M.R.O. 14—13,000—27-9-24.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 685 Press ~~Mis.~~

342.343

Dated 21—4— ~~19~~1864

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department, 21st April 1864.

No. 342. Read again letter from C. SANDERSON, Esq., dated 30th January, and recorded in G. O. 12th February 1864, No. 262.

Read also 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, 5th April 1864, No. 15 :—

SIR,

1. I have received the Proceedings of Government and their Order thereon, dated 12th February 1864, No. 262, communicating a letter from Mr. Sanderson, regarding the average price to be charged for the 100 Acres of land granted to him in the Government Order of 28th May 1863, No. 922, and directing me to forward a Statement of the sales on which my average was founded, of the sales referred to by Mr. Sanderson, and of any later sales at Coonoor.

2. In obedience to the above Order, I beg to forward a Statement No. 1 showing the sales on which my average of Rupees 19-2-2 was founded, from which it will appear that the average in question was taken from the aggregate proceeds of all the sales which took place in 1863 in different parts of the Hills, *minus* however that portion which is to be paid out of the sale proceeds on account of the actual or estimated cost of survey and demarcation, &c.

3. A Statement No. 2 exhibiting the sales which took place from January 1864 including those referred to by Mr. Sanderson is herewith transmitted.

4. It will appear that Mr. Sanderson has reduced the average to Rupees 5-14-8 per Acre by taking to account the first eight sales in Statement No. 2 in addition to those on which my average was founded, and that in making his calculations he has followed a principle different from that adopted by me. The particulars connected with his average are shown in the column of remarks of the above Statement as well as in his letter to me of 12th January 1864, copy of which is enclosed.

5. Taking the whole of the sales from the time the new rules came into operation up to last month, the average price per Acre amounts to Rupees 7-9-2, as shown at the foot of Statement No. 2. My own view is that the average of 19-2-2 originally fixed by me, with reference to the sales of the year in which the land was granted to Mr. Sanderson, is not more than what it can fairly bear, but I leave the matter for the consideration of Government in view to their determining which of the three averages should be adopted in fixing the price on Mr. Sanderson's land.

6. Mr. Sanderson now informs me that he has transferred the land to the Carnatic Company. The value is not stated, but I learn from other reports that he obtained 15,000 Rupees for it.

7. In fixing the price to be paid by Mr. Sanderson, I took the average of the sales up to the end of the year, deeming this course to be most just to Mr. Sanderson and the Government. My letter to him was dated 5th January, so that the consideration of sales which took place subsequent to that date was beyond my power, and it remains for Government to determine whether they are now to be taken into account.

No. 343. ORDER THEREON, 21st April 1864, No. 685.

1. In his letter dated 20th May 1863, 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 Sholah, about a mile from Coonoor, had fetched 32 Rupees per Acre at auction, a price "altogether beyond the fibre profits." Mr. Sanderson, under these circumstances, 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 three 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 Government.* I am now renting 16 Acres to go on with and to catch the sowing season, and I find that Rupees 70 per Acre is the cost of preparing and sowing with Nettle seed, so that land granted for fibre growing would be improved *when handed back* to Government."

Proceedings of the Madras Government, Revenue Department, 21st April 1864.

G. O. 28th May 1863, No. 922.

2. The Government refused to grant land 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 it on payment of the annual assessment 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 be at liberty to throw up the land either at the end of the five years, or previously, if his experiment proved unsuccessful.

* G. O. 12th February 1864, No. 262.

3. In his letter 30th January* 1864 above recorded, Mr. Sanderson states that he obtained possession of 100 Acres in August last under this arrangement, that his experiment has wholly failed, and that he has expended Rupees 4,500 on the land, independent of outlay for machinery. He now wishes to purchase the land, but objects to the price fixed by the Collector. Mr. Grant, writing on the 5th January 1864, took the sales between March and December 1863, and thus obtained an average of Rupees 19-2-2 per Acre. Mr. Sanderson, replying on the 12th idem, 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 Rupees 5-14-8 per Acre.

