M.R.O. 14—10,000—21-4-22

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 115-5- Press ~~Mis.~~

455-456

Dated 24 - 5- - 1862.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 24th May 1862.

No. 455. Read the following Proceedings of the Board of Revenue, dated 10th April 1862, No. 2,377 :—

From E. B. THOMAS, Esq., Collector of Coimbatore, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Madras, dated Ootacamund, 25th March 1862, No. 67.

SIR,

1. I beg to acknowledge receipt of Proceedings of Madras Government, 27th February, No. 433, regarding the sale of Government waste, &c.

2. I have, in obedience to the orders therein contained, carried out the preliminary steps directed in registering the various applications, writing to the present Acting Conservator of Forests for his opinion as to what tracts should be reserved, and giving my own view thereon. I have also in letter 20th instant, No. 62, asked the Board's orders on a few points which seemed necessary.

3. Having taken all preliminary steps ordered, I beg to be permitted to point out, where, I fear, Government will find these Bengal rules not quite applicable to this* District; and especially to the Neilgherries. They probably were framed with reference to large, unhealthy, jungly districts of Bengal, which it was desirable to clear at *any* rates; and should be modified to suit the condition and facts of other localities here.

* And perhaps others.

4. For the valuable *principle*, of "sale of waste," and "redemption of the Land tax," I have been (as the Board are aware, and will do me the justice to testify) long contending: and have sold waste in Coimbatore, and realized for Government about 13,680 Rupees in the last two years alone; selling *only* the right of present occupation; the purchasers paying annually full *land tax* from the date of purchase.

5. What I regret is, the very low and unsuitable *rates*, as applied to the Neilgherries and many other localities; involving such a needless sacrifice of Government revenue and resource; for *some* of our jungle districts the rules may be, no doubt, suitable; but not so here.

6. The rates should have been at *least* reversed, 2½ for open, five for Forest land, the latter being *far* the more valuable; an acre of Forest, on the Neilgherries *ex. gr.* would certainly be worth, for fuel alone, if within ten miles of Ootacamund, 1000 Rupees for the wood only; and *this* Government propose to give (I am compelled to say throw) away, for 2½ Rupees *land and all*.

7. As regards open land, in the plains of Coimbatore, all I have lately sold has *averaged* 106 Rupees per Cawny.* The competition (auction) price alone, the land *not going* in fee-simple, but paying future *full tax* in *perpetuity* without diminishing the annual resources of the State; this land Government now are going to give away at 5 Rupees, and the *rental with it*.

* In one instance *one* cawny of land, near a town, sold for 800 Rupees.

8. The Bengal rates as applied here, are very much too low; and in conceding so valuable and desirable a point, as the "fee-simple," the rates might fairly have been much more adequate to the value of the boon given. I write on facts, not theory; and I deem it my duty to set such facts before Government. The very low rates are a temptation and premium to much land *jobbing*; buying up, to resell at leisure, at a monopoly price; not leading to early and beneficial investment of capital and enterprize in *agriculture*.

9. The only partial remedy for this great and needless sacrifice of Government resources, is free and public auction in *every* case: if any competition, Government benefits; if none, the applicant is in no way injured; nor his price enhanced. In many instances bidders appear at the last moment, who will not declare before. Abkári and other Government property all go by auction; it is still more important that this more valuable commodity, *land*, should do the same. The boon is a great and lasting one to the capitalist and settler; no one can appreciate its value more than I do, who have long advocated it; but in sacrificing its rental in perpetuity, Government might *fairly* have derived much more present advantage from it.

10. I beg to refer to my letters noted in the margin.* If land paying yearly full tax in its class, will sell freely for 106 per cawny, it is surely unwise and needless to *give* it for 2½ ! in fee-simple; while the *principle* was adopted, inquiry should have been made, and the Bengal *rates* raised, to suit circumstances and localities here.

* To Government 3rd April 1860, No. 9. To Board of Revenue, dated 12th July 1861, No. 154.

If Government can *afford* such a sacrifice, it is a happy and fortunate circumstances for all parties, especially the purchasers. I request the favor of these facts being submitted to Government.

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1. Ordered to be submitted to Government as requested.

2. The Board consider that Mr. Thomas takes too narrow a view of the subject, and loses sight of the fact that Jungle when necessary can be reserved, and that Jungle in positions where a market is not readily available, involves much more expense to the grantee in bringing into cultivation.

(A true Copy and Extract.)
(Signed) R. A. DALYELL, *Sub-Secretary.*

Ordered that the following letter be despatched:—

No. 456. From J. D. SIM, Esq., Secretary to the Government of Fort Saint George, to the Secretary to the Government of India, dated 24th May 1862, No. 1,155.

SIR,

1. I am directed to forward, for the consideration of the Government of India, the accompanying letter* from the Collector of Coimbatore, pointing out that the rates proposed for Waste land sold under the new Rules,† are quite unsuited to that District, and especially to the Neilgherries. The Collector submits that their adoption will cause a needless sacrifice of revenue; and suggests that they should be raised, and that sales by public auction should be resorted to in every case, as the fairest course for both the Government and the applicants for land.

