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MADRAS RECORD OFFICE

GOVERNMENT OF MADRAS

Revenue DEPARTMENT

G.O. No.
B.P. No.

989

Press
Mis.

Dated

1-7-1875-196

Not to be folded or roughly handled

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

No. 15. Read the following Proceedings of the Board of Revenue, dated 5th June 1875, No. 1,524:—

Read the following letter from W. R. ROBERTSON, Esq., M.R.A.C., Superintendent of Government Farms, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated Sydapet, 10th May 1875, No. 241:—

In reply to the Board's Miscellaneous Proceedings, No. 7,588, dated the 30th of October 1874, I have the honor to state that the negotiations opened with the occupiers of the land referred to in these Proceedings have produced no satisfactory results, and I regret to add that at present there is not the least likelihood that any good results will be secured by persisting longer in these negotiations. The fact is most of the people interested in the land seem to know the amounts at which Mr. Vencatesiah valued their claims, and very naturally ask larger sums for these claims than those fixed by him.

2. The following statement shows how small a prospect there is of the people being brought to ask anything reasonable for their claims:—

No.	Names.	Price asked.			Deputy Collector's valuation.		
		Rs.	A.	P.	Rs.	A.	P.
10	Rungiah Naicken	40	4	0	18	4	0
	Parthasarathy Naicken						
11	Vasoodava Moodelly				117	5	0
12	Rungiah Naicken	2,439	4	3	1,132	1	6
	Parthasarathy Naicken						
13	Chinna Varathappa Naick	130	8	10	257	4	0
14	Rungiah Naicken	140	2	10	50	9	4
15	Venkata Naick	76	10	5	25	12	6
16	Vencatanaraina Naick	28	6	9	15	11	6
17	Kistappa Naick	982	0	0	665	2	0
18	Rungienger	1,500	3	6	911	4	6
	Rungiah Naick						
19	Varadappa Naick	2,126	1	6	100	0	0
	Veerasawmy Naick						

3. I think it is probable that if I had been authorized to make definite offers, the people would have been more reasonable in their demands.

4. In justification of the valuation rates he has adopted for the land, Mr. Vencatesiah in paragraph 11 of his letter, No. 53, dated the 20th of July 1874, to the address of the Collector of the district says: "I deem it right to draw attention to paragraph 13 of Mr. Robertson's letter to the Board of Revenue, dated the 16th of September 1873, No. 681, embodied in their Proceedings of the 8th of October, No. 2,045, wherein he says that a piece of land measuring 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 Rupees 2,500; 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 shown in the margin, should have been considered too high, excessive, and unreasonable." What I did write was as follows: "In connection with the scheme now under consideration, it was proposed to sell the land known as the bandy-stand land, which is situated at the northern extremity of the farm

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

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 land is useless for agricultural purposes only as far as the farm is concerned; it is situated within the municipality of Madras, and the soil is of a fair quality. The trees, houses, tanks and wells on this land are worth at Mr. Vencatesiah's valuation rates, about Rupees 1,650, leaving Rupees 850 as the value of the land, or nearly Rupees 65 per cawny, instead of Rupees 192 as asserted by Mr. Vencatesiah; and this valuation provides for the purchase of the freehold, whereas Mr. Vencatesiah's valuations merely provide compensation to the occupiers of the land, there being still the Zemindar to settle with. However, I do not bring forward the valuation of the bandy-stand land for comparison with Mr. Vencatesiah's valuations, as this valuation was, I believe, made chiefly with a view to the land being used as building sites, whereas Mr. Vencatesiah's valuations apply to land for ordinary agricultural use. As showing the value of land in the Chingleput District, I cannot do better than refer to Mr. Banbury's recent settlement report on the principal division. In this report, with paragraph 141, he gives a statement compiled from the records of the Registration Office of the district for Fasli 1272; from this statement it appears that the average selling price of land in the Sydapet Taluq was—for wet land Rupees 60 per acre and for dry land Rupees 21-0-8; and in paragraph 142, he states that during the last five years the average price obtained for land sold for arrears of assessment was—for wet land Rupees 14-11-0, and for dry land Rupees 3-13-0 per acre.

