amount to a sum of Rupees 2,800, and an annual income of Rupees 695-4-0, be credited to a Town Fund, and be expended under the directions of the Collector.

5. They resolve, therefore, to submit the above letter for the favorable consideration of Government, and would hope that should there be any difficulty as to the formation of such a fund as that proposed, there may be no objection to the funds realized being credited under the head of Local Fund, and expended under the directions of the Head Assistant Collector, as no doubt the District Engineer will be equally alive with Mr. Ballard himself to the great benefits which must ensue from the money being so laid out. The argument used by Mr. Ballard that the knowledge that the communication to the allotments will be put in repair will considerably affect the proposed sales, appears to be cogent.

(A true Copy and Extract.)

(Signed) R. A. DALYELL, *Sub-Secretary.*

Proceedings of the Board of Revenue, dated 28th April 1862, No. 2,682.

Read the following letter from G. A. BALLARD, Esq., Acting Collector of Tanjore, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, dated Tanjore, 23rd April 1862, No. 140.

SIR,

1. A copy of my letter* to your address dated the 5th instant, was forwarded to Captain Oakes, late District Engineer, and in acknowledging it, he objects to my proposal for renting out the docks at Negapatam for five years, as he considers the term too great and the rent too small. He anticipates that shipowners at Negapatam will rent all the docks, and that when vessels arriving from other ports require repair, the renters will exact exorbitant sums for the use of the docks. He believes the trade of the port will increase greatly, that merchants who do not now trade at the port will do so, and that to rent the docks for five years to such merchants and shipowners as may now be trading at Negapatam to the exclusion of those who may do so hereafter is inexpedient; that the latter in fact should not be put at the mercy of the former. He proposes that the docks should not be rented at once, but that shipowners or their agents who may require to dock their vessels from time to time may be permitted to do so at a fixed rate per mensem for such time as they require the docks for their own use, but that they should not be permitted to sub-rent. The docks would then be available for all shipowners who may trade with the port, and the amount of rent per dock per mensem could be regulated from time to time according to the demand for dockage.

* No. 117.

2. I may observe that I proposed a period of five years, because I thought it improbable any one would be likely to construct improved docks if liable to be ousted or have his rent unduly bid up at the end of each year; that the sum of Rupees 30 was merely the upset rent for the ground, not the amount likely to be realized on competition; that a schedule of rates for sub-renting should be entered and agreed to in the leases which would effectually prevent extortionate demands, and that increasing the general traffic of the port would be so obviously the policy of those likely to rent the docks that they would not be likely to exclude the vessels of other ports, unless the docks were really engaged.

3. The plan proposed by the District Engineer would necessitate the construction and keeping in repair of the docks, and the constant watching of their occupation and collection of the fees due on the short periods of rental, by Government.

4. I am inclined to modify my former proposal by recommending that the docks be rented *annually*, a check, however, being kept on outsiders by a rule that, at a fresh auction, the amount of a rough valuation of the dock itself should be bid in addition to an advance on the bid of the lessee at the time by a new offerer. If the new bidder succeeded, a moiety of this valuation to go to the relinquishing renter, and a moiety to Government as a fine on relinquishment.

5. I think that this arrangement with the maximum rates of sub-rents fixed would meet all requirements and avoid the objections noticed in paragraph 3.

Ordered to be submitted to Government in continuation of Board's Proceedings dated 16th April 1862, No. 2,496. The Board consider that a lease for three years at least is necessary to ensure any think like permanent docks being erected at the cost of the lessees. They think that some limitation in regard to the sub-letting may be expedient, but then the scheme proposed in paragraph 4 is altogether too complicated to succeed in practice.

(A true Copy and Extract.)

(Signed) R. A. DALYELL, *Sub-Secretary.*

ORDER THEREON, 2nd October 1862, No. 2,126.

1. In the foregoing papers several measures for the improvement of the town of Negapatam are recommended for the favorable consideration of Government.

2. In the vicinity of the old fort, and overlooking the river, are sixteen acres of unoccupied Government ground, which appear to be very eligible for building purposes. It is proposed to reserve nine acres for the future erection of a Court House and other public buildings, and to dispose of the remainder on freehold. With this view the Collector has divided it into nineteen allotments, and he asks permission to submit them to public competition at an upset price of Rupees 10 per Gunta.

3. Lower down the river and in a situation admirably adapted for the stowage of heavy goods, there are two more acres which have been marked out in seven lots. The Collector proposes to put these up to auction annually at an upset rent of 6 Annas per Guly.

4. The foregoing measures are approved. It will however be clearly explained to the competing parties that the lots although free of all Government assessment will be subject to any local or municipal cess that may hereafter be imposed for the benefit of the town.

5. In front of the building sites referred to in paragraph 2 *supra*, there is a line of rough docks, or irregular excavations made use of for that purpose. At present they are occupied gratis by any one wishing to overhaul his vessel, but the Collector solicits authority to rent the bank in sixteen uniform lots of 100 × 150 feet. His first intention was to rent the lots singly for five years, offering them to public competition at an upset price of Rupees 30 per lot per annum. The District Engineer offered various objections to this scheme, and the Collector has so far modified it as to propose that the leases should continue for one year only. He remarks, however, that no lessee would be likely to undertake the construction of improved docks, if liable to be ousted, or to have his rent unduly bid up at the end of each year ; and he has therefore provided an elaborate check upon outsiders, which the Board reject as " altogether too complicated to succeed in practice." The Board further remark that a lease for three years at least is necessary to ensure any permanent improvements. In this opinion the Government coincide, and desire that instructions be issued accordingly.

6. It remains to consider the proposal to apply the sum raised by these measures to the improvement of the town and especially to the construction of the necessary approaches to the new building lots. The Government regret that they cannot sanction this part of the arrangement, but it would be contrary to the Rules of the Supreme Government to lay out the sale proceeds of Government land upon municipal purposes. Such roads as may be required may be made at once at Government expense, and with a view to future improvements, the Government will be prepared to make a grant out of the local funds of such an annual sum, not exceeding 3,000 Rupees for the next three years, as the community may raise for local operations.

8. The only stipulation that Government would attach to this grant is that the money should be expended under the orders of a Committee of which the Collector shall be the President, and the District and resident Engineers, members ex-officio, the other members being left to the nomination of the community.

(True Extract.)

Acting Deputy Secretary to Government.

To the Board of Revenue.
" Public Works Department.

Exd. S. T. Augustin.

Public Works 1862 Dept.
Rec.d of Govt. for October
No. 2983.

Rec.d of the M Govt. in
the Revenue Depart.t

Dated 2.d } Oct.r 1862
Received 4.th }

No. 2126.

No. 2405. 8.th Oct.r

William Order

Declining to sanction the
Construction of the necessary
approaches to the new Building
Lots near the Town of Jerusalem
from the Sale Proceeds of Govt.
Land but permitting their
Construction above the Govt.
expense and providing a grant
an annual Sum not exceeding
three Thousand Pounds out of the
Local Funds for the next three
Years for Local purposes
to be expended under the orders
of a Committee Composing of the collector
and the District Resident Engineer.

No. 122-123.

Ld

2405

No. 2405.

Communicated to
the Deputy Chief Engineer
S. Circle for information.

Chesnaill
8th October 1862.

3 Copies
Jc

The Dy. Chief Engr. S. Circle. with 8 Copies
of the Revenue Dispatch
8

X 87