

Revenue (1898) Department.

MISCELLANEOUS SERIES.

G.O., No. 2256

DATED 25th May

[Despatch Abstract.]

Agreeing with the Board of Revenue in considering that the rules proposed by the Sanitary Board for the laying out of town sites near Railway stations are unnecessarily elaborate for general application and requesting the Board to revise them in consultation with Collectors.

BACK PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.

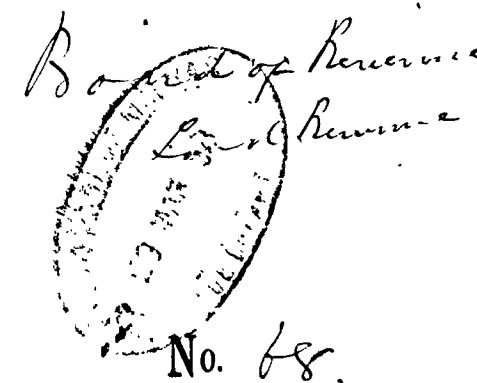
FURTHER PAPERS.

G.O.	No.	Department.	Date.	G.O.	No.	Department.	Date.
2nd	5759/98						
3rd	3642	Rev. 8	7-9-98				
2nd	8576/98						
2nd	4708	—	1-12-98				

Revenue (1898) Department.

CURRENT No. 2518.

From



Order

Dated 16.3.98.

Received 29

Registered 30

Enclosures 2

Spare copies

SUBJECT.

Subj. to Govt. Board's remarks on the question of framing rules for the formation of towns in the vicinity of railway stations in the Madras Presy.

BACK PAPERS.

G.O.	No.	Department.	Date
	5325		2.12.75

FURTHER PAPERS.

G.O.	No.	Department.	Date

List of Railway Stations for which maps are available.

District	Railway	Station	Date of Map.	District	Railway	Station	Date of Map.
Anantapur	Madras Railway	Gooty	1883	Cuddapah	Madras Railway	Cuddapah	1873
		Guntakal Jn.	1890			Kosur	1874
		Jakkalacheruvu	1890			Drudhanur	1872
		Patakottacheruvu	1890			Nandalur	1874
		Rajalecheruvu	1888			Rajampet	1874
		Tadpatri	1876			Reddikalle	1874
		Simmancherla	1883			Vontimitta	1873
		Vanganur	1891			Zeruvu	1872
		Adoni	1876			Ambakurai	1882
		Aspari	1879	Madura	South Indian Railway	Ammanai	1874
Bellary	Madras Railway	Kozgi	1877			Ayyalur	1882
		Kuppigallu	1888			Chevvukotai	1874
		Kasarur	1888			Dindigul	1874
		Kumbhara	1877			Madura	1873
		Bellary	1886			Somaigallur	1873
		Bantamahallu	1890			Sholavandan	1874
		Gadiganuru	1890			Simmanjalam	1874
		Kasari	1890			Simputankunram	1873
		Kozpet	1890			Vadamadurai	1874
		Kudubini	1888	Malabar	Madras Railway	Benpore	1873
Chingleput	South Indian Railway	Papinayakanahalli	1890			Cootiputram	1873
		Tatnagallu	1888			Konehikod	1872
		Virapur	1879			Lakkidi	1872
		Acharapakkom	1874			Palehat	1872
		Chengalwarapettam	1874			Parli	1872
		Chingleput	1874			Pattambi	1872
		Conjureram	1874			Perampatti	1873
		Edumacheri	1874			Tanur	1872
		Guindy	1875			Trissur	1873
		Madurantakam	1875	North Arcot	Madras Railway	Walaran	1874
Coimbatore	Madras Railway	Pallavaram	1874			Wottapoliem	1872
		Saidapet	1875			Ambur	1875
		St. Thomas Crk.	1875			Akkom	1874
		Singapetmalcoil	1874			Chinnamapet	1875
		Aradi	1872			Gudiyalam	1876
		Madambatur	1872			Kakpadi	1876
		Avanashi	1873			Kuppam	1877
		Coimbatore	1874			Kailpatti	1876
		Erode	1874			Kasari	1874
		Karaimalai	1874	Salem	Madras Railway	Pudi	1875
Chingleput	South Indian Railway	Kettupaliam	1873			Puttur	1875
		Pennur	1874			Simutani	1875
		Polur	1874			Simvillam	1876
		Somanur	1873			Vinijiputram	1874
		Undiyalur	1874			Pallur	1875
		Ettekudi	1873			Trupati	1875
		Karur	1875			Re. Donald's Choully	1874
		Kotumudi	1874			Motappur	1874
		Parur	1874			Salem	1874
		Puzhalur	1875			Samalpatti	1874
Chingleput	South Indian Railway					Sankaridurg	1874

a station at present.

