3rd September 1895, No. 2196 W., Public Works.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Read—the following papers :—

From J. N. ATKINSON, Esq., Collector of Kistna District, to the Secretary to Government, Revenue Department, dated Masulipatam, 1st August 1895, R.C. No. 852-Eng.

Replying to G.O., dated 11th June 1895, Mis. No. 2323, the four enclosures of which are herewith returned, I have the honour to report that no redistribution of the area included in Arundelpetta, such as is contemplated in paragraph 2 of G.O., No. 1385 W., dated 10th June 1895, is possible. The land was originally acquired from private owners on behalf of the Municipal Council of Bezwada. A net work of roads was laid out in it (as shown in enclosure No. 2 to Revenue Department's Current No. 4188) and a considerable sum of money has been spent on these roads; and six masonry wells have been sunk at different points in the petta at the expense of the municipality. Certain extents of land in the petta were reserved as sites for the Stationary Sub-Magistrate's office, a Sub-Judge's Court and a hospital and the rest was disposed of to the estates of certain minors in charge of the Court of Wards. Of the minor zemindars, one, the Kapileswarapuram zemindar, has attained majority and assumed charge of his estate. Another, the zemindar of Mylavaram, has attained majority and will be put in possession of his one-third share of the Mylavaram estate, so soon as he brings a suit for the same. Yet a further stage in the parcelling out of Arundelpetta has been attained by the sale on behalf of the Wards estates of 30,783 square yards of building site to private purchasers, out of the area originally taken over by the Court of Wards from the municipality. On two of these sites (Nos. 3 and 4 in the margin) pucka-built oil factories have been constructed.

		SQ. YDS.
(1)	Madapati Venkateswara Row ...	5,494
(2)	Father Barni	2,683⅓
(3)	Kukutla Latsayya	3,162½
(4)	Boda Raju and Company ...	4,710
(5)	Bank of Madras	14,733⅓

2. In attempting any redistribution of the area, negotiations would have to be carried on, not only with the Court of Wards and the Municipal Council of Bezwada, but with seven other private proprietors, six of whom have purchased sites abutting on ground at present occupied by spoil banks. It is impossible to anticipate any satisfactory issue of such negotiations.

3. I am of opinion, however, that Government need not incur any expense in removing the spoil banks enclosing Arundelpetta. The building sites in that petta are below the level of the roads constructed by the municipality, and must be raised before houses can be built. For this purpose, as well as for the construction of bricks, tiles, mud walls, &c., the spoil will begin to be taken so soon as building operations commence in Arundelpetta. Indeed the spoil will be a valuable commodity which owners of building sites and others would be willing to buy from Government. Experience elsewhere confirms this. The spoil bank on the north side of the Masulipatam canal in the limits of Buckinghampetta is being taken for bricks and tiles so fast that in the past two years I should judge it has been reduced by at least one-half; and Government is now realising a price for the spoil by the issue of

pattas to brick-makers at a small charge. The spoil banks in Arundelpetta are much less massive than that in Buckinghampetta was originally, and the demand for the spoil will be greater.

4. It has been said that there is no prospect of house-building operations being undertaken in Arundelpetta. If that were so, then, certainly, there would be no need to move the spoil banks. But in my opinion the case is otherwise. No houses have yet been built in Arundelpetta, because people are waiting to see the construction of the Stationary Sub-Magistrate's office there put in hand. There is a small but steady demand for new house sites in Bezwada, and so soon as there is ocular proof of the intention to build the Sub-Magistrate's Court in Arundelpetta, applications for sites in that vicinity will come in. If, as I trust will be the case a Sub-Judge's Court is also established in Bezwada, with Court-house in the same petta, the demand for house sites will be much increased.

5. I shall not notice here a suggestion which has been made, and which will, I believe, be submitted to Government, that the new Sub-Magistrate's office be located in old Bezwada immediately adjoining the Taluk Cutcherry. I trust that Government will negative this retrograde proposal at once; or that, if it be deemed deserving of consideration, I may be allowed an opportunity to submit my views thereon.

