

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No.	3757	Press
	302.303	Mis.
Dated	21-2-1918	63

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
21st February 1863.*

No. 302. Read the following Proceedings of the Board of Revenue, dated 26th January 1863 :—

Read Proceedings of the Madras Government dated 15th and 19th January 1863, Nos. 100 and 121, Revenue Department.

(In Cons. 16th and 20th January 1863, Nos. 253 and 332.)

1. The Board regret that it escaped their notice when submitting the Collectors' recommendations that the Government Order of 24th September 1862, No. 2,080, required them to suggest a minimum price for the unassessed waste land at the disposal of Government in the different Districts.

2. The upset price proposed by the Collectors are :—

Letter dated 30th August 1863, submitted to Government on 2nd December. *Ganjam.*—Mr. Forbes. Forest 2½ Rupees per Acre, other waste 5 Rupees.

Vizagapatam.—Mr. Carmichael. Uncleared land 5 Rupees per Acre, cleared land Rupees 15.

Cuddapah.—Mr. Wedderburn, 5 Rupees per Acre for all unassessed waste.

Kurnool.—Mr. Banbury, Black Cotton soil 20 Rs. per Acre, } With a deduction of 25
Sandy clay ... 10 " } per cent. for uncleared
Red ferruginous 5 " } land.

Mr. Minchin would reduce these rates by 50 per cent. on jungle land and 25 per cent. on open land, if it is desired to encourage large sales, and proposes Rupees 2½ per Acre for land on the Nullamullays.

North Arcot.—Mr. Fraser. Rs. 3 per Acre for cleared land. } In Palmanair and part of Godi-
" 1 do. jungle. } atam and Chittoor Talooks.
" 5 per Acre for open land }
" capable of being irrigated. } In all other parts of the District.
" 2 do. for jungle. }

Trichinopoly.—Mr. McDonell. 10 Rs. per Acre for land at the base of the Pachamalais.
Salem.—Honorable Mr. Arbuthnott. 8 Rs. per Acre for superior jungle. } On the She-
" 4 " for common grass land ... } varoys.
Rupees 2½ per Acre for land in the plains.

Madura.—Mr. Levinge. Rupees 3½ per Acre for land in the plains.
" 10 per Acre for valuable jungle land }
" 5 for Sholas and ordinary jungle. } On the hills including
" 2½ for open grass lands. } the Pulnis.
" 1 for poorest land. }

Tinnerelly.—Mr. Silver. Rupees 12 per Acre for hill land where available.

Madras.—Mr. Cunliffe. Rupees 20 per Acre for dry land.
" 40 per do. for nunjah.

3. Thus the several rates proposed jungle or forest land are per Acre—

Rupees	2	8	<i>Garjam.</i>
"	5	0	<i>Vizagapatam.</i>
"	5	0	<i>Cuddapah.</i>
Black "	15	0	<i>Kurnool gene- rally.</i>
Clay "	7	8	
Red "	3	12	
"	2	8	<i>Nullamullays in Kurnool.</i>

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Rupees 1-0	In the western hilly part of North Arcot.
" 2-0	Elsewhere in North Arcot.
" 10-0	Puchamallay Hills in Trichinopoly.
" 8-0	Shevaroy's, Salem.
" 2-8	In plains, Salem.
" 3-8	In plains, Madura.
" 10-0	Hills, Madura.
" 5-0	Tinnevely hills and for open land per Acre.
" 12-0	Ganjam.
" 5-0	Vizagapatam.
" 15-0	Cuddapah.
" 20-0	Kurnool, generally.
" 10-0	
" 5-0	Nullamullays in do.
" 2-8	In western hills of North Arcot.
" 3-0	Elsewhere in do.
Irrigable " 5-0	Shevaroy's, Salem.
Not so " 3-0	Elsewhere in do.
" 4-0	Plains, Madura.
" 2-8	Hills in do.
" 3-8	
" 2-8	
Unirrigable " 1-0	Madras.
Irrigable " 20-0	
" 40-0	

4. The Board do not think that the upset price should vary so materially in different parts of the country. They do not find in the Collectors' reports sufficient grounds for making such distinctions. The fact common to all the Districts is that unassessed waste will in general command a price in the market, on the ground that the purchaser will buy the land free from all Government charge. It is also apparent that the Government, by offering such land for sale in open market, instead of at a uniform fixed price as was at first contemplated, will secure to some extent a superior price for any land that may from special advantages, either of situation or fertility, exceed the average value. The Board therefore would recommend that in all Districts the upset price be fixed at Rupees 5 an Acre for forest lands, and Rupees 2½ an Acre for other unassessed waste.

