

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No.	3-715	Press
		<u>Mis.</u>
3-4		
Dated	1-4	1862.

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
1st April 1862.*

No. 3. Read the following Proceedings of the Board of Revenue, dated 10th March 1862, No. 1,587 :—

Read the following letter from A. PURVIS, Esq., Collector of the Godavery District, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, Madras, dated Ramachendrapurum, 12th February 1862, No. 21.

1. I have the honor to submit, for the orders of the Board, copy of a letter from the Sub-Collector bringing to notice the mode in which two valuable Orange and Pumphomose gardens at Palcole have hitherto been rented out, and suggesting that the title to hold them, on payment of the annual assessment fixed in the new settlement and the water rate, may be disposed of to the highest bidder, the absolute proprietary right in all the trees, which the gardens contain, being vested in the purchaser.

2. Mr. Master has fully detailed the circumstances under which the gardens in question have hitherto been held, and has, I think, satisfactorily shown that a continuance of the present system is not desirable, and I trust the Board will see fit to sanction the sale of them in the manner and under the conditions proposed

From R. E. MASTER, Esq., Sub-Collector of the Godavery District, to A. PURVIS, Esq., Collector of the Godavery District, dated Panugonda, 20th January 1862, No. 10.

1. There are in the village of Palcole in the Taluq of Nursapur two gardens containing Orange and Pumphomose trees, by survey measurement 5.22 acres and 5.58 acres, and bearing an assessment according to the new settlement of Rupees 20-14-1, and Rupees 22-5-1 respectively. These gardens, the trees in which were originally planted by the Dutch, are situated in Asalminaha land and have never been held under regular Jeroytee tenure. They have been rented out for longer or shorter periods, generally for from two to five years, the Renters being entitled to enjoy the produce of the trees, but being prohibited from removing or destroying them, and being bound to re-place any trees that decay during the period of their rent. The ground on which the gardens stand, like all other Asalminaha land fit for cultivation, and not required to be set apart for public purposes, has in the settlement been classified and assessed with reference to the productive powers of the soil, no reference being made to the trees contained in it. The latter are very valuable, and consequently the gardens have been usually rented at rates far exceeding the land assessment as now fixed. The last rent was for a period of five years, which will expire on the 30th June next, from which date the new assessment will be brought into operation.

2. The enclosed Statement shows the rent of these gardens for every year from Fasli 1235 downwards, and goes far to prove the impolicy of the maintenance on the part of the Government of direct ownership of, and control over the trees. It will be seen that the rent was originally as high as Rupees 550, at which figure it remained for several years, after which it gradually diminished, and in Fasli 1252 was as low as Rupees 210. It has since fluctuated slightly, and now stands at Rupees 308. There can be no doubt that the diminution is owing to the deterioration of the gardens, for though the Muchilka taken from the Renter contains, as already mentioned, stipulations for the preservation and restoration of the trees, it is not easy for the Government servants to enforce them, and the Renter's interest being limited to the period of his rent, he naturally puts in as few young trees as he can.

3. But although it seems desirable that the connection of the Government with the trees should cease, it is by no means necessary to make a present of them to the occupier, or that he, whose right to hold the land ceases at the expiration of his rent on the 30th June next, should be put into permanent possession of land now yielding, with its trees upwards of Rupees 300 per annum to Government, and known to be sublet for much more, in consideration of the annual payment of Rupees 43-3-2 only. I beg to suggest as a simple and unobjectionable mode of settling the matter, that the permanent title to hold the gardens as Jeroytee from the 1st July next, subject to the payment of the fixed assessment and water rate, and including the absolute proprietary right to all the trees which they contain, be put up to public auction, and sold to the highest bidder. I have reason to believe that, if this course is adopted, there will be very spirited competition, and that the title to the gardens will fetch many thousand Rupees. The

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1st April 1862.*

desired object of severing the connection of the Government with the trees, as a direct owner will have been obtained, and at the same time a valuable property will not have been resigned without a fair equivalent. The gardens might be put up in separate lots at an upset price of say Rupees 2,500 each.

(True Copy.)

