M.R.O. 14—10,000—21-4-22.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 2205	Press Mis.
Dated 22—11— 1869	

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 22nd November 1860.

No. 377. Read the following Proceedings of the Board of Revenue, dated 15th October 1860, No. 4,711 :—

Read again letter from the Collector of Madura, dated 4th August 1860, No. 151, forwarding application from the Reverend J. Rendall, for certain lands on freehold tenure, &c., on the Palni Hills.

(In Cons., 8th August 1860, No. 3,894.)

Read also letter from the same Officer, dated 13th September 1860, No. 189, forwarding letter from the Reverend J. Rendall, accepting the terms proposed by the Board in respect of the lands, &c., applied for by him.

(In Cons., 18th September 1860, No. 4,671.)

1. Resolved that the above recorded letters together with their enclosures be submitted for the consideration and orders of Government.

2. The Government will perceive that the Reverend Mr. Rendall originally made the following requests on behalf of the American Missionaries in Madura, viz. :—

First.—That the land occupied by their Church and Burial Ground measuring in all acres 3 and square feet 1,402, on the Palni Hills should be granted to them free of assessment.

Second.—That the acres 12 and square feet 1,825 occupied by their houses, and now held on lease from Government subject to an annual quit-rent of Rupees 12-10-3 may be sold to them on freehold tenure at 10 *Rupees per acre*, " according to the late Regulation of " Government ;" and

Third.—That a further allotment of acres 54 and square feet 6,556 be granted to them " at the upset price without putting it up at auction ;" or failing this concession, that it be put up to auction.

3. As the first request appeared reasonable to the Board, they expressed themselves willing to support it on the condition that the freedom from assessment shall continue only so long as the land is applied to its present purposes.

Procs. 31st August 1860, *No.* 3,977.

4. In respect of the second and third requests the Board pointed out that under existing rules, lands already occupied by buildings or for building purposes could be enfranchised only *at twenty years' assessment*, and that if the additional extent applied for was also intended for building purposes, it could be sold at an upset price of 10 Rupees per acre, but that under the circumstances of the case, the Board would be prepared to recommend that the land be made over to the Mission at the upset price without offering it to public competition.

Government Order, No. 796, *dated* 17*th*, *in Cons.*, 18*th May* 1860, *No.* 2,319.

5. The fresh land measuring, as before stated, acres 54 and square feet 6,556, is desired in order to unite into one compact property the three plots* forming the subjects of the first and second requests, and now belonging to the Mission. There appears to be no objection to the transfer as the Collector states that " abundance of very conveniently situated land will still be left " for other applicants," and that if the request of the Mission be refused, the land in question is liable to remain for some time a profitless waste, as there is not much probability at present of its being required by others.

* *Vide sketch in No.* 3,894 *dated* 4*th*, *in Cons.*, 8*th August* 1860, *No.* 3,894.

6. Under the above explanation and in consideration of the circumstance that the Missionaries were the first to settle on these Hills, the Board made the favorable offer stated at the conclusion of paragraph 4 above ; and as Mr. Rendall has signified his assent to it as well as to the other terms, they beg to recommend :—

First.—That the site (acres 3 and square feet 1,402) of the Church and Burial Ground be exempted from assessment so long as it is used for its present purposes.

Second.—That Mr. Rendall be allowed to enfranchise the acres 12 and square feet 1,825 already in possession of the Mission and subject to an annual quit-rent of Rupees 12-10-3, by payment of Rupees 252-13-0 equivalent to twenty times the former amount ; and

Third.—That the additional extent of acres 54 and square feet 6,556 shown in the sketch map be sold to Mr. Rendall, acting on behalf of the American Mission, at 10 Rupees per acre.

7. Should Government accede to the Board's recommendations, the Collector will submit the necessary Title Deeds for execution.

(A true Extract.)

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

No. 378. ORDER THEREON, 22nd November 1860, No. 2,205.

1. The Governor in Council is pleased to grant the first of the requests made by the Reverend J. Rendall on behalf of the American Mission in Madura.

2. The second request is not according to the rules. Land in occupation is redeemable at twenty years' purchase of the quit-rent, which in this case amounts to Rupees 252-13-0. The assessment on the land, one Rupee per acre yearly, is very light and no reason appears for altering the terms in favor of the Missionaries. There is no rule for enfranchising land in occupation at ten Rupees an acre which is simply the upset price of land for building purposes. The Board's recommendation on this request is correct and is approved.

3. Mr. Rendall's third request also is opposed to the rules, and so is the Board's recommendation on it. Fifty-four acres is too much for a building lot. The land should be put up to auction as farming or planting land with no upset price, but subject to a quit-rent of a Rupee an acre, the quit-rent being redeemable at any time at twenty years' purchase.

