M.R.O. 14—13,000—27-9-24.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 262	Press ~~Mis.~~
196–197	
Dated 12 – 2 – ~~19~~ 1864	

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 12th February 1864.

No. 196. Read the following letter from C. SANDERSON, Esq., Coonoor, to J. D. SIM, Esq., Secretary to Government, Revenue Department, Madras, dated Coonoor, 30th January 1864:—

SIR,

1. With reference to my letter of the 20th May last, and the Government Order thereon, (No. 922, 28th May), I have now the honor to report that in August I got possession of 100 acres of land, two miles from Coonoor near Hulicol.

2. I immediately set about clearing, and sowed about 6 acres of Neilgherry Nettle seed (in fact, all that I had been able to collect).

3. It is now five months since, and the crop may be considered a decided failure; the plants having died off to the extent of 70 per cent., and the rest being only a few inches high, owing to drought and poverty of soil.

4. I also put in a number of roots of the Urtica nivea (China-grass) which I brought from Bengal, and the result is equally unsatisfactory, the plants growing exceedingly dwarfed and poor.

5. In the meantime, I had been anxiously endeavouring to obtain from the Collector the purchase price of the land selected, and I had the honor to receive a decision from him on the 8th January, fixing the average price per acre at Rupees 19-2-2 taking the sales up to December 31st 1863.

6. A few days subsequently a Government sale of nine estates occurred, which brought down the average to Rupees 5-14-8, and I had hoped that the Collector would have allowed me to hold the land at this rate for general purposes, the fibre having failed.

7. The land being too high in altitude for Coffee, I have been making pits in the hope of introducing perennials, such as Tea or Chinchona. This, however, will be entirely experimental, where there are not more than 45 inches of rain and ordinary grass land to deal with.

8. Besides trying the experiment of fibre cultivation on the land in question, I had extended my operations (in the early part of last year) to three other plots of rented land; but with equal non-success.

9. My expenditure on the 100 acres granted by Government in July, has been upwards of Rupees 4,500, including clearing, road making, and irrigation, and as I had already stated in my letter of the 20th May, I have incurred considerable expenditure in getting machinery to this country.

10. On these grounds I beg that I may be permitted to hold the land in question on payment of purchase money assessed on the average of land sold up to the 11th January last, paying down the amount and also the assessment of 2 Rupees for Shola and 1 Rupee for grass land.

11. Desiring to effect a transfer of the land, together with the outlay upon it, to a neighbouring planter (Mr. W. Stanes), he declared the assessment of purchase money to be too high, and on that account declined taking it, as it was too high in elevation for Coffee and questionable for other perennials.

12. I may add, that in my explorations of the Hillsafter Nettles, I have arrived at the conclusion that they will grow only on the best of Shola land, or near Tod's cattle kraals, and that the yielding localities even, lie several miles apart, and further that as a commercial speculation, I have only to add my own experience to the repeated failures which have preceded mine.

13. I beg to append copy of my letter to the Collector on the subject of averages, and his replies, in the hope that I may have a favorable re-consideration of the matter.

14. The Vellance 100 Acres, has no roads near it, to render it more valuable than Coffee land not far off, which sold at 7½ Rupees per Acre, 600 Acres. *Vide* Nos. 8 and 9, public sales of the 11th January.

Proceedings of the Madras Government, Revenue Department,
12th February 1864.

No. 197. ORDER THEREON, 12th February 1864, No. 262.

The Collector is requested to furnish a statement of the sales on which his average is founded, of the sales referred to by Mr. Sanderson, and of any later sales, at Coonoor. The statement should show the locality, the date of sale, the extent and description of land sold and the price per Acre, and should be accompanied by any remarks which the Collector may wish to offer in explanation of the prices realized. The Collector will also mention the description and quality of the land made over to Mr. Sanderson.

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

To the Collector of Coimbatore.

Exd. S. T. Augustin.

(True Copy.)

Coimbatore Collectors Office
5 Jany 1864.

No 17

P. Grant Esqr
Collector of Coimbatore
&c &c &c
Coonoor

Sir

With reference to the Government Order of the 28th May 1863 No 922 and to my application of the 3rd July 1863 for 100 acres of land at Hulicul, I have the honor to inform you that the average price per acre of land on the Neilgherries accords to the public sales which took place from March to December 1863 amounts to Rupees 19. 2. 2 and the price to be charged at this rate on the 100 acres of land applied for by me is Rupees 1913. 8. 8. This amount is in addition to the payment of Annual Assessment at 2 Rupees per acre for Forest land and 1 Rupee per acre for open land.

I request you will inform me whether at the end of 5 years I will be prepared to pay the above price.

If you approve of the amount fixed I shall report the matter to Government for their orders.

