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MADRAS RECORD OFFICE

GOVERNMENT OF MADRAS

Revenue DEPARTMENT

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Dated 16-10-1874. 196 .

Not to be folded or roughly handle

1/1332

Proceedings of the Madras Government, Revenue Department,
16*th October* 1874.

No. 178. Read the following Proceedings of the Board of Revenue, dated 16th September 1874, No. 2,636 :—

Read again Board's Proceedings, dated 8th April, 8th October, and 11th December 1873, Nos. 547, 2,045, and 2,536, 11th May 1874, No. 1,091.

Read also the following letter from R. W. BARLOW, Esq., Collector of the Chingleput District, to J. GROSE, Esq., Secretary to the Board of Revenue, dated Sydapet, 4th August 1874, No. 405 :—

In reply to the Proceedings of the Board, No. 1,091, dated the 11th of May last, calling for a further report regarding the estimated value of certain lands required for the Government Farm, in the Adayar (Zemin) and Kottur (Ryotwary) villages, I have the honor to forward a letter, No. 53, (to be returned with two enclosures) of the 29th ultimo, just received from the Special Deputy Vencatesiah, and to state that, for the reasons urged, I still consider his valuation, objected to by Mr. Robertson, to be a very reasonable one; and doubt, if it is ultimately decided to take them up, whether the owners will consent to his terms.

2. Although only asked for an approximate estimate, the Deputy-Collector, has based his calculations on, as usual, careful and minute personal local inquiries and inspection, and I have myself gone over the ground, and personally examined the lands, buildings, and trees, before arriving at this opinion, endorsing his valuations. It should be remembered that these lands lie in a favored locality, border a perennial river close to Madras, and are near projected Railway Stations, and that suburban holdings are every year increasing in value, so that their price does not by any means entirely depend on the quality of the soil. As bearing on this point, I beg to draw attention to paragraph 11 of Vencatesiah's report.

3. There is capital quarrying ground all along the south side of these lands, where their quality is poor, bordering on the road from Elphinstone Bridge to Guindy, and the owners levy a sort of seigniorage of ½ an anna for each bandy-load of gravel excavated. To the north-west, the quality of the soil improves as the river is approached.

4. The free use of the pool, alluded to at paragraph 8-I, for the inmates of Guindy Gaol, must be guaranteed by the Farm authorities.

5. In conclusion, I may observe, with reference to paragraph 9-XVII., where the Deputy-Collector deals with certain objections of Mr. Robertson, as to the number of trees, that, if the lands are eventually taken up, their number must, of course, be again verified carefully, to see that none have been made away with in the interval subsequent to the valuation.

Enclosure No. 1.

From R. RAGOONATH ROW, Deputy-Collector of Madras, to C. VENCATESIAH, Deputy-Collector of the Chingleput District, dated 28th May 1874, No. 610.

In reply to your letter, No. 124 of 25th instant, I have the honor to inform you, that from 3½ to 5 Rupees, have been paid as compensation for a Cocoanut tree, and that no graft Mango trees have ever been purchased by me in Madras.

(True Copy.)

(Signed) C. VENCATESIAH,
Deputy-Collector.

ENCLOSURE No. 2.

From C. VENCATESIAH, Deputy Collector, to R. W. BARLOW, Esq., Collector, Chingleput District, dated Saidapet, 29th July 1874, No. 53.

I HAVE the honor to acknowledge the receipt of the printed copy of the Proceedings of the Board of Revenue, dated 11th May 1874, No. 1,091, forwarded to me with your No. 697 of the 26th idem, wherein I am directed to submit my explanation on the remarks made by the Superintendent of the Government Farms on my estimates of compensation for lands in the Adayar Zemindari and Kottur village, proposed to be added to the Government Farm Estate.

2. In paragraph 2 of his letter, embodied in the Board's Proceedings, Mr. Robertson says that if the sum that must be paid in compensation will be any thing near the amount fixed by me, the cost of giving effect to the scheme under consideration will be very much greater than he anticipated. I am not aware on what data he based his anticipations so far as regarded the acquisition of the lands. If he had made any estimates, he might have done well to have forwarded them to the Board, in which case a good deal of trouble and labor would have been saved to us.

3. In their Proceedings of the 8th October 1873, No. 2,045, the Board requested you to cause a rough estimate of the probable value of the lands in question to be made, and they observed that "absolute accuracy is not insisted on; an approximate estimate is all that is required." Under your orders, however, I went most minutely into the details of each Estate, and framed my estimates after personal inspection of the lands, trees, buildings, etc., and upon careful local inquiry, as fully explained in my letter of the 25th October 1873, No. 78, embodied in the Board's Proceedings of the 11th December, No. 2,536. I need only ask you to be good enough to inspect the lands, and ascertain by your own observation as to how far I was correct in my estimate of valuation.

4. At the concluding part of paragraph 2 of his letter, Mr. Robertson says that he believes that my estimates [illegible] considerably *reduced without in any way lessening the amount* the renters may justly claim. To this, I can only say that to the best of my conscience I prepared the estimates so carefully as to be within the mark; due regard being had to the interests of Government. To convince you that my estimates are moderate and not excessive, as supposed by Mr. Robertson, I need only quote one instance. The amount of price first demanded by Mrs. Crampton for her property, was Rupees 5,000, and her final demand was Rupees 3,500 as stated by Mr. Robertson himself—*vide* paragraph 6 of his letter, printed in the Board's Proceedings of the 8th October 1873, No. [illegible], whereas my estimate for the whole of her Estate, including trees, wells, etc., does not exceed Rupees 1,745-9-10, which is 50 per cent. less than her final demand made to Mr. Robertson.

5. Adverting to paragraph 3 of Mr. Robertson's letter, dated 18th March 1874, No. 174, I have to state that Government have nothing to do whatever with parties holding lands under the Zemindar's tenants. The right of occupancy, carrying with it the right of alienation by sale or otherwise, rests with the Zemindar's tenants as putta or grant-holders, and any claim which other parties as sub-renters may have, should be met by the tenants themselves inasmuch as the sale of the lands by them to Government are intended to be free from mortgage or other incumbrance. It is to effect such a sale that my estimate provides. The Zemindar's claim is of a different nature. He is entitled to compensation for the loss of the melvarum or rent received by him from his tenants, and this claim is not intended to involve the Government in any cash payment, but it is to be met by reduction of a proportionate amount from the peishcush paid by him to Government, as enjoined in the Board's Standing Order, No. 141. This point was duly noticed in paragraph 18 of my letter of the 25th October 1873, No. 78, and in paragraph 1 of your letter to the Board, dated 30th idem, No. 507, embodied in the Board's printed Proceedings of the 11th December 1873, No. 2,536. I am not aware of any other claim on the part of the Zemindar.

Adverting to paragraph 4 of Mr. Robertson's letter, I do not understand what he means by saying that the Kottur land *belongs* directly to Government. It is true that this is a Taravary or Ryotwary village, and here as elsewhere the Government right, in regard to lands held by ryots on putta, does not go beyond the collection of the assessment fixed on the land. The Puttadar is the owner of the land, and Government cannot oust him from it except in due course of law when he becomes a revenue defaulter, under the provisions of Act II. of 1864. He is at liberty to use his land in any way he chooses to his own best advantage, and I am not aware of any rules, or orders or conditions in the putta requiring him to make indemnification to Government for any deterioration caused by quarrying gravel or by any other act of the holder. All that we can do in cases in which we require such lands for public purposes, is to make our valuation with reference to their present condition, and this I had in my view in preparing my estimate, as will be evident from the fact that for such lands, notwithstanding their position in close proximity to the Guindy Park, with easy means of access, my valuation does not exceed 20 Rupees the cawny. As to the lands granted on cowle for the plantation of Topes, Government have authority to resume them, in cases in which the conditions of the cowle have not been fulfilled, and you will see from paragraph 8 of my letter, No. 78, dated 25th October 1873, that I made no provision for any compensation as regards two pieces of land measuring cawnies 34-11-14; but recommended their resumption without any payment whatever owing to the failure on the part of the grantees to act up to the terms of the cowle.

7. Having thus afforded my explanation on the general remarks of Mr. Robertson, I now proceed to notice the details of each Estate.

8. I beg permission to notice the Adayar lands first.

(1.) LUTCHMANA MOODELLY'S ESTATE. *Land.*—As admitted by Mr. Robertson himself, this is the best of the lot in the neighbourhood. It is situated just behind the Saidapet Tahsildar's Cutcherry at Guindy, and extends as far as the road leading to the Guindy Park. The portion under wet cultivation at the time of my inspection was 16 cawnies, and with due regard to the local saleable value, I estimated its price at Rupees 70, per cawny, which, with reference to the amount of annual rent paid by the owner to the Zemindar, is equal to only about seventeen years rent; while in the case of that portion which was not so appropriated, my valuation is only 30 Rupees per cawny or 8½ years rent. These rates you will see from your own observation are not more than can be reasonably given.

Trees.—Mr. Robertson says that the price of Babool trees (about 220 cart-loads) which I estimated at 3 Rupees per cart-load might be reduced to Rupees 2½. On careful local enquiry I was informed that Babool was a hard wood, and better suited to brick-kilns than any other description of trees except tamarind, and that, it was purchased by brick-manufacturers at rates varying from 2½ to 3½ Rupees a cart-load, and I accordingly took the average of the two, viz., Rupees 3. The planting and rearing of graft Mangoes are generally spoken of as a very expensive experiment. They are supposed to yield fruits once in two years, except under unfavourable circumstances, over which human nature has no control, such as storm, high winds, etc., and such produce is estimated on an average at 100 fruits. The lowest rate of price for each fruit is assumed to be an anna. At this rate the income is about 6¼ Rupees, or Rupees 3-2-0 per annum on the average. To yield a sum like this at the ordinary rate of interest, viz. 12 per cent. per annum, would require a capital of 25 Rupees. My estimate, however, is only 20 Rupees, and this I fixed with reference to the size, etc. of the trees, after making a deduction for expenses to be incurred in picking the fruits and ripening them. In the same way, the price of the country Mango trees was fixed at 10 Rs. each, the minimum average annual income being assumed at 2 Rupees. There is a large Tamarind tree on this Estate, which is said to yield a clear profit of about 3 Rupees per annum, and for this my estimate is [illegible] 15 Rupees. It would fetch more than this sum if sold for firewood. The price fixed by me for Palmyra trees is the same as that at which trees standing on Government waste or Poromboke lands, are sold by Government to private parties with reference to the Board's order noted in the margin, viz., [illegible] Annas for each full grown tree. The young ones have been altogether omitted from my estimate. The other trees have been likewise valued with reference to their size and the number of cart-loads of wood they are likely to yield.

Proceedings of the Board of Revenue, dated 15th June 1871, No. 2,413.
Rule 11 of the Jungle Conservancy Rules, in Board's Standing Order, No. [illegible].

Tanks and Coottays.—Mr. Robertson says that "the amount (Rupees 400) fixed as the probable value of the small tank situated near the Guindy Jail, is too high, as it appears that the jail people have performed a large amount of work in connection with this tank, and, therefore, have certain rights to its water as compensation. I made a measurement of this tank; it is 200 feet long, and 300 feet broad; the average depth may be taken at not less than 10 feet, and the cubic contents are about 870,000 feet or 32,222 cubic yards. The rate of price paid by the Department Public Works, for a cubic yard of earthwork is, I understand, 1 Anna, that paid by the Railway Department is ¾ of an Anna. Taking still a lower rate of ½ an Anna, the total probable cost would come to Rupees 1,006-15-0. My estimate is only 400 Rupees or 600 Rupees less than the minimum value, which must be considered as a sufficient provision for any claim which the Guindy Jail people may have upon the tank. An examination of the tank by an officer of Department Public Works will, I trust, prove that I have not over-estimated its value. The other four coottays or wells are also moderately valued, not exceeding 30 Rupees each, and this you will be convinced by your own observation to be no more than is actually due with reference to their present condition.

Buildings.—As Mr. Robertson does not object to the value of the tiled building on this Estate, I need not make any remarks thereon.

(2) Mrs. Crampton's Estate.—*Land.*—As stated in paragraph 4 of my letter of the 25th October 1873, No. 78, a considerable portion of this land is composed of nearly the same description of soil as that part of Lutchmana Moodelly's land which is covered with trees, and nothing short of the price fixed by me, viz., 35 Rupees per cawny, will, in my opinion, be a fair compensation with reference to its position in close proximity to the Guindy Park and road.

Trees.—The same explanation as that given in the case of Lutchmana Moodelly's estate is applicable to the Mango and full grown Palmyra Trees in this garden. There are some middle sized Palmyras, and my valuation for them is only 6 Annas each, the rate adopted by Government in disposing of the trees standing on waste and Poremboke lands. The valuation fixed by me for the other kinds of trees is based upon their size, probable income, and the number of cart-loads of firewood to be obtained. An inspection of the trees is the only means by which the correctness or otherwise of my estimate can be ascertained by you.

Earth embankment.—Adverting to Mr. Robertson's remarks in the concluding part of paragraph 6 of his letter, I have to state that the earth embankment is forthcoming, though the tangal does not seem to be much in use at present. Mrs. Crampton might naturally claim compensation for it in consideration of the outlay incurred in its construction, and I thought I would not be justified in omitting it from the estimate, and in this view I trust you will concur.