(Signed) A. PURVIS, *Collector.*

1. Ordered to be submitted to Government, with the Board's recommendation that the Collector be authorized to sell the gardens in question at auction free of all future assessment either land tax or water rate.
2. Twenty years' purchase of land tax and water rate calculating the former at the new Settlement rates, and the latter at Rupees 6 per acre as for a double crop will amount to Rupees 1,042-9-8 and Rupees 1,103-5-8 for the gardens, which measure acres 5.22 and acres 5.58 respectively.
3. But in addition to the purchase value of the taxation, the valuable proprietary rights in the gardens have to be realized.
4. Mr. Mister proposes an upset price of Rupees 2,500 for each garden *liable* to future taxation for land and water.
5. The Board would propose Rupees 3,000 as the upset price in either case, selling the gardens as freeholds in regard to land tax and water-rate.

(True Copies and Extract.)

(Signed) W. HUDLESTON, *Secretary.*

No. 4.

ORDER THEREON, 1st April 1862, No. 715.

1. The Board of Revenue submit for orders a reference from the Collector of the Godavery District, respecting the disposal of two gardens in that District.
2. The land assessment on these gardens, which together measure 10-50 acres is according to the new settlement, Rupees 43-3-2; but from the trees in them being valuable they have been rented at rates far exceeding this amount. The original rental was Rupees 550, and that now paid is Rupees 308-12-0; the diminution is attributed to the deterioration of the properties while under rent.
3. The Collector and Sub-Collector now propose to sell the gardens subject to the annual payment of the assessment on the land, and the water-tax, with an upset price fixed of Rupees 2,500 on each.
4. The Board of Revenue would sell the gardens in freehold, with an upset price of Rupees 3,000 on each.
5. The Governor in Council concurs as to the advisability of selling property of this kind; for under a renting system it must necessarily deteriorate, trees being rarely planted to replace those which decay. The Government, however, prefer the course suggested by the Collector and Sub-Collector, and grant authority for the gardens being put up to public auction on the conditions proposed by those Officers, and referred to above in paragraph 3.

(Signed) J. D. SIM,

Secretary to Government.

[illegible]

Water tax.

The Govt. would sell the
gardens in free hold - with
an upset price of Rs
3000.

It seems to me that
the Govt. plan will be
to sell the trees and
allow the purchaser
to dispose of, &c.
during the assessment
~~of the garden~~ afterwards
under the new Rules

laid down by the Govt.
of India.

The redemption of
the Water Tax of course
throws on Govt. the obligation
of always supplying
water - if this cannot
be done, Govt. must
pay the water tax to
the owner of the land.

L. P.
— 7/2.

For order.

Spalding
Archibald

R. D.
W. 7/15.

Proceedings of the Madras Government.
Under date the 1st of April 1862.

Read the following
Proceedings of the Board of
Revenue.

Submitting a letter from the Collector
of Godavery and recommending that he
be authorized to sell certain gardens
at auction free of all future assessment
to either land tax or water rates.

(Here enter 10th March 1862 N. 1862)

Para. 1. The Board of
Revenue submit for orders a
reference from the Collector of
the Godavery District respecting
the disposal of two gardens in
that district.

2. The land assessment
on these gardens, which together
measure 10.80 acres is, accord-
ing to the new settlement, Rs.
Rupees 43-3-2; but from the
trees in them being valuable
they have been rented at
rates far exceeding this amount.

The

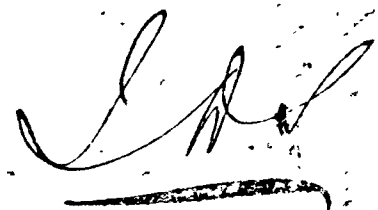
The original rental was Rs 550, and that now paid is Rs 308-12-4, the diminution is attributed to the deterioration of the properties while under rent.

3. The Collector and Sub. Collector now propose to sell the gardens subject to the annual payment of the Asefment on the land, and the water tax, with an upset price fixed of Rs 2500 on each.

4. The Board of Revenue would sell the gardens in free hold, with an upset price of Rs 3000 on each.

5. The Governor in Council concurs as to the advisability of selling property of this kind, for under a renting system it must necessarily deteriorate, trees being rarely planted to replace those which decay. The Government however prefer

prefer the course suggested by the Collector and Sub Collector, and grant authority for the gardens being put up to public auction on the conditions proposed by those Officers, and referred to above in para. 3.



25 Copies to the
Board of Revenue with in Encl.
Pip 10/12