I have the honor to be
Sir
Your most obedient Servt
(Signed) P. Grant
Collector

(True Copy)

Coonoor Jany 13th 1864

From Chas Sandeman Esqr
Coonoor
To P. Grant. Esqr
Combaitore Collector

Sir

I have the honor Acknowledge the receipt of your letter dated 5 inst. with reference to the Valuation of Vellanee 100 acres.

2 Before finally accepting the assessment contained in that letter, I beg to draw your attention to the sales of yesterday, in the hope that you will be able to draw another fresh average.

3 Taking your average of 15.2.2 per acre we have further called for returns Yesterday as follows:—

No.		
1	1. 2. 4	
2	0. 15. 0	
3	7. 0. 0	
4	8. 0. 0	
5	not sold	
6	1. 2. 8	
7	13. 8	
8	7. 8. 0	
9	1. 8. 0	
9	53. 3. 10	
	0. 14. 8	

4 Considering therefore that the land at Vellanee has turned out very inferior on the greater part of the estate, both Mr Kerkhill (my partner) & myself feel that you will be putting us on a par with recent purchasers, by Rendering inoperative the Sales at our Yesterday.

I have the honor to be
Sir
Your most obedt Servant
(Signed) Chas Sandeman

Combatore Collectors Office
22 January 1864

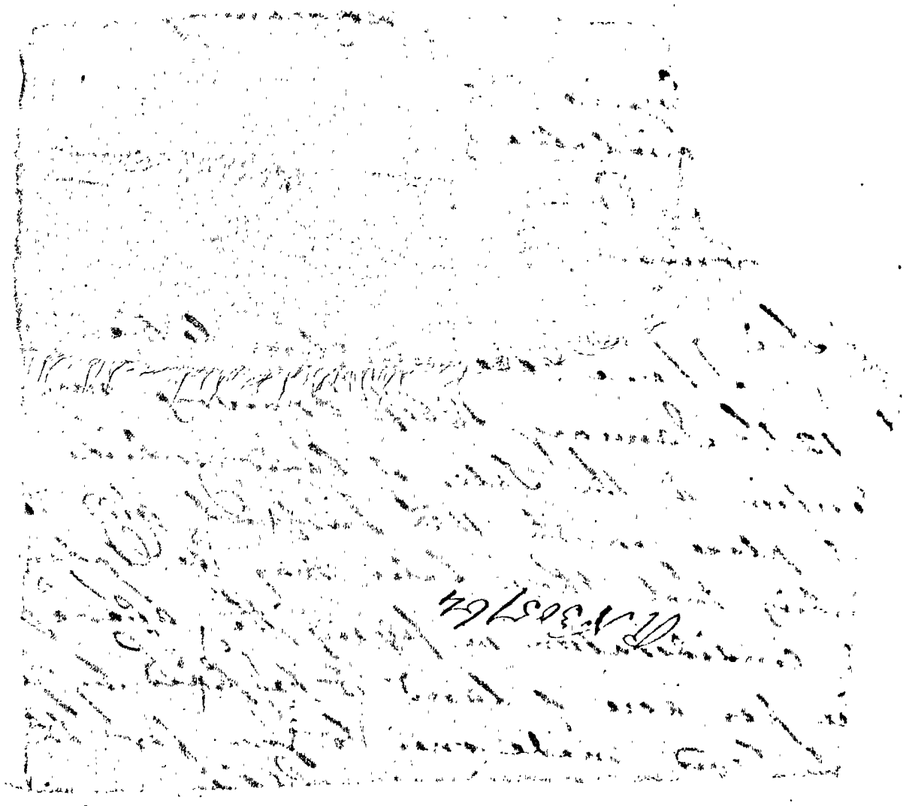
From P. Grant Esqre
Collector Coimbatore
To C. Sanderson Esqr
Coonoor

Sir

I have received your letter of the 12th January 1864 drawing my attention to the Sales of land which took place on the 11th Instant, and requesting that those Sales may be taken into consideration in fixing the average price per acre of land to be paid by you for the land made over to you for the Experimental Cultivation of fibres.

I regret that I am unable to accede to your wishes, as the step would be opposed to the spirit of the Govt Order under which the land was granted.

I have the honor to be
Sir
Your most obedt Servant
(Signed) P. Grant.
Collector.



Revenue Department

Memo

In his letter dated 20th May last Mr. Sanderson stated that he had come from England with a view to cultivate fibres in this Presidency but had failed in obtaining suitable land on the Neilgherries. A plot of 100 acres of grass land in which were interspersed a few acres of Cholah, about a mile from Coonoor, had fetched

fetched 32 Rs per
acre at auction at
price "altogether
beyond the fibre- pro
fits". Mr. Sanderson
under these circum-
stances sought the
aid of Government
in the following
terms. "I shall feel
obliged, therefore, if you can get
me a grant of 100 Acres of waste
grass land on easy terms, say
within 3 miles of Coonoor. I
will undertake to leave all large
trees standing, and if the
fibres prove too expensive

to cultivate, I would restore
the land to Govt. I am now
renting 16 Acres to go on with and
to catch the sowing season,
and I find that Rupees 40
per Acre is the cost of
preparing and sowing with
Nettle seed, so that land
granted for fibre growing
would be improved when hand
ed back to Government."

