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# MADRAS RECORD OFFICE

## GOVERNMENT OF MADRAS

Revenue DEPARTMENT

G.O. No. 888 ~~Press~~

~~B.P. No.~~ Mis.

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No. 4 Fin.

Forwarded for
orders to Mr. Secy. Board
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Recd 21st Oct 1867

8862

Panany 10th August 1867.

To,

The Collector of Malabar,
Calicut.

Sir,

Adverting to your endorsement on the Proceedings of the Board of Revenue dated 24th September 1866 No. 6850, I have the honor to lay before you the statement marked A of the settlements made by me of Escheat gardens in British Cochin and in the Territories of Cochin Sircars.

2. The value estimated at on the gardens in Cochin by the Arbitrators was Rs. 418-2-4, but the price I have sold them for amounts to Rs. 194493-4-0, the difference of Rupees 223,780-12-0 having been deducted by me from the Estimated amount; this reduction has to the best of my knowledge been made after due consideration and also in consistence with justice and mercy; but according to your proposal the amount that will have yet to be deducted is Rs. 31,683. I would here request that you would be carrying into effect, be pleased to give your due attention to the following points, for which I beg to be excused. My reasons in venturing to submit them to you are based on two grounds, 1st that in my humble conviction I consider it an obligation to bring to the notice of yourself and the Board of Revenue several inherent circumstances

circumstances I am aware of; and 2ndly the annulling of my settlements would be a public disgrace to me, of which I consider I am bound to complain.

3. You will observe that the Government Gardens throughout the Coast Talugs of Malabar were valued on the same general principle, that is in reference to their produce, a system with which the tenants are generally satisfied; the valuations of gardens on acreage in any place can therefore never agree, but on the contrary would vastly differ as will be seen by the statement marked B; it is attributable to two causes. 1st that the trees of one place yield less while at others nearly twice as much. 2ndly that the space of an acre is according to general rules capable of containing [illegible] trees, though in some localities the number has come to almost 100; but at Cochin it varies from 25 to 300.

4. It will be perceived from the above statement (B) that the gardens lying between a river on one side, and the sea coast on the other in Elatur village, Calicut Talug, and which though planted more closely than usual, bear fruitfully, have been sold at an [illegible] Rupees 1000 per acre, but those planted less closely in its immediate vicinity and less productive have been sold at Rupees 190 per acre.

5. Statement C shows that the highest price obtained in the Sales of gardens in Baletnad Cusba is above Rupees 200, whilst the lowest is less than Rs 100 per acre, on average.

6. The valuation of gardens per acre at Manapu=ram is Rupees 1,100, but that at its vicinity and less production, is Rupees 206 as will be seen by the Statement D.

7. [illegible] that the Statement [illegible] alluded to afford an ample proof that in one and the same Amshom there is high as well as low price on acreage, admitting of no comparison whatever; for this reason the valuation of gardens in Cochin cannot in my humble opinion be compared with that of other places in this District.

8. As the gardens in Calicut and Mana=rapuram have as above noticed been sold at more or less Rs 1000 an acre, the value of gardens in Cochin should indeed fetch somewhat double the price, as will be observed in the following paragraph.

9. It is a well known fact that the Cocoanut and other trees in Cochin yield almost double as much as those of any other parts on the Coast in South Malabar; for instance, the annual Jenmy Bogam paid to Government [illegible] tree in Government Jenm Gardens, throughout Malabar except at Cochin is only annd one and pies three and not above it, whilst that on the lower class is only some pies exclusive of the annual revenue to Government; but the Jenmy Bogam

* on average

Note. It should be borne in mind that this has been fixed by Officers of high standing ability.

Bogam paid to Government since the last twenty years on a 1st class tree in Cochin is more than five times as much (being As. 6 & Aes. 7), and that on the lowest class is one anna and pies nine, exclusive of the annual Revenue to Government. The two first and last mentioned items afford ample proof of the Productive state of [illegible] In this reason it is evident that the Government are doubtless entitled to 4 or 5 times the value on average in Cochin more than in other Talugs.

10. I beg to add another instance. The 1st class cocoanut trees in Calicut, each paying as above observed a Jenmy Bogam of Anna 1-3 p. have been sold at the rate of Rupees 15-12-- per each, and those in Beturtud and Manapuram paying a Jenmy Bogam of Pies four each, have been sold at the rate of Rs 3 and odd respectively; but the 1st sort trees in Cochin paying an annual Jenmy Bogam of Annas six and Pies seven each, have been now sold at the rate of Rs 21; from this it is apparent that in comparison to the proportion values calculated on Jenmy Bogam, the values of Cochin gardens are exceedingly cheap.

11. As a further instance, it will be observed from the statements above alluded to that the Jenm price of Government gardens in all the coast Talugs of this District had been secured to Government at the rate of Rs 100 and upwards on



on the annual Jenmy Bogam of Rupee one, except at Cochin, where it comes to only Rs 63-- Would not this be reckoned a cheap price? The Statement of the sale of Escheat lands throughout South Malabar exhibited in paragraph 5 of my report dated 13th July 1867 No 37 is particularly [illegible] opinion I think that even a rupee should not be reduced as now proposed.

| Particulars | Extent in acres | net value | Total amount of Jenm Bogam | Average jenm value on a rupee of jenm Bogam. |
|---|---|---|---|---|
| Wet dry and Garden lands that have been sold at Cochin | 439 12 - | 295188 4 - | 387 1 - | 1 [illegible] |
| In other Talugs | 14061 9 - | 1737475 8 11 | 10368 - 6 | 168. |
| Total | 14501 5 - | 2032663 12 11 | 14,238 9 9 | 143. |

note × It should be borne in mind that this has been fixed by Officers of high standing ability.

