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M.R.O. 14—10,000—21-4-22

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 1766 — Press ~~Mis.~~

42-43

Dated 5. 9. 1861.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 5th September 1861.

No. 42. Read the following Proceedings of the Madras Government in the Military Department, dated 9th August 1861, No. 2,813:—

Sanctioning the purchase of 24 and odd Acres of land required by the Agent for the Remount Depôt at Huzúr for growing Lucerne and Guinea Grass, &c. (Vide Military Proceedings, 9th August 1861, Nos. 162—165.)

No. 43. ORDER THEREON, 5th September 1861, No. 1,766.

Ordered to be communicated to the Board of Revenue who will instruct the Collector to arrange for the transfer of the land.

2. The charge is debitable to the stud, and the Military Auditor General will report how it can be met.

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

PROCEEDINGS OF THE MADRAS GOVERNMENT.

Read the following papers:—

Proceedings of the Madras Government, Revenue Department.

Read the following Proceedings of the Board of Revenue, dated 24th June 1861, *No.* 3278.

Read the following letter from the Collector of Salem, dated 12th June 1861, *No.* 99; *to the Secretary to the Board of Revenue, Chepauk.*

1. I have the honor to bring to the Board's notice that Major Thompson, the Agent for the Remount Depôt at Usúr, having applied to me in December last for 24 and odd Acres of land which he required to enable him to grow Lucerne and Guinea Grass, and to extend the paddocks of the Depôt, I ordered the Tahsíldár of Usúr to ascertain from the owners on what terms they were willing to part with the land, and to have the lands valued. I also requested the Sub-Collector at Usúr to inspect the lands personally, and to give his opinion as to the proper price to be paid to the owners.

2. The Sub-Collector, after personally inspecting the lands, has submitted the enclosed statement, giving the particulars of the lands, and the value set on them by certain Assessors whom he appointed to make a valuation.

3. The lands required by the Agent, measuring Acres 24-11-3, assessed at Rupees 62-13-4, comprise dry and wet lands, measuring Acres 23-17-2, assessed at Rupees 59-5-2 under occupation; Maniem lands, measuring Acres 0-25-7, assessed at Rupees 2-13-6; unoccupied land, measuring Goontah 0-3-4, assessed at Rupee 0-10-8; and unassessed Government waste, Goontah 0-4-12.

4. With regard to the lands under occupation, the Arbitrators appointed for the purpose, have estimated the purchase value at twenty times the assessment of the land in every case excepting two. In one of the two cases excepted, the soil is supposed to be of an inferior quality, and on that ground the Assessors have estimated the value at 15 years' assessment. In the other case, the land contains a valuable garden, the annual profits from which are estimated by the Assessors at 200 Rupees. This garden is said to contain valuable trees, *viz.*, Areca Nut, Cocoanut, Plantain, Jack, Mangoe, Pompelmoose, Lime, Orange, Loquots, Guava, Coffee, and Peach trees. The aggregate extent of the garden (including several Survey fields) is Acres 3-38-7, assessed at Rupees 19-2-10, of which two Acres are occupied with fruit trees, one Acre is planted with Coffee, and the rest is used for the cultivation of Sugar-Cane and Plantains. The owner stated that the garden had cost him 2,500 Rupees to raise, including the cost of a Well. The Assessors have estimated the purchase value of this garden at Rupees 1,535-6-8.

5. The Sub-Collector who personally inspected the lands, is of opinion, that the compensation proposed by the Assessors is fair and reasonable. In a remark attached to the statement, he observes that the Assessors have valued the lands at the same rate at which the Government sell lands for "farming purposes on the hilly tracts, and for building sites under the recent freehold rules."

6. The value set on the arable lands is not, I think, excessive, considering the average price of agricultural produce during the last few years. In the case of the punjah lands, I estimate the average net profit from dry land in the Balaghat Táluqs for one year during the last seven years at from 7 to 10 Rupees an Acre. The price, therefore, which in the present case the landowners are willing to accept according to the sum at which the Sub-Collector values the land (equivalent to twenty times the yearly assessments), is not more than from two to three years' purchase. Mr. Smith reckons the value at so many annual assessments. He appears to think that the valuation should be based on the assessment. In certain cases, the Government permit the land tax to be redeemed at twenty times the annual assessment, but to estimate the purchase value of the land by the purchase value of the assessment, as if the one corresponded with the other, is to confound two interests essentially opposed to each other. If the net profits should be estimated by the Government assessment, they ought, according to the rule recently adopted in regard to the Income Tax, to be reckoned at one-third the assessment; in which case, the value put by the Sub-Collector on the dry lands would be equal to 60 years' purchase. The actual annual profits, as already explained, considerably exceed the annual assessment.