5. They propose that these upset prices should be adopted in the case of all unassessed waste at the disposal of Government, whether in the plains or on the hills that may not for special reasons be excluded.

6. With regard to the Shevaroy Hills, the Board observe that the Government in their Order dated 1st July 1862, No. 1,433, concurred with the Board that the uniform 1 Rupee tax imposed on the lands required for Coffee cultivation on those hills was not the kind of assessment contemplated in the sale rules first published. The Government having, however, ruled subsequently that similar lands on the Neilgherry Hills and in Wynad are not to be considered as unassessed, it remains for the Government to decide whether the lands on the Shevaroy Hills are to be offered for sale as unassessed waste, or to be treated in the same way as the lands on the Neilgherry Hills and in Wynad. The Board may remark that, comparatively speaking there is on the Shevaroy Hills very little of the kind of land best suited for Coffee cultivation, that is land covered with forest.

(A true Extract.)

(Signed.) W. HUDLESTON, Secretary.

No. 303.

ORDER THEREON, 21st February 1863, No. 375.

1. In these Proceedings, the Board of Revenue state their views as to the upset price which should be fixed on unassessed waste in several Districts of this Presidency.

2. The Board first give the prices recommended by the Collectors, which vary from 1 Rupee to 40 Rupees per Acre; and for reasons stated, recommend that in all Districts the upset price be fixed at 5 Rupees for forest, and 2½ Rupees for other unassessed waste, ordered to be sold on Freehold tenure.

*Proceedings of the Madras Government, Revenue Department,
21st February 1863.*

3. The course to be followed on the Shevaroy Hills is specially referred for orders.

4. *Ganjam*.—The Government have already passed orders* on the Ganjam District.

* G. O. 24th December 1862, No. 2,687.

5. *Vizagapatam*.—In Vizagapatam the Acting Collector (Mr. Carmichael) recommends 5 Rupees for "uncleared" or forest land, and 15 Rupees for "cleared" land. The first of these rates is approved by Government with the usual reservation that tracts of valuable timber are to be reserved, such tracts as it would be desirable for the Forest Department to work, and as are evidently sought merely for the sake of the timber on them.

6. As to cleared land, looking at the price proposed, the Government wish to be informed what description of land is included under this designation, whether really *unassessed* land, or land already assessed but at present uncultivated.

7. *Cuddapah*.—In Cuddapah, the Collector proposes Rupees 5 per Acre "whether cleared land or under brushwood." There is, he says, "an immense amount of unassessed waste land in the District, guessed at 15,00,000 Acres;" but this includes "hills, jungle, salt barrens and other uncultivable land," left unassessed at the survey because for the most part valueless. Mr. Wedderburn adds that the only unassessed waste which would be worth a purchaser's notice is the forest land, of which there is supposed to be 25,000 Acres in Rajampett Talook; but this tract he considers should not be disposed of, as the future Railway will run in close proximity to it. It is now in the hands of the Forest Department who are working it on behalf of Government; and should be reserved being valuable from its situation for supplying Madras with fuel, &c. Looking at what Mr. Wedderburn says of the saleable waste and his declaration that more than half of the land assessed at less than 8 Annas per Acre is waste; the Government prefer adopting the rates proposed by the Board.

8. *Kurnool*.—Mr. Banbury while Acting as Collector of Kurnool proposed the following rates:—

