M.R.O. 14—13,000—27-9-24

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 2092 Press ~~Mis.~~

176-177

Dated 15-11-1864.

Not to be folded or roughly handled

No. 176. Read the following letter from P. GRANT, Esq., Collector of Coimbatore to J. D. SIM, Esq., Secretary to Government, Revenue Department, Fort Saint George, dated Coimbatore, 14th October 1864, No. 84 :—

SIR,

1. On receipt of your demi-official directing me to submit to His Excellency the Governor the plans of the lands sold on the Neilgherries in 1863-64, with a statement exhibiting their area and the cost of survey, I beg to say that the plans, &c., were at once called for from Coimbatore, but previous to their receipt His Excellency had started for Wynaad from Ootacamund. I have now therefore the honor to forward them.

Plans to be returned.

2. The extent of land sold in 1863-64 is Acres 3,523, its price is Rupees 29,590, and the cost of the surveys and demarcation, actual and estimated, Rupees 4,040. The average price per acre is Rupees 8-6-4, and the average cost of survey and demarcation Rupees 1-2-4. The difficulties experienced in carrying out the demarcation and surveys of some of the lands can be truly appreciated by those only who have had to do them. The lands on the south face of the Neilgherries, between the Droog and Melur, and east of Kotagherry on the slopes towards the north-east, are not only distant and difficult of access, but intensely hot, with labor scarce and expensive. The result is that the surveys have been expensive, at least much more so than they would have been in the low country, where labor and facilities for moving about are more easily procurable.

3. In Proceedings of Government dated the 9th December 1862, No. 2,569, the entertainment of two Surveyors on Rupees 150 per mensem was sanctioned, but even at this rate of allowance much difficulty has been experienced in procuring competent Surveyors. Mr. Oakes was first entertained by Major Farewell. He was unfortunately drowned in November 1863. Two months after his death the services of Mr. Howard were secured, but last month Major Farewell deemed it necessary to dispense with his services, a step with which I concurred, as Mr. Howard on the plea of bad weather had neglected his work.

4. I would here remark that the superintendence of the surveys is a source of considerable anxiety to Major Farewell, whose immediate duties are numerous and demand his constant supervision, thereby rendering it difficult for him to check the operations of the Surveyor, who has frequently to travel long distances to the lands to be surveyed. If it could be managed I would strongly recommend the employment of a Surveyor under the orders of Colonel Priestely. He has under his orders a large number of Surveyors, from whom no doubt he would be able to select a man well fitted for the work on the hills.

No. 177. ORDER THEREON, 15th November 1864, No. 2,092.

Land Revenue.

Rule 4.

1. An examination of the Maps submitted by the Collector shows that in several instances, the Rules for the sale of Waste Lands have been entirely disregarded, the properties are the reverse of "compact," and the extent of road or water frontage far exceeds the depth of the lot.

2. In illustration of these strictures the Government will note a few of the plans submitted.

3. The two Estates in the Orange Valley near Kotahgherry, sold to Mr. H. R. Grimes, and that at Morlacbrapoo Combay, sold to Captain Fuller, and those sold to Mr. Hunter at Philloor. The first are long narrow strips, engrossing entire valleys and streams, whereas by the rules the streams should have been the boundary, and the depth of the lots should have been twice their water frontage.

4. Captain Fuller's lot has unnecessarily irregular boundaries, and runs on both sides of several streams.

5. The boundaries of both Mr. Hunter's Estates at Philloor are also very irregular.

Rule 4. Every lot shall be compact, and as nearly as possible a parallelogram. When the land touches any road, or river, the length of the road or water frontage shall not exceed one-half of the depth of the lot, and in all other cases the blocks will be so laid out that as far as practicable their length shall not exceed half their depth.

6. The Rules must in future be strictly adhered to, and Rule 4 will be modified as shown in the margin, so as to preclude all misapprehension.

7. The Government observe that the scales of some of the plans are clearly wrong, being entered as 400 chains to the inch.

8. The expense of survey is very great, being on the average Rupees 1-2-4 per acre.

9. The Survey establishment will be placed under Major Priestley, who will select good Surveyors and furnish them with full instructions, as to their duty in avoiding irregular boundaries. The Surveyor should not be sent out until the Revenue Officer has decided whether the land can be sold and what should be its configuration.

(True Extract.)