4. The terms of Mr. Sanderson's application, and of the Order of Government of 28th May 1863, above quoted, clearly show that the land was granted for a term of five years for fibre cultivation; if that experiment succeeded Mr. Sanderson was to have the option of retaining the land at the average price of such land *at the time of grant*, while if it failed, he might throw up the land at any time. When the application was made, land at Coonoor was realizing Rupees 30 per Acre, and the object of the arrangement was to save Mr. Sanderson this heavy outlay at the commencement of a doubtful experiment, not to give him the land at less than its current value; for the Government distinctly refused to do this. The price was to be fixed at the time the Order of Government was issued, and taking the average of the three sales which had then taken place the price would have been Rupees 26, so that the pr[illegible] by t[illegible]ollector, viz., Rupees 19-2-2 is moderate. Further, the Collector considers [illegible]ard to h[illegible] price fixed by him, and he states that it has been sold by Mr. Sanderson (without the [illegible]ion of Government) for Rupees 15,000. The Government therefore cannot c[illegible]nt to the Collector's price viz., Rupees 19-2-2 per Acre, being reduced.

(True Extract.)

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

To the Collector of Coimbatore.
" C. Sanderson, Esq.
To the Board of Revenue.

Exd. S. T. Augustin.

Coonoor 8
From January 12th 1864.
Charles Sanderson Esqre
Coonoor
To
A. Grant Esqre
Coimbatore Collector
Sir,

I have the honor to acknowledge the receipt of your letter dated 5th Instant, having reference to the value of the pollams 100 Acres.

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 out a fresh Average.

Taking your Average of Rs 19-2-2 we have further Cases occurring Yesterday as follows.

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

the greater part of the estate, both Dr. Hendelah (my partner) and myself, feel that you will be fulling

[illegible] on a Jury with Peremptory Challenges
by Ballot, including Alabama and
City Gesterday.—

Adam X X
Signed Charles Sanderson.
for Sanderson & Fairbanks

(Receipt)

A. Grant
Collector.

[illegible]

Rev 909/64

Dr Collector forwards the Copies of Inscriptions on 5 Obelisks at Aboo Simbel

From
C. Swanston Esqr
Bombay

To,
The Collector of
Surat

Requests he will have
the Copies of the Inscriptions
on the 5 Obelisks at Aboo Simbel
also the Sculptures &c
in the Excavations lately
forwarded to him by Capt Grant
from Egypt

Bills from March to October 1863

									Deduct Cost or Estimated Cost of the Survey included in the Price	Amount realized.	Date of Sale.	Remarks
									Rs as p	Rs as p		
										1310	16 March 1863	The Cost of Survey was recovered as a separate item and not included in the price of the Land. The Land consists of Jungle.
										7	6 April 1863	The above remarks apply to this Land in regard to Survey Cost. This Land is Situated in an out of the way place & thus forms no Competition so far.
										3000	18 May 1863	There was no Competition so far. In regard to the Survey the above remarks.
									200	8200	15 June 1863	
									30	1	18 September 1863	
									24	301	9 December 1863	This Land was sold at an upset price of Rs 16301 which consists of the Estimated Survey Cost (Rs 223) and the Remission Valuation (Rs 16078) this was obtained in the Bye Laws under the Chingleput Collectorate for the same amount & no Competition it was knocked down for the same amount & no Competition
									16301		9 Dec	The Remission Valuation on this Land amounted to Rs 17950 & the Estimated Cost of Survey to Rs 1880 making in all Rs 19830, which sum was taken as the upset price at sale signed in the above order there was no Competition & the Land was knocked down to the Remission for the same amount
									1830		9 Dec	
									16385	2839		
Total									Exp 2 85 362 3424			1922

Examined & Checked by me

Collector

Collectorate Office
5th April 1864

Examined & Checked by me
Asst Collector

Plan of Collins Farm Lots
Nos 12 & 13 Township
No 5 ~ Range 6 East 1864 Jan 15.

Plan 909/64.

Lot 1

Showing the Chemung
River Valley of Land
on the Chemung
River from Branch
to December 1863.

No 2

Statement shewing the Sales of Land on the Mulghery Hills from January to March 1864.

