IN

Revenue Department

Minutes of Consultations

12th May 1857

Book No. 29-30

Order No. 436 dated 9th May 1857

152 pages

பாதுகாப்புப் பிரிவு-1

செப்பமிடுபவர் பெயர் [illegible]

செப்பமிடுவதற்காக எடுத்துக் கொள்ளப்பட்ட நாள் 8/06

செப்பமிட்டு முடித்த நாள் 10/06

சரிபார்க்கும் முதல் மு.நி.பா.எ. கையொப்பம்

சரிபார்க்கும் 2-ம்-மு.நி.பா.எ. கையொப்பம்

ஆராய்ச்சி உதவியாளர் கையொப்பம்

No. 29. Read the following Extract from the Proceedings of the Board of Revenue; dated 8th April 1857, No. 1080.

In Consultation 4th April 1857, *No.* 1137.

Read again letter from the Consulting Engineer dated 26th March 1857.

In Consultation 20th January 1857.

Read again also letter from the Collector of Chingleput dated 31st October 1856.

Ex. M. C. 28th Sep. 1855, *No.* 1094, *R. D.*
,, 16*th Oct.* 1855, *No.* 1157, *R. D.*

The above correspondence relates to the measures which in the Minutes Consultation noted in the margin the Board were instructed to arrange in communication with the Consulting Engineer and the Collectors and District Engineers for ensuring order, cleanliness, &c., in the towns likely to spring up around Railway Stations.

2. The Board have carefully revised the set of draft rules submitted by the Collector of Chingleput and have conferred on the subject with the Consulting Engineer. If these rules are approved by Government they will be communicated to the Collectors of the other Districts through which the Railway passes.

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3. The Board will now proceed to offer a few remarks on the rules they have prepared.

4. The first 6 are intended as instructions for the officers laying out the Pettahs. It may not always be practicable to adhere to them strictly, but they will serve as an useful guide and should be followed as far as circumstances permit. In accordance with the instructions conveyed in Extract Minutes Consultation 14th August 1856, (No. 866, Revenue Department,) the size of each lot has been reduced as a general rule to 1 ground. It is proposed to arrange the lots in 3 classes according to advantages of site, &c. The determination of the amount of quit rent to be paid has been a matter of difficulty and must depend greatly on local circumstances. In the rules the Board have fixed on 1½ Rupees annually for each first, 1 Rupee for each second, and 8 annas for each third class lot, and to provide a fund for drainage. Municipal and Police purposes they propose levying 2 years' quit rent as a premium, or Rupees 3-2 and 1 respectively, on each class of lot.

5. The annual rate is high compared with that on lands taken up for cultivation, but the Board trust that it will not be reckoned unreasonable when the contemplated benefits are taken into consideration.

6. The Board hope that Government will consent to waive their claims to revenue from the land occupied for these purposes (as indeed they have offered to do in the case of Puttahdars willing to conform to the rules) and that they will permit the entire receipts to be expended for the benefit of the residents. The premium will it is hoped suffice for the construction of good roads and streets, for the excavation of a few tanks and wells, and for works of drainage, a market place, Police Tannahs and other public conveniences. The annual quit rent on the other hand may be devoted to maintaining a Police force, an Establishment for cleaning the streets and other such purposes. Government on its part might employ and pay for a Police Ameen or village Moonsiff and Curnum, and aid in supporting schools and affording Medical assistance. It is with a view to procuring these advantages for the residents that the Board have fixed the proposed rates of quit rent and premium, and they hope these charges will in the course of a few years be found sufficient for the purpose in view without being so high as to discourage application for sites.

7. The rules Nos. 8 to 21 are intended to secure order and cleanliness. In the absence of any Municipal Act which can be enforced in such towns, these and any similar rules hereafter found necessary must be made matter of special agreement with each occupant. A printed copy is to be furnished to each proprietor, who in his Moochilka will have to bind himself to conform to them. Forms of Puttah and Moochilka are appended.

