M.R.O. 1—29,000—16-10-29.

MADRAS RECORD OFFICE.

Government of Madras.

Revenue **DEPARTMENT.**

G.O. No. 685 Press Mis.

1930-31.
Dated 11-5-1870 19

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department,
11th May 1870.

No. 130. Read the following Proceedings of the Board of Revenue, dated 4th January 1870, No. 12:—

Read the following letter from J. I. MINCHIN, Esq., Collector of Vizagapatam, to the Acting Secretary to the Board of Revenue, dated 22nd November 1869, No. 704.

As directed in Government Order of the 6th September last, No. 2,514, I have the honour to report on Messrs. Arbuthnot & Co.'s application for the renewal of their lease of the talooks of Palkonda and Hoonjeram for a period of twenty years.

2. Messrs. Arbuthnot & Co. have held these talooks on rent since July 1846; at first on three successive leases of five years each, at a rental of 1,10,908 Rupees per annum, when their lease was extended to a period of ten years, on a yearly rent of Rupees 1,20,000, which lease will expire at the close of Fusly 1280, on the 1st July 1871.

3. The renters, through their Managers, have carried out strictly the terms of the lease on which they have held the talooks, by which the rights of the ryots have been faithfully preserved; and assisted by the great rise in the value of produce, and the money spent by the renters in carrying out the manufacture of Indigo, the ryots have attained a pitch of prosperity, at present not known in any other part of this district.

4. Within these talooks no unauthorized charges of any description are exacted. The ryots pay the fixed assessment on their lands, which they hold with a permanency, elsewhere known only in the ryotwary districts of India; and they enjoy this special advantage. That as the object of the renters is to manufacture Indigo, their management is devoted to encourage its cultivation; and ryots in the villages that grow Indigo are not required to pay their assessment, until the accounts for weed supplied by them are closed, when it often happens that there is no money-demand against them, but that their whole assessment has been paid by this one crop.

5. The Indigo is grown chiefly as a second crop in the hot season. After the paddy has been cut, sowings take place in January and February, for which one flooding only is required. the crop is matured by showers, and is cut after the first rains, and brought to the vats in June and July. The ryots therefore, who have the good fortune to hold lands suitable for this produce, in effect enjoy their other crops free, paying for the whole assessment of the previous year with a produce raised during the hot season almost without labour or expense.

6. The cultivators are quite aware of their advantages, and as a Village Naidoo expressed it to me, they eat two meals where they ate one formerly, and spend their profits in the purchase of fine cattle. On my suggesting the possibility of their being handed over to a Native Zemindar, he said, in that case, they would go over in a body to Purla Kimedy.

7. Mr. Mackie has supplied me with a Statement showing the production and expenditure of the renters on Indigo, which necessarily fluctuates according to the nature of the season. The more favourable the year, the greater the expend-

iture and the consequent profit to the renters and all concerned. The Ameen of the talooks under instructions from Mr. Mackie has furnished a Statement showing the extent of ryots' holdings, the demand and collections for the first eight years of the decennial lease on which the talooks are now held. From this Statement it will be seen that the ryots' holdings have increased gradually during this period by 3,800 Acres, there being a continual progress in each year to the last, when, owing to the unfavourable nature of the season, there was a decrease of nearly 2,000 Acres in the wet cultivation, compensated to some extent by an increase of 1,100 Acres in the dry holdings; so that the total holdings were greater than in any year but the preceding. In the total demand there was a progressive increase of upwards of Rupees 6,000, and there has never been any necessity for remissions, though there are small outstanding balances, (I believe for the most part irrecoverable,) owing to deaths and poverty, which I have suggested to Mr. Mackie the advisability of his inquiring into at his next Settlement, with a view of striking the really irrecoverable balances from the accounts. The average total collections for the eight years amounts to Rupees 1,54,208.

8. A small Statement appended shows the extent to which coercive process has been used in the collections since the passing of Act VIII. of 1865. I find, on inquiry from the Ameen, that the only cases in which the Act has been used at all have been when the property of ryots has been attached by the Civil Courts for the purpose of securing the renters' rights for arrears. The solitary case of sale of property was caused by a refractory owner of an Inam refusing to pay quit-rent until compelled.

