M.R.O. 1—20,002—12-8-65.

(1) Number of Pages 16

(2) Date of repair 22-2-68

(3) Initials of the Referencer 26.4.68.

MADRAS RECORD OFFICE

GOVERNMENT OF MADRAS

Revenue DEPARTMENT

G.O. No. 1552 Press
~~B.P. No.~~ ~~Mis.~~

Dated 1-11-1875 ~~196~~.

Not to be folded or roughly handled

Proceedings of the Madras Government, Revenue Department,
1st November 1875.

No. 10. Proceedings of the Board of Revenue, dated 13th September 1875, No. 2,560:—

Read the following letters:—

From G. D. LEMAN, Esq., Acting Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 6th August 1875, No. 242.

I HAVE the honor to submit, for the Board's favorable consideration and orders, copy of a letter from my Deputy Collector, wherein he applies for a reduction of quit-rent on a tract of land in the Tondiarpet Division of the town.

2. The land is badly situated, being subject to inundation; and, as it is not capable of being brought under cultivation without a large outlay, there is every probability that the present amount will never be realized. I trust the Board will see fit to accede to the Deputy Collector's proposals to reduce the quit-rent from Rupees 157-8-0 to Rupees 26-4-0.

ENCLOSURE No. 1.

From C. CUNDASAWMY MUDALIAR, Acting Deputy Collector, to G. D. LEMAN, Esq., Acting Collector of Madras, dated 27th July 1875, No. 820.

I HAVE the honor to submit the report called for in your endorsement, No. 685, of 23rd July 1875, on N. Soobboo Pillay's petition applying for a reduction of quit-rent on a tract of land at Tondiarpet Division, No. 9.

2. The land in question forms a part of Survey No. 3,067 and consists of Cawnies 30. This land was covered by *Ungrant* Bill No. 48, which stood in the name of one Tanappa Mudali, and bears a quit-rent of Rupees 157-8-0 at Rupees 5-4-0 per cawny. The residence of this registered holder, as well as the locality of the land, not being known, the quit-rent does not seem to have been ever collected. The arrears gathered, and have always been written off once in six years as has been the practice in this district. The land was, however, recently discovered by Virdachella Moodelly, the then conicopillay of the division, and was attached for arrears thereon as the owner could not be found. There were eight years' arrears outstanding in the accounts when it came to be sold, amounting to Rupees 1,260, which, with the charges, came up to Rupees 1,294-2-6. With this, as an upset price, the land was put up for sale on the 22nd January 1874, and there was only one bid, which was by petitioner, who is one Ramalinga Pillay's agent, for Rupees 1,295. There being no other bids, the land was knocked down to him for that sum and the amount collected. Petitioner applied to this office for a reduction of the quit-rent, and, on the ground that it was an old registered property, his request was not complied with, and he now makes the same request in the petition under report.

3. I inspected the land, and am of opinion that the petitioner's prayer demands your favorable consideration.

4. The land is situated at the northern extremity of the town of Madras between the old Ennore Road and the Cochrane's Canal. It forms a small portion of a vast extent of immemorial waste land which has never seen the face of the plough, at any rate, in this century. The soil is of a very inferior description, and, the level of the land being low, it is liable to be submerged by the salt-water of the Cochrane's Canal in the rainy season. It is the settling of this salt-water on the land that has deteriorated the soil, and, as it is, the land is unfit for cultivation, and will ever be so unless a large capital is laid out on it and the salt-water shut out.

5. Several other blocks of land of the same description were similarly attached for arrears and sold, and, as no one cared to bid for them, they were all bought in by Government for a nominal price of one rupee per holding, and they are all now lying waste. The land purchased by petitioner would have shared the same fate were it not for the fact that Ramalinga Pillay,

presuming, from the large sum of arrears that appeared in the advertisement, that it was some valuable garden property, sent his gumasta (petitioner) to purchase it for him. The latter thought that his master must have seen the land when he authorized him to purchase it for him and bid for it. Thus was it that we were able to find a purchaser for this land.

6. When the demand for the arrears of Fasli 1283, which fell due after its purchase by petitioner, was presented to him, he did not pay it, and wanted the quit-rent to be reduced. His request was not complied with, and the land attached for the arrears. The sale was to come on the 24th of this month; but as, in the meanwhile, the petition under report was received, I have postponed the sale pending the receipt of your final order on this reference.

