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THE  
**BOMBAY CITY LAND REVENUE ACT**

No. II OF 1876

AS AMENDED BY ACT III OF 1900

ANNOTATED AND PUBLISHED WITH THE SANCTION OF THE  
GOVERNMENT OF BOMBAY

BY

D. R. VAIDYA, B.A., L.C.E.

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(Registered under Act XXV of 1876.)

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**BOMBAY**

1914

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## PREFACE.

THE history of the land tenures existing in the Town and Island of Bombay was, till recently, confined to the archives of the Bombay Collector's Office, and the public were at a disadvantage in getting any real assistance from his records which were in a very confused state. Since I joined the Collector's Office I always felt the necessity of a handy manual which would give the history as well as the nature of these tenures. The subject had also assumed an importance of its own since the operations of the Improvement Trust, and it is within recent memory how the appearance of the Government of Bombay as a claimant before the Special Collectors and the Tribunal of Appeal to enforce their just and legal claim to a share in the compensation in respect of the lands held under the Sanadi and the Toka tenures, took many a landed proprietor by surprise and involved them in costly litigation. The records have since been carefully assorted, catalogued and indexed and the former confusion has been completely removed. In presenting, therefore, a brief history of the existing tenures to the public I have attempted to supply a want that was felt by the landholders, the legal profession and the officials alike. With this object in view I have endeavoured to write the "Introduction" at some length, and I shall feel that my labours are sufficiently compensated if the respective rights of the Government and the holders of land in Bombay are removed from the domain of uncertainty and surmise and placed on a surer basis, intelligible to all.

The annotation of the Bombay City Land Revenue Act was undertaken with the permission of the Government of Bombay. There have been remarkably few

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cases decided by the High Court in matters of land revenue administration in Bombay. Of these cases I have referred only to such of them as have any bearing on questions of law. Those bearing on questions of facts could not be of much use and have therefore been omitted.

I am greatly indebted to my Official Superiors who have afforded me every facility in the compilation of this manual and more particularly to Mr. G. W. Hatch, I. C. S., the late Collector, who obtained for me the necessary permission from Government to annotate the Act, and to Mr. E. L. Sale, I. C. S., the present Collector, who not only went through the manuscripts but also made very valuable suggestions. I also feel grateful to my cousin Mr. D. L. Vaidya, B. A., LL. B., Solicitor, and to Rao Bahadur V. N. Khopker, late Deputy Collector, Nasik, for their useful help in going through the draft manual and suggesting the present arrangements thereof. My thanks are due to Mr. Francis E. H. Rodrigues, B. A., of the Government Solicitor's office, who is responsible for many of the corrections.

My thanks are similarly due to Mr. N. G. Damle, Head Surveyor to the Collector of Bombay, and to Mr. G. S. Gupte, B. A., L. C. E., his Assistant, for their untiring labours in examining the proofs.

D. R. VAIDYA.

BOMBAY COLLECTOR'S OFFICE,  
TOWN CUSTOM HOUSE.  
20th February 1914.

## LIST OF ABBREVIATIONS.

G. R. or Govt. Reso.*	Government Resolution.
G. R. C. W. P. W. D.	Government Resolution in the Public Works Department, Civil Works.
Qrs .. .. .	Quarters ( one-fourth of a rupee ).
rs .. .. .	reas.
Xs .. .. .	Xeraphins.

\* Where the Department is not specially mentioned, the Resolutions should be considered as issued in the Revenue Department.

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## BOOKS REFERRED TO.

NAME.	ABBREVIATIONS USED.
Da Cunha's Origin of Bombay.	Da Cunha.
Forrest's Selections, Home Series, Volume II.	Forrest II.
• Bombay City Gazetteer, Volumes I, II.	Gazetteer I, II.
Le Messurier's Report on the History of the Foras lands.	Le Messurier.
Sir James Campbell's Materials for the Gazetteer for the Town and Island of Bombay, Volume XXVI, Parts I, II, III.	Materials I, II, III.
Warden's Report on the Landed tenures of Bombay.	Warden.

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vii	14	acquisition	acquisitions
viii	11	having	were
"	12	been given	given
ix	1	agreed on	agreed upon
"	6 f. n.	seigniorial	seigniorial
xxvii	21	improvement	improvements
"	32	superced-	supersed-
xxviii	19	committee appoint- ed.	committee to be appointed.
xxxiv	8	fee	free
"	24	prove	proves
xxxvi	18	the Government	Government
xliii	4	turn it out into	turn it into
xlvi	12	Chanpati	Chaupati
xlix	26	accommda-	accommoda-
l	13	quite-rent.	quit-rent.
lii	18	future of levy	future levy
liii	2	As the	As for the
lxii	20	20,6,000,	20,16,000,
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lxxix	34	having being	having been
lxxx	21	and held	and to be held
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lxxxii	20	system	system
lxxxix	4	had been in	had been at in
lxlviii	4	drawn on	drawn upon
ci	10	issu eremained	issue remained
cii	14	as	are
civ	1 f. n.	Form	For form of



CORRIGENDA.

Page	Line	For	Read
cix	27	accomplished	accompanied
cxiii	29	qui-rent	quit-rent
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1	8	agaist	against
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15	11	6.	9.
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