12. As another instance I beg to add that in all the Coast Talugs of Malabar except Cochin, the space of an acre is generally considered capable of planting 60 to 70 cocoanut trees, and in case this number [illegible] it causes a diminution in produce; but in Cochin this space has been planted with cocoanut trees ranging from 120 to 300, as will be seen by the accompanying statement E. The reason is, the trees in Cochin however thickly planted do not fall short in bearing.

bearing. This fact also furnishes a proof of the gardens in Cochin being capable of fetching almost double the price on average.

13. Cocoanuts, Copras, cocoanut oil, oil-cake, cadjans, fibre and shells are highly priced in Cochin more than elsewhere in Malabar, which it would be [illegible] to the rising of the prices on gardens in Cochin.

14. Cochin being intensely populated, the great demand of plaw for residence, as well as for other occupations has occasioned the price of gardens there to be dearer than in any other parts of this District.

15. It is therefore clearly obvious that the price of gardens in Cochin on average would reasonably [illegible] six times as much as other gardens in any other parts of Malabar.

16. I admit that the European trade in Cochin had somewhat fallen in 1865-66, but this has caused no diminution, but rather an augmentation in the price of gardens; for, the price of cocoanut oil had risen almost to 50 per Cwt, and it is a well known fact that the price of gardens increases in direct [illegible] to the price of fruits. The gardens in question were sold for prices payable in instalments of 7 or 8 years. I doubt much whether in consideration of the unfavorable season of that year, it is reasonable now to make reductions from the money that has to be paid up after so many years.

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17. I beg respectfully to observe that I had evidently sold the gardens in Cochin, and have left nothing to my superiors to necessitate the exercise of their clemency. If there are any grounds to complaint on my valuation it is for Government as Jenmy, and not for tenants. At the time of settlement with the Tenants [illegible] pated that the sales would be concluded so cheap. The Tenants came in crowds before me, when I sat down to carry on the settlements, notwithstanding the instigations of certain influential people who tried in vain to keep them aloof. Had this not been the case, complainants would have crowded in before you at the instance of evil-disposed Petition-writers there, a few days after the commencement.

In the month of June 1865 I remained 10 days in Cochin and 141 persons made settlements with me to the amount of Rs. 153,966; and after six months I again proceeded thither and stayed 20 days when 249 persons made purchases from me lands worth Rs. 141,222½. Had there in fact existed reasons for complainants, it is to be considered whether it is likely that I could have [illegible] to bring any tenants within my hold.

18. Of the above said purchasers there are wealthy as well as middle and lower classes of people numbering 390 individuals in all, most of whom remain gratefully and peaceably at homes not

not at all concerned in this malicious complaint- I am at a loss to perceive why you are proceeding to make reductions on the price of their lands when they have agreed to it- Out of the said 390 Purchasers, who has attempted to complain of me save one Tanandey a litigious blacksmith and his friends- The Board having passed an Endorsement on his petition to the effect that collections on account of instalments due by him should not be made till further orders, induced him to go round Cochin prancing from joy; yet, did this attract the attention of any other honest and respectable tenants to come forward and complain- save a few of the lower class persons of his stamp and profession!-

19. The settlement of Cochin lands had been conducted by me in a spacious hall in which I held my office, where all the Tenants and many others were present, and in their presence I explained to each of the Tenants the valuation I had fixed on each of their respective lands and my proposals were duly accepted by them- A few of the Tenants having disagreed I deputed my Inspectors to go to their respective gardens and convince them of the fairness of my settlement, and I had myself gone over to a few of the gardens early in the mornings, and had them thus convinced of it; and they have agreed to pay the instalments according to fixed dates and which they expressed with their own tongues; and I had their depositions taken down in writing duly signed then and there, which after having been read over and explained to them, were attested by me, and daily entered in my settlement Register Book-

20 As an officer holding an high and respectible post, it is a dishonor, and moreover it grieves me to see that all agreements so [illegible] before me by 390 individuals should be annulled on the mere complaint of a litigious blacksmith and his colleagues-

21 The conclusion to be arrived at by decreasing Rupees 31,000 and odd from the amount of my settlements would be that I had hitherto imprudently or unmercifully conducted the settlement, and which necessitated the interference of yourself and the Board- I am therefore anxious that I may not be subjected to such an exposure-

22. The price that would fall on the gardens of Messrs Lloyd and Co. according to the proposed scale, would be only Rupees 5625; but the annual rent accruing thereon is Rs. 1900, by which it will be perceived that the price is quite below its appropriate value.

I have the honor to be
Sir,
Your most obedient servant

Deputy Collector.

Tellicherry 13th April 1875.

887/6

To,

The Honorable W. Robinson C. S. I.
Member of Council,
Madras.

Sir,

A few days ago, I heard that the sale of jenm of Government lands at Cochin made by me as Deputy Collector, was the subject of a reference to the Government by the Secretary of State. I do not know under what aspect the question is now under consideration.

If you deem it proper to give me an opportunity of offering an explanation on the point now under discussion I shall be glad to submit the same. I hope you and the Government are aware that I know the whole circumstance of the dispute at Cochin. I beg to submit a copy of a letter I addressed on the subject to Mr. Ballard and which was submitted to the Board of Revenue. I understand that the matter is now before the Government as an appeal of some of the tenants but I humbly beg to ask in order what rule is an appeal open to them, against written agreements which 390 tenants, of their own free will and openly, entered into with me as

as Agent of Government Law provides an appeal only against an order or decree but these agreements do not partake of its character-

I have the honor to be,

Sir,

Your most obedient servant.

Pensioned Deputy Collector.