REVENUE DEPARTMENT.

1898.

Board of Revenue

(Land Revenue),

MADRAS.

Printed March th.

Proceedings, No. 68, 16th March 1898.

MARCH.

Submitting to Government Board's remarks on the question of framing rules for the formation of towns in the vicinity of railway stations in the Madras Presidency.

PROCEEDINGS OF THE BOARD OF REVENUE
(LAND REVENUE).

READ—again the following Proceedings of the Board of Revenue (Land Revenue),
Mis. No. 768, dated 1st March 1897.

Read—the following Government Order, Mis. No. 5005, Revenue, dated 8th
December 1896:—

Read—Proceedings of the Public Works Department, No. 831 R., dated 30th
September 1896.

Order—Mis. No. 5005, Revenue, dated 8th December 1896.

Communicated to the Board of Revenue with reference to paragraph 4 of the
inspection report. It is requested that an inquiry may be made as to the circum-
stances under which houses came to be constructed on lands near the railway stations
specified against the wish of the railway authorities.

2. In this connection, the Government considers that the prohibition contained in
paragraph 2 (vi) of Standing Order No. 30 to the grant of lands within half a mile
of railway stations should be withdrawn, and that in the interest of railways and to
promote the convenience of the public, the growth of towns near the stations should
be encouraged. The prohibition was intended to prevent the springing up of a
number of insanitary huts in their neighbourhood and to retain room to meet the
possible extension of railway stations. The object to be aimed at is thus not to stop
building near railway stations, but to bring such buildings under proper regulations.
When land in the neighbourhood of a railway station is existing patta land, Gov-
ernment cannot now interfere and the land must be taken up under the Act, if such
buildings are objectionable. No land within the half-mile radius should as now be
leased for any thing but temporary cultivation, subject to the conditions that no
buildings of any kind shall be erected on it and that Government shall be at liberty
to take back the land on giving one month's notice and without any liability for
compensation. Land at the disposal of Government immediately in the neighbour-
hood of stations, when required, should be granted only for building subject to regula-
tions which should require that the land at the disposal of Government be marked
out in streets; should prohibit the sub-division of the house-sites granted; should
provide for the construction of building within a specified time; should prescribe
the materials to be used; and should require regularity of construction. The Board
of Revenue is requested to draft rules on the subject and submit them for the sanction
of Government.

3. To prevent difficulty in obtaining land for the extension of railway stations in
the future, the railway authorities should be required to state what portion of the
available land should be reserved for this purpose.

(True Extract.)

(Signed) G. STOKES,
Ag. Secretary to Government.

To the Board of Revenue (Land Revenue)
" Public Works Department.

Resolution—Mis. No. 768, dated 1st March 1897.

Communicated to the Collectors of North Arcot and Anantapur with the request
that the inquiry ordered in paragraph 1 of the Government Order may be made and
the result reported.

2. In paragraph 2 of its order read above, the Government considers that, in the
interest of railways as well as of the public, the growth of towns near railway stations
should be encouraged, and calls for draft regulations for disposing of building-sites in
the immediate neighbourhood of stations in such a way that well-ordered towns may
spring up in course of time.

3. The idea of forming towns near railway stations is not new. The question
was under the consideration of Government as early as 1855, and the outlines of the
scheme then drawn up are embodied in Board's Standing Order No. 192 (New
Edition). Rules were also framed in 1857 with a view to give effect to the above
scheme. Government directed that the rules should be worked experimentally at the
Vellore station. For the conduct of this experiment it was necessary to prescribe a form
of grant or conveyance to be issued to the purchasers of building lots, and a draft form,
specifying the conditions of sale, was submitted to Government by the Board in 1859.
The Government passed no definite orders on this reference and the proposed experiment
was in consequence never carried out.

4. Before submitting to Government revised draft rules regarding the disposal
of Government land in the vicinity of railway stations, the Board resolves to forward to
the Sanitary Board a copy of the rules framed in 1857 and 1859 for the formation of
Railway towns, and to request an expression of its views as to how the rules may be
advantageously modified or replaced so as to suit modern requirements.

(True Copy and Extract.)

(Signed) R. C. C. CARR,
Secretary.

To the Collectors of North Arcot and Anantapur,
with copy of Public Works Government order to each.
" Sanitary Board, with a copy of rules and
copy of Public Works Government Order.
Copy to the Secretary to Government, Revenue Department.

READ—Proceedings of the Sanitary Board, No. 818-S., dated 18th November 1897.
ABSTRACT.—Recommending the adoption of certain rules and regulations for the formation
of towns in the vicinity of railway stations.

