Public Works (1898) Department.

2 Depts

G.O., No. 3169 68

DATED 10th Dec 98

[Despatch Abstract.]

Rules for the Conduct of business by the Sanitary Board

Rec: 2 & 11 Depts — Am Endsg. with remarks, 10 & 8 ults ——————, so as to include references by Collectors as well as by Local Boards regarding the Cayagont of Village-Sites, Commn. recalled to Opins of the Board.

Telephoned to Secretary 11/12/98

Indexed.

[P. W. 2 809—11-10-98.]

2 to pass to Secy

BACK PAPERS.

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

FURTHER PAPERS.

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

P. W. Circular No. 9761

Government {1898} of Madras.

LOCAL AND MUNICIPAL.

Recd. 25-11-98 } 1898.
Regd. 25-11-98 }

Enclosures —

Spare copies 14

G.O., No. 2168 L., 14th November 1898.

Communicated to officers of the Public Works Dept. in connection with G.O. 3161 dated 18th November 1896

NOVEMBER.

The Chief Engineer
Secretary
Engineers
Contractors
Draftsmen

Rules.

Amending, with remarks, No. 8 of the — for the conduct of business by the Sanitary Board so as to include references by Collectors as well as by Local Boards regarding the laying out of village-sites.

GOVERNMENT OF MADRAS.

LOCAL AND MUNICIPAL DEPARTMENT.

READ—the following papers :—

G.O., Mis. No. 2256, Revenue, dated 25th May 1898.

Read—the following paper :—

Proceedings of the Board of Revenue (Land Revenue), No. 68, dated 16th March 1898.

Read—again the following Proceedings of the Board of Revenue (Land Revenue), Mis. No. 768, dated 1st March 1897 :—

Read—the following G.O., Mis. No. 5005, Revenue, dated 8th December 1896 :—

Read—Proceedings of the Public Works Department, No. 831 R., dated 30th September 1896.

Order—Mis. No. 5005, Revenue, dated 8th December 1896.

Communicated to the Board of Revenue with reference to paragraph 4 of the inspection report. It is requested that an inquiry may be made as to the circumstances under which houses came to be constructed on lands near the railway stations specified, against the wish of the railway authorities.

2. In this connection, the Government considers that the prohibition contained in paragraph 2 (vi) of Standing Order No. 30 to the grant of lands within half a mile of railway stations should be withdrawn, and that in the interest of railways and to promote the convenience of the public, the growth of towns near the stations should be encouraged. The prohibition was intended to prevent the springing up of a number of insanitary huts in their neighbourhood and to retain room to meet the possible extension of railway stations. The object to be aimed at is thus not to stop building near railway stations, but to bring such buildings under proper regulations. When land in the neighbourhood of a railway station is existing patta land, Government cannot now interfere and the land must be taken up under the Act, if such buildings are objectionable. No land within the half-mile radius should as now be leased for any thing but temporary cultivation, subject to the conditions that no buildings of any kind shall be erected on it and that Government shall be at liberty to take back the land on giving one month's notice and without any liability for compensation. Land at the disposal of Government immediately in the neighbourhood of stations, when required, should be granted only for building subject to regulations which should require that the land at the disposal of Government be marked out in streets; should prohibit the sub-division of the house-sites granted; should provide for the construction of building within a specified time; should prescribe the materials to be used; and should require regularity of construction. The Board of Revenue is requested to draft rules on the subject and submit them for the sanction of Government.

3. To prevent difficulty in obtaining land for the extension of railway stations in the future, the railway authorities should be required to state what portion of the available land should be reserved for this purpose.

(True Extract.)

(Signed) G. STOKES,
Ag. Secretary to Government.

To the Board of Revenue (Land Revenue).
„ Public Works Department.

Resolution—Mis. No. 768, dated 1st March 1897.

Communicated to the Collectors of North Arcot and Anantapur with the request that the inquiry ordered in paragraph 1 of the Government Order may be made and the result reported.

