

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 2677	Press Mis.
<i>Recd. 245</i>	
Dated	23-12-1918

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
23rd December 1862.*

No. 344. Read the following Proceedings of the Board of Revenue, dated 3rd December 1862:—

Read again letter from the Collector of Malabar, dated 9th October 1862, No. 207.

(In Cons. 20th October 1862, No. 6,684.)

Read also the following letter from G. A. BALLARD, Esq., Collector of Malabar, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Fort Saint George, dated Calicut, 19th November 1862, No. 237.

SIR,

1. Adverting to the Board's Proceedings of the 30th ultimo, No. 7,183, on my letter to your address of the 9th ultimo, No. 207, I have the honor to observe that I think 25 years might be substituted for 20 in paragraph 5 of my letter, and that I would propose 25 years' purchase of the assessment in addition to the upset prices of Rupees 5 and Rupees 2-8-0 per Acre on forest and open land respectively, if there is no competition; or in addition to the highest price bid if there is competition, as the price at which such lands should be sold free of assessment.

2. But I would respectfully urge that this redemption of the assessment should be left optional with the purchaser. It must be remembered that under the rules the land would be surveyed before sale, its extent will be accurately known, the assessments proposed will be on its whole extent, independent of cultivation, and invariable in amount, and consequently the collection will be attended with the least possible trouble to Government or inconvenience to the landowner.

3. If redemption of assessments on the terms proposed is made compulsory it will grievously check investment, and if it is allowed on easier terms it will (as it appears to me, needlessly) sacrifice the interests of Government.

1. Mr. Ballard's proposal is equivalent to saying that forest land in the Wainád shall not be obtainable at a less price than

Rupees 5 + (assessment Rupees 1 × 25 years =) Rupees 25 = Rupees 30 per Acre, or open land at less than Rupees $2\frac{1}{2}$ + (assessment Annas 8 × 25 years =) Rupees 12½ = Rupees 15 per Acre, at which rates any European or Native capitalist desirous of establishing a Coffee plantation of 300 Acres extent in the Wainád, on the same footing as land will, it is believed, be obtainable for Tea plantations in the other Presidencies, or for Coffee on the Mahabuleshwar range, or in Coorg, or on the Mysore slopes of the Western ghats would have to pay down £900 for forest land or £450 for open land, as the case may be, before commencing operations, and could not under the most favorable circumstances expect the least return for this investment and for the additional expense of reclaiming the land and forming the plantation under three years.

2. Mr. Ballard does not however propose to adopt the system advocated by the Supreme Government, and would follow by preference that which this Government have declared applicable to the Neilgherries, which is altogether different in principle, and in the opinion of the Board holds out less encouragement than the former to the settlement of Europeans, and the investment of capital in planting operations.

3. The Board have already submitted for the consideration of Government that intending settlers on the Neilgherries and in the Wainád would be placed at a great disadvantage if the lands in those places should be subjected to an annual assessment while in other parts of India similar lands will be sold free of assessment. They need therefore scarcely say that they are opposed to Mr. Ballard's proposal, which differs from that of Government only in so far that his proposed annual assessment for the Wainád lands is lower than that fixed by Government for the less valuable land on the Neilgherries.

4. It is not now to be considered whether one system or the other is preferable for general adoption, but whether the lands of the Neilgherries and the Wainád are to be placed at a disadvantage as compared with lands suitable for profitable occupation by Europeans in every other part of British India.

*Proceedings of the Madras Government, Revenue Department,
23rd December 1862.*

5. The Board are of opinion that such a distinction would check the settlement of Europeans in those two parts of the country, and that on the other hand, the public revenue would gain little or nothing by excepting these comparatively small areas from the general scheme.

6. They would regret the final adoption of a system which, in their opinion, is calculated to discourage enterprise and the investment of capital in this Presidency, and to check materially in the localities in question the development of a valuable source of wealth and prosperity; but under the circumstances of the case they consider it their duty to submit the above letters for the decision of Government with copy of Mr. Ballard's letter dated 19th August 1862, reporting the extent to which applications for land under the terms of the Governor General's Resolution had been registered to that date and the Board's Proceedings thereon.