(Signed) J. D. SIM,

Acting Secretary to Government.

No. 3,977.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 31st August 1860.

Read letter from the Collector of Madura, dated 4th August 1860, No. 151, forwarding an application from the Reverend J. Rendall for a Freehold of ground on the Pulney Hills.

(In Cons., 8th August 1860, No. 3,894.)

1. The requests of Mr. Rendall on behalf of the American Missionaries in Madura are—

First. That the land occupied by their Church and Burial ground on the Pulneys should be granted to them free of assessment.

Second. That they may be allowed to enfranchise the land occupied by their houses at 10 Rupees per acre.

Third. That a further allotment of 54 acres 6,556 square feet be granted to them "at "the upset price without putting it up at auction," or failing this concession, that it be put up to auction.

2. The first request seems to the Board reasonable, and they will support it on the condition of course, that the freedom from assessment continues only so long as the land is applied to its present purposes.

3. As regards the second request Mr. Rendall is under a misapprehension. *Fresh* land may be taken up for building purposes at 10 Rupees per acre; but land now so occupied can only be enfranchised by payment of twenty times the annual quit rent now payable. The Collector has omitted to state what quit rent is now paid.

4. As regards the third point the Board are in doubt whether Mr. Rendall or the Collector correctly understand the Rules. By these the land if required for agricultural purposes would be put up to auction without any upset price at all, but subject to an annual quit rent of 1 Rupee per acre, which quit rent can only be redeemed by a payment of twenty times its amount, i. e. of Rupees 20 per acre. If the land is needed for building purposes it may be sold outright at 10 Rupees per acre. Under the circumstances the Board are prepared to recommend that the Mission be allowed to purchase the land at the latter rate.

5. The Collector will ascertain from Mr. Rendall whether the terms proposed by the Board meet his approval or not, and in re-submitting the case the Collector will state the quit rent now paid on each of the occupied plots, and also mention whether the 3 acres 1,402 square feet occupied by the Church and Burial ground are included in the total area of 69 acres 9,783 square feet given in his plan.

6. In future communications Mr. Levinge is requested to give measurements and assessments in Acres and Rupees, instead of in Cawnies and Fanams.

(A true Extract.)

(Signed) J. D. SIM,
Secretary.

To V. H. Levinge, Esq., Collector of Madura.

Exd. J. Wright.

In Con. 18th September 1860, No. 4,671.

From V. H. LEVINGE, Esq., Collector of MADURA,
dated Tirumangalum, 13th September 1860, No. 189.

I have the honor to forward for the information of the Board, Mr. Rendall's letter accepting the conditions proposed by the Board in their proceedings, No. 3,977 dated 31st August 1860, regarding the purchase and enfranchisement of certain land on the Palny hills, and with reference to paragraph 5 of the above proceedings, I beg to state that the quit-rent paid now on each occupied plat is respectively 6-12-2 and 5-14-1, total 12-10-3 and that the 3 acres 1402 square feet occupied by the church and burial ground is included in the acres 69, square feet 9,783 now applied for.

Enc. 1.

Abstract.—Letter from Reverend Mr. J. Rendall, dated 10th September 1860.

Exd. T. Dunn.

Encl. to Proceedings No. 3. in the Proceedings of the Board of Revenue & the Secretary to Government Revenue Dept. dated 18 October 1860 — No. 4,671. —

Letter from the Collr of Madura to the Secretary to the Board of Revenue dated 13th Sept. 1860 No. 189 regarding the application of the Revd J. Rendall for cultivating lands on the Palny Hills and on the Subsidy Hills and Board's Proceedings thereon. —

Q
2379/60

Enclosure No 2 in the Proceedings of the Board of Revenue to the Secretary to Government Rev.e Dept.t dated 15th October 1860 No 4411.

Encl. 1. to Ens.

Q 2343/60.

Letter from the Collector of Madura to the Secretary to the Board of Revenue dated 13th Sept.r 1860 No 189 Regarding the application of the Revd. T. Rundall for certain lands on the Pulni Hills.

Entered Pulni Hills. 2nd Nov.r/60 D.d 3172/3576

IN CON. 8TH AUGUST 1860, No. 3,894.

From V. H. LEVINGE, Esq., Collector of MADURA,
dated Madura, 4th August 1860, No. 151.

I have the honor to forward, for the consideration and orders of the Board of Revenue, the enclosed application made by the American Mission, for a piece of waste Government ground on the Pulni Hills, which is shown in the accompanying plan.

2. The American Missionaries have been the first and are almost the only settlers on the hills, and have done more towards bringing the hills into notice than any other individuals. I recommend, therefore, that their petition to be allowed to become possessors of the waste as "free-hold," on payment of 20 years' tax without the land being put up to auction at that price, be acceded to.

