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MADRAS RECORD OFFICE

GOVERNMENT OF MADRAS

Revenue DEPARTMENT

G.O. No.	943.	Press
B.P. No.		Mis.
Dated	25-4-1876	196

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(3) Initials of the Referencer

(2) Date of repair

(1) Number of pages

REVENUE DEPARTMENT, 23RD AUGUST 1860, No. 1,422.

No. 284. Read the following Proceedings of the Board of Revenue, dated 31st July 1860, No. 3,503:—

Read letter from the Collector of Coimbatore, dated 12th May 1860, No. 55, forwarding, for the consideration and orders of the Board and Government, an application for the grant of land from Mr. Rae for Tea-planting on the Nilgiris.

(In Cons., 16th May 1860, No. 2,283.)

Read also letter from the same Officer, dated 29th June 1860, No. 83, submitting opinion on the application of Mr. Rae for land on the Nilgiris for Tea culture.

(In Cons., 4th July 1860, No. 3,245.)

Read again letter from the Conservator of Forests, dated 26th May 1860, No. 24, stating that there is no objection to Mr. Rae's application for land on the Nilgiris for Tea-planting.

(In Cons., 31st May 1860, No. 2,554.)

1. With the former of the above letters, the Collector of Coimbatore submits an application from Mr. Rae for a grant of land on the Nilgiri Hills for the purpose of trying an experiment of cultivating Tea.

2. The extent of land finally asked for by Mr. Rae is 240 acres, consisting of 200 acres of grass and 40 acres of forest, which he requests may be made over to him on favorable terms and without being put up in the first instance to sale by public auction as required by the present rules.

3. Mr. Rae has not specified the precise terms upon which he desires to hold the land, but expresses a hope that they may be more liberal than those under which land is assigned for Tea cultivation in Kumaon, Assam, and elsewhere in the Bengal Presidency.

4. The terms in force in Kumaon appear to be as follow:—

Each grant of land is not less than 200 or more than 2,000 acres; one-fourth of each grant is held rent-free, provided that certain conditions in regard to clearing and cultivation are fulfilled. These conditions are that a twentieth part of the assessable area of the grant is to be cleared and cultivated within the first five years, one-fifth by the close of the tenth year, half by the end of the fifteenth year, and three-quarters by the close of the twentieth year.

5. For the first four years no rent is levied on the land; in the fifth one anna per acre is charged, and an additional anna in each succeeding year till the full assessment of one rupee per acre is collected.

6. On fulfilment of the above conditions the land becomes private property, subject to an annual tax of one rupee an acre after the twentieth year; but should the conditions not be fulfilled, the grant is liable to resumption.

7. The Board agree with the Collector in opinion that the rules laid down for the Bengal forests are not altogether applicable to the Nilgiri Hills, and they are not disposed to recommend that the grant now applied for should be given on easier terms than those stated above.

8. Under the Orders of Government, dated 5th August 1859, No. 1,053, all land applied for on the Nilgiri Hills for agricultural purposes must be offered to public competition at an

upset price equal to twenty times the yearly tax on it; but, in consideration of the importance of encouraging such an experiment as that which Mr. Rae contemplates, the Board think that, as an exceptional case, the rule prescribing the sale should on this occasion be set aside and Mr. Rae be allowed to hold the land as a special grant, with power to buy it on freehold tenure at a future period, if he likes to do so.

9. Mr. Thomas is of opinion that the terms on which Captain Mann acquired land about six years ago at Kunur for Tea cultivation are sufficiently liberal for Mr. Rae's case. These terms were an assignment of the land without purchase, exemption from assessment for three years, and then the imposition of the full tax paid for similar land in the neighborhood.

10. The Board however, bearing in mind the great uncertainty of success attending an experiment to grow the Tea plant at an elevation of 6,500 feet, and the fact that the plant takes four years to come to maturity, recommend easier terms than these, and beg to propose that a grant of 225 acres consisting of 200 acres of grass and 25 acres of forest land at Sholor be made to Mr. Rae, the sale prescribed by Government being dispensed with and exemption from assessment being allowed for seven years, after which a charge of one rupee an acre to be made annually for the whole area, with the exception of such portions as are clearly and absolutely uncultivable.

