M.R.O. 14—10,000—21-4-22

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 1174 Press Mis.

96-97

Dated 10-6- 1896.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 10th June 1861.

No. 96. Read the following Proceedings of the Board of Revenue, dated 11th May 1861, No. 2,402:—

Read again the following communications of the Collector of Vizagapatam, relating to the proposed sale on Freehold tenure of a Government building and its site in the Town of Vizagapatam.

No. 853, dated 18th, in Cons. 27th August 1860, No. 4,199.
„ 957, dated 18th, in Cons. 24th September 1860, No. 4,772.
„ 1,238, dated 27th November, in Cons. 4th December 1860, No. 6,324.

Read also letter from the same Officer, No. 276, dated 6th April 1861, forwarding a Freehold Title Deed for the above property.

(In Cons. 6th April 1861, No. 2,308.)

1. The above papers refer to an application from T. Srenevasa Ráu, an inhabitant of Vizagapatam, to purchase in that Town a Government building, and to be granted a Freehold Certificate for the garden in which it is situated, and which measures altogether 17 Coontahs, 3 Veesums, or a trifle more than two-fifths of an acre.

2. The building in question is tiled, and was once the water-house of a Government Commercial factory, but for the past 40 or 50 years it has been in possession of a Bramin (Mundah Ramanah) and his relations, who have surrounded it with sheds and mud huts, and planted the garden with cocoanut trees.

3. The present applicant has purchased the garden and private sheds, &c., for 800 Rupees, and hoped to include the Government building in the bargain; but the transaction was stopped by the Collector, and hence his offer to pay the value of the house and to redeem the quit-rent that may be levied on the site.

4. As the long and uninterrupted private occupation of the house without question, was calculated to give the occupants a semblance of real ownership, and the building is situated in the midst of a garden, &c., for which the applicant has paid a considerable sum, the Board support the Collector's recommendation that it may be given to him on a fair valuation instead of being put up to public competition under the Freehold Rules.

Vide Plan and Estimate accompanying.

5. The District Engineer estimates its original cost at Rupees 270-0-0, and its present value at Rupees 154-14-0, allowing for the repairs it now needs and a deduction of $1\frac{1}{8}$ per cent. per annum for deterioration during the past 30 years that it has been kept in repair by the occupants.

6. Srenevasa Ráu agrees to pay the above sum of Rupees 154-14-0 as well as Rupees 105, being twenty times the annual assessment (Rupees $5\frac{1}{4}$) fixed on the garden by the Collector at an assumed rate of 12 Rupees per acre.

7. The land of which the garden is composed is stated to be sandy and valueless, and in common with similar land in the Town has hitherto paid no assessment; but as the building with a reasonable extent of compound would in all probability, if offered to public competition under the Freehold rules have realized more than Rupees 259-14-0, which is the total sum to be paid by the applicant. The Board approve the Collector's proceedings, and resolve to submit to Government the Title Deed in the form B, received from him, with their recommendation that it be sealed and returned for delivery to Srenevasa Ráu.

(A true Extract.)

(Signed) W. HUDLESTON, *Secretary.*

No. 97. ORDER THEREON, 10th June 1861, No. 1,174.

1. Under the circumstances stated, the Government grant authority for the house in question being sold to T. Srenevasa Ráu for the sum of Rupees (154-14-0) one hundred and fifty-four and Annas fourteen.

2. The Title Deed will be sealed and returned.

(Signed) J. D. SIM,
Secretary to Government.

No. 277.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 15th January 1861.

Read the following letter from E. G. R. FANE, Esq., Collector of Vizagapatam, to W. HUDLESTON, Esq., Acting Secretary to the Board of Revenue, Fort Saint George, dated Vizianagrum, 27th November 1860, No. 1,238 :—

With reference to the Board's Proceedings of the 19th October last, No. 4,784, I have the honor to forward the Plan and Estimate of the Government building in Vizagapatam, furnished by the District Engineer, by which it will be observed that the house is now valued at Rupees 154-4, a sum which Taragoppula Srinavasa Row, the applicant, states himself willing to pay.

ENCLOSURE No. 1.—Plan.

ENCLOSURE No. 2.
ABSTRACT.—Preliminary Estimate.

1. The Collector is requested to submit for the seal of Government a Title Deed in the form B to be granted to T. Strinavasa Row, for the lands and building in question.