6. The position then is this: that so soon as the construction of the Stationary Sub-Magistrate's office is commenced, houses will begin to spring up in Arundelpetta; and so soon as houses begin to be built, a demand for the spoil will arise, and the banks will be removed not only without cost to Government, but on payment of the value of the spoil. This brings me to the point raised in paragraph 2 of G.O., No. 1385 W., dated 10th June 1895, viz., that "the ground to be reclaimed by removal of the banks, forming as it does a narrow strip on the outside of the ground already allotted, will have in itself little or no value for building purposes," though it will add greatly to the value of the adjacent lots. The problem is, how is Government to make sure of disposing of this narrow strip on the most advantageous terms; and here one consideration is at once apparent, viz., that if once the spoil is removed without previous disposal of the ground covered thereby, the chances of realising a fair value for the ground are much diminished. The ground will not be worth anything except to the owner of the building site abutting on it; and he will not be tempted to buy what he will feel sure he can make surreptitious use of without payment. If therefore the Government makes it *sine qua non* that the site covered by the spoil banks should only be disposed of for a price, it is essential to prevent any removal of spoil until the ground covered by the spoil bank has been sold.

7. Two ways of effecting a sale suggest themselves to me: either to wait until a fair demand for house sites in Arundelpetta has manifested itself, and then sell by auction the ground covered by spoil banks together with the spoil covering them, dividing the banks into lots corresponding with the various plots of building site immediately abutting on them, or to offer the ground covered by the banks and the superjacent spoil at a fair valuation to the present owners of the allotments immediately abutting on them. Excluding the solid nose (coloured red in enclosure No. 3) at the immediate bifurcation of Ryves' and Ellore canals, and also that portion of the banks bounding the hospital site, the total length of spoil banks in question is 6,790 running feet; and the following is a list of the private proprietors whose allotments abut on the bank:—

	Running feet.
(1) Medur estate represented by Court of Wards	2,240
(2) Telaprole do. do.	1,100
(3) Mylavaram do. do.	330
(4) Kapileswarapuram zemindar	1,425
(5) Bank of Madras	300
(6) Bezwada Municipal Council	960
(7) M. Venkateswara Row	150
(8) K. Latsayya	135
(9) Boda Raju and Company	150
Total ...	6,790

Out of a total of 6,790 feet, therefore, 3,670 feet or more than one-half of the whole are in possession of the Court of Wards, who, I doubt not, would be willing to pay a reasonable price for the ground and the spoil thereon immediately adjoining their property. It would probably not be difficult to fix fair terms with the other private proprietors concerned.

8. But on a careful consideration of all the circumstances, and in view of the present, though as I believe temporary, depreciation in the value of land in Bezwada, I am not disposed to recommend any such private negotiations for sale now. My Head Assistant Collector, of whom I may remark that he is sceptical of any considerable increase in the prosperity of Bezwada, writes thus: "The sites mentioned as taken up in Arundelpetta were originally sold at As. 6 a square yard. Times, however, have changed; the Municipal Council at a recent meeting revised the prices asked for land and fixed them as follows:—

Arundelpetta ... ... As. 4 per square yard.

* * * * *

Is there, however, still that demand for land in Bezwada which existed when the court sanctioned the investment and the sales were made? I think not; then the Kistna bridge was in progress, and a large migratory population filled the town. Trade was inflated then, and it was expected that the completion of the East Coast Railway would assist extended commerce. That, however, has not happened. The village producer need not send his grain to Bezwada now; he can put it on the Railway nearer home. The former large agency trade has suffered. I am informed that for the last two years the boat traffic on the canals has been decreasing. A further fall may be anticipated with the proposed imposition of the tolls at Dowlaishweram and Ellore. The capital set free by the failure of one employment has found no other, and the town's prosperity is waning. Under these circumstances, there is no reason for expecting any great demand for land. . . . Our (municipal) revenue from this source (sales of land) represents sales in the old town, or in Buckinghampetta; and has chiefly arisen from extension of existing houses and pials, and not from new erections. House building and town extension in Bezwada are at a standstill throughout the town. The income derived by the municipality for house sites was in 1893–94 Rs. 510 and in 1894–95 Rs. 1,172, the latter figure being for the greater part composed of the prices paid for the sites of public buildings and not for land occupied by individuals." The Head Assistant Collector goes on to state that since there is no demand for land the price named by him of As. 4 per square yard in Arundelpetta is only a fixed price and "must be regarded as inconclusive and theoretical." He considers that the addition of the sites reclaimed from the spoil banks to the adjacent allotments in Arundelpetta would not add anything to their value, since no one wants the allotments. He argues indeed that the setting free of the sites occupied by the banks, by their greater eligibility will diminish the value of the inland portion of Arundelpetta.