8. These rules of course can be applied strictly only when the sites of the new towns are Government waste. In other cases the local officer must use their influence to induce the proprietors to conform to them as much as possible. The Board's proposal that Government should purchase the land in the first instance and let it out on such conditions as are now proposed was

made with the view of meeting this difficulty, and not with any intention of Government either deriving pecuniary advantage from the arrangement or leading the people to look to it for the Municipal and sanatory improvement which they should effect for themselves. Under existing circumstances, it may not be an easy matter to induce Proprietors to join in the scheme, and if they are not sufficiently enlightened to do so they will probably let the land on their own terms and appropriate the proceeds, so that there will be no fund available for Municipal purposes or for objects affecting the interests of the general community.

Extract Minutes Consultation 14th August 1856, R. D. No. 866, para. 5.

9. As regards the desire of Government that "the arrangements should be adopted to the feelings and habits of the classes, for whose accommodation they are intended" it will be seen that this object is sought to be attained by valueing the lots according to their situation, &c., and by restricting to particular localities all trades and pursuits offensive to the general community. The Board trust these arrangements will be considered sufficient, for they would deprecate any direct recognition or perpetuation of class prejudices and peculiarities, by the adoption of any such measure as the assignments of certain streets or quarters, to particular sections of the people.

10. The letter of the Consulting Engineer calls for little remark. The Board did not contemplate more than co-operation and occasional aid from the Railway Officers, and their rules must of course be modified when local circumstances render this necessary.

11. A copy of these Proceedings will be forwarded to the Collectors of Chingleput and North Arcot, and to Mr. Sullivan (with reference to Extract Minutes of Consultation 20th February 1857, No. 187, Revenue Department) for any observations they may wish to make.

12. The Collector of Chingleput will also be informed that the plans of village sites should be on a sufficiently large scale to shew the lots, roads, &c.

13. The Collectors of Salem and Coimbatore will be requested to report what further steps they have adopted in this matter.

Ordered also that a copy of these Proceedings and of the Draft Rules be submitted for the consideration and orders of Government.

(A true Extract.)

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

No. 30. ORDER THEREON, No. 436; dated 9th May 1857.

Before passing any orders on the rules regarding the Pettahs near railway stations submitted by the Board, the Government will await the receipt of the reports called for on the subject from the Collectors of the Districts noted in the margin, in paras. 11 and 13 of the Board's Proceedings above recorded. The Government think it would be advisable to furnish the Collectors of Salem and Coimbatore also with copies of these rules for any observations they may wish to make.

Chingleput.
North Arcot,—Collector and Sub-Collector.
Salem.
Coimbatore.

(Signed) H. FORBES,
Acting Secretary to Government.

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Revenue Department

No 29 Read the following

No 100

Extract from the Proceedings of the Board of Revenue dated 8th April 1857.

Read again letter from the Consulting Engineer dated 25th March 1857

Read also letter from the Collector of Chingleput dated 31st October 1856.

The above correspondence relates to the measures which in the Minutes of Consultation noted in the margin the Board were instructed to arrange in communication with the Consulting Engineer and the Collectors and District Engineers for carrying into effect cleaning &c in the Towns likely to spring up around Railway Stations.

2. The Board have carefully revised the set of draft rules submitted by the Collector of Chingleput and have conferred on the subject with the Consulting Engineer. If these rules are approved by Government they will be communicated to the Collectors of the other Districts through which the Railway passes.

3. The Board will now proceed to offer a few remarks on the rules they have prepared.

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Extract Minutes Cons. 28th September 1855 No 1094 R.D.
" 16th October 1855 " 1137 R.D.