5. Unless the whole of the land for the proposed stock-breeding farm can be taken up at a cost under Rupees 6,000, that is, after paying every claim, it will not, I think, be advisable to carry out the scheme I proposed. But it would be well to consider whether a portion of that scheme could be adopted. It occurs to me that the land belonging to the executors of the late Latchumana Moodelly, and that belonging to Mrs. Crampton, which together measures about 63 cawnies, might fulfil in some degree the object which it was thought might be secured under the larger scheme. This area would be sufficient for a small stock-farm for educational purposes. The land is referred to in paragraphs 4, 5 and 6 of my letter to the Board, No. 681, dated the 16th September 1873, and in paragraphs 3 and 4 in Mr. Vencatesiah's letter, No. 78, dated the 25th October 1873, to the address of the Collector of Chingleput; and again in paragraphs 8 and 9 of his letter, No. 53, of the 29th of July 1874, to the same address. All the persons interested in this land have expressed their willingness to sell their claims, but as far I have not succeeded in getting them to mention a reasonable price.

Submitted to Government with reference to G. O., dated 16th October 1874, No. 1,332.

2. Under the circumstances stated, the Board are of opinion that the idea of purchasing the land referred to must be abandoned for the present.

(A true Copy and Extract.)

(Signed) C. A. GALTON,
Acting Sub-Secretary.

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

No. 16.

ORDER THEREON, 1st July 1875, No. 989.

Miscellaneous.

THERE is no alternative but to abandon this project and to look out for other land.

(True Extract.)

(Signed) A. MACGREGOR,
Acting Secretary to Government.

To the Board of Revenue.

Edw. W. H. French.

No. 1,524.

PROCEEDINGS OF THE BOARD OF REVENUE, dated 5th June 1875.

Read the following letter from W. R. ¹⁵ TSON, Esq., M.R.A.C., Superintendent of Government Farms, to H. E. STOKES, Esq., Acting Secretary to the Board of Revenue, dated Sydapet, 10th May 1875, No. 241 :—

In reply to the Board's Miscellaneous Proceedings, No. 7,588, dated the 30th of October 1874, I have the honor to state that the negotiations opened with the occupiers of the land referred to in these Proceedings have produced no satisfactory results, and I regret to add that at present there is not the least likelihood that any good results will be secured by persisting longer in these negotiations. The fact is most of the people interested in the land seem to know the amounts at which Mr. Vencatesiah valued their claims, and very naturally ask larger sums for these claims than those fixed by him.

2. The following statement shows how small a prospect there is of the people being brought to ask anything reasonable for their claims :—

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3. I think it is probable that if I had been authorized to make definite offers, the people would have been more reasonable in their demands.

4. In justification of the valuation rates he has adopted for the land, Mr. Vencatesiah in paragraph 11 of his letter, No. 53, dated the 29th of July 1874, to the address of the Collector of the district says: "I deem it right to draw attention to paragraph 13 of Mr. Robertson's letter to the Board of Revenue, dated the 16th of September 1873, No. 681, embodied in their Proceedings of the 3th of October, No. 2,945, wherein he says that a piece of land measuring 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 Rupees 2,500; 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 shown in the margin, should have been considered too high, excessive, and unreasonable." What I did write was as follows: "In connection with the scheme now under consideration, it was proposed to sell the land known as the bandy-stand land, which is situated at the northern extremity of the farm estate. It is useless to us for *at purposes; it is in such an exposed place, and is so far away from the other portions of the estate.*" The land is useless for agricultural purposes only as far as the farm is concerned; it is situated within the municipality of Madras, and the soil is of a fair quality. The trees, houses, tanks and wells on this land are worth, at Mr. Vencatesiah's valuation rates, about Rupees 1,650, leaving Rupees 850 as the value of the land, or nearly Rupees 65 per cawny, instead of Rupees 192, as asserted by Mr. Vencatesiah; and this valuation provides for the purchase of the freehold, whereas Mr. Vencatesiah's valuations merely provide compensation to the occupiers of the land, there being still the Zemindar to settle with. However, I do not bring forward the valuation of the bandy-stand land for comparison with Mr. Vencatesiah's valuations, as this valuation was, I believe, made chiefly with a view to the land being used as building sites, whereas Mr. Vencatesiah's valuations apply to land for ordinary agricultural use. As showing the value of land in the Chingleput District, I cannot do better than refer to Mr. Baubury's recent settlement report on the principal division. In this report, with paragraph 141, he gives a statement compiled from the records of the Registration Office of the district for Fasli 1272; from this statement it appears that the average selling price of land in the Sydapet Talug was—for wet land Rupees 60 per acre, and for dry land Rupees 21-0-8; and in paragraph 142, he states that during the last five years the average price obtained for land sold for arrears of assessment was—for wet land Rupees 14-11-0, and for dry land Rupees 3-13-0 per acre.