9. I by no means agree with the Head Assistant Collector in his gloomy view as to the future prospects of Bezwada, nor is it exactly correct to say that there is at present no demand for house sites. The Southern Mahratta Railway Company has applied for 9,000 square yards in the old town as building site, and has not yet agreed to the price of As. 12 a square yard demanded by the Municipal Council. When the Company learns that building sites can be had for less in the new part of the town, it may seek to acquire a site therein. I know also that six applications for building site from private individuals are now pending before the Municipal Council.

Details of five of these applications are as follows:—

Timmarazu Ramamurti	1,000 square yards "near the Railway station."
G. Rangayya	1,000 square yards.
T. Virabhadrayya	1,000 do.
K. Latsayya	1,000 do.
M. Subbayya	2 acres "at Railway station."

These individuals are, I learn, buying speculatively with a view to a probable rise in the price of land at no distant date. There is also an application pending for, I believe, two acres for a bone-crushing factory close to the Railway station. Still it is a fact that just at present building sites in Arundelpetta are not sought after. Therefore I would recommend Government to wait until a fair demand has arisen for house sites in that quarter, which I anticipate will follow immediately on the construction of the Stationary Sub-Magistrate's office, and then to sell by auction the ground covered by the spoil banks, together with the spoil thereon, in the meanwhile prohibiting any private persons from removing the spoil. In case the auction should attract no bidders, it would still be possible to fall back on sale by private negotiation, or should Government be willing to forego the value of the land covered by the spoil banks, or to retain possession of it, the spoil itself would be speedily removed by private agency without any cost to Government.

10. The remarks above apply to the spoil banks along either side of Arundelpetta (coloured green in enclosure 3). The circumstances as regards the solid nose (coloured red in enclosure 3) are somewhat different. The only building lot adjacent to this bank is that reserved for the proposed new hospital, and it was in the interests of the hospital that I first urged Government to remove it in my letter Tour Disposal No. 112-Eng. of 1893, dated 29th April 1893. At that time there seemed every prospect that the construction of the hospital would be commenced at once. But two years have passed, and the hospital is no nearer construction than then. I will therefore ask Government to leave my request for the removal of the spoil bank at the public cost in abeyance for the present. This bank is gradually being cut away by private persons taking earth for bricks or casual purposes, they may be permitted and encouraged to continue doing so. When the new hospital is really commenced, some of the bank will be wanted for levelling the site and compound and for other works. By that time it may be hoped that private building operations will be well in progress in Arundelpetta, and there will be a considerable demand for the silt forming this solid nose. It will be time enough to ask Government for a grant from Provincial funds, if there be any considerable portion of the bank unremoved when the hospital comes to be occupied.

11. I forward herewith a map showing the present distribution of property in Arundelpetta. I request that the map may be returned when done with.

Mis. No. 3427, Revenue.

Transferred to the Public Works Department.

OOTACAMUND,
24th August 1895.

(Signed) W. B. AYLING,
Ag. Asst. Secy. to Govt.

ORDER—dated 3rd September 1895, No. 2196 W., Public Works.

Recorded with reference to G.O., No. 1957 W., dated 8th August 1895.

(True Extract.)

Under Secy. to Govt., P.W.D.

To the Superintending Engineer, II Circle.
„ Revenue Department, with four maps.

Exd. Shaik Karim.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Govt. of {1895} Madras.

PUBLIC WORKS.

Dated September, 3rd.

Recd. *Encl.*

G.O., 3rd Sept. 1895, No. 2196 W.

SEPTEMBER.

Spoil Banks

Endorsement in the Revenue Department transferring letter from the Collector, Kistna, submitting proposals on the subject of the removal of — between the head of the Ellore and Ryves' canals at Bezwada, recorded with reference to G.O., No. 1957 W., dated 8th August 1895.

19th June 1894, No. 1505 W., Public Works.