* Dated 25th March, No. 67, in Proceedings Board of Revenue, 10th April 1862, No. 2,377.

† Resolution of the Government of India, dated 17th October 1861, No. 3,264.

2. The Government have already advocated‡ the measures proposed by the Collector, and they instruct me to forward this letter in order that the Supreme Government may be acquainted with the views of an officer who has had lengthened experience of the District in which most land is likely to be sold under the new Rules. It will be seen from the letter that the price of Government land in the plains of Coimbatore has averaged 106 Rupees per Cawny, subject to payment of the full annual assessment year by year, and that on the Neilgherry Hills, an acre of Forest within ten miles of Ootacamund is worth Rupees 1,000 for fuel alone.

‡ Letter to Government of India, 25th February 1862, No. 395.

No. 2,377.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 10th April 1862.

Read the following letter from E. B. THOMAS, Esq., Collector of Coimbatore, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Madras, dated Ootacamund, 25th March 1862, No. 67:—

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* And perhaps others.

4. For the valuable *principle*, of "sale of waste," and "redemption of the Land tax," I have been (as the Board are aware, and will do me the justice to testify) long contending: and have sold waste in Coimbatore, and realized for Government about 18,680 Rupees in the last two years alone; selling *only* the right of present occupation; the purchasers paying annually full *land tax* from the date of purchase.

5. What I regret is, the very low and unsuitable *rates*, as applied to the Neilgherries and many other localities; involving such a needless sacrifice of Government revenue and resource; for *some* of our jungly districts the rules may be, no doubt, suitable; but not so here.

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9. The only partial remedy for this great and needless sacrifice of Government resources, is free and public auction in *every* case: if any competition, Government benefits; if none, the applicant is in no way injured; nor his price enhanced. In many instances bidders appear at the last moment, who will not declare before. Abkarry and other Government property all go by auction; it is still more important that this more valuable commodity, *land*, should do the same. The boon is a great and lasting one to the capitalist and settler; no one can appreciate its value more than I do, who have long advocated it; but in sacrificing its rental in perpetuity, Government might *fairly* have derived much more present advantage from it.

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*To Government 3rd April 1860, No. 9. To Board of Revenue, dated 12th July 1861, No. 154.

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(A true Copy and Extract.)

W. H. Ashe
Sub-Secretary.

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

Copy to E. B. Thomas, Esq., Collector of Coimbatore.

Exd. J. Wright.

Rec'd 23rd May 1862 with 363 Letter - " - 121-122 Revenue Consultation - " - 486 " " Survey 62 - " - 543.

Rec'd 1862. Department. Revenue Judicial Forwarded May No. 1214.

PROCEEDINGS OF THE BOARD OF REVENUE,

Dated 10th April 1862.
Despatched. 26th
Received. 28th

No. 2,377.

Submitting letter from the Collector of Coimbatore regarding the Sale of Government waste lands with the Board's remarks thereon.

No. 1155. 24th April 1862.

Revenue Dept.

No 1155

To

The Secretary to the Govt of India

Sir

I am directed to forward for the consideration of the Govt of India the accompanying letter from the Collector of Coimbatore pointing out that the rates proposed for Waste land sold under the new Rules, are quite unsuited to that district, and especially to the Neilgherries. The Collector submits that their adoption will cause a needless sacrifice of revenue; and suggests that they should be raised and that sale by public auction should be resorted to in every case, as the fairest

Course

course for both the Govt
and the applicants for land.

2 The Govt have already
advocated the measures pro-
posed by the Collector and
they instruct me to forward
this letter in order that the
Supreme Govt may be ac-
quainted with the views of
an officer who has had length-
ed experience of the District
in which most land is likely
to be sold under the new rules.

It will be seen from the letter
that the price of Govt land in
the plains of Coimbatore has
averaged 10 Rs per Cawny,
~~remaining~~ payment of subject to the full
annual assessment year by year and
that on the Neilgherry
Hills, an acre of Forest
in this

× Letter to Govt of India 28th
February 1862 No. 395.

within 10 miles of Ootacamund is worth Rs. 1000 for
fuel alone.

J. D. S.

Front. Ft. George
24th May 1862

Revenue 1862 Dcpt
Pro: of Govt. for May

No 1155

To
The Secretary to the
Govt of India
Dy 24th May 1862.

From Govt of India
D/ 20 June 62 C No 1849

Forwarding to Govt of India letter from Coimbatore Collector pointing out that the rates proposed for waste land sold under the new rules are quite unsuited to that District, especially to the Nilgherries.

To Govt of India

Reference from Coll. Coimbatore respecting rates for waste lands to be sold under new Rules &c.

24-408 V
1553 V

16-11-97 V
15-6-98
16-6-16

No 455 & 456.

20-5-62

C 13 Mar 63 & 19