(A true Copy and Extract.)

(Signed.) W. HUDLESTON, *Secretary.*

No. 345. ORDER THEREON, 23rd December 1862, No. 2,677.

1. With these Proceedings the Board of Revenue submit a letter from the Collector of Malabar proposing the terms on which, in his opinion, Government waste in Malabar should be sold under the Resolution of the Supreme Government, dated 17th October 1861, No. 3,264.

2. At present, Government waste when sought for Coffee cultivation is put up to auction without any upset price, and, besides whatever sum it may fetch at auction, pays a Jenm or proprietary fee of 8 Annas per Acre on the whole area, and an annual assessment of 2 Rupees per Acre on every Acre cultivated with Coffee in and after the third year. If any crop other than Coffee is raised on a portion of the Estate the regulated assessment of the crop is levied. The assessment, unlike the Jenm fee, is payable only on the cultivated area, and it as well as the Jenm is redeemable at 20 years' purchase.

3. Mr. Ballard would, in modification of this system, sell the land at an upset price of Rupees 5 per Acre for "heavy forest," and 2½ Rupees per Acre for "open" land, subject to an annual assessment of 1 Rupee per Acre for the former and ½ Rupee per Acre for the latter, this assessment being payable on the whole area of the estate and from the date of purchase, in regard to all crops except Coffee, to which he would allow two years' freedom of assessment. He would further allow proprietors the option of redeeming this assessment at 25 years' purchase.

4. The Board consider these rates excessive. They point out that the minimum price of land on *freehold* tenure would thus be 30 Rupees per Acre for forest and 15 for open land; that these rates contrast very unfavorably with those obtaining in Coorg, Mysore and Bombay; and that in their opinion they will preclude the settlement of European capitalists.

5. The Government are unable to concur in the views expressed by the Board and the Collector. They consider that Wainád like the adjoining Neilgherries, is to all intents and purposes "assessed," and consequently that Government land in it is not saleable in the manner contemplated by the Board. Further, Wainád is peculiarly adapted to the cultivation of Coffee—the administration of the Talook is necessarily very expensive and the influx of capital and settlement of Europeans are certainly not impeded by the assessment, which bears an insignificant ratio to the value of the produce. Native proprietors are known to be realising 10 and 12 Rupees per Acre for Coffee land, and a considerable estate has, to the knowledge of Government, been lately sold for Rupees 40 per Acre, exclusive of the annual assessment which will still be payable. Even therefore if the Talook were not practically "assessed," the Government would not feel warranted in making such a sacrifice of the public interests as the Board's proposition involves.

6. In respect to land not belonging in Jenm right to Government, and Government land already taken up, the present system will remain unchanged, but as regards waste belonging to Government in Jenm right, the Governor in Council considers that the Neilgherry system may with advantage be introduced into Wainád. The Government as Jenmakars may undoubtedly deal with their land in this manner, and as the change will be prospective and will apply only

*Proceedings of the Madras Government, Revenue Department,
23rd December 1862.*

to lands not already taken up, private rights will in no respect be infringed. The present system of charging a low rate (¼ Rupee per Acre) on the whole area and an annual assessment only on the cultivated area, imposes on the Government the expense and trouble of periodical inspections and measurements, and affords facilities for retaining large tracts waste on mere speculation. The Governor in Council resolves, therefore, that Government waste shall hereafter be sold in Wainád, as on the Neilgherries, by auction without any upset price, but subject to an annual assessment from the outset of 2 Rupees per Acre for forest and 1 Rupee per Acre for grass land on the whole area. This assessment will be redeemable at any period at the option of the purchaser, at the rate ordered by the Home Government, viz., 25 years' purchase. The Jenm fee will be abandoned entirely on lands sold on these terms.

7. There can be no doubt that this assessment is exceedingly light, especially when the heavy expenses are considered, which the Government must incur, in general administration and the construction of passes and roads. The Government are satisfied that an efficient administration of the Province is the likeliest means of inducing the investment of capital in it, but this object cannot be attained if the revenue is sacrificed. The Board of Revenue will make the necessary alterations in the Neilgherry Rules and forward them to the Collector of Malabar.

(Signed) J. D. SIM,

Secretary to Government.