7. The case is one which requires your favorable consideration. There is no use of our sticking to a quit-rent which the land cannot pay and which we have never realized. While we are prepared to advance loans under the Land Improvement Act for improving lands, it is a bad policy to repress industry by heavy quit-rent. We condemn such a policy in zemindaris, and it is not proper that the British Administration should be faulty in this respect. I understand that my predecessor, Ragoonada Row, intended to propose a general revision of the quit-rent of the heavily-assessed cultivable lands held under certificates, and which are, in consequence of the heavy assessment, lying waste. But, as is generally the case, when large schemes are contemplated by officers whose hands are full with the ordinary work of the day, he has not been able to do anything. We can, however, effect the object gradually by taking up individual cases as they come to notice and disposing of them after actual inspections. Much of the Government land that is now lying waste will be taken up and turned to advantage if an equitable quit-rent is imposed on it.

8. In the present case the petitioner wants a quit-rent of one-eighth pagoda per cawny to be imposed on his land. I am, however, of opinion that we may safely rank it in the eighth class and impose a quit-rent of quarter pagoda, *i.e.*, Annas 14 per cawny. I have the honor, therefore, to solicit that you will be pleased to obtain the sanction of the Board to reduce the quit-rent on petitioner's land to Annas 14 per cawny (1⅛ acre) and to take up similar cases as they come to notice.

(True Copy.)

(Signed) G. D. LEMAN,
Acting Collector.

From G. D. LEMAN, Esq., Acting Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 11th August 1875, No. 253.

I HAVE the honor to submit, for the orders of the Board, a letter from my Deputy Collector, recommending that certain lands bought in by Government for a nominal price at a sale for arrears of revenue may be leased out to one Govindarajoo Mudali at a reduced rate of quit-rent.

2. The lands are covered by two Survey Nos. 26 and 137. The one is overgrown with prickly-pear and the other liable to inundation during the rainy season by the waters of the Cochrane's Canal. The Deputy Collector proposes to lease out the first number for five years instead of annually and to reduce the quit-rent from Rupees 20 to Rupees 1-12-0 per cawny, also to remit the quit-rent entirely for the first two years under the terms of G.O., No. 1,326, dated 29th September 1874. The proposal to rent the land for five years does not recommend itself to me, nor does it seem necessary that an exception should be made in this case to the order of the Board, No. 382, dated 17th February 1875.

3. That there may be some consideration shown in the lease I would make the rent a nominal one of one pie for the first two years. The second site was formerly assessed at Rupees 5-4-0 per cawny, and the fact that the land always

Proceedings of the Madras Government, Revenue Department,
1st November 1875.

continued waste testifies to the excessive rate of assessment thereon. The soil too is very inferior, and the land possesses no means of irrigation. The Deputy Collector proposes to lease it out at a reduced rate of Annas 14 per cawny, the lease being annual.

4. I concur with my Deputy in thinking that the present rates of assessment are too high and that those he proposes are fair.

ENCLOSURE No. 1.

From C. CUNDASAMY MUDALIAR, Acting Deputy Collector, to G. D. LEMAN, Esq., Acting Collector of Madras, dated 24th July 1875, No. 777.

I HAVE the honor to submit, for your favorable consideration and orders, the following matter.

2. In their orders, No. 382, of 17th February 1875, the Revenue Board have sanctioned the proposal that lands purchased by Government in auctions held for arrears of revenue may be leased out to parties on their application for however small rents obtainable, and the Government Solicitor has accordingly drawn out a lease bond, copies of which have been printed and a stock laid in.

3. In the village of Vasurpaudy belonging to Perambore Division, No. 6, of the Madras Taluq, Survey No. 26, for which nine Collectors' certificates had been issued with an annual quit-rent of Rupees 10-10-0, measuring 12 grounds and 780 square feet, or, in other words, a little more than half a cawny, was sold for arrears of revenue on the 23rd March 1874, and for want of bidders Government purchased the same at a nominal value of 9 Rupees at one rupee per holding.

4. Similarly in the same village, Survey No. 137, for which fifteen Collectors' certificates had been issued with an annual quit-rent of Rupees 68-9-10 measuring 13 cawnies, 2 gulies, and 1,375 square feet, was sold for arrears, and, as none were willing to buy it, Government purchased the same on the 27th February 1873 at a nominal cost of 15 rupees at one rupee per holding.

5. One P. Goyindarajoo Mudali applied to me for the lease of the two pieces on a reduced assessment, and I personally inspected them.