Black cotton soil	20 Rupees per Acre.
Sandy clay	10 " "
Red soil	5 " "

or twenty times the lowest assessment of each kind; a deduction of 25 per cent. being allowed on land "thickly covered with trees or low jungle." Mr. Banbury remarks that these rates "may perhaps seem higher than has been anticipated, but the value of land in this District is now rapidly rising, and it would be necessary to put a fair value there—upon, in order to prevent the numerous proposals which will doubtless be made by the richer Ryots with a view of obtaining tracts useful only for pasturage; and then levying from their poorer fellow-villagers a tax for grazing in localities to which they have always hitherto had free access, thus engendering much local ill-feeling and animosity." The rules for the sale of waste admit of a sufficiency of pasturage being reserved; but Government can scarcely allow that extensive tracts should be kept as common in all time to come. A careful division of the land into moderate sized lots would enable all to bid for what they may require, a sufficiency being reserved for pasturage. Mr. Minchin, the Collector of the District, would reduce Mr. Banbury's rates by 50 per cent. on jungle, and 25 per cent. on open land, "if the object be to encourage large sales;" but he states that they are "a fair full value of the different classes of lands on the plains." For the Nullamallay Hills (not specially noticed by Mr. Banbury) Mr. Minchin would fix 2½ Rupees per Acre.

9. The Kurnool District is now being regularly surveyed and assessed, and irrigation is being supplied to parts of it by the Irrigation Company. The Government must look to the assessment of the newly irrigated land to reimburse them for their expenses in supporting the Company and surveying and settling the District. Lands sold under the new rules therefore should only be such as will not come within the new settlement, or within the influence of the new irrigation works, and for such the rates of Rupees 10 and 5 may be adopted; the former for Black Cotton, and the latter for all other kinds; any further value in exceptional cases being expected from competition. These rates will accordingly be adopted.

*Proceedings of the Madras Government, Revenue Department,
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10. The rate at the Nullamallays, with the exception of the tracts reserved by the Conservancy, will be 5 Rupees as for other forest land.

11. *North Arcot*.—Mr. Fraser proposes rates ranging from 1 to 5 Rupees per Acre; but no real reasons are assigned. The Government prefer the Board's rates, which will accordingly be adopted.

12. *Trichinopoly*.—The whole of this District has been surveyed and assessed, excepting a tract of some 10,000 Acres at the foot of the Pachamallay Hills, covered with dense jungle. The Collector proposes 10 Rupees per Acre or twenty years' purchase. The Government believe all this tract is very feverish, and they think that it might safely be rated at 5 Rupees. This is accordingly sanctioned, open land, if there be any available, being put up at $2\frac{1}{2}$ Rupees per Acre.

13. *Salem*.—Mr. Arbuthnott proposes $2\frac{1}{2}$ Rupees for all land in the low country, the unassessed waste being of the "poorest quality." This rate may be adopted for open land; and the higher one of 5 Rupees applied in the case of forest land if any such there be. On the Shervaroys Mr. Arbuthnott suggests two rates, viz., 8 Rupees for superior jungle land, and 4 for common grass land. The Shervaroys are, as to assessment, exactly in the same position as the Neilgherries; one uniform rate of 1 Rupee per Acre having been prescribed in 1859. In July last the Government* concurred with the Board that this is not the kind of assessment contemplated in the Supreme Government's Resolution.

* G. O. 1st July 1862, No. 1,433.

† G. O. 6th December 1862, No. 2,534.

They have however, lately ruled† in the case of the Neilgherries, that an uniform rate on the principle of an average is quite as much an assessment as a graduated series of rates, and this on full consideration they hold to be the correct view. There is no reason why the Shervaroys should be differently treated, except that the land being poorer the rate should be lower. The Government therefore direct that land on the Shervaroys be sold without any upset price, but subject to an annual assessment of 1 Rupee per Acre redeemable at the rate ordered by the Home Government, viz., twenty-five years' purchase.

14. *Madura*.—Mr. Levinge proposes Rupees $3\frac{1}{2}$ in the low country. For the sake of uniformity the Government prefer the Board's rates. On the Pulnies Mr. Levinge suggests four rates, viz., 10 Rupees for valuable jungle, 5 for Sholas and ordinary jungle, $2\frac{1}{2}$ for open grass, and 1 for the poorest land. Mr. Levinge has been influenced to a certain extent by the favorable terms on which the Travancore Government grant Coffee lands. Considering the position of the Pulney Hills, their distance from the coast, limited extent, &c., the Government consider that the sale of lands on them on Freehold tenure may with propriety be allowed, but they are of opinion that two rates will be sufficient for the present. The poorer land will not be sought till the superior is bought up, and a multiplicity of rates leads to frauds and disputes. The rates of 10 Rupees for forest and of 5 for open land seem the best arrangement. These are accordingly sanctioned for adoption. The Government believe there is a fine site for a large reservoir on the Pulnies; this will of course be reserved, as well as Teak or other valuable forest.