3. By granting their request they will become possessed of a compact and spacious property, whilst abundance of very conveniently situated land will still be left for other applicants.

4. The Missionaries naturally are anxious to prevent others settling between their detached grounds, which obliges them to apply for so large a piece of ground, and I recommend its being given to them as there is not much probability at present of the land being applied for by others, and if not given to them it is liable to remain for some time a profitless waste.

5. If the Board so far favor the Mission as to allow them to become the possessors without competition, they should be required to purchase the piece applied for as a Church compound and grave-yard.

6. The plots occupied now by their bungalows would, under the rules, at once become free-hold by their paying the 20 years' tax.

The first 3 kanis are assessed at 5¼ Rupees, having been occupied in three separate plots.

7. The land tax per first kani of each holding on the hills is 5¼ Rupees, the rest being at 2¼ Fanams per kani.

The number of kanis to be enfranchised is kanis 52, grounds 8, square feet 1,023, which at 20 years' purchase would be Rupees 786-0-8.

—

ENC. 1.

ABSTRACT.—Application for a freehold on the Pului Hills, Madura.

—

ENC. 2.

ABSTRACT.—Explanatory letter.

—

ENC. 3.

ABSTRACT.—Sketch of the ground applied for by Reverend Mr. Rundall.

Exd. J. Tulloch.

No. 4,711.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 15th October 1860.

Read again letter from the Collector of Madura, dated 4th August 1860, No. 151, forwarding application from the Reverend J. Rendall, for certain lands on freehold tenure, &c., on the Pulney Hills.

(In Cons., 8th August 1860, No. 3,894.)

Read also letter from the same Officer, dated 13th September 1860, No. 189, forwarding letter from the Reverend J. Rendall, accepting the terms proposed by the Board in respect of the lands, &c., applied for by him.

(In Cons., 18th September 1860, No. 4,671.)

1. Resolved that the above recorded letters together with their enclosures be submitted for the consideration and orders of Government.

2. The Government will perceive that the Reverend Mr. Rendall originally made the following requests on behalf of the American Missionaries in Madura, viz.:—

First.—That the land occupied by their Church and Burial Ground measuring in all acres 3 and square feet 1,402, on the Pulney Hills should be granted to them free of assessment.

Second.—That the acres 12 and square feet 1,825 occupied by their houses, and now held on lease from Government subject to an annual quit rent of Rupees 12-10-3 may be sold to them on freehold tenure at 10 *Rupees per acre*, "according to a late Regulation of Government;" and

Third.—That a further allotment of acres 54 and square feet 6,556 be granted to them "at the upset price without putting it up at auction;" or failing this concession, that it be put up to auction.

3. As the first request appeared reasonable to the Board, they expressed themselves willing to support it on the condition that the freedom from assessment shall continue only so long as the land is applied to its present purposes.

Procs. 31st August 1860, No. 3,977.

4. In respect of the second and third requests the Board pointed out that under existing rules, lands already occupied by buildings or for building purposes could be enfranchised only *at twenty years' assessment*, and that if the additional extent applied for was also intended for building purposes, it could be sold at an upset price of 10 Rupees per acre, but that under the circumstances of the case, the Board would be prepared to recommend that the land be made over to the Mission at the upset price without offering it to public competition.

Government Order, No. 796, dated 17th, in Cons., 18th May 1860, No. 2,319.

5. The fresh land measuring, as before stated, acres 54 and square feet 6,556, is desired in order to unite into one compact property, the three plots* forming the subjects of the first and second requests, and now belonging to the Mission. There appears to be no objection to the transfer as the Collector states that "abundance of very conveniently situated land will still "be left for other applicants," and that if the request of the Mission be refused, the land in question is liable to remain for some time a profitless waste, as there is not much probability at present of its being required by others.

* Vide Sketch in No. 3,894, dated 4th, in Cons., 8th August 1860, No. 3,894.

Palni

6. Under the above explanation and in consideration of the circumstance that the Missionaries were the first to settle on these Hills, the Board made the favorable offer stated at the conclusion of paragraph 4 above; and as Mr. Rendall has signified his assent to it as well as to the other terms, they beg to recommend :—

First.—That the site (acres 3 and square feet 1,402) of the Church and Burial Ground be exempted from assessment so long as it is used for its present purposes.

Second.—That Mr. Rendall be allowed to enfranchise the acres 12 and square feet 1,825 already in possession of the Mission and subject to an annual quit-rent of Rupees 12-10-3, by payment of Rupees 252-13-0 equivalent to twenty times the former amount; and

Third.—That the additional extent of acres 54 and square feet 6,556 shown in the sketch map be sold to Mr. Rendall, acting on behalf of the American Mission, at 10 Rupees per acre.