N^o.

Proceedings of the Board of Revenue
dated 3rd December 1862.

Read again letter from the Collector of
Malabar dated 9th October 1862 N^o 207.

(Supers 20th October 1862 N^o 6684)

Read also the following:

N^o 237
1862

From J. A. Ballard Esq.
Collector of Malabar

To W. Huddleston Esq.
Secretary to the Board of Revenue.
Fort St. George.

Sir,

Adverting to the Board's Proceedings of the
30th ultimo N^o 7188 on my letter to your address of the
9th ultimo N^o 207, I have the honor to observe that I
think 25 years might be substituted for 20 in para
5 of my letter, and that I would propose 25 years
purchase of the aforesaid in addition to the upset
prices of Rupees 5 and 10 2-8-0 per acre on Forest
and open land, respectively, if there is no competi-
tion, or in addition to the highest price bid if
there is competition, as the price at which such
lands should be sold free of aforesaid.

2. But I would respectfully urge that the
redemption of the aforesaid should be left option-
al with the purchaser. It must be remembered
that under the rules the land would be surveyed
before sale. its extent will be accurately known.
the aforesaid proposed will be on its whole
extent, independant of cultivation, and invariable
in amount, and consequently the collection will be
attended

attended with the least possible trouble to Govern-
ment or inconvenience to the land owner.

3. If redemption of assignments on the
terms proposed is made compulsory it will grievous-
ly check investment, and if it is allowed on easier
terms it will (as it appears to me, needlessly) sa-
crifice the interests of Government.

Malabar Collector's Office }
Calicut 19th November 1862. }
Sham & Co
Signed G. A. Ballard
Collector

Mr Ballard's proposal is equiv-
alent to saying that Forest land in the Wynad
shall not be obtainable at a less price than

Rs. 5 + (Rs. 1 x 25 =) 25 = Rs. 30 per acre.
or open land at less than Rs. 2 1/2 + (Rs. 25 =) 25 = Rs. 27 1/2 per acre.
at which rates any European or
capitalist desirous of establishing a coffee plantation
of 300 acres extent in the Wynad, on the same footing
as land will it is believed be obtainable for the
plantations in the other Presidencies, or for Coffee on
the Mahabaleshwar range - or in Coorg, or on the
Wynad slopes of the Western Ghats would have
to pay down Rs. 400 for Forest land or Rs. 450
for open land, as the case may be, before com-
mencing operations, and could not under the most
favorable circumstances expect the least return
for this investment and for the additional ex-
pense of reclaiming the land and forming the
plantation under 3 years.

2. Mr Ballard does not however propose
to adopt the system advocated by the Supreme Go-
vernment, and would follow by preference that
which

No. 5,714.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 28th August 1862.

Read the following letter from G. A. BALLARD, Esq., Collector of Malabar, to W. HUDLE-
STON, Esq., Secretary to the Board of Revenue, Madras, dated Calicut, 19th August 1862,
No. 170:—

* Miscellaneous. 1. In reply to the Board's Circular* dated 2nd instant, No. 5,028, I have
the honor to submit Statement in abstract of the number of applications and ex-
tent of land applied for in connection with the Governor General's Resolution regarding the sale
of waste, and to express my opinion that more applications would doubtless have been made if
the subsidiary rules of the local Government had been issued. I have no doubt many will be
made as soon as the rules are issued.

2. I take this opportunity of submitting a Notice I issued soon after arrival in the District.
This was all the action that the orders of Government appeared to admit of.

3. I observe by an issue of a local paper received a day or two ago that the Collector of
Coimbatore appears to be giving publicity to and acting on the draft rules. I request I may be
informed if this course can be pursued here. It is most desirable that definite rules should be
published, and action permitted, with respect to the Wainad and other Hill tracts in Malabar.

ENCLOSURE No. 1.

STATEMENT in abstract of the number of applications, and extent of land sought under the Resolu-
tion of the Governor General of India in Council dated 17th October 1861, No. 3,264.