15. *Tinnevely*.—Mr. Silver recommends 12 Rupees for hill lands where available. He has proposed no rate for lands in the plains. This omission he will be required to supply. Rupees 10 will be fixed (as above ordered for Madura) for forest and 5 for grass land on the Tinnevely Hill ranges.

16. *Madras*.—In Madras, Mr. Cunliffe proposes 20 Rupees for dry, and 40 for wet land; but nothing can be done in this District until the new Waste Lands Act is published. No orders are therefore called for at present.

17. The Districts for which no rates have been suggested are Godavery, Nellore, Kistna, South Arcot and South Canara. The Board will be requested to expedite the submission of the reports of the Collectors of these Districts, and it will at the same time be intimated to them that the Government are particularly desirous that all further delay should be avoided.

(Signed.) J. D. SIM,
Secretary to Government.

On Revenue No. 237

In these proceedings the Board of Revenue state their views as to the upset price which should be fixed on unassessed waste in several districts of this Presidency.

The Board first give the prices recommended by the collectors which vary from 1 Rupee to 40 Rs. per acre - and for reasons stated recommend that in all districts the upset price be fixed at 5 Rs. for forest and $2\frac{1}{2}$ Rs. for other unassessed waste, ordered to be sold on freehold tenure.

The course to be followed on the Shervaroys Hills is specially referred for

for orders.

The Govt have already passed orders on the Sanyam districts.

In Vizagapatnam the Acting Collector (Mr. Carmichael) recommends 5 Rupees for "uncleared" or "brushland" and 15 Rupees for "cleared" land. The first may I think be taken with the usual reservation that tracts of valuable timber are to be reserved. Such tracts as it would be desirable for the Forest Department to work and as are evidently sought merely for the sake of timber on them.

As to cleared land looking at the price proposed, it seems to me desirable first to ascertain what description of land is included under this designation - whether really unassessed land, or land already assessed but at a price unmentioned.

In

In Cuddapah the collector proposes Rs 5 per acre "whether cleared land or under brushwood." There is he says "an immense amount of unassessed waste in the district, guessed at 15,00,000 acres but this includes "Hills, jungle, salt barrens, and other uncultivable land" - ~~and~~ left unassessed at the survey because for the most part valueless. Mr. Wedderburn adds that the only unassessed waste which would be worth a purchaser's notice is forest land, of which there is supposed to be 25,000 acres in Rajampett Taluk, but this tract he considers should be reserved, as the future Railway will run in close proximity to it. It is now in the hands of the Forest Dept. who are working it on behalf of Govt. Looking at what Mr. Wedderburn says of the saleable waste and his declaration that more half of the

the land assessed at less than 8 annas per acre is waste. The jungle land, it is to be supposed, is more fertile than that which will not grow even scrub - but whether it will pay the expense of clearance and still be more valuable is another question. The Forest tracts referred to being reserved, it seems to me quite immaterial on which proposal is adopted but for the sake of uniformity I would prefer the 20th Kurnool. Mr. Baumbury, while Acting as collector of Kurnool proposed the following rates:-

Black Cotton } 20 Rs. per acre
Soil ————
Sandy clay - 10 " " "
Red soil - 5 " " "

or 20 times the lowest assessment of each kind & a deduction of 25% being allowed on land "thick" covered with trees or low jungle. Mr. Baumbury concluded

price matters little

Mr. G.P.

remarks that these rates may perhaps seem higher than has been anticipated, but the value of land in this district is rapidly increasing and it would be necessary to put a fair value thereupon in order to prevent the numerous proposals which will doubtless be made by the richer ryots with a view of obtaining tracts useful only for pasturage and then buying from their poorer fellow villagers a tax for grazing in localities to which they have always hitherto had free access, thus engendering much local ill feeling & animosity. He rules for the sale of waste admit of a sufficiency of pasturage being reserved but Govt can scarcely allow that extensive tracts should be kept as common in all time to come - A careful division of the land into moderate

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the collector of the dis-
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For the Mullamolla
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The Kurnool
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It seems to me that lands
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yet endorsed as they
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acre or 20 years' purchase.
I believe all this tract
is very feverish and it
might safely be rated
at 5 Rs.