5. Unless the whole of this land for the proposed stock-breeding farm can be taken up at a cost under Rupees 6,000, that is, after paying every claim, it will not, I think, be advisable to carry out the scheme I proposed. But it would be well to consider whether a portion of that scheme could be adopted. It occurs to me that the land belonging to the executors of the late Lutchamana Moodelly, and that belonging to Mrs. Crampton, which together measures about 63 cawnies, might fulfil in some degree the object which it was thought might be secured under the larger scheme. This area would be sufficient for a small stock-farm for educational purposes. The land is referred to in paragraphs 4, 5 and 6 of my letter to the Board, No. 681, dated the 16th September 1873, and in paragraphs 3 and 4 in Mr. Vencatesiah's letter, No. 78, dated the 25th October 1873, to the address of the Collector of Chingleput; and again in paragraphs 8 and 9 of his letter, No. 63, of the 29th of July 1874, to the same address. All the persons interested in this land have expressed their willingness to sell their claims, but so far I have not succeeded in getting them to mention a reasonable price.

SUBMITTED to Government with reference to G. O., dated 16th October 1874,
No. 1,332.

2. Under the circumstances stated, the Board are of opinion that the idea of purchasing the land referred to must be abandoned for the present.

(A true Copy and Extract.)


Acting Sub-Secretary.

To the Acting Secretary to Government, Revenue Department,
with copies of Board's Proceedings, dated 8th October 1873,
No. 2,045, and 11th December 1873, No. 2,536.

Copy to the Superintendent of Government Farms.
" to the Collector of Chingleput.

Exd. W. H. French.

N. 989

There is no alternative but
to abandon this project &
look out for other land.

14th Dec 1873
1873

Attn

BOARD of REVENUE,
MADRAS.

1875.

PROCEEDINGS, 5TH JUNE 1875, No. 1,524.

Deputy Secy

Enc. 9

Received 21. June 75

JUNE

No. 1,524

Stock farm—proposed to be established at
Sydapat.—Report of Superintendent of Govern-
ment Farms that the negotiations opened with
occupiers of certain land required for—have
produced no satisfactory results, submitted the
Government with Board's opinion that the idea
of purchasing the land must be abandoned for
the present.

1873
1873

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 Sydapat, 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 reluct-
ance 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 para-
graph 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
little consideration 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 agricul-
tural 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 depot 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 20 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 Kottur village, to which I shall afterwards refer.

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 Moodolly (No. 1 in Zemindari statement), is cultivated; the remainder is under inferior grass, over-grown by a jungle of Balool 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 Moodolly 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 Moodolly'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.

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 1862, 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-tees Rupees 21-6-1. A 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.

9. Besides the land held under "Tape Rules," there are 29.85 acres held under puttis; 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 Coconut 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 bandy-stand land, which is situated at the northern 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 Balajee 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 headquarters.

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.

2. The Board desire that no unnecessary delay may occur in furnishing the report. 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.

Ed. F. R. Bantleman.

13 Oct 73

Sylapet Farm estate.—Letter from Superintendent Government Farm, submitting information regarding land to south of Adyar river and north of Kottur tank, proposed to be added to Government Farm. 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.

No. 2,045.

OCTOBER.

Received

Recd 23rd/73

Encl.

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

BOARD OF REVENUE,
MADRAS.

1873.

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:—

- No. 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	0
„ wells and tanks	1,293	14	4
„ buildings	125	0	0
Total	10,874	14	8

A proportionate reduction will further have to be made in the peishchush 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 burials 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 Sydapat 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.

2. According to the account (Enclosure) 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 Pattadars.	EXTENT OF LAND.			Annual Quit-rent.	Average rate of Quit-rent per Cawny.	Remarks.
	Cawnies.	Grounds.	Square feet.			
1. Lutchmana Mudely	40	20	540	Rs. A. P. 103 6 0	Rs. A. P. 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. Ponnapilly	4	12	...	15 12 0	3 8 0	
5. Gollappa Katak	1	12	...	5 4 0	3 8 0	
6. Ponnapilly	3	...	...	15 12 0	5 4 0	
7. Kottur Eragudi Naidu	2	7	2,100	1 6 0	0 7 0	
8. Aikya Naitken	7	0	...	28 6 0	5 8 0	
9. Apparao Pillay	4	...	...	7 0 0	1 12 0	
Total from No. 3 to 9	33	15	2,100	80 6 0	...	
Total	96	20	1,286	370 8 6	...	* Acres 127.84.
3 Pieces of unoccupied land	6	...	...	51 8 0	5 4 0	Letting value.
Gross Total	102	20	1,286	409 0 6	...	† Acres 135.77.