Brick revetment walls.—Although these walls are now of little or no utility, yet it would, in my opinion, be unfair to omit them from the estimate. My valuation for them is moderate with reference to their present condition. Their original construction might have cost the owner a much larger sum of money.

General remarks on Mrs. Crampton's estate.—You will observe that with all the items I have provided for, the total amount of my valuation of this property, which I framed without the owner Mrs. Crampton's presence, is only Rupees 1,745-9-10 against Rupees 3,500 finally asked by her—*vide* paragraph 6 of Mr. Robertson's letter, embodied in the Board's Proceedings of the 8th October 1873, No. 2,949.

(3.) Mauryappa Moodelly's Estate.—*Land.*—This land is not so valuable as Lutchmana Moodelly's or Mrs. Crampton's, and the rate of my valuation, therefore, is much below that of the latter two. You will observe that I have adopted two different rates. For the portion which is covered with fruit trees, my estimate is only 25 Rupees per cawny, or about fourteen years' rent, and for the portion which lies waste, but from which the owner derives some profit by the sale of gravel, it is still less—only 20 Rupees, or 11½ years' rent.

Trees.—In regard to this item, I need only refer you to my detailed estimate, from which you will perceive that I examined the fruit trees most minutely, and fixed their value according to their size, and that the rates begin with so small a sum as ¼rd of an Anna, and do not exceed

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6 Annas. In the case of firewood trees, their price has been calculated with reference to the number of cart-loads which they are likely to yield. It is true that the fruit trees in this garden are about five years old, but I understand that the expense of growing them has been much greater than my valuation owing to the extra cost for bringing water from a distance during the hot season. I need hardly say that at the early stage of a plantation, it requires more care and outlay of money than after the trees have come to a certain standard of size. Digging holes, erecting fences to prevent the young plants from being destroyed by animals, weeding out wild shrubs, and several such things, have all to be performed at the commencement.

(4.) Ponniapillay's Estate—*Land*—At the time of my inspection in October 1873, 2 cawnies of this land were under wet cultivation, with ridges newly raised, and came under the category of "Manavary." The market value of similar class of land in the Adayar village as ascertained by me, was 50 Rupees per cawny, and this was the rate that I adopted for the said wet cultivation. The portion that was under trees was priced at only 25 Rupees, while in the case of waste a still lower price of 20 Rupees only was provided. It will thus appear that I used much discretion and judgment in making my valuation according to the quality and usefulness of the respective portions of the land.

Trees.—As shown in my detailed estimate, my valuation is based upon the real worth of the trees according to their size, the maximum rate being 3 Annas each, and the minimum less than ½ an Anna.

(5). Koollappa Naicken's Estate.—*Land.*—The area of land in this Estate is small, not exceeding a cawny and a half, and the price is the same as in the previous case, viz., Rupees 25 per cawny for the portion under trees, and Rupees 20 for the portion which lies waste.

Trees.—The chief item is the Guavas. Five hundred of these are much higher than those on Mauryappa Moodelly and Ponniapillay's (4) estates, and are yielding fruits though not to the full extent, and their price has, therefore, been fixed at 8 Annas each. The other trees have been valued according to their respective merits.

(6). Ponniapillay's Estate.—*Land.*—This consists of 13 cawnies, half of which is usually cultivated with wet crops. There ridges newly constructed. This is called "Manavary" and the rate of price has been fixed at 50 Rupees, per cawny, as in the previous cases. The remaining portion being under Guava trees, has been valued at 25 Rupees. These rates will be found to be no more than the actual worth of the land.

Trees.—As Mr. Robertson says that the gross valuation made by me (Rupees 383) does not appear to him to be excessive, I need not make any remarks thereon. I would, however, point out one thing. For each Guava tree yielding fruits, I have charged 12 Annas, and this appears to have been approved of by him. A comparison of these trees, with those on the Estates of Mauryappa Moodelly, Ponniapillay No. 4, and Koollappa Naicken, will show that a clear distinction has been observed by me in fixing their value in proportion to their respective size, quality, and merits.

Brick-work.—There is a brick revetment wall on the river bank in the place where the water drawing apparatus is placed, the dimensions of which are given in my estimate, and the value thereof as estimated by me is 25 Rupees, which you will find to be correct.

(7). Kottoor Rungiah Naicken's Estate.—*Land.*—This is a grass land, and the price fixed by me is only 20 Rupees, per cawny, as in the case of similar lands in the neighbourhood.

Trees.—There are only a few trees on this Estate, and the price has been fixed with reference to their size and saleable value as detailed in my estimate.

Drain.—There is a brick and chunam drain 241 feet long, and my valuation for the same is only 16 Rupees.

(8). Alwa Naick's Estate.—*Land.*—The value of the land has been fixed at the same rates as in the preceding cases.

Trees.—The amount fixed by me is not considered by Mr. Robertson to be unreasonable. The Guava trees on this Estate have been valued at 6 Annas each, and I would only ask you to com-

pare these trees with those on the other Estates for which my valuation has been objected to by Mr. Robertson, and ascertain whether my price is not in proportion to the size and quality of the trees in each estate.

(9). APPARAO PILLAY'S ESTATE.—There are four cawnies of land This is laid waste, and only the minimum price of 20 Rupees the cawny has been fixed for it. There are only a few Babool and Date-trees, and their valuation has been fixed with reference to their size, and the number of cart-loads of wood they are likely to yield.

9. The lands in the Kottur village will next be treated.

(10). RUNGIAH NAIDOO AND PARTHASARADY NAIDOO'S ESTATE.—*Land.*—This is a gravel land, and it is only the minimum price that has been provided for this, viz., 20 Rupees per Cawny, which is equivalent to about eighteen years' purchase of the annual assessment. There is only one Palmyra tree on this land, and it has been valued at the prescribed rate of 12 Annas.

(11). VASOODEVA MOODELLIAR'S ESTATE.—*Land.*—This is likewise a gravel land, and the rate of price fixed by me is the same as in the preceding case.

Trees.—There are eight small Cocoanut trees, and fourteen of a larger size. All these are unproductive, and my rates are accordingly very low, viz., 4 Annas each for the former, and 12 Annas each for the latter. The few other trees have been valued according to their size, or with reference to the number of cart-loads of firewood they are capable of yielding.

Doravoo or well with brick-work.—The details connected with my valuation are given in full in my estimate. Any professional officer who may inspect the well, will, I trust, prove that I have not over-valued it.

(12). RUNGIAH NAIDOO AND PARTHASARADY NAIDOO'S ESTATE.—*Land.*—The value of the land need not be commented upon. The rates are the same as in the foregoing cases. Namely, Rupees 25 per cawny for the portion under trees, and 20 Rupees for each cawny of the waste portion.

Trees.—The chief items are Cocoanut and Palmyra. The price paid for the former at Madras varies from 3½ to 5 Rupees, as will be seen from the enclosed copy of letter from the Deputy-Collector of Madras, dated 28th May 1874, No. 640. The trees on this Estate are either old or not very productive, and the rates charged by me are very light, varying from 6 Annas to Rupees 1-8-0 according to size. For the Palmyra, the prescribed rates alone are charged. The other trees are a few in number, and have been valued with reference to their size or according to the number of cart-loads of firewood they are supposed to be capable of yielding.

Doravoo or well.—This well is of the same size and built of the same description of materials as that in No. XI., and my remarks on it are applicable to this also.

Coottay or small Tank.—My estimate for this coottay is very moderate, not exceeding 50 Rupees, as shown below, with reference to its present condition :—

	Rs.
Earth-work	30
Brick-work	20
Total...	50

Whether this valuation is correct or otherwise can be readily ascertained by a professional officer on inspection.

(13). CHINNA VARADAPPA NAICKEN'S ESTATE.—*Land.*—A portion of this land is annually cultivated with cereal crops, and the other portion is under trees, and the price per cawny (Rs. 25) is not more than what I have ascertained to be the saleable value.

Trees.—The chief item is the Guavas of three and four feet high, and I have fixed their value according to the rates adopted in regard to the similar class of trees on Vaya Naicken's estate, which Mr. Robertson says does not seem unreasonable.

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Doravoo or well with brick-work and water drawing apparatus.—This is better than the wells in the preceding two Estates, and my estimate is Rupees 93-12-0 according to its present condition, which will, I trust, be certified by a professional officer as being within the mark.

(14). RUNGIAH NAIDOO'S LAND.—This land is annually cultivated with cereals, and the price fixed for it, viz., 25 Rupees, per cawny, is not more than what is paid by private individuals for similar land.

(15). VENKATA NAICKEN'S LAND.—The same remarks as in the preceding case.

(16). VENKATANARRAYANA NAICKEN'S LAND.—This is a very small bit of land, measuring Acres 0·20 ; and the price fixed for the same, including trees, etc., is only Rupees 15-11-6. I need not therefore enter into any details. A reference to my estimate will show how the valuation has been arrived at.

(17). KRISHNAPPA NAICKEN'S LAND.—This land* is held under the Tope Rules, on a Cowle Putta granted by former Acting Collector Mr. Banbury, under date, the 15th January 1864 ; the terms of the cowle being free of assessment for twenty years from Fasli 1273. It has been levelled and rendered fit for cultivation. The plantation is thriving well, and the price of 20 Rupees, per cawny, in addition to the payment for the trees is not more than a fair valuation in consideration of the labour and expense incurred by the grantee in bringing it to its present condition. In regard to the trees, I need scarcely make any comment, as Mr. Robertson says that the amount fixed for them does not appear to him to be unreasonable. Adverting to his remarks on the number of trees both on this Estate and on Rungiengar's, I have only to say that they were carefully counted by the 2nd Revenue Inspector Ramanooja Pillay, under my personal direction and superintendence. It was now more than eight months since they have been so counted, and I am not aware whether any of them have since died or have been removed.

* Cawnies 10.

If the purchase of these lands is sanctioned, I would suggest the advisability of the trees being counted again in order to ascertain whether the existing numbers correspond with those entered in my estimates. There is a Coottay on Krishnappa Naicken's land, and the probable cost of the same with reference to its cubic contents is Rupees 80, as per details given in the estimate, which you will find to be correct. The total amount of my estimate for this estate is Rupees 665, but the owner told me that besides his own labor he had spent upon the land hard cash to the amount of Rupees 730—*vide* my footnote to the estimate.

(18). RUNGIENGAR'S LAND.—*Land*—This is likewise a Cowle land held under the Tope Rules, free of assessment for twenty years from Fasli 1273. The area thereof is cawnies 16, or 6 cawnies over and and above that of Krishnappa Naicken's land. It has been levelled and rendered fit for planting purposes, and the rate of price fixed for it, is the same as for the latter individual's land. The price of the trees has been estimated with reference to their size and quality, as per details given in the estimate. There is also a coottay or well, and the estimated value thereof is Rupees 86-12-0, with reference to its dimensions as shewn in the estimate. The gross valuation of this estate is in excess of that of Krishnappa Naicken's estate by Rupees 246 ; 1st, because the area of land is larger ; and 2ndly, because the number of trees is greater, as indicated in the accompanying comparative statement. The owner of this property told me that besides his own labor he had laid out a sum of Rupees 1,120 on the land and plantation—*vide* my footnote to the estimate.

(19). [illegible] NAICK, VARADAPPA NAICK AND VEERASWMY NAICK'S ESTATE.—*Land.*—This land consists of two Pymashy fields, Nos. 145 and 146. The first field contains an area of cawnies 7-14-6, and the latter cawnies 36-13-8. These fields were granted in Fasli 1273 under the Tope Rules on a cowle Putta, free of assessment for twenty years, and although it is now more than seven years since the date of the grant, nothing has been done towards the improvement of the land No. 145, nor has a single tree been planted on it, and I have already recommended its resumption by Government without any compensation whatever. In Field No. 146, a few Mango and Casuarina trees appear to have been planted on about 10 cawnies only, and my estimate for this portion is

only 100 Rupees including the trees. The remaining portion (cawnies 26-13-8) has been recommended by me to be resumed—*vide* paragraph 8 of my letter, dated 25th October 1873, No. 78.

10. The above explanation, combined with the result of your proposed inspection of the lands, will, I trust, convince you that my valuation is not excessive or unreasonable as supposed by Mr. Robertson.

11. I deem it right to draw attention to paragraph 13 of Mr. Robertson's letter to the Board of Revenue, dated 16th September 1873, No. 681, embodied in their Proceedings of the 8th October, No. 2,045, wherein he says that a piece of land measuring about 13 cawnies and known as the bandy-stand land at the northern extremity of the Farm estate, which is useless for agricultural purposes, has been valued by competent persons at about 2,500 Rupees. This gives an average of Rupees 192 per cawny. It is strange that while such a high price is expected for a land which is useless for agricultural purposes, that the rates of my valuation which are comparatively very low as shewn in the margin, should have been considered too high, excessive, and unreasonable.

	Rs.
For lands under wet crops ... ... per cawny.	70 & 50
For Do. under dry crops or covered with trees per cawny	35 & 25
For Do. held under the Tope Rules or left waste ... per cawny.	20

12. In conclusion, I would beg to state that the duty of estimating and settling compensation for lands, is an invidious one as you are aware, and how far I have given satisfaction in this work since I came to this district, now more than two years, is a point which I respectfully leave to your own judgment.

Enclosure No. 3.—Statement.

Board's Proceedings, dated 8th October 1873, No. 2,045.

In October 1873 Mr. Robertson submitted a proposal for the establishment of a Dairy Farm at Sydapet, by the purchase of a tract of land near the Farm on the South Bank of the Adyar.