Salem - Mr. Arbutnot
proposes 2 1/2 Rs. for all
land in the low country -
the unreserved waste being
of the "poorest quality."
This rate might there-
fore be adopted, the
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their distance from the
coast, &c., there is I
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than there otherwise
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tion of this course -
I should say however
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The only Districts
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have been suggested
are Bellary - Gadag -
Selle - Chitradurga - South
Arcot, South Canara
and the plains of
Coimbatore - The new
rules are inapplica-
ble to Tanjore and
Malabar. —

Orders requested.

J. J.

The order in print about marginal notes should
be issued & action taken at once - The matter has
been hanging on some time & delay leads to
gumming up

W
gp

Shore is called
for by a pretty stiff
evening - gp

Proceedings of the Madras Government
under date the 21st February 1863.

Read the following
Proc. of the Board of Revenue

Stating the upset
price proposed by the collectors
for the unassessed waste or
lands at the disposal of Govt.
in the different districts, and
recommending that in all districts
the upset price be fixed at Rs.
5 an acre for forest lands &
Rs. 2½ an acre for other un-
assessed waste.

(Here enters 26th Jan.
1863 No. 1)

1 In these proceed-
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5 In Vizagapatnam the Acting Collector (Mr. Carmichael) recommends 5 Rupees for "uncleared" or "Forest" land, and 15 Rupees for "cleared" land. The first of these rates is approved by Govt with the usual reservation that tracts of valuable timber are to be reserved. Such tracts, as it would be desirable for the Forest Department to work, and as are evidently sought more by for the sake of the timber on them.

6 As to cleared land, looking at the price proposed, the Govt wish to be informed what description of land is included under this designation - whether cleared by unassessed land, or land already assessed but at present uncultivated.

7 In Maddur, the Collector proposes Rs 5 per acre "whether cleared land or

Gajam.

S.O. 24th December 1862
No 2,684.

Vizagapatnam.

Maddur.

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~~rates proposed by Mr.~~
~~Bauleury are virtually~~
~~prohibitive to any extensive~~
~~sales, and yet endorsed as~~
~~they are by Mr. Minchin,~~
~~the Govt. do not see how~~
~~they can well be reduced~~
~~With the exceptions stated~~
~~above, probably 10 & 5 Rs~~
~~per acre, the former for~~
~~Black cotton, and the~~
~~latter for the other kinds,~~
~~would be safe, any~~
~~further value in exceptional~~
~~cases being expected from~~
~~competition.~~ - These
rates

rates will accordingly
be adopted.

10 The rate at the
Kullamallay, with
the exception of the
tracts reserved by the
Cantonnment, will be 5 Rs.
as for other Forest land.

North Arcot H. M.

North Arcot H.

Tracer proposes rates
ranging from 1 to
5 Rupees per acre,
but no real reasons
are assigned. The
Govt prefer the B's
rates, which will accord-
ingly be adopted.

Trichinopoly H. The
note of this Dis-
trict has been surveyed
and

Trichinopoly

and assessed, except-
ing a tract of some 1000
acres at the foot of the
Pachamallay Hills, co-
vered with dense jungle.
The Collector proposes
10 Rupees per acre or
20 years purchase. The

Government believe
all this tract is very
feverish, and they think
that it might safely

be rated at 5 Rupees.
If there be any available
being put up at 2 1/2
Rupees per acre. This rate is accordingly
sanctioned - if land

Salem

13 Mr. Arbuthnot
proposes 2 1/2 Rupees
for all land in the
low country, the pro-
posed rate to being
of the "poorest quality".
This

This rate ^{may be} ~~is therefore~~
for open land and
adopted the higher ^{one} ~~rate~~
applied in the
of 5 Rupees ~~for the~~
case of
for Forest Land if any
such there be. On the
Shervaroyo Mr. Stubbins
suggests 2 rates viz 8
Rupees for superior jungle
land, and 4 for com-
mon grass land. The
Shervaroyos are, as to
assessment, exactly
in the same position
as the Nilgernies;
one uniform rate of
Rupees 1 per acre hav-
ing been prescribed
in

* G. O. 10th July 1862 No 1433.

