M.R.O. 14—13,000—27-9-24.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 383 Press ~~Mis.~~

321.822

Dated 23. 2. ~~19~~ 1863

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 23rd February 1863.

No. 321. Read the following Proceedings of the Board of Revenue, dated 5th February 1863, No. 714:—

Read the following letter from P. GRANT, Esq., Collector of Coimbatore, to W. HUDLESTON, Esq., Secretary to the Board of Revenue, dated 21st January 1863, No. 12.

SIR,

Board's Miscellaneous Circular, dated 26th September 1862, No. 6,507.
Do. Standing do., dated 13th December 1862, No. 8,115.

1. I have received the Board's orders marginally noted, calling for a report on the upset price proposed to be fixed on unassessed waste lands to be sold outright by auction free of all future assessment.

2. The lands on the Neilgherries it has been determined are to be sold liable to an assessment, but without any upset price to the highest bidder, so that they do not come within the category of the lands now to be considered, but I am doubtful whether the lands below the crest of the Plateau are to be sold on the same terms as those above it. My own opinion is opposed to this view, and I strongly recommend that they be sold at an upset price of the same amount as other unassessed waste lands and for the same reasons. On this point definite orders are solicited.

3. The determination of the upset price is a subject of considerable importance, for if it is too high it will deter parties from purchasing, and if too low the interests of Government will be sacrificed. Several gentlemen of considerable local knowledge and experience, with whom I have conversed on the subject of the upset price, have given it as their opinions that sums varying from 5 to 10 Rupees per Acre should be adopted. At first I thought that Rupees 10 per Acre, the price of jungle land in Ceylon I believe, would be fair, but having lately and especially in former years seen much of the forest land likely to be purchased, I have modified my views the more I have thought over the subject, and I am now decidedly of opinion that an upset price of Rupees 2½ per Acre for all unassessed waste forest land, with the exception of certain lands to be referred to hereafter, is sufficiently high. The circumstances which have influenced me in coming to this conclusion are the following:—

The forest lands to be sold are most unhealthy, none of them consist of table land as in the Wynad and on the Neilgherries, the greater portion form the slopes and belts of jungle at the base of the higher hills, and no one at all acquainted with the jungles in this part of India requires to be told how very unhealthy they are, so deadly are they that with the exception of half a dozen Coffee plantations and the cultivation, if it can be called such, of the jungle tribes, all of whom suffer more or less from fever; these jungles are still in their normal condition; the few Coffee plantations that have been formed in them, have proved the grave of many Natives, and I suspect some few Europeans.

To encourage people to take up such unhealthy jungles for cultivation, the inducements must be strong, and so far as Government is concerned, the greatest immediate inducement is a low upset price, in fact to insure their speedy cultivation it would be worth the while of Government to give the lands away for nothing, the indirect advantages would be great, unhealthy localities would be improved, and the diffusion of capital employed in this work, could not but tend to the enrichment of the community, who would in their turn by the increased consumption of the necessaries and luxuries of life, stimulate the general productive resources of the country.

4. The portions of the country which I would advise should be sold at an enhanced upset price, say Rupees 5 per Acre, are the higher ranges of the Anamalays, and the Bolavamputty or Vellingherry hills about 20 miles due west of the Coimbatore Railway station, if these latter prove to be within the limits of this District. These high hills are beyond fever range, and would be resorted to by parties opening out plantations on the slopes and lower belts of jungle; they will in fact give a value to them which they would not otherwise possess, for Europeans after labouring on their plantations during the day must have a bracing climate to resort to, otherwise the wear and tear will be too great for their constitutions. The unassessed waste lands which will come under the new rules are the following:—

1. The Anamalay hills, the higher ranges of which are free from fever.
2. The Bolavamputty or Vellingherry hills with ranges free from fever a portion of which it is believed lies beyond the limits of this province.
3. The Neilgherry hills, the higher and lower ranges with the miles of jungle on their slopes and around their base.
4. The Hassanoor ranges in Satimungalem Talook.
5. The Burghur hills in Bowny Talook.

6. The extensive hills in Collegal Talook in the north-east part of the District.

With the exception of the high ranges in 1, 2 and 3 all the other jungles are in their present state most unhealthy. A liberal policy on the part of Government combined with the prospect of large returns on the investment of capital will alone tend to their future improvement.

The propositions now made are,

1. That the Plateau on the Anamalay and Vellingherry hills be sold outright at an upset price of Rupees 5 per Acre.

2. That the waste lands under the crest of the Neilgherry Plateau as well as all other unassessed waste lands be sold at an upset price of Rupees 2½ per Acre. An early decision on these points is requested.

---

1. Ordered to be submitted to Government in continuation of the Board's Proceedings dated 26th January 1863, No. 512, proposing the upset price for unassessed waste land generally.

2. The Board consider it very undesirable to establish an unnecessary number of rates, and they see nothing in the circumstances of the waste lands in Coimbatore to render special rates necessary. In their Proceedings above referred to, the Board have proposed Rupees 5 per Acre as the upset price for forest land, and Rupees 2½ for open lands, and they recommend that these rates be adopted for Coimbatore.