2. The Board requested the Collector of Chingleput to have the land in question roughly valued by the Deputy-Collector then engaged in acquiring land for the Carnatic Railway.

Board's Proceedings, dated 11th December 1873, No. 2,536.

3. In due course a valuation was submitted, but as Mr. Robertson thought the value placed on the land (Rupees 10,875) was unduly high, the Collector was directed to submit a further report after communicating with his Deputy with reference to Mr. Robertson's remarks.

Board's Proceedings, dated 11th May 1874, No. 1,091.

4. From the report now submitted, it is clear that the valuation was carefully made and that there is but little chance of the land being obtained, even at the rates named by the Deputy-Collector.

5. If the Dairy and Stock Breeding farm is to be established, the outlay on the purchase of land alone will be very heavy.

6. The expediency or otherwise of establishing a Stock Breeding Farm depends upon the decision of the question of the future organization of the Agricultural Department, which is now before Government. If it is ultimately decided to institute a School of Agriculture, the establishment of a Stock Breeding farm

would seem to be necessarily a component part of any such scheme for purposes of tuition in connection therewith. If on the other hand, the scheme is abandoned, so large an outlay for experimental purposes only appears to be inexpedient. The Board resolve accordingly to submit the papers above recorded to Government with a view to a decision being arrived at as to the advisability of taking any further steps in connection with the project under notice.

No. 179. Order thereon, 16th October 1874, No. 1,332.

Miscellaneous.

The Board will instruct Mr. Robertson on his return to negotiate with the proprietors and see if he can get the land on terms more reasonable than the valuation fixed by the Deputy-Collector.

(True Extract.)

(Signed) C. G. MASTER,
Acting Secretary to Government.

To the Board of Revenue.

Exd. G. A. Tuston.

6/1332

No. 547.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 8th April 1873.

Read the following letter from W. ROBERTSON, Esq., Superintendent of Government Farms, to the Secretary to the Board of Revenue, dated Sydapet, 27th December 1872, No. 918:—

I HAVE the honour to forward the Government Farms' Reports for the year ending 31st March 1872. I regret that I was not able to submit them on an earlier date. They are, I believe, more bulky than those of any former year, but I have found it difficult to condense them more than I have done; they embrace so many subjects which can only be treated in *detail*.

2. During the past official year our attention has been chiefly directed to *live stock*; in the previous year we gave most attention to *crops*; and in the present year we are giving greatest attention to *machines* and *implements*.

ENCLOSURE No. 1.

ABSTRACT.—Report on Government Experimental and Model Farms for the year ending 31st March 1872.

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at Sydapet will be submitted for the information of Government.

2. The report is throughout entirely practical and instructive, and will be read with much interest and profit by all engaged or interested in agriculture in this country.

3. It were impossible to follow Mr. Robertson through the varied interesting discussions and useful experiments with which the report is enriched. Suffice it to remark that Mr. Robertson's observations on the effect of an irregular though abundant monsoon show the importance of recording with care and of publishing regularly the daily and weekly distribution of the rain during the cultivating season.

4. The continued experiments on cattle-foods show where thrift may be exercised in the farm and dairy without endangering the condition of the cattle. But the most important experiments of the year were the dairy experiments detailed in paragraphs 14 to 17. Though conducted on a small scale, the experiments were most exact and trustworthy, and the results are such as lead the Board to urge Mr. Robertson to give the matter a wider scope during the next year, and to provide himself with a sufficient head of cattle to enable him to test the milking qualities of the various breeds, and the most efficient modes of dairy management for the country.

5. The Board think that Mr. Robertson's remarks on the want of a good market as a place of meeting for buyer and seller of farm-produce, etc., should be again urged on the Municipality of Madras. There is scarcely an up-country town in the Presidency without its weekly and periodical fairs, and hundreds of villages are the scenes of active weekly markets. The Board think it extraordinary that Madras should still be without a market for live stock.

6. The information contained in the report on rearing, fattening, and housing sheep and pigs will be read with interest. The Sydapet cross of sheep promises to become a permanent breed.

7. The experiment conducted at the Wodder village on the estate shows how easily and certainly an improved breed of poultry may be introduced amongst the country-people.

8. The conclusion arrived at by Mr. Robertson on the subject of "Carolina paddy experiments, is that the cultivation belongs to a higher condition of agricultural practice than has yet been reached in this country." The successful introduction of this improved grain must follow better agricultural operations throughout the country.

9. Experiments were continued with fodder-plants which show that it is quite within the power of the cultivators of this country to have a succession of green fodder-crops almost throughout the year. The remark on guinea-grass as a permanent pasture for farm-stock are valuable, and will remove some adverse prejudices which have prevailed more or less generally.

10. The experiments on the growth of cotton continue to give useful results. Mr. Robertson should endeavour to extend the cultivation of Markham Vea Valley [illegible] exceptional or natural advantages.

11. The Board would leave to Mr. Robertson's discretion the discontinuance of experiments in tobacco-growing, on which subject he expresses a very decided opinion in paragraph 78.

12. Experiments on manure were continued with varied success. The weather proved untoward in several instances. The use of lime as a cheap (where kunkar and scrub co-exist) manure should be earnestly pressed on the attention of cultivators in this country. It is specially suited as a manure for leguminous plants, indigo, cotton and the like.

13. Mr. Robertson draws attention to the exorbitant charges made by the Madras Railway Company for carriage of manure. It exceeds the charge in England, and proves a serious drawback to the use of chief manures brought from a distance.

14. The Implement factory was continuously and usefully employed during the year, and a considerable number of implements of various kinds were made and distributed to meet the demand for improved tools. The combined plough has been improved, a serviceable barrow-drill constructed, and the improvement of other implements attended to. Mr. Robertson's remarks on the use of the winnowing-machine by the ryots are very practical.

15. The report on the Model Farm is satisfactory, and the experiment promises to be successful.

16. The Board are glad to see that Mr. Robertson is well satisfied with the conduct and efficiency of his Overseers. They much appreciate the continued ability manifested by Mr. Robertson in the successful and thrifty management of these State properties, and the clear and instructive way in which he places the results of his exertions and experiments before the Government. The Board suggest that the report be made public as soon as possible.

(A true Copy and Extract.)

(Signed) H. Sr. A. GOODRICH,
Acting Sub-Secretary.

To the Secretary to Government, Revenue Department, with one enclosure.
" the Superintendent of Government Farms.

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Exd. J. Wright.

1873.

Board of Revenue,

MADRAS.

Proceedings, 8th April 1873, No. 547.

Encl.

Received

APRIL.

No. 547.

Farms—Government—at Sydapet in Chingleput District.—Report of Superintendent of Farms on — for year ending 31st March 1873, submitted to Government with remarks.

9/1332

No. 2,045.

Proceedings of the Board of Revenue, dated 8th October 1873.

Read the following letter from W. R. ROBERTSON, Esq., Superintendent of Government Farms, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated Sydapet, 16th September 1873, No. 681:—

In reply to the Board's official memorandum, No. 1,013, dated the 9th of July 1873, I have the honour to submit all the information I have yet been able to collect regarding the land lying to the south of the river Adyar and to the north of the Guindy Park, which it has been proposed to add to the farm estate. The information is not, I regret, sufficient to enable an opinion to be formed regarding the probable cost that would be incurred in giving effect to the proposal, but is, I trust, sufficient to convey a general idea regarding the character of the land and the conditions under which it is held. Incomplete as the information is, it has been collected with much difficulty. There are many different persons interested in the land, whom it was necessary to consult; and though most of them seem to be very willing to sell their claims, they showed an unaccountable reluctance to give any information concerning the land.

2. The idea of establishing a stock-breeding and dairy farm in connection with these farms arose out of the observations made in the latter part of paragraph 4 of the Board's Proceedings, No. 547, dated the 8th of April last. I had, for some considerable period, felt the want of some such institution to be worked in connection with the Madras farms, and to be employed as a portion of the educational machinery to be used in training agricultural pupils; but I was undecided in what way the desired result should be obtained. It needed very [illegible] to enable me to decide that stock-breeding and dairy farming should form a part of our undertaking,—not only as a part of our regular agricultural work, but to enable our pupils to become acquainted with improved methods of management in these important departments of agriculture. But the farms here afforded none of the necessary facilities, and I was not aware that the required area of land could be obtained at a convenient distance, while I thought that one of the district farms in a good grazing locality might afford all the advantages desired; and though I am still under the impression that one of the Collectorate farms in a grazing district will afford much better results in stock-breeding and dairy farming (if proper supervision can be secured), I am now decidedly of the opinion that our work *must* begin and be developed here in most of its branches (especially now that direct educational training is to be put in operation) before we can trust educational work, other than that of a very elementary kind, to such agency as for some time will only be available at our district farms; while a stock-breeding and dairy farm here on the land it has been proposed to take up for the purpose could, in connection with the farms already existing, be worked at much less cost and with much greater certainty: few buildings would be required, as those on the Experimental Farm would form a convenient depôt for stores of food, etc., while the undertaking could readily be superintended by the officer in charge of the Experimental and Model Farms aided by a competent stockman.

3. The land, which it has been proposed to add to the farm estate for the purpose already described, is bounded on the north and separated from the farm estate by the river Adyar, on the east by the Kottur tank, on the south by the Adyar road, which skirts the northern boundary of Guindy Park, and on the west by Little Mount village, the Guindy Jail, and the road leading to Guindy Park entrance, being the portions coloured red and green on the map which accompanies this, and measuring in all about 281 acres. The portion coloured red belongs to the Adyar Zemindari estate, and the portion coloured green is Government land. The former contains about 136 acres, of which 128 acres is let, and brings in an annual rent of Rupees 365-6-6; the remaining 8 acres is at present unoccupied, and is valued at Rupees 31-8-0 per annum; making the total annual quit-rent of the portion belonging to the Zemindar Rupees 396-14-6. For this information and for the statement No. 1, which accompanies this, I am indebted to the Zemindari Curnum. It may be reliable, but I feel some doubts as to its accuracy, especially as regards a portion of the land, measuring about 29 acres, held by a Mrs. Crampton, who declares most positively that she never paid any quit-rent to the Zemindar, and owes none to him or to any one else for the land which is absolutely her own, and has been in her possession for upwards of twenty years. When this was mentioned to the Zemindari Curnum, he admitted that for sixteen years they had received no quit-rent; but explained this by saying that the non-collection of the quit-rent was entirely owing to the good feeling the proprietor of the estate had towards Mrs. Crampton. About one-half of the 136 acres is good useful land, quite equal to the best of the land on the farm estate; the remainder is about equal in quality to the average soils of this estate. The whole of this Zemindari land is much superior to the land belonging to the [illegible]

4. The best portions of the Zemindari estate are situated in the western and northern portions of the property. As you proceed east and south the soil gradually gets poorer.

5. Probably about one-half of the 40 acres on the western side, held by Lutchmana Moodelly (No. 1 in Zemindari statement), is cultivated; the remainder is under inferior grass, over-grown by a jungle of Babool trees. This land is well watered; it has a considerable river-frontage, has several wells and a tank, and there is a fair growth of trees over greater portion. It is held by the executors of the late Lutchmana Moodelly on behalf of his widow. They have expressed their willingness to sell their claims, but I cannot get them to fix a definite price.

6. The land held by Mrs. Crampton (No. 2 in the Zemindari statement) adjoins Lutchmana Moodelly's land on the eastern side. It is not of such a good quality as the land to which I have just referred; none of it appears to be under cultivation, and there are few trees on it, excepting on about a couple of acres near the river. This land also has a river-frontage. Mrs. Crampton states that she wants Rupees 3,500 for her claims; but this is much beyond their value, even should she be able to prove that the land is *quit-rent free*, and is absolutely her own. But as showing the reckless way in which the claimants on this land estimate their claims, I may mention that she at first asked Rupees 5,000, and a week or two afterwards thought fit to ask Rupees 3,500.

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7. The remainder of the Zemindari land is quite destitute of trees, excepting about 5 or 6 acres situated near the river. Only a portion of the land is under cultivation. The surface of the uncultivated land is so much broken up by gravel-pits as to be almost useless for any agricultural purpose in its present state. Where the soil is of sufficient depth, it is of a good quality. It is also good in the places where the surface gravel has been removed; but the areas of these surfaces are too small to be turned to any use: the gravel-pits have been sunk and worked without any regard to the future uses of the land. Had the gravel been worked regularly over the surface where it crops out, the land would have been left in a state fit for cultivation. There are, as shown in the Zemindari statement, seven persons amongst whom this portion of the land is held, and all have claims to be settled; but I regret I am unable to submit anything like an estimate of the probable amount of these claims. Excepting for a small Guava plantation and for work done in levelling a few acres of old quarried ground, there is nothing on the land of the character of permanent improvements to be valued; but those interested appear more anxious to ascertain the maximum sum that will be awarded than to assist me in arriving at the *real* value of their claims.

