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MADRAS RECORD OFFICE

Government of Madras

Public Works DEPARTMENT

G.O. No.	2252. A	Press
~~B.P. No.~~		~~Mis.~~
Dated	14-8.	195.
		1874

Not to be folded or roughly handled

*Proceedings of the Madras Government, Public Works Department,
14th August 1874.*

Read the following papers:—

No. 297A. Proceedings of the Board of Revenue, dated 20th June 1874, Miscellaneous No. 4,181.

READ memorandum No. 49, from the Acting Under Secretary for Secretary to Government, Public Works Department, dated 16th June 1874, calling for reply to Government Order requesting report relative to differences in prices paid for lands taken up for railway purposes in Madura District and those for Madras Water Works Project.

COMMUNICATED to the Collector of Chingleput, with reference to Board's Proceedings, 13th September 1873, Miscellaneous No. 5,933, and Official Memorandum, No. 761, 11th June 1874, and with the request that he will furnish the report required by Government without further delay.

(True Extract.)

(Signed) C. A. GALTON,
Acting Sub-Secretary.

No. 297B. Proceedings of the Board of Revenue, dated 24th July 1874, No. 1,952. From R. W. BARLOW, Esq., Collector of the Chingleput District, to J. GROSE, Esq., Secretary to the Board of Revenue, dated Sydapet, 26th June 1874, No. 296.

In reply to the Board's Miscellaneous No. 4,181 of the 20th instant, calling for a report, with reference to paragraph 2 of G. O., No. 2,177, dated the 1st September last, I have the honor to forward copy of a letter of the 24th idem, No. 47, from Deputy Collector Venkatesiah on special duty, who points out that the figures from which he struck his averages were obtained from an official enclosure to a Government Order; he can offer no further explanation, but suggests that the Madura authorities should be consulted. All I can add is that I believe fair market values were paid here.

From C. VENKATESIAH, Deputy Collector, to R. W. BARLOW, Esq., Collector of the Chingleput District, dated Sydapet, 21st June 1873, No. 47.

WITH reference to the Proceedings (herewith returned) of the Board of Revenue, dated 20th instant, No. 4,181, referred to me by you for report, I have the honor to state that the reason why the prices paid for lands taken up for railway purposes in the Madura District averaged so high as from 68 to 254 times the annual assessment, should be explained by the authorities of that district. I would, however, observe that the averages struck by me were based on the figures entered in the statements appended to the printed Proceedings of Government, Public Works Department, dated 21st January 1873, No. 200, an abstract (marked G) of which was submitted with my letter to you of the 10th March 1873, No. 39.

SUBMITTED to Government with reference to G. O., dated 1st September 1873, No. 2,177, Public Works Department.

2. A copy of that order and of the part of Deputy Collector C. Venkatesiah's letter referred to in it will now be sent to the Collector of Madura for report.

(True Copies and Extract.)

J. GROSE,
Secretary.

*Proceedings of the Madras Government, Public Works Department,
14th August 1874.*

No. 207-C. Endorsement of the Consulting Engineer for Railways, dated Madras, 8th October 1873, No. 533.

From H. W. BLISS, Esq., Acting Collector of Madura, to Lieutenant-Colonel J. H. M. SHAW-STEWART, R.E., Consulting Engineer for Railways, dated Madura, 2nd October 1873, No. 1,800.

In reply to your letter, No. 883, dated 12th September 1873, I have the honor to forward an extract from a letter from the Deputy Collector, P. Subbaya, giving the reasons why lands taken up for the railway in this district, and *shown in one only out of several registers sent in*, has cost more than lands taken up for the water works in Madras.

2. The Deputy Collector would have entered into more detail but that he was in the hurry of departure for Kurnool, where he has been transferred and ordered to join at once.

3. The reason of the high price of dry and poramboke lands here is simple, viz., that they were close to the town and valuable as tope and building sites.

4. It would not be right that I should omit to take this opportunity of mentioning that I know that Mr. McQuhae, the permanent Collector, personally supervised all Deputy Collector P. Subbaya's proceedings in the purchase of lands in the Madura and Tirumungalam Taluqs; that he was satisfied that the prices paid, though liberal, were not excessive; and that he was of opinion that the Deputy Collector had done the troublesome work of making all these purchases in a very satisfactory manner.

Extract from a letter from the Deputy Collector on General Duties, Madura, No. 264, dated 24th September 1873.

