

## CHAPTER 18—MISCELLANEOUS DEPARTMENTS.

### TOWN PLANNING AND VALUATION DEPARTMENT.

AT THE HEAD OF THE TOWN PLANNING AND VALUATION DEPARTMENT is the Consulting Surveyor to Government. The appointment of the Consulting Surveyor was first made on 3rd May 1912. The object was to get expert advice in valuation of real property. When the Bombay Town Planning Act (I of 1915) was passed, the Consulting Surveyor was placed also in charge of work connected with town planning. His headquarter is in Poona, and as there is no separate Branch Office for the Dharwar district, the Consulting Surveyor deputed Assistants from the head office at Poona for any references from the Government, Collector or local bodies.

The provisions of the Bombay Town Planning Act enable the planner to ignore to a great extent existing plot boundaries. In designing his lay-outs existing holdings can be reconstituted and made subservient to the plan, and building plots of good shape and frontage can be allotted to owners of lands ill-shaped for building purposes and without access. The cost of a scheme can be recovered from the owner benefited, to the extent of 50 per cent. of the increase in the value of the land estimated to accrue by the carrying out of the works contemplated in the scheme. When a draft scheme prepared by a local authority in consultation with the owners is sanctioned, an Arbitrator is appointed. His duties are to hear each owner individually, consider his objections or proposals and make suitable adjustments or amendments in the draft scheme proposals, if found necessary. The department also provides the necessary Arbitrator. It is part of the activities of the department to prepare a draft town planning scheme on behalf of a local authority when requested to do so. The department issues certificates of tenure and title in respect of the plots after a scheme is finally sanctioned. Preparation and scrutiny of lay-outs of co-operative housing societies, when they apply for loans from Government, is one of the other duties of the department. The Consulting Surveyor is often called upon to give advice on, or to prepare lay-outs of, Government, municipal or private lands for purposes of town extension.

In land acquisition cases the Consulting Surveyor to Government has to render expert advice to Government in matters of valuation and in some cases where the claimants go in for court references on the awards of the Land Acquisition Officers, he gives expert

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evidence in the court in such references. His department is also entrusted with the fixation and revision of standard rates of non-agricultural assessment. It is also called upon to fix the rateable value of Government properties within the limits of borough municipalities for determination of municipal assessment. When Government has to sell, lease or purchase land, the department is consulted as regards the price and rent.

The revenue officers of Government are sent to this department for training in the broad principles of village planning, valuation, fixation of non-agricultural assessment, rural development, etc. Classes in town planning are conducted by the officers of the department in the Poona Branch of the Local Self-Government Institute.

Recoveries are made from local authorities and private persons who avail themselves of the services of the Consulting Surveyor or his officers in the preparation of town planning schemes, lay-outs, etc. and also for the performance of the duties as Arbitrator in town planning schemes.

## THE DIRECTORATE OF PUBLICITY.

DIRECTORATE OF PUBLICITY. ONE OF THE FIVE REGIONAL PUBLICITY OFFICERS of the Directorate of Publicity, Bombay, is stationed at Dharwar. The jurisdiction of the Regional Publicity Officer, Dharwar, comprises the districts of Dharwar, Belgaum, Bijapur and Kanara.

The Regional Publicity Officer acts as a link between the Government officers and the Press in the districts. He keeps himself in touch with the officers of various departments in the districts and issues to the Press news items, write-ups, etc., disseminating factual information on schemes and activities of the Government in the region. He also arranges Press visits and Press conferences to provide an opportunity to the Press to get first-hand knowledge of the subject to be covered. The reports and comments in the Press are carefully examined by him and any misrepresentation against the Government is counteracted with the minimum delay. He also replies to the queries in the Press which seek information on subjects of general or public interest. He arranges to get talks on various nation-building subjects by Government officers and others broadcast from All-India Radio, Dharwar. In short, he attends to the publicity needs of all Government departments in his region.

The Regional Publicity Officer acts as a correspondent of the Directorate of Publicity, Bombay, and covers for it Government schemes and activities, ministerial tours, Press conferences, etc. He keeps the Director of Publicity, Bombay, acquainted with trends in the local Press and public opinion. He helps the Film Section of the Directorate of Publicity in producing documentaries, news-reels, etc., on subjects pertaining to the region.

District Publicity  
Officer.