GOVERNMENT OF MADRAS.

PUBLIC WORKS DEPARTMENT.

Buildings and Roads.
Civil Works.

Read—the following papers:—

From J. W. MARTIN, Esq., Superintending Engineer, II Circle, to the Chief Engineer, Public Works Department, dated Bezwada, 15th November 1893, No. 1958 K.S.

With reference to your memorandum No. 3405 C., dated 23rd ultimo, in the matter of removing certain spoil banks at Bezwada, I have the honour to forward copy of letter No. 1423, dated 4th November 1893, from the Collector, from which you will observe, he considers, that at the present time it is more important to remove the bank between the heads of Ellore and Ryves' canals than to remove the banks lower down.

2. The cost of removing the banks will be Rs. 31,500 as per enclosed estimate. The rate for the work is high as the earth must be carted a mile and spread over the ground between the two canals known as Arundelpett, there being no other way of disposing of it. However, should the Railway or Local Fund Engineer be able to utilize the earth, any reduction of rate that can be made will be, of course, be made, but I think it is most unlikely that either the Railway or the Local Fund Engineer will want the earth except perhaps a small quantity.

Enclosure.

From J. N. ATKINSON, Esq., Collector of Kistna, to the Superintending Engineer, II Circle, dated 4th November 1893, No. 1423.

In reply to your letter No. 1827 K.S., dated 31st October 1893, I have the honour to say that the spoil bank, for removal of which I applied for Government sanction, is the solid triangle at the nose between the Ellore and Ryves' canals. By inadvertence I had not noticed that the estimate for Rs. 23,959 omitted this triangle and applied to the banks further on. At the present time it is of less importance that these banks further on should be removed. I observe that you estimate that Rs. 30,000 will be wanted to remove the solid triangle. Would it not be possible to cheapen the work by handing over some of the earth to the Railway Company for use in levelling their station yard, or otherwise the Local Fund District Engineer might be able to suggest some way of cheapening matters in connection with the work of building the hospital that is to be erected at the site? In any case, it would be well to level the bank as far as the funds available will permit.

From C. A. SMITH, Esq., Executive Engineer, Kistna Eastern Division, to the Superintending Engineer, II Circle, dated Bezwada, 22nd December 1893, No. 4759.

With reference to Chief Engineer's memorandum, dated 1st December 1893, No. 4103 C., bearing your endorsement No. 2175 K.S., dated 6th December 1893, I have the honour to forward herewith a survey plan showing the sites to which the two estimates of Rs. 23,959 and Rs. 31,500 relate.

No. 2407 K.S.

Forwarded to the Chief Engineer for Irrigation in reply to his memorandum No. 4103 C., dated 1st December 1893.

DUGARAZPATNAM,
17th January 1894.

(Signed) J. W. MARTIN,
Suptg. Engineer, II Circle.

No. 8 E.W.

Forwarded to the Chief Engineer, Public Works Department, for disposal.

CHEPÂK,
29th January 1894.

(Signed) F. W. ASHPITEL,
for Chief Engineer for Irrigation.

From the Executive Engineer, Kistna Eastern Division, to the Superintending Engineer, II Circle, dated 8th February 1894, No. 5385.

With reference to your No. 2638. K.S., dated 6th February 1894, I have the honour to inform you that the piece of bund in question was removed at the cost of the municipality and does not therefore go against either estimate.

No. 300 K.S.

Forwarded to the Chief Engineer, Public Works Department, with reference to his No. 489 C., dated 2nd February 1894.

17ht May 1894.

(Signed) T. W. S. SMYTH,
Executive Engineer,
for Suptg. Engineer, II Circle.

ORDER—dated 19th June 1894, No. 1505 W., Public Works.

In G.O., dated 17th July 1893, No. 926 M., Local and Municipal, estimates, amounting to Rs. 23,959, for the removal of the spoil banks along the portion of Ryves' canal at Bezwada were approved, and the Public Works Department was directed to arrange for the execution of the work from Provincial funds.