No.	Names of applicants.	Extent of land applied for.	Locality.	Remarks.
		Acres.		
1	Mr. R. Nicol...	1,000	Wainad.	
2	" Alexander Gibray. ...	3,000	Mysore, Coorg or Wainad.	
3	" Donald McGregor...	3,000	Do.	
4	" J. W. Minchin...	Not given.	Wainad.	Land denominated "Kul- lagum Mulla" is applied for.
5	Colonel J. W. Woolridge. ...	1,000	Do.	
6	Mr. G. N. Smyth...	1,200	Walaghat.	
7	" G. F. Brown...	Not given.	Wainad.	Land on the western side of the Tirunelli Pagoda.
8	" J. Gordon...	200	Do.	
9	" J. Thorpe Appleton...	About 1,500	Walaghat.	
10	" F. J. Ferguson...	About 2,000	Wainad.	
11	Messrs. Arbuthnot and Co. ...	2,000	Do.	
12	Mr. Arthur Lascelles. ...	2,000	Do.	
13	" G. N. Smyth...	4,000	Walaghat.	
14	" C. Y. Reed. ...	Not given.	Wainad.	Applies for all the forest land situated at the western extremity of the Tirunelli valley.
15	Eduman Pilla...	20	Do.	
16	Virappan Pilla, and Modura Pilla...	Not given.	Do.	The hill denominated "Pudikadava Kunu" is applied for.
17	Strinivassa Modili. ...	Not given.	Do.	The hill denominated "Cuppungara Kunu" is applied for.
18	Minoki. ...	Do.	Do.	Do.
19	Thuminakaran...	Do.	Do.	The hill denominated "Umbala Kunu" is ap- plied for.
20	Gopala Nair...	10	Do.	
21	Chinasawmi. ...	Not given.	Do.	The hill denominated "Culpatur" is applied for.

Calicut, 19th August 1862.

(Signed) G. A. BALLARD, Collector.

ENCLOSURE No. 2.

NOTICE.

1. The Collector of Malabar gives notice that until the orders of Government shortly expected, are received, he can do no more than register applications for tracts of land for Coffee planting, &c. By the orders of Government, applicants are not to be put in possession till certain rules now in contemplation, regarding the sale and tenure of such lands, are formally introduced.

2. Meantime applications will be registered. They should be addressed to the Collector of Malabar. Priority of application will be duly considered.

3. Applications should be as definite as possible both as regards the extent, the boundaries, and the nature of the ground applied for.

4. Immediate publicity will be given to the Government orders on this subject when received.

(Signed) G. A. BALLARD, Collector.

Circuit Cutchery, Vadakancherri, 17th May 1862.

The Collector is informed that no step beyond registry of applications is proposed to be taken at present in Coimbatore, or can be taken elsewhere under the Governor General's Resolution pending the publication of the subsidiary rules of the local Government.

(True Copies and Extract.)

(Signed) W. HUDLESTON,
Secretary.

To G. A. Ballard, Esq., Collector of Malabar.

Exd. J. Wright.

Informing the Collector of Malabar, that pending the publication of the subsidiary rules of the local Government as to the Governor General's Resolution regarding the sale of waste lands no steps beyond registry of applications can be taken.

No. 5714.

Dated 28th August 1862.

PROCEEDINGS OF THE BOARD OF REVENUE,

No.

1862 Department.

Copy in a letter to Sir James
G. A. Ballard Esq. 17th May 1862
R. D. G. 30 Dec 1862

No. 7,188.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 30th October 1862.

Read the following letter from G. A. BALLARD, Esq., Collector of Malabar, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, dated Calicut, 9th October 1862, No. 207 :—

1. I have the honor to acknowledge receipt of the Proceedings of the Board, covering Government Order dated 24th September 1862, No. 2,080. I am directed to furnish at once the information required in paragraphs 3 and 4 of that Order.

2. With reference to paragraph 3 I would refer to my letter to the Board of the 19th August last, No. 170, reporting the applications that had been made for waste lands in Malabar, in reviewing which communication the Board observed that no step beyond registry could be taken pending the publication of the subsidiary rules. No arrangements therefore have been completed for the sale of waste under the Resolution of the Government of India of October last, nor have any been made for the redemption of the Land Revenue.

