

MADRAS RECORD OFFICE.

Government of Madras.

Revenue DEPARTMENT.

G.O. No. 3095

Press
~~Mis.~~

223-224

Dated 20-12-1865.

Not to be folded or roughly handled

*Proceedings of the Madras Government, Revenue Department,
21st December 1865.*

No. 223. Read the following Proceedings of the Board of Revenue, dated 12th December 1865, No. 7,948.

Read the following letter from the Collector of North Arcot, to the Acting Secretary to the Board of Revenue, dated Chittoor, 19th October 1865, No. 208 :—

1. I have the honor, with reference to the Proceedings noted in the margin, to report that since I last wrote, I have again visited Arconum, and inspected, in the company of the Tahsildar and Range Officer, the plateau which has been laid out for the new Pettah.

The ground, as already stated, has been marked off into streets of suitable width and conveniently sized blocks, for building sites and backyards.

2. In front and around the plot set apart for the new Choultry, there is plenty of open space, and adjoining is a convenient site for the new Police Station house and lines, which will have to re-place the wretched huts now used for that purpose.

3. The total area of the plateau is only $12\frac{3}{4}$ Acres. This has been distributed into one hundred house-grounds. There will be two first-class, and four second-class streets, thirty and twenty-four feet broad, respectively.

4. When I visited the spot, thirty-five of the house-grounds had already been occupied, and building operations were in activity. The walls of the houses then under construction were of mud, but are to have tiled roofs.

The remaining sixty-five house-sites will probably be built on as fast as materials can be collected. It seems to have been ascertained beyond a doubt that all the lots, occupied and un-occupied, will find ready purchasers under the Freehold Rules.

I have reason to think that a considerable surplus fund will accrue from such sale. Of this, if realized, I would propose to apply Rupees 85 to buying up the existing Police huts, which are estimated to have cost that sum, although now not worth more than half of it. These should be re-placed by buildings, more suitable to the rising importance of the place, on the plot set apart for the purpose near the Choultry.

5. There is no dispute of any kind whatsoever in connection with the appropriation of this plateau for the purposes proposed, and if the preliminary notice of three months, required in cases of sale of unassessed waste, may be dispensed with, it would be desirable on every account to put up at once the plateau in single house-grounds, as now demarcated, at the upset price of twenty-five years' purchase of the assessment.

6. In the event of Government deciding to act on this report, I beg to be informed whether I may delegate the duty of selling the land to my Head Assistant, within whose division Arconum is situated.

When this plateau has been fully occupied under the arrangements now described, it will probably suffice for present requirements as a native Pettah and bazaar.

*Proceedings of the Madras Government, Revenue Department,
21st December 1865.*

7. Meanwhile, the fine open plain to the south of the station enclosure is being kept clear of native huts for European settlers, and when I walked over the ground I observed that three plots had been marked off for houses and gardens, in one of which building operations were in active progress. Besides this plain, which is of considerable extent, there is another fine level plateau beyond the point where the two railways diverge north-west of the station, which is now used as a pasture ground, but which may hereafter become most valuable for building purposes.

8. I should mention that excellent water has been found in the plateau now appropriated for the new Pettah. I could make several suggestions for the further improvement of the place, but reserve them until it is known what surplus fund the sales produce, and whether such surplus will be available for Municipal and Sanitary purposes.

9. The accompanying rough ground-plan will enable Government to see at a glance what has been done. This I beg respectfully may be returned as soon as possible, as it is much required for the due control of operations now in progress.

ENCLOSURE No. 1.—Plan.

1. Submitted to Government, with reference to Government Order, dated 30th August 1865, No. 2,035.

2. The Government will perceive that only a small portion (thirty-five out of one hundred lots) of the plateau has been made over to occupants, and that even with regard to this, there is no objection to sell the lots under the Freehold Rules.

3. The Board do not consider any previous notice necessary for the sale of the lots comprising the plateau, and accordingly recommend that the Collector be authorized to sell them at once under the Freehold Rules, at the upset price of twenty-five years' assessment. In those cases in which Puttahs have been already granted, or where building operations have commenced, the occupants should be allowed to redeem the assessment at the above rate, without being required to purchase their grounds at public auction.

4. There would appear to be no objection to allowing the Head Assistant to conduct the sale of these lots, as proposed by the Collector in paragraph 6.