2. From paragraph 13 of the Acting Collector's letter printed with the Government order quoted above, it is clear that the Collector was under the impression that the amount in question provided for clearing the spoil banks which enclosed the site of the proposed new hospital, but he afterwards discovered that the estimates referred to the removal of the spoil banks some distance below this site. A fresh estimate, amounting to Rs. 31,500, has therefore been submitted by the Superintending Engineer for removing the spoil banks between the head of the Ellore and Ryves' canals so as to open out the site of the proposed new hospital. This estimate is in addition to that already approved amounting to Rs. 23,959.

3. His Excellency the Governor in Council has considerable doubt as to whether it is worth while to spend the large sum of Rs. 31,500 for the removal of what is said to be an obstacle to the free perflation of air in Arundelpett and to improve the sanitation and coolness of the new hospital which it is proposed to build at a cost of Rs. 60,000, half to be contributed by the Local Board and half by the Municipality. Before incurring so heavy an expenditure it seems desirable to ascertain with certainty whether the hospital, if it is to be built, cannot be constructed on top of the bank which it is proposed to remove. The Superintending Engineer will accordingly report whether the foundations in the position indicated would be suitable for such a building as the hospital. They would probably have to be deeper than necessary for a building to be constructed in natural soil; but as the spoil is old it may not be found unsuitable for the purpose. The relative cost of the two proposals should be compared. The Superintending Engineer will also state whether any, and if so how much, land would be available for building sites in addition to the hospital site if the spoil in question were removed and what value might be put upon such land.

4. It is, moreover, doubtful whether it would be wise to incur this heavy expenditure for the benefit of a hospital, the building of which has not yet been definitely sanctioned. It is proposed to spend Rs. 60,000 on the building, but the only provision, so far as the Government is aware, that has been made for this expenditure is that the Kistna Local Board has taken credit in its current year's budget for a contribution of Rs. 5,000 for this object from the Bezwada Municipality. Enquiry will be made in the Local and Municipal Department as to how and when funds for the building are to be provided. It should also be ascertained what provision is intended to be made for medical attendance, nurses, &c. A large hospital of this kind would require the sole attention of a fully qualified European Medical officer if it is to be worked with success and to confer benefits on the people proportionate to the heavy outlay involved in its construction. There must be satisfactory security for the future maintenance of the hospital before the Government can permit the expenditure of the large sum proposed.

5. Pending information on these points, sanction to the estimate submitted will be deferred.

(True Extract.)

(Signed) J. PENNYCUICK, Colonel, R.E.,
Secretary to Govt., P.W.D.

To the Superintending Engineer, II Circle.
,, Local and Municipal Department.

Exd. C. A. Munisawmy.
Spare Copies

BUILDINGS AND ROADS.
CIVIL WORKS.

Gobt. of {1894} Madras.
PUBLIC WORKS.

2156 W

Dated June, 19th.

Recd. 2196 W *Encl.*

G.O., 19th June 1894, No. 1505 W.

JUNE.

Pu Lt
6623/8

Spoil Banks

Orders deferring sanction to the estimate for the removal of — between the head of the Ellore and Ryves' canals pending information on certain points in connection with the proposed new hospital at Bezwada.

189
EVENUE DEPARTMENT.
nclosure No. 1
Current No. 4188

1895
REVENUE
Enclosure 5
To Current No. 6005

No. — of 189

OFFICE
OF THE
COLLECTOR & MAGISTRATE,
MASULIPATAM,
KISTNA DISTRICT.
1st August 1895.

FROM,

COLLECTOR, KISTNA DISTRICT.

TO,

THE Secretary to Government
Revenue Department.

SIR,

Replying to Government Order dated 11th June 1895 No 2323 Miscellaneous, the four enclosures of which are herewith returned, I have the honor to report that no redistribution of the area included in Arundalpetta, such as is contemplated in para 2 of Government Order No 1385 W. dated 10th June 1895 is possible. The land was originally acquired from private owners on behalf of the Municipal Council of Bezwada. A net work of roads was laid out in it (as shown in enclosure No 2 to Revenue Department's Current No 4188) and a considerable sum of money has been spent on these roads; and six masonary wells have been sunk at different points in the petta at the expense of the Municipality. Certain extents of land in the petta were reserved as sites for the Stationary Sub Magistrate's Office, a Sub Judge's Court, and a Hospital and the rest was disposed of to the estates of certain minors in charge of the Court of Wards. Of the minor Zemindars, one the Kapileswarapuram Zemindar has attained majority and assumed charge of his estate. Another the Zemindar of Mylavaram has attained majority and will be put in possession of his 1/3 share of the Mylavaram Estate, so soon as he brings a suit for the same. Yet a further stage in the parcelling out of Arundelpetta has been attained by the sale on behalf of the Wards Estates of 30,783 square yards of building sites to private purchasers, out of the area originally taken over by the Court of Wards from the Municipality. On two of these sites — Numbers 3 and 4 in the margin) pucka built oil factories have been constructed.