The Govt. refused to
grant lands on easier terms
for the cultivation of fibres
than for that of any other
product, but in order that Mr.
Sanderson might be saved
some of the risks incident
to his experiment they offered
to let him take up 100
acres of land and "to
hold

held it on payment
of the annual assess-
ment for five years, at
the end of which period
he would be allowed
the option of purchasing
it on paying the average
price which such land
fetches; the price in order
to avoid future disputes
being now settled and
being independent of
the annual assessment."
Mr. Sanderson was to have
liberty to draw up the land
either at the end of the five
years or previously if
his experiment
proved unsuccessful.

Mr.

Mr. Sanderson
was states that
he obtained
possession of
100 acres in Au-
gust last, un-
der this arrange-
ment that his
experiment had
wholly failed
and that he had
expended Rs.
4,500 on
the land in-
dependent of
outlay for
machinery.

machinery - He now wishes to purchase the land, but objects to the price fixed by the Collector. Mr. Grant-porting on the 5th Ultimo took the sales between March and December 1863 and that obtained an average of Rd 19-2-2 per acre - Mr. Sanderson replying on the 12th Ultimo claims that certain sales which came off on the previous day should be included in the calculation - the result of which would be that the average price would be reduced to Rd 5-14-8 per acre - The terms of Mr. Sanderson's application and of the L.O. clearly show that the land was granted for a term of 5 years for fibre cultivation - if that had been added Mr. Sanderson might have the land at the average price of such land at the time of grant - if that failed, Mr. Sanderson might have

at any time - When the application was made, land at Coonoor was realising Rs 30 per acre and the object of the arrangement was to save Mr Sanderson the heavy outlay at the commencement of a doubtful experiment not to give him the land at less than its current value, for this Govt distinctly refused to do. I do not see therefore that Mr Sanderson can of right object to the price named by the Collector, or would have just cause of complaint if Govt demanded the surrender of the land, now that the experiment for which alone it was granted has failed and been abandoned -

But as a matter of grace and in consideration of the time and money he has devoted to the experiment, Govt might refer to the Collector for information regarding the land, and the previous sales from which his average and the average proposed by Mr Sanderson are deduced -

Orders requested -

- Mr Sanderson seems to think that the 100 acres first applied for - Licensed Station of Govt's is not willing to take them at the average price originally fixed upon - He will be able to bid at the auction but it was intended that Govt should fix a minimum price

Mr Sanderson has spent much time and money upon the land, and his improvements will be returned to him

upon further consideration I think we ought to ascertain upon what principle Mr Sanderson determined his average price - for the average of each sale without reference to the proportion sold will not show correctly up & divided by the proportion make a fair average taken - Mr Sanderson's land - again I do not see why Mr Sanderson should have the advantage of taking at the end of the season & did not complete till May his data at least Mr Sanderson both for Govt - this would be an

Mr Sanderson

carried on his duties
Dec^r 63. in place of Hop-
ping at 28 May of that year
the date of your order - at which
time (now) the price should
have been settled. He then
for his services to be
deemed him - He may be
called on for explⁿ -

This should this mi-
chief of making spe-
cial cases - departing
for ordinary - general
rules - should be a
caution to us for the
future - Jno.

Rec^d Dep^t

No 262.

Proceedings of the Madras Govt
Under date the 12th Feby 1864.

Read the following
letter from D. Sanderson
Esq^re.

Reports the late fire Experimental cultivation of the Sea Island Cotton seed received from Coimbatore - requests to furnish an abstract of the Land & general Surveyors Charges &c. which have accompanied the Average of Land rent allotted on the Average of Land rent allotted

Dated entered 30th Feby 64

The Collector is requested to furnish a Statement of the Sales on which his Average is founded, of the Sales referred to by Mr Sanderson - and of any later Sales, at Coimbatore. The Statement should show the Locality, Date &c

of sale - the extent and description of land sold and the price per acre, and should be accompanied by any remarks which the Collr may wish to offer in explanation of the prices realized - The Collr will also mention the description and quality of the land made over to Govt &c.

No. 115

Copy to the Board of Commissioners &c &c &c

Revenues 1806. Despatch
from Govt for February.

No 262

Gov: of the Madras Govt

Dated 12th February 1806.

Recd 6th April

Collectors of Coimbatore
to furnish a statement of the
values of land at Coimbatore and
to state the description
and quality of the lands,
under cultivation &c.

No 1964 1/2