Consulting Engineer 4th April 1857

Collectors 30th January 1857

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The first 6 are intended as Instructions for the Officer laying out the Pettahs. It may not always be practicable to adhere to them strictly but they will serve as an useful guide and should be followed as far as Circumstances permit. In accordance with the instructions conveyed in Extract Minutes Consultation 16th August 1856 (No 866 Revenue Department) the size of each lot has been reduced as a general rule to 1 ground. It is proposed to arrange the lots in 3 classes according to advantages of Site &c. The determination of the Amount of Quit Rent to be paid has been a matter of difficulty and must depend greatly on local circumstances. In the Rules the Board have fixed on 8 Rupees annually for each first, 4 Rupees for each second, and 8 annas for each third class lot and to provide a fund for drainage, Municipal and Police purposes they propose levying 2 years Quit Rent as a premium or Rupees 3-2 and 1 respectively on each class of lot.

5. The annual rate is high compared with that on lands taken up for Cultivation but the Board has not will not be reckoned unreasonable when the contemplated benefits are to be taken into consideration.

6. The Board hope that Government will consent to waive their claims to Revenue from the land occupied for these purposes (as indeed they have offered to do in the case of Pettahdars willing to conform to the Rules) and that they will permit the entire receipts to be expended for the benefit of the residents. The premium will it is hoped suffice for the construction of good roads and streets, for the excavation of a few Tanks and wells, and for works of drainage, a Market place, Police Lumaths and other public conveniences. The annual Quit Rent or the other sum which may be devoted to maintaining a Police force, an Establishment for cleaning the streets and other such purposes. Government on its part might employ and pay a few Police Aurem or Village Peons and Cannum, and aid in supporting Schools and affording Medical Assistance. This with a view to procuring these advantages for the Residents that the Board have fixed the proposed rates of Quit Rent and Premium, and they hope these charges will in the course of a few years be found sufficient for this purpose in view without being so high as

as to discourage applications for sites.

7. The Rules Nos 8 to 21 are intended to secure order and cleanliness. In the absence of any Municipal Act which can be enforced in such towns, these and any similar rules hereafter found necessary must be made matter of special agreement with each occupant. A printed Copy to be furnished to each Proprietor who in his Mochilka will have to bind himself to conform to them. Forms of Pattah and Mochilka are appended.

8. These rules of Course can be applied to the New Towns are Government waste. In other cases the local Officers must use their influence to induce the Proprietors to conform to them as much as possible. The Board's proposal that Government should purchase the land in the first instance and let it out on such conditions as are now proposed was made with the view of meeting this difficulty and not with any intention of Government either desiring pecuniary advantage from the arrangement or taking the people to task for the Municipal and Sanatory improvements which

which they should effect for themselves. Under existing circumstances it may not be an easy matter to induce Proprietors to join in the scheme and if they are not sufficiently enlightened to do so they will probably let the land on their own terms and appropriate the proceeds so that there will be no funds available for Municipal purposes or for objects affecting the interests of the general community.

Ex Pub. Cons. 14th August 1856 R.D. No 866 Para 5.

9. As regards the desire of Government that the arrangements should be adapted to the feelings and habits of the classes for whose accommodation they are intended it will be seen that this object is sought to be attained by valuing the lots according to their situation &c, and by restricting to particular localities all trades and pursuits offensive to the general Community. The Board trust these arrangements will be considered sufficient, for they would deprecate any direct recognition or perpetuation of Class prejudices and peculiarities, by the adoption of any such measure as the assignments of certain streets or quarters to particular Sections of the people.

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Engineer calls for little remark. The Board did not contemplate more than Co-operation and occasional aid from the Railway Officers, and their Rules must of course be modified when local circumstances render this necessary.

11. A Copy of these Proceedings will be forwarded to the Collector of Chingleput and North Arcot, and to Mr Fullarton with reference to Extract Minutes of Consultation 20th February 1854 No. 187 Revenue Department) for any observations they may wish to make.

12. The Collector of Chingleput will also be requested that the plans of Village sites should be on a sufficiently large scale to shew the lots roads &c.

13. The Collectors of Salem and Coimbatore will be requested to report what further steps they have adopted in this matter.

Ordered also that a copy of these Proceedings and of the Draft Rules be submitted for the consideration and orders of Government.

A True Extract

Acting Secretary

To, H. Forbes Esq.
Acting Secretary to Government
Revenue Department.

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Where the land is waste and belongs to Government.