In acquiring lands for railway, I had not the intervention of either the Tahsildars or Arbitrators, but had myself inspected every piece of land, and, after a discussion with the owners, fixed its value on personally comparing the different soils in the presence of the villagers whom I had invited to be present with title-deeds, sale, and mortgage bonds, whereby I could ascertain the market value of the lands. It is a well known fact that in the district prices have risen three or four times what they were some ten years ago.

4. I have settled nearly 1,300* cases, and in all these the prices fixed by me were 25 or 30 per cent. less than the actual market value as ascertained by recent *bona fide* sales and mortgages evidenced by registered documents, and I succeeded in getting the consent of the parties by explaining to them the object and advantages of railway, and advising them that individual cases cannot be set up against a general rate of compensation proposed.

5. The valuation of all lands was completed by the 14th September 1872. I have to state that I had more to do when distributing money than when settling the prices; for I acted as a sort of private arbitrator in settling the disputes and claims of rival claimants, mortgager and mortgagee, etc., with a view to avoid further litigation. On the whole the saving to Government by my settlement will be between 35,000 and 40,000 Rupees when compared with the market value which would have to be paid if the Land Acquisition Act had been put in force. Want of time disables me to prove the above fact by an illustration in figures.

6. But to turn to the subject of the letter, I beg to state that the railway crosses in my division through the best nujah lands of Madura Taluq and the rich black cotton soil punjah lands of Terumungalam Taluq. The length of the line throughout my division and the villages of Soolakarai and Kallawarputty of Ramnad Zemindary is 43 miles 75-25 chains. Want of time compels me to confine my remarks to the villages of Madura Taluq mentioned in the returns referred to in paragraph 15 of Deputy Collector Venkatesiah's report alluded to in G. O.,

*Proceedings of the Madras Government, Public Works Department,
14th August 1874.*

No. 2,177, dated the 1st instant. The villages are Thathanery, Aurapoliem, Ravoothopoliem, Ponmani and Tiruparangundam; of these Aurapoliem, Ravoothopoliem and Ponmani form part of the town of Madura, while Thathanery is in the close vicinity of the town and Tiruparangundam three miles from it. All these villages are irrigated by the Vigay, the largest river in the district. The lands in the villages of Aurapoliem, Ravoothopoliem and Ponmani described in the returns as punjah and poramboke are, in fact, topes and building sites. These are irrigated by private wells, and therefore pay the fixed taram or punjah assessment; while the so-called poramboke lands being the site of ditches of the old Madura Fort sold for building purposes are subject to a quit-rent of 9 Rupees a canny. These are for the most part topes containing good cocoanut and mango trees. I tried to get these lands at lower rates than what they are now purchased for, but the market value had so considerably risen owing to their being topes and building sites touching the streets of the town, that I found much difficulty in inducing the owners to accept even the prices now given. I always consulted the Collector, Mr. McQuhae, regarding these, and shall state one of the instances in which peculiar difficulties were felt. One Masanamoottoo Pillay, an independent native of the town, had purchased 0-15-2 gooly, or 0-58 acre of poramboke tope in Ponmani, containing fifty-six cocoanut trees, and yielding a quit-rent of Rupees 3-5-9 for Rupees 1,050, and had let it on lease for Rupees 120 per annum. For this tope I offered about Rupees 480 according to the rate allowed for adjoining lands. But on his appealing to the Collector the latter fixed the compensation at Rupees 800. Instances of this description may be multiplied but for the very short time I have before me.

7. The rate fixed by me was in no instance equal to that asked for by the parties, but was about 40 per cent. less than that, and I did not therefore take any notice as to the prices demanded by the ryots. In short, I am able to say and to prove, if time and opportunity be allowed, that the compensation fixed by me has been very advantageous to Government, and the owners of the lands, though at first demanded a higher rate, finally and willingly yielded to my decision. The Collector had an opportunity to test my valuation by going over the line as far as about twenty miles. The apparent exorbitance noticed by Government was entirely owing to the market value of the lands in the town and its vicinity having been greater in consequence of the flourishing and improving state of the town.

(True Extract)

(Signed) H. W. BLISS,

Acting Collector.

SUBMITTED for the information of Government, with reference to paragraph 2 of the Order of Government, No. 2,177, dated 1st September 1873.