7. In the case of the Nunja lands, the net average value per Acre for the same period may be estimated at from 10 to 15 Rupees. The purchase value at the valuation made by the Sub-Collector (20 years' assessment) is from four to five years' purchase. In the Balaghat Táluqs, the dry lands bear a higher value compared with irrigated lands than the same class in the lower parts of the District. In the present instance, therefore, there is less difference between the estimated purchase value of the dry and the wet lands than might be expected, if the lands belonged to the southern portion of the District.

8. The net profit of the garden (containing several Survey fields) is estimated by the Assessors at 200 Rupees a year. The value put upon the garden by the Assessors, *viz.*, Rupees 1,535-6-8, is below seven and eight years' purchase. The alleged annual profits are not, I consider, higher than might be expected from a garden stocked so well as Mr. Smith describes. In this case, therefore, the proposed compensation is not apparently open to objection, if the Government think it worth while to annex to the Depôt, for the purpose described by the Agent, any land which like this garden bears so high a value in proportion to its extent. The garden, I should mention, contains a small piece of service Inám land attached to a Pagoda, *viz.*, Goontahs 7-12 assessed at Rupee 0-11-8. The owner of the garden has held this land as an under-tenant. The value of his interest in the Inám land as a tenant, is included in the general valuation made by the Assessors.

9. With regard to the Mányam lands (Goontahs 25-7), the owners have in each case requested that waste lands may be given to them in lieu of their Ináms. I see no objection to this request being complied with. The titles to the Ináms will be inquired into before new lands are given in accordance with the Board's Circular Order, dated the 10th July 1858. I have requested the Sub-Collector to investigate these Inám cases, and to send up a Tabular Statement with the least practicable delay.

10. If the Government sanction the purchase of the lands above referred to, I request their permission to pay from the Treasury the proposed compensation, viz., Rupees 2,430-1-3 and to place the Agent in possession.

11. I should explain that the lands referred to in this letter do not form a part of the 1,200 Acres of land referred to in the Government Proceedings,* dated the 26th February 1861, No. 764. With reference to these Proceedings, I called upon the Sub-Collector to submit a detailed statement, shewing the lands required by the Agent, and the terms on which they can be transferred. A report will be made on this subject on the receipt of the required statement from the Sub-Collector's Office.

* *Conveyed in the Board's Order, dated 6th March 1861, No. 516.*

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1. Ordered to be submitted for the decision of Government.

2. Excluding one garden, which measures somewhat less than 4 Acres, the profits from which are estimated at Rupees 200 per annum, and the compensation settled by the arbitrators at Rupees 1,535, there remain Acres 20¼, of which somewhat more than half an Acre is Mányam land and Government waste. The balance bears an assessment of Rupees 43-10-6, and for it compensation is proposed at Rupees 894-10-7, being in every instance but one calculated at 20 years' value of the assessment.

3. Mr. Brett points out that although this mode of calculation is erroneous, the compensation settled is fair and reasonable, being according to his Estimate from two to three years' purchase of the annual return from the Punja to the occupier, and from four to five years' purchase in the case of the Nanja lands.

4. The Board cannot think it desirable for Government to purchase a valuable garden (such as that which they have excluded is described to be) for the purpose of converting it into grass land.

5. It is proposed to give other land for the Mányam on the same terms as the present holdings.

(A true Copy and Extract.)

(Signed) W. HUDLESTON,
Secretary.

ORDER THEREON, 24th July 1861, No. 1479.

1. Referred to the Military Department, for consideration.

2. The Collector reports that the compensation for the whole 24¼ Acres inclusive of four Acres of garden land will amount to Rupees 2,429-10-4, whereas, that for the dry land alone will be Rupees 894-10-4.

(True Extract.)

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

Referred to the Remount Agent for report, with advertence to paragraph 2 of the Order of Government in the Military Department, No. 764, dated 26th February 1861.

27th July 1861.

From Veterinary Surgeon F. G. Shaw, for the Acting Agent for Remounts, Remount Depôt, Oossoor, 2nd August 1861, *No.* 185; *to the Secretary to Government, Military Department, Fort Saint George.*

With reference to the Proceedings of the Revenue Board, forwarded by you, dated 27th July 1861, calling on me for further information as required by paragraph 2, Order of Government, No. 764, of 26th February last, noted in the margin, I have the honor to enclose my report containing the called for information, which has reference to 1,200 Acres of land subsequently applied for by Major Thompson, and *not* for 24, now under consideration.

Statement of the Collector of Salem is returned.

Paragraph 2.—The Remount Agent will meanwhile furnish Government with full information, regarding the cost of Establishment and outlay, which will be required to render the land productive, the time that will probably be occupied in the same and the future estimated saving.

2. The cost for laying these twenty-four Acres under cultivation, will be very trifling, as it only entails the planting of a hedge and occasional ploughing and manuring and a few extra coolies.