7. Should Government accede to the Board's recommendations, the Collector will submit the necessary title deeds for execution.

(A true Extract.)

Secretary.

To J. D. Bourdillon, Esq., Secretary to Government, R. D.

Copy to V. H. Levinge, Esq., Collector of Madura.

Exd. J. Wright.

Note— The first of the three requests may properly be granted—

The second is not according to the rules— Land in occupation is redeemable at 20 years purchase of the Quit-rent, which in this case amounts to Rupees 252-13, at

the rate of a fraction over 1 Rupee a year per annum— This is very little, & no person appears to be letting off the intervening land for church— None is wanted for enfranchising land in occupation at 10 Rupees or less or at any other fixed rate— That is surely the proper price for building land upon— The Collector appears to have misunderstood the rules on this subject. He means correct. Applications for enfranchisement are to be limited to one per year, & not to be related further than one to twelve miles from the first—

The third request also is objectionable— Waste land to the value— Offers from 10 Rupees an acre is too much for a building area— It could be let out as to cost— as farming or planting land, sometimes with no rent for a time, but subject to resumption of a certain area— The purchase redeemable at any time at 20 years' purchase—

It is a pity that the

Rev. Dept.

No. 2205.

Proceedings of the Madras Government
Under date the 22nd November 1860.

Read the following
Proceedings of the Board of
Revenue.

(Here under 15th October 1860 No. 4711)

Submitting with the Board's observations and recommendations correspondence with the Coll.r of Madura on the application of the Reverend J. Rendall for certain lands in freehold tenure on the Pulney Hills.

The Governor in Council is pleased to grant the first of the requests made by the Reverend J. Rendall on behalf of the American Mission in Madura.

2 The second request is not according to the rules. Land in occupation is redeemable at twenty years purchase of the Quit Rent, which in this case amounts to Rs. 252-13-
The assessment on the land

Rev. Dept. 1860 Octr. 15
Proceedings of the Board of Revenue

Dated Octr 15th
Read 24
Rec'd 25
Encl 3 - with Col. Ends
Land. Rent
Rs 2205: 25 Quit Rent

Submitting the Board's observations on the correspondence noted in the margin with the Collr of Madura on the application of the Revd J. Rendall for certain lands on freehold tenure on the Pulney Hills.

Ordered, that the Board's observations be communicated to the Collr of Madura in reply to his letter dated 25th Septr 1860 No 377.

Copy Rec'd 29th

Copy Rec'd 29th

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Proceedings of the Board of
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Submitting with the Board's observations and recommendations correspondence with the Collr of Madura on the application of the Revd J. Rendall for certain lands on freehold tenure on the Pulney Hills.

Ordered, that the Board's observations be communicated to the Collr of Madura in reply to his letter dated 25th Septr 1860 No 377.

Copy Rec'd 29th

one Rupee per acre yearly, ~~as~~ is very light and no reasons appears for altering the terms in favour of the Missionaries. There is no rule for enfranchising land in occupation at ten Rupees an acre ~~or any other fixed rate that~~ which is simply the upset price of land for building purposes ~~land applied for~~. The Board's recommendation on this request is correct and is approved. ~~Applications for leave to redeem at less than twenty years purchase have been refused more than once by persons on the Nilgiris.~~

3 Mr. Randall's third request also is opposed to the rules, and so is the Board's recommendation on it. Fifty four acres is too much for a building lot. The land should be put up to auction as farming or planting land with no upset price, but subject to a quit rent of a Rupee an acre. The quit rent being redeemable at any time at twenty years purchase.

4 The Government regret ~~remark that it is only~~ that the Board so frequently make in these exceptional recommendations. Rules are made for general observance. Those laid down for the acquisition of land on freehold tenure are remarkable for being easy and the Government cannot entertain any application or recommendation for a relaxation of them, except on very special grounds which do not exist in the case now before them.

Noted under
Govt Council
No 2
16/10/60

Omit this Para.
Elle - W.H.

Note - With regard to this particular recommendation I beg to explain that it originated in plans suggested to the Collr by Mr Clarke by Sir A. Trevelyan,
J.D.L

2 Copies
To the Bd of Rev with the Proc. Oct 23. J.D.L

The Revd J. Rendall's application for land for the American Mission in Madura.

Revenue 1860 Dept. No. 1
Rec'd 9th Jan. & for 9th Jan.
& No 2205.

Rec'd of the Madras Govt
Dated 21st Jan'y 60.

For 24 Bs of Rice @
24 Sacks / 62 C No 2130

On the Board's Rec:
"Recommending to the Revd J.
Rendall's application for
certain Land on freehold
tenure & c. at the Pulney
Hills in Madura."

1837 to 1878