9. In addition to the Statement of assets the courtesy of Mr. Mackie enables me to append a Statement showing the yearly charges for management during the period under review. The moderate outlay for maramut suffices to keep the irrigation of the talooks in admirable order, and is an example of the great good that can be effected by a small outlay, untrammelled by official routine, when a few rupees are spent immediately that repairs are wanted without reference to budget-estimate and all the regulations which must hamper Government expenditure of this nature. Very little has been done in new works, but the irrigation system of the talooks is maintained in a thoroughly efficient state.

10. The sums expended for public purposes are not necessary expenses, but have been incurred by the liberality of the renters. During the scarcity at the close of 1866 the poor were fed for two months, and in the current year the renters, with slight assistance from subscriptions, have erected substantial buildings for a Civil Dispensary and a School, and have repaired at some expense a tank for drinking purposes in the town of Palkonda.

11. The payment to Tirast Peons is a charge on the land, decreasing as this class of servants die out. They were Peons of the former Zemindars, holding lands which have been resumed with a life-payment to the former holders.

12. The average charges of the management for the eight years amounts to Rupees 18,810, and adding this to the yearly rent of Rupees 1,20,000, and deducting the same from the average yearly collections, leaves a yearly average profit to the renters of Rupees 15,400.

Proceedings of the Madras Government, Revenue Department,
11th May 1870.

13. In forwarding in 1860 Messrs. Arbuthnot & Co.'s application for the present lease, Mr. Fane, the then Collector, stated that the neighbouring Zemindars would doubtless offer a much higher sum, and I have no doubt that a keen Zemindary Manager would gladly pay 1,50,000 a-year, and calculate on a yearly profit of another lac on the transaction. I need hardly state that I do not advocate any such arrangement; the only alternative to continuing Messrs. Arbuthnot & Co.'s lease is to take the talooks under Government management, and it is right that the additional cost of this should be considered.

14. The existing Sub-Magistrate's establishment would have to be changed for a Tahsildar's of the lowest class, at an additional cost of Rupees 4,164 yearly, or about Rupees 10,000 less than the cost of the renter's establishment. The present very moderate outlay of Rupees 3,721 on maramut by the renters would undoubtedly be swelled by the charges and establishment of the Public Works Department if the irrigation is to be maintained in its present efficient state by a sum at least equal to that saved on establishment, and it is probably only by the grants for purposes of beneficence that any saving would be effected on the whole existing cost of management. If such were the case, which I see no reason to doubt, taking into consideration the slow but certain increase of cultivation under ordinary circumstances in the next twenty years, I believe that to continue the lease for that period to Messrs. Arbuthnot & Co. on the present terms would be a loss to Government of Rupees 20,000 a-year that would be realized by taking the talooks under direct management.

15. I believe that Messrs. Arbuthnot & Co.'s chief object in taking up the lease is, not to make a small profit therefrom, but, through the influence obtained as landlords of a large tract of country, to foster the cultivation of Indigo, by the manufacture of which splendid returns are realizable for a liberal outlay of capital. Messrs. Arbuthnot & Co. are merchants who do not look to small profits from land, but to large profits from trade. As renters of these talooks for their own purposes, they have performed liberally their duty by the people, and I would advocate the continuance to them of their privileges as renters on terms fair to Government.

16. I would recommend that the lease asked for be granted for a term of twenty years on payment of a yearly rent of Rupees 1,32,000, an increase on the present rent which can fairly be demanded, and for less than which I am of opinion that these increasing revenues should not be granted away.

17. Before closing this report I consider it my duty to record my sense of the excellent management of these talooks under Mr. Mackie and the Ameen Moodoonoor Venkat Row, to whom the renters have entrusted their important charge.

Enclosures Nos. 1 to 4.—Statements.

In this letter the Collector makes a full report on the tenure by Messrs. Arbuthnot & Co. of the Palkonda and Hoonjeram Talooks, and recommends the renewal of their lease which expires on the 1st July 1871, for a period of twenty years at 1,32,000 Rupees a-year, being an increase of 12,000 a-year over the present rate.

