M.R.O. 14—10,000—21-4-23

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 1743	Press ~~Mis.~~
24-212	
Dated 16.8	1862.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 16th August 1862.

No. 211. Read the following Proceedings of the Board of Revenue, dated 7th August 1862, No. 5,137 :—

Read again letter from the Acting Collector of Vizagapatam, dated 26th June 1862, No. 556, in Board's Proceedings No. 4,612, dated 16th July 1862.

Read also the following letter from the same Officer, dated 23rd July 1862, No. 630 :—

1. I have this day received the Board's Proceedings without number, dated 16th instant, passing orders on my letter dated 26th June, No. 556, about the lands required by the Military at Waltair.

2. The Board first observe that it does not appear why the quit-rent of Lot No. 1 should not be permanently remitted in the Peshkash of the Waltair Proprietor, instead of being bought by Government. Certainly ; it will come to the same thing.

3. The Board next remark "in no case is it explained why twenty years' purchase is "assumed as the fair value, nor whether the parties concerned demand as much, or are willing to "accept this rate." This is the rate at which Government part with their own lands. I suggested it to the parties, and they concurred in accepting it.

4. Thirdly, it is noted that "there is no explanation as to how the value of the annual pro-'duce of the gardens has been ascertained." The Board, I had hoped, would give me credit for not giving an estimate at random. My Sarishtadár, the Sub-Magistrate of Vizagapatam, the Waltair Proprietor in person, other owners (except for Lot No. 2, which is administered by the Supreme Court on behalf of certain Minors) by their Agents, and a disinterested party, one Adappa, a wealthy resident of the place, engaged in agriculture and commerce, were employed for three days in inspecting the localities, and in discussing and framing estimates. The twenty years' purchase here, as elsewhere, was suggested by me.

5. With reference to paragraph 4 of the Board's letter, imputing negligence in the alleged omission to estimate for the houses, there appears to be some strange misapprehension. The houses have been estimated for ; not indeed by me. I was not called upon to do so, but, by the only person competent to do it, the District Engineer. I invite attention to the correspondence transmitted to me by the Board themselves No. 3,477, dated 28th May last :—"The gross "expenditure, it will be seen, is roughly estimated by the Assistant District Engineer in charge, "at Rupees 52,481, *including the purchase of the houses* approved by the Committee." My orders were to "report without delay the *extent of the land*, its assessment, and estimated value ;" and that information, I trust the Board will now allow, was compiled by me with every proper care and attention.

1. Ordered that the above papers be submitted to Government, with reference to their Proceedings No. 1,178, Revenue Department, dated 27th May 1862, directing preliminary inquiries to be made relative to the site required by the Military authorities for cantoning a Battery of Artillery at Waltair.

2. The object of Government was, as shown in paragraph 3 of their Proceedings No. 1,893, Military Department, dated 17th May 1862, to estimate as nearly as possible the probable cost involved in the proposed arrangement, and the Board regret that the information supplied by the Acting Collector does not afford much aid for this purpose, as Mr. Carmichael has estimated for the land without reference to the buildings, and has suggested to the owners a sum representing 20 years' purchase as suitable compensation, without ascertaining from them what sum they would consider fair and sufficient compensation, and without apparently any regard to the market price of similar property in the locality.

3. The reason assigned by him in his second letter, viz., that the redemption of the Land Revenue is only allowed at 20 years' purchase, is no proof whatever that private property sells at this rate, and the result, in the Board's opinion, is that an excessive value is put on the property, and that a reasonable adjustment of the matter will, by the Acting Collector's mode of dealing with the case, be rendered more difficult than it otherwise would have been.

4. The following abstract shows the result of the valuation of the land and buildings by Mr. Carmichael and Captain Molony, the latter being taken from the Proceedings of the Committee communicated to the Board by Government :—