3. I observe in the Proceedings of the Revenue Board above alluded to, it is recommended not to give over the Choudry's Garden on account of the land being too valuable for growing Grass.

4. This Garden, as stated in the printed Proceedings of the Revenue Board is worth Rupees 200 per year to the owner, but were it laid out in *Guinea Grass* and *Lucerne* (and not common Grass) its value to the Depôt would be quite two fold this sum, it also contains a very fine Well, which, from being lower than the one in our present Lucerne Garden adjoining it and which it consequently drains in dry weather, as at the present moment, renders it absolutely necessary, that it should be made over to the Depôt.

5. Should the Garden not be made over, the adjoining pieces of ground on each side (owing to the want of water) will be useless for the purpose of growing Guinea Grass and Lucerne, moreover, I beg to point out the Garden in question will be completely surrounded by the land made over to the Depôt, thereby cutting off all egress and ingress to the owner—taking these circumstances into consideration and the great value that Garden and Well will be to the Depôt, I respectfully and strongly beg to recommend the whole of the ground including the Garden should be made over.

From Veterinary Surgeon F. G. Shaw, for the Acting Agent for Remounts, Remount Depôt, Oossoor, 2nd August 1861, *No.* 184; *to the Secretary to Government, Military Department, Fort Saint George.*

With reference to the Order of Government No. 764 of the 26th February last, I beg to afford the following information which has been obtained by enquiries among the different neighbouring Ryots and others.

2. As to the cost of the Establishment, the arrangements I propose making with the present Cultivators of the land selected for experiment, will obviate any extra cost to Government beyond the actual purchase of the land, which will rest with the Collector of the District. I propose to get the land cultivated by the present owners; my furnishing manure, they furnishing seed, and labor, and giving me over half the crop—the other half going to themselves, but to be at my disposal by paying for the same—I am led to believe, the present Cultivators will be very glad to enter into this arrangement, which will save the Government any further outlay than as I before said, the purchase of the land.

3. In no other way would it be advisable to undertake the management of the ground. It is impossible to say at present, what the actual saving to the State would be, until at least after a year's experiment, as of course the only saving to Government would be the cost of the crop grown, whether gram or forage.

4. I should be more inclined to try the growth of grass, raggy and paddy, as the whole 1,200 Acres would only supply gram for 300 Horses for a year, half of which we should have to pay for.

———.

ORDER, No. 2813, *9th August* 1861.

With the foregoing letters, the Remount Agent submits the arrangements proposed connected with the purchase of land by Government, for the purpose of raising hay and other crops of forage, for the use of the Depôt.

2. With regard to the twenty-four Acres of land, referred to in the Proceedings* in the Revenue Department above recorded, the Governor in Council is of opinion, that it is advisable the land in question should be purchased by Government for the purpose specified, and as Colonel Arbuthnot clearly shews in his letter No. 185, that the land will be of little use without the garden attached, it will accordingly be included in the purchase.

**No.* 1479.

At a cost not exceeding Rupees 2,429-10-4.

3. The Governor in Council will await the report promised in paragraph 11 of the Collector's letter, recorded in the above Proceedings, before passing orders regarding the additional one-thousand two-hundred Acres of land.

4. Orders will be passed in the Revenue Department on paragraph 10 of Mr. Brett's letter.

(True Extract.)

Deputy Secretary to Government.

To the Revenue Department, with enclosure.
„ Remount Agent Oossoor.
„ Examiner Commissariat Accounts.
„ Military Auditor General.
„ Military Accountant.
„ Commissary General.
„ Military Finance Department.

Exd. A. A. DeMonte.

Rec'd 6 Board 1861 No 97-98
24 July — 350-351

(5)

Rec'd 1861 Dep't
Pro: of Gov't for 5th September
No 1794

Pro: of Madras
Gov't in the Mily Dep't
Dated 9th Aug't 1861
Received 17th " "
No 2813

(Enclosure 1)
Further Pro: 17 June /61
No 1628
Sanctioning the purchase
of 24 and odd acres of
land required by the
Agents for the Remount
Depot at Aisur for
growing Lucerne and
Guinea Grass &c

From the Mily Finance Dep't
5 Nov/61 No 2616

No 42 + 43.

Wt. and Order
No 1766. 5 Sept 61

No 1766

Ordered to be Communi-
: nicated to the Board of Revenue
who will instruct the Collector to
arrange for the transfer of the land.
The charge is debitable to the
Stud, & the Military Auditor General
will report how it can be met.

Fred St George
5th Sept 61

J D S

2 Copies to the Bd of Rev. Disp 5
with pro MD No 2813.
1 " Military Aud Genl
with Dr Dr
1 " Mily Dep't

C. 5 Sept