3. It will be necessary to exercise much care in reserving the Forest near the sources and along the lines of the hill streams in many of the tracts referred to by the Collector, but the Board doubt not that Mr. Grant is fully alive to the vast importance of this part of the subject.

(A true Copy and Extract.)

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

No. 322. ORDER THEREON, 23rd February 1863, No. 383.

1. In the letter submitted with these Proceedings the Collector of Coimbatore, Mr. Grant, suggests the rates which he considers suitable for unassessed waste sold under the new rules. There are five hill tracts in that District (besides the Neilgherries, which as already ordered* are to be specially treated), viz :—

* G. O. 6th December 1862, No 2,554.

(1.) The Annamallay hills.

(2.) The Balavampatty or Vellingherry hills.

(3.) The Hassanoor ranges.

(4.) The Burghur hills.

(5.) The Collegal ranges.

Mr. Grant proposes that the higher portions of the first two should be sold at the minimum upset price of Rupees 5, and the remainder at that of Rupees 2½ per Acre. The latter rate is proposed also for all other unassessed waste in the District.

2. The Board of Revenue consider it very undesirable to establish an unnecessary number of rates, and see nothing in the circumstances of the Coimbatore District rendering special rates necessary. They adhere therefore to the proposal contained in their Proceedings dated 26th January last†, viz., that all forest land should be rated at Rupees 5, and open land at Rupees 2½ per Acre.

† In G. O. 21st February 1863, No. 375.

3. The Government think the Board's plan is the best and it is accordingly sanctioned for adoption; 5 Rupees is equivalent to an annual assessment of only 4 Annas or 6 Pence per Acre, and this rate is sufficiently low for forest land as a general rule, especially as a purchaser is allowed three years for payment.

4. There are however tracts in which the clearance of jungle is for many reasons desirable, and in such cases special encouragement may with propriety be offered. The Government allude among others to the tract of unhealthy bamboo jungle at the foot of the Coonoor Ghaut beyond Metapolliem, and that at the foot of the Segoor Ghaut; but the general rate for the District cannot be lowered to meet such exceptional cases. The proper course is for the Collector to make a definite proposal according to circumstances, and the Government can pass such orders as may appear expedient. They will only observe that to encourage the clearing of the country between the Bowany at Metapolliem and the foot of the Coonoor Ghaut it would be worth while to grant the land at a very low rate, or on favorable Cowles. For Segoor it is of less consequence, for

when the Bangalore branch of the South-western Railway is finished few *passengers* will use that Ghaut. Besides it will not be of much use to clear the jungle there unless the worst part of it, that about Tippecaudoo, which lies in the Mysore country, is cleared by that Government.

5. Mr. Grant, it is observed, proposes to sell lands "under the *crest* of the Neilgherry plateau" on Freehold tenure at 2½ Rupees per Acre. This however is a vague and unsafe definition, and there would be much diversity of opinion as to where the plateau or the crest ended. The safe course will be to consider all the slopes of the Neilgherries as far as Coffee will grow, to be excepted from the Waste Lands Rules, and only saleable subject to assessment as directed in Government Order dated 6th December 1862, No. 2,554.

(Signed.) J. D. SIM,

Secretary to Government.

In this letter the Collector of Coimbatore, Mr. Grant, suggests the rates which he considers suitable for unassessed waste sold under the new rules. There are 6 Hill tracts in that District, besides the Wilgherries which are already ordered are to be specially treated, viz:

1. The Annamallays Hills
2. The Bolavampatty or Velliagherry Hills
3. The Hassanoor ranges
4. The Burgher Hills
5. The Coiltegal ranges

Mr. Grant proposes that the higher portions of the first two should be sold at the minimum upset price of Rupees 5- and the remainder at that of Rs 2 1/2 per

I concur generally in the assessments taken. It is better to have upset rates & upset exceptional cases as probably 5 & 2½ Rupees may thus be the rate generally exceptions being made as suggested in this case of Coiltegal Land

JW

per acre - The latter rate is proposed also for all other unassessed waste in the District -

The Board consider it very undesirable to establish an unnecessary number of rates, and see nothing in the circumstances of the Coimbatore District rendering special rates necessary - They adhere therefore to the proposal contained in their proceedings dated 26th January last viz that all forest land should be rated at Rupees 5 and open land at Rupees 2½ per acre -

I think the Board's plan is the best - 5 Rupees is equivalent to an annual assessment of only 4 annas or 6 pence per acre and that seems sufficiently low for forest land as a general rule - Especially as a purchaser is allowed 3 years for payment -

There are tracts in which the clearance of

4

of jungle is for many reasons desirable - and in such cases special encouragement may with propriety be offered - I allude among others to the tract of unhealthy Bamboo jungle at the foot of the Coonoor Ghaut beyond Metapollium - and that at the foot of the Segoor + Ghaut - but the general rate for the District cannot be lowered to meet such exceptional cases - The proper course is for the Collector to make a definite proposal according to circumstances and the Govt can pass such orders as may appear expedient -