1 Madapati Venkateswa-rarlow } Sq. yards: 5494
2 Father B-arni —: 2683 1/3
3. Tinkintla Latsayya —: 3162 1/2
4. Boda Rayu & Co. —: 4710
5. Bank of Madras —: 14733 1/3

2. In attempting any redistribution of the area negotiations would have to be carried on not only with the Court of Wards and the Municipal Council of Bezwada, but with seven other private proprietors six of whom, have purchased sites abutting on ground at present occupied by spoil banks. It is impossible to anticipate any satisfactory issue of such negotiations.

3. I am of opinion however that Government

need not incur any expense in removing the spoil banks enclosing Arundelpetta. The building sites in that petta are below the level of the roads constructed by the Municipality, and must be raised before houses can be built. For this purpose as well as for the construction of bricks, tiles, mud walls &c the spoil will begin to be taken so soon as building operations commence in Arundel-petta. Indeed the spoil will be a valuable commodity which owners of building sites and others would be willing to buy from Government. Experience elsewhere confirms this. The spoil banks on the North side of the Masulipatam Canal in the limits of Buckinghampetta is being taken for bricks and tiles so fast, that in the ~~last~~ past two years I should judge it has been reduced by at last one half; and Government is now realising a price for the spoil by the issue of puttahs to brick makers at a small charge. The spoil banks in Arundelpetta are much less massive than that in Buckinghampetta was originally and the demand for the spoil will be greater.

4. It has been said that there is no prospect of house building operations being undertaken in Arundelpetta. If that were so, then certainly there would be no need to move the spoil banks. But in my opinion the case is otherwise. No houses have yet been built in Arundelpetta

because people are waiting to see the Construction of the Stationary Sub Magistrate's Office there put in hand. There is a small but steady demand for new house sites in Bezwada, and so soon as there is ocular proof of the intention to build the Sub Magistrate's Court in Arundelpetta, applications for sites in that vicinity will come in. If, as I trust will be the case a Sub Judge's Court is also established in Bezwada, with Court house in the same petta, the demand for house sites will be much increased.

5. I shall not notice here a suggestion which has been made, and which will I believe be submitted to Government, that the new Sub Magistrates Office be located in old Bezwada immediately by adjoining the Taluk Cutchary. I trust that Government will negative this retrograde proposal at once; or that if it be deemed deserving of Consideration I may be allowed an opportunity to submit my views thereon.

6 The position then is this, that so soon as the Construction of the Stationary Sub Magistrate's Office is Commenced, houses will begin to spring up in Arundelpetta, and so soon as houses begin to be built, a demand for the spoil will arise, and the banks will be removed not only without cost to Government but on payment of the value of the spoil. This brings me to the point raised in para 2 of Government Order No 1385 dated 10th June 1895 viz, that "the ground to be reclaimed by removal of the banks, forming as it does a narrow strip on the outsides of the ground already allotted, will have in itself little or no value for building purposes," though it will add greatly to the value of the adjacent lots. The problem is, how is Government to make sure of disposing of this narrow strip on the most advantageous terms; and here ~~are~~ one consideration is at once apparent viz, that if once the spoil is removed without previous disposal of the ground covered thereby, the chances of realising a fair value for the ground are much diminished. The ground will not be worth anything except to the owner of the building site abutting on it, and he will not be tempted to buy what he will feel sure he can make surreptitious use of without payment. If therefore the Government makes it a sine qua non that the site covered by the spoil banks should only be disposed of for a price, it is essential to prevent any removal of spoil until the ground covered by the spoil bank has been sold.

