M.R.O. 14—13,000—27-6-24.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 381 Press ~~Mis.~~

3637

Dated 3 - 3 - ~~19~~ 1864

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 3rd March 1864.

No. 36. Read the following letter from W. T. BLAIR, Esq., Acting Inám Commissioner, to J. D. SIM, Esq., Secretary to Government, Revenue Department, Fort Saint George, dated Coimbatore, 19th February 1864, No. 10:—

SIR,

1. Referring to the concluding observation in paragraph 4 of their Proceedings, dated 5th April 1862, No. 760, passing orders on the Inám Settlement of the Districts of Vizagapatam and Ganjam, I have the honor to submit for the approval of Government copy of my instructions to Deputy Collector B. Gópálaiya for the registration and enfranchisement of certain tenures in the vicinity of Madras known as Quit-rent gardens, held on long leases of ninety-nine years granted by the Madras Government.

2. The number and extent of such gardens cannot be ascertained without a detailed inquiry, but from a return obtained from the Madras Collector's Office, the total number of gardens including those held on ordinary quit-rent for indefinite periods, is 270 measuring, 1,229 Cawnies, charged with a quit-rent of Rupees 5,167, and situated in 41 villages included in the local jurisdiction of four Talooks.

3. As the Deputy Collector will need the professional aid of a competent Officer of the Public Works Department, for the purpose of making a fair valuation of the buildings situated in the gardens, the owners of which may desire enfranchisement on the terms offered, I request the favor of Government issuing the necessary orders.

Proceedings of the Inám Commissioner, dated Coimbatore, 11th February 1864, No. 7.

Read letter from Deputy Collector Gópálaiya, dated 7th December 1863, No. 145.

1. The Deputy Collector enquires whether grants held on ninety-nine years lease in the District of Madras can be settled by this Department.

These grants are of the same nature as those of Waltair Estate in the District of Vizagapatam, which with the sanction of Government have been settled by this Department. As a rule, the leases in the District of Madras contain no expressed condition that the lands held should be given up at the expiration of the lease with all the improvements and buildings thereon, and the case is the same with some in the District of Vizagapatam, though in many instances there this condition is clearly expressed. In all leases of this description, however, such a condition must be considered as implied where not expressed. The terms of the Settlement being liberal and enfranchisement under them entirely optional, no hardship will be entailed on any parties. The quit-rent on these Madras gardens is much higher than on those of Waltair, but this circumstance does not affect the nature of the tenure. Before proceeding, the Deputy Collector should explain how he proposes to calculate the full assessment on these lands. He should remember that the Government possess a reversionary right to the land with all its improvements, and the assessment should be calculated with reference to the present improved state of the land, and not merely to the inherent quality of the soil, which alone was taken into account in fixing the survey rates. The Government will be applied to, to afford the Deputy Collector professional aid in valuing the buildings situated in the gardens.

2. As regards gardens held on a fixed quit-rent without any lease or condition, they need not be brought under the present Settlement. These gardens are not of the same nature as the Nellore Bilmuctas, which were given entirely for cultivation purposes on personal consideration. The quit-rent garden in Nellore held for the most part for building and garden purposes have not been settled by this Department.

Proceedings of the Madras Government, Revenue Department,
3rd March 1864.

No. 37. ORDER THEREON, 3rd March 1864, No. 381.

Referred to the Department of Public Works, in view to instructions being issued to the Superintending Engineer to have valuations made of such buildings as may be pointed out by the Deputy Collector of the Inám Commission.

True Extract.

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

To the Board of Revenue.
" Inám Commissioner
" Department Public Works.

Exd. S. T. Augustin.

381 No. 381.

Referred to the Department of Public Works in view to instructions being issued to the Superintending Engineer to have valuations made of such buildings as may be pointed out by the Deputy Collector to Inspanjas of the Inam Commissioner.

Fort St. George
3d March 1864

Pro: 5 April 62 - 491

Revenue 1864 Deb.
Bo: of Govr for Allgrch
£. 485-
From
The Agl Inam Comm.r
To The Secretary to Govt
Revenue Dept.
Dated 19th February 1864
Received 26th "
No 38 of Bundle
No 10
Enclosure - 1
Request to a reference
to the instructions issued
to his Deputy regarding the
treatment of quit rent
gardens held on 99 years
lease in the Madras Dt,
that orders may be issued
for affording him the aid
of a professional Officer
for the valuation of the
buildings situated in
the Cantonment gardens -
To Withdraw Order

From the Ag Inam
Commissr 18 April 1864
No 908

No 36 & 37