M.R.O. 14—10,000—21-4-22.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. ~~240 211~~ 997 Press ~~Mis.~~

240 - 211

Dated 16 - 10 - 18 67.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 16th October 1861.

No. 210. Read the following Proceedings of the Board of Revenue, dated 13th September 1861, No. 4,983 :—

Read the following letter from J. D. ROBINSON, Esq., Collector of North Arcot, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Chepauk, dated Chittoor, 17th August 1861, No. 209.

SIR,

1. Whilst the bridge and principal approach to Vellore were under construction between Faslis 1262 and 1268, several strips of land were appropriated for the purpose of the works in the adjoining Jághír village of Viradampat. The particulars of the land so taken up, and the items of loss sustained by the Jághírdár, are exhibited in Statements A and B herewith enclosed. The former shows the details of land permanently taken up, the latter those of ground occupied for temporary purposes.

2. The Jághír of Viradampat being freehold and hereditary, the proprietor has the enjoyment of its entire revenues, and the under cultivators have admitted in depositions taken before the Tahsíldár that they have no rights in the soil nor claim to compensation.

3. The Jághírdár may thus be said to combine in himself the positions of landlord and occupant Ryot in respect of the land within the said property. It has been decided by arbitration that as proprietor the Jághírdár would be entitled to compensation on the Waram or Taram assessment, and as tenant or occupant on the same lands to the Kudivaram or cultivator's share. The rates of land tax in this Jághír did not come under the general revision of assessment, and the Melwaram and Kudivaram may thus fairly be assumed, as has now been done, to represent each half of the gross produce.

4. The lands shown in Statement B, exclusive of 0-8-12 cawnie, permanently taken up in Fasli 1268 being no longer required, should now be restored to the Jághírdár; but as they have been used for gravel pits and other purposes and thus rendered unfit for cultivation, he claims indemnification for the outlay he will have to incur in levelling and making them cultivable this season. The outlay on this account as settled by arbitrators, is given in column 12 of Statement B, and as some of the land thus temporarily occupied was at the time under Indigo crop, this item of loss has likewise been made account of in the calculations under column 11 of this Statement.

5. The total compensation thus payable to the Jághírdár amounts to Rupees 2,262-15-1 as particularized in the margin. This amount would be in full of all demands, as there are no wells or other private improvements to be included in the valuation.

	Rs.	A.	P.
Permanently taken up.....	577	4	0
Temporarily do.	599	13	10
Loss of Indigo crop.....	135	1	3
Cost of reclaiming.....	950	12	0
Total...	2,262	15	1

6. The lands in Statement A, which have been permanently appropriated, are assessed at Rupees 52-5-8; to this must be added the Kudivaram, which under the explanation given in paragraph 3 will double the amount and make the actual loss under this head Rupees 104-11-4 annually, which the Jághírdár prays may be disbursed to him regularly as it falls due. The Jághírdár, I may here mention pays, to Government the sum of Rupees 74-14-9 on account of Kavili Ináms and Davastanam Russums which have been resumed, but this I would not propose to merge, as he prays may be done, in the adjustment of this item, but would recommend that ten years' value of Melwaram and Kudivaram be paid to him on the principles observed in disposing of similar cases in the Karvetinagar Zamíndári. The account would then stand as per margin. The lands for which compensation is to be thus adjusted are scattered about in small patches variously classified, I have, therefore, thought it would be enough for every purpose if I grouped them all under some average classes, and made my computations on these. With respect to these lands the arbitrators have distinctly stated that if the Ryots' share be assumed as equal to the assessment for the purposes of the present adjustment, the arrangement should satisfy all parties.

	Rs.	A.	P.	Rs.	A.	P.
Compensation as stated in paragraph 5 of this letter.....				2,262	15	1
Add						
Assessment of $\frac{1}{16}$ cawny of Punja at an average of Rupees 5-4-0 per cawny	4	14	4			
Do. of cawnies 2-13-9 of two crops, Nunja, at an average of Rupees 21 per cawny.....	46	14	7			
Do. of $\frac{1}{32}$ cawny of Totakal or garden land at an average of Rupees 16-6-6 per cawny	0	8	9			
	52	5	8			
Ten years' assessment or Melwaram				523	8	8
Kudivaram or Royots' share equal to Melwaram for ten years.....				523	8	8
				3,310	0	5

7. In recommending an award of ten years' value of the assessment and Kudivaram together, I beg respectfully to call the Board's attention to the fact that my proposal even if estimated by the assessment alone could scarcely be called extravagant as it does not exceed 20 years' purchase, and is thus within the terms on which land is disposed of under the freehold rules.

8. In explanation of the great delay which has taken place in the disposal of this matter, I beg to state that the Jághírdár deferred laying his claim till 1856, when the matter was in the first instance referred for inquiry to the Táhsíldár of the then Tiruelam Táluq to which the village in question was at that time attached; an intermediate reference to the District Engineer was then found necessary, and his explanation obtained; the inquiry was resumed by the Tahsíldár in 1857. Some further appropriations, however, having been made from time to time, the account was not wound up on the Tahsíldár's report received until December 1859.