3. I will report further on the subject of paragraph 4 of the Government Order under review very shortly, but I am desirous of receiving instructions regarding the Government waste lands in Wynad with the least possible delay. I would strongly advocate that the action of the rules just applied to the Neilgherries be, with some modification, extended to Wynad also.

4. If on the Wynad applications the payment of a price down sufficient to cover the purchase of the proprietary right, and 20 to 25 years moderate assessment is made compulsory, I much fear it will check enterprise, and it will certainly circumscribe competition.

If a nominal minimum price only is fixed, the interests of Government will be seriously sacrificed.

If however, the proprietary right is sold at an easy rate, with a moderate assessment, redeemable either at sale or at some future period at the option of the purchaser; enterprise and competition have full scope, whilst Government interests are secured.

5. I would therefore propose that on application for Government waste in Wynad the proprietary right be put up to auction at a minimum price of Rupees 5 for heavy forest, and of Rupees 2½ for open land per acre, subject only to an annual assessment of one Rupee, and half a Rupee per acre respectively. The assessment to be payable throughout the holding, cultivated or uncultivated, but in the case of *bona fide* coffee cultivation commencing with purchase not to be leviable till the third year.

The assessment to be redeemable at the time of purchase of the proprietary right, or at any subsequent period on payment of twenty times its annual amount.

I am strongly of opinion that a higher rate throughout the holding than I have named cannot be exacted; and I believe it will be found that much of the open land will not bear what I have proposed.

6. No single application should embrace more than 300 acres; otherwise a capitalist might practically exclude competition, by applying for a tract the upset price of which would virtually prevent others bidding for it. But there should be no objection made to the same individual or company applying for several lots, contiguous or otherwise, each not exceeding the limit.

7. I venture to hope these modifications will commend themselves to the Board; and that I may be permitted to publish the Neilgherry Rules thus modified at once. I am very sanguine the result would quickly show their applicability to Wynad.

The Collector will please to report the upset price which he considers would be fair for the sale of waste land *free of assessment* which is the system contemplated by the Resolution of the Governor General, and in the Despatch of the Secretary of State.

(A true Copy and Extract.)

(Signed) W. HUDLESTON,
Secretary.

To G. A. Ballard, Esq., Collector of Malabar.

Exd. J. Wright.

The question for de-
-cision is How are Waste
Lands in Weymouth to
be treated, in the re-
ference to Land Canning
Resolution as amended
by Sir C. Wood.

The present system is
as follows.

- I. Where the land is private
property, private lease
 - a) 8 annas per acre on the
whole area - whether
cultivated or waste -
at intervals - as per fee.
 - b) and an annual as-
essment be added
which on Coffee is
Rs. 2 per annum payable
in 2 parts the 3^d year
and on other crops
varies according to the
quality of the soil de-
+ and is payable only on
the cultivated area.

- II. Where the land is
not private property

1862. Department.

No.

PROCEEDINGS OF THE BOARD OF REVENUE,

Dated 30th October 1862.

1134/12/62

No. 7,188.

Requesting to report the upset price which
he considers would be fair for the sale of waste
land free of assessment.

344-3102

1862. Department.

No.

PROCEEDINGS OF THE BOARD OF REVENUE,

Dated 30th October 1862.

1134/12/62

No. 7,188.

Requesting to report the upset price which
he considers would be fair for the sale of waste
land free of assessment.

344-3102

The first being the annual assessment / as he stated / only - the private proprietor gets the sum.

Mr Ballard will sell the land (open the first land only) by auction at an upset price of Rs 5 for "heavy forest" and Rs $2\frac{1}{2}$ for "open land" per acre subject to an annual assessment of 1 R^{per acre} on forest & $\frac{1}{2}$ R on open land - payable on the whole block at once in the case of all crops except Ckka which would, as now, have 2 years grace.

The assessment is further to be redeemable at 25 years purchase.