6. Outside the Black Town walls, where the abovesaid two blocks of land are situated, there are two distinct descriptions of quit-rent, one called the *manai* rate and the other *cawny* rate. The former is imposed on house sites, beginning with one rupee per ground and increasing ratably at two Annas per every additional one-fourth ground, and the latter is intended for lands cultivated, although many blocks which now form bungalow compounds bear the cawny rate. The following are the cawny rates that now prevail:—

1st	Class,	3	Pagodas	or Rupees	10	8	0 per cawny.
2nd	do.	2½	do.	,,	8	12	0 do.
3rd	do.	2	do.	,,	7	0	0 do.
4th	do.	1½	do.	,,	5	4	0 do.
5th	do.	1	do.	,,	3	8	0 do.
6th	do.	¾	do.	,,	2	10	0 do.
7th	do.	½	do.	,,	1	12	0 do.
8th	do.	¼	do.	,,	0	14	0 do.
9th	do.	⅛	do.	,,	0	7	0 do.

7. The first of the pieces applied for by Govindarajoo Mudali, *viz.*, Survey No. 26, together with the adjoining lands, appears to have, in olden times, formed sites of a cluster of houses, and consequently the manai rate was imposed on each certificated property. There is no likelihood of houses ever springing up there at present, as the land is far away from existing houses and surrounded by low land submerged under water in the rainy season. It is, therefore, useful for cultivation only, and *cawny* rate will have to be imposed upon it; and considering the inferiority of the soil, which is sandy, I beg to recommend that Rupees 1-12-0 be imposed upon it under

Class 7. It is at this rate that the applicant wants the land, and we cannot expect to realize more. The land is further overgrown with prickly-pear, and more than half the extent is covered with this noxious plant. Its removal would cost some money and labor, and I would, under the prickly-pear clearance rules, recommend the remission of the quit-rent for two years. The rules sanction (*vide* G.O., No. 1,236, of 29th September 1874,) the granting of cowles free of assessment from five to ten years for the clearance of prickly-pear, but in this instance, considering the smallness of the extent, remission for two years would be quite sufficient. The lease itself may be granted for five years instead of per annum on condition that the quit-rent should be paid from the third year.

8. The second piece, No. 137, is a very low ground with very inferior soil and subject to inundation from the Cochrane's Canal running close by during the rainy season. It will require much outlay of money to raise a bund all round the land to keep out the salt-water and to make it fit for cultivation. The former annual rate of quit-rent of Rupees 5-4-0 per cawny was very high, and this in all probability is the secret why the former owner of the land never cared for it and allowed it to be bought by Government. In fact, the quit-rent has never been realized as the land always continued waste and the owners were unknown, the arrears always being written off when they grew six years old, until at last when Act VI. of 1867 rendered the land itself liable for its arrears, it was attached and purchased by Government, no one caring for it.

9. This block, as well as the other piece comprised in Survey No. 26, has no means of irrigation and dry crops can only be raised in it unless the lessee sinks wells. Waste lands of such inferior quality were, I know, taxed in the Nellore District in the new settlement at six Annas and eight Annas per acre. But, considering the vicinity of the Madras market for the ready sale of the produce that may be raised thereon, I would not tax them so low here. I intended recommending a rate of one Rupee for this and other similar lands bought in by Government and lying waste. But, as this rate would introduce a new class, I would include it in class 8, and beg to recommend that the rate of quarter pagoda, *i.e.*, 14 Annas per cawny ($1\frac{1}{2}$ acres), be imposed on this land.

10. I request early sanction as the fasli has already commenced and the applicant wants to commence work immediately in case the lands are given to him.

11. The petition of P. Govindarajoo Mudali, with the conicopillay's report, I beg to forward for your perusal with a request that they may be returned to me when no longer required by you.

(True Copy.)

(Signed) G. D. LEMAN,
Acting Collector of Madras.

In these letters the Collector of Madras asks for reduction of quit-rent in certain cases in which the quit-rent is held to be oppressive or such as to prevent the land being taken up for occupation. Two of them are situated in the low-lying tract near Cochrane's Canal and are subject to inundation.

2. Before disposing of these cases, the Board desire to be informed of the extent and assessment of lands in this tract now lying waste. It appears to the Board possible that as regards much of it the heavy quit-rent may perhaps prevent its being reclaimed, and that a general revision might lead to this result. The Collector is requested to state his opinion on the subject. The possible effect of the reclamation of this tract on the drainage in that quarter of the town should not be overlooked, and it would be well that the Collector would obtain the opinion of the Presidency Engineer.

Proceedings of the Madras Government, Revenue Department,
1st *November* 1875.

3. Board's Proceedings, dated 17th February 1875, No. 382, will be submitted for the confirmation of Government. The Board will afterwards pass orders on the third case mentioned by the Collector.

(True Copies and Extract.)

(Signed) H. E. STOKES,

Enclosure No. 1.