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1. The limits of the proposed town shall be marked off by boundary Stones.

2. Streets shall be laid out at convenient distances and when practicable generally at right angles to each other. the main Streets to be 24 feet, the secondary Streets 18 feet. and the 3d. Class 12 feet wide. in the road way a further Space of 15 feet on each side of a main and 12 on each of other Streets being reserved in all cases for drains, avenues and footpaths. No Street Lane or Passage shall under any circumstances be less than 15 feet wide.

3. Suitable Sites to be reserved in convenient places for bazars, Wells, Police Chowkies &c.

4. The Space available for private dwellings shall be divided into lots of 1 ground each, or 60 x 40 feet, but any number of lots may be taken by one individual.

5. A Suitable Space to be reserved free

free from all buildings round each Rail-
way Station.

6. The lots will be divided into
3 Classes. according as they are situated on
1st 2d. or 3d. Class Streets, or possess other advanta-
ges of Site &c.

7. The lots shall be subject to an
annual Quit Rent of Rupees 1½-1-½. per
Ground and a premium, before being made
over, of Rupees 3-2-1 per Ground according to
Class.

8. Purchasers of lots will be re-
-quired to sign an agreement to pay the
annual Quit Rent regularly, and to con-
-form to the rules 6 to 20.

9. Proprietors of lots are to commence
building on them within 6 months and to
complete the same within one year after
receiving possession, but holders of several
contiguous lots are not required to build
on each lot of 1 ground, provided that any
vacant space be enclosed by a wall not
less than 6 feet high.

10. Proprietors are to construct private
drains of suitable capacity from their build-
-ings and yards into the Street drain, and
to conform to the general rules.

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11. No Stables, Cow houses, Manure
heaps &c. to be allowed between any house
and the public Street.

12. No subdivision of any lot permitted
if it would reduce the extent of each division
below 1 ground.

13. No verandah or Structure to pro-
-ject over the side Spaces of the Streets.

14. The buildings on each main Street
to have tiled or terraced roofs, no thatched
roofs to be allowed within the limits of the
pettah.

15. No offensive trade such as tan-
-ning &c. to be allowed, except in localities
previously determined. Dunghills cesspools
&c. which may prove a nuisance to the
neighbours to be removed on the written re-
-quisition of the Magistrate, or the nuisance
to be otherwise abated to his satisfaction.
Drains &c. to be kept clean and free from
accumulation of offensive matter and duly
repaired when necessary.

16. A permanent pettah will be
granted for each lot.

17. Holders of lots are at liberty to
alienate them in any way they please, but
in the event of their absolute transfer by
sale, gift or bequest the new proprietor

must

must sign the agreement required by Rule 8 and register himself as Proprietor in the Collector's office.

18. Arrears of Quit Rent will be realized under the General Regulations in the same manner as arrears of Land Revenue.

19. Suitable Sites will be set apart for burial and burning grounds for different sects and no other localities are on any account to be resorted to for such purposes.

20. The Breach of any of the above rules shall render Proprietors subject to the forfeiture of their lots with the buildings thereon, or at their option to such fine as the Magistrate may impose, and the immediate fulfilment of the rule infringed.

21. Proprietors are responsible for the Quit Rent and for the due observance of the Rules by their Tenants and Mortgagees.

Pattah.

N.B. having paid the prescribed pre-mium Rupees_____) and bound himself to pay the annual Quit Rent of Rupees _____, and to abide by the Rules in force or hereafter to be enacted, the Lot or

qw (or Lots) marked_____ in the Township of_____ is (or are) hereby made over to him.

So long as the said Quit Rent is regularly paid and the Rules above referred to duly observed, the said Lot (or Lots) is (or are) his property and he is at liberty to alienate, mortgage or sublet it (or them) in any way he pleases, provided always that the party to whom it (or they) shall be transferred, mortgaged or rented shall bind himself to conform to the rules in all respects.

Moorutka.