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

To the Collector of Coimbatore.
,, Superintendent of Revenue Surve
,, Board of Revenue.

Exd. S. T. Augustin.

Statement of Lands Sold on the Neilgherries under the Government Rules Dated 6th March 1863 No. 478 A in 1863 and 1864.

Names of Purchasers	Name of Village and locality	Extent of Land				Amount of highest bid	Actual or Estimated Cost of Survey and demarcation	Remarks.
		Acres	Roods	Poles	Sq. yds & ft.			
1	2		3			4	5	6
In 1863. Mr Claude Vincent	Kartaity	45	-	35	"	1310 - -	68 - -	The Cost of the Survey was recovered as a seperate item and not included in the price of the land - Plan sent to Board with Title Deed. Not yet returned.
Mr A R. Grimes	Sentinel Rock and Yelamalay	21	3	8	144	7 " "	35 4 -	Do Do
Nunjappa Rao	Uputhalay near Coonoor	100	-	-	-	3000 - -	130 - -	Survey not yet received from the Executive Engineer - The Cost of the Survey was recovered as a seperate item and not included in the price of the land.
Mr W. Mullaly	Chengal and Coonal Valley	300	-	-	-	8400 - -	30 - -	Do Do The Cost of the Survey is included in the price of the land.
Major L. Grant	near Wellington	35	2	34	-	31 - -	30 - -	The Cost of the Survey is included in the price of the land - Plan sent herewith.
Mr C. E. Eckersall	Ootacamund	4	2	20	185	325 - -	24 - -	Do Do
Mr J. Hunter	Pillaor Valley	214	2	30	-	227 - -	227 - -	The Land was sold for Rupees - - 1830 Of which deduct Mr Hunters outlay on the Land included in the upset price as per Sanction of Govt Do 14 Augt 1863 No 1698 - - 1674 Net Amount 227 which is the Cost of Survey taken to Govt account as the price of the Land - Plan sent herewith.
Mr J. Hunter	above Pillaor Valley.	47	2	7	-	80 - -	80 - -	The Land was sold for Rupees - - 1830 Of which deduct Mr Hunters outlay on the Land included in the upset price as per Sanction above quoted - 1750 Net Amount 80 which is the Cost of Survey taken to Govt account as the price of the Land - Plan herewith sent.
Total Sales in 1863.		669	2	5	56 3/4	13,380 - -	794 4 -	
In 1864 Mr A. L. Bowie	Near Madumalai North East of Kotagherry.	100	-	-	-	115 - -	115 - -	The Land was sold for the upset price only which is the Survey cost - Survey not yet received from the Engineers Dept.
Mr A. L. Bowie	Do	130	-	-	-	130 - -	130 - -	Do Do
Mr A. R. Grimes	Kange Valley near Kotagherry.	44	-	17	163	352 13 11	390 136	This Land was sold as 500 Acres previous to Survey, and the highest bid was Rs 4000 - but by the Survey subsequently made it was found to contain only acres 44 R. 1 P. 163 and under the orders of Govt a proportionate reduction has been made - Plan sent herewith.
Mr A. R. Grimes	Do	109	1	32	-	766 2 4		This Land was sold as 500 acres previous to Survey, and the highest bid was Rs 3500 - but by the Survey subsequently made it was found to contain only acres 109 R 1 P 32 and under the orders of Govt a proportionate reduction has been made - Plan sent herewith
Mr J. A. Schwarz	Melkoondah	300	-	-	-	350 - -	300 - -	Survey not yet received from the Engineers Dept - The Estimated Cost of Survey is included in the price
Trust Seemings	about 5 miles from the Public Bungalow at Ootacamund on the Kotagherry Road.	114	2	-	-	97 7 -	97 7 -	Plan herewith sent. This Land was sold for the upset price only, which is the Cost of Survey & demarcation