Proceedings of the Board of Revenue, dated 17th February 1875, No. 382.

Read the following letter from J. HUNTER-BLAIR, Esq., Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 29th January 1875, No. 22.

Occasionally, when lands are sold for arrears of revenue, some holdings are bought in for nominal prices on behalf of Government owing to the absence of bidders. The properties so relinquished are generally of very small value, and consist of waste lands, swamps, and sand-banks.

2. At present all the holdings bought in by Government are entered in a register maintained in the Deputy Collector's Office, and the Curnams of the several divisions are directed to guard the interests of Government in these lands.

3. No other steps are taken to prevent encroachment or illegal occupancy of the aforesaid lands. The watch by the Curnams is not safe to depend upon, and in out-of-the-way places illegal occupation practically is not detected, or, if detected [illegible] orted. Further, if such

4. To prevent this evil, the Deputy Collector suggests that lands bought in by Government should be leased out to private individuals as yearly tenants-at-will for the highest annual rent the lands may fetch, however small that may be.

5. This suggestion recommends itself to me. In fact, several pieces of land, the property of Government, are now so leased out; the land near Cochrane's Canal Basin referred to in Board's Proceedings, dated 21st September 1874, No. 2,705, is an instance.

6. Under G. O., dated 26th March 1873, No. 317, Public Department, and Government Order, dated 22nd April 1873, No. 419, Revenue Department, no lands belonging to Government can be sold without their orders and for less than 25 times their annual assessment. In the case of lands bought for arrears of revenue this price cannot be expected at least for many years to come; the lands meanwhile will be unproductive to Government, and many suffer from encroachment, &c. The suggestion made to lease the lands secures a revenue, and prevents encroachment without interfering with the right of Government to sell the lands at any future date.

7. I have, therefore, the honor to submit the proposal of the Deputy Collector for the favorable consideration and orders of the Board and Government.

Copies of correspondence* with the Deputy Collector are submitted.

*Official Memorandum to Deputy Collector, dated 14th January 1875, No. 29.
Letter from Deputy Collector, dated 21st January 1875, No. 2,154.

Enclosure No. 1.

Official Memorandum from J. HUNTER-BLAIR, Esq., Collector of Madras, to R. RAGOONATHA ROW, Deputy Collector of Madras, dated 14th January 1875, No. 29.

Your letter, No. 2,069, of 22nd December 1874.

The land was advertised for sale for six years' quit-rent, and should have been put up to sale for that amount only. The addition of subsequent arrears at the time of sale was irregular. If

the public had known that the highest sum the Government was interested in realising was only six years' quit-rent, some bidders might have come forward.

2. The Deputy Collector is requested to state what steps are taken to prevent encroachment on, or illicit enjoyment of, lands becoming property of Government by purchase at sales for arrears of quit-rent.

(True Copy.)

(Signed) J. HUNTER-BLAIR,
Collector of Madras.

ENCLOSURE No. 2.

From R. RAGOONATHA ROW, Deputy Collector, to J. HUNTER-BLAIR, Esq., Collector of Madras, dated Madras, 21st January 1875, No. 2,154.

WITH reference to paragraph 2 of your docket, No. 29, of 14th instant, I have the honor to inform you that, in the matter of preventing encroachments on, or illicit enjoyment of, lands which become vested in Government by purchase in public auction held for arrears of revenue, orders have been issued to Quit-rent Conicopillays to watch Government interests. I would, however, suggest, for your consideration, that the most effectual way of securing Government interest is to lease out these lands to private parties *as tenants-at-will* for the highest annual rent procurable, however small it may be.

(True Copy.)

(Signed) J. HUNTER-BLAIR,
Collector of Madras.

THE Board approve the suggestion of the Deputy Collector and Collector.

(True Copies and Extract.)

(Signed) H. E. STOKES,
Acting Secretary.

No. 11. ORDER THEREON, 1st November 1875, No. 1,552.

Land Revenue, No. 1.

THE Board's Proceedings dated 17th February 1875, No. 382, are confirmed.

2. The Government desire that the Board's final decision in regard to a general reduction of quit-rent on the low-lying tract near the Cochrane's Canal may be communicated to them.

(True Extract.)

(Signed) L. A. CAMPBELL,
Under-Secretary to Government.

To the Board of Revenue.

Exd. J. W. Fischer.

No. 2,560.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 13th September 1875.

Read the following letters:—

From G. D. LEMAN, Esq., Acting Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 6th August 1875, No. 242.

I HAVE the honor to submit, for the Board's favorable consideration and orders, copy of a letter from my Deputy Collector, wherein he applies for a reduction of quit-rent on a tract of land in the Tondiarpet Division of the town.