The Bd. points out that Mr Ballard

will this be when Mr
Boswell has just bought
(the total one being) 1200 acres
from Govt. including 40
acres - the land being subject to
an annual assessment -

Wd

and Mr. Clump has bought
300 acres at 30 R per acre
subject to an assessment of
2 R - Wd

rates will make the minimum price of land on freehold tenure Rs 30 per acre in the case of forest & 15 R per acre in that of open land - that these prices compare most unfavourably with those of Coorg - Mysore & Bangalore - & that will shut out the Europeans & others -

The case of Mysore is very similar to that of the adjoining Kalyan and very different from that of what the land which elsewhere will be sold cheap. Of the Mysore prices and they certainly have been many by the planters accounts this certainly is not one - not a single has complained of the first Tax as an in-

be induced to settle.
men - on the contrary
they would pay double
to get the pro title!
Myraad is peculiarly
limited to coffee - the
administration of the
country is necessarily
very expensive - and
the influx of capital
or settlement of Eu-
ropeans is certainly
not impeded by the
assessment, which
lands are insignifi-
cant rates to the in-
crease of the crop. The
Native proprietors are
getting 12 Rs per acre
for their Coffee land
which remains subject
nevertheless to the pro
assessment of 2 Rs
on the cultivated area.
I have lately been in-
formed on pro an-

concur in this view.

Elle

quod

JP.

unity that Mr. Ad-
-telling has got 40 Rs
per acre for some of
his land for Coffee.
The pro per fee alone
at 4 per cent is worth
Rs 12 1/2 per acre.

It seems to me
that Myraad should,
like the Neilyherrie, be
regarded as "advised
land" beyond the
scope of Lord Carnarvon's
freehold proposition.
By the prescriptive
usage of the country, the
annual assessment
is on the cultivation
only - On existing Es-
tates & private lands
he much respect this
and make what
private arrangements
he can with each

holder, with a view
to escape the trouble
the price of frequent
measurement. Work
on waste free land.
I see no such restriction
on the right of prop.
absolute propriety to
fix its own rent &
I would therefore fix
up the farm & levy
2 Rs per acre at intervals
on the entire estate:
the same as is done
on the Neilgherry. I
think it would be well
worth while to get rid
of the present system
wherever we can. &
in the long run prop.
will gain more by the
2 Rs rate on the whole
area than it now does,
or for years can do
by charging 8 annas

I doubt the advisability of altering
the system which has hitherto
prevailed on Myland matters
- the.

29, 1860

v. Mr Bourdillon's
mem: with minutes
of prop. 16 May 1860. A.
29 July 1860. B.
G.O. No. 660/62.
26 March
G.O. 2 Aug. 1849. C.

on the whole & 2 Rs on
the cultivation only -
The prop. made a pro-
-position of this na-
ture & prop. in 1859. &
and but the prop. com-
-sidered the present
system better adapted
to the present & cir-
-cumstances of the
Talook. More recently
the prop. have been called
on for a report on the
general question of blending
the farm with the dist.
I pay attention to these
papers which are
marginally noted.
The prop. may
think it desirable
to await their
report, but as time is
an object, I think that
Forest Land the property
of prop. may be sold
with out an upset price
at the Neilgherry rate

of Two Rupees per Acre
payable on the whole
area at once - under
the same rules as have
just been sanctioned
for the Neilgherries. - This
is of course less fa-
vorable to Coffee planters
with small Capital
than the present sys-
tem under ^{which} they are
a block 2 years past
but they will get off
the penon & it is hard
to see why land should
pay less in Wynmah
than on the Neilgherries
else by.

8. I do not quite
understand by

"Open" land - Whether
the ^{Coffee means} land similar to

the grass land of the
Hills which is sold
subject to an assess-
ment of 1 Rupee Acre

G.O 26 March 1862
No 860.

or land of that de-
scription which, on
the 18th recommenda-
tion the first lot of as-
sessed at 2 Rs per acre.
If the former, the
Neilgherry rate would
do well enough - Other
wise either the ass't.
is too high or the price
too low. The Wynmah
assessments are as
follows per Acre.

{ Max: average 2.14.0
Met. { Min: do 1.3.7
Average — 2.6.0

The first two are the am-
thorn or ~~sillage~~ parish
averages - the last the
Talothe average.

Coffee. 2 Rs in 3^d year.
Dry — do at initio.

Uplands { Paddy — 12 an:
Oil seed — 9 an:

Poon or
Rumery } 12. 10 + 8 annas

With in all cases 8 an.
penon fee on first land.