2. This sum represents the net amount which the Collector calculates would be produced by the estates if their management were undertaken in the manner of ordinary ryotwary talooks and the necessary establishments maintained.

3. The renting of these talooks by Messrs. Arbuthnot & Co. commenced in 1846, and the present is their third lease; their first two having been for five years each, and the current being a ten-year lease.

4. Mr. Minchin reports that their Managers have carried out strictly the terms of the lease, faithfully preserving the rights of the ryots who have attained to a pitch of prosperity unknown in other parts of the district.

5. In paragraphs 4 and 5 of his letter the Collector explains the peculiar system in regard to cultivation and supply for manufacture by the renters of Indigo, with the great advantages accruing therefrom to the ryots who appear to be perfectly satisfied with existing order of things, and anxious for its maintenance.

6. The area under cultivation has shown a progressive increase of 3,800 Acres, the increase in the demand being 6,000 Rupees.

7. There are little or no outstanding balances, and practically it may be said that coercive process is never resorted to. The irrigation-works of the talooks are reported as being in perfect order, and afford an example of what may be effected by a small outlay applied promptly under the direction of those most interested.

8. Under the head of expenditure for public purposes funds have been contributed towards the construction of a Civil Dispensary and School, as well as towards providing drinking water for the supply of the town of Palkonda. In addition to this, during the scarcity of 1866, the poor were fed for two months.

9. The Board consider that the report carries with it such complete proof of the exemplary management by the renters of their charge as to leave little to be added, and they have no hesitation in strongly supporting the Collector's recommendation that the lease should be again tendered to Messrs. Arbuthnot & Co. on the terms already specified.

No. 131. ORDER THEREON, 11th May 1870, No. 685.

Land Revenue.

THE talooks of Palkonda and Hoonjeram in the Vizagapatam District have been leased by Messrs. Arbuthnot & Co. ever since 1846. They were held by them for fifteen years under three leases of five years each at a yearly rent of Rupees 1,10,908. Then a ten-year lease from July 1861 was given at an annual rent of Rupees 1,20,000. Messrs. Arbuthnot & Co. have now requested that a further lease for twenty years, from July 1871, may be granted to them at the same rate of rent.

2. This request was referred to the Collector of Vizagapatam, through the Board of Revenue, for report in the G. O., under date 6th September 1869, No. 2,514, and Mr. Minchin was directed to pay a personal visit to the talooks and, in his report, to contrast their condition with that of the neighbouring localities under the management of Native Zemindars and under the direct control of Government officers.

3. The Board of Revenue now submit Mr. Minchin's reply to this Order. His report of the management of Messrs. Arbuthnot & Co. is most satisfactory in every respect, and the ryots of these talooks have, he states, "attained a pitch of prosperity at present not known in any other part of the district."

4. On a consideration of the average collections and charges, and of the probable cost of Government management, Mr. Minchin is of opinion that the rent ought in fairness to be raised to Rupees 1,32,000, and he recommends that a lease for twenty years be offered to Messrs. Arbuthnot & Co. at this annual rent. The Board of Revenue strongly support this recommendation, and endorse Mr. Minchin's statements of the exemplary management of Messrs. Arbuthnot & Co.

5. Under the foregoing circumstances the Right Honourable the Governor in Council is disposed to adopt the recommendation of the District Officer and the Board of Revenue to the extent of renewing Messrs. Arbuthnot & Co.'s lease for *ten* years from 1st July 1871 on the terms proposed.

6. The Board of Revenue are accordingly authorized to offer to Messrs. Arbuthnot & Co. a renewal at the rental of Rupees 1,32,000 per annum, and in the event of their acceptance, the Board will be careful that the new document shall provide against any sub-leasing of the estate, for the liability of the ryots to local cesses, and shall contain the usual conditions as to good management.

(True Extract.)

(Signed) R. A. DALYELL,
Acting Secretary to Government.

To the Board of Revenue.
" the Accountant-General.

Exd. F. R. Bantleman:

Rev.l Department

No. 685

Proceedings of the Madras Government

Under date the 10 ~~April~~ May 1870.

Read the following

Proceedings of the Board

of Revenue.