9. The terms of adjustment recommended in this report did not satisfy the Jághírdár, as no provision had been made in it for the outlay he would have to incur in restoring the land to its former cultivable state; and I was thus compelled to refer the matter back to the Táluq with directions to have the several items of compensation fixed by arbitration. This has accordingly been done, and a final report was submitted by the Tahsíldár in the month of May last.

10. The Jághírdár offers to make the lands specified in Statement B available for cultivation this Fasli, if immediately restored to him; but as the season will probably have passed before this letter can be finally disposed of, I have, in anticipation of the Board's sanction, directed that the lands in question be at once made over to the Jághírdár in view to saving the additional compensation which would be claimed if they lie another year idle.

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1. Ordered to be submitted to Government with the Board's recommendation that the Collector be authorized to pay to the Jághírdár of Viradampat Rupees 3,310-0-5, in full of all demands on account of his land temporarily and permanently occupied by Government, in connection with the works on the principal approach to Vellore.

2. The sum of Rupees 2,262-15-1 is compensation for past losses on the whole extent of land, the portion of which that was no longer required for public purposes having been restored by the Collector to the Jághírdár in anticipation of sanction for the sum necessary to render it again fit for cultivation in the current Fasli.

3. The remaining portion of the compensation, viz., Rupees 1,047-1-4, is calculated at ten years' purchase of the annual value of the "Melvaram" and "Kudivaram" or entire value of the land as the Jághírdár is admitted to be sole proprietor of the lands, and not merely standing in the place of Government towards the Ryots.

4. He pays a small annual sum of Rupees 74-14-9 to Government on account of Kavilli Ináms aud Devastanam Russums resumed, the remission of which he is desirous of merging in the present adjustment, but the Collector does not support the application, probably because the nature of the item would thus disappear while part of it is claimable for Police purposes.

5. The Board see nothing to object to the proposed settlement of the Jághírdár's claims, and recommend it for adoption.

(A true Copy and Extract.)

(Signed) W. HUDLESTON, *Secretary.*

No. 211. ORDER THEREON, 16th October 1861, No. 1,997.

Sanctioned Rupees (3,310-0-5) three thousand three hundred and ten and Pice five, in full of all demands.

(Signed) J. D. SIM,

Secretary to Government.

Note.

The mode of calculation here adopted seems to me erroneous. It is proposed to allow the Jaghirdar, first, the full assessment at the old exorbitant rates of the District and next, as much more as rent from his tenants. The old assessments however were on the gross produce, not the net produce as this argument implies. The Jaghirdar would never get both the assessment from tenants and all that he may pay for is the net value of the land taken. In this case it is stated that an Cavoney of Ryotwah (double crop) would pay Rent for 42 Rs on an average. Besides paying extra cesses of cultivation &c. all that the Collr. had

2. The sum of Rupees 2,262-15-1 is compensation for past losses on the whole extent of land, the portion of which that was no longer required for public purposes having been restored by the Collector to the Jaghirdar in anticipation of sanction for the sum necessary to render it again fit for cultivation in the current Fasli.

3. The remaining portion of the compensation, viz., Rupees 1,047-1-4, is calculated at ten years' purchase of the annual value of the "Melvarum" and "Kudivarum" or entire value of the land, as the Jaghirdar is admitted to be sole proprietor of the lands, and not merely standing in the place of Government towards the Ryots.

4. He pays a small annual sum of Rupees 74-14-9 to Government on account of Kavelly Inams and Devastanum Russooms resumed, the remission of which he is desirous of merging in the present adjustment, but the Collector does not support the application, probably because the nature of the item would thus disappear while part of it is claimable for Police purposes.

5. The Board see nothing to object to the proposed settlement of the Jaghirdar's claims, and recommmend it for adoption.

No 1997

Sanctioned Rupees (3310-0-5) three thousand three hundred and ten and five pie in full of all demands.

Exd. J. Wright.

Fort St George
16th Octr 1861

14 Copies Board of Rev: with 2 Rets. Desp: 17
3 " Accountant Genl. "
3 " Civil Paymaster "

(2)

1861 Department.

Proc.s of Govt. for October.

No. 2354

PROCEEDINGS of the BOARD of REVENUE,

Dated 13*th September* 1861.

Despatched.

Received. 24/9

No. 1997 dt. 16th October.

No. 4,983.

Petition and Order

Submitting a letter from the Collector of North Arcot, and recommending that authority be granted to pay to the Jaghiredar of Viradampet Rupees 3,310-0-5 in full of all demands on account of land temporarily and permanently occupied by Government.

to settle was that the Jaghiredar actually made by the land, if it was under cultivation or, if it was not cultivated, what its annual rent might fairly be calculated at - The rates of assessment are very high & the assumption that they always represent ½ the net rent of the land is quite fanciful.

As to taking 20 years the Fee Old term of purchase, as his Dasil Mr Robinson has also agreed - first price generally 5 per cent for their money - now 5½ - & they communicate on this Calculation - But some in Divi Peaks fetch much +

+ more than 5 per cent for their money.
The proper price is the number of years purchase for which land actually sells.
In Tanjore Zillah Malabar &c. one hundred 30 & more years purchase is allowed in Bellary hardly 5 years.