8. The other portion of land, which it has been proposed to take up for the purposes of a stock-breeding and dairy farm, is Government land, and forms a part of the Kottur village land; it is the part coloured green in the accompanying map. It lies to the south and east of the Zemindari land already described. Its total area is 145·90 acres; of this 105·64 acres is occupied free of rent under the Tope Rules. It was taken up in 1853, and on the expiration of 1883 will be liable to an annual rent, amounting to Rupees 171-12-6; at present it is liable only to the following annual charges:—Road-cess Rupees 8-0-2 and Village Service-fees [illegible] portion of the land is planted with Casuarina and other trees, but the largest proportion is quite bare, road-gravel apparently being its only production; a thin stratum of which seems to overlie most of its surface, forming in many places a hard crust, in which nothing at present grows. Much of this land has a very broken surface caused in excavating gravel. Judging from present appearances, there does not seem to be the least probability that more than one of the persons holding the land will be able to continue holding it when it becomes liable to rent. They are making no use of the land, excepting for its gravel. They state that they planted to some extent, but that all the trees died; this is not surprising, seeing that many of the trees were planted in pits sunk into but not through the laterite gravel. Where the trees have been planted in places from which the gravel has been removed, they appear to be growing as well as could be expected. Belts of trees for shelter could be planted over this portion of the land. Where the gravel is thin or has been partially removed, trees would grow admirably, provided that the pits were made sufficiently large, and were cut through any underlying laterite gravel; without these precautions, the pits during the rains would be constantly filled with stagnant water, greatly to the injury of the roots of the trees; while the roots, from the hardness of the surrounding gravel, would be confined and cramped within the walls of the pits. But the manner in which the land may be reclaimed and utilized may be left as the subject of a separate report, should it be thought necessary to proceed further in the matter.

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9. Besides the land held under "Tope Rules," there are 29·85 acres held under puttas; the annual charges on which are Rent Rupees 22-8-7, Road-cess Rupees 1-1-3, Village Service-fees Rupees 2-12-6. A portion of this is planted with Cocoanut trees, and a portion under the Kottur tank is under cultivation; but the greater part of this land is in a very rough state from the many gravel-quarries scattered over its surface. All of this land is now held by persons who bought it when sold under the orders of the Civil Court. Its agricultural value is not great, as, before anything can be done with it, most of the gravel-pits must be filled; still from its proximity to the tank and the shelter the trees will afford, it is desirable that it should form a part of the land to be taken up for a stock-farm.

10. In addition to the land described, there is about 11 acres of unoccupied land under roads, etc., etc.

11. The eastern boundary of the land as I have before mentioned is formed by the bank of the Kottur tank, which generally contains about four months' supply of water, and the area of which is about 135 acres. The close proximity of the tank will be advantageous in many ways, chiefly in affording the means of raising green crops for use in the dry season and in supplying drinking water for the live-stock.

12. The land is entirely without a fence of any kind, and something like three miles of fence will be needed to surround the whole area, but an earth-dyke, with a live-fence of Aloes and Corkapilly, will suffice.

13. In connection with the scheme now under consideration, it was proposed to sell the land known as the [illegible] land, which is at the extremity of the farm estate. It is useless to us for agricultural purposes: it is in such an exposed place, and is so far away from the other portions of the estate. The area of this block of land is about 13 cawnies (it is the portion coloured yellow on the map). The whole is let at Rupees 160 per annum under a lease to a person named Rajaee Sing for a term of five years, of which three years are yet to run, but it is resumable at any time under a six-month notice. This land has been valued by competent persons at about Rupees 2,500. The sum realized by the sale of this land would go a considerable way towards paying the cost of reclaiming and fencing the land on the south of the river; while the estate will become more compact, as the homestead on the Experimental Farm (as shown on the map) will, if the proposals are carried into effect, be situated in the centre of the property, while the entire control of an important portion of the river will be in our hands, should it eventually be determined to do anything in pisciculture.

14. In conclusion, I would observe that there is little probability that a stock-breeding and dairy farm will, for some years, bring in a return for the expenditure it will necessitate, that is, looking upon the proposed farm in the narrow light of a commercial undertaking; but indirectly it *will pay* and *will pay well* as a means of improving the agriculture of this country. And in the absence of all attempts to improve the live-stock of the Presidency, Government have no choice but to accept the duty; at any rate, until private enterprise can be generated and stimulated to undertake the work. But when once the farm is established and stocked, its annual cost will not be great,—certainly very much less than the cost of any farm of the sort situated at a distance from head-quarters.

15. I am conscious that this report is incomplete in respect to its showing *the probable cost* of the undertaking from the absence of all information regarding the probable sum to be paid to the Zemindari tenants and others; but I have no hope of being able to supply this deficiency without delaying further the submission of the information I already possess. It seems to me that the only satisfactory way in which all claims can be met and a good title obtained to the land will be to take it up under the Act "for the acquisition of land for public purposes."

16. I may add that there is only one residence on the whole of the land, and that this is occupied only by a person who assists in collecting rents.

Enclosure No. 1.—Plan.

Enclosure No. 2.—Quit-rent Statements.

Mr. Robertson's letter and plan will be forwarded to the Collector of Chingleput, with a request that he will, with as little delay as possible, cause a rough estimate of the probable value of the lands in question to be made; he will, at the same time, state, for the information of the Board, whether the people in possession are generally willing to part with the lands for a fair valuation.

[illegible] absolute accuracy is not insisted on; an approximate estimate is all that is required.

(A true Copy and Extract.)

(Signed) H. St. A. GOODRICH,
Acting Sub-Secretary.

To the Collector of Chingleput, with three enclosures, to be returned.

Copy to the Superintendent of Government Farms.

Exd. F. R. Bantleman.

Board of Revenue,
MADRAS.

PROCEEDINGS, 8TH OCTOBER 1873, No. 2,045.

Encl.

Received

OCTOBER.

No. 2,045.

Sydapet Farm estate.—Letter from Superintendent Government Farms, submitting information regarding land to south of Adyar river and north of Guindy Park proposed to be added to—forwarded to the Collector of Chingleput with request to state probable value of the land and whether people in possession are generally willing to part with it.

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No. 2,536.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 11th December 1873.

Read the following letter from R. W. BARLOW, Esq., Acting Collector of the Chingleput District, to J. GROSE, Esq., Secretary to the Board of Revenue, dated Sydapet, 30th October 1873, No. 507:—

Nos. 1 to 9.—Estimates of prices for lands proposed to be added to the Sydapet Government Farm, in the Adyar Village.
,, 10 to 19.—Do. do. do. in the Kottur Village, together with two lists of cost given by the owners.
,, 20.—Abstract Statement of do. do.
A.—List given by the Curnam of Adyar, showing the extent, etc. of lands proposed to be added to Government Farm.
B.—List given by the Curnam of Kottur, showing the extent, etc., of lands proposed to be added to Government Farm.
C.—Petition presented by the ryots of Adyar Village, dated 21st October 1873.
D.—Petition presented by Adyar and Kottur Villagers, dated 21st October 1873.
E.—Statement of putta lands in the bed of the Kottur tank.

IN reply to the Proceedings of the Board, No. 2,045, dated the 8th instant, I have the honour to forward a letter, No. 78, dated the 25th idem, received from Deputy-Collector Venkatesiah, as well as the documents noted in the margin, and to report that the total approximate value of the lands required by Mr. Robertson, situated in the Zemin Village of Adyar and the Government Village of Kottur, is Rupees 10,874-14-8, the extent being 202 odd acres, and the various heads of compensation as under—

	RS.	A.	P.
For lands	4,704	5	10
,, trees	4,751	10	6
,, wells and tanks	1,193	14	4
,, buildings	225	0	0
Total...	10,874	14	8

A proportionate reduction will further have to be made in the peishcush of Adyar for the lands so taken up.

2. The Deputy-Collector's enquiries have been very carefully conducted, and he has personally gone into every minute detail, as will be seen from enclosures 1 to 20. I do not consider his rates are high, and have only to add a few remarks.

3. I consider that the Burial ground, alluded to at paragraph 15, should not be interfered with, though neither buryings nor burnings should be allowed there for the future, and a new site should be allotted for the purpose. The tract alluded to at the close of the same paragraph, is undoubtedly a convenience to the Adyar and Kottur Villagers proceeding towards the Mount, etc., but I cannot say keeping it open is a *necessity*, though I should be glad if Mr. Robertson could, without prejudice to the interests of the Farm, leave it open.

4. Explanations will be taken from the Revenue Inspector and the Village officials, as to why the non-planting of the Tope Cowle lands, alluded to at paragraph 8 was not brought to notice, as it ought to have been.

5. The enclosures (plan, etc.,) received with the Board's Proceedings under reply, are herewith returned.

ENCLOSURE No. 1.

From C. VENKATESIAH, Deputy-Collector, to R. W. BARLOW, Esq., Acting Collector of the Chingleput District, dated Palaveram, 25th October 1873, No. 78.

WITH reference to the Proceedings* of the Board of Revenue, dated 8th Instant, No. 2,045, and to your personal instructions given to me on the 17th, I have the honour to report that from the 19th to the 21st, both days inclusive, I inspected the lands in the Adyar and Kottur Villages, which are proposed to be added to the Sydapet Government Farm. I carefully examined each holding from one end to the other, with a view to ascertain the quality of the soil, the condition of the land, whether cultivated or otherwise, and the number and dimensions of the fruit and fuel trees, wells, buildings, etc., on the land.

* Returned with Enclosures.

2. According to the account (Enclosure A.) furnished to me by the Village Curnam, there are nine holdings in the Zemindari Village of Adyar, as shown in the following memorandum :—

Names of Puttadars.	Extent of Land. Cawnies.	Grounds.	Square feet.	Annual Quit-rent. Rs. A. P.	Average rate of Quit-rent per Cawny. Rs. A. P.	Remarks
1. Lutchmana Mudely	40	20	540	163 6 0	4 0 0	
2. Mrs. Crampton	22	10	1,046	117 12 6	5 4 0	
3. Mariappa Mudely	11	...	...	19 4 0	1 12 0	
4. Ponnappillay	4	12	...	15 12 0	3 8 0	
5. Coollappa Naick	1	12	...	5 4 0	3 8 0	
6. Ponnappillay	3	...	...	15 12 0	5 4 0	
7. Kottur Rungiah Naidu	7	7	2,100	1 0 0	0 7 0	
8. Alaya Naickan	7	6	...	25 8 0	3 8 0	
9. Apparow Pillay	4	...	...	7 0 0	1 12 0	
Total from No. 3 to 9...	33	13	2,100	89 6 0	... ...	
Total ...	*54	30	1,246	370 8 6	... ...	* Acres 127-84. Letting value † Acres 165-77.
2 Pieces of unoccupied land ...	6	...	...	31 8 0	5 4 0	
Grand Total ...	101	3	...	... ...	... ...	

3. As remarked by the Superintendent of Government Farms, in paragraph 5 of his letter, embodied in the Board's printed Proceedings, above quoted, the land held by Lutchmana Mudely (No 1), is the best of the lot in the neighbourhood. About two-fifths of this land or Cawnies 16, is cultivated with wet crop, and the remaining portion is partly overgrown by a jungle of Babool trees, and partly covered with several sorts of fruit and fuel trees, such as Mango, Tamarind, Jack, Palmyra, Margosa, etc. The owner Lutchmana Mudely is dead, and the Executor to his Estate, by name Vythelinga Mudely, is reported to live at Mangaloo. I endeavoured to place myself in communication with him, in view to ascertaining whether he is willing to part with the land for a fair valuation, but I have failed in procuring his presence. The average rate of quit-rent, per cawny, paid to the Zemindar, according to a grant said to have been issued by him, is Rupees 4. This does not appear to have been fixed with reference to the nature and productive power of the soil, or to the description of crops which can be cultivated on each of the several pieces of land by which the holding is formed. So far as the portion under wet cultivation (Cawnies 16) is concerned, the charge of 4 Rupees, per cawny, seems fair, but for the other portion I think a sum of 2 Rupees, per cawny, is all that the land can reasonably bear. The wet cultivation, though possessing the advantage of several wells and a small tank behind the Guindy Jail, cannot be properly reckoned as regular "Nunjah" under a sure source of irrigation. It can only be classed as Manavary Nunjah, which in this village I learn, sells at 50 Rupees per cawny. Considering, however, the position of the land, in close proximity to the town of Sydapet, and the facility of access to it by the Adyar road, I think that 70 Rupees, per cawny, which is equivalent to a little more than 17 years' assessment is a proper valuation for the 16 Cawnies under wet cultivation. As regards the portion under Fruit and Fuel trees, including the Babool Jungle, I consider that half of the above rate, or Rupees 35, per cawny, for the land in addition to compensation for the trees with reference to their size and value, is an equitable price. There are more than 900 Babool trees capable of yielding about 220 cart loads of firewood, fifteen Mango trees, of which five are grafted ones, seven Tamarind trees, fifty-nine Palmyrahs, besides several other trees of less importance. There are also 4 coottays or wells, and a small tank south of the Guindy Jail, which latter, though shown on Mr. Robertson's map as forming part of the Jail premises, is apparently within the limits of Lutchmana Mudely's land, and is, I learn, claimed by his Executor as forming part of his holding. There is, moreover, an old tiled building, with brick walls, in a central part of the land. The probable amount of compensation for the land, trees, etc., according to my valuation is Rupees 3,674-12-0, as shown under—

	Amount. Rs. A. P.
For 16 Cawnies of Manavary Nunjah at 70 Rupees, per cawny.	1,120 0 0
,, Cawnies 24 Grs. 20 Sq. feet. 510 of Punjah at 35 Rupees, per cawny	869 8 0
	1,989 8 0
,, Arces	1,040 4
,, four coottays	120 0 0
,, one small tank	400 0 0
,, one old tiled building with brick walls	125 0 0
Total as per enclosed detailed Estimate No. 1 ...	3,674 12 0

4. No. 2 is Mrs. Crampton's land. This lady is said to reside at Madras, and no Agent is forthcoming. The land is said to have been given to her by the late Zemindar, under a grant, at an annual quit-rent of Rupees 117-12-6, or Rupees 5-4-0, per cawny, but the Curnam says that no payment has been made for the last sixteen years. The Agent of the Zemindar named Vencatacheliah is unable to give any information as to the circumstances under which the payment was foregone. Whatever they may be, our present object only to frame an estimate of the probable value of the land. As remarked by Mr. Robertson in paragraph 6 of his letter, no portion of this land is under cultivation. The soil on a considerable portion of it is nearly equal to that part of Lutchmana Mudely's land, which is covered with trees. Consequently, 35 Rupees, per cawny, is a fair valuation. The amount payable at this rate for Cawnies 22-10-1046 is Rs. 785-3-6, to which must be added Rupees 713 on account of Fruit trees, and Rupees 247-6-4 for a Tangal and brick revetment to the Adyar river bank, as detailed in Estimate No. 2, making in all Rupees 1,745-9-10.