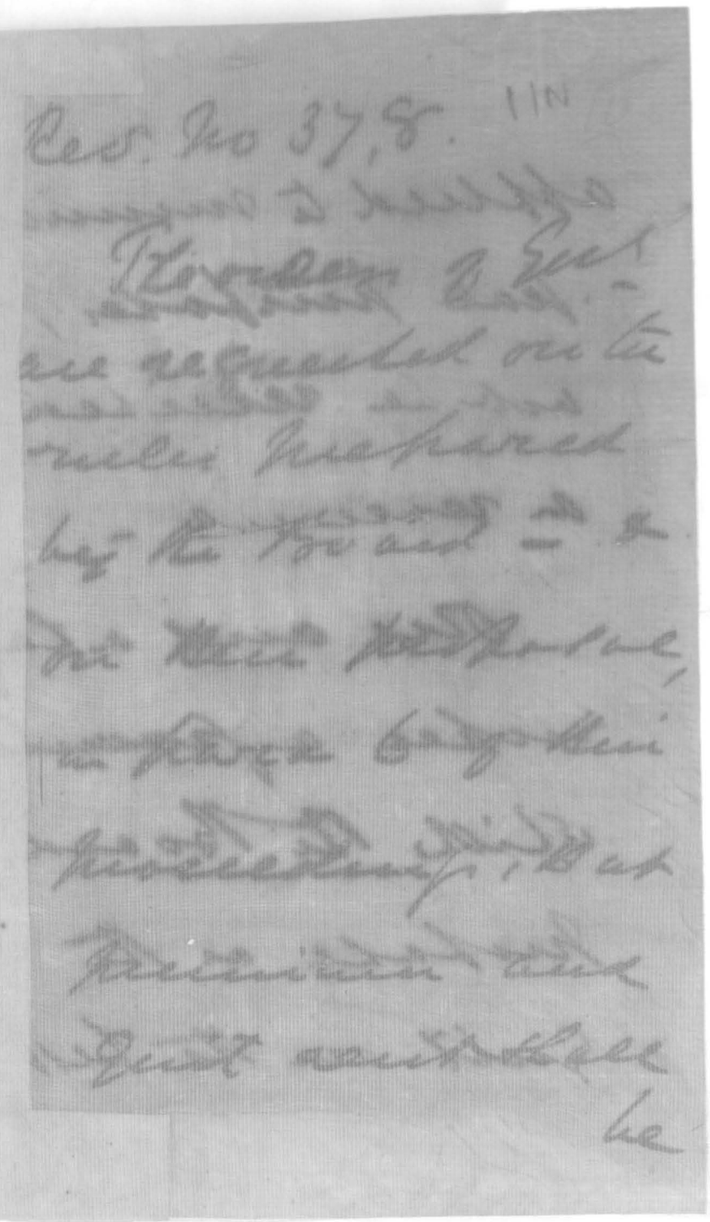
I_____ A B_____ do hereby engage to pay the regulated Quit Rent Rs._____ on my lots of ground in the Village of_____ on or before the 30th June of each year, to abide by all the rules in force now or hereafter in the said Village and to submit to all the penalties prescribed on breach of any of the said rules.

(Signed) L. D. Swan
Ag Secretary.