1 Names of the Localities	2 Names of the Purchasers	3 Extent of Land Sold: Acres	Roods	Poles	4 Price realized by Auction	5 Estimated Cost or Estimated Cost of the Land when laid out for Sale	6 Estimated value	7 Rate per Acre	8 Remarks
Near Madanchadah north east of Nolaghery	Mr. C. L. Pain	100	-	-	115 - -	115 - -	- - -	1 - 4	The total of 1164 Rupees mentioned in Colonel Ouchterlony's letter No 1 of 1864 as the amount realized by the Sale of Land in the Mulghery Hills on the 12th January 1864 having been found to be erroneous, the Collector was requested to ascertain the correct amount and report the cause of the error. The Collector has accordingly done so and the final amount is now declared to be Rupees 1155-8-0 as per statement from the accompanying Copy of the Collector's Office No 2 of 12th January 1864.
Do	Do	130	-	-	120 - -	120 - -	- - -	0 - 14	
Mango Valley near Nolaghery	Mr. H. H. Grimes	500	-	-	3500 - -	320 - -	3840 - -	7 - -	
Do	Do	500	-	-	4000 - -	320 - -	3840 - -	8 - -	
Mettroodah	Mr. J. Richmond	300	-	-	350 - -	300 - -	50 - -	1 - 3	
In the old Nolaghery road about 2 miles from the Public Cardamd	Lieut. Strange	111	2	-	97 7 -	111 7 -	- - -	0 - 14	
Nuralley Valley	Mr. Hartley	300	-	-	2250 - -	150 - -	2400 - -	7 - 8	
Do	Mr. Herbert	300	-	-	2250 - -	150 - -	2400 - -	7 - 8	
Coonoor	Revd. L. Jesse	2	1	24	- 100 - -	20 - -	350 - -	- - -	Glebe
Near Wellington	Mr. Kay	63	1	22	- 630 - -	65 - -	565 - -	- - -	
Nolaghery Pegoor	Mr. H. Robinson	5	-	37	2112	50 - -	50 - -	- - -	25 Jan 64
	Mr. Davison	50	-	-	- 150 - -	150 - -	- - -	- - -	6 Land Sale
Munjacumbay Valley	Commander Mitchelson	250	-	-	- 301 - -	300 - -	1 - -	- - -	4 Land Sale
Total		2615	2	3	214¾	11213 7 -	21577 -	12055 -	-
Odd sales in 1863		669	2	5	56¼	31284 - -	18385 - -	12899 -	-
Grand total of Sales from March 1863 to March 1864		3285	-	8	271¾	454177 -	20542 7 -	24955 - -	-
Average price per Acre								7 9 2	

Coimbatore
Collector's Office
5th April 1864

[signature]

[signature]
Collector

[illegible]

[illegible]

[illegible]

The pet. desired that the price of the land - in order to prevent dispute. should be settled "now" - May 1863 - The pet's average fully meets this requirement - and as he says that the land is worth Rs 10 per Acre - and as Mr Saunderson has sold 16 Acres for 1500 Rs with the permission of 1863. the pet. I do not see why pet should be put to the trouble of a reference -

Orders requested L.D.

11/7

Mr Saunderson's statement. Rs 1500 for 16 Acres = 93 8/16 per Acre

Mr Saunderson has sold the block of 100 Acres for 1500 Rs with the permission of the Govt. dated 28th May 1863 No 334 - 335

Mr Saunderson's statement is that he bought the land in 1858 at Rs 5 per Acre = Rs 500 for 100 Acres - he spent on it Rs 422 - he sold 16 Acres for Rs 1500 - leaving him in hand 84 Acres which he valued at Rs 10 per Acre = Rs 840 - Total Rs 1342 - Cost Rs 500 - Profit Rs 842 = 168% - Mr Saunderson's statement is not borne out by the facts of the case - he has not spent Rs 422 on the land - he has not got Rs 10 per Acre for the land - he has got Rs 93 8/16 per Acre for it - he has made a profit of 168% on his outlay - he has not spent Rs 422 on the land - he has not got Rs 10 per Acre for the land - he has got Rs 93 8/16 per Acre for it - he has made a profit of 168% on his outlay -

No 342 -
C 15 April 1864 R 18

1864 Rev - Separate
Pro. of Govt for Pt 309 -

The Collector of Chingleput

To The Secretary to Government Revenue Department Madras

Dated 11th April 1864

C No 15

With reference to the Commissioner's letter dated 12th February 1864 No 196 - 197 - forwarding the petition of Mr Saunderson praying that the price of land purchased by him in the Govt village of Kolambakkam in Tambaram Taluk may be fixed at Rs 10 per Acre - I have the honor to report that the land in question was purchased by Mr Saunderson in 1858 at Rs 5 per Acre - that he has since spent Rs 422 on it - that he has sold 16 Acres at Rs 93 8/16 per Acre - and that he values the remaining 84 Acres at Rs 10 per Acre - I am of opinion that the price of land should not be changed on the ground assumed by Mr Saunderson - and that the petition should be rejected -

No 685 - 21 April

The Govt. consider that the average price fixed by the Collector, as reported in his letter above recorded, fully meets their requisition. As Mr. Grant states that the land in question is worth that average viz Rs 19.22 per acre, and as Mr Sanderson has sold the same for 15,000 Rs without permission, the Govt cannot consent to the above mentioned price, viz Rs 19.2.2 per acre, being reduced.