5. The remainder of the Zemindari land (Nos. 3 to 9) measures Cawnies 33-13-2,100, of which Cawnies 3-12-0 are cultivated with wet produce, and come under the head of Manavary Nunjah. 50 Rupees, per cawny, with reference to the market value, is a fair price for this portion. Cawnies 10-12-0 are under Guava and other fruit trees, and 25 Rupees can be reasonably given for them in addition to the value of the trees. Cawnies 19-13-2,100 are waste, and much broken up by gravel pits, and I find from careful enquiry that no more than 20 Rupees, per cawny, can be given for this portion. The total amount of compensation for these Seven holdings, calculated at the above rates, is Rupees 829-1-0 to which must be added Rupees 1,291-1-6 for trees, and Rupees 41 for brick revetment and drain, etc., making in all Rupees 2,161-2-6, as will be seen from detailed Estimates Nos. 3 to 9.

6. The aggregate amount of compensation for land, trees, buildings, wells, etc., in the Adyar village, as above shown, is Rupees 7,581-8-4—*Vide* particulars below :—

	Rs. A. P.
For Cawnies 96-20-1,286*	3,603 12 6
For trees	3,044 5 6
For tanks, wells, etc	808 6 4
For buildings...	125 0 0
	7,581 8 4

* Acres 127-84.

7. The number of holdings proposed to be taken up at Kottur, a ryotwary village, is ten, as will be seen in the following Memorandum :—

No.	No. of Puttas.	Names of owners.	Extent of land as per Pymaishy measurement. Cawnies.	Conversion into Acres.	Assessment.	Area as per recent Survey measurement.	Remarks.
			C. A. C.	A. D.	Rs. A. P.	A. D.	
1	48	Krishnappa Naicken	10 0 0	13 20	31 2 4	14 27	
2	44	Rungiengar	16 1 14	21 37	46 4 11	21 73	
3	42	Rungiah Naicken, Varadappa Naick, and Veerasawmy Naicken	7 14 6	10 43	10 5 10	8 77	
3a	...	Do. do.	26 13 8	35 43	36 14 5	60 88	
4	37	Former owner Mr. Henry Jurien, present owner Rungiah Naick ...	0 14 0	1 15	0 15 4	1 03	
5	38	Former owner Mr. George Turner, present owner Vassoodeva Moodelliar	0 8 0	0 64	0 8 9	0 60	
6	37	Former owner Mr. Henry Jurien, present owner Rungiah Naick and Parthasarady Naick	13 14 10	19 39	15 8 1	19 47	
7	19	Chinna Varadappa Naicken	1 11 0	2 23	1 15 6	2 04	
8	18	Venkatanarama Naicken	0 2 8	0 20	0 4 10	0 29	
9	12	Venkata Naick	1 0 8	1 86	1 2 10	1 46	
10	11	Rungiah Naidoo	2 0 6	2 67	2 4 8	3 69	
		Total from No. 4 to 10...	20 3 0	26 65	22 8 7	29 18	
		Total...	91 0 12	120 18	194 8 1	134 77	Vide Enclosure B.
		5 Pieces of unoccupied land exclusive of Tank Poromboke	... ...	11 13	... ...	11 13	
		Total...	... ...	131 31	... ...	145 90	

8. The first four pieces of land are held under Tope Rules, free of assessment, for twenty years from Fasli 1273 (1863-64), as per Cowle puttas issued in 1861. These lands, considering their proximity to the Guindy Park and the probable ultimate [illegible] for public purposes, ought to have been retained as Government waste instead of being handed over to private individuals. I believe that the absence of a clear specification of these lands in the Tahsildar's reports at the time of application for them, as is generally the case, has been the cause of their being made over to the applicants. Nos. 1 and 2 have been duly levelled and planted with more than the prescribed number of trees, which are in good condition. In consideration of the labour and expense incurred by the grantees in levelling the ground and rendering it fit for planting purposes, a sum of Rupees 20, per cawny is, I think, a fair valuation for the land in addition to the payment of compensation for the trees, many of which are now some six or seven years old. No. 3 is entirely waste, and no attempt appears to have been made for planting it, although it is now more than ten years since the date of the grant. I would, therefore, recommend the cancelment of the cowle and the resumption of the land by Government without any compensation. Of the Cawnies 36-13-8, shown in No. 3 A, Cawnies 26-13-8 are entirely waste, and should likewise be resumed without any payment. On the remaining 10 Cawnies a few Mango and Casuarina trees are planted sparsely, and they look as if they were planted so recently as about a year or two ago. A sum of 10 Rupees, per cawny, or 100 Rupees for the whole 10 cawnies, is all that, I think, can reasonably be claimed, and paid both for land and the trees.

9. The remainder of the land in this village (Nos. 4 to 10) amounts to Cawnies 20-3-0, of which Cawnies 14-14-6 are partly cultivated with dry produce, and partly covered with Cocoanut and other fruit trees, and are worth 25 Rupees, per cawny, in addition to the price of the trees, wells, etc., standing on them. The rest of the land (Cawnies 5-4-10) being waste under occupation is not worth more than 20 Rupees, per cawny. The total amount of compensation for this village is Rupees 3,293-6-4, as per detailed Estimates Nos. [illegible] to 19.

10. An abstract Statement (No. 20,) of the estimates for both villages is herewith submitted, from which it will appear that the aggregate probable amount of compensation for land, trees, wells, and tanks, buildings, etc., is Rupees 10,874-14-8, as shown in the following memorandum :—

Villages.	Extent of Land in	Conversion into	Compensation for Land.	Trees.	Wells and Tanks.	Buildings.	Total.
	cs. A. C.	Acres.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Kottur	91 0 12	120 18	... ...	... ...	... ...	... ...	... ...
Deduct—							
Tope Cowle land to be resumed without any payment	... ...	.....	... ...	... ...	... ...	... ...	... ...
Putta No. 42. {Field No. 145 ... / In „ No. 146 ..	7 14 6 / 26 13 8	10 43 / 35 43	... ... /	... ... /	... ... /	... ... /	... ... / ... ...
Total...	34 11 14	45 86	... ...	... ...	... ...	... ...	... ...
Remainder for which compensation has to be paid.	56 4 14	74 32	1,100 9 4	1,707 5 0	485 8 0	... ...	3,293 6 4
Adyar village	96 13 10	127 84	3,603 12 6	3,044 5 6	808 6 4	125 0 0	7,581 8 4
Total...	153 2 8	202 16	4,704 5 10	4,751 10 6	1,293 14 4	125 0 0	10,874 14 8

11. The above valuation has been framed with great care and with due regard to the interests of both Government and the owners of the land, and I trust that the same will meet with your approval.

12. In Mr. Robertson's account of the Kottur village, the area of the land is given in acres, as per recent survey, which, in most cases, is more than the Pymaishy area, but as the payment of assessment to Government is still made with reference to the latter area, my estimate of prices is accordingly based upon the Pymaishy measurement, the difference being but small.

13. With the exception of the parties named in the margin, whom I was unable to meet, I had an interview with the owners of the lands willingness to part with their lands for a fair valuation.

1. [illegible] of the late Lutchmana Mudeli.
2. Mrs. Crampton.
3. Apparow Pillay.

14. During my inspection of the lands in both villages, some of the ryots thereof informed me that, when a portion of their lands was taken up for the Guindy Park and Jail some forty or fifty years ago, compensation was paid at the rate of 50 Pagodas, per cawny, and that they are entitled to the same rate for any land that may now be taken up. I am not aware how far their statement is true. Granting that it is correct, I cannot but consider that such a liberal rate of price was paid at a time when there was no legislative enactment for the acquisition of land for public purposes, and when the award of prices depended much upon the urgency of the demand for land, and the pleasure of the authorities.

15. I take this opportunity of forwarding a petition (Enclosure C,) from the inhabitants of Adyar village, requesting that a piece of burial ground, on the banks of the Adyar river, adjoining Apparow Pillay's land, in the limits of Adyar village, and which is included in Mr. Robertson's map of lands to be taken up, may be allowed to remain as such, and should not be included in the Government Farm. I consider that the existence of a Burial ground in a corner of the proposed Stock-breeding and Dairy Farm will be viewed with objection, and in the event of Government sanctioning the proposed acquisition of the land, it will be necessary to allot a new site to the villagers for burying or burning their dead at some remote place. Another petition (Enclosure D) presented to me by the ryots of both Adyar and Kottur villages, requesting that a bandy-track now running through the land proposed to be taken up in the former village, and now used by them, may be allowed to remain unaltered, is also forwarded. This track is only a short cut, but the old usual road runs below the Kottur Tank bund, and I do not see that any inconvenience will arise by stopping the [illegible]

16. I am not aware whether Mr. Robertson intends to include the Kottur tank bed in his proposed extension of the farm. If it is to be included, the few puttas held in it, embracing an area of Cawnies 2-14-2 (*vide* Enclosure E) and assessed at Rupees 7-15-4, will have to be cancelled. I deem it also necessary to bring to your notice that the wet ayacut in occupation under this tank is Cawnies 78-4-8, assessed at Rupees 324-6-2, and if the supply of water to it be interfered with, not only the Government will lose the revenue derived from it, but the ryots will also be great sufferers.

17. Papers as per accompanying list are forwarded.

18. In conclusion, I beg to state that, in the event of the Adyar Zemindari land being taken up for the Government Farm, a proportionate reduction will have to be made in the amount of Peishcush payable to Government.

ENCLOSURE Nos. 2 to 9.—Documents.

ENCLOSURE No. 10.—Plan.

ENCLOSURES Nos. 11 and 12—Quit-rent Statements.

WITH this letter the Acting Collector of Chingleput submits the report of the Deputy-Collector Venkatesiah as to the value of the land in the villages of Adyar and Kottur which it is proposed to take up for the extension of the Government Farms at Sydapet.

2. The Deputy-Collector has made a careful examination and valuation of the land and estimates that a sum of Rupees 10,874-14-8 will be payable as compensation, Rupees 7,581-8-4 for Zemindari land in the village of Adyar and Rupees 3,293-6-4 to ryots on the Government village, Kottur. There will further [illegible] Peishcush of which the amount [illegible]

3. The cost of the scheme will thus be somewhat heavy, and before disposing of the matter the Board resolve to refer the report for Mr. Robertson's remarks. It appears to the Board that sufficient importance has not been attached to the injury which must accrue to the Kottur tank supply if its gathering ground is brought fully under cultivation. Mr. Robertson's attention is called to this point and he will state whether it would be feasible to irrigate the Kottur lands by a channel led from the existing weir across the river at the Government Farm, along the low flat between the high ground and the river.

(True Copies and Extract.)

(Signed) J. GROSE,
For Acting Sub-Secretary.

To the Superintendent of Government Farms,
with eleven enclosures, to be returned.
,, the Acting Collector of the Chingleput District.

Ed. G A. Turton.

16/1332

1873.

Board of Revenue,

MADRAS.

PROCEEDINGS, 11TH DECEMBER 1873, No. 2,536.

Encl.

Received
Rep. Dy. Sec. 13 Dec. 1873.

DECEMBER.

No. 2,536.

Government Farm—at Sydapet, in Chingleput District.—Report from Collector as to value of land in Adyar and Kottur villages, proposed to be taken up for extension of—referred to Farm Superintendent for remarks.—Report requested from him as to feasibility of irrigating Kottur lands by a channel led from existing weir across river at Government Farm along low flat between high ground and the river.

No. 1,091.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 11th May 1874.

Read the following letter from W. R. ROBERTSON, Esq., M.R.A.C., Superintendent of Government Farms, to J. GROSE, Esq., Secretary to the Board of Revenue, dated Sydapet, 18th March 1874, No. 174:—

I HAVE the honour to acknowledge the receipt of the Proceedings of the Board, No. 2,536, dated the 11th December 1873, communicating Mr. Venkatesiah's report on the probable amount of compensation that must be paid to the renters of the land belonging to the Adyar Zemindari and the Kottur village, which it is proposed to resume and to add to the Government Farm estate at Sydapet.

2. If the sum that must be paid in compensation will be anything near the amount fixed by Mr. Venkatesiah, the cost of giving effect to the scheme under consideration will be very much greater than I anticipated; but I venture to believe that Mr. Venkatesiah's estimates can be very considerably reduced, without in any way lessening the amount the renters may justly claim.