11. They are of opinion also that Mr. Rae should have the privilege of buying the property as freehold at any future period, but that until he does so he should place himself under an obligation to devote the land to Tea cultivation; on failing to do so to forfeit the grant, the deed being drawn up by the Government Law Officers.

12. In the first instance the Government will observe Mr. Rae applied for 200 kanis of land situated about three miles from the church at Ootacamund, but subsequently made a selection at Sholoor about twelve miles from Ootacamund, changing the extent, however, from 200 kanis to 241 acres, comprising 200 acres of grass and 41 acres of forest land.

13. The Board consider that in the first instance it will be sufficient to give Mr. Rae possession of 200 acres of grass and 25 acres of forest land, leaving it hereafter to be extended as the experiment progresses.

14. Both the Collector and the Conservator of Forests state that they see no objection to Mr. Rae having land at Sholoor, and the former supports the suggestion of the Conservator of Forests that all timber and underwood, when felled by Mr. Rae, should be made over to his department for disposal on account of Government, in the propriety of which the Board concur.

15. With these remarks, the Board resolve to submit the papers to Government for their orders.

(A true Extract.)

(Signed) J. D. SIM,
Secretary.

No. 285.

ORDER THEREON, 23rd August 1860, No. 1,422.

The Board of Revenue submit an application from Mr. H. D. Rae for some land on the Nilgiris on special terms for a Tea plantation: they recommend a grant of 200 acres of grass, with 25 of forest for raising seedlings.

2. Mr. Rae asks for the land on a lease of one hundred years on the following terms, which he states are similar to those obtaining in the Tea-producing districts of Bengal:—

The land to be free for the first fifteen years, and to be assessed at three annas an acre yearly for the next eleven years, and at six annas an acre yearly for the remaining seventy-four years.

The terms proposed by the Board (paragraph 10) are a permanent title, with exemption from all taxation for seven years and thereafter a tax of one rupee an acre for the whole extent, except such parts as are absolutely uncultivable, i.e., rocks.

3. Tea-planting being an experiment and an important one for the public interests, the Government are disposed to make an exception in favor of that object from the general rules laid down for acquiring land on the Nilgiris. They observe also that Dr. Cleghorn speaks* of Mr. Rae as well qualified for the undertaking on which he proposes to enter. They accordingly approve and confirm the terms proposed by the Board.

4. In consideration of the favorable terms conceded, Mr. Rae should be bound, as the Board propose (paragraph 11), to devote the land to the cultivation of Tea. This obligation should not terminate, however, at Mr. Rae's option, viz., whenever he may choose to redeem the land tax, but should continue for a fixed time, which may be fixed at fifteen years, unless he should be sooner released from it by the Government.

5. Dr. Cleghorn advises also (paragraph 6) that fallen timber and underwood on the forest land should be removed by the forester on account of Government before the land is made over to Mr. Rae. This suggestion is also approved.

6. The Board of Revenue will acquaint Mr. Rae, through the Collector, with the terms and conditions on which the Government are prepared to comply with his application, and ascertain whether he assents to those conditions. In that case a Deed will be drawn up by the Government Solicitor and a specific remedy will be stipulated for breach of the terms, with power of entry to see that the terms are in course of fulfilment. The penalty will be determined hereafter.

7. Mr. Rae wishes to have power to extend his holding hereafter on the same terms if he is successful: this the Government will concede.

8. The Government observe that the Board are under a mistake (paragraph 8) as to the terms established for obtaining land on the Nilgiris, having overlooked the latest Order on the subject. Under that Order (April 4th, 1860, No. 517, paragraph 7) land for farming and planting purposes is to be put up to auction without any upset price, subject to a redeemable quit-rent of one rupee an acre.

(Signed) J. D. BOURDILLON,
Secretary to Government.

Edw. G. Freeman.

2/943

*Proceedings of the Madras Government, Financial Department,
7th April 1866.*

Municipal—Lands.