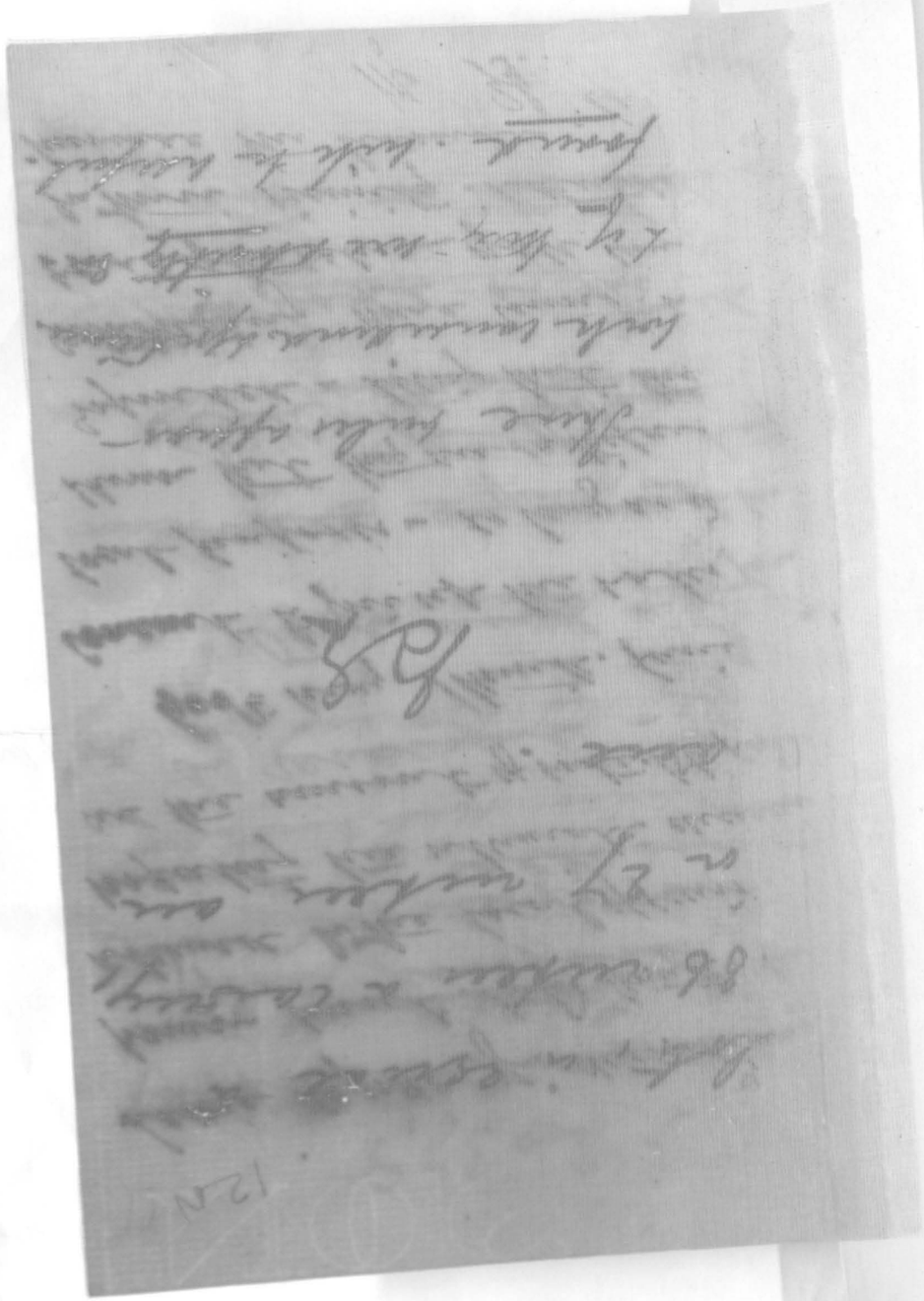
Where the land is waste and belongs to Government -