No.	Names.	Extent. A.	C.	V.	Quit-rent. Rs.	A.	P.	Annual produce. Rs.	A.	P.	Total of 4 and 5. Rs.	A.	P.	Twenty years' purchase of do. Rs.	A.	P.	Value of wells, &c. Rs.	A.	P.	Total of land, &c. Rs.	A.	P.	Value of house by Acting District Engineer. Rs.	Grand Total. Rs.	A.	P.
1	General Dyce's.....	33	15	8	52	8	0	528	12	0	581	4	0	11,625	0	0	6,384	0	0	18,009	0	0	8,000	26,009	0	0
				rocky																						
2	General Tulloch's.....	26	14	15	118	14	0	518	8	0	637	6	0	12,747	8	0	1,659	12	0	14,407	4	0	7,000	21,407	0	0
3	Hospital.....	11	6	8	22	5	3	.....			22	5	3	446	9	0	500	0	0	946	9	0	4,000	4,946	9	0
4	Captain McCallum's....	8	36	15	75	0	0	.....			75	0	0	1,500	0	0	500	0	0	2,000	0	0	1,400	3,400	0	0
1	Inám.....	5	13	11	40	0	0	.....			40	0	0	800	0	0	.....			800	0	0	800	800	0	0
2	Do.	6	5	3	24	8	0	.....			24	8	0	490	0	0	.....			490	0	0	A house on one of these not estimated for.	490	0	0
3	Do.....	2	8	8	.....			.....			.....			.....			.....			.....			Total	57,052	9	0

5. The total estimated cost of the site and buildings would thus be Rupees 57,052, exclusive of the value of one building not estimated for, and not allowing any compensation in one case for a small Inám. The Board, however, think it improbable that arbitrators would award so large a sum, or that the owners would not be willing to accept less.

6. The Acting Collector should have included the houses in his valuation, if, as the Board assume, the house and land attached to it have in each case been rented as one property. The monthly rent paid for each house is given in the Committee's report,* and the value of the property in each case, if house and land have been included in the rent, should be reckoned at so many years' purchase of this rent, due regard being paid to the present state of the houses, and the usual demand for house accommodation at Waltair. It would seem also that Mr. Carmichael has adopted an erroneous principle in valuing the wells separately; for either the tenants must have had the use of the wells with the houses; or, if the wells have been a separate source of profit to the owners, it must have been as a means for raising the produce entered in column 5 of the Statement. Mr. Carmichael has apparently valued the wells with reference to their cost in building instead of reckoning the purchase value by the annual profit, which the use of the wells or the rent paid for them produces to the owners; and with regard to the two houses held in fee simple (Nos. II and III) if column 5 in this Statement exhibits the net annual produce obtained by the owner in these cases, the proprietors of the land have no proper claim to separate compensation on account of what Mr. Carmichael terms "the value of the tenure." Under these circumstances the Board had ample ground for calling upon the Acting Collector to furnish further particulars. His report should, in the first instance, have entered sufficiently in detail to satisfy the Board and the Government, that his valuation was made on correct principles.

* Rs.
No. I 100
„ II 105
„ III 100
„ IV 20

7. House property in this country will seldom realize any thing approaching to 20 years' value; and it is to be regretted that Mr. Carmichael did not ascertain what amount would satisfy the owners, and that he should have allowed himself to adopt so unbecoming a tone in his reply to the Board's remarks.

(A true Copy and Extract.)

(Signed) W. HUDLESTON, *Secretary.*

No. 212. ORDER THEREON, 16th August 1862, No. 1,743.

Referred to the Military Department, with reference to the Order in that Department, dated 17th May 1862, No. 1,803.

(Signed) P. P. HUTCHINS,
Acting Deputy Secretary to Government.

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(A true Copy and Extract.)

for Secretary.

To Honorable T. Pycroft, Chief Secretary to Government, with 13 enclosures returned.

Copy to D. F. Carmichael, Esq., Acting Collector of Vizagapatam.

Exd. J. Wright.

R. Pro. 27th May 1862. 500-501-

Rev= 1862 Department.
Pro: of Govt for Augt
No. 2257-

Pro. of the daily Deptl. of
29 Augt. 62 C No. 2473
10 Septr 62 # 155-156

PROCEEDINGS OF THE BOARD OF REVENUE.

Dated 7th August 1862.
Despatched 9 Augt
Received 11th
Encl. to Mily. Govt

No. 5,137.

Submitting letters from the Acting Collector of Vizagapatam regarding the site required by the Military authorities for cantoning a Battery of Artillery at Waltair with the Board's remarks thereon.

No. 211 & 212-

No. 1743 16 Augt
With an order

No. 1743-

Referred to the Military Dep
: ment with reference to the order in
Department 17th May 1862 No. 1803.

Govt Ord. 7 George
16th Aug 1862

7 Copies To the Military Deptt Dept. 18th Augt
with 2 Enclosures

18/10
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