Politique de parking
municipales et Consultations
9 et 16 Mars 1977
Brooklyn 3-3-2-4-1
Cross-Town 1-7-0-2-0-4-1-5

செப்பனிடுபவர் பெயர் விவரம்

செப்பனிடுவதற்காக
எடுத்துக்கொளளப்பட்ட நாள்

செப்பனிட்டு முடித்த நாள்

சர்பார்க்குக் அதிகாரி
மு. நி. பா. எ. யாளர்
கையொப்பம். கையொப்பம்

ஆராய்ந்த உதவி

Fort Saint George, Revenue Consultation of 24th November 1857.

No. 23. Read the following Extract from the Proceedings of the Board of Revenue; dated 14th September 1857, No. 3084.

Read letters from the Collector of Coimbatore dated 16th and 19th March 1857.*

* *In Cons. 14th September* 1857.

(Here enter Nos. 38 and 41.)

In Extract Minutes Consultation dated 5th February last, (Revenue Department No. 138,) the Board of Revenue were called on to report on two subjects, viz.

1. The substitution of some better system of disposing of lands on the Neilgherry Hills than by public auction as at present.

2. The mode in which payment of bills, &c., are made at Ootacamund, and the propriety or otherwise of attaching another shroff to the Treasury at that station.

2. The Rules under which land is disposed of on the Neilgherry Hills are given in the appendix of the first Volume of the Board's Circular Orders. The usual course is to put the land up at auction at an upset price, generally 8 or 10 years' purchase, and to knock it down to the highest bidder, or to the original applicant at the upset price, if there be no higher offer. The sale is subject to certain conditions and limitations and does not include the annual assessment on the land, the purchaser in fact only buying the right of occupancy.

3. The Government however have reserved to themselves the power of granting lands in any other manner and on any other terms they may think fit in special cases. Lands may also be held on Puttah in particular instances.

4. Mr. Thomas states that owing to the large influx of European and Native settlers there is great competition for land near Ootacamund, and that some building sites have lately realized as much as 300 Rupees per Cawnie. The plan of selling the land by auction he considers the fairest to all parties, and the only one which frees the local officer from suspicion or imputation of partiality.

5. He therefore advocates the retention of the present system so far as regards building sites, small allotments and all land near the different stations.

6. In this view the Board concur, and they would only suggest that as the purchase of land does not relieve it from assessment, the upset price should be reduced to 3 years' assessment, if it be deemed necessary to maintain any upset price at all, where competition is great and the mere right of occupancy is all that is sold.

7. The Collector states that at a distance from the stations and for agricultural purposes land is granted "at the usual agricultural rate under the Board's Manual." He also forwards a translate of the puttah in use on the hills.

8. The Board think that some of the rules contained in the Manual are calculated to prevent Europeans from investing capital in agricultural operations, and they take this opportunity of bringing them under the consideration of Government.

9. The existing upset price where there is little or no competition must fall very heavily on a person requiring several hundred acres. The circumstance of the whole extent of land paying assessment from the very first year seems a sufficient check against the appropriation of a large extent merely as a speculation for resale, and if this be deemed insufficient, a limit might be fixed for each grant. The Board think however that the annual assessment is a sufficient safeguard. They would propose therefore that in such cases the land applied for should be sold by public auction to the highest bidder without fixing any minimum as its price.

10. With regard to Rule VIII. The Board doubt the expediency of either limiting the term of years for which the land is to be held, or of declaring it subject to a revision of its assessment, and they think it would be an improvement if the present rates were considered permanent, and the land given on a permanent Puttah, the Puttadar or his heirs not being liable to ejectment, except on failure of payment of assessment. It might perhaps be desirable in the first instance to consider in communication with the Collector whether the rates now in force would be suitable for permanency, and to adapt them to acre instead of cawny measurement.

11. The Board do not see any advantage in the retention of Rule IX. The Collector must often experience difficulty in ascertaining the means of private individuals, and so long as the dues of Government are paid, further interference seems unnecessary and impolitic.

12. Rule XI. also seems to the Board inexpedient. The settler is by far the best judge of the extent, &c., to which his operations can be carried within any specified period with most

Fort Saint George, Revenue Consultation of 24th November 1857.

No. 24. ORDER THEREON, No. 1187; dated 20th November 1857.

Para. 1. In these proceedings, the Board of Revenue reply to the requisition of Government contained in an Extract from the Minutes Consultation dated 5th February 1857, No. 138. In that order the attention of the Board was directed to the following points:

1st. To the practice of putting up lands on the Neilgherries to sale at an upset price, and to the desirableness of introducing some better system.