The safest defini-
tion would be
"Land suited for the
cultivation of Wheat,
whether wooded or
not" 2 Rs per acre an-
nually.

Other land 1 Rs per a.

I beg to state there
fore as to whether
I Govt will sell the
land outright as
the Vd. proposes.

II. or, as Mr. Ballard
proposes.

III. or, as I suggest

IV or, leave matters
as they are.

J. D. S.

The Neilyherry papers
& rules are put up
for reference.

The effect of putting in minimum
price in the land would be to
sell the land at a nominal
rate, for only in exceptional
cases would there be any
bidding & parties are anxious
to obtain it in this case. In fact
it would come in & be sold
for the same reason. I would
put the same as at present
on the Neilyherry what will
be put out & sold.

- I would put the rate
up to auction, without any
minimum price, but subject
to the present system of appraisement
by the Govt & the
Rs 2 per acre on the cultivation
- The applicant should have
liberty to decide either the
sum or the appraisement or
both -

I would put in the land
at a nominal price. I would put
up with it in what price paid
on application & then might
the day for land being subject
to it, say more for auction - for
12 applications with sum of Rs 2 a
5000 $\frac{12}{2} = 2500$ Rs per acre - and then
the Govt will come & sell it to others.
The Govt will have to selling & some
written in it appears to be the
Neilyherry & the Govt
will have to
sell it.

I would put up the land to be sold on the
Neilyherry price but, being an appraisement
at a nominal price, it would be sold at a
nominal price of Rs 2 per acre on the entire
Neilyherry & the Govt will have to sell it to others.
The Govt will have to selling & some
written in it appears to be the
Neilyherry & the Govt
will have to
sell it.

As we are to charge an annual 2 1/2% no minimum spot price should
 think be fixed. The land yielding anticipated by the President will be prevented
 of Mr. Pygott's suggestion of charging an equivalent as inlets be adopted. - I felt his
 inclined to alter the Mysnad practice on this point but as such a measure would
 only have prospective effect and Mr. Pygott's argument is feasible, shall not object to
 concur in such a course. - But would not Rs 2 on forest land not yet brought
 under cultivation be too high, although the former fee of Rs 1/2 was given up? Have the Mysnad
 lands the same general value advantages & value as those of the Koolgheries? If not - except
 in the Shervany system be applied. - But, I believe, Rs 1 is laid all round of a second crop
 charged on the cultivated portion. - It would mean he had to record the immovabilities of
 present measurements of Mysnad. - E.H. I do not think that 2 Rs is reasonable
 for too high - I don't think it is too high

Mysnad
Waste
Lands

How much of Rs 2 on forest land not yet brought
 under cultivation
 is charged on the cultivated portion
 and added to the
 20%

For Order
 Colley
 the change is in
 the Mysnad
 Council

W. 26773

Proceedings of the Madras Govt
 under date the 23rd December 1862

Read the following
 Pro: of the Bd of Revenue

Submitting
 letters from the collectors
 of Malabar on the redemp-
 tion of assessment on
 Forest lands, in Mysnad -

(There enter 3rd Dec
 1862 No - 1)

[Signature]

[Signature]

[Signature]

With these pro-
 ceedings the Board of Re-
 venue submit a letter
 from the collector of Mala-
 bar proposing the terms
 on which in his opinion
 Govt waste in Malabar
 should be sold under the
 resolution of the Supreme
 Government dated 17th
 Oct 1861. D. 3264
 At present, Govt
 waste

waste when sought for
coffee cultivation is put
up to auction without any
upset price, and, besides
whatever sum it may fetch
at auction, pays a jum
or proprietary fee of 5 annas
per acre on the whole
area and an annual
assessment of 2 Rupees per
acre on every acre cul-
-tivated with coffee in
and after the 3^d year.
If any crop other than
coffee is raised on a por-
-tion of the estate the
regulated assessment of
the crop is levied. The
assessment, unlike the
jum fee, is payable only
on the cultivated area, and
it as well as the jum is
redeemable at 20 years
purchase -

Mr. Ballard would,
in modification of this
system sell the land at an
upset

upset price of Rs. 5 per
acre for "heavy forest" &
2 1/2 Rs. per acre for "open"
land, subject to an an-
-nual assessment of 1
Rupee per acre for the
former and 1/2 Rupee per
acre for the latter - this
assessment being payable
on the whole area of the
estate, and from the date
of purchase, in regard to
all crops except coffee
to which he would allow
2 years freedom of assess-
-ment. He would further
allow proprietors the option
of redeeming this assess-
-ment at 25 years purchase.

