

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 609

Press
~~Mis~~

316-317

Dated

18 - 3 - 1862.

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
18th March 1862.*

No. 316. Read the following Proceedings of the Board of Revenue, dated 21st January 1862,
No. 515:—

Read Proceedings of the Madras Government, dated 21st September 1861, No. 1,846,
Revenue Department, requesting the Board to re-consider their recommendation regarding the
sale of a Government Tope in the District of Madura.

(In Cons. 23rd September 1861, No. 6,062.)

1. The Board's proposal to dispose of the Tope in question by auction either as Freehold
or subject to the Land assessment, to which proposal Government object, was induced partly by
the disposition manifested in the Proceedings
of Government marginally quoted, to free
themselves from all such proprietary rights in
plantations when it could be arranged without useless sacrifice, and partly by the Board's con-
viction of the expediency of this course.

2. A Government Tope rented out, is certain to be more or less neglected and abused.
The Taluq or Village servants cannot be expected to look after the interests of Government in
its position of private proprietor with the same care that a private individual would exercise for
himself, and thus in course of time that which had it been in the hands of a private proprietor
would have been carefully maintained and improved, while Government at the same time
received its Land tax, is likely by its retention as Government property, to lose value yearly.

3. The Board are decidedly of opinion that it is a wise economy for Government to free
itself of all such *quasi* private interests even at what might to an individual be a sacrifice.

4. In the particular instance, the Land tax on the area occupied by the Tope is
Rupees 3-10-6, the redemption of which at
20 years' purchase would cost Rupees 73-2-0.
The Collector reported that the Tope was
stated to him to be worth Rupees 400 if sold
subject to the Land tax, and the Board proposed Rupees 600, as the upset price, if Government
should see fit to sanction its sale as a Freehold property.

5. The Board have little doubt that there would be a considerable advance on this upset
price, and they attach a very high value to the creation of such small Freehold properties in
different parts of the country, but they merely suggested the sale on these terms for the con-
sideration of Government, their recommendation being only for the sale of the Government
proprietary right in the Tope.

6. It is objected by Government, that as the annual rent under the last five years' lease
was Rupees 183, the upset price named by the Board amounts to only $3\frac{1}{4}$ years' purchase, but
it by no means follows that this rent could be obtained for a continuance, and the Board would
beg to point out that the highest offer that could be obtained for the Tope in 1835, if subject
only to the Land tax was Rupees 283, and that the Collector now values it on similar terms at
Rupees 400, while the Board's proposed upset price considerably exceeded this amount with the
addition of the 20 years' purchase of the Land tax. On mature deliberation, the Board resolve
to re-submit their former proposal for the re-consideration of Government.

(A true Extract.)

(Signed) W. HUDLESTON, *Secretary.*

No. 317.

ORDER THEREON, 18th March 1862, No. 609.

The Government consider that the best course would be to put the Tope up to auction at
the close of the current lease at an upset price of Rupees 800. If it does not fetch that it should
be leased out for five years, by public competition. The Board will arrange accordingly with
the Collector.

(Signed) C. G. MASTER,
Deputy Secretary to Government.

No. 515.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 21st January 1862.

Read Proceedings of the Madras Government, dated 21st September 1861, No. 1,846, Revenue Department, requesting the Board to re-consider their recommendation regarding the sale of a Government Tope in the District of Madura.

(In Cons. 23rd September 1861, No. 6,062.)

1. The Board's proposal to dispose of the Tope in question by auction either as Freehold or subject to the Land assessment, to which proposal Government object, was induced partly by the disposition manifested in the Proceedings of Government marginally quoted, to free themselves from all such proprietary rights in plantations when it could be arranged without useless sacrifice, and partly by the Board's conviction of the expediency of this course.

2. A Government Tope rented out, is certain to be more or less neglected and abused. The Taluk or Village servants cannot be expected to look after the interests of Government in its position of private proprietor with the same care that a private individual would exercise for himself, and thus in course of time that which had it been in the hands of a private proprietor would have been carefully maintained and improved, while Government at the same time received its Land tax, is likely by its retention as Government property, to lose value yearly.

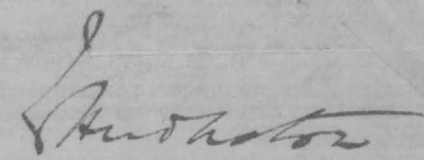
3. The Board are decidedly of opinion that it is a wise economy for Government to free itself of all such *quasi* private interests even at what might to an individual be a sacrifice.

4. In the particular instance, the Land tax on the area occupied by the Tope is Rupees 3-10-6, the redemption of which at 20 years' purchase would cost Rupees 73-2-0. The Collector reported that the Tope was stated to him to be worth Rupees 400 if sold subject to the Land tax, and the Board proposed Rupees 600, as the upset price, if Government should see fit to sanction its sale as a Freehold property.

5. The Board have little doubt that there would be a considerable advance on this upset price, and they attach a very high value to the creation of such small Freehold properties in different parts of the country, but they merely suggested the sale on these terms for the consideration of Government, their recommendation being only for the sale of the Government proprietary right in the Tope.

6. It is objected by Government, that as the annual rent under the last five years' lease was Rupees 183, the upset price named by the Board amounts to only 3 1/4 years' purchase, but it by no means follows that this rent could be obtained for a continuance, and the Board would beg to point out that the highest offer that could be obtained for the Tope in 1835, if subject only to the Land tax was Rupees 288, and that the Collector now values it on similar terms at Rupees 400, while the Board's proposed upset price considerably exceeded this amount with the addition of the 20 years' purchase of the Land tax. On mature deliberation, the Board resolve to re-submit their former proposal for the re-consideration of Government.

(A true Extract.)


Secretary.

To J. D. Sim, Esq., Secretary to Government, R. D.

Exd. J. Wright.

This I hope to long '89
I have been told on the land
it covers is Rs 3-10-6 per
annum - The usufruct of
the trees is now being sold
at lease which expires on
30 June next - for Rs 183 per
annum - The present is
that the ^{right} he held in
the village ~~and~~ are up to
himself - Rs 100 -
or shall it be again sent
out.
Perhaps after all a sale
after full survey & the much
will be the best in the long
run - But the upland price
may be raised to 800 Rs.

Sale of a Govt Lope in
the Madras District.

3/3/04

Revenue 1862 Sept
also of Govt for March.

Today.

Dir: of the Madras Govt
11th March 62.

From B. J. M. 30th April 62
C 12/1303.

Council

for the Madras District
11th March 62

11th March 62

Following orders are
Council's Proceedings read:
including their recommendations
and regarding the sale of
a Govt Lope in Madras
District.

11th March 62

11th March 62