2d. To the employment of the Surveyor on the Hills in the survey of existing properties at Ootacamund.

3d. To the prevention of the objectionable practice of picketting cattle, and of lighting fires, in the centre of the road, often obstructing the traffic, and rendering the passage difficult.

4th. To the arrangements made on the Hills for meeting payments on account of salaries, bills, and other demands.

2. The Board reply to the first and last points as more immediately appertaining to their department. In regard to the first, the Board set out with the following statements; first, that it is usual to put up land to auction at an upset price of 8 or 10 years purchase, and to knock it down to the highest bidder, or to the original applicant at the upset price, if there be no higher bidder; secondly, that the sale is subject to certain conditions and limitations, and does not include the annual land assessment, the purchaser buying only the right of occupancy; thirdly, that the Government have reserved to themselves the power of granting lands in any other manner, and on any other terms they may think fit, in special cases; fourthly, that lands may also be held on puttah in particular instances.

3. The Collector represents that, owing to the large influx of settlers, there is great competition for land near Ootacamund, and he considers the plan of selling the land by auction to be the fairest to all parties; he accordingly advocates the retention of the system so far as regards "building sites," "small allotments," and "all land near the different stations." The Board concur in this view, but think that the upset price should be reduced to 3 years' assessment of the land, if it be deemed necessary to maintain an upset price.

4. The Board are however of opinion that some of the existing rules for the disposal of lands on the Neilgherries, are calculated to prevent Europeans from investing capital in agricultural operations, and they bring under the consideration of Government those having such a tendency. The rules referred to are Nos. 7, 8, 9, 11 and 12 of the Manual sanctioned by Government on the 19th December 1849, and entered as No. 5 of the Appendix to the Circular Orders of the Board of Revenue published in 1851, page 583.

5. As regards Rule VII. the Board say that the existing upset price, where there is little or no competition, must fall heavily on those taking some hundred acres, and that the fact of the whole of the land being subject to assessment from the very first year, is a sufficient check against mere speculation for resale; but if this be thought insufficient, a limit of extent might be fixed, and they propose that land should be put up to sale to the highest bidder without any upset price.

* *Rule IV.*
1st Class double the amount paid for the same class in the Baramahal villages or 7 Rupees per Bullah, or Rs. 2-5-4 per Cawney.
2d Class three-fourths more than the amount paid for the same class (about Rupees 1-12 the Cawney.)
3d Class one-half more (1-5-4 the Cawney.)
4th Class one-fourth more (1 Rupee the Cawney.)

6. The Right Honorable the Governor in Council is not satisfied with the conclusion at which the Board have arrived, "that the fact of the land paying assessment from the first year of its occupation is a sufficient safeguard against its being taken up for mere speculation." He observes that the assessment* of land taken up for agricultural purposes by settlers, is as stated by the rules, only Rupees 2-5-4 per Cawney for the best description of land, viz. the 1st Class, while in the majority of cases, it must be so very low, as to afford little, or no check, whatever, in this respect. The average value of lands in different localities ought to be well known to the Collector, and the Governor in Council is of opinion, that he should, from time to time, as that value varies, adjust the upset price in communication with the Board. With regard to the further proposition of the Board, of limiting the extent of the holding, the Governor in Council would wish the same course to be

14. [illegible] and assess the [illegible] Rule XII and allow a number of [illegible] them to elect's choice [illegible] served by Europeans [illegible] Board [illegible] that the reader on the Hills [illegible]

14. The Board think that the objections they have expressed to the grants of land on the Neilgherries would be overcome on [illegible] proposed by Mr. Thomas to contemplate investing capital freely in land and of engaging settlers to [illegible] on easily transferable and free from conditions as Government can give.

15. As regards the preservation of timber [illegible] there need be no difficulty. Wooded tracts can be wholly reserved or granted under special conditions. Where however the timber is scattered over a great [illegible] be kept under wood, in requiring the preservation of the [illegible] scattered trees.

16. As regards the second subject on which [illegible] Mr. Thomas states that no difficulty is now experienced in the [illegible] sufficient sum to meet all ordinary demands without delay as charges being [illegible] Government.

17. All that Mr. Thomas now requires is in addition to the establishment attached to the Ootacamund Treasury, the disbursements of which are shown in the enclosure of his letter.