The Board con-
-sider these rates excessive.
They point out that the
minimum price of land
on freehold tenure
would thus be 30 Rupees
per acre for forest
and 15 for open land -
that

that these rates contrast
very unfavorably with
those obtaining in ~~the~~
~~Coorg, Mysore, and Bom-~~
~~bay~~, and that in their
opinion they will preclude
the settlement of European
Capitalists.

The Govt are
unable to concur in the
views expressed by the
Board and the collector.
They consider that Wynad
must like the adjoining
neighbouring ^{as is} to all intents
and purposes possessed and
consequently that Govt land
in it, is not saleable in
the manner contemplated
by the Board. Further, Wynad
is peculiarly adapted to
the cultivation of coffee - the
administration of the Salook
is necessarily very expensive -
and the influx of capital
and settlement of Europeans
are certainly not impeded
by the assessment, which
bears an insignificant
ratio to the value of the produce
land.

produce - Native proprietors
are known to be realising
10 & 12 Rupees per acre for
coffee land and a consi-
derable estate has, to the
knowledge of Govt been
lately sold for Rupees 40 per
acre, exclusive of the an-
nual ^{which will still be payable} assessment. Even
therefore if the Salook
were not practically assess-
ed the Govt would not
feel warranted in
making such a sacri-
fice of the public in-
terests as the Board
proposition involves.
~~It is not to be~~

It is expected to land
not belonging in Govt
right to Govt and Govt
land, already taken up,
the present system, will
remain unchanged - But
as regards waste belong-
ing to Govt in Govt or
right, the Govt in Govt
considers that the Salook
system may with
advantage be introduced
into Wynad. The Govt
as

as Jemshars maji, i.e.
-doubtedly, deal with their
land in this manner, and
as the change will be
prospective, and will
apply only to lands not already
taken up, private rights
will in no respect be in-
fringed. The present of ^{System}
charging a low rate (1/2 Rupee
per acre) on the whole area
and an annual assess-
-ment only on the cultivated
area imposes on the Govt.
the expense and trouble
of periodical inspections
and measurements and
affords facilities for
retaining large tracts in
waste, on mere speculation.
The Governor in Council
resolved therefore that Govt.
waste shall hereafter be
sold in Wyaad - as on the
Kilgherries - by auction
without any upset price
but subject to an annual
assessment from the out-
-set of 2 Rupees per acre
for forest & 1 Rupee ^{per acre} for
grass land on the whole
area

area. This assessment
will be redeemable at any
period at the option of the
purchaser, at the rate order-
-ed by the Home Govt. - viz. 60
25 years purchase. The
Jemsh fee will be a bandon-
-ment liability on lands sold
on these terms.

There can be
no doubt that this as-
-essment is exceedingly
light, especially when
the heavy expenses are
considered, which the Govt.
must incur in general
administration and
the construction of
passes and roads. - The
pts. are so tied that
an efficient ad-
-ministration of the
Province is the likely
means of inducing
the investment of
Capital in it, but
this object cannot
be attained, if the
revenue is sacrificed.

The 18th of Dec.

will make the ne-
cessary alterations
in the Keelyberry rule
and forward them
to the Editor of the
Chronicle.

L.D.S.

W. L. D. S.
P. 24

Wymal Hall

W. L. D. S.

Copy in a Letter to England
8/22nd May 1863 of 1863

32 11/10/62

11/10/62

29/10/62

11/10/62

15/6/93

11/10/62

187-6

284-17

9-4-18

Revenue 1862 Deptt.
Pro: of Govt. for December

N^o 2677.

Pro: of the Madras Govt.
23^d Decr/62.

N^o 344 & 345.

The terms under
which the Govt. waste is
to be sold in unimproved,
defined -