RESOLUTION—No. 68, dated 16th March 1898.

With reference to paragraph 2 of the Government Order read above, the Board
submits that it has consulted the Sanitary Board on the subject of drawing up the
required set of rules, and its recommenda-
tions are appended * to these Proceedings.
* In MS.

2. The elaborate rules suggested by the Sanitary Board for the laying out of
model towns and villages in the vicinity of railway stations are based on the assump-
tions (1) that suitable sites are at the disposal of Government and (2) that, where
suitable sites are available, an effective demand also exists for allotments for building
purposes.

3. With a view to obtain information as to what land is available, Government
in its order, No. 305, dated 28th June 1871 (Mis. No. 1117) directed the preparation
of a complete set of plans showing the land at the disposal of Government within a
radius of one mile from each railway station.

In obedience to this order a large number of plans have been, from time to time, prepared. A list of these plans with their date is given in the appendix.*

* In MS.

On the Madras Railway, 66 maps appear to have been prepared for 66 out of a total of 144 stations. On the South Indian Railway there are maps for 48 out of 162 stations and on the Southern Mahratta Railway for 9 stations only, all in the Bellary district. No maps have been prepared for other stations on the Southern Mahratta Railway or for any station on the East Coast line.

4. An examination of the maps already prepared, and its general acquaintance with a large number of other stations render the Board doubtful whether any station can be named, in the vicinity of which there is at once space at the disposal of Government for the formation of a new model town or village, and people ready to build on the same if it be made available. At all the more important stations the elaborate rules proposed by the Sanitary Board would be wholly inapplicable for want of space at the disposal of Government; and at unimportant rural stations, where space may be available, the rules would be equally unsuitable for want of population and an effective demand for building sites.

5. Regulations regarding the plan and width of the streets, the size of the house-sites and the materials to be used must of necessity vary according to the space available, the demand for it, and the habits, customs and resources of the local population. The Board accordingly doubts the possibility of framing any set of rules on the subject, such as shall be uniformly suitable to all the varying circumstances of the numerous railway stations, and submits that the views of Government as enunciated in paragraph 2 of Government Order, Mis. No. 5005, Revenue, dated 8th December 1896, be communicated to Collectors with instructions to take prompt measures for carrying that policy into effect at stations where there is, at the disposal of Government, land suitable for building purposes and likewise a demand for it.

6. The circumstances of each station must, it is thought, be considered separately; and it must be left to the Collector to advise (with reference to the proximity or otherwise of the land to the station, its shape and extent, the condition and number of the people requiring house-sites, and the building materials locally available) how the land should be laid out, what the size of the building plots should be, of what materials the buildings should be constructed, whether sites should be granted tax-free, or subject to a ground-rent, or should be sold by auction subject to a ground-rent, and to what restrictions and regulations the grants should be subject.

7. If Government concurs in the above suggestions the instructions of Government embodied in the order read above may be communicated to Collectors for information and guidance at once.

(True Copy and Extract.)

Receivd
Secretary.

To the Secretary to Government, Revenue Department,
with Proceedings of the Sanitary Board in original
to be returned and an Appendix.

Read B.P. $\frac{68}{16-3-98}$ (Cuo. 2518)

To Secretary

Please see para 2
of G.O. 5005-1 printed on the
8-12-96 first page of the current.
2. The Govt. desired
that the prohibition contained
in para 2 (vi) of S.O. No. 30
to the grant of land within
half a mile of railway sta-
tions should be withdrawn;
that land may be leased for
temporary cultivation subject
to certain conditions so, and
that land immediately in
the neighbourhood of stations
may be granted for building
only subject to certain
regulations.

3. In para 5 of the
current the Board represents
the impossibility of framing
any set of rules suitable
to all the varying cir-
cumstances of the numerous
railway stations in the
Presidency and proposes to
communicate

ca/5/98
R.C. 9/5/98

Communicate the G.O.
to Collectors with instructions
that they should take prompt
measures to carry out
the policy laid down in it.

4. It is submitted
that the difficulty pointed
out is real, but that
what the Board should do
immediately
is to embody the points
stated in para 2 above

yes

in its S.O., and to inform
Collectors that when appli-

cations for building sites in
the neighbourhood of any Railway station
are received, they should

pass no orders thereon
until they obtain the sanction

to a set of rules for
regulating the construction

of houses suitable to the particular
locality.

Put up the existing
rules prescribing the work
in which references shall be
made to the San. Bd before
such projects, as the laying
out of village sites or, are
undertaken 8/23/98

I don't think rule 8 applies
to this case. It applies where
we are at 27 & 28 or
more. Council proposes to
lay out a new site. If the
E & the Dept will sanction
it so that it may apply also
to sites near railway stations,
this proposed order may be
issued in the San. Dept.