18. In accordance with the wishes of Government, a Circular was addressed to the different Collectors to ascertain the annual monthly disbursements of their Treasury and Talook Treasuries. In several of these returns the establishment of Sheriffs is omitted, but this information is given in a number quite sufficient for the general purposes in view, viz. to serve as a rough guide, and there are now submitted for the information of Government. The disbursements vary considerably as might be expected, and the Board apprehend that in some Districts remittances to the Honzoor are omitted while in others they are included.

From Tanjore, 15th to Close, 15th May 1857.			
From Rajamundry, 15th May to close, 1st June "			
From Cuddapah, 2nd " " 2nd " "			
From Nellore, 5th to close, 30th April "			
From " 1st April to close, 1st May "			
From Bellary, from June " 1st July "			
From Canara, 15th to Close, 30th May "			
From Coimbatore, 15th " " 30th June "			
From Chingleput, 1st " " 30th June "			

19. In Tanjore there are (in all but one instance) two shroffs attached to each talook Treasury and additional assistance is afforded from the Nuzi Cuttum fund. In Canara also most of the Treasuries (and the disbursements of these are not always the largest) have two shroffs, but the more general establishment seems to be a single shroff. In Coimbatore there are two shroffs, and a Gollah peon attached to every talook Treasury except that of Ootacamund, which has but one shroff. The Board concur with the Collector that this is insufficient, but they see no reason for incurring additional expense. The disbursements in Dharapoorum Kongkoom, Chuckragherry and Caliagil are very small and a shroff and Gollah Peon seems sufficient for each. The Board would dispense with the four second shroffs, and out of the saving thus caused, viz. 16 Rupees, employ a shroff on 10 Rupees and a Gollah Peon on 6 for the Ootacamund Treasury, which would thus be placed on an efficient footing. Should this assistance however prove insufficient, an additional Peon might be transferred from the General Establishment which is on a liberal scale.

20. With reference to para. 3 of the Extract Minutes Consultation under reply, Mr. Thomas states that the Surveyor attached to his office is engaged in settling all disputed and doubtful boundaries.

21. Mr. Thomas is also endeavouring to put down the irregularities noticed in para: 4 of the Extract Minutes Consultation. The most effectual remedy would clearly be to provide halting places off the road at convenient distances from each other.

(A true Extract.)

(Signed) J. D. SIM, *Acting Secretary.*

No. 1187

No. 3884

S-1187

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Filed 8 February by Pl. Clerk

Transmitted 25th Oct. Court
to Surry 25th Nov.
of 1882

Extract from the
Proceedings of the
Board of Com.rs

Orderd Sept. 1857
Court

Transmitted to Court
Oct. 3rd 1854

Respecting an Iron
Truss required for the Bridge
across Lower Run on Cedar
Creek in Surry County
by reason of Damage the
Same has received by the
recent freshet
Ordered that the Chairman
of the Board of Com.rs
be authorized to contract
with Messrs Cole Bros Manufacturers
of Richmond Va
for the Construction of
an Iron Truss for the
Bridge aforesaid
Ordered that

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Memorandum

All the changes in the rules proposed by the Board appear to be generally judicious excepting perhaps one change recommended in rule VIII — rule of so appears from the preface viewed in the Survey and adopted upon the whole it is [illegible] agricultural purposes would be limited to only 30 years. There appears to be no reason for excepting land on the hills from a rule which is to apply in the Plains.

The suggestions of the Board for giving additional strength to the Survey Establishment at [illegible] appear to be very good, and the halting places on the Ghats referred to in paragraph 21, have very lately been ordered.

Rules	Boards view	Decision of Government
Rule VII. Provides that land shall be offered to competition at an upset price "to vary with circumstances but usually to be form'd [illegible] 10 years assessment of the land to be sold." if no advance be made on the upset price, the land to be knocked down to the original applicant.	That the upset price, when there is little competition must fall heavily on those taking some hundred acres. that the fact that the whole land pays assessment from the first year is sufficient check against mere speculation for resale; but if thought insufficient a limit of extent might be fixed. propose the sale to the highest bidder without any upset price.	The assumption not [illegible] and paying assessment from first year will prove a sufficient check to speculation is not satisfactory to my mind — it [illegible] dependent on the amount of assessment — a very low one is [illegible] no check — the average value ought to be known to the Collector & the upset settled by him in communication with the Board — from [illegible] to [illegible] — as the value varies — so also with regard to limiting the extent — this must depend on circumstances which may vary greatly in a very short time.
Rule VIII. The fee simple in no case to be sold. Land to be granted on lease only; for agriculture for 30 years, for building 99 years, renewable every 33 years, at the option of	The Board question the expediency of limiting the term for which land is to be held, [illegible] if [illegible] it at the end of a certain term, they recommended that the	The rules respecting the assessment sh'd be universally the same & not have one system here and another

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— 11 —

of the Lessee on expiration of lease land liable to reassessment.

the present assessment be declared permanent if the Collector considers it to have been correctly given.