2. The land is badly situated, being subject to inundation; and, as it is not capable of being brought under cultivation without a large outlay, there is every probability that the present amount will never be realized. I trust the Board will see fit to accede to the Deputy Collector's proposals to reduce the quit-rent from Rupees 157-8-0 to Rupees 26-4-0.

ENCLOSURE No. 1.

From C. CUNDASAWMY MUDALIAR, Acting Deputy Collector, to G. D. LEMAN, Esq., Acting Collector of Madras, dated 27th July 1875, No. 820.

I HAVE the honor to submit the report called for in your endorsement, No. 685, of 23rd July 1875, on N. Soobboo Pillay's petition applying for a reduction of quit-rent on a tract of land at Tondiarpet Division, No. 9.

2. The land in question forms a part of Survey No. 3,067 and consists of Cawnies 30. This land was covered by *Ungrant* Bill No. 48, which stood in the name of one Tanappa Mudali, and bears a quit-rent of Rupees 157-8-0 at Rupees 5-4-0 per cawny. The residence of this registered holder, as well as the locality of the land, not being known, the quit-rent does not seem to have been ever collected. The arrears gathered, and have always been written off once in six years as has been the practice in this district. The land was, however, recently discovered by Virdachella Moodelly, the then conicopillay of the division, and was attached for arrears thereon as the owner could not be found. There were eight years' arrears outstanding in the accounts when it came to be sold, amounting to Rupees 1,260, which, with the charges, came up to Rupees 1,294-2-6. With this, as an upset price, the land was put up for sale on the 22nd January 1874, and there was only one bid, which was by petitioner, who is one Ramalinga Pillay's agent, for Rupees 1,295. There being no other bids, the land was knocked down to him for that sum and the amount collected. Petitioner applied to this office for a reduction of the quit-rent, and, on the ground that it was an old registered property, his request was not complied with, and he now makes the same request in the petition under report.

3. I inspected the land, and am of opinion that the petitioner's prayer demands your favorable consideration.

4. The land is situated at the northern extremity of the town of Madras between the old Ennore Road and the Cochrane's Canal. It forms a small portion of a vast extent of immemorial waste land which has never seen the face of the plough, at any rate, in this century. The soil is of a very inferior description, and, the level of the land being low, it is liable to be submerged by the salt-water of the Cochrane's Canal in the rainy season. It is the settling of this salt-water on the land that has deteriorated the soil, and, as it is, the land is unfit for cultivation, and will ever be so unless a large capital is laid out on it and the salt-water shut out.

5. Several other blocks of land of the same description were similarly attached for arrears and sold, and, as no one cared to bid for them, they were all bought in by Government for a

nominal price of one rupee per holding, and they are all now lying waste. The land purchased by petitioner would have shared the same fate were it not for the fact that Ramalinga Pillay, presuming, from the large sum of arrears that appeared in the advertisement, that it was some valuable garden property, sent his gumasta (petitioner) to purchase it for him. The latter thought that his master must have seen the land when he authorized him to purchase it for him and bid for it. Thus was it that we were able to find a purchaser for this land.

6. When the demand for the arrears of Fasli 1283, which fell due after its purchase by petitioner, was presented to him, he did not pay it, and wanted the quit-rent to be reduced. His request was not complied with, and the land attached for the arrears. The sale was to come on the 24th of this month; but as, in the meanwhile, the petition under report was received, I have postponed the sale pending the receipt of your final order on this reference.

7. The case is one which requires your favorable consideration. There is no use of our sticking to a quit-rent which the land cannot pay and which we have never realized. While we are prepared to advance loans under the Land Improvement Act for improving lands, it is a bad policy to repress industry by heavy quit-rent. We condemn such a policy in zemindaris, and it is not proper that the British Administration should be faulty in this respect. I understand that my predecessor, Ragoonada Row, intended to propose a general revision of the quit-rent of the heavily-assessed cultivable lands held under certificates, and which are, in consequence of the heavy assessment, lying waste. But, as is generally the case, when large schemes are contemplated by officers whose hands are full with the ordinary work of the day, he has not been able to do anything. We can, however, effect the object gradually by taking up individual cases as they come to notice and disposing of them after actual inspections. Much of the Government land that is now lying waste will be taken up and turned to advantage if an equitable quit-rent is imposed on it.