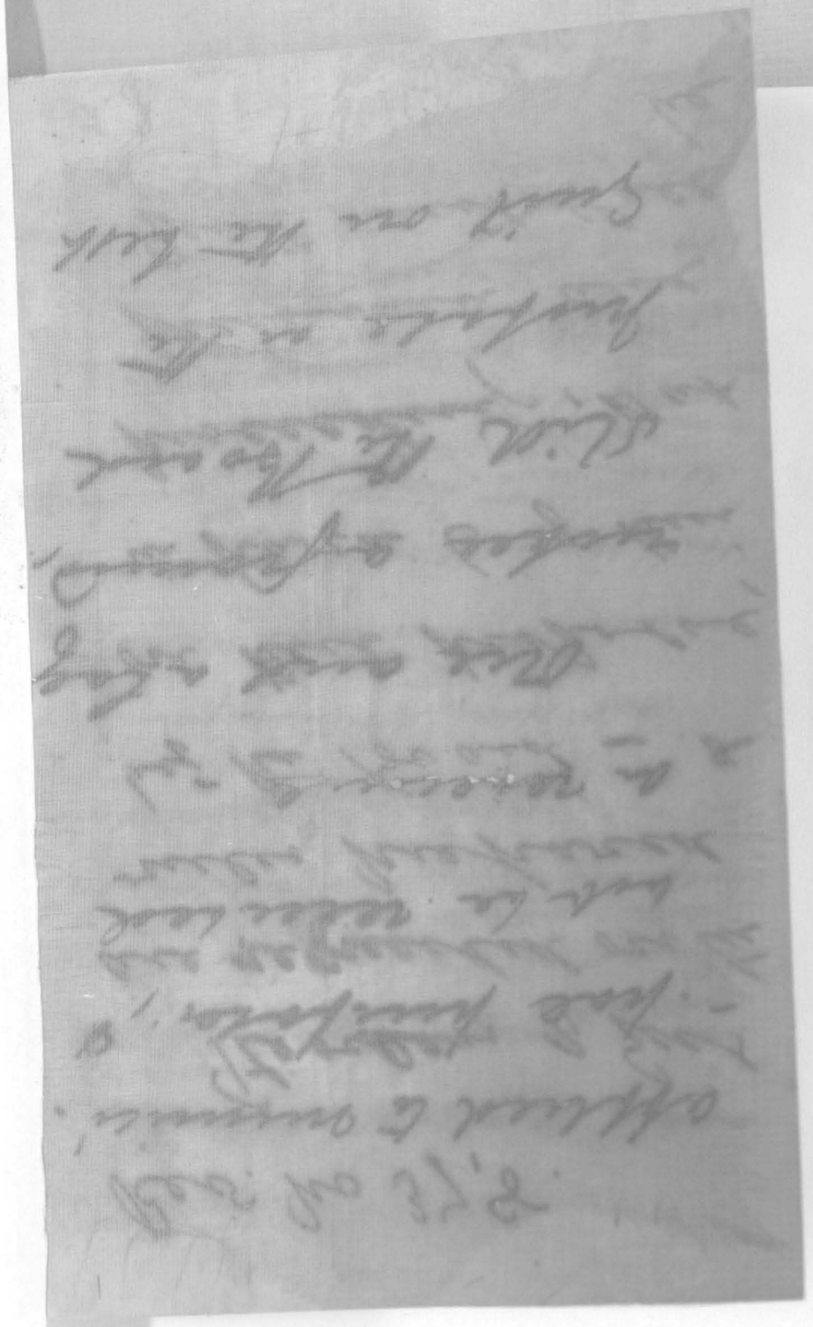
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No 4236

Extract from the Minutes of Consultation
Under date the 9th May 1867.

Read the following
Extract from the Proceedings of the
Board of Revenue.

(Received 8th April 1867 No 1080.)

Before proceeding any
orders on the rules regarding
the Pettahs near Railway Sta-
tions submitted by the Board,
the Government will await
the receipt of the reports called
for on the subject from the
Collectors of the Districts noted
in the Margin, in paras 11 & 13
of the Board's Proceedings
above recorded. The Govern-
ment think it would be
advisable to furnish the
Collectors

Chingleput.
North Arcot. Collector and
Sub Collector.
Salem.
Coimbatore.

Large expenditure [illegible]
[illegible] Local Funds. Will [illegible]
Collector [illegible] explain
[illegible] why he [illegible]
[illegible] the amount of Pettah Stipend.

Govt may [illegible] family
consent to give up the rules for
Local Funds so long as it is
known that they are satisfactory
Explain [illegible] why that the
Collectors [illegible] make
[illegible] in their vicinity - [illegible]
[illegible] the Commissioners

W. H. [illegible]

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Collectors of Salem and Coimbatore also with copies of these rules for any observations they may wish to make.

RS

Copies to the Rt of Rev. with 4 Encls Copies H.

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