2. The Board accept the valuation of Rupees 154-14 for the Government building on the land, which added to Rupees 105, the sum payable in reduction of the land tax, total Rupees 259-14, will have to be paid by Strinavasa Row before delivery of the Title Deed.

(A true Copy and Extract.)

(Signed) W. HUDLESTON,
Sub-Secretary.

To E. G. R. Fane, Esq., Collector of Vizagapatam.

Exd. J. Wright.

IN CON. 24TH SEPTEMBER 1860, No. 4,772.

From E. G. R. FANE, Esq., Collector of VIZAGAPATAM,
dated Vizagapatam, 18th September 1860, No. 957.

I have the honor to acknowledge the receipt of your Proceedings of the 1st September, No. 4,001, and in reply to paragraph 1, to state that no quit-rent or assessment is at present paid for the land referred to, neither was any ever collected, as all lands similarly situated in the town of Vizagapatam pay nothing in this respect, the land being sandy and valueless.

2. In order to value the land an imaginary quit-rent of 12 Rupees per acre was adopted, and a value of Rupees 105 thus come to, agreeably to the free-hold rules; the free-hold of the land ought in fairness to be sold to Streenevasarow and not put up to auction, as he has already purchased the right and title of Mundah Ramanah to the surrounding premises, in the centre of which the tiled house referred to is situated.

3. Mundah Ramanah is a Bramin. The house and land referred to have been in the occupancy of himself or relations for a period of 40 or 50 years, as stated in column 2 of the application forwarded with my letter of the 18th August last.

4. I beg to supply an omission in my previous letter above quoted. Besides the quit-rent of Rupees 105 for the ground, Streenevasarow offered 100 Rupees for the house belonging to Government, thus the total amount payable by him will be Rupees 205.

Exd. J. Tulloch.

2

Letter from the Collector of Vizagapatam to the Board of Revenue dated 18th September 1860. No. 953. Regarding Title Deed.

R. 1243/62

Enclosure 2 in Proceedings of the Board of Revenue dated 11th May 1861. No. 2402.

No. 4,001.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 1st September 1860.

Read the following letter from E. G. R. FANE, Esq., Collector of Vizagapatam, to J. D. SIM, Esq., Secretary to the Board of Revenue, Fort Saint George; dated 18th August 1860, No. 853:—

1. Referring to the Orders of Government quoted in the margin, I have the honor to submit herewith an application from Tereguppala Streenevasa Row, an inhabitant of Vizagapatam, for a certificate under paragraph 4, clause 2 of the Freehold Tenure Rules.

5th August 1859.
21st September 1859.

2. A plan of the ground is submitted. The tiled house therein shown belongs to Government, and was formerly attached to the Commercial Factory at this place as a water house; it has been occupied by Mundah Ramanah and relations for many years: around it they built sheds and mud houses and cultivated a Cocoanut tope: for the occupation they can show no title whatever.

3. The present claimant for a freehold having purchased the garden and mud houses for 800 Rupees hoped to include in the bargain the small tiled house, but as it clearly belongs to Government, I stopped the transaction. He is now willing to pay 105 Rupees* for the Government portion of the property in addition to the 800 Rupees to be paid to the owners of the mud houses and garden, and this application is now therefore forwarded for a freehold grant for the whole.

* 12 Rupees per acre, or 5¼ Rupees for year for the land, for 20 years Rupees 105.

4. As I am in doubt under which form of the Freehold Rules the grant should be given, although I think form B will be the correct one, I should be obliged to you to obtain for me the instructions of the Board.

ENCLOSURE No. 1.

ABSTRACT.—Application with plan for a piece of ground made by T. Streenevasa Row, inhabitant of Vizagapatam.

ENCLOSURE No. 2.

ABSTRACT.—Plan.

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1. The Collector is requested to state whether any quit rent or assessment is or ought to be paid for the land.

2. He will also mention who M. Ramanah is; how long the house and land have been occupied, and what objection there is to the house with its site being sold by public auction, on freehold tenure.

(A true Copy and Extract.)

(Signed) J. D. SIM,
Secretary.

To E. G. R. Fane, Esq., Collector of Vizagapatam.

Exd J. Wright.

1861 Despatch No.

Enclosure 1 in Proceedings of the Board of Revenue to the Secretary to Govt. dated 11th May 1861. No. 2402

Encd 2. of Encl

Rs. 1243/61

Letter from the Collr. of Vizagapatam to the Board of Revenue dated 18th August 1860. No. 853. regarding Title Deed and Boards Proceedings thereon.