Sub.g report of Col.
lector of Vizagapatam District
on Messrs Arbuthnot & Co.'s ap-
plication for renewal of lease
of Palkondah and Hoongeram
Talooks for a period of 20 years.

(R.C. 4th January 1870, No. 12)

A.D.

S.D.S.

See note at
End.

The talooks of
Palkonda and Hoongeram in
the Vizagapatam District
have been leased by Messrs
Arbuthnot & Co. ever since
1846. They were held
by

Copy of Proceedings of Govt. of Madras, dated 10th May 1870.

REVENUE.

THE BOARD OF REVENUE.

&c., &c., &c.

Dated May. 11th.

Read.

Read.

G. O., 11th *May* 1870, *No.* 635.

IZAY.

Nos. 130-131.

Palconda and Hoongeram Talooks in Vizagapatam District.—Passing orders on the question of renewing their lease to Messrs. Arbuthnot & Co. for a period of twenty years.

Received 18th May 1870.

by them for fifteen years under three leases of five years each at a yearly rent of Rs. 110,908 per annum. Then a ten year's lease from July 1861 was given at an annual rent of Rs. 120,000. Messrs. Arbuthnot & Co. have now requested that a further lease for twenty years from July 1871 may be granted to them at the same rate of rent.

2. This request was referred to the Collector of Vizagapatam through the

the Board of Revenue for report in the G. O. under date 6th September 1869 No. 2514, and Mr. Minchin was directed to pay a personal visit to the talooks, and in his report to contrast their condition with that of the neighbouring localities under the management of native zemindars and under the direct control of Government officers.

3. The Board of Revt. now submit Mr. Minchin's reply to this order. His report of the management of Messrs. Arbuthnot & Co.'s is most satisfactory in every

every respect and the
riyots of these talukas
have he states "attained a pitch"
of prosperity at present
not known in any other
part of the District."

4. On a consideration of the average collections and charges, and of the probable cost of Govt. management, Mr. Minchin is of opinion that the rent ought in fairness to be raised to Rs. 132,000, and he recommends that a lease for twenty years be offered to Messrs. Arbuthnot & Co. at this annual rent. The Board

of Revenue strongly support this recommendation, and endorse Mr. Minchin's statements of the exemplary management of Messrs. Arbuthnot & Co.

5. Under the foregoing circumstances the Right Honorable the Governor in Council is pleased to authorize the Board of Revenue to offer to Messrs. Arbuthnot & Co. a renewal of their lease for twenty years from July 1871 on the terms proposed by the Collector.

I think it desirable in every way to continue the lease to Messrs A & Co. the management has been admirable but 20 yr leases should only be granted for a short period - a long lease is apt to be expensive for improvements. Such are warranted in very [illegible] from the first title A D 1891 - J

would fix the duration of the lease at 10 years.

The other conditions as to provisions meant to make of course be continued.

I further think the liability of the right of local cutters to dig should remain.

L. P. S.

I would grant the Estate for 20 years. Mr Cairns asking for a considerable increase of rent, I deem it the best interest that Messrs Corbett should have the concession. duly benefit of a secure tenure for a lengthened duration. Beside this is the interest of the district &c is desirable that Messrs Corbett should be encouraged to make a large outlay for permanent improvements. They will be more inclined to do this undertaking for 20 years than under one for 10.

one clear settlements with the Rights are let for 30 years! why the Col. or that Messrs C. to be much more

5. Under the foregoing circumstances the Rt Honble the Govr in Council is disposed not to adopt the recommendation of the District Officer and the Board of Revenue, to the extent of granting Messrs Corbett & Co's lease for ten years from 1st July 1871, on the terms proposed.

6. The Board of Revenue are accordingly authorized to offer to Messrs Corbett & Co a renewal, at the rental of Rs 1.32.000 per annum, and in the event of their acceptance, the Board will be careful that their document shall provide for the liability of the Rights to local Cesses, and shall contain the usual conditions as to forest management. &c.

Follow Govt Proc Revenue Dept 21st Aug 1871

Collector's Board are for 20 years

request may be granted having regard to the Solicitor's remarks