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 Vythelunga Mudely is reported to live at Mangadoo. 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 Gandy 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 60 Rupees, per cawny. Considering, however, the position of the land, in close proximity to the town of Sydapat, 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 Palmyras, besides several other trees of less importance. There are also 4 cottays or wells, and a small tank south of the Gandy 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, &c., 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 Gra. 20 Sq. feet. 540 of Punjab at 35 Rupees, per cawny	869	8	0
	1,989	8	0
„ trees	1,040	4	0
„ four cottays	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 Vencatachelliah is unable to give any information as to the circumstances under which the payment was foregone. Whatever they may be, our present object is 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 Rupees 785-3-6, to which must be added Rupees 712 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 Grounds 13 Square feet 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 19-12-2100 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.		
* Acres 127.84.			
For Cawnies 96, * Grs. 20, Sq. Ft. 1,286...	3,603	12	6
For trees	3,041	5	6
For tanks, wells, etc.	803	6	4
For buildings	125	0	0
	7,581	8	4

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 Patta.	Names of owners.	Extent of Land as per Pymaishy Measurement.		Assessment.	Area as per recent Survey measurement.	Remarks.
			Cawnies.	Conversion into Acres.			
1	43	Krishnappa Naicken	C. A. C.	A. D.	Rs. A. P.	A. N.	
2	44	Rangiah	10 0 0	13 20	31 3 4	14 27	
3	42	Rangiah Naicken, Varadappa Naicken, and Veeraswamy Naicken	15 1 14	21 27	46 4 11	21 72	
3a	...	Do. do.	7 14 6	10 43	10 5 10	8 77	
4	37	Former owner Mr. Henry Jansen, present owner Rangiah Naicken ..	33 13 8	43 63	83 14 5	50 88	
5	38	Former owner Mr. George Turner, present owner Vasudeva Mudely ..	0 14 0	1 15	0 15 4	1 03	
6	37	Former owner Mr. Henry Jansen, present owner Rangiah Naicken and Parthasarathy Naicken	0 2 0	0 55	0 8 9	0 60	
7	19	Chidam Varadappa Naicken	13 14 10	18 38	15 5 1	19 47	
8	18	Venkataramana Naicken	1 11 0	2 23	1 15 4	2 63	
9	12	Venkata Naicken	0 2 8	0 20	0 4 10	0 29	
10	11	Rangiah Naicken	1 0 8	1 35	1 2 10	1 45	
		Total from No. 4 to 10 ..	20 3 0	26 55	22 8 7	29 13	
		Total ..	91 0 12	120 19	194 5 1	134 77	Vide Enclosure B.
		5 Pieces of unoccupied land exclusive of Tank Porambock		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 Fasly 1279 (1863-64), as per Cowle pottas issued in 1864. These lands, considering their proximity to the Guindy Park and the probable ultimate demand for the same 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, 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 year's 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 cancellation 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 Coconut 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. 10 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.
	CR. A. C.	ACRES.	RS. A. P.	RS. A. P.	RS. A. P.	RS. A. P.	RS. A. P.
Kottur	91 0 12	120 18	...	...	...	...	...
<i>Deduct—</i>							
Tope Cowle land to be resumed without any payment			...	...	...	...	...
Patta (Field No. 143 ...	7 14 6	10 43	...	...	...	...	...
No. 42. (In .. No. 146 ...	26 13 8	35 43	...	...	...	...	...
Total ..	34 11 14	45 86	...	...	...	...	...
Remainder for which compensation has to be paid.	56 4 13	74 33	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 0	3,044 5 6	808 6 4	125 0 0	7,581 8 4
Total ..	153 2 8	202 16	4,703 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 in both villages, and they have expressed their willingness to part with their lands for a fair valuation.

- Owners of lands in Adyar Zemindari village.
1. Executor to the Estate of the late Lutchmama Mudely.
 2. Mrs. Crumpton.
 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 handy-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 track.

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 pottas 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 proper rate reduction will have to be made in the amount of Peishcush payable to Government.

ENCLOSURES Nos. 8, 9 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 75,814-8-4 for Zemindari land in the village of Adyar and Rupees 3,298-6-4 to ryots of the Government village, Kottur. There will further be a reduction of the Zemindar's peshkush of which the amount is not stated.

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) H. E. STOKES,
Acting Sub-Secretary.

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

Edw. G. A. Turtan.

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.

DECEMBER
No. 2,536.

Received

Encl.

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

1873.
BOARD of REVENUE,
MADRAS.