Rule X. Land not to be granted for agriculture unless the party applying can satisfy the Collector that he possesses sufficient means to undertake the extent he asks for.

As long as the dues of Government are paid the Board consider it impolitic to interfere. It would be difficult [illegible] for the Collector to ascertain a person's means.

Approve
H.
W

Rule XI. Every Lessee to be bound to bring a certain extent of land under tillage within a certain given time, to forfeit his lease on failure and to be further liable to a penalty.

This is considered inexpedient. The settler is the best judge how far he should carry his operations, and as he pays the assessment whether his land be cultivated or waste, it is not likely that he will fail to turn it to account. The Government should interfere only to collect the revenue.

Approve
H.
W

Rule XII. No Lessee to be allowed to transfer any land leased to him which he shall not have brought under cultivation.

Provided the transfer be registered in the Collector's Office, the Board would advocate the settler being left at liberty to alienate his land, or any part of it, at his pleasure. The power is possessed by all landholders on the plains and should not be denied to those on the hills.

B. E.
6.10-57.

Approve
H.
W

I have had however to come to [illegible] about the selection of lands so as to enable Govt to retain forests in the interior parts. [illegible]
H. W

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about the [illegible] of the roads,
or the Canal being subject
to extraordinary from the very
first year, or a difference from
charge expended more or fewer
or less than for roads, but if the
the Charge be insufficient, or
Limit or extent made of the
[illegible]
fixed by Law, the Roads
Canal or Canals should be put
upon the same by the Legislature
without any other Power.

And be it further Enacted
by the Authority aforesaid that
the Governor in Council be and
he is hereby authorized and required
to cause all the Roads and
Canals to be surveyed, and the Costs of the same
shipping, Settlements thereon together
with a Plan of the Roads and Canals
and a description of the Soil through which they pass
to be laid before the Legislature at the
next Session of Parliament.

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2nd Judge. Would the Government not find it
Judge on the English Plan by which the
Building of Roads & Bridges.

2 Judge. Then should more than Government
on the Canal Judge. about Settlements
2 Judge. Does Judge mean Roads & Bridges

2 Judge. Does Judge mean Roads & Bridges

1824-2

Be it further Enacted that
with the Approbation of Council
the Governor may appoint
or cause to be appointed by the Judges
every Circuit a Fit & proper Person
for the said Office of Surveyor
to be called the Surveyor of Roads
& Canals whose Duty it shall be
to survey the Roads & Canals
or any part thereof as often
as required by the Governor
in Council, and to make
Plans of the same
with the Courses & Distances
& Soil through which they pass
to be laid before the Governor
in Council at the next Session
of Parliament

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shipping, Settlements thereon together
with a Plan of the Roads and Canals
and a description of the Soil through which they pass
to be laid before the Legislature at the
next Session of Parliament.

11 The receiver shall be released
the Secretary's office of the corporation
from any liability on account
of dividends paid after demand
for payment shall have been made
as aforesaid, and before the
Secretary shall have received the
said certificate.

12 The Board shall have
power to alter or repeal the by-laws
by a majority of the votes
of the Directors present at any
meeting of the Board, unless
otherwise provided by the charter
or by-laws of the corporation.

13 The Board shall have
power to call special meetings
of the stockholders whenever
they think proper.

14 The Board shall have
power to appoint all officers
and agents of the corporation
not provided for in these by-laws
and shall have power to remove
any officer, agent or member
of the Board whenever in their
judgment the best interests
of the corporation shall require
it.

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the municipalities, that are established upon the Banks of Rivers upon the general Establishment. The Governor in Council ordered, that Letters of Grace, Recognition, and Exemption, that may be granted, or Escheats.

The remaining Articles of Inquiry, contained in the Resolutions of the 1st & 2d February, relating to the Encouragements of the Importation of Cattle, the Encrease of Grain, &c. were severally considered, and Resolutions thereupon, that the Consideration thereof, be postponed.

Ordered that a Copy of the above Proceedings &c.

[illegible]

be communicated to the Board of Revenue, and that Governor Simcoe & Mr Grenville do attend the Board with reference to their Letter of the 10th January last & No 341.

[illegible]

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