2. It appears that the average rates paid for the lands taken up for the Madras Water Works have been compared with one only out of the many registers of lands taken up for the Great Southern of India Railway in the Madura District. The Acting Collector explains that in this particular register the high prices are due to the lands being situated close to the town of Madura, and thereby being valuable as building sites. The other registers, nineteen in number, are with the Government, so that I have not at present the means of ascertaining the average rates paid throughout the district of Madura.

(Signed) W. H. COAKER, Lieutenant, R.E.,
for Consulting Engineer for Railways.

No. 207D.

ORDER THEREON, 14th August 1874, No. 2,252-A.

RAILWAY, No. 50A.

THE reports above recorded have been elicited in consequence of the statement made by Deputy Collector

*Proceedings of the Madras Government, Public Works Department,
14th August 1874.*

C. Venkatesiah in his letter recorded with G. O., No. 836, dated 11th August 1873, Revenue Department, to the effect that the price paid for land taken up for the Great Southern of India Railway in the Madura District greatly exceeded that given for land acquired in the Chingleput District for the Madras Water Works Project. It would appear that the statement in question was made on insufficient data, and that the relative conditions of the two cases are so dissimilar that a general comparison is impracticable. The report called for by the Board of Revenue in their Proceedings of the 24th July 1874, No. 1,952, may be dispensed with, the Collector of Madura having already supplied, through the Consulting Engineer for Railways, the requisite information.

(True Extract.)

Colonel, R.E.,
Secretary to Government.

To the Consulting Engineer for Railways.
To the Board of Revenue.

Revenue Dept

Exd. E. C. Shunker.

Spare Copies

GOVT. OF INDIA
PUBLIC WORKS.

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REVENUE DEPARTMENT

RAILWAYS

Dated August 1874

Recd.

Encl.

G.O. 1114, 4th July 1874, No. 1, 1874.

AUGUST
No. 297A-201D

For the Board of Revenue, Government of India, for Madras Water Works Project in the Chingleput District.—Please let orders on reports regarding the relative differences in prices paid for, and directing the report called for by the Local Revenue in their Proceedings of the 1st July 1874, No. 1, 922, to be disposed with.

Revenue Department.

Miscellaneous No. 4181

PROCEEDINGS OF THE BOARD OF REVENUE,

Dated 20th June 1874.

Read Memorandum No. 49 from the Acting Under Secretary for Secretary to Government P.W.D. dated 16th June 1874 calling for reply to G.O. requesting report relative to differences in prices paid for lands taken up for Railway purposes in Madras District & those for Madras Water Works Project.

Communicated to the Collector of Chingleput with reference to Board's Proceeding 13th September 1873 Mis: No. 5933 and Official Memorandum No. 76, 11th June 1874, and with the request that he will furnish the report required by Government without further delay.

(True Extract)
To C. A. Galton
The Collector of Chingleput
(True copy)

McKinnon

McKinnon

To The Acting Under Secretary to Government P.W.D.
Acting Sub Secretary

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Reading of the

Sept. 20 June 1874

Dec-28--"--

Oct 4/87.

Proceeding to the

Dr 297cd

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From the same
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D. M. Jones

I have been in the
 habit of visiting the
 various places in the
 country.

[Faint handwritten notes, possibly bleed-through from the reverse side.]

the Madras District
greatly exceeded that
given for land acquired
in the Chingleput Dis-
-trict for the Madras
Irrigation Project.
It would appear that
the statement in question
was made on in-
-sufficient data
and that the relative
conditions of the two
cases are so dissimilar
that a general com-
-parison is im-
-practicable. The
report called for by
the Board of Revenue
in their Proceedings
of the 24th July 1874

Dec 1952, may be
dispensed with, the
Collector of Madras
having already
supplied through the
Consulting Engineer
for Railways, the
 requisite information.

C.M.W.

To the Commr. Engrs. for Ry. ✓
" Revenue Dept. ✓
Sign & S. Copies despatched 9/9/74

M. S. L. O. sent to the Board of Revenue only
S. Copies despatched 24/9/74. 14th Aug 1874

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Obt. of 1874 Gardens.
PUBLIC WORKS.

The Cui Engraving

Dated

At

At

Wangtung, No. 2252A

No. 297A-297D.

Lands taken up for
Railway purposes in Macao
and for Macao Water Works
Project in the Ching Kwei St.

Taking orders on the
points regarding the relative
differences in prices paid
for — and directing the
report called for by the
B² of Rev. in their Pro. of
the 24 July/74 No. 1952
to be dispensed with.

297A-297D.

Q. 17. 2/1/74

Q. 12/8/74 R. 14/5/76