2. In paragraph 2 of its order read above, the Government considers that, in the interest of railways as well as of the public, the growth of towns near railway stations should be encouraged, and calls for draft regulations for disposing of building-sites in the immediate neighbourhood of stations in such a way that well-ordered towns may spring up in course of time.

3. The idea of forming towns near railway stations is not new. The question was under the consideration of Government as early as 1855, and the outlines of the scheme then drawn up are embodied in Board's Standing Order No. 192 (New Edition). Rules were also framed in 1857 with a view to give effect to the above scheme. Government directed that the rules should be worked experimentally at the Vellore station. For the conduct of this experiment it was necessary to prescribe a form of grant or conveyance to be issued to the purchasers of building lots, and a draft form, specifying the conditions of sale, was submitted to Government by the Board in 1859. The Government passed no definite orders on this reference and the proposed experiment was in consequence never carried out.

4. Before submitting to Government revised draft rules regarding the disposal of Government land in the vicinity of railway stations, the Board resolves to forward to the Sanitary Board a copy of the rules framed in 1857 and 1859 for the formation of railway towns, and to request an expression of its views as to how the rules may be advantageously modified or replaced so as to suit modern requirements.

(True Copy and Extract.)

(Signed) R. C. C. CARR,
Secretary.

To the Collectors of North Arcot and Anantapur,
with copy of Public Works Government Order to each.
„ Sanitary Board, with a copy of rules and
copy of Public Works Government Order.
Copy to the Secretary to Government, Revenue Department.

Read—Proceedings of the Sanitary Board, No. 818-S., dated 18th November 1897.

ABSTRACT.—Recommending the adoption of certain rules and regulations for the formation of towns in the vicinity of railway stations.

Resolution—No. 68, dated 16th March 1898.

With reference to paragraph 2 of the Government Order read above, the Board submits that it has consulted the Sanitary Board on the subject of drawing up the required set of rules, and its recommendations are appended * to these Proceedings.

* In MS.

2. The elaborate rules suggested by the Sanitary Board for the laying out of model towns and villages in the vicinity of railway stations are based on the assumptions (1) that suitable sites are at the disposal of Government and (2) that, where suitable sites are available, an effective demand also exists for allotments for building purposes.

3. With a view to obtain information as to what land is available, Government in its order, No. 305, dated 28th June 1871 (Mis. No. 1117), directed the preparation of a complete set of plans showing the land at the disposal of Government within a radius of one mile from each railway station.

In obedience to this order a large number of plans have been, from time to time, prepared. A list of these plans with their date is given in the appendix.*

* In MS.

On the Madras Railway, 66 maps appear to have been prepared for 66 out of a total of 144 stations. On the South Indian Railway there are maps for 48 out of 162 stations and on the Southern Mahratta Railway for 9 stations only, all in the Bellary district. No maps have been prepared for other stations on the Southern Mahratta Railway or for any station on the East Coast line.

4. An examination of the maps already prepared, and its general acquaintance with a large number of other stations render the Board doubtful whether any station can be named, in the vicinity of which there is at once space at the disposal of Government for the formation of a new model town or village, and people ready to build on the same if it be made available. At all the more important stations the elaborate rules proposed by the Sanitary Board would be wholly inapplicable for want of space at the disposal of Government; and at unimportant rural stations, where space may be available, the rules would be equally unsuitable for want of population and an effective demand for building sites.

5. Regulations regarding the plan and width of the streets, the size of the house-sites and the materials to be used must of necessity vary according to the space available, the demand for it, and the habits, customs and resources of the local population. The Board accordingly doubts the possibility of framing any set of rules on the subject, such as shall be uniformly suitable to all the varying circumstances of the numerous railway stations, and submits that the views of Government as enunciated in paragraph 2 of G.O., Mis. No. 5005, Revenue, dated 8th December 1896, be communicated to Collectors with instructions to take prompt measures for carrying that policy into effect at stations where there is, at the disposal of Government, land suitable for building purposes and likewise a demand for it.