3. The compensation rates for the land appear to me to be all too highly estimated. Those fixed for the Zemindari land provide compensation only for the tenants who hold directly from the Zemindar; it is true that, in several instances, the Zemindar's tenants are also the cultivating tenants, but there is nevertheless a considerable area of the best of the arable land in the occupation of cultivating tenants holding under the Zemindar's tenants, and the claims of these people must be met either by those from whom they hold their land or by Government, [illegible] to resume possession of this land. In addition to the claims just noticed, there is also the Zemindar's claim to satisfy. Mr. Venkatesiah's compensation rates for the land are so near its full value,—if free-hold and free of all incumbrances,—that there is no margin out of which to provide compensation for these and contingent claims.

4. Again, with reference to the Kottur land, it must be remembered that it belongs directly to Government, and that the compensation provided in Mr. Venkatesiah's estimates is intended to compensate only for the right of occupancy, there being, with the exception of the holdings belonging to Kistnappa Naicken and Rungiengar, nothing else for which to pay compensation; while, on the other hand, there are on all the holdings, with the exceptions just mentioned, very serious dilapidations caused by quarrying gravel, for which compensation might reasonably be demanded from the occupying tenants. If Government were to make the land free-hold, and to offer it for sale, it would not, in my opinion, bring the price at which Mr. Venkatesiah values the mere right of occupancy, subject to the usual conditions of tenancy. A very considerable proportion of the Kottur land possesses no agricultural value in its present state; its surface is so quarried and broken up and, before it can become of any use, a considerable expenditure must be incurred. I have no hesitation in stating that on some portions the cost of restoring the surface to its original condition would amount to not less than 60 Rupees per acre, while the total expenditure that must be incurred,

on the Kottur [illegible] for this purpose will certainly not be less than Rupees 1,500, or about 10 Rupees per acre over its whole area; this should certainly have been considered when the compensation rates were estimated.

5. The compensation rates fixed for the trees on both the Zemindari and the Kottur lands are also too high. Thus, to begin with the land rented by the executors of the late Lutchmana Moodelly on the Zemindari estate, the Babool trees are estimated by Mr. Venkatesiah to produce 220 cart-loads of fire-wood, which he values at Rupees 3 per load, whereas the usual price here is only Rupees 2½ per load; at this latter price, the value of the wood would be Rupees 110 less than the sum that appears in the estimates. Again, the graft mango trees are valued at Rupees 20 each, and the country mango trees at Rupees 10 each; whereas the former would be dear at Rupees 12 each, and the latter at Rupees 6 each, as the trees of neither variety are well grown or likely to be large producers of fruit; the palmyrahs and other trees are also valued too highly, certainly 25 per cent. above their value. On Mrs. Crampton's land, the compensation rates for the trees are equally high; the 10 graft mango trees for which Rupees 200 is charged would be dear at Rupees 100, and the 25 country mango trees valued at Rupees 250 are not worth Rupees 130; the rates fixed for the other trees are also exceedingly high. The trees on the holding rented by Morryappah Moodelly are all very small and stunted, most of them have been planted during the last five years, and, as there appears to have been no attempt to fit the soil, which is a very uncongenial one for trees, they have made very unsatisfactory progress, and of many it appears very doubtful whether they will reach maturity, or, if they do, will bear fruit sufficient to pay for the cost of rearing. If the number of trees on this holding are as stated by Mr. Venkatesiah, I should consider [illegible] much nearer the value of the trees than the sum stated by him. On the holdings occupied by Ponna Pillay (No. 4) and Coollappah Naicken, the trees are much the same as those on Morryappah Moodelly's land, and the compensation fixed for them is also too high. On the land rented by Ponna Pillay (No. 6), the trees, which are chiefly guavas, are well grown, and their gross valuation, Rupees 383, does not appear to me to be excessive. There are very few trees on the land rented by Kottur Rungiah Naidu; therefore, the amount at which compensation is fixed is small, though the rates charged per tree are high. For the trees on Alaya Naick's land, the amount fixed does not seem unreasonable. On the last of the holdings on the Zemindari land,—that rented by Apparow Pillay,—there are only a few trees. The trees growing on the land belonging to the Kottur village are equally over-valued. The compensation for the trees on the holdings rented by Rungiah Naidu and Parthasardy Naidu (No. 10) demand no special notice, but the amounts fixed for the trees on the lands rented by Rungiah Naidu and Parthasardy Naidu (No. 12) and Chinna Varadappah Naicken are very much beyond the values of the trees. Instead of Rupees 606-5-0, the amount which appears in the compensation estimates, for the trees on the land belonging to Rungiah Naidu and Parthasardy Naidu, I consider the trees would be dear at Rupees 300; while, instead of Rupees 121-5-0, the sum which appears in the estimates, as the value of the trees on the land occupied by Chinna Varadappah Naicken, I consider that an allowance of Rupees 75 would be sufficient. There are no trees on the holdings occupied by Rungiah Naidu (No. 14) and Varadappah Naicken; and only a few on that occupied by Vencata Narrayana Naicken. There are a large number of trees on the holding belonging to Kistappah Naicken, situated near the Adyar and Guindy road; the trees are nearly all young, and, in most instances, appear to be thriving well. If the numbers mentioned in the estimates are correct, the amount fixed as compensation for these trees does not appear to me to be unreasonable. The trees on the next holding,—that rented by Rungiengar,—are not so healthy as those on the land to which I have just referred, and on this account there should be a corresponding diminution in their estimated value in comparison with the valuation set upon the trees growing on that holding. Instead of Rupees 502, I consider that an allowance of Rupees 350 would be ample; that is, taking it for granted that the number of trees mentioned is correct.

6. The total value on the two properties of the permanent improvements, such as buildings, tanks, and wells, is estimated to be about Rupees 1,500; of this sum, Rupees 125 represents the value of the old materials in a ruined building standing on Lutchmana Moodelly's holding; as these materials can be utilized on the spot, the value set upon them seems fair. The amount (Rupees 400) fixed as the probable value of the small tank situated near the Guindy Jail is too high, as it appears that the Jail people have performed a large amount of work in connection with this tank, and, therefore, have certain rights to its water as compensation. The wells, with few exceptions, are old, but they are generally in good condition. In estimating their value, a deduction of from 5 to 10 per cent. [illegible] cost that would at present be incurred in constructing similar wells. I need scarcely point out that for wells which were constructed at least fifteen or twenty years ago, such a deduction for deterioration is not nearly sufficient. The brick revetment walls, for which, in the estimates for Mrs. Crampton's holding, a sum of nearly Rupees 120 is charged, are now of little or no utility; judging from their present appearance it is many years since they were constructed. The cottays or ponds, which are only holes excavated in the ground without brick-work of any sort, appear to be valued at the cost that would at present be incurred in making similar excavations; one or two at least of these holes seem to have been excavated merely to afford mud for building purposes; the majority are very shallow and almost useless. The earth-embankment, for which, in Mrs. Crampton's valuation, a sum of Rupees 125 is charged, is now quite useless, and must have been so for years; instead of this forming a credit in the valuation, sheet, it should have been a debit, for it must be removed, and to do this a considerable amount of expense must be incurred.

[illegible] remarks are intended only to indicate generally where, in my opinion, the estimates need revision. If it is deemed necessary, and time can be allowed, I will be glad to prepare an independent set of detailed valuations; but it is possible that the information now in the possession of the Board may be sufficient to enable a decision to be formed as regards the probable cost of the scheme.

17
1832

8. I agree with Mr. Barlow in paragraph 3 of his letter, embodied in Board's Proceedings now under reply, that the burial ground referred to in paragraph 15 of Mr. Vencatesiah's report should not be interfered with, excepting so far as this is necessary in planting a belt of trees around it; and I think with Mr. Barlow that buryings and burnings there should at once cease, and that a suitable piece of land should be substituted for it in a less public place. The cart-track noticed by Mr. Barlow in the paragraph just referred to should certainly be closed if Government determine to take over the land. It runs obliquely through both properties, and could not be fenced, except at a very considerable expense. It is a mere track, and is not confined to any given line, and seems to have been made chiefly by carts engaged in removing gravel, which traffic, if Government take up the land, will be discontinued. The villagers on the eastern side of the land do not need the track, as they have already a good road which passes along the bund of the Kottur tank leading also to the Guindy and Adyar road.

9. I do not think that the Kottur tank will suffer to any appreciable extent from the operations I propose to conduct on the land situated on its western side, as the land within the limits of Guindy Park constitutes its principal gathering ground; while I have at present no thought of putting the land near the tank under arable cultivation. If these lands come under my charge, I should at present confine the arable cultivation chiefly to the eastern side where the soils are richer and water is more accessible. As the Kottur lands are situated at least from 25 to 30 feet above the level of the crest of the weir in the river, it is not feasible to irrigate them from the river, excepting at a heavy cost; and this would be quite unnecessary, as the sur[illegible] the bulk of the land [illegible] of the property is not more than [illegible] river.

10. I return the eleven enclosures received with the Board's Proceedings under reply.

Referred to the Collector of Chingleput for report after communicating with Deputy-Collector Vencatesiah, whose remarks should be submitted.

(A true Copy and Extract.)

(Signed) J. GROSE,
Secretary.

To the Collector of Chingleput.

Copy to the Superintendent of Government-Farms.

Exd. F. R. Bantleman.

REVENUE DEPARTMENT.

No. 3540. 15/ 1874

From the Commissioner Chingleput

Dated 16 Oct 1874

FOR ORDERS.

The enclosed letter from the Deputy Collector, Chingleput, dated 13th October 1874, forwards a report from the Farm Superintendent, Sydapet, regarding the amount of compensation to be paid for lands belonging to Adyar Zemindari at Kottur village required by Government for extension of the Government Farm. It is also stated that the Zemindar has agreed to accept the amount of compensation fixed by the Collector.

The Board are requested to favour me with their orders in the matter.

1874.

Board of Revenue

MADRAS.

PROCEEDINGS, 11TH MAY 1874, No. 1,091

Enc.

Received Rec 3540/74
P.G. 16 Octr/74
Dr 13 Octr 1874.

MAY.
No. 1,091.

Government Farm Estate—at Sydapet Chingleput District.—Remarks of Farm Superintendent on Deputy-Collector Vencatesial report on amount of compensation to be paid for lands belonging to Adyar Zemindari at Kottur village required by Government for extension of — referred to Collector for report after communication with Deputy-Collectore.

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extension of — referred to Collector for report after communication with Deputy-Collectors.

Valuation — ... without, as
I think valid reason — to
I would decline for the
to instruct him as
to negotiate with
the Harbour Board for
he can let the land
for the term mentioned.

Crown — the value
allowed by the Board
as per letter from Mr Ricketts
Collr being — more than
it would be worth for
the depth in view

L. 6-0-
10/00.

Lapse with Board
Nov 13/10
to Mr Broad rep. the Reference

FOR ORDERS.

extension of — referred to Collector for report after communication with Deputy-Collectors.

No. 2,636.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 16th September 1874.

Read again Board's Proceedings, dated 8th April, 8th October, and 11th December 1873, Nos. 547, 2,045, and 2,536, 11th May 1874, No. 1,091.

Read also the following letter from R. W. BARLOW, Esq., Collector of the Chingleput District, to J. GROSE, Esq., Secretary to the Board of Revenue, dated Sydapet, 4th August 1874, No. 405:—

IN reply to the Proceedings of the Board, No. 1,091, dated the 11th of May last, calling for a further report regarding the estimated value of certain lands required for the Government Farm, in the Adayar (Zemin) and Kottur (Ryotwary) villages, I have the honor to forward a letter, No. 53, (to be returned with two enclosures) of the 29th ultimo, just received from the Special Deputy Vencatesiah, and to state that, for the reasons urged, I still consider his valuation, objected to by Mr. Robertson, to be a very reasonable one; and doubt, if it is ultimately decided to take them up, whether the owners will consent to his terms.

2. Although only asked for an approximate estimate, the Deputy-Collector, has based his calculations on, as usual, careful and minute personal local inquiries and inspection, and I have myself gone over the ground, and personally examined the lands, buildings, and trees, before arriving at this opinion, endorsing his valuations. It should be remembered that these lands lie in a favored locality, border a perennial river close to Madras, and are near projected Railway Stations, and that suburban holdings are every year increasing in value; further, that their price does not by any means entirely depend on the quality of the soil. As bearing on this point, I beg to draw attention to paragraph 11 of Vencatesiah's report.

3. There is capital quarrying ground all along the south side of these lands, where their quality is poor, bordering on the road from Elphinstone Bridge to Guindy, and the owners levy a sort of seigniorage of ½ an anna for each bandy-load of gravel excavated. To the north-west, the quality of the soil improves as the river is approached.

4. The free use of the pool, alluded to at paragraph 8-I, for the inmates of Guindy Gaol, must be guaranteed by the Farm authorities.

5. In conclusion, I may observe, with reference to paragraph 9-XVII., where the Deputy-Collector deals with certain objections of Mr. Robertson, as to the number of trees, that, if the lands are eventually taken up, their number must, of course, be again verified carefully, to see that none have been made away with in the interval subsequent to the valuation.

ENCLOSURE No. 1.

From R. RAGOONATH ROW, Deputy-Collector of Madras, to C. VENCATESIAH, Deputy-Collector of the Chingleput District, dated 28th May 1874, No. 640.