5. Although the Collector has not distinctly stated that the rules for laying out Railway Towns are being observed in planning the new Pettah at the Arconum Junction, his report in respect of what has been already done, and what remains still to be accomplished, leads to the conclusion that those rules have been adopted as a guide in his operations.

No. 224. ORDER THEREON, 21st December 1865, No. 3,095.

Miscellaneous.

1. The Government observe that in their Order of the 30th June last, the Collector was asked—

First.—"On what terms" he proposed to dispose of building sites at Arconum.
Second.—Whether he had observed the rules for laying out Railway Towns.

*Proceedings of the Madras Government, Revenue Department,
21st December 1865.*

2. The second question Mr. Robinson has never answered at all, and the first only partially. The lands have as yet been given on Puttah, but it is not stated what the assessment on each lot is, nor whether any stipulation has been made as to the character of the buildings, &c., &c. Had Mr. Robinson promptly answered the questions put to him, the whole matter might have been settled long ago.

3. The Government quite approve of the site in question having been taken up for the purpose stated, but before sanctioning the sale of the lots they must know what ground rent is proposed to be charged on them, and what conditions similar to those in the Railway rules, are to be entered in the Title Deeds. The Board will obtain and furnish this information without delay.

4. The other sites mentioned in paragraph 7 of the Collector's letter, if the property of Government, should be reserved for building purposes, and it should be stated on what terms the three plots already taken up have been allotted, their area and assessment.

(True Extract.)

(Signed) J. D. SIM,

Secretary to Government.

To the Board of Revenue.

Ed. S. T. Augustin.

MEMORANDUM.

to return immediately
Requested for reference the undermentioned papers on the subject of *the*
Railway Pettah at Arcconum in N. Arcot.

1. Plan submitted to Govt. with
Board's Proceedings of 12 Decr 1865 No. 7948.

REVENUE BOARD OFFICE,

11 August 1866

Registrar.

To

The

Registrar of the Govt. Office.

Rev. Dept.

No. 7,948.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 12th December 1865.

Read the following letter from J. D. ROBINSON, Esq., Collector of North Arcot, to R. A. DAL-
YELL, Esq., Acting Secretary to the Board of Revenue, dated Chittoor, 19th October
1865, No. 208:—

1. I have the honor, with reference to the Proceedings noted in the margin, to report that
since I last wrote, I have again visited Arco-
num, and inspected, in the company of the Tah-
sildar and Range Officer, the plateau which has been laid out for the new Pettah.

Dated 12th September 1865.

The ground, as already stated, has been marked off into streets of suitable width and
conveniently sized blocks, for building sites and backyards.

2. In front and around the plot set apart for the new Choultry, there is plenty of open
space, and adjoining is a convenient site for the new Police Station house and lines, which will
have to re-place the wretched huts now used for that purpose.

3. The total area of the plateau is only 12½ acres. This has been distributed into one-
hundred house-grounds. There will be two first-class, and four second-class streets, thirty and
twenty-four feet broad, respectively.

4. When I visited the spot, thirty-five of the house-grounds had already been occupied,
and building operations were in activity. The walls of the houses then under construction were
of mud, but are to have tiled roofs.

The remaining sixty-five house-sites will probably be built on as fast as materials can be
collected. It seems to have been ascertained beyond a doubt that all the lots, occupied and un-
occupied, will find ready purchasers under the Freehold Rules.

I have reason to think that a considerable surplus fund will accrue from such sale. Of this,
if realized, I should propose to apply Rupees 85 to buying up the existing Police huts, which are
estimated to have cost that sum, although now not worth more than half of it. These should be
re-placed by buildings, more suitable to the rising importance of the place, on the plot set apart for
the purpose near the Choultry.

5. There is no dispute of any kind whatsoever in connection with the appropriation of this
plateau for the purposes proposed, and if the preliminary notice of three months, required in
cases of sale of unassessed waste, may be dispensed with, it would be desirable on every account
to put up at once the plateau in single house-grounds, as now demarcated, at the upset price of
twenty-five years' purchase of the assessment.

6. In the event of Government deciding to act on this report, I beg to be informed whe-
ther I may delegate the duty of selling the land to my Head Assistant, within whose division
Arconum is situated.