* G. O. 6th Decr. 1862 No 2554.

and this on full considera-
tion they hold to be the series of rates. There
correct view
is no reason
why

in 1859. In July last
the Government con-
ferred with the Board
that this is not the
kind of assessment
contemplated in ^{the} Lord
Supreme Court's
Hammings resolution.
They have however
lately ruled in the
case of the Nilgher-
ries that an uniform
rate on the principle
of an average is ^{quite} as
much ~~an~~ assessment
as
a graduated
series of rates. There
is no reason
why

why the Sherwaroys

should be differently

treated. Except that

the land being poorer

the rate should

be lower. The

Government there

fore direct that land

of the Sherwaroys

be ~~passed over~~

~~sold~~ without any

upset price but subject

to

at the rate ordered by
the Home Govt, viz 25
per cent purchase.

annual assessment of 1
Rupee per acre redeemable

Madura. 14 Mr. Levinge proposes

R³/₂ in the low country. For

the sake of uniformity the

Government ~~adopts~~ ^{prefers} the Board

rates. On the Pulwies Mr.

Levinge suggests 4 rates

viz 10 R¹/₂ for valuable

jungle, 5 for sholas and

ordinary jungle, 2 1/2 for

open grass, and 1 for the

poorest land. Mr. Levinge

has been influenced to a

certain extent by the favora-

ble terms on which the

Travancore Govt grant of

free lands. The first question

is whether Govt will sell

land on freehold tenure or

not on the Pulwies. Consider-

ing the position of the ^{Pulwies}

Hills, their distance from

the coast ^{limited extent}, there seems

the safer

the Govt consider that the sale
~~has objection~~ than these other
of lands on them on freehold tenure
~~would be the adoption~~
may with propriety be allowed
~~of this course. The Govt~~
but they are of opinion that
~~think that 2 rates would~~
2 rates will be sufficient
~~5 would be quite sufficient~~
for the present. The poorer
land will not be sought
till the superior is bought
up and ~~a multiplicity of~~
~~many~~ rates will
lead to frauds and disputes.
The rates of
10 Rs for forest and 5 for
open land would seem the
best arrangement. These
rates are accordingly sanc-
tioned for adoption. The
Government believe there
is a fine site for a large
reservoir on the Pulicoot
this will of course be reserved
as well as Teak or other
valuable forests.

15 Mr Silver recom-
mends 12 Rs for Hill lands
where available. He has

Tinnevely

Madras

proposed no rate for other
^{in the plains.}
lands. This omission he can
will be required to supply
10 Rs will be fixed (as
above ordered for Madras)
for forest and 5 for grass
land on the Tinnevely
Hill ranges.

16 In Madras, Mr
Cunliffe proposes 20 Rs for
dry, and 40 for wet land
but nothing can be done
in this District until the
new waste Lands Act is
published. No orders are
therefore called for at
present.

17 The ~~only~~ Districts
for which no rates have
been suggested are Bel-
lary, Godavery, Nellore,
Kistna, South Arcot, the
South Canara and the
plains of Coimbatore.

The

The Board will be re-
quested to expedite the
submission of the reports
of the Collection of these
districts, and it will at
the same time be intima-

led to them that the Govt. are particularly desirous
~~are particularly desirous~~ that all further delay
~~which the delay with this~~ should be avoided.
~~that all further delay should~~
~~be avoided. The present or~~
~~ders should be acted upon~~ at once.

~~18. The new rules if~~
~~is observed are inapplica-~~
~~ble to Tanjore and Malabar~~

14. Board of Rea. ~~Oct 123~~

Y. it

W. H. M. 11

Copy in a Letter to England.
of 22nd May 1863

11-69-100

11-70-100

1-12-89

15.6.93

28-10-100

14/10/100

Pro. No. 11-12

1-7-62

193-194

15-1-63

237-238

19-1-63

462-463

24-9-62

95-97

6-12-62

363-364

24-12-62

N. 302 & 303

Revenue 1863 Sept.
Pro. of Govt. for February.

N. 375.

Pro. of the Madras Govt.
of 27th February 63.

Pro. of the Govt. of Madras of 13th March 63.
(N. 608 in Pro.)

At present price proposed to be fixed by the Board of Revenue on unassessed waste in several Districts of this Presidency, with orders thereon.