7. Two ways of effecting a sale suggest themselves

to me, either to wait until a fair demand for house sites in Arundelpetta has manifested itself, and then sell by auction the ground covered by spoil banks together with the spoil covering them, dividing the banks into lots corresponding with the various plots of building site immediately abutting on them; or to ~~affer~~ offer the ground covered by the banks and the superjacent spoil at a fair valuation to the present owners of the allotments immediately abutting on them. Excluding the land now (colored red in enclosure No 3) at the immediate bifurcation of Ryves and Ellore Canals, and also that portion of the banks bounding the hospital site, the total length of spoil banks in question is 6790 running feet; and the following is a list of the private proprietors whose allotments abut on the bank:-

	Running feet
1 Medur Estate represented by Court of Wards :	2240.
2. Telaprole Do :	1100.
3. Mylavaram Do :	330.
4. Kapileswarapuram Zemindar :	1425.
5. Bank of Madras :	300.
6. Bezwada Municipal Council :	960.
7. M. Venkateswara Row :	150.
8. K. Latsayya :	135.
9. Boda Raju and Co	150
Total	6790

4P

Out of a total of 6790 feet therefore 3670 feet or more than one half of the whole are in possession of the Court of Wards, who, I doubt not would be willing to pay a reasonable price for the ground and the spoil thereon immediately adjoining their property. It would probably not be difficult to fix fair terms with the other private proprietors concerned.

8. But on a careful consideration of all the circumstances, and in view of the present, though as I believe temporary, depreciation in the value of land in Bezwada, I am not disposed to recommend any such private negotiations for sale now. My Head Assistant Collector, of whom I may remark that he is sceptical of any considerable increase in the prosperity of Bezwada, writes thus:- "The sites mentioned as taken up in Arundelpetta were originally sold at 6 annas a square yard. Times however have changed; the Municipal Council at a recent meeting revised the prices asked for land, and fixed them as follows:

Arundelpetta —— 4 annas per square yard.

× × × × × ×

Is there however still that demand for land in Bezwada which existed when the Court sanctioned the investment and the sales were made?

I think not: then the Kistna Bridge was in progress, and a large migratory population filled the town. Trade was inflated then, and it was expected that the completion of the East Coast Railway would assist extended commerce. That however has not happened. The village producer need not send his grain to Bezwada ~~now~~ now; he can put it on the Railway near home. The former large agency trade has suffered. I am informed that for the last two years the boat traffic on the canals has been decreasing. A further fall may be anticipated with the proposed imposition of the tolls at Dowleshwaram and Ellore. The capital set free by the failure of one employment has found no other, and the towns prosperity is waning. Under these circumstances, there is no reason for expecting any great demand for land xxx Our (Municipal) Revenue from this source (sales of land) represents sales in the old town, or in Buckinghampetta; and has chiefly arisen from extension of existing houses and pials, and not from new erections. House building and town extension in Bezwada are at a standstill throughout the town. The income derived by the Municipality for house sites was in 1893-94 Rs 510, and in 1894-95 Rs 117– the latter figure being for the greater part composed of the prices paid for the sites of public buildings, and not for land occupied by individuals." The Head Assistant Collector goes on to state that since there is no demand for land the price named by him of 4 annas per square yard in Arundelpetta is only a fixed price and "must be regarded as inconclusive & theoretical." He considers that the addition of the sites reclaimed from the spoil banks to the adjacent allotments in Arundelpetta would not add anything to their value, since no one wants the allotments. He argues indeed that the setting free of the sites occupied by the banks, by their greater eligibility will diminish the value of the inland portion of Arundelpetta.

9. I by no means agree with the Head Assistant Collector in his gloomy view as to the future prospects of Bezwada; nor is it exactly correct to say that there is at present no demand for house sites. The Southern Maharata Railway Company has applied for 9000 square yards in the old town as building site, and has

It yet agreed to the price of 12 annas a Square yard demanded by the Municipal Council. When the Company learns that building sites can be had for less in the new part of the town, it may seek to acquire a site therein. I know also that 6 applications for building site from private individuals are now pending before the Municipal Council.