8. In the present case the petitioner wants a quit-rent of one-eighth pagoda per cawny to be imposed on his land. I am, however, of opinion that we may safely rank it in the eighth class and impose a quit-rent of quarter pagoda, *i.e.*, Annas 14 per cawny. I have the honor, therefore, to solicit that you will be pleased to obtain the sanction of the Board to reduce the quit-rent on petitioner's land to Annas 14 per cawny (1¼ acre) and to take up similar cases as they come to notice.

(True Copy.)

(Signed) G. D. LEMAN,
Acting Collector.

From G. D. LEMAN, Esq., Acting Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 11th August 1875, No. 253.

I HAVE the honor to submit, for the orders of the Board, a letter from my Deputy Collector, recommending that certain lands bought in by Government for a nominal price at a sale for arrears of revenue may be leased out to one Govindarajoo Mudali at a reduced rate of quit-rent.

2. The lands are covered by two Survey Nos. 26 and 137. The one is overgrown with prickly-pear and the other liable to inundation during the rainy season by the waters of the Cochrane's Canal. The Deputy Collector proposes to lease out the first number for five years instead of annually and to reduce the quit-rent from Rupees 20 to Rupees 1-12-0 per cawny, also to remit the quit-rent entirely for the first two years under the terms of G.O., No. 1,326, dated 29th September 1874. The proposal to rent the land for five years does not recommend itself to me, nor does it seem necessary that an exception should be made in this case to the order of the Board, No. 382, dated 17th February 1875.

3. That there may be some consideration shown in the lease I would make the rent a nominal one of one pie for the first two years. The second site was formerly assessed at Rupees 5-4-0 per cawny, and the fact that the land always continued waste testifies to the excessive rate of assessment thereon. The soil too is very inferior, and the land possesses no means of irrigation. The Deputy Collector proposes to lease it out at a reduced rate of Annas 14 per cawny, the lease being annual.

4. I concur with my Deputy in thinking that the present rates of assessment are too high and that those he proposes are fair.

ENCLOSURE No. 1.

From C. CUNDASAMY MUDALIAR, Acting Deputy Collector, to G. D. LEMAN, Esq., Acting Collector of Madras, dated 24th July 1875, No. 777.

I HAVE the honor to submit, for your favorable consideration and orders, the following matter.

2. In their orders, No. 382, of 17th February 1875, the Revenue Board have sanctioned the proposal that lands purchased by Government in auctions held for arrears of revenue may be leased out to parties on their application for however small rents obtainable, and the Government Solicitor has accordingly drawn out a lease bond, copies of which have been printed and a stock laid in.

3. In the village of Vasurpaudy belonging to Perambore Division, No. 6, of the Madras Taluq, Survey No. 26, for which nine Collectors' certificates had been issued with an annual quit-rent of Rupees 10-10-0, measuring 12 grounds and 780 square feet, or, in other words, a little more than half a cawny, was sold for arrears of revenue on the 23rd March 1874, and for want of bidders Government purchased the same at a nominal value of 9 Rupees at one rupee per holding.

4. Similarly in the same village, Survey No. 137, for which fifteen Collectors' certificates had been issued with an annual quit-rent of Rupees 68-9-10 measuring 13 cawnies, 2 gulies, and 1,375 square feet, was sold for arrears, and, as none were willing to buy it, Government purhased the same on the 27th February 1873 at a nominal cost of 15 rupees at one rupee per holding.

5. One P. Govindarajoo Mudali applied to me for the lease of the two pieces on a reduced assessment, and I personally inspected them.

6. Outside the Black Town walls, where the abovesaid two blocks of land are situated, there are two distinct descriptions of quit-rent, one called the *manai* rate and the other *cawny* rate. The former is imposed on house sites, beginning with one rupee per ground and increasing rateably at two annas per every additional one-fourth ground, and the latter is intended for lands cultivated, although many blocks which now form bungalow compounds bear the cawny rate. The following are the cawny rates that now prevail:—

1st	Class,	3	Pagodas	or Rupees	10	8	0	per cawny.
2nd	do.	2½	do.	,,	8	12	0	do.
3rd	do.	2	do.	,,	7	0	0	do.
4th	do.	1½	do.	,,	5	4	0	do.
5th	do.	1	do.	,,	3	8	0	do.
6th	do.	¾	do.	,,	2	10	0	do.
7th	do.	½	do.	,,	1	12	0	do.
8th	do.	¼	do.	,,	0	14	0	do.
9th	do.	⅛	do.	,,	0	7	0	do.