Read the following papers:—

No. 64. From L. R. BURROWS, Esq., Acting President of the Municipal Commission, Madras, to the Hon. W. HUDLESTON, Chief Secretary to Government, Fort Saint George, dated Madras, 11th March 1876, E. No. 458—1596.

I have the honor to forward, herewith, a plan, and to request that His Excellency the Governor in Council will be pleased to sanction the making over to the Municipality of the narrow slip of ground lying between Wall Tax Street and the Railway compound wall, as also the broad portion between the same street and Cochrane's Canal as far as the roadway over Elephant Gate Bridge.

2. This latter piece of ground is the site selected by Mr. Clark for the pumping-station in connexion with his Drainage scheme, and the main sewer as projected in that scheme will be laid along the side of Wall Tax Street from its junction with Hospital Road.

3. Some private persons have taken plots here and there on a yearly lease from the Deputy Collector, and are now seeking for permission to build bazaars. If the ground be made over for building purposes now, it may probably have to be bought back by the Municipality, at no distant date, at a heavy cost. I have therefore to request that, provided the Government see no objection, they will be pleased to make over the ground to the Municipality on the expiration of the current leases.

No. 446.

Referred to the Collector of Madras for report.

FORT ST. GEORGE,
13th March 1876.

(Signed) W. HUDLESTON,
Chief Secretary.

No. 65. From R. J. MELVILLE, Esq., Acting Collector of Madras, to the Hon. W. HUDLESTON, Chief Secretary to Government, Fort St. George, dated Madras, 27th March 1876, No. 103.

With reference to your endorsement, No. 446, of the 13th instant, on letter from the President of the Municipal Commission, dated the 11th idem, I have the honor to report that the land applied for by Mr. Burrows forms portion of the land acquired for the Central Railway Station which was restored to Government by the Railway authorities in June 1872. It was then proposed to be given out in small lots for building-sites; but, as the Public Works Department insisted on a special style of building to be erected thereon, on account of the vicinity of the Railway, the costliness of the scheme prevented purchasers from taking up the land. The extent of the land is five cawnies and six grounds, of which eight grounds and odd have been taken up by the Municipality and are now used as a cart-stand. Forty-two grounds have been granted on application to certain merchants carrying on business in that quarter of the town for the remainder of the current Fasli at

*Proceedings of the Madras Government, Financial Department,
7th April 1876.*

the rate of Rupee 1 per ground per mensem. The remainder is vacant ground, and, from the great demand for land in the locality, will fetch about Rupees 30,000 if sold by public auction in small lots for building-sites. In fact the Deputy Collector was about to do this, with Mr. Hunter-Blair's sanction, before he was informed by Mr. Burrows of his intention to apply to Government for the land. The only permanent building on the land is a Toddy-shop built in the beginning of 1875 with the consent of the Municipal President. The Deputy Collector has, at that officer's request, given the shopkeeper notice that he will have to clear the land by the end of June next.

2. The original letter of the President, your endorsement thereon, and the plan received therewith, are returned.

No. 66. ORDER THEREON, 7th April 1876, No. 646.

The Governor in Council sanctions the assignment of the strip of land in question to the Municipal Commissioners for the purposes of the proposed Drainage works.

2. The attention of the Collector is called to the G.O., Public No. 317, dated 26th March 1873, prohibiting the sale of any Government land in the Presidency district without the sanction of Government. This order is to be strictly observed.

(True Extract.)

[Signature]
Chief Secretary.

To the Collector of Madras.

„ President of the Municipal Commission, Madras. *with Plan*
„ Revenue Department.

506
Exd. J. Wright.

21/10-02
 15-8-02
 11/2/11

To the Secy of the Treasury

1576
 Debt. of 1876 *Madras.*

FINANCIAL.

To THE COLLECTOR OF MADRAS,

Ac., Ac., Ac.

Dated April, 7th.

Issued *19*

Recd. *21* End

G.O. 7th April 1876, No. 646.

APRIL.
 Nos. 64-66.

Memorandum— The assignment to the
 Municipal Commissioners, Madras, of the strip of
 land required for the purposes of the proposed
 sewage works, sanctioned. *Ch. 943*
Enclosure attached.
1876