Details of five of these applications are as follows:-

Timmarazu Ramamurti	1000 Square yards "near the Railway Station".
G. Rangayya ——	1000 Square yards
T. Virabhadrayya ——	1000 Square yards
K. Latsayya ——	1000 Square yards
M. Subbayya ——	2 acres "at Railway Station"

These individuals are I learn buying speculatively with a view to a probable rise in the price of land at no distant date. There is also an application pending for, I believe, two acres for a bone crushing [illegible] close to the Railway Station.

by the Mu

fact that just at present

building sites in Arundelpetta are not any after. Therefore I would recommend Government to wait until a fair demand has arisen for house sites in that quarter, which I anticipate will follow immediately on the construction of the Stationary Sub Magistrate's Office, and then to sell by auction the ground covered by the Spoil banks, together with the Spoil thereon, in the meanwhile prohibiting any private persons from removing the Spoil. In case the auction should attract no bidders it would still be possible to fall back on sale by private negotiation. or should Government be willing to forego the value of the land covered by the Spoil banks, or to retain possession of it, the Spoil itself would be speedily removed by private agency without any cost to Government.

10. The remarks above apply to the Spoil banks along either side of Arundelpetta (Colored Green in enclosure 3.) The Circumstances as regards the Solid nose (Colored red in enclosure 3) are somewhat different. The only building lot a

bank is that reserved for the proposed new Hospital, And it was in the interests of the Hospital that I first urged Govern-ment to remove it, in my letter Your Disposal No $\frac{112}{\text{English}}$ of 1893 dated 29th April 1893. At that time there seemed every prospect that the Construction of the Hospital would be commenced at once. But two years have passed, and the Hospital is no nearer Construction than then. I will therefore ask Government to leave my request for the removal of the Spoil bank at the public Cost in abeyance for the present. This bank is gradually being cut away by private persons taking earth for bricks or casual purposes. They may be permitted and encouraged to continue doing so. When the new Hospital is really Commenced, Some of the bank will be wanted for levelling the Site and Compound and for other works. By that time [illegible] - be hoped that private building by the

operations will be well in progress in Arundelpetta, and there will be a considerable demand for the silt forming this solid nose. It will be time enough to ask Government for a grant from Provincial funds, if there be any considerable portion of the bank unremoved when the Hospital comes to be occupied.

11. I forward herewith a map showing the present distribution of property in Arundelpetta. I request that the map may be returned when done with.

I have the honour to be
Sir
Your most obedient servant
(Signed). J. N. Atkinson.
Collector

$\frac{0}{18}$ 10,000—25-3-95.

(1895)

REVENUE DEPARTMENT.

~~Current Number. 6005~~

P. W. CURR[illegible] No. 6699

ABSTRACT.

Endorsement No. 3427 Mis.

Transferred to the Public Works Department.

W. B. [illegible]
Ag. Asst. Secretary to Govt.

Ootacamund
24 August 1895. Enclos 5 (4 plans)

Recd: 2-9-95

From

The Collector,
Kistna District

Rev 3070/95

To

The P.W. Department
with enclosures.

Dated 1st August 1895
Received 19 August 1895
Enclosures 5

Re **No.** $\frac{852}{\text{Eng}}$ of 1895

SUBJECT.

Submitting proposals on the scheme for the removal and spreading of the spoil of the canal banks at Bezwada.

Not circulated in P.W.D.

P.T.O.

83342

Public Works Department.

No. 2196 W. of 3rd September 1895

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following

Endorsement in the Revenue dept. on letter from the Collector, Kistna District No. $\frac{852}{\text{Eng}}$ d/1 Aug 95 (R. E. No. 3427 Mis d/ 24 Aug: 95)

Recorded with reference to G.O. No. 1957 W dated 8 Aug: 1895.

296

15 SEP. 95

S. E II Circle
Rev dept. with 4 maps

30/8 95

6699

Govt. of 1895 Madras.

PUBLIC WORKS.

Dated

Recd. Encl.

G.O., 3d September 1895, No. 2196W

Spoil banks

=

dt. in the Revenue Dept.
ansferring ~~[illegible]~~ letter from
Collector Kistna submitting
oposals ~~for~~ On the subject
the removal of — between
head of the Ellore and
yues' Canals at Bezwada
corded with the reference to
o. 1957 W. dt. 8. August 1895

8V/4

11 4/19

Still it is a