1	2	3	4	5	6
Mr. W. Mc[illegible]	aly	Neeraly Valley	300 a - -	2250 - -	150 a - Survey not yet received from Surveyor Genl's Dept. - Cost of Survey is included in the price of the Land.
Mr Herbotts		Neraly Valley	300 - - -	2250 - -	150 - - Do Do
Mr W. Robinson		Kotagherry	5 - 37	214 3/4	50 - - 50 - - His Land was sold previous to Survey - On Survey subsequently made the area of Land was found to be 5 Acres 1 Rd 32 Sq Perches to which the price will have to be increased - Plan herewith sent.
Revd Mr De Silva		Coonoor	2 1	24 -	400 - - 22 15 - Plan herewith sent. Survey Cost is included in the price of the Land.
Mr Kay		near Wellington	63 1	22 -	630 - - 65 - - Do Do
Mr A.R. Dawson		Segoor	50 - -	- -	150 - - 150 - - Plan not yet received from the Surveyor Genl's Dept.
Commander Mitchison		Metuad	250 - -	- -	301 - - 300 - - Do Do
Mr Smith		Coonoor	7 - -	- -	30 - - 30 - - Do Do
Captain Fuller		Choolacapoo Combay	285 1	14	108 1/2 4442 Do 240 1 - Plan herewith sent. Cost of Survey is included in the price.
Dr Rogers		Ootacamund	10 - -	- -	21 - - 20 - - } Plans to be received hereafter
Dr Rogers		Do	8 - -	- -	21 - - 20 - - }
Mr Sanderson		Vellance	100 - -	- -	913 8 8 - - Sold to Mr Sanderson without Question at the Average price of Rs 19-2-2 according to the Sanction of Govt - Survey not yet received from the Surveyor Genl's Dept - Mr Sanderson finds he will make the Survey himself & plan
Mr R.F. Phillips		Vehicle Topo near Kotagherry	200 - -	- -	301 - - 300 - - Survey not yet received from the Surveyor Genl's Dept.
Mr R.F. Phillips		Do	50 - -	- -	81 - - 80 - - Do Do
Mr J. Hawes		above Runkai	80 - -	- -	301 - - 200 - - Do Do
Major Taylor		Ootacamund	10 - -	- -	405 8 - 405 1 - Plan herewith sent

5

1	2	3			4	5	6
Major Taylor	Ootacamund	10	a	a	508 a	50 a a	Plan to be received hereafter.
Do	Covay about 4 miles from Ootacamund.	200	a	a	101 ..	100 a a	Plan not yet received
Major J.B. Lovell	Near Sooliur	125	a	a	1170 ..	250 a a	Do.
Total of 1864		2854	1	27	214	16210 1/2	5 3246 3 6
Grand Total of 1863 & 1864		3523	3	32	270 3/4	29590	12 5 4040 7 6

Average Cost per acre 8 6 4

Average Cost Journey and Demarcation per acre 1 2 4

Coimbatore Collectors Office
14th October 1864

P. Rau
Collector

5

No 1 Mr Jones plan
most unsatisfactory – he
has put the whole of the
valley & stream –
the boundary should have
been the Stream. &
the depth should have
been twice the frontage.
Scale very bad to be
100 Chains 2 Inch

No 2. Capt Fuller. His
boundary too irregular
scale wrong
from cant / hill

No 3 Mr Jones. outline
impossible. Scale wrong.

5

Hon. J. Hamlin Esq
Outline proceedings
No [illegible] Do
Dec

Proceedings of the [illegible] under date the 15th November 1864.

Reports on the Lands sold on the Neilgherries during the years 1862/64

Rule 4.

Read the following Letter from the Collr. of Coimbatore Dated Ootr. 18th Octr. 1864 No. 84

An Examination of the Maps subsequently submitted by the Collr. shows that in seven instances, the rules for the sale of Waste Lands have been entirely disregarded the properties are the reverse of "Compact" and the extent of Road or Water frontage far exceeds the depth of the Lot.

In illustration of these strictures the Collr. will note on these the plans submitted.

The two Estates (Nos) in the "Orange Valley

No. 2092. Revenue Dept.

Government

near a Stake sherry-
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Estates at Pellow
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and what should
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J D S

1 Copy to the Collector of Coimbatore with 2 Queries
Despatch 17 Nov
10 — Supt of Rev Surveys
14 Bd of Rev

To Members of Council
Judge

Revenue 1864 Deptt.
Pro: of Govt. for Nov.

No: 2092.

Pro: of the Madras Govt:
Dt/15th November 1864.

From the Actg Secy. of Revenue
Survey 20 March/65 & No. 826.

Passing orders on the
Lands sold on the Neil-
-gherries in 1863/64 and
modifying Rule 4 of sale
of Waste Land.

No: 176 & 177.