When this plateau has been fully occupied under the arrangements now described, it will
probably suffice for present requirements as a native Pettah and bazaar.

7. Meanwhile, the fine open plain to the south of the station enclosure is being kept clear
of native huts for European settlers, and when I walked over the ground I observed, that three
plots had been marked off for houses and gardens, in one of which building operations were in
active progress. Besides this plain, which is of considerable extent, there is another fine level
plateau beyond the point where the two railways diverge north-west of the station, which is now
used as a pasture ground, but which may hereafter become most valuable for building purposes.

8. I should mention that excellent water has been found in the plateau now appropriated
for the new Pettah. I could make several suggestions for the further improvement of the place,
but reserve them until it is known what surplus fund the sales produce, and whether such sur-
plus will be available for Municipal and Sanitary purposes.

9. The accompanying rough ground-plan will enable Government to see at a glance what has been done. This I beg respectfully may be returned as soon as possible, as it is much required for the due control of operations now in progress.

ENCLOSURE No. 1. — Plan.

1. Submitted to Government, with reference to Government Order, dated 30th August 1865, No. 2,035.
2. The Government will perceive that only a small portion (thirty-five out of one-hundred lots) of the plateau has been made over to occupants, and that even with regard to this, there is no objection to sell the lots under the Freehold Rules.
3. The Board do not consider any previous notice necessary for the sale of the lots comprising the plateau, and accordingly recommend that the Collector be authorized to sell them at once under the Freehold Rules, at the upset price of twenty-five years' assessment. In those cases in which Pultabs have been already granted, or where building operations have commenced, the occupants should be allowed to redeem the assessment at the above rate, without being required to purchase their grounds at public auction.
4. There would appear to be no objection to allowing the Head Assistant to conduct the sale of these lots, as proposed by the Collector in paragraph 6.
5. Although the Collector has not distinctly stated that the rules for laying out Railway Towns are being observed in planning the new Pettah at the Arcotum Junction, his report in respect of what has been already done, and what remains still to be accomplished, leads to the conclusion that those rules have been adopted as a guide in his operations.

(A true Copy and Extract.)

To J. D. Sim, Esq., Secretary to Government, R. D.,
with a Plan.

Copy to J. D. Robinson, Esq., Collector of North Arcot.

Exd. J. Wright.

Submitting with remarks letter from the
Collector of North Arcot reporting the result
of inspection of the plateau laid out for new
pettah at Arcotum.

No. 7,948.

PROCEEDINGS OF THE BOARD OF REVENUE,

No. 3578.

Department.

Revenue Department.

No. 3095.

Proceedings of the Madras Government

Under date the 21st December 1865.

Read the following Pro-
ceedings of the Board of Revenue

Submitting with remarks letter
from the Collr. of N. Arcot reporting
the result of inspection of the plateau
laid out for new pettah at Arcotum. (Here enter 12th Decr 1865 No. 7948)

The Government ob-
serve that in their order of the
30th June last the Collr. was asked
1 "on what terms" he proposed
to dispose of building sites
at Arcotum.
2. Whether he had observed
the rules for laying out rail-
way Towns.

The second question Mr.
Robinson has never answered
at all & the first only par-
tially. The lands have as
yet been given on Pultah but
it is not stated what the

apportionment on each lot is
nor whether any stipulation
has been made as to the char-
acter of the buildings, &c. &c.
Had Mrs Robinson promptly
answered the questions put
to him the whole matter
might have been settled long
ago.

The Government quite
approve of the site in question
having been taken up for the
purpose stated - but before
sanctioning the sale of the lots
they must know what ground
rent is proposed to be charged
on them and what conditions
similar to those in the Rail-
way rules, are to be entered
in the Title Deeds. The Board
will obtain and furnish this
information without delay.

The other sites men-
tioned in para. 7 of the Coll^d
letter, if the property of
Government, should be reserved
for building purposes and it
should be stated on what terms
the 3 plots already taken up
have been allotted, their area
and apportionment.

J. H.

14. To the Board of A. C. C. 23 Dec 1877

Revenue Dept
No: of Govt for Decr

No 3095

Do: of the Madras govt
D 21st Decr/65

No 330 and of Decr 27
20 Nov 1865/66 C No 857

With reference to the
selected for the Commission
letters and requesting
further information as re
gards presentment they
before examining the
case of the 10th.

No 2237224