In reply to your [illegible] I have the honor to [illegible] you, that from 3½ to 5 Rupees, have been paid as compensation for a Cocoanut tree, and that no graft Mango trees have ever been purchased by me in Madras.

(True Copy.)

(Signed) C. VENCATESIAH,
Deputy-Collector.

ENCLOSURE No. 2.

From C. VENCATESIAH, Deputy Collector, to R. W. BARLOW, Esq., Collector, Chingleput, District, dated Saidapet, 29th July 1874, No. 53.

I HAVE the honor to acknowledge the receipt of the printed copy of the Proceedings of the Board of Revenue, dated 11th May 1874, No. 1,091, forwarded to me with your No. 697 of the 26th idem, wherein I am directed to submit my explanation on the remarks made by the Superintendent of the Government Farms on my estimates of compensation for lands in the Adayar Zemindari and Kottur village, proposed to be added to the Government Farm Estate.

2. In paragraph 2 of his letter, embodied in the Board's Proceedings, Mr. Robertson says that if the sum that must be paid in compensation will be any thing near the amount fixed by me, the cost of giving effect to the scheme under consideration will be very much greater than he anticipated. I am not aware on what data he based his anticipations so far as regarded the acquisition of the lands. If he had made any estimates, he might have done well to have forwarded them to the Board, in which case a good deal of trouble and labor would have been saved to us.

3. In their Proceedings of the 8th October 1873, No. 2,045, the Board requested you to cause a rough estimate of the probable value of the lands in question to be made, and they observed that "absolute accuracy is not insisted on ; an approximate estimate is all that is required." Under your orders, however, I went most minutely into the details of each Estate, and framed my estimates after personal inspection of the lands, trees, buildings, etc., and upon careful local inquiry, as fully explained in my letter of the 25th October 1873, No. 78, embodied in the Board's Proceedings of the 11th December, No. 2,536. I need only ask you to be good enough to inspect the lands, and ascertain by your own observation as to how far I was correct in my estimate of valuation.

4. At the concluding part of paragraph 2 of his letter, Mr. Robertson says that he believes that my estimates can be very considerably reduced without in any way lessening the amount the renters may justly claim. To this, I can only say that to the best of my conscience I prepared the estimates so carefully as to be within the mark ; due regard being had to the interests of Government. To convince you that my estimates are moderate and not excessive, as supposed by Mr. Robertson, I need only quote one instance. The amount of price first demanded by Mrs. Crampton for her property, was Rupees 5,000, and her final demand was Rupees 3,500 as stated by Mr. Robertson himself—*vide* paragraph 6 of his letter, printed in the Board's Proceedings of the 8th October 1873, No. 2,045, whereas my estimate for the whole of her Estate, including trees, wells, etc., does not exceed Rupees 1,745-9-10, which is 50 per cent. less than her final demand made to Mr. Robertson.

5. Adverting to paragraph 3 of Mr. Robertson's letter, dated 18th March 1874, No. 174, I have to state that Government have nothing to do whatever with parties holding lands under the Zemindar's tenants. The right of occupancy, carrying with it the right of alienation by sale or otherwise, rests with the Zemindar's tenants as putta or grant-holders, and any claim which other parties as sub-renters may have, should be met by the tenants themselves, inasmuch as the sale of the lands by them to Government are intended to be free from mortgage or other incumbrance. It is to effect such a sale that my estimate provides. The Zemindar's claim is of a different nature. He is entitled to compensation for the loss of the melvaram or rent received by him from his tenants, and this claim is not intended to involve the Government in any cash payment, but it is to be met by reduction of a proportionate amount from the peishcush paid by him to Government, as enjoined in the Board's Standing Order, No. 141. This point was duly noticed in paragraph 18 of my letter of the 25th October 1873, No. 78, and in paragraph 1 of your letter to the Board, dated 30th idem, No. 507, embodied in the Board's Proceedings of the 11th December 1873, No. 2,536. I am not aware of any other claim on the part of the Zemindar.

6. Adverting to paragraph 4 of Mr. Robertson's letter, I do not understand what he means by saying that the Kottur land *belongs* directly to Government. It is true that this is a Taravary or Ryotwary village, and here as elsewhere the Government right, in regard to lands held by ryots on putta, does not go beyond the collection of the assessment fixed on the land. The Puttadar is the owner of the land, and Government cannot oust him from it except in due course of law when he becomes a revenue defaulter, under the provisions of Act II. of 1864. He is at liberty to use his land in any way he chooses to his own best advantage, and I am not aware of any rules, or orders or conditions in the putta requiring him to make indemnification to Government for any deterioration caused by quarrying gravel or by any other act of the holder. All that we can do in cases in which we require such lands for public purposes, is to make our valuation with reference to their present condition, and this I had in my view in preparing my estimate, as will be evident from the fact that for such lands, notwithstanding their position in close proximity to the Guindy Park, with easy means of access, my valuation does not exceed 20 Rupees the cawny. As to the lands granted on cowle for the plantation of Topes, Government have authority to resume them, in cases in which the conditions of the cowle have not been fulfilled, and you will see from paragraph 8 of my letter, No. 78, dated 25th October 1873, that I made no provision for any compensation as regards two pieces of land measuring cawnies 31-11-14 ; but recommended their resumption without any payment whatever owing to the failure on the part of the grantees to act up to the terms of the cowle.

7. Having thus afforded my explanation on the general remarks of Mr. Robertson, I now proceed to notice the details of each Estate.

8. I beg permission to notice the Adayar lands first.

(1.) LUTCHMANA MOODELLY'S ESTATE. *Land.*—As admitted by Mr. Robertson himself, this is the best of the lot in the neighbourhood. It is situated just behind the Saidapet Tahsildar's Cutcherry at Guindy, and extends as far as the road leading to the Guindy Park. The portion under wet cultivation at the time of my inspection was 16 cawnies, and with due regard to the local saleable value, I estimated its price at Rupees 70, per cawny, which, with reference to the amount of annual rent paid by the owner to the Zemindar, is equal to only about seventeen years rent ; while in the case of that portion which was not so appropriated, my valuation is only 35 Rupees per cawny or 8½ years rent. These rates you will see from your own observation are not more than can be reasonably given.

Trees.—Mr. Robertson says that the price of Babool trees (about 220 cart-loads) which I estimated at 3 Rupees per cart-load might be reduced to Rupees 2½. On careful local enquiry I was informed that Babool was a hard wood, and better suited to brick-kilns than any other description of trees except tamarind, and that, it was purchased by brick-manufacturers at rates varying from 2½ to 3½ Rupees a cart-load, and I accordingly took the average of the two, viz., Rupees 3. The planting and rearing of graft Mangoes are generally spoken of as a very expensive experiment. They are supposed to yield fruits once in two years, except under unfavourable circumstances, over which human nature has no control, such as storm, high winds, etc., and such produce is estimated on an average at 100 fruits. The lowest rate of price for each fruit is assumed to be an anna. At this rate the income is about 6¼ Rupees, or Rupees 3-2-0 per annum on the average. To yield a sum like this at the ordinary rate of interest, viz. 12 per cent. per annum, would require a capital of 25 Rupees. My estimate, however, is only 20 Rupees, and this I fixed with reference to the size, etc., of the trees, after making a deduction for expenses to be incurred in picking the fruits and ripening them. In the same way, the price of the country Mango trees was fixed at 10 Rs. each, the minimum average annual income being assumed at 2 Rupees. There is a large Tamarind tree on this Estate, which is said to yield a clear profit of about 3 Rupees per annum, and for this my estimate is only 15 Rupees. It would fetch more than this sum if sold for firewood. The price assigned by me for Palmyra trees is the same as that at which trees standing on Government waste or Poramboke lands, are sold by Government to private parties with reference to the Board's orders not[illegible]gin, viz., 12 Annas for each full grown tree. The young ones have been altogether omitted from my estimate. The other trees have been likewise valued with reference to their size, and the number of cart-loads of wood they are likely to yield.

Proceedings of the Board of Revenue, dated 15th June 1871, No. 2,413.
Rule 11 of the Jungle Conservancy Rules, in Board's Standing Order, No. 86.

Tanks and Coottays.—Mr. Robertson says that "the amount (Rupees 400) fixed as the probable value of the small tank situated near the Guindy Jail, is too high, as it appears that the jail people have performed a large amount of work in connection with this tank, and, therefore, have certain rights to its water as compensation. I made a measurement of this tank; it is 290 feet long, and 300 feet broad; the average depth may be taken at not less than 10 feet, and the cubic contents are about 870,000 feet or 32,222 cubic yards. The rate of price paid by the Department Public Works, for a cubic yard of earthwork is, I understand, 1 Anna, that paid by the Railway Department is ¾ of an Anna. Taking still a lower rate of ½ an Anna, the total probable cost would come to Rupees 1,006-15-0. My estimate is only 400 Rupees or 600 Rupees less than the minimum value, which must be considered as a sufficient provision for any claim which the Guindy Jail people may have upon the tank. An examination of the tank by an officer of Department Public Works will, I trust, prove that I have not over-estimated its value. The other four coottays or wells are also moderately valued, not exceeding 30 Rupees each, and this you will be convinced by your own observation to be no more than is actually due with reference to their present condition.

Buildings.—As Mr. Robertson does not object to the value of the tiled building on this Estate, I need not make any remarks thereon.

(2) Mrs. Crampton's Estate.—*Land.*—As stated in paragraph 4 of my letter of the 25th October 1873, No. 78, a considerable portion of this land is composed of nearly the same description of soil as that part of Lutchmana Moodelly's land which is covered with trees, and nothing short of the price fixed by me, viz., 35 Rupees per cawny, will, in my opinion, be a fair compensation with reference to its position in close proximity to the Guindy Park and road.

Trees.—The same explanations as that given in the case of Lutchmana Moodelly's estate is applicable to the Mango and full grown Palmyra Trees in this garden. There are some middle sized Palmyras, and my valuation for them is only 6 Annas each, the rate adopted by Government in disposing of the trees standing on waste and Poromboke lands. The valuation fixed by me for the other kinds of trees is based upon their size, probable income, and the number of cart-loads of firewood to be obtained. An inspection of the trees is the only means by which the correctness or otherwise of my estimate can be ascertained by you.

Earth embankment.—Adverting to Mr. Robertson's remarks in the concluding part of paragraph 6 of his letter, I have to state that the earth embankment is forthcoming, though the tangal does not seem to be much in use at present. Mrs. Crampton might naturally claim compensation for it in consideration of the outlay incurred in its construction, and I thought I would not be justified in omitting it from the estimate, and in this view I trust you will concur.

Brick revetment walls.—Although these walls are now of little or no utility, yet it would, in my opinion, be unfair to omit them from the estimate. My valuation for them is moderate with reference to their present condition. Their original construction might have cost the owner a much larger sum of money.

General remarks on Mrs. Crampton's estate.—You will observe that with all the items I have provided for, the total amount of my valuation of this property, which I framed without the owner Mrs. Crampton's presence, is only Rupees 1,745-9-10 against Rupees 3,500 finally asked by her—*vide* paragraph 6 of Mr. Robertson's letter, embodied in the Board's Proceedings of the 8th October 1873, No. 2,045.

(3.) Mauryappa Moodelly's Estate—*Land.*—This land is not so valuable as Lutchmana Moodelly's or Mrs. Crampton's, and the rate of my valuation, therefore, is much below that of the latter two. You will observe that I have adopted two different rates. For the portion which is covered with [illegible] estimate is only 25 Rupees per cawny, or about fourteen years' rent, while for the portion which lies waste, but from which the owner derives some profit by the sale of gravel, it is still less—only 20 Rupees, or 11½ years' rent.

Trees.—In regard to this item, I need only refer you to my detailed estimate, from which you will perceive that I examined the fruit trees most minutely, and fixed their value according to their size, and that the rates begin with so small a sum as ¼rd of an Anna, and do not exceed 6 Annas. In the case of firewood trees, their price has been calculated with reference to the number of cart-loads which they are likely to yield. It is true that the fruit trees in this garden are about five years old, but I understand that the expense of growing them has been much greater than my valuation owing to the extra cost for bringing water from a distance during the hot season. I need hardly say that at the early stage of a plantation, it requires more care and outlay of money than after the trees have come to a certain standard of size. Digging holes, erecting fences to prevent the young plants from being destroyed by animals, weeding out wild shrubs, and several such things, have all to be performed at the commencement.

(4.) Ponniapillay's Estate—*Land.*—At the time of my inspection in October 1873, 2 cawnies of this land were under wet cultivation, with ridges newly raised, and came under the category of "Manavary." The market value of similar class of land in the Adayar village as ascertained by me, was 50 Rupees per cawny, and this was the rate that I adopted for the said wet cultivation. The portion that was under trees was priced at only 25 Rupees, while in the case of waste a still lower price of 20 Rupees only was provided. It will thus appear that I used much discretion and judgment in making my valuation according to the quality and usefulness of the respective portions of the land.

Trees.—As shown in my detailed estimate, my valuation is based upon the real worth of the trees according to their size, the maximum rate being 3 Annas each, and the minimum less than ½ an Anna.

(5). Koollappa Naicken's Estate.—*Land.*—The area of land in this Estate is small, not exceeding a cawny and a half, and the price is the same as in the previous case, viz., Rupees 25 per cawny for the portion under trees, and Rupees 20 for the portion which lies waste.