JG
5/5/98

To Secy

Please see rule 8 of the
rules under G.O. No 1698 of
18-9-96.

106
3/5/98

H.M.

Under rule 8 of the San.
Bd's rules in the P.O. stated
above the laying out of new
sites sh. receive the San.
Council's approval.

It will be sufficient
if the P.O. of 8/12/96 is
communicated to J.H.M.
& their attention called
to the San Bd. rules under
which sites newly ~~laid out~~
near railway stations
sh. not be appropriated
till the scheme on which they
are to be laid out is ap-
proved by the San Bd.

8/4/578

To L & M. Dept with reference
to H.M.'s remarks 8/4/578

to M. & L. no

With ref. to H's note, it is re-
spectfully submitted that 2-8 of
the San? B? Rules ^{does apply} applies to
sites near R? Stat^{ns} provided
the site is ~~later~~ being laid out on
~~a large scale~~ by a Local body.

2. But a Coll^r who finds land
at the disposal of Gov^t in the imme-
-diate neighbourhood of a R?
Station & wants to lay out a
village site under the conditions
prescribed in the (G.O. 18.12.96), is
not bound by the rule, & it w^d
hardly seem wise. That he sh^d
put his neck under the yoke
of the San? Board ^{The Board} is one of
the most excellent engines of
delay that I have seen.

H.T.
7.5.98

H.M.

The proposal at A in the
Office note was that any scheme
for laying out a site near a
railway station sh^d receive
the approval of the Board of
Rev. . . But the Board of Rev.
has no special sanitary
knowledge while the Sanitary

To Secy.

With reference to the remarks of the local & municipal corp. it is submitted that the following sentence may be added at the end of rule & printed on p 3 of G.O. no 1698 dt 18.9.96.

"Collectors shall consult the Sanitary Board whenever special difficulties arise in laying out house sites near railway stations."

K.O.
17/5/98

Special difficulties arise that may arise. It be provided for in any general rules that the San. Bd. (or San Comd) may issue

24/5/98

L.M. no.

Draft as now amended is accepted.

W.T.
23/5/98

B.P. no 68 dt 16.3.98 (C. no 2518)

G.O. no. 2256 dt 25th May 98.

The Govt agrees with the Board of Revenue in considering that the rules proposed by the Sanitary Board for the laying out of town sites near railway stations are ~~more difficult and unnecessarily~~ a little too elaborate for general application. ^{The} ~~Board should~~ ^{is requested to revise these} in consultation with collectors, ^{and to eliminate all rules which do not relate to essential points of planning} ~~but then down~~ special difficulties and conditions which may arise in respect of any particular site to be dealt with by reference to the Sanitary Board. The rules when thus revised ^{suggested} should be incorporated with the Board's R.O. In the mean time G.O. no 5005 dt 8.12.96 should be communicated to collectors with instructions to follow the ~~general~~ policy therein communicated.

K.O.
12/5/98

24/5/98

Rule 8 of the Rules for San Bd Rules issued in G.O. no 1698 dt 18 Sept 1896 will be amended so as to include references by Plebeters as well as by San Bd regarding the laying out of village sites

Is the B. of Rev (L.R.) with letter to the L.M. dt 27.5.98 with a draft of rule 8, as proposed to be amended

Board has been specially constituted to give advice on such matters. And I think it wd. seem very inconsistent to pass it by & go to another body not possessed of any special qualifications.

The laying out of such sites can be regulated ~~generally~~ ^{ordinarily} by general rules, & it ~~should~~ be but rarely that a special reference to the S. B. would be necessary, or rather perhaps only a few special points would need reference in the case of any particular railway site.

The general rules proposed by the S. B. & a copy of which accompanies the current A.P. are ~~perhaps~~ ^{perhaps} too elaborate, but a great many of them are of general application. I think the Board might after consulting ~~the~~ ^{the} cut them down to essential points & come them in the S. O., leaving special difficulties or

conditions to be dealt with by reference to the S. B.

If this is approved, the S. O. of 8/11/96 might mean time be correct? To follow with instructions to follow the general policy

S. B. 9/1798

In reply Please see draft S.O. put up below.

KD
12/5/98

Write L & M. Dept. Please see the draft below & say whether they accept it

S. B. 13/5/98

To L & M. no

Write Rev. kindly submit a draft of the rule & as they would like to see it altered? Merely to include Cows with Local bodies would be inconsistent with the system sketched in that part of the office note which is marked Z - 4/1/98

Approved
8/10/5/98