As in every other district of the State, a Mobile Publicity Van is stationed in Dharwar and this is in charge of the District Publicity Officer. The van is equipped with a 16 mm. projector. It is taken throughout the district and free film-shows and talks are arranged

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on various nation-building subjects, including agriculture, cattle improvement, health, village industries, education, civil duties, Five-Year Plan, etc. The films for exhibition are mostly produced by the Directorate of Publicity, while a few of them are borrowed from the Films Division of the Ministry of Information and Broadcasting, Government of India or other film-producing agencies. The films are both instructive and entertaining. The District Publicity Officer also delivers talks explaining Government policies and programmes and keeps the rural folk informed of the concessions and facilities offered to them by the popular Government. The District Publicity Officer assists the Regional Publicity Officer in his work.

All-India Radio, Bombay, broadcasts daily a thirty-minute programme in Kannada specially for the rural listeners. To enable the rural folk to listen to this programme the Government of Bombay has installed community receiving sets in villages of this district as elsewhere in the State. The Dharwar district has at present 28 such sets and they are maintained in good repair by the Technical Assistant who is also stationed at Dharwar.

The Regional Publicity Officer supervises the work of the District Publicity Officer and the working of the rural radio sets.

All these officers are under the administrative control of the Director of Publicity, Bombay. The Collector of the District and the Publicity Sub-Committee of the District Development Board also aid and advise these officers in their work. Some of the members of the Committee, including its Chairman (who is Vice-Chairman of the Board), accompany the van and deliver talks in villages on nation-building subjects.

ADMINISTRATION OF MANAGED ESTATES.

ON MANY OCCASIONS GOVERNMENT TAKES OVER THE ADMINISTRATION MANAGED ESTATES.

In the case of persons incapable of managing their own property, idea in Government administering the estates of minors and lunatics is to secure proper care and management of the estates concerned. When the estate is encumbered with debt or mismanaged or there is assumption of superintendence of the estate is undertaken only in the case of persons incapable of managing their own property, no one capable of taking proper care of it and Government is of opinion that it is expedient in the public interest to preserve the property of the person for the benefit of his family and the Government is of such value that economical management by the Government agency is practicable.

Under the Bombay Court of Wards Act, the Collector of Dharwar is the court of wards for the limits of his district. The State Government has, however, powers to appoint, in lieu of the Collector, either a special officer or a board consisting of two or more officers to be the Court of Wards. Delegation of the powers of the Court of Wards to the Collector, Assistant or Deputy Collector is provided

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for. The Court of Wards is empowered, with the previous sanction of the State Government, to assume the superintendence of the property of any landholder or of any pension-holder who is "disqualified to manage his own property." Those who are deemed to be disqualified are: (a) minors; (b) females declared by the District Court to be unfitted to manage their own property; (c) persons declared by the District Court to be incapable of managing or unfitted to manage their own property; and (d) persons adjudged by a competent civil court to be of unsound mind and incapable of managing their affairs. The Court of Wards cannot, however, assume superintendence of the property of any minor for the management of whose property a guardian has been appointed by will or other instrument or under section 7(1) of the Guardians and Wards Act.

In the Dharwar district, the Collector of Dharwar as the Court of Wards manages the estates taken over under the Court of Wards Act. A clerk from the permanent establishment has been appointed to work under the Collector, to whom he is directly responsible in the discharge of his duties. His work is supervised by the Head Clerk of the Collector's Office and the Personal Assistant to the Collector. His work consists only of recovering the dues of the estates during the recovery season. All payments, suspensions and remissions regarding the estates are made by the Collector. Disposal of the properties also are made by the Collector with the necessary permission of Government. When management of private estates is assumed, the cost of management is made recoverable from the parties.

Guardians and  
Wards Act.

The Central Act, *i.e.*, the Guardians and Wards Act, 1890, applies to the estates of minors much the same provisions as those of the Bombay Court of Wards Act. Under the Central Act the District Court appoints a guardian who may be an officer of the court, a relative of the ward or the Collector.

Before the merger of the States in 1948 there were only two estates under the superintendence of the Collector. After the merger of the States two other estates which were under the superintendence of the States under the Court of Wards Act have been added. These two estates are managed by the Assistant Collector, Savanur Division, since the powers have been delegated to him as per sub-section (3) of section 19 of the Court of Wards Act, 1905, with effect from 1951 onwards. A separate clerk is appointed for the management of these estates, who is not from the permanent establishment and is attached to the office of the Assistant Collector, Savanur Division.

In 1951-52 the total income of all the above estates was Rs. 41,017; the total expenditure Rs. 22,804; the cost of establishment Rs. 4,000; and the net income Rs. 14,213.