Trees.—The chief item is the Guavas. Five hundred of these are much higher than those on Mauryappa Moodelly and Ponniapillay's (4) estates, and are yielding fruits though not to the full extent, and their price has, therefore, been fixed at 8 Annas each. The other trees have been valued according to their respective merits.

(6). Ponniapillay's Estate.—*Land.*—This consists of 3 cawnies, half of which is usually cultivated with wet crops. There ridges newly constructed. This is called "Manavary," and the rate of price has been fixed at 50 Rupees, per cawny, as in the previous cases. The remaining portion being under Guava trees, has been valued at 25 Rupees. These rates will be found to be no more than the actual worth of the land.

Trees.—As Mr. Robertson says that the gross valuation made by me (Rupees 383) does not appear to him to be excessive, I need not make any remarks thereon. I would, however, point out one thing. For each Guava tree yielding fruits, I have charged 12 Annas, and this appears to have been approved of by him. A comparison of these trees, with those on the Estates of Mauryappa Moodelly, Ponniapillay No. 4, and Koollappa Naicken, will show that a clear distinction has been observed by me in fixing their value in proportion to their respective size, quality, and merits.

Brick-work.—There is a brick revetment wall on the river bank in the place where the water drawing apparatus is placed, the dimensions of which are given in my estimate, and the value thereof as estimated by me is 25 Rupees, which you will find to be correct.

(7). Kottoor Rungiah Naicken's Estate.—*Land.*—This is a gravel land, and the price fixed by me is only 20 Rupees, per cawny, as in the case of similar lands in the neighbourhood.

Trees.—There are only a few trees on this Estate, and the price has been fixed with reference to their size and saleable value as detailed in my estimate.

Drain.—There is a brick and chunam drain 261 feet long, and my valuation for the same is only 16 Rupees.

(8). Alava Naick's Estate.—*Land.*—The value of the land has been fixed at the same rates as in the preceding cases.

Trees.—The amount fixed by me is not considered by Mr. Robertson to be unreasonable. The Guava trees on this Estate have been valued at 6 Annas each, and I would only ask you to com-

pare these trees with those on the other Estates for which my valuation has been objected to by Mr. Robertson, and ascertain whether my price is not in proportion to the size and quality of the trees in each estate.

(9). APPARAO PILLAY'S ESTATE.—There are four cawnies of land. This is laid waste, and only the minimum price of 20 Rupees the cawny has been fixed for it. There are only a few Babool and Date-trees, and their valuation has been fixed with reference to their size, and the number of cart-loads of wood they are likely to yield.

9. The lands in the Kottur village will next be treated.

(10). RUNGIAH NAIDOO AND PARTHASARADY NAIDOO'S ESTATE.—*Land.*—This is a gravel land, and it is only the minimum price that has been provided for this, viz., 20 Rupees per Cawny, which is equivalent to about eighteen years' purchase of the annual assessment. There is only one Palmyra tree on this land, and it has been valued at the prescribed rate of 12 Annas.

(11). VASOODEVA MOODELLIAR'S ESTATE.—*Land.*—This is likewise a gravel land, and the rate of price fixed by me is the same as in the preceding case.

Trees.—There are eight small Cocoanut trees, and fourteen of a larger size. All these are unproductive, and my rates are accordingly very low, viz., 4 Annas each for the former, and 12 Annas each for the latter. The few other trees have been valued according to their size, or with reference to the number of cart-loads of firewood they are capable of yielding.

Doravoo or well with brick-work.—The details connected with my valuation are given in full in my estimate. Any professional officer who may inspect the well, will, I trust, prove that I have not over-valued it.

(12). RUNGIAH NAIDOO AND PARTHASARADY NAIDOO'S ESTATE.—*Land.*—The value of the land need not be commented upon. The rates are the same as in the foregoing cases. Namely, Rupees 25 per cawny for the portion under trees, and 20 Rupees for each cawny of the waste portion.

Trees.—The chief items are Cocoanut and Palmyra. The price paid for the former at Madras varies from 3½ to 5 Rupees, as will be seen from the enclosed copy of letter from the Deputy-Collector of Madras, dated 28th May 1874, No. 610. The trees on this Estate are either old or not very productive, and the rates charged by me are very light, varying from 6 Annas to Rupees 1-8-0 according to size. For the Palmyra, the prescribed rates alone are charged. The other trees are a few in number, and have been valued with reference to their size or according to the number of cart-loads of firewood they are supposed to be capable of yielding.

Doravoo or well.—This well is of the same size and built of the same description of materials as that in No. XI., and my remarks on it are applicable to this also.

Coottay or small Tank.—My estimate for this coottay is very moderate, not exceeding 50 Rupees, as shown below, with reference to its present condition :—

	Rs.
Earth-work	30
Brick-work	20
Total...	50

Whether this valuation is correct or otherwise, can be readily ascertained by a professional officer on inspection.

(13). CHINNA VARADAPPA NAICKEN'S ESTATE.—*Land.*—A portion of this land is annually cultivated with dry crops, and the other portion is under trees, and the price per cawny (Rs. 25) is not more than what I have ascertained to be the saleable value.

Trees.—The chief item is the Guavas of three and four feet high, and I have fixed their value according to the rates adopted in regard to the similar class of trees on Alaya Naicken's estate, which Mr. Robertson says does not seem unreasonable.

Doravoo or well with brick-work and water drawing apparatus.—This is better than the wells in the preceding two Estates, and my estimate is Rupees 93-12-0 according to its present condition, which will, I trust, be certified by a professional officer as being within the mark.

(14). RUNGIAH NAIDOO'S LAND.—This land is annually cultivated with cereals, and the price fixed for it, viz., 25 Rupees, per cawny, is not more than what is paid by private individuals for similar land.

(15). VENKATA NAICKEN'S LAND.—The same remarks as in the preceding case.

(16). VENKATANARAYANA NAICKEN'S LAND.—This is a very small bit of land, measuring Acres 0·20 ; and the price fixed for the same, including trees, etc., is only Rupees 15-11-6. I need not therefore enter into any details. A reference to my estimate will show how the valuation has been arrived at.

(17). KRISHNAPPA NAICKEN'S LAND.—This land* is held under the Tope Rules, on a Cowle Putta granted by former Acting Collector Mr. Banbury, under date, the 15th January 1864 ; the terms of the cowle being free of assessment for twenty years from Fasli 1273. It has been levelled and rendered fit for cultivation. The plantation is thriving well, and the price of 20 Rupees, per cawny, in addition to the payment for the trees, is not more than a fair valuation in consideration of the labour and expense incurred by the grantee in bringing it to its present condition. In regard to the trees, I need scarcely make any comment, as Mr. Robertson says that the amount fixed for them does not appear to him to be unreasonable. Adverting to his remarks on the number of trees both on this Estate and on Rungiengar's, I have only to say that they were carefully counted by the 2nd Revenue Inspector Ramayooja Pillay, under my personal direction and superintendence. It was now more than eight months since they have been so counted, and I am not aware whether any of them have since died or have been removed.

* Cawnies 10.

If the purchase of these lands is sanctioned, I would suggest the advisability of the trees [illegible] in order to ascertain whether the existing numbers correspond with those entered in my estimates. There is a Coottay on Krishnappa Naicken's land, and the probable cost of the same with reference to its cubic contents is Rupees 80, as per details given in the estimate, which you will find to be correct. The total amount of my estimate for this estate is Rupees 665, but the owner told me that, besides his own labor he had spent upon the land hard cash to the amount of Rupees 730—*vide* my footnote to the estimate.

(18). RUNGIENGAR'S LAND.—*Land*—This is likewise a Cowle land held under the Tope Rules, free of assessment for twenty years from Fasli 1273. The area thereof is cawnies 16, or 6 cawnies over and above that of Krishnappa Naicken's land. It has been levelled and rendered fit for planting purposes, and the rate of price fixed for it, is the same as for the latter individual's land. The price of the trees has been estimated with reference to their size and quality, as per details given in the estimate. There is also a coottay or well, and the estimated value thereof is Rupees 86-12-0, with reference to its dimensions as shewn in the estimate. The gross valuation of this estate is in excess of that of Krishnappa Naicken's estate by Rupees 246 ; 1st, because the area of land is larger ; and 2dly, because the number of trees is greater, as indicated in the accompanying comparative statement. The owner of this property told me that besides his own labor he had laid out a sum of Rupees 1,120 on the land and plantation—*vide* my footnote to the estimate

(19.) RUNGIAH NAICK, VARADAPPA NAICK AND VERSAWMY NAICK'S ESTATE.—*Land.*—This land consists of two Pymashy fields, Nos. 145 and 146. The first field contains an area of cawnies 7-14-6, and the latter cawnies 36-13-8. These fields were granted in Fasli 1273 under the Tope Rules on a cowle Putta, free of assessment for twenty years, and although it is now more than ten years since the date of the grant, nothing has been done towards the improvement of the Land No. 145, nor has a single tree been planted on it, and I have already recommended its resumption by Government without any compensation whatever. In Field No. 146, a few Mango and Casuarina trees appear to have been planted on about 10 cawnies only, and my estimate for this portion is

only 100 Rupees including the trees. The remaining portion (cawnies 26-13-8) has been recommended by me to be resumed—*vide* paragraph 8 of my letter, dated 25th October 1873, No. 78.

10. The above explanation, combined with the result of your proposed inspection of the lands, will, I trust, convince you that my valuation is not excessive or unreasonable as supposed by Mr. Robertson.

11. I deem it right to draw attention to paragraph 13 of Mr. Robertson's letter to the Board of Revenue, dated 16th September 1873, No. 681, embodied in their Proceedings of the 8th October, No. 2,045, wherein he says that a piece of land measuring about 13 cawnies and known as the bandy-stand land at the northern extremity of the Farm estate, which is useless for agricultural purposes, has been valued by competent persons at about 2,500 Rupees. This gives an average of Rupees 192 per cawny. It is strange that while such a high price is expected for a land which is useless for agricultural purposes, that the rates of my valuation which are comparatively very low as shewn in the margin, should have been considered too high, excessive, and unreasonable.

	Rs.
For lands under wet crops ... ... per cawny.	70 & 60
For Do. under dry crops or covered with trees per cawny.	35 & 25
For Do. held under the Tope Rules or left waste ... per cawny.	10

12. In conclusion, I would beg to state that the duty of estimating and settling compensation for lands, is an invidious one as you are aware, and how far I have given satisfaction in this work since I came to this district, now more than two years, is a point which I respectfully leave to your own judgment.

Enclosure No. 3.—Statement.

Board's Proceedings dated 8th October 1873, No. 2,045.

In October 1873 Mr. Robertson submitted a proposal for the establishment of a Dairy Farm at Sydapet, by the purchase of a tract of land near the Farm on the South Bank of the Adyar.

2. The Board requested the Collector of Chingleput to have the land in question roughly valued by the Deputy-Collector then engaged in acquiring land for the Carnatic Railway.

Board's Proceedings, dated 11th December 1873, No. 2,536.

3. In due course a valuation was submitted, but as Mr. Robertson thought the value placed on the land (Rupees 10,875) was unduly high, the Collector was directed to submit a further report after communicating with his Deputy with reference to Mr. Robertson's remarks.

Board's Proceedings, dated 11th May 1874, No. 1,091.

4. From the reply now submitted, it is clear that the valuation was carefully made and that there is but little chance of the land being obtained, even at the rates named by the Deputy-Collector.

5. If the Dairy and Stock Breeding farm is to be established, the outlay on the purchase of land alone will be very heavy.

6. The expediency or otherwise of establishing a Stock Breeding Farm depends upon the decision of the question of the future organization of the Agricultural Department, which is now before Government. If it is ultimately decided to institute a School of Agriculture, the establishment of a Stock breeding farm would seem to be necessarily a component part of any such scheme for purposes of tuition in connection therewith. If on the other hand, the scheme is abandoned, so large an outlay for experimental purposes only appears to be inexpedient. The Board resolve accordingly to submit the papers above recorded to Government with a view to a decision being arrived at as to the advisability of taking any further steps in connection with the project under notice.

(True Copies and Extract.)

Acting Sub-Secretary:

To the Acting Secretary to Government, Revenue Department,
with copies of Board's Procs., dated 8th April 1873,
No. 547, 8th Oct. 1873, No. 2,045, 11th Dec. 1873,
No. 2,536, and 11th May 1874, No. 1,091 (& copy of Statt. to be returned

Copy to the Collector of Chingleput, with 3 original enclosures returned.
" to the Superintendent Government Farms, with copy of Statt.

Ed. P. A. Press

G.O. 5 June 1871 Dis 46-47.

The Board will have observed on his return to Madras with the Governor's visit to the Chingleput District the urgent necessity there was for the early fixing by the Revenue Authorities of the value of the land in question.

Extract from Minutes in Council
16 Oct 1874.

(illegible)

178-179

No. 3540
19/494
Rev 1874. Depart.

Court of Wards,
MADRAS.

PROCEEDINGS, 16TH SEPTEMBER 1874, No. 2,636.

Dispatched 17/74.
Encl. 5
1 Volume
No. 1032 - 16 October 1874

Received. 6 Oct

SEPTEMBER.

No. 2,636.

Sydapet Government Farm, in Chingleput District.—Papers on subject of proposed purchase of a tract of land on south bank of the Adyar for establishment of a dairy farm in connection with — submitted to Government, with a view to a decision being arrived at as to the advisability of taking any further steps in the matter.

(illegible)