7. The first of the pieces applied for by Govindarajoo Mudali, *viz.*, Survey No. 26, together with the adjoining lands, appears to have, in olden times, formed sites of a cluster of houses, and consequently the manai rate was imposed on each certificated property. There is no likelihood of houses ever springing up there at present, as the land is far away from existing houses and surrounded by low land submerged under water in the rainy season. It is, therefore, useful for

cultivation only, and *cawny* rate will have to be imposed upon it; and considering the inferiority of the soil, which is sandy, I beg to recommend that Rupees 1-12-0 be imposed upon it under Class 7. It is at this rate that the applicant wants the land, and we cannot expect to realize more. The land is further overgrown with prickly-pear, and more than half the extent is covered with this noxious plant. Its removal would cost some money and labor, and I would, under the prickly-pear clearance rules, recommend the remission of the quit-rent for two years. The rules sanction (*vide* G.O., No. 1,236, of 29th September 1874,) the granting of cowles free of assessment from five to ten years for the clearance of prickly-pear, but in this instance, considering the smallness of the extent, remission for two years would be quite sufficient. The lease itself may be granted for five years instead of per annum on condition that the quit-rent should be paid from the third year.

8. The second piece, No. 137, is a very low ground with very inferior soil and subject to inundation from the Cochrane's Canal running close by during the rainy season. It will require much outlay of money to raise a bund all round the land to keep out the salt-water and to make it fit for cultivation. The former annual rate of quit-rent of Rupees 5-4-0 per cawny was very high, and this in all probability is the secret why the former owner of the land never cared for it and allowed it to be bought by Government. In fact, the quit-rent has never been realized as the land always continued waste and the owners were unknown, the arrears always being written off when they grew six years old, until at last when Act VI. of 1867 rendered the land itself liable for its arrears, it was attached and purchased by Government, no one caring for it.

9. This block, as well as the other piece comprised in Survey No. 26, has no means of irrigation and dry crops can only be raised in it unless the lessee sinks wells. Waste lands of such inferior quality were, I know, taxed in the Nellore District in the new settlement at six annas and eight annas per acre. But, considering the vicinity of the Madras market for the ready sale of the produce that may be raised thereon, I would not tax them so low here. I intended recommending a rate of one rupee for this and other similar lands bought in by Government and lying waste. But, as this rate would introduce a new class, I would include it in class 8, and beg to recommend that the rate of quarter pagoda, *i.e.*, 14 Annas per cawny (1¼ acres), be imposed on this land.

10. I request early sanction as the fasli has already commenced and the applicant wants to commence work immediately in case the lands are given to him.

11. The petition of P. Govindarajoo Mudali, with the conicopillay's report, I beg to forward for your perusal with a request that they may be returned to me when no longer required by you.

(True Copy.)

(Signed) G. D. LEMAN,
Acting Collector of Madras.

In these letters the Collector of Madras asks for reduction of quit-rent in certain cases in which the quit-rent is held to be oppressive or such as to prevent the land being taken up for occupation. Two of them are situated in the lowlying tract near Cochrane's Canal and are subject to inundation.

2. Before disposing of these cases, the Board desire to be informed of the extent and assessment of lands in this tract now lying waste. It appears to the Board possible that as regards much of it the heavy quit-rent may perhaps prevent its being reclaimed, and that a general revision might lead to this result. The Collector is requested to state his opinion on the subject. The possible effect of the reclamation of this tract on the drainage in that quarter of the town should not be overlooked, and it would be well that the Collector would obtain the opinion of the Presidency Engineer.

No. 382.

Proceedings of the Board of Revenue, dated 17th February 1875.

Read the following letter from J. HUNTER-BLAIR, Esq., Collector of Madras, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated 29th January 1875, No. 22:—

Occasionally, when lands are sold for arrears of revenue, some holdings are bought in for nominal prices on behalf of Government owing to the absence of bidders. The properties so relinquished are generally of very small value, and consist of waste lands, swamps, and sand-banks.

2. At present all the holdings bought in by Government are entered in a register maintained in the Deputy Collector's Office, and the Curnams of the several divisions are directed to guard the interests of Government in these lands.

3. No other steps are taken to prevent encroachment or illegal occupancy of the aforesaid lands. The watch by the Curnams is not safe to depend upon, and in out-of-the-way places illegal occupation practically is not detected, or, if detected, not reported. Further, if such occupation is allowed tacitly for a number of years, the right of Government to reject, lapses.

4. To prevent this evil, the Deputy Collector suggests that lands bought in by Government should be leased out to private individuals as yearly tenants-at-will for the highest annual rent the lands may fetch, however small that may be.

5. This suggestion recommends itself to me. In fact, several pieces of land, the property of Government, are now so leased out; the land near Cochrane's Canal Basin referred to in Board's Proceedings, dated 21st September 1874, No. 2,705, is an instance.