Mr Grant it will be seen proposes to sell waste lands "under the crest of the neighbouring plateau" on freehold tenure at 2½ Rupees per acre - This however seems to me a loose and unsafe definition

+ No - Until any deviation encroaching on clearing of the Coonoor Metapollium & Bowany belts in the Bowany & Coonoor plantations would almost always be prohibited - The only exception would be where the land is required for cultivation - In such cases a low rate, or even a favourable one - might be advisable to encourage -

For Segoor it is very inconvenient for when lands in Hampton Court & the S W Railway is finished a few purchasers will have left Ghaut - Besides the worst part of the jungle is that about Kippcandoo which is in Mr Hampton's country & it lies with Mr Hampton to clear on

definition - for no two people would agree as to where the plateau or the crest ended - The coffee plantations on the slopes about and overhanging Burliar might be, con-sidered below the crest - The safe course seems to me to consider all the slopes, as far as coffee will grow to be excepted from the waste lands sales, and saleable only subject to assessment -

Orders requested -

JP

Simple Thana, under the Chandkhuri - But Rs - per mile upon this two -

JP

JP

Revenue Depart^t.

No. 383.

Proceedings of the Madras Government under date the 23^d February 1863.

Read the following Rep: of the Bd of Revenue

Submitting with Board's opinion letter from the Collector of Coimbatore reporting on the extent to be fixed on unassessed waste lands in his district.

(Here enters 5^th Feby 63 No 714.)

In the letter submitted with these Proceedings the Collector of Coimbatore, Mr. Grant, suggests the rates which he considers suitable for unassessed waste told pursuant the new rules. There are 5 Hill tracts in that district (besides the Nilgherries which as already ordered are to be specially treated) viz^t:

1. The Annamallay Hills.
2. The Palavampatty or Vellinghiry Hills.
3. The Aanaimuttee Ranges.
4. The Pycharah Hills.

× G.O. 6^th Decr 1862 No 2564.

5. The collegal enquiry-
=ry Grant proposes that
the higher portions of the
first two should be sold
at the minimum upset
price of Rupees 5-, and the
remainder, at that of Rs 2½
per acre- The latter rate
is proposed also for all other
unassessed waste in the
District=

2. The Board of Reve=
=nue consider it very un=
=desirable to establish an
unnecessary number of
rates, and see nothing in
the circumstances of the Jain=
=labore District requiring
special rates necessary- They
adhere therefore to the pro=
=posal contained in their
Proceedings dated 26th
January last- viz: that
all Forest land should be
rated at Rupees 5, and open
land at Rs 2½ per acre=

3. The Govt think the
Board's plan is the best
and it
is accordingly sanc=
=tioned for adoption- 5 Rs
is equivalent to

× In G.O. February 1863 No.

assessment of only 4 an=
=nas or 6 pence per acre,
and this rate is sufficient=
=ly low for Forest land
as a general rule- especi=
=ally as a purchaser is
allowed three years for
payment=

4. There are however
which the clearance of
jungle is for many rea=
=sons desirable- and in
such cases special en=
=couragement may with
propriety be offered- The
Govt allude among others
to the tract of unhealthy
Bamboo jungle at the
foot of the Coonoor Ghaut
beyond Metapollium-
and that at the foot of
the Segoor Ghaut- but the
general rate for the Dis=
=trict cannot be lowered
to meet such exceptional
cases- The proper course
is for the Collector to make
a definite proposal, ac=
=cording to circumstances,
and the Govt can pass
such orders as may appear
expedient

expedient - They will only observe that to encourage the clearing of the country between the Bowany at Metapolliem and the foot of the Coonoor Ghaut it would almost be worthwhile to grant the land for nothing at a very low rate, or on any favorable looked - for. As regards it is of less consequence for when the Bangalore branch of the South Western Railway is finished few passengers will use that Ghaut - Besides it will not be of much use to clear the jungle there unless the worst part of it that about Tippicandoo which lies in the Mysore country is cleared by that Government -

5. We - Grant it is observed proposes to sell land "under the crest of the Neilgherry plateau" on freehold tenure at 2½ Rs

is a large and unsafe definition - and there would be much difficulty in people would be at the plateau or where the crest ended the coffee plantations on the slopes abroad and even hanging Bungalows might be considered below the crest the safe course will be to consider all the slopes of the Neilgherries as far as coffee will grow, to be excepted from the waste lands rly sales, and saleable only subject to assessment - as decided in Ld & G's Secy's 1862 No 2554.

I Dd

" Bd of Rev. Dispt 24th

30 10
5

Revenue 1863 Septr.
Pro: of Govt for February.

No. 383.

Pro: of the Madras Govt
Dy 23d February 1863.

Upset price pro:
posed to be fixed in cm:
assessed waste in
Coimbatore, decided.

No: 321 & 322.