6. The circumstances of each station must, it is thought, be considered separately; and it must be left to the Collector to advise (with reference to the proximity or otherwise of the land to the station, its shape and extent, the condition and number of the people requiring house-sites, and the building materials locally available) how the land should be laid out, what the size of the building plots should be, of what materials the buildings should be constructed, whether sites should be granted tax-free, or subject to a ground-rent, or should be sold by auction subject to a ground-rent, and to what restrictions and regulations the grants should be subject.

7. If Government concurs in the above suggestions, the instructions of Government embodied in the order read above may be communicated to Collectors for information and guidance at once.

(True Copy and Extract.)

(Signed) R. C. C. CARR,
Secretary.

To the Secretary to Government, Revenue Department,
with Proceedings of the Sanitary Board in original
to be returned and an appendix.

Order—Mis. No. 2256, Revenue, dated 25th May 1898.

The Government agrees with the Board of Revenue in considering that the rules proposed by the Sanitary Board for the laying out of town-sites near railway stations are unnecessarily elaborate for general application. The Board is requested to revise them in consultation with Collectors, and to eliminate all rules which do not relate to essential points and are not of general application, leaving any special difficulties and conditions which may arise in respect of any particular site to be dealt with by reference to the Sanitary Board. The rules when thus revised and approved should be incorporated with the Board's Standing Orders. Rule 8 of the Sanitary Board rules issued in G.O., No. 1698 L., dated 18th September 1896, will be amended so as to include references by Collectors as well as by Local Boards regarding the laying out of village-sites. In the meantime G.O., No. 5005, dated 8th December 1896, should be communicated to Collectors with instructions to follow the policy therein enunciated.

(True Extract.)

(Signed) G. S. FORBES,
Ag. Secretary to Government.

To the Board of Revenue (Land Revenue).
„ Local and Municipal Department.

Endorsement, No. 748.

Referred to the Sanitary Board for remarks.

(By order.)

(Signed) A. EDGINGTON,
Ag. Assistant Secretary.

1*st July* 1898.

Proceedings of the Sanitary Board, No. 415-S., dated 26th July 1898.

Read—the following papers:—

G.O., Mis. No. 2256, Revenue, dated 25th May 1898.

Endorsement thereon, in the Local and Municipal Department, No. 748, dated 1st July 1898.

Resolution—No. 415-S., dated 26th July 1898.

The Sanitary Board understands that its opinion is not asked on the proposed revision of the rules for the laying out of town-sites near railway stations. It, therefore, offers no remarks on this subject.

2. As regards the amendment of rule 8 of the Sanitary Board rules promulgated by G.O., No. 1698 L., dated 18th September 1896, it is suggested that the insertion of the words " the Collector of a district or " between the words " by " and " any " in the first line of the rule will meet the views of the Government.

(True Extract.)

(Signed) R. PARSONS,
Secretary, Sanitary Board.

To the Secretary to Government, Local and Municipal Department.

Order—No. 2168 L., dated 14th November 1898.

The suggestion made by the Sanitary Board in its Proceedings read above does not commend itself to Government, as the amendment of No. 8 of the rules for the conduct of business by the Sanitary Board issued in G.O., No. 1698 L., dated 18th September 1896, so as to include Collectors with Local Bodies, would necessitate the

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approval of the Sanitary Board being obtained for the laying out of every site near a railway station, whereas G.O., No. 2256, Revenue, dated 25th May 1898, contemplates a reference to that body only when any special difficulties and conditions not provided for in the rules on this subject proposed by the Sanitary Board, arise in respect of any particular site. The rule will therefore be amended by the addition of the following sentence at the end :—

"Collectors shall consult the Sanitary Board whenever, in laying out house-sites near railway stations, special difficulties arise that may not be provided for in any general rules that the Board of Revenue may issue."

(True Extract.)

A Elgington

for *Secretary to Government.*

To the Sanitary Board.
" the Sanitary Commissioner.
" the Sanitary Engineer.
" the Revenue Department.
" the Public Works Department.
" all Collectors.
" all Presidents of District Boards.
" all Chairmen of Municipal Councils.
" the Surgeon-General.

Ex1. C. M. Thumbuswamy.