6. Under G. O., dated 26th March 1873, No. 317, Public Department, and Government Order, dated 22nd April 1873, No. 419, Revenue Department, no lands belonging to Government can be sold without their orders and for less than 25 times their annual assessment. In the case of lands bought for arrears of revenue this price cannot be expected at least for many years to come; the lands meanwhile will be unproductive to Government, and many suffer from encroachment, etc. The suggestion made to lease the lands secures a revenue and prevents encroachment without interfering with the right of Government to sell the lands at any future date.

1. I have, therefore, the honor to submit the proposal of the Deputy Collector for the favorable consideration and orders of the Board and Government.

Copies of correspondence* with the Deputy Collector are submitted.

* Official Memorandum to Deputy Collector, dated 14th January 1875, No. 29.
Letter from Deputy Collector, dated 21st January 1875, No. 2,154.

Enclosure No. 1.

Official Memorandum from J. HUNTER-BLAIR, Esq., Collector of Madras, to R. RAGOONATHA ROW, Deputy Collector of Madras, dated 14th January 1875, No. 29.

Your letter, No. 2,069, of 22nd December 1874.

The land was advertised for sale for six years' quit-rent, and should have been put up to sale for that amount only. The addition of subsequent arrears at the time of sale was irregular. If the public had known that the highest sum the Government was interested in realizing was only six years' quit-rent, some bidders might have come forward.

2. The Deputy Collector is requested to state what steps are taken to prevent encroachment on, or illicit enjoyment of, lands becoming property of Government by purchase at sales for arrears of quit-rent.

(True Copy.)

(Signed) J. HUNTER-BLAIR,
Collector of Madras.

ENCLOSURE No. 2.

From R. RAGOONATHA ROW, Deputy Collector, to J. HUNTER-BLAIR, Esq., Collector of Madras, dated Madras, 21st January 1875, No. 2,154.

WITH reference to paragraph 2 of your docket, No. 29, of 14th instant, I have the honor to inform you that, in the matter of preventing encroachments on, or illicit enjoyment of, lands which become vested in Government by purchase in public auction held for arrears of revenue, orders have been issued to Quit-rent Conicopillays to watch Government interests. I would, however, suggest, for your consideration, that the most effectual way of securing Government interest is to lease out these lands to private parties *as tenants-at-will* for the highest annual rent procurable, however small it may be.

(True Copy.)

(Signed) J. HUNTER-BLAIR,
Collector of Madras.

THE Board approve the suggestion of the Deputy Collector and Collector.

(True Copies and Extract.)

H. E. STOKES,
Acting Secretary.

To the Collector of Madras.

Exd. J. W. Fischer.

1875.
Board of Revenue,
MADRAS.

PROCEEDINGS, 17TH FEBRUARY 1875, No. 382.

Encl.

Received Rec 3902/75

FEBRUARY.
No. 382.

Lands—sold for arrears of revenue and bought in on behalf of Government, in Madras District.—Proposal of Collector and Deputy Collector to lease out these lands to private individuals as yearly tenants-at-will, for the highest annual rent procurable, approved.

3. Board's Proceedings, dated 17th February 1875, No. 382, will be submitted for the confirmation of Government. The Board will afterwards pass orders on the third case mentioned by the Collector.

(True Copies and Extract.)

Acting Secretary.

To the Acting Collector of Madras.
" the Acting Secretary to Government, Revenue Department,
with copy of Board's Proceedings, dated 17th February 1875, No. 382.

Enclosure No. 1 to Letter from

Exd. A. S. Rodgers.

8

G.O. 7 Sept 6/73 No 51 to 90
22 ——— 90-91
29 Sept 74 - 263-64

Ans: 6 Sept Dept
No 1305 to 3902

1875.

Board of Revenue,

MADRAS.

PROCEEDINGS, 13TH SEPTEMBER 1875, No. 2,560

Dept 20 Sept/75
Encl

Received 9: Oct/75

SEPTEMBER.

No. 2,560.

Quit-rent—on certain lands near Cochrane's Canal in Madras District, which are subject to inundation.—Collector to report further with reference to his letter asking for reduction of—for certain reasons. Board's Proceedings on subject of leasing out lands bought in by Government to private individuals as early tenants-at-will for highest rent procurable, submitted for confirmation of Government.

With order
No 1552 1 Novr 1875

No 1552

The Board's Proceedings of 17 February 1875, 2,382 are confirmed.

2 The Government desire, that the Board's final decision in regard to a general reduction of quit rent on the low lying tract near the Cochrane's Canal may be communicated to them.

1st Novr 1875

To the Board of Rev
Dept Secy