In Cons. 16th April 1861, No. 2,308.

From E. G. R. FANE, Esq., Collector of VIZAGAPATAM,
dated 6th April 1861, No. 272.

With reference to the Proceedings of the Board of Revenue, No. 277, dated 15th January last, I have the honor to forward herewith the Title Deed according to Form B. to be granted to T. Sreenevassa Row, for the land sold to him and for which he has paid into my Treasury the sum of Rupees 105.

2. I request that the seal of Government may be affixed to the Title Deed, and returned for delivery to Sreenevassa Row.

Exd. J. Tulloch.

No. 2,402.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 11th May 1861.

Read again the following communications of the Collector of Vizagapatam, relating to the proposed sale on Freehold tenure of a Government building and its site in the Town of Vizagapatam :—

No. 853, dated 18th, in Cons. 27th August 1860, No. 4,199.
„ 957, dated 18th, in Cons. 24th September 1860, No. 4,772.
„ 1,238, dated 27th November, in Cons. 4th December 1860, No. 6,324.

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2. The building in question is tiled, and was once the water-house of a Government Commercial factory, but for the past 40 or 50 years it has been in possession of a Bramin (Mundah Ramanah) and his relations who have surrounded it with sheds and mud huts, and planted the garden with cocoanut trees.

3. The present applicant has purchased the garden and private sheds, &c., for 800 Rupees, and hoped to include the Government building in the bargain; but the transaction was stopped by the Collector, and hence his offer to pay the value of the house and to redeem the quit-rent that may be levied on the site.

4. As the long and uninterrupted private occupation of the house without question, was calculated to give the occupants a semblance of real ownership, and the building is situated in the midst of a garden, &c., for which the applicant has paid a considerable sum, the Board support the Collector's recommendation that it may be given to him on a fair valuation instead of being put up to public competition under the Freehold rules.

5. The District Engineer estimates its original cost at Rupees 270-0-0, and its present value at Rupees 154-14-0, allowing for the repairs it now needs and a deduction of 1½ per cent. per annum for deterioration during the past 30 years that it has been kept in repair by the occupants.

Vide Plan and Estimate accompanying.

6. Srenevasa Row agrees to pay the above sum of Rupees 154-14-0 as well as Rupees 105, being twenty times the annual assessment (Rupees 5¼) fixed on the garden by the Collector at an assumed rate of 12 Rupees per acre.

7. The land of which the garden is composed is stated to be sandy and valueless, and in common with similar land in the Town has hitherto paid no assessment; but as the building with a reasonable extent of compound would in all probability, if offered to public competition under the Freehold rules have realized more than Rupees 259-14-0, which is the total sum to be paid by the applicant. The Board approve the Collector's proceedings, and resolve to submit to Government the Title Deed in the form B, received from him, with their recommendation that it be sealed and returned for delivery to Srenevasa Row.

(A true Extract.)

L. Sadleir

Secretary.

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

with a Title Deed in the Form B.

Copy to E. G. R. Fane, Esq., Collector of Vizagapatam.

Exd. J. Wright.

4

1861. Cons. 4th

Enclosure 4 in Proceedings of the Board of Revenue to the Secretary to Govt. R. D. dated 11th May 1861. No. 2402

Exd. in Title Deed.

Rd 12th May 61

Letter from the Collr of Vizagapatam to the Board of Revenue dated 6th April 1861. No. 276 - regarding Title Deed.

Revenue 1861 Department
Pro: of Govt for June -
No. 1243.

PROCEEDINGS of the BOARD of REVENUE

Dated 11*th May* 1861.
Despatched. 23
Received. 25

Encl 4

No. 2,402.

Submitting a letter from the Collector of Vizagapatam, reporting on the application of T. Streenevassa Row to purchase a Government building and recommending that the Title Deed in the form B. be sealed and returned for delivery to him.

No 1174. 10 June
With an Order.

Under the circumstances stated, the Govt. grant authority for the house in question being sold to T. Streenevassa Row for the sum of Rs. 154-
One hundred and fifty four and annas fourteen. —
The Title Deed will be sealed and returned. —

10th June 1861

14 Copies
Collr of Vizg with Title Deed & 4 Encls. Pgft