Revenue Dep.t

No. 685.

Proceedings of the Madras Government

Under date the 21st April 1864

Read again Letter from C. Sanderson Esq.re d/ 30th January and Record in C.O. 12th Feby. 1864 No. 262.

Read also the following Letter from the Collector of Coimbatore.

Forwarding two Statements shewing the Sales of Lands on the Nilgherries, as called for in the Government Order of 12th Feby 1864 No. 262, with a view to the Moneys to be charged on Mr. Sandersons Land, thereby determined

(Have Order 5th April 1864 No. 215)

In his Letter dated 20th May 1863 Mr. Sanderson stated that he had come from England with a view to cultivate Fibres

fibres in this Presidency
but had failed in
obtaining suitable land
on the Neilgherries.
A plot of 100 acres
of grassland
in which are scattered
a few acres of
Sholah, about a mile
from Coonoor had selected
32 Rupees per acre at
auction, a price which
seller beyond the fibre-
profits." Mr Sanderson
under these circumstances,
might look and of Govern-
ment for 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

within 3 miles of Coonoor
I will undertake to leave
all large trees standing
and of the fibres prove
too expensive to cultivate,
I would restore the land
to Government. I am now
renting 18 acres close on which
and to catch the rowing sea-
son, and I find that Rupees
per Acre is the cost of fen
fencing and sowing with Seed
to that land granted
for fibre growing would be
improved when handed back
to Government

G.C. 25th May 1865.
N. 922.

2 The Govt refused to
grant land 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 trouble
incidental to his experiment,
they offered to let him
take

take up 100 acres of land and to pay Rs 1 on assessment of the annual assessment 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 at that time to show use the land either at the end of the first year, or pre-emption of his offer.

Directions received and duly effected.

Sir

× G. O. 12th Feb 1864 No 262.

3. — In his letter 30th Jany 1864 above recorded Mr Sanderson stated that he obtained possession of 100 acres in August last under this arrangement that his experiment had wholly failed, and that he has expended Rupees 4,500 on the land, independent of outlay for machinery. He now wishes to purchase the land, but objects to the price fixed by the Collector. Mr Grant, writing on the 5th January 1864, took the sales between March and December 1863, and ~~this~~ obtained an average of Rs 19-2-2 per acre. Mr Sanderson, replying on the

the 1st idem, 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 Rs. 5-11-8 per acre.

5th The terms of Mr. Sanderson's application, and of the order of Govt. of 28th May 1853 above quoted clearly show that the land was granted for a term of 5 years for fibre cultivation - if that experiment succeeded Mr. Sanderson might have the option of obtaining the land at the average price of such land at the time of grant - if that failed, Mr. Sanderson might throw

The price was to be fixed at the time the order of Govt. was issued and taking the average of the 3 sales which had then taken place the price would have been Rs. 26- so that the price named by the Collr. viz Rs. 19-2-2 is moderate - For there

down the land at any time. When the application was made, land at Coonor was realising Rs. 30 per acre, and the object of the arrangement was to save Mr. Sanderson this heavy outlay at the commencement of a doubtful experiment not to give him the land at less than its current value - the Government distinctly refused to do this - it is observed from the Collector's letter of 5th April 1854 above recorded that he considers the land to be worth the price fixed by him, and he states that it has been

been sold by Mr Sanderson
without the permission of Govt
Rs. 15,000. The Government
therefore cannot consent
to the Collector's price viz
Rs. 19. 2. 2 per acre being
reduced.

1

Collr of Jaffnapatam Dated 25th April
C. Saunderson Esqr
Actg Govt Agt N

Revenue 1864 Despth.
Pro: of Govt for April.

No 685.

Pro: of the Madras Govt
Dy 21st April 1864.

From Charles Lamberson
Esq. Agent C&Co 11091

Mr C. Landervolt's application to reduce the price fixed by the Collector of Coimbatore for the 100 acres of land which he